REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, November 2, 2022, 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 October 19, 2022**
4. **BUSINESS ITEMS**
   - **4.1 Minor Site Plan Amendment- The Yard Building P**
     Karla Matta with X Development has submitted a minor site plan amendment application for Building P located within the Yard Subdivision. The Planning Commission will take appropriate action.
   - **4.2 Downtown Vineyard Phase 2B Preliminary Plat Application**
     Bronson Tatton with Flagborough has submitted a preliminary plat for Phase 2B of Downtown Vineyard. The Planning Commission will take appropriate action.
   - **4.3 Downtown Vineyard Block 5 Site Plan Application**
     Bronson Tatton with Flagborough has submitted a site plan application for block 5 of Downtown Vineyard. The Planning Commission will take appropriate action.
   - **4.4 Downtown Vineyard Block 6 Site Plan Application**
     Bronson Tatton with Flagborough has submitted a site plan application for block 6 of Downtown Vineyard. The Planning Commission will take appropriate action.
   - **4.5 2023 Planning Commission Calendar**
     The Planning Commission will act to approve the proposed 2023 Planning Commission Calendar.
   - **4.6 Appointment of New Chair and Vice-Chair**
     The Planning Commission will appoint a new Chair and Vice-Chair for 2023.
5. **WORK SESSION**
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 Cache Hancey, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

The foregoing notice and agenda were 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: November 1, 2022

NOTICED BY: /s/ Cache Hancey
Cache Hancey, Planner

REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, October 19, 2022, 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

Commissioners present: Bryce Brady, Tay Gudmundson, Craig Bown

Commissioners excused: Anthony Jenkins, Tim Blackburn, Christopher Bramwell

Staff present: Briam Perez, Planner I; Morgan Brim, Community Development Director; Naseem Ghandour, Public Works Director; Kelly Kloepfer, Deputy Recorder; Rachel Stevens, Planning Technician

Others present: Bronson Tatton, Nate Hutchinson, and Pete Evans, Flagship Development; Kailea Robbins, Graphik Display & Sign; Taggart Inoyve, Resident

CALL TO ORDER at 6:15

1. **INVOCATION:** Craig Bown

2. **MINUTES REVIEW AND APPROVAL:** There were no minutes for review or approval.

3. **OPEN SESSION:** There were no public comments made.

4. **BUSINESS ITEMS**

4.1 Sign Standard Waiver: Valley Women's Health and Alpine Pediatrics

Kailea Robbins with Graphik Display & Sign has applied for a sign standard waiver to increase the number of wall signs located at 667 E 500 N (Parcel ID: 56:037:0001). The zoning code allows for a building to have up to four (4) wall signs and the applicant is requesting an additional two (2) signs for navigation and marketing purposes.

Planner II Braim gave a presented the staff report and sign standard waiver application.

Chair Brady asked if there were any additional questions. When there were none he called for a motion.

MOTION: COMMISSIONER GUDMUNSON MONTIONED TO APPROVE THE SIGN STANDARD WAIVER FOR VALLEY WOMEN'S HEALT AND ALPINE PEDIATRICS WITH CONDITIONS.

There was a discussion concerning adding an additional condition that the applicant must turn off the signs at night.

Kailea Robbins with Graphik Display & Sign introduced herself and answered questions from the Planning Commission.

THE MOTION CONTINUED AS PREVIOUSLY STATED. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWED: CHAIR BRADY, COMMISSIONER GUNDMENDSON, AND CHAIR BOWN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

5. WORK SESSION

5.1 Zoning Text Amendment: Accessory Dwelling Unit Location

Community Development Director Morgan Brim gave a presentation about allowing detached accessory dwelling units in some areas in Vineyard. The zoning text amendment would allow accessory dwelling units to be located within a detached accessory structure.

There was a discussion about reducing the required lot size for detached accessory dwelling units.

There was a discussion concerning how ADUs are generally enforced.

There was a discussion concerning limited the size of detached ADUs.

There was a public comment made by Taggart Inovye.

5.2 Zoning Text Amendment: Special Purpose Zoning Districts Ordinance Section 3 Downtown Vineyard (Town Center)

Community Development Director Morgan Brim gave a presentation a zoning text amendment to modify the district use table, change the street façade requirements, modify the parking study section, and change other minor aesthetic requirements of the Special Purpose Zoning District.

Bronson Tatton, Nate Hutchinson, and Pete Evans with Flagship Development presented additional information regarding the requested text amendments and answered questions from the Planning Commission.

There was a discussion concerning allowing detached and attached single family dwellings in the downtown with a maximum of 5% of total units.

There was a discussion about allowing taxi cabs as a prohibited use.

There was a discussion concerning street façade requirements.

There was a discussion concerning transparency requirements for entryways and creating smaller stoops and porches.

There was a discussion concerning location of waste containers. Chair Taylor asked if there was

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language to mitigate site and smell of waste containers.

There was a discussion concerning amenity requirements and concerning how a bond will limit development.

There was a discussion concerning fencing requirement in public areas and limited public areas.

There was a discussion concerning temporary uses and limiting the landscaping requirements.

There was a discussion concerning minimum clear branch height for privacy screening.

There was a discussion concerning minimum vehicular parking.

There was a discussion concerning building façade changing every 200 square feet that it does not require to be changed on building overs 6 feet in height. .

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Chair Taylor gave an update on the corridor master plan.
Community Development Director Morgan Brim gave an update on public outreach about the corridor master plan.
Public Works Director Naseem Ghandour gave an update on the signal about main street and 400 north.
Public Works Director Naseem Ghandour gave an update about funding received for pedestrian crossing and improvements.

7. ADJOURNMENT

Chair Brady adjourned the meeting.

CERTIFIED CORRECDT ON: November 2, 2022

Certified by: /s/ Rachel Stevens
Rachel Stevens, Planning Technician

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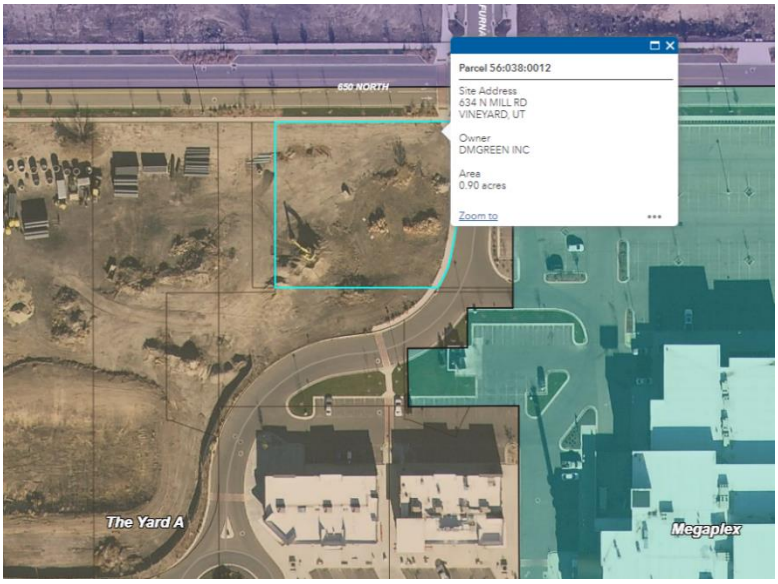
Community Development

Date: November 2, 2022
From: Cache Hancey, Planner
To: Planning Commission
Item: 4.1 Minor Site Plan Amendment, The Yard Building P
Permit: PLAN22-036 (CityInspect, Development Module)
Address: 634 N Mill Road, Vineyard, Utah, 84059
Parcel No: 56:038:0012
Applicant: Karla Mata
Owner(s): DM Green



ANALYSIS

The applicant, Karla Mata, with X Development, is requesting approval of a minor site plan amendment for Building P located within The Yard Plat A, which was approved by the Planning Commission on March 20, 2019. The property is 0.90 acres in size.

This minor site plan amendment moves the former Building O to the location of Building P. In doing so, it removes an approved drive-thru. The proposed elevations for Building P meet code requirements and maintain architectural uniformity throughout the Yard A Development. This amendment positions a building on the corner of 650 North and 700 East without a drive-thru which enhances the pedestrian connectivity and experience with the overall development.

The Proposed Site Plan (Image B) indicates a future drive-thru use for Building O. This amendment will not approve that change as a separate Minor Site Plan Amendment and Conditional Use Permit will be required.

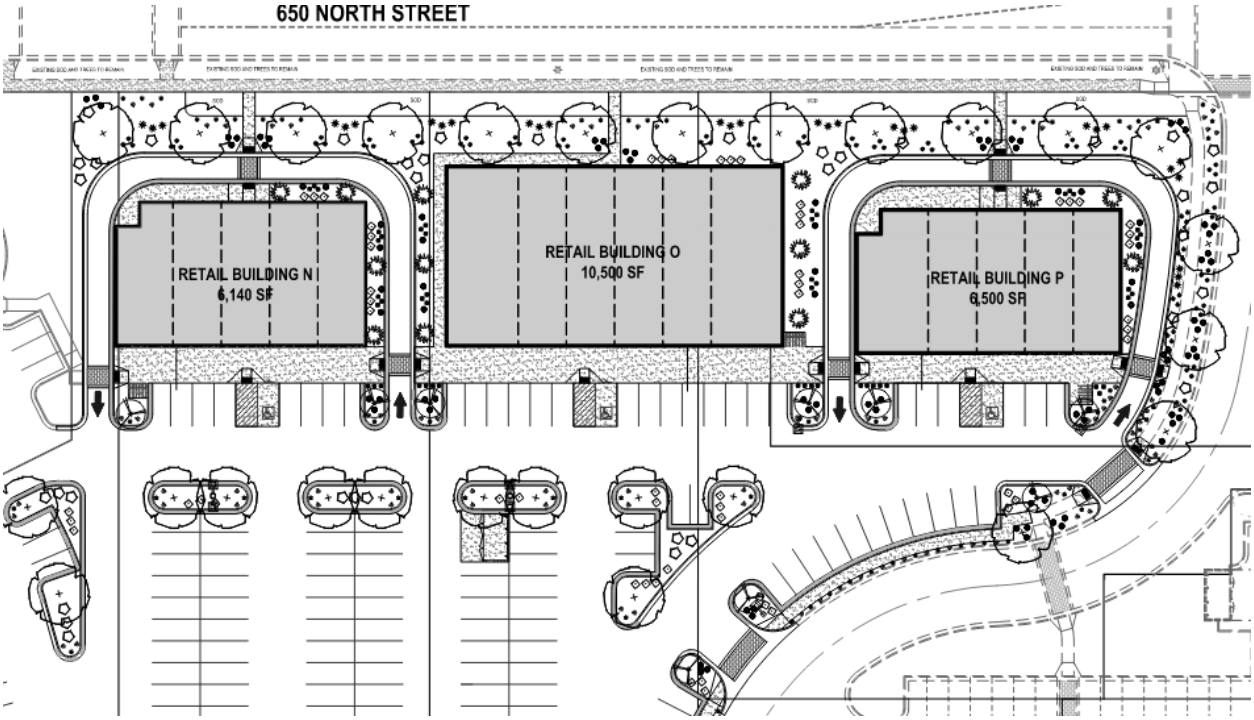


Image A: Existing Site Plan

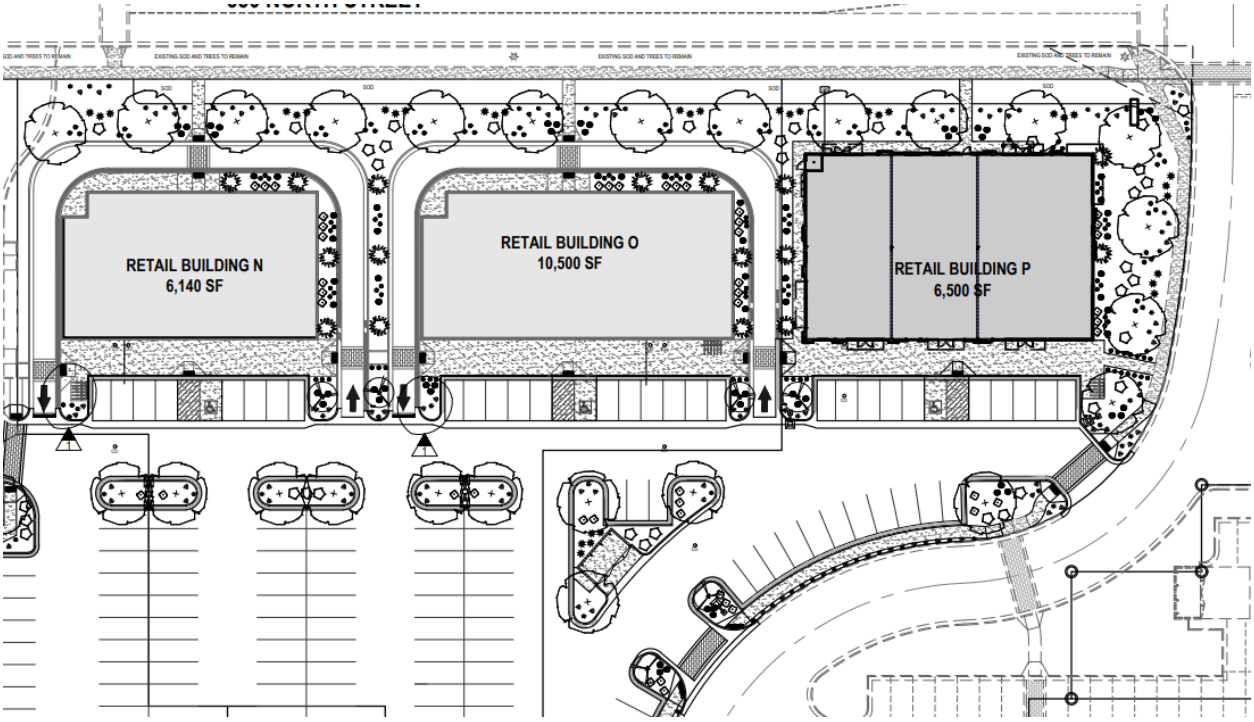


Image B: Proposed Site Plan

STAFF RECOMMENDATION

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

CONDITIONS

1. The applicant will provide an updated site plan with the drive-thru on Building O removed or labeled “Not a Part.”
2. The applicant will apply for a separate minor site plan amendment and conditional use permit for Building O.
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 minor site plan amendment as requested by Karla Mata, with X Development, with the proposed conditions….”

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.

ELEVATION = 4650.50

MILL TOWN COMMERCIAL YARD A

INDEX OF DRAWINGS

C-001	CIVIL GENERAL NOTES, ABBREVIATIONS AND LEGEND	C-500	CIVIL DETAILS
C-002	OVERALL DEMOLITION PLAN	C-501	CIVIL DETAILS
C-100	OVERALL SITE PLAN	C-502	CIVIL DETAILS
C-101	SITE PLAN	L-100	OVERALL LANDSCAPE PLAN
C-102	SITE PLAN	L-101	LANDSCAPE PLAN
C-103	SITE PLAN	L-102	LANDSCAPE PLAN
C-200	OVERALL GRADING AND DRAINAGE PLAN	L-103	LANDSCAPE PLAN
C-201	GRADING AND DRAINAGE PLAN	L-104	LANDSCAPE PLAN
C-202	GRADING AND DRAINAGE PLAN	L-200	IRRIGATION PLAN BUILDINGS E & F
C-203	GRADING AND DRAINAGE PLAN	L-201	IRRIGATION PLAN BUILDING J
C-300	OVERALL UTILITY PLAN	L-202	IRRIGATION PLAN BUILDING K
C-301	UTILITY PLAN	L-203	IRRIGATION PLAN BUILDING P
C-302	UTILITY PLAN	L-204	IRRIGATION PLAN BUILDING O
C-303	UTILITY PLAN	L-205	IRRIGATION PLAN BUILDING N
C-400	EROSION CONTROL PLAN	L-206	IRRIGATION PLAN BUILDING L
PP-1	PLAN AND PROFILE	L-300	LANDSCAPE AND IRRIGATION DETAILS

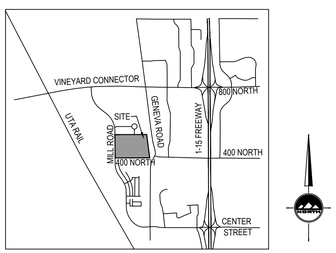
DATE PRINTED 10/4/22

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.

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO VINEYARD CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = SOUTHEAST QUARTER CORNER SECTION 8, T6S, R2E SALT LAKE BASE & MERIDIAN ELEV. = 4650.50'.

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:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG I, TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LM
6			
7			
8			

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

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. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
10. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
11. 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.
12. 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.
13. 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.
14. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
15. 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.
16. 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.
17. CONTRACTOR'S RESPONSIBILITY TO EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO ENGINEER, MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY AND IS NOT ALL INCLUSIVE.
    - 17.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES, (BOTH HORIZONTAL AND VERTICAL) 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 EXISTS BETWEEN EXISTING UTILITY LINES AND DESIGN UTILITY LINES 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.
    - 17.2. 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 17.1 ABOVE.
    - 17.3. IN ADDITION TO 17.1 AND 17.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT/GRADE AND EXISTING UTILITIES.
    - 17.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITY LINES AS DETERMINED UNDER 17.1, 17.2 OR 17.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 17.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITY LINES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 17.1, 17.2 AND 17.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
18. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
19. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
20. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
21. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
22. 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.
23. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
30. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
31. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
32. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
33. 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 8-INCHES.
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 ACENCY'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, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
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 CITY TRAFFIC ENGINEER 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 CITY TRAFFIC ENGINEER.
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
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	SIDEWALK
SWL	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
WL	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 IRRIG

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

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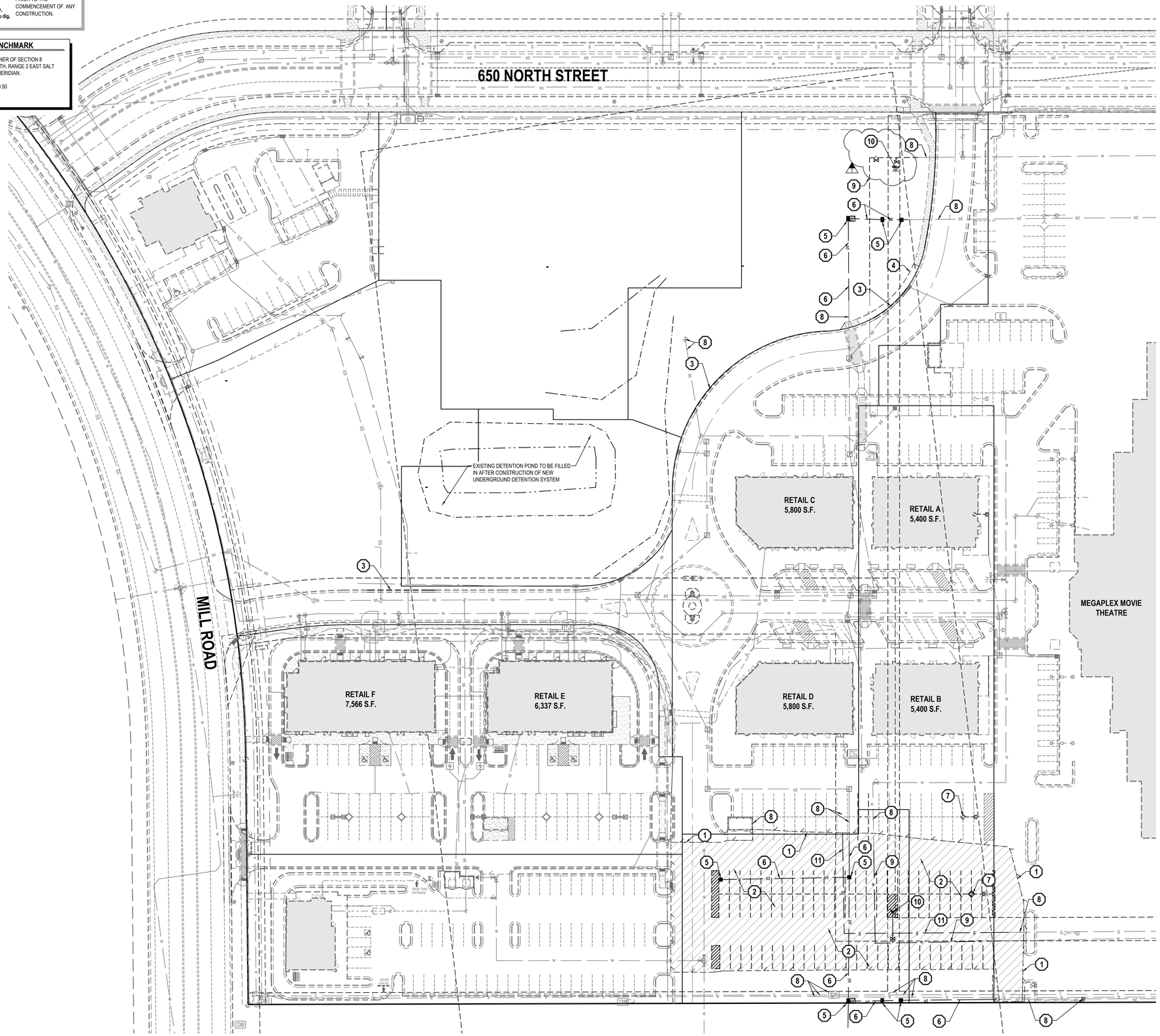
BENCHMARK

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

ELEVATION = 4650.50



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 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.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. 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. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
8. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
9. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING FIRE HYDRANT. IF VINEYARD CITY STANDARDS ALLOW, REUSE EXISTING HYDRANT AT PROPOSED ON-SITE LOCATIONS.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING GAS LINE. COORDINATE WITH LOCAL GAS COMPANY.
12. REMOVE EXISTING SOLID STRIPING AT OUTSIDE TRAVEL LANE ACROSS PROPOSED DRIVE APPROACH. SEE KEYNOTE 32/SHEET C-100 SHEETS FOR PROPOSED STRIPING.
13. EXISTING LIGHT TO BE RELOCATED; SEE KEYNOTE 23/SHEET C-301.

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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

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FOR:
SAJE DEVELOPMENT
9537 S. 700 E.,
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-586-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG I, TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

OVERALL DEMOLITION PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-002

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

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BENCHMARK

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

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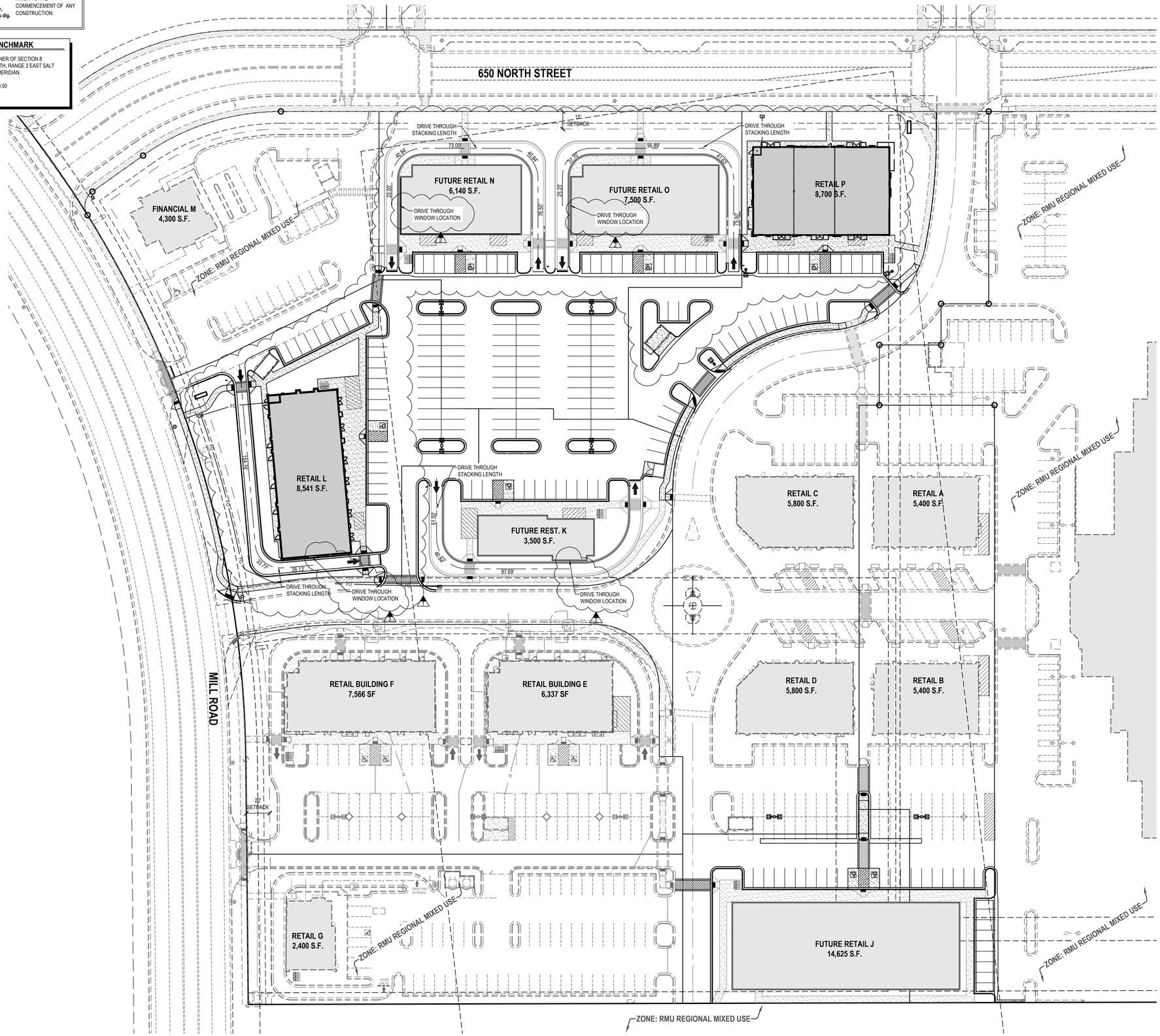

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. 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.
8. PROJECT SITE CONSISTS OF SINGLE STORY, MULTI TENANT STRUCTURES INCLUDING DRIVE THRU RESTAURANTS.

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.

VINEYARD TOWN SITE DATA TABLE

EXISTING ZONING-	RMU: REGIONAL MIXED USE
GROSS AREA OF SITE-	509,293 SQ FT
TOTAL BUILDING FLOOR AREA -	85,309 SQ FT
BUILDING FLOOR AREA BY USE	
RETAIL A-	5,400 S.F.
RETAIL B-	5,400 S.F.
RETAIL C-	5,800 S.F.
RETAIL D	5,800 S.F.
RETAIL E-	6,337 S.F.
RETAIL F-	7,566 S.F.
RETAIL J-	14,625 S.F.
RESTAURANT K-	3,500 S.F.
RETAIL L-	8,541 S.F.
RETAIL N-	6,140 S.F.
RETAIL O-	7,500 S.F.
RETAIL P-	8,700 S.F.
PERCENT OF SITE COVERAGE-	17%
GENERAL RETAIL PARKING REQUIREMENTS -	1 STALL / 250 SQ FT FLOOR AREA
PARKING REQUIRED -	252 STALLS
PARKING PROVIDED-	478 STALLS (INCLUDING 18 ADA STALLS)

PARKING DATA TABLE	
STANDARD STALLS	460
ADA - ACCESSIBLE STALLS	18
TOTAL STALLS	478
BIKE PARKING STALLS	42

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/HARDSCAPE	343,244	67%
ROOF	85,309	17%
LANDSCAPING	80,740	16%
TOTAL SITE	509,293 11.69 ACRES	100%

POTENTIAL OUTDOOR DINING AREA

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

ENSIGN
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FOR:
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9537 S. 700 E.
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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6			
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8			

OVERALL SITE PLAN

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

C-100

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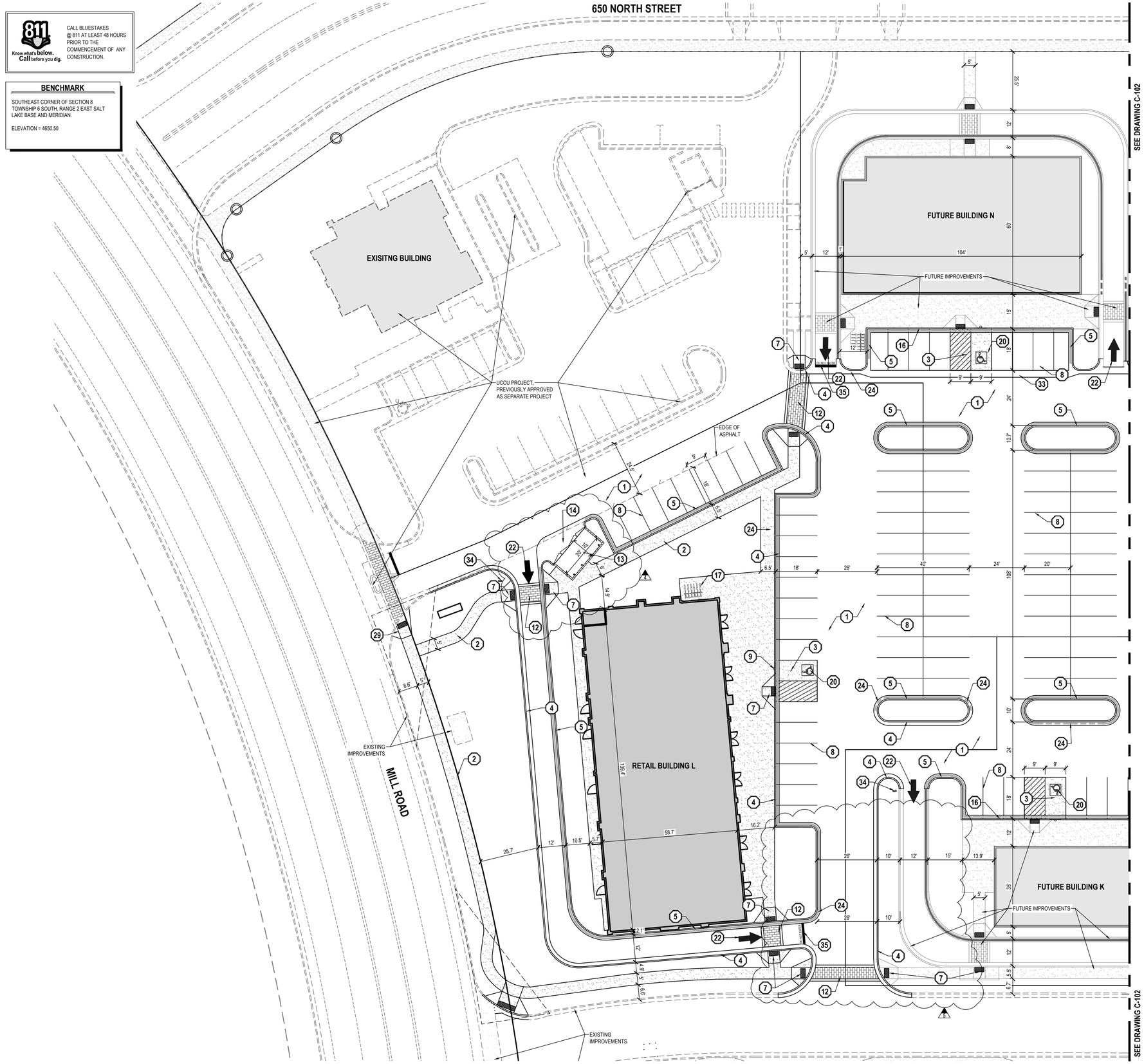
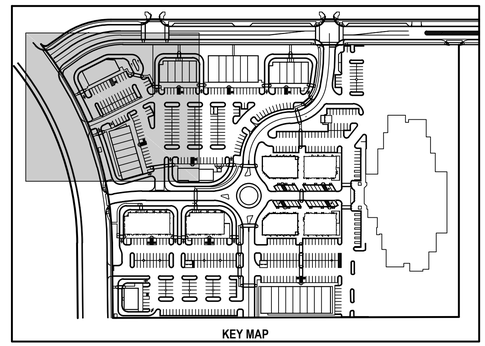
SOUTHEAST CORNER OF SECTION 8 TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.

ELEVATION = 4650.50





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1. ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3.
2. 4" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING #4.
3. CONCRETE PAVING: 5" THICK CONCRETE PAVING OVER 5" BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3. JOINTING PER GEOTECH REPORT SECTION G.4 AND APWA STD. PLAN #261.3, TYPE D JOINT AND SPECIFICATIONS.
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6. INSTALL STOP SIGN PER TOWN OF VINEYARD STANDARD DRAWING #25.
7. HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7B.
8. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
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30. SPLITTER ISLAND WITH CURB PER APWA PLAN #209 TYPE R. FILL INSIDE OF CURB WITH CONCRETE.
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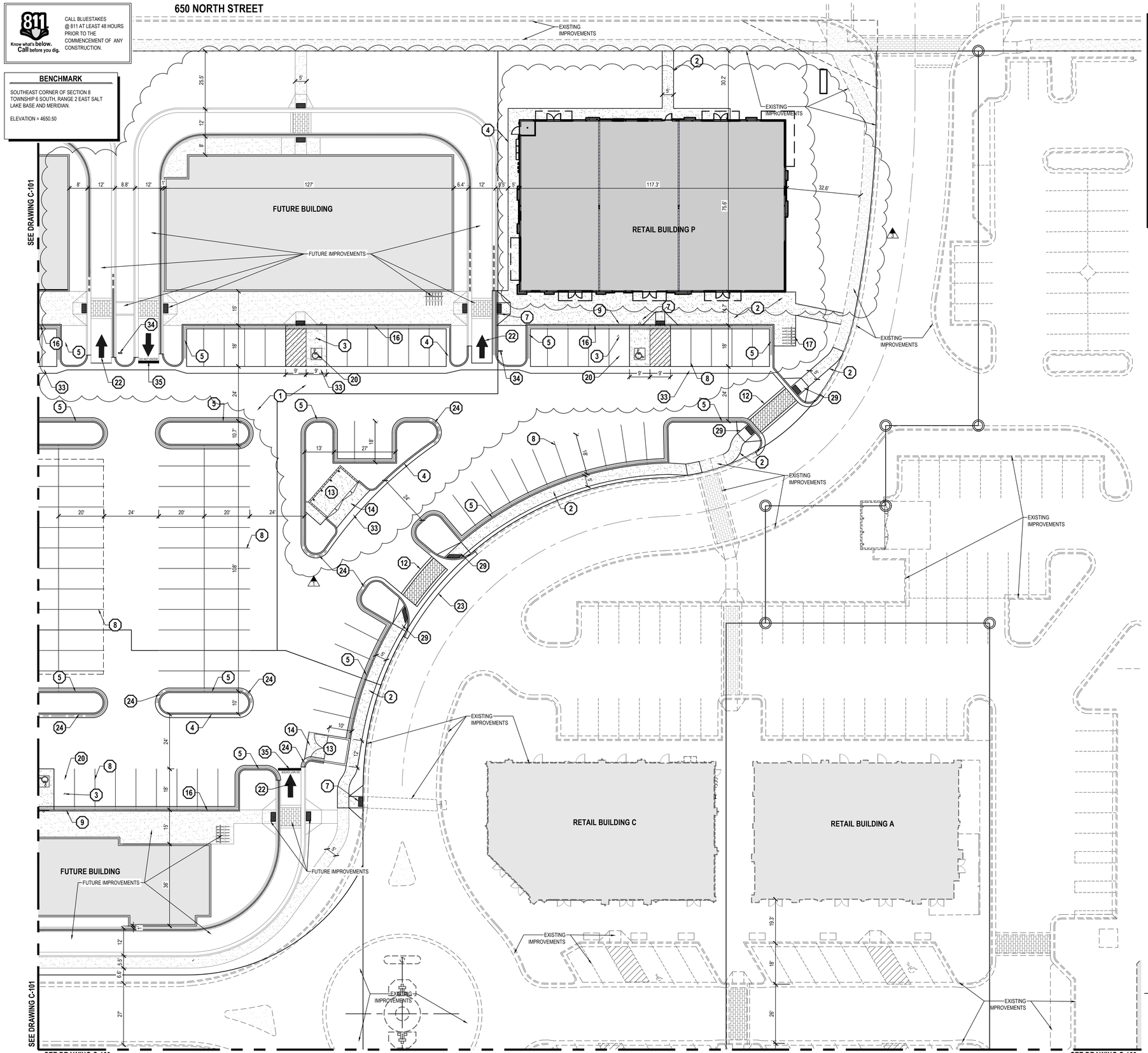

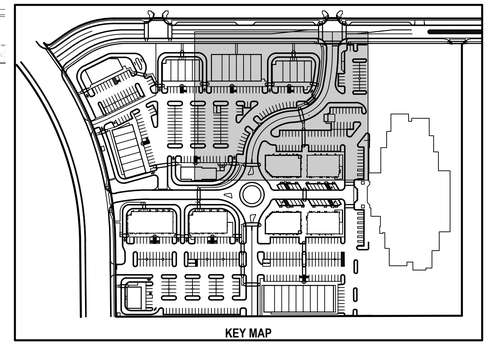

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SITE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-102

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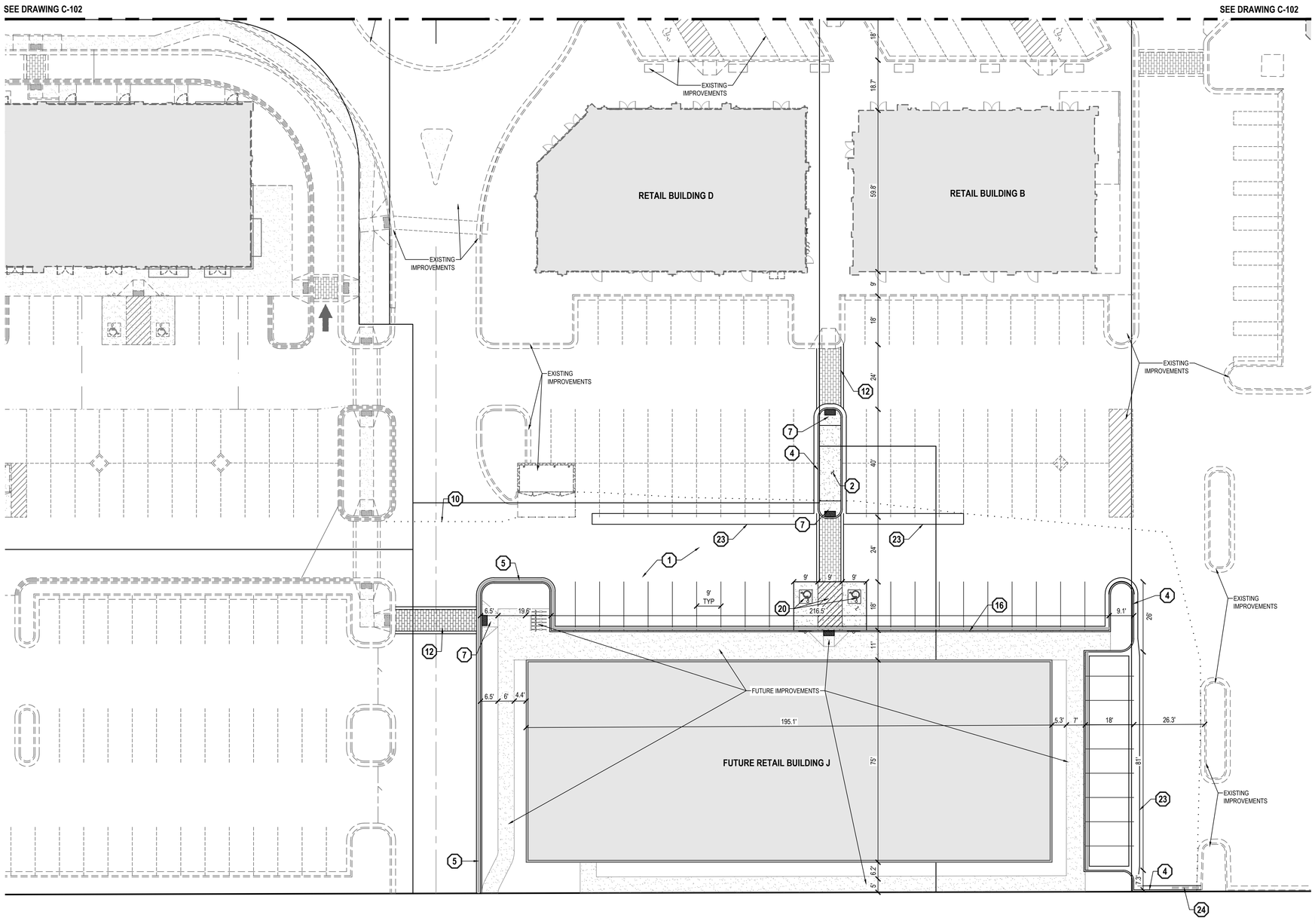

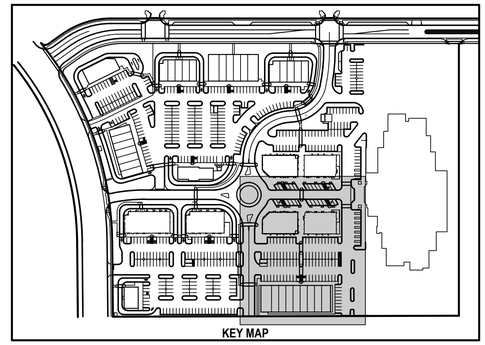

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CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

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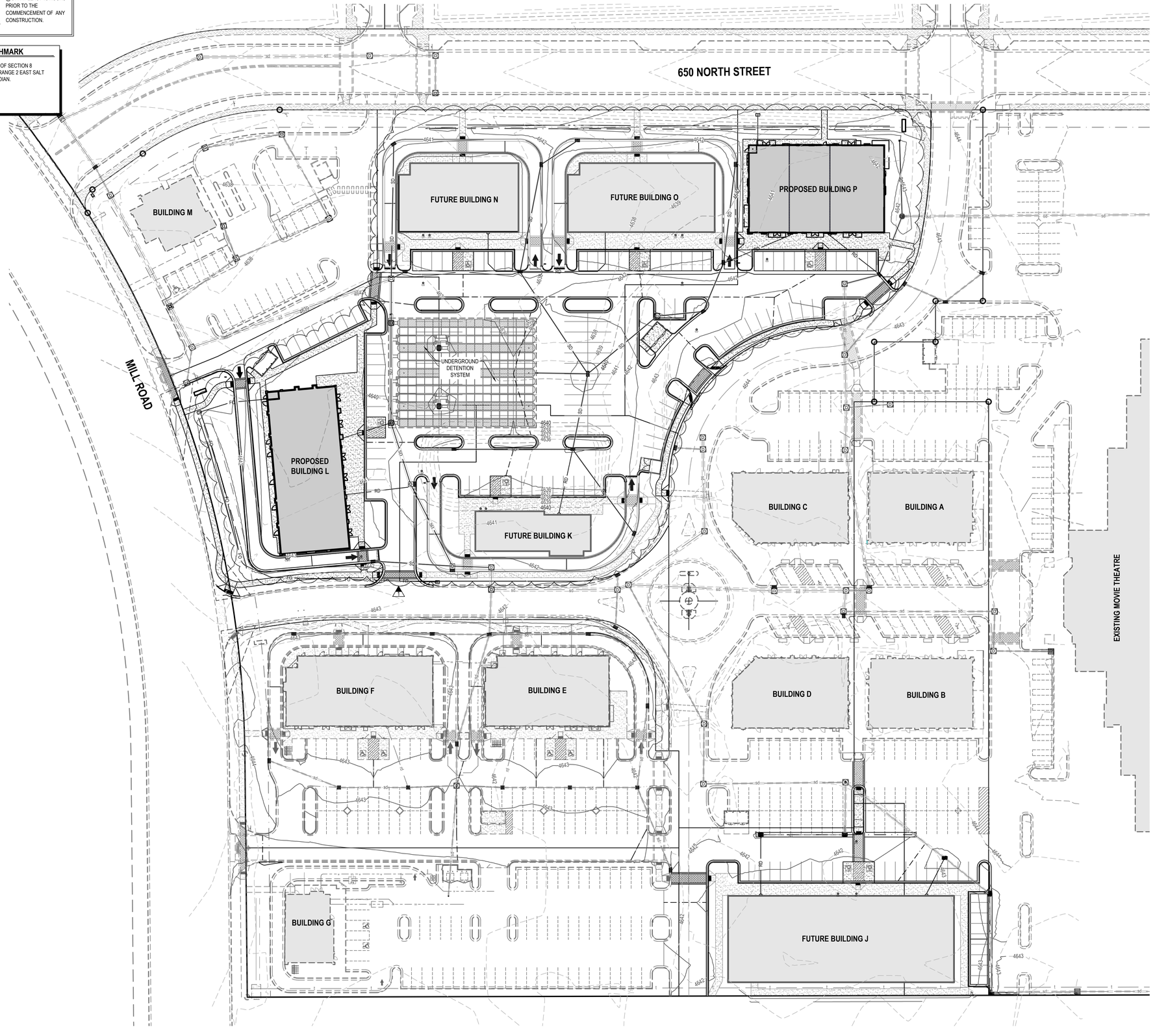

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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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OVERALL SITE GRADING LOWERED BY 6"

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	6-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LM
6			
7			
8			

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-200

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

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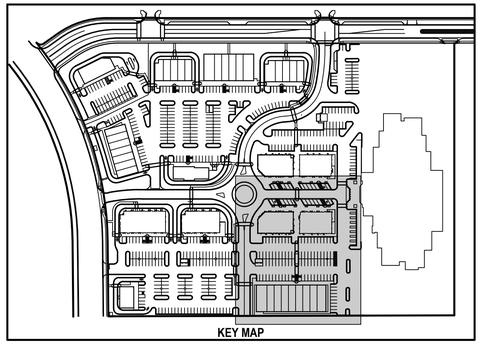

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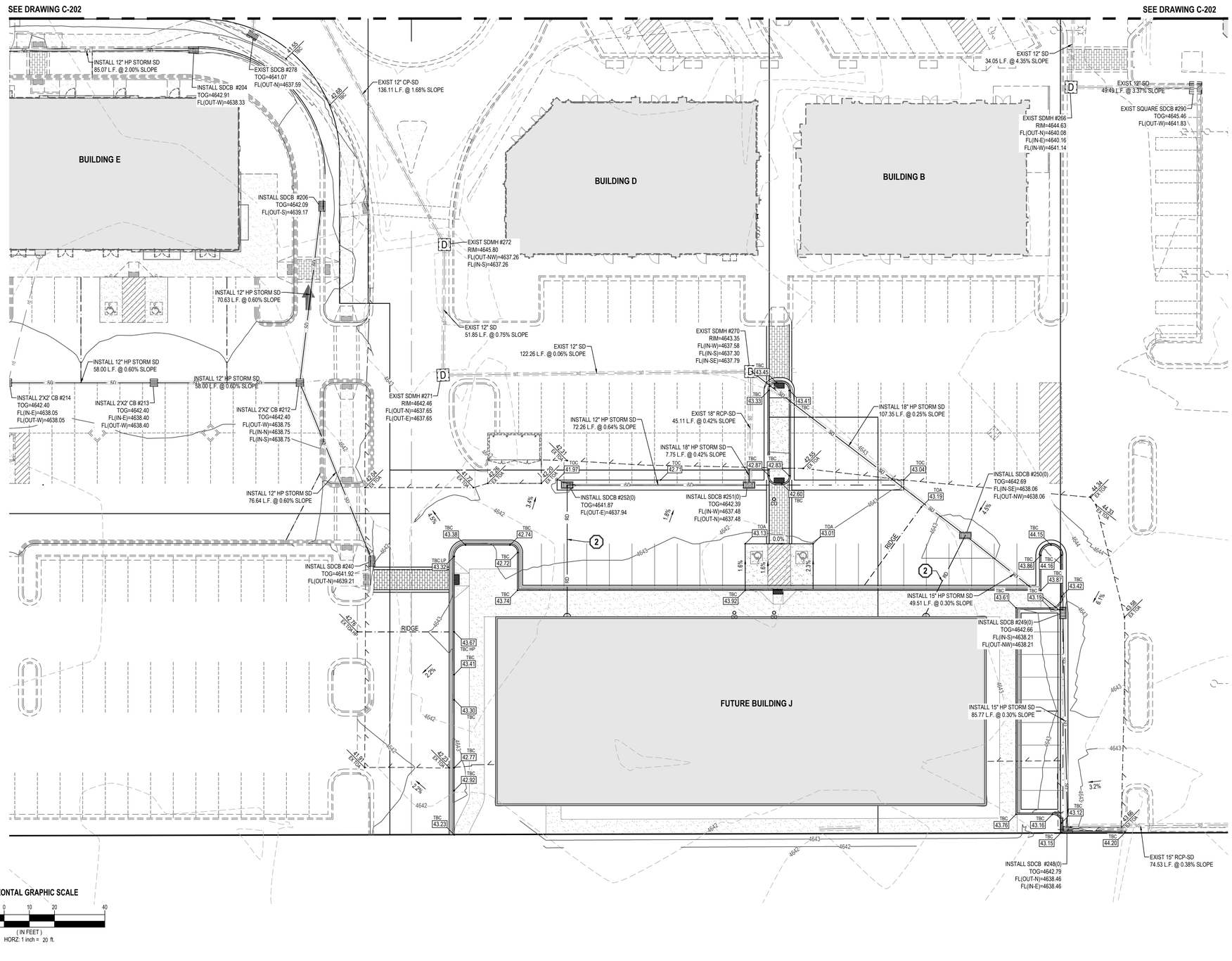

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6			
7			
8			

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
6435H	10/4/22
DRAWN BY	CHECKED BY
I. MAERKI	B. MORRIS
PROJECT MANAGER	
B. MORRIS	

C-203

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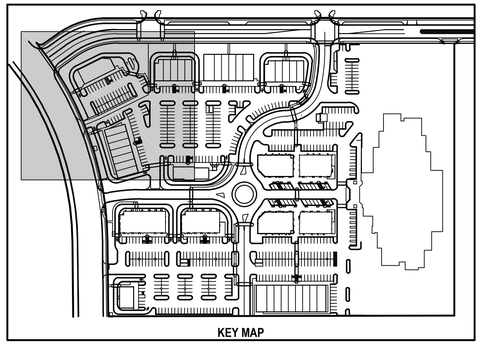

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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

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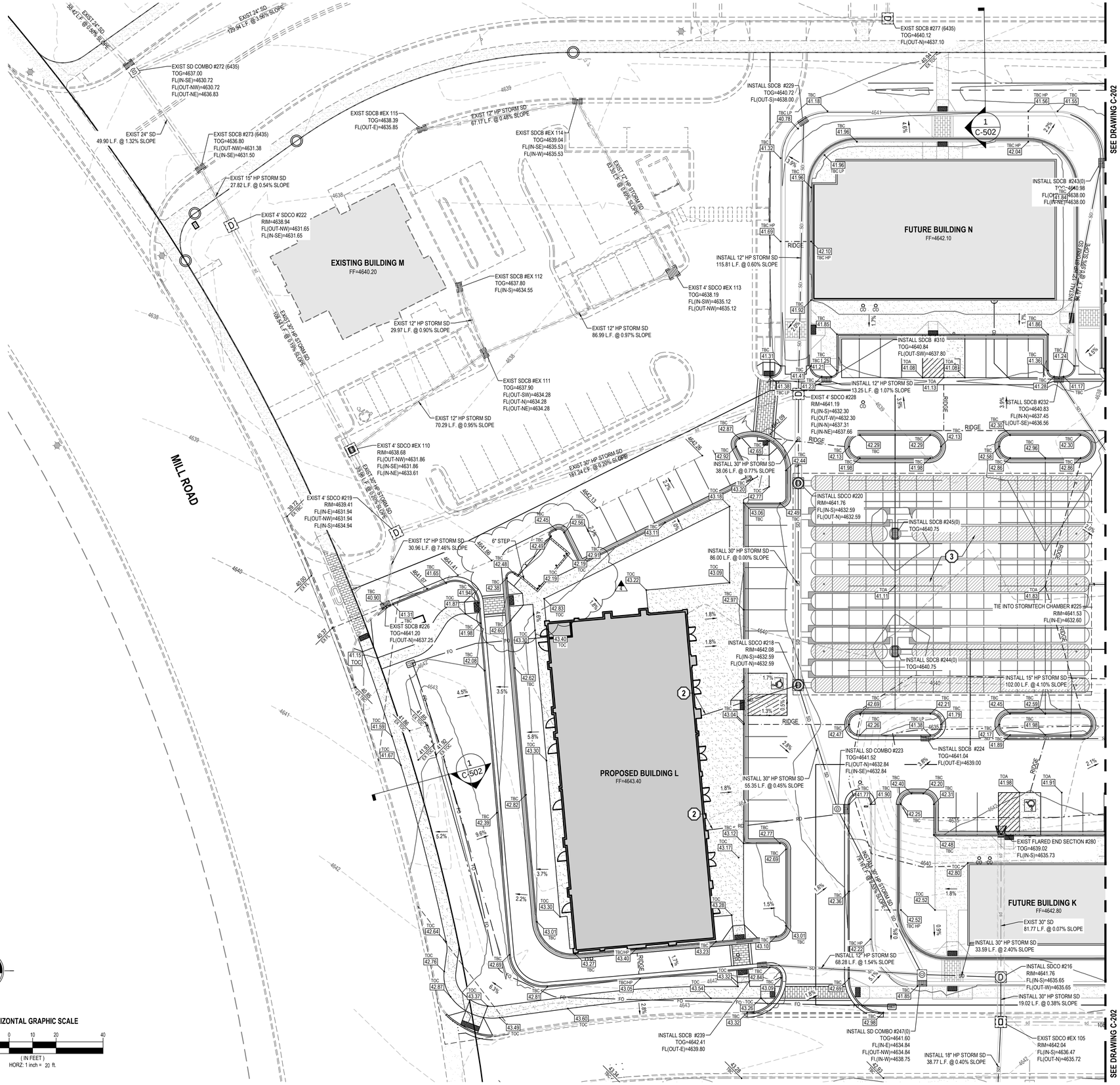

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MILL TOWN COMMERCIAL YARD A

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NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
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6			
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GRADING AND DRAINAGE PLAN

PROJECT NUMBER 6435H
PRINT DATE 10/5/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

C-201

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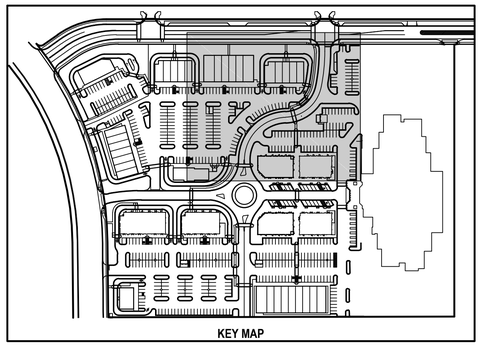

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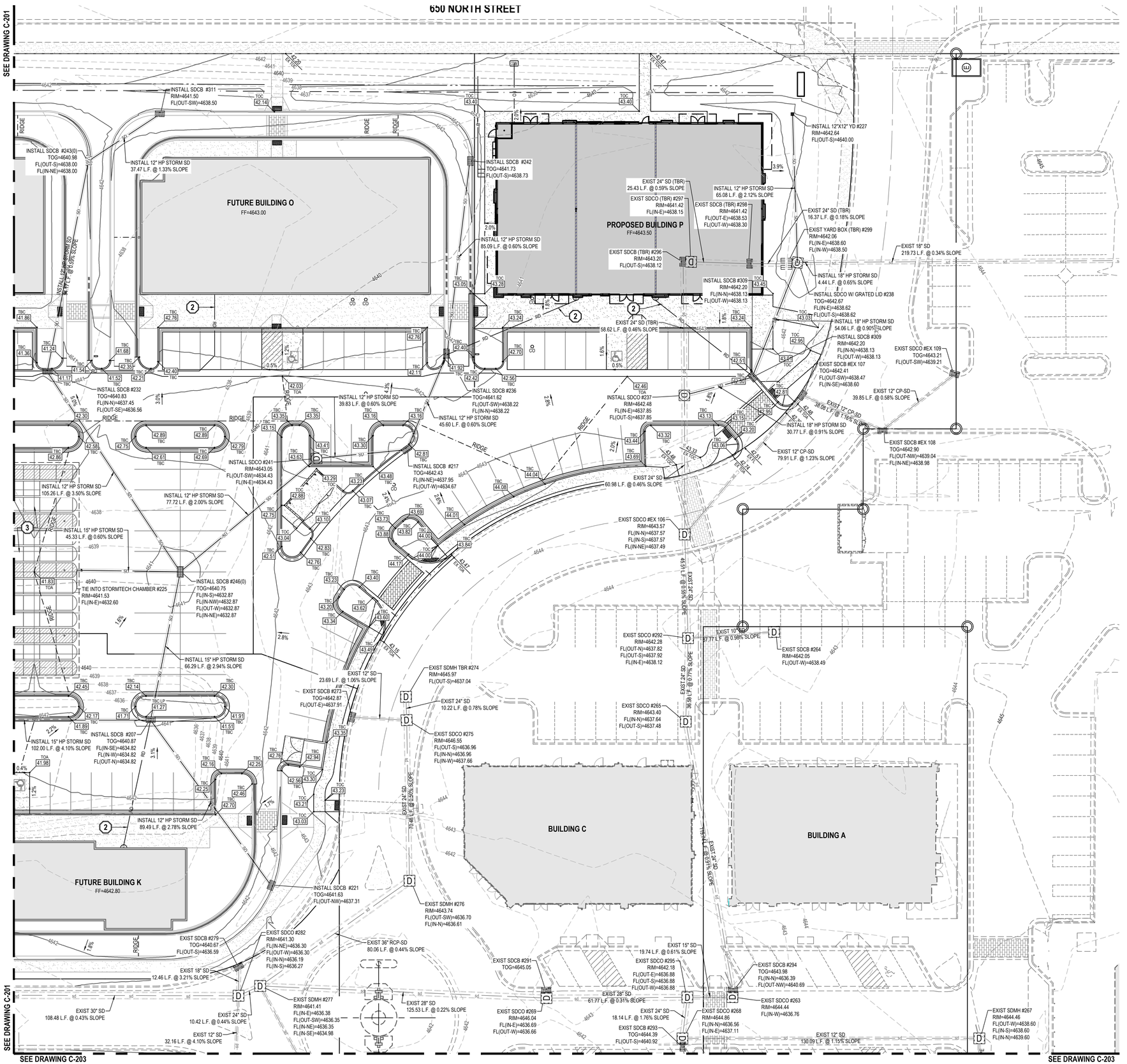

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PROJECT NUMBER 6435H
PRINT DATE 10/5/22
DRAWN BY I. MAERKI
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PROJECT MANAGER B. MORRIS

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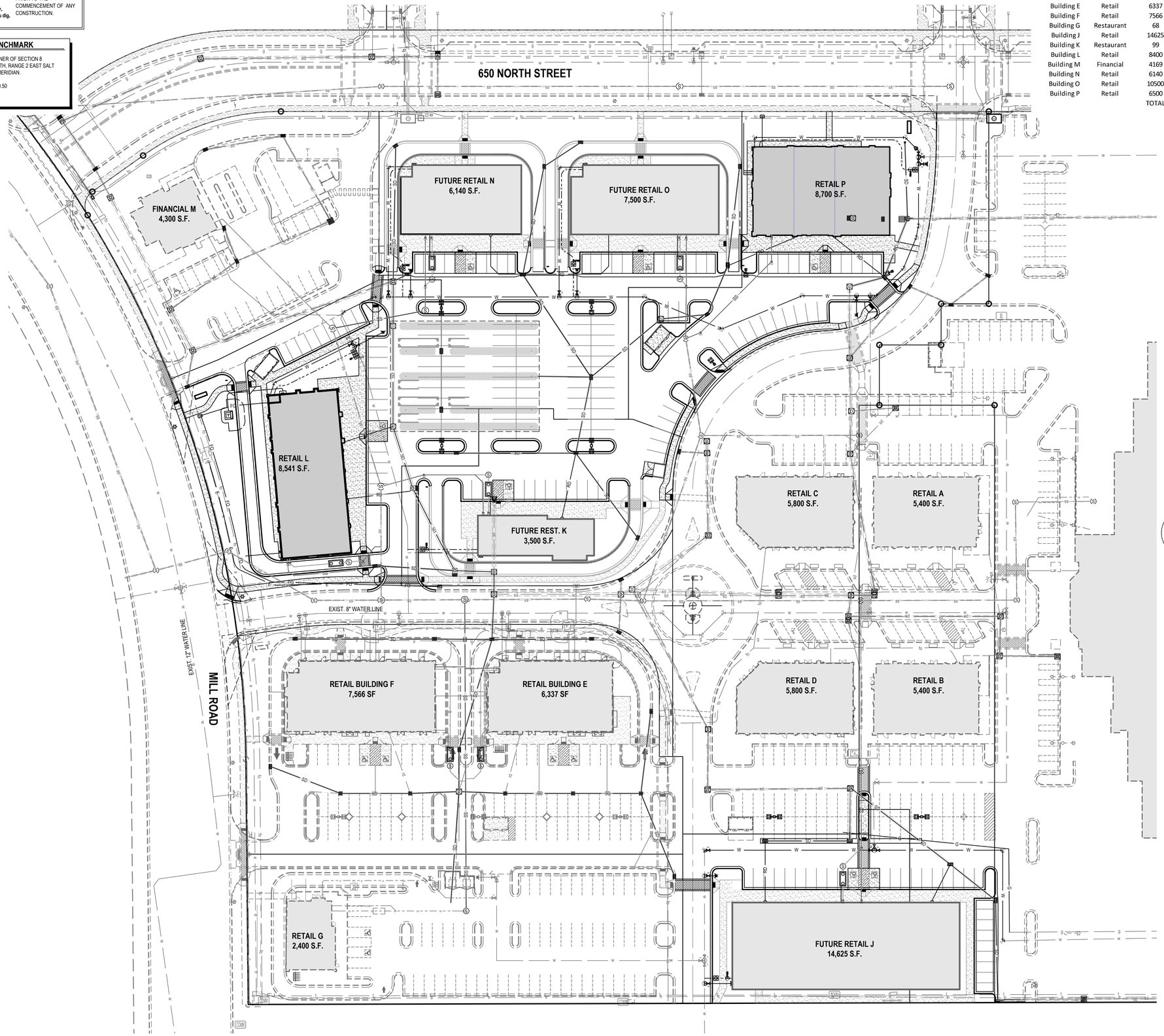

SEWER FLOW CALUCULATIONS

	Building Use	SF/Seats	# ERU's	Average Daily Flow Rate		Peaking Factor	Maximum Design Flow Rate
			ERU	(GPM)	(GPD)		(GPM)
Building E	Retail	6337	1	0	350	4	1
Building F	Retail	7566	1	0	350	4	1
Building G	Restaurant	68	7	2	2,450	4	7
Building J	Retail	14625	2	0	700	4	2
Building K	Restaurant	99	10	2	3,500	4	11
Building L	Retail	8400	2	0	700	4	2
Building M	Financial	4169	1	0	350	4	1
Building N	Retail	6140	1	0	350	4	1
Building O	Retail	10500	2	0	700	4	2
Building P	Retail	6500	1	0	350	4	1
		TOTAL	28	7	9,800		30

FIRE FLOW CALCULATION

LARGEST BUILDING CONSTRUCTION TYPE (RETAIL BUILDING J)- TYPE IIB CONSTRUCTION
APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE - 15,000 SQUARE FEET
ASSUMED DEMAND REDUCTION DUE TO INDOOR FIRE SPRINKLER SYSTEM - 50%
REDUCED FIRE FLOW DEMAND - 1,250 GPM

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(IN FEET)
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MILL TOWN COMMERCIAL YARD A

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VINEYARD, UTAH

NO.	DATE	REVISION	BY
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6			
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8			

OVERALL UTILITY PLAN

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

C-300

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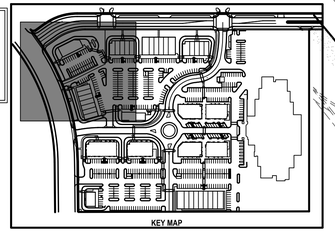

KEY MAP

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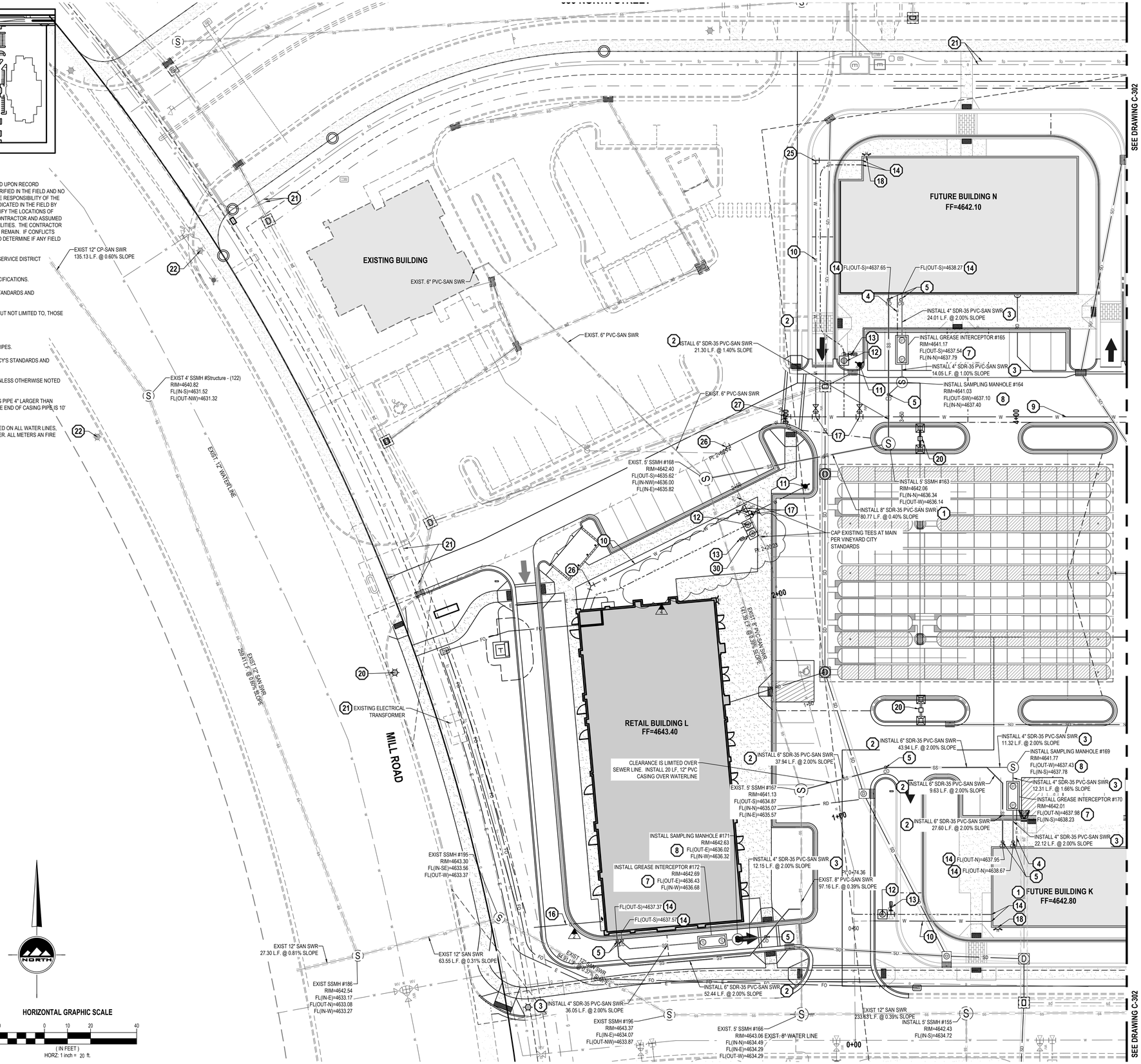

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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
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5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
6435H	10/4/22
DRAWN BY	CHECKED BY
I. MAERKI	B. MORRIS
PROJECT MANAGER	
B. MORRIS	

C-301

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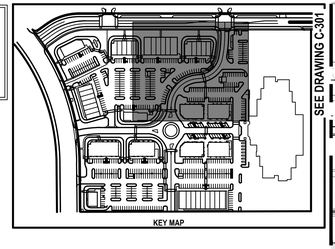

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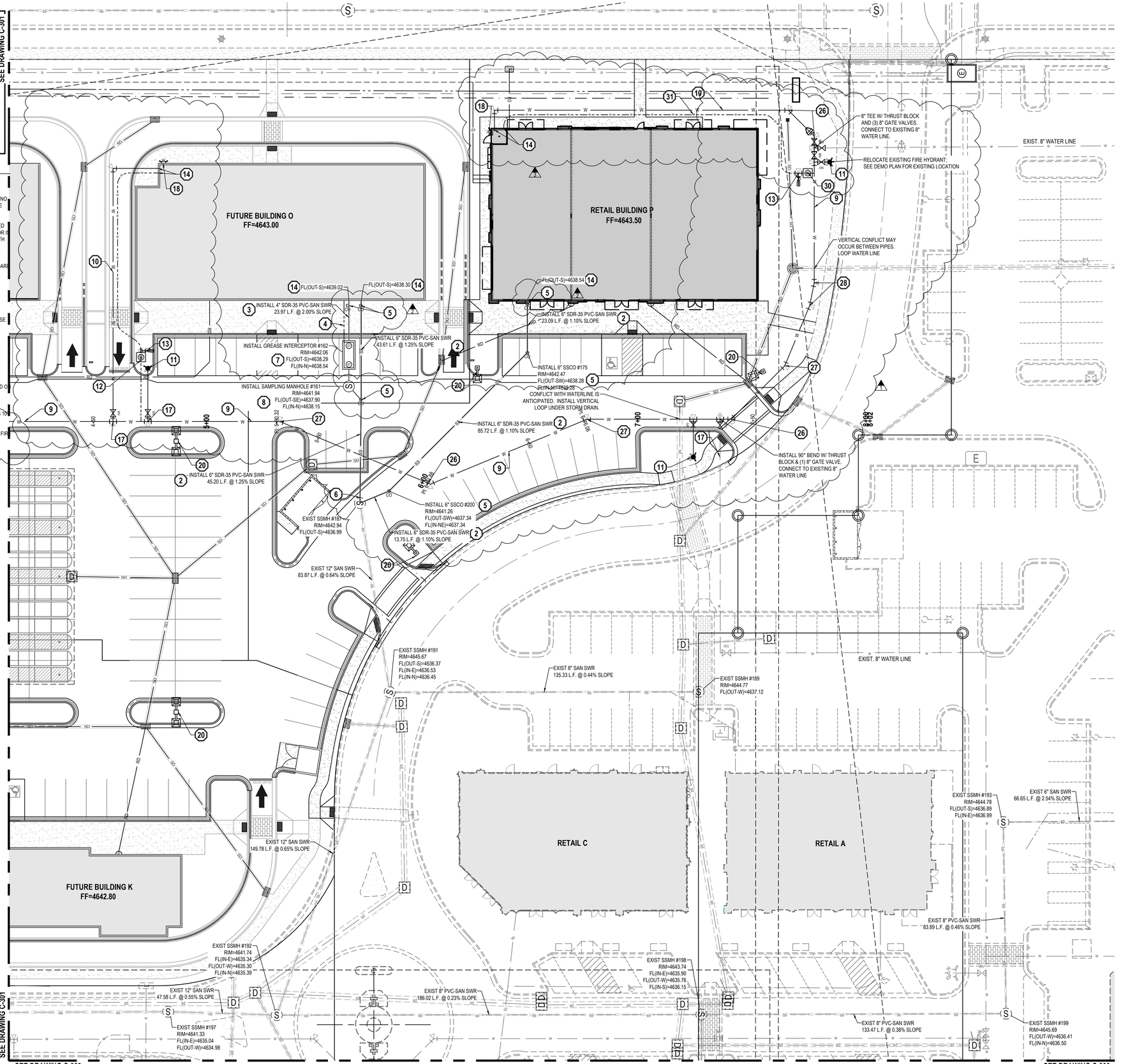

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ERIC TOWNER
PHONE: 801-566-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG I, TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
6435H	10/4/22
DRAWN BY	CHECKED BY
I. MAERKI	B. MORRIS
PROJECT MANAGER	
B. MORRIS	

C-302

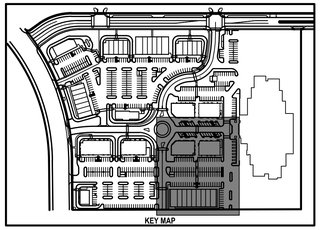
811 Know what's below. Call before you dig.

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.

ELEVATION = 4650.50



KEY MAP

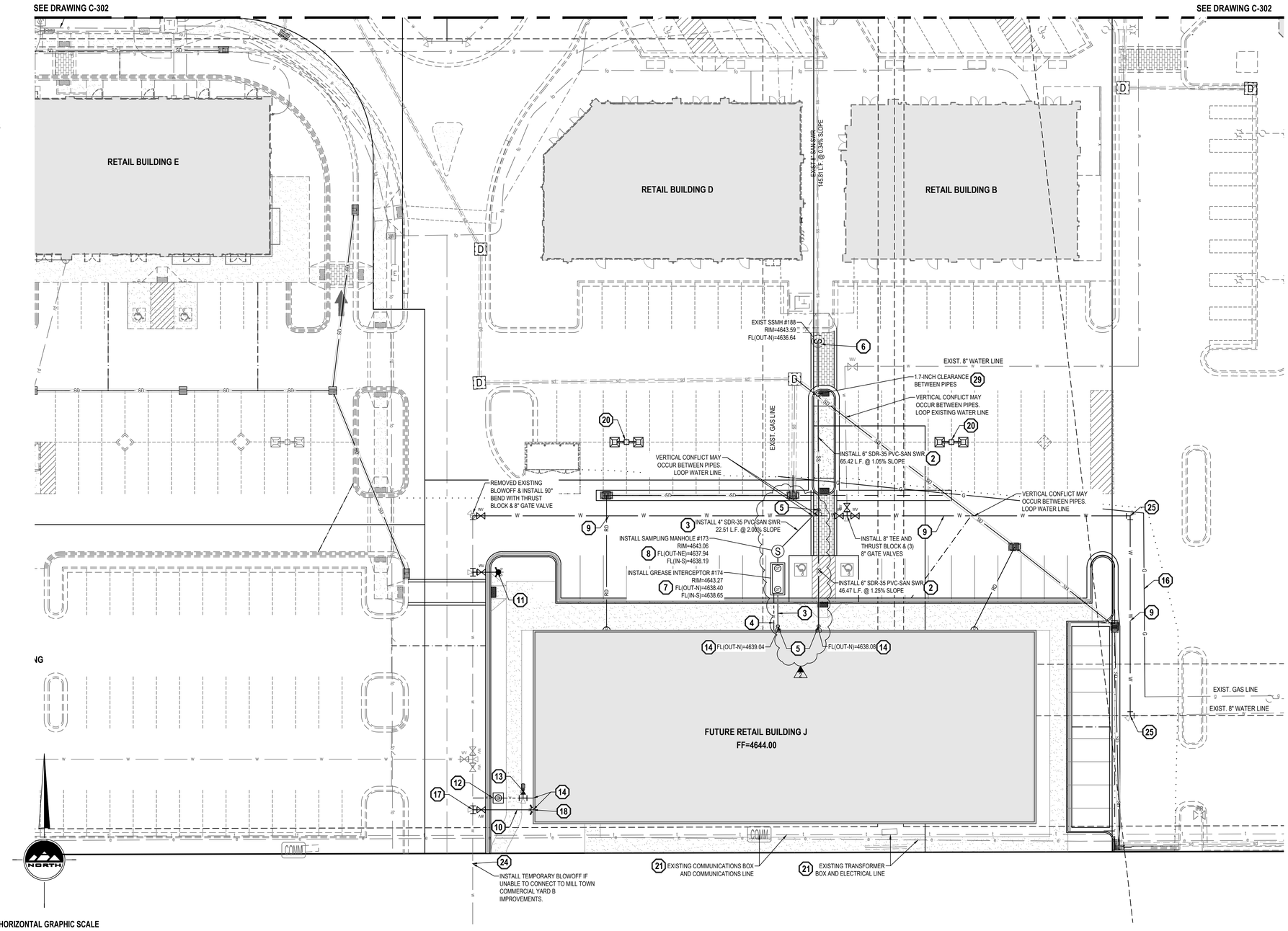
GENERAL NOTES

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 TOWN OF VINEYARD OR TIMPANOGOS SPECIAL SERVICE DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER TOWN OF VINEYARD 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.
12. WHERE WATER LINE IS TO BE LOOPED BELOW SEWER, A 20 FOOT LONG SOLID C-900 PURPLE COLOR PVC CASING PIPE 4" LARGER THAN WATER MAIN SHALL BE INSTALLED OVER SEWER PIPE. CASING PIPE SHALL SPLIT DISTANCE OF CROSSING SO THE END OF CASING PIPE IS 10' OFF AT CROSSING POINT.
13. ALL FIRE LINE AND FIRE HYDRANT VALVES SHALL HAVE A VALVE BOX LID LABELED "FIRE". TRACER WIRE REQUIRED ON ALL WATER LINES, FIRE LINES AND INTO THE METER BOXES. METERS 1.5" AND LARGER MUST BE INSTALLED WITH THE METER SETTER. ALL METERS AN FIRE HYDRANTS TO HAVE MINIMUM 10' CLEARANCE FROM ALL DEEP-ROOTED VEGETATION.

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. 8" SDR-35 PVC SANITARY SEWER MAIN. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
3. 4" SDR-35 PVC GREASE LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
4. 3" SDR-35 PVC GREASE TRAP VENT. EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
5. SANITARY SEWER CLEANOUT PER VINEYARD CITY STANDARDS AND SPECIFICATIONS.
6. CONNECT TO EXISTING SEWER INFRASTRUCTURE PER VINEYARD CITY STANDARD DRAWING 14A "TYPICAL MANHOLE ON EXISTING PIPE" OR CONNECT TO EXISTING SSMH AND SPECIFICATIONS.
7. 1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS.
8. SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS.
9. 8" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS.
10. 6" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE". COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON WATER LINE ONCE IT ENTERS THE BUILDING.
11. FIRE HYDRANT ASSEMBLY COMPLETE PER TOWN OF VINEYARD STANDARD DRAWING #17 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE".
12. 2" CULINARY WATER METER AND CONCRETE VAULT PER TOWN 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.
13. 1.5" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
14. SEE MECHANICAL PLANS FOR CONTINUATION.
15. ELECTRICAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
16. GAS LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
17. 8"X6" TEE W/ THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
18. FIRE DEPARTMENT CONNECTION.
19. NEW CITY PROVIDED STREET LIGHT.
20. LIGHT. SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS.
21. PROTECT EXISTING UTILITIES IN PLACE.
22. EXISTING LIGHT.
23. RELOCATE EXISTING STREET LIGHT (VINEYARD CITY TO PAY FOR THIS RELOCATION).
24. TEMPORARY BLOWOFF WITH CAP AND THRUST BLOCK PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. MARK FOR FUTURE CONNECTION.
25. 90° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
26. 45° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
27. 22.5° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECS.
28. 11.25° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECS.
29. CONCRETE PIER PER APWA STANDARD PLAN 373 AND SPECIFICATIONS DUE TO LIMITED V VERTICAL SEPARATION.
30. 1.5" CULINARY WATER METER AND CONCRETE VAULT PER TOWN 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.
31. 2" POLY WATER LATERAL TO BUILDING.



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

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5	10-4-2022	SIDEWALK CROSSING UPDATES	LM
6			
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8			

UTILITY PLAN

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

C-303

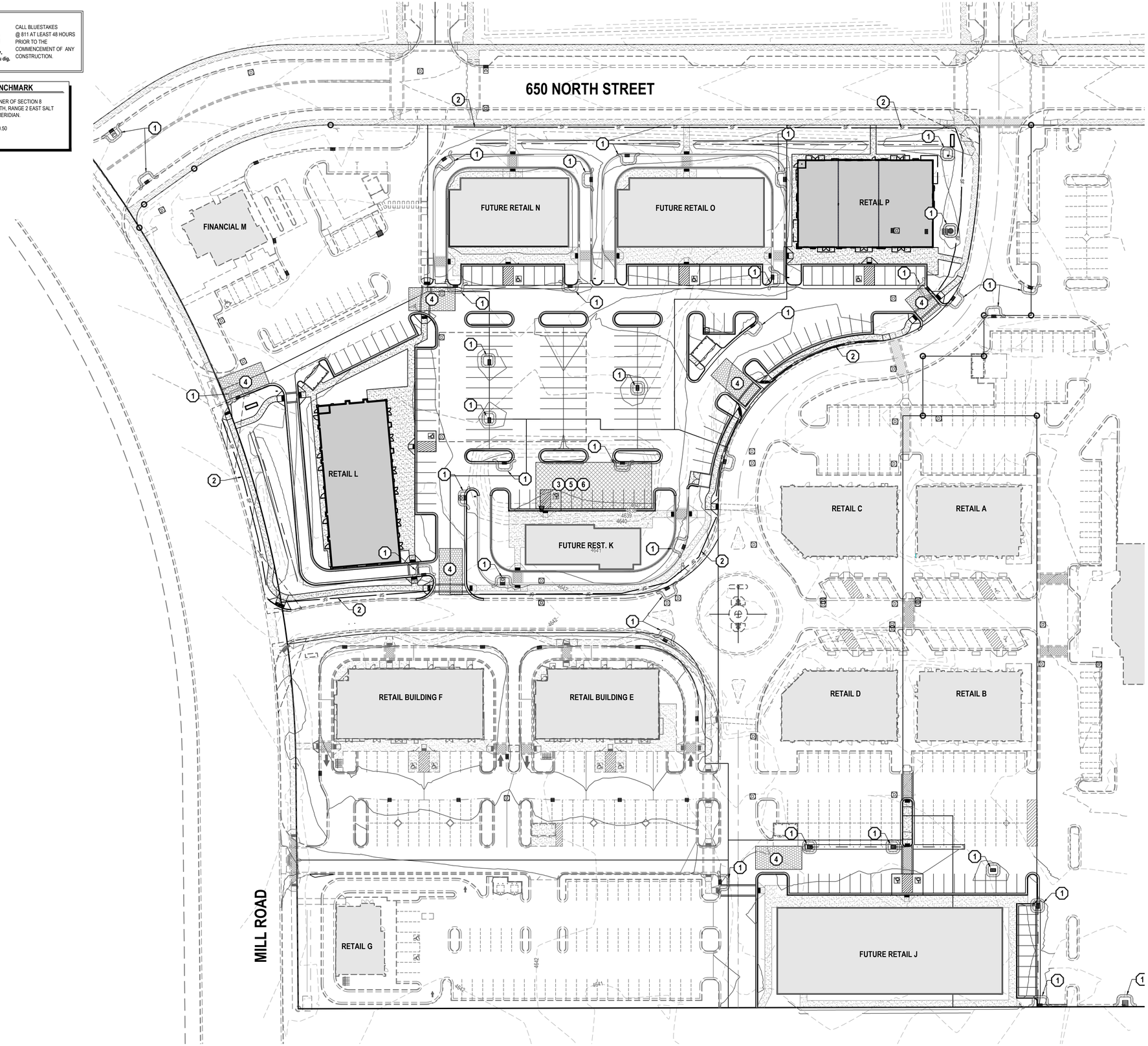
811 Know what's below. Call before you dig.

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.

ELEVATION = 4650.50



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

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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6			
7			
8			

EROSION CONTROL PLAN

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

C-400

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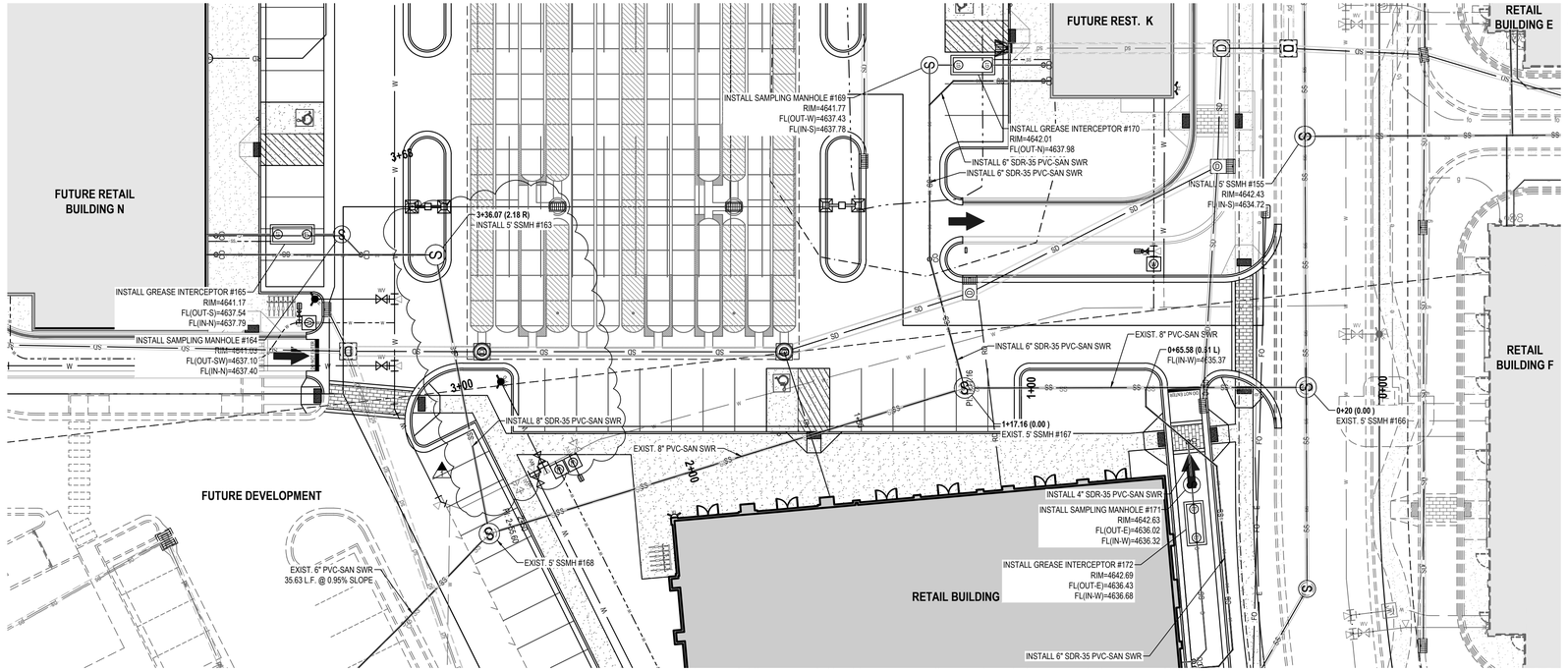
BENCHMARK

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

ELEVATION = 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 STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGNECY OR APWA STANDARD PLANS AND SPECIFICATIONS.
4. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
5. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

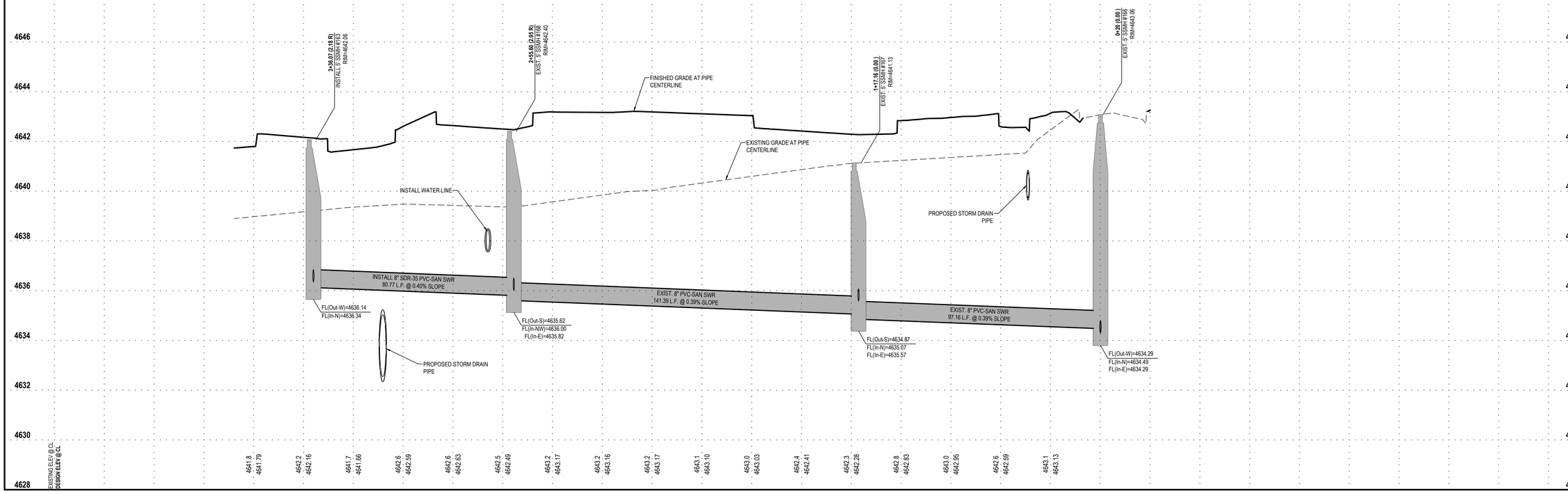
NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

8" SANITARY SEWER



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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
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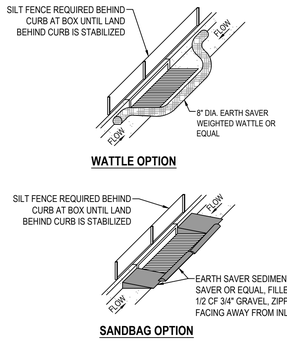
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

SANITARY SEWER PLAN & PROFILE

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

PP-1

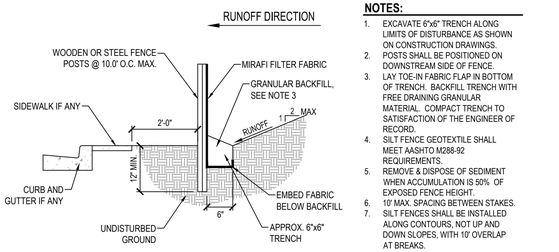


NOTES:

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.

1 SAG INLET PROTECTION

SCALE: NONE

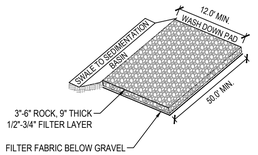


NOTES:

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.

2 TEMPORARY SILT FENCE

SCALE: NONE

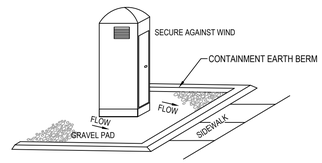


NOTE:

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

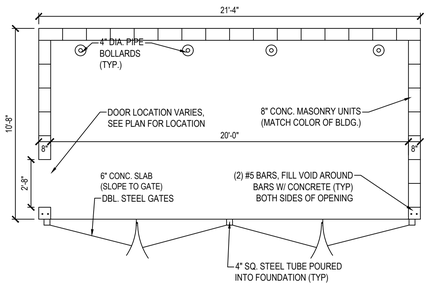
3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



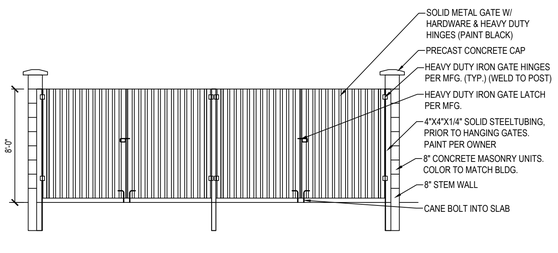
4 PORTABLE TOILET

SCALE: NONE



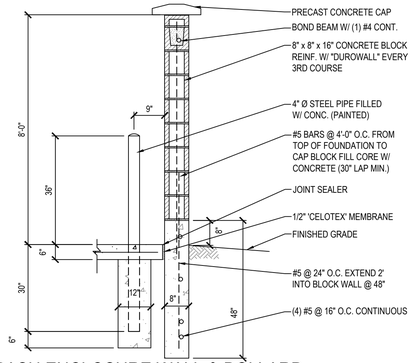
5 TRASH ENCLOSURE (TYP.)

SCALE: NONE



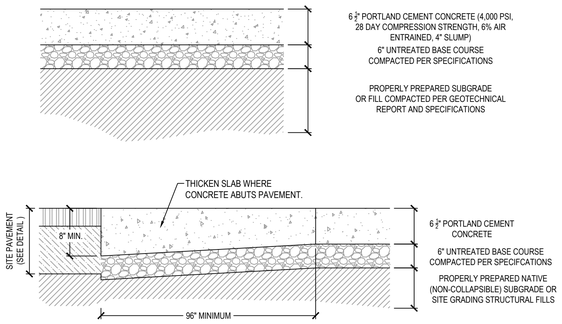
6 TRASH ENCLOSURE ELEVATION

SCALE: NONE



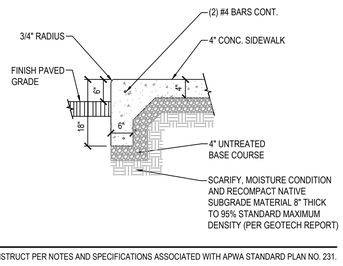
7 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE



8 DUMPSTER PAD / APRON SECTION

SCALE: NONE

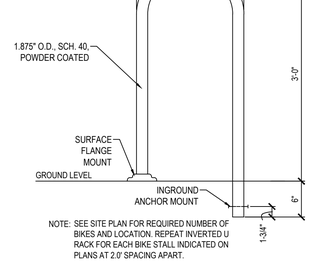


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 231.

9 MONOLITHIC CURB

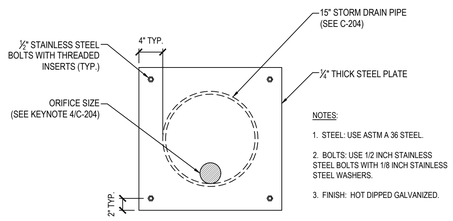
SCALE: NONE



NOTE: SEE SITE PLAN FOR REQUIRED NUMBER OF BIKES AND LOCATION. REPEAT INVERTED U RACK FOR EACH BIKE STALL INDICATED ON PLANS AT 2.0' SPACING APART.

10 TYPICAL BIKE RACK DETAIL

SCALE: NONE



NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

11 ORIFICE PLATE

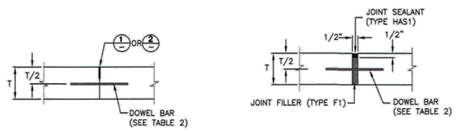
SCALE: NONE

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.

261.3

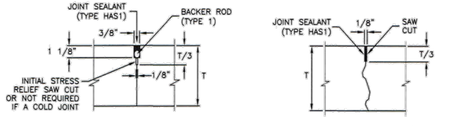
DOWEL JOINTS



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

APWA Utah Chapter

Concrete pavement joints

Plan 261.3 July 2016

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THE STANDARD IN ENGINEERING

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

MILL TOWN COMMERCIAL YARD A

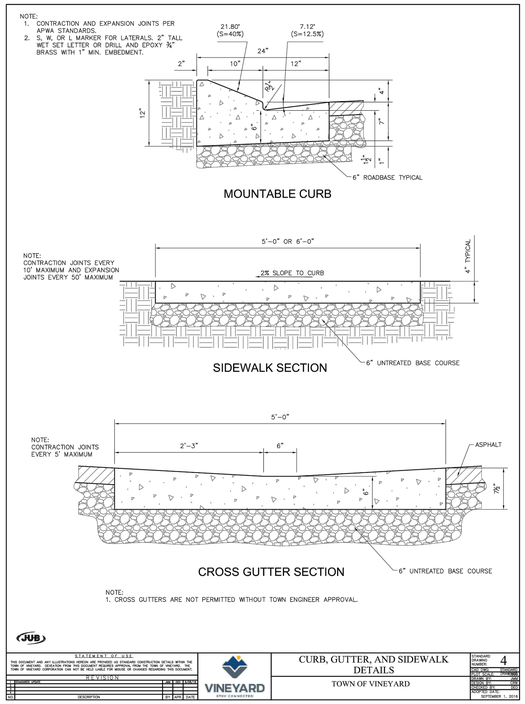
586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LIM
6			
7			
8			

CIVIL DETAILS

PROJECT NUMBER	PRINT DATE
6435H	10/4/22
DRAWN BY	CHECKED BY
I. MAERKI	B. MORRIS
PROJECT MANAGER	
B. MORRIS	

C-500



STATEMENT OF USE: THE DESIGNS AND ART ILLUSTRATIONS SHOWN AND PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF VINEYARD CITY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED, AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINEYARD CITY. ANY SUCH UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO VINEYARD CITY.

REVISION

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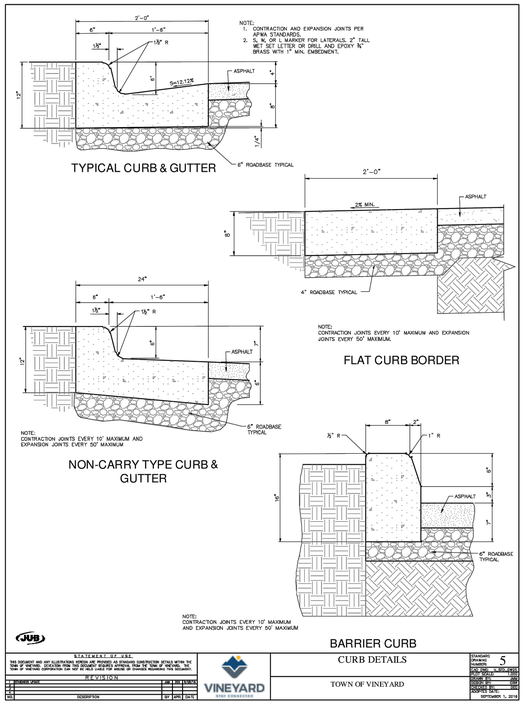
5				
NO.	DESCRIPTION	BY	APP'D	DATE

VINEYARD — STAY CONNECTED

CURB, GUTTER, AND SIDEWALK DETAILS
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 4
APPROVED BY: ADMINISTRATOR
ISSUE DATE: 2020
REVISED BY: ---
REVISED DATE: ---
ADOPTED BY: CITY COUNCIL
ADOPTED DATE: SEPTEMBER 1, 2010



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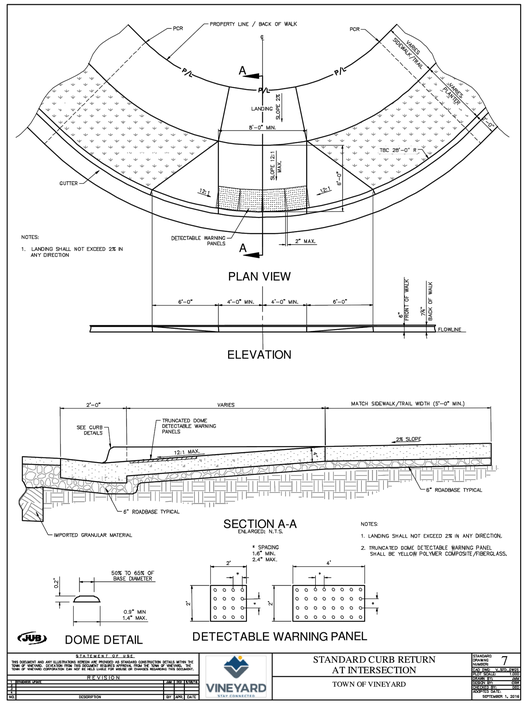
NO.	DESCRIPTION	BY	APP'D	DATE

VINEYARD — STAY CONNECTED

CURB DETAILS
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 5
APPROVED BY: ADMINISTRATOR
ISSUE DATE: 2020
REVISED BY: ---
REVISED DATE: ---
ADOPTED BY: CITY COUNCIL
ADOPTED DATE: SEPTEMBER 1, 2010



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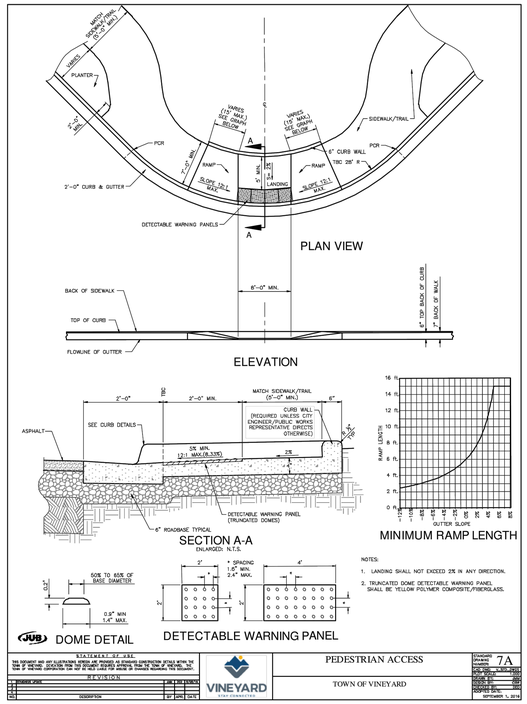
NO.	DESCRIPTION	BY	APP'D	DATE

VINEYARD — STAY CONNECTED

STANDARD CURB RETURN AT INTERSECTION
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 7
APPROVED BY: ADMINISTRATOR
ISSUE DATE: 2020
REVISED BY: ---
REVISED DATE: ---
ADOPTED BY: CITY COUNCIL
ADOPTED DATE: SEPTEMBER 1, 2010



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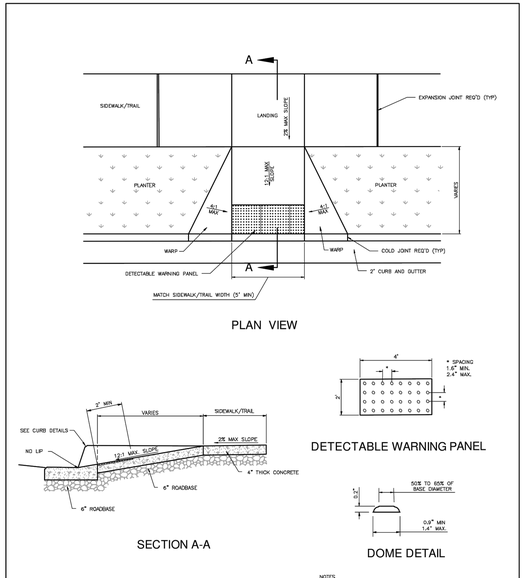
NO.	DESCRIPTION	BY	APP'D	DATE

VINEYARD — STAY CONNECTED

PEDESTRIAN ACCESS
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 7A
APPROVED BY: ADMINISTRATOR
ISSUE DATE: 2020
REVISED BY: ---
REVISED DATE: ---
ADOPTED BY: CITY COUNCIL
ADOPTED DATE: SEPTEMBER 1, 2010



NOTES
1. LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. TRUNCATED DOME DETECTABLE WARNING PANEL SHALL BE YELLOW POLYMER COMPOSITE/FIBERGLASS.

STATEMENT OF USE: THE DESIGNS AND ART ILLUSTRATIONS SHOWN AND PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF VINEYARD CITY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED, AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINEYARD CITY. ANY SUCH UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO VINEYARD CITY.

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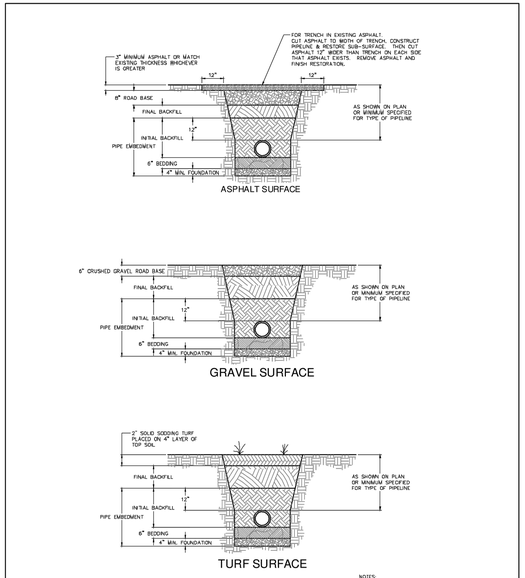
VINEYARD — STAY CONNECTED

PEDESTRIAN ACCESS
MID BLOCK
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 7B
APPROVED BY: ADMINISTRATOR
ISSUE DATE: 2020
REVISED BY: ---
REVISED DATE: ---
ADOPTED BY: CITY COUNCIL
ADOPTED DATE: SEPTEMBER 1, 2010



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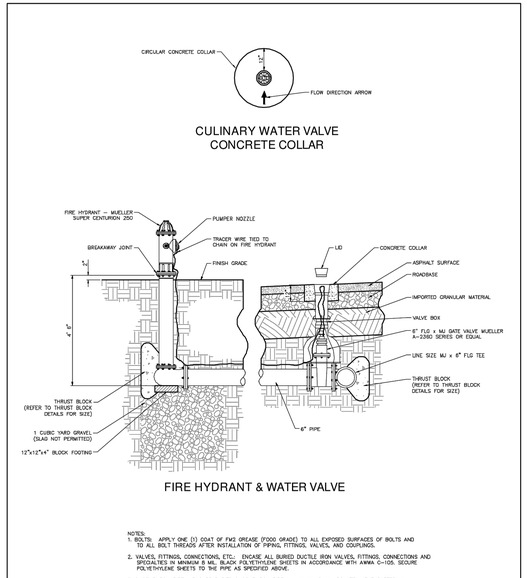
NO.	DESCRIPTION	BY	APP'D	DATE

VINEYARD — STAY CONNECTED

TYPICAL TRENCH SECTION
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 13
APPROVED BY: ADMINISTRATOR
ISSUE DATE: 2020
REVISED BY: ---
REVISED DATE: ---
ADOPTED BY: CITY COUNCIL
ADOPTED DATE: SEPTEMBER 1, 2010



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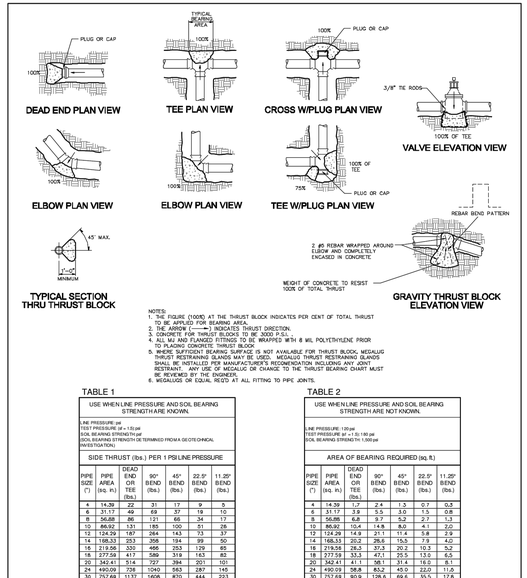
NO.	DESCRIPTION	BY	APP'D	DATE

VINEYARD — STAY CONNECTED

FIRE HYDRANT AND WATER VALVE DETAIL
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 17
APPROVED BY: ADMINISTRATOR
ISSUE DATE: 2020
REVISED BY: ---
REVISED DATE: ---
ADOPTED BY: CITY COUNCIL
ADOPTED DATE: SEPTEMBER 1, 2010



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. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I.
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 8 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK.
5. IF SOIL BEARING STRENGTH 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 RESTRAINT. ANY USE OF MEGALUG OR CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.
6. MEGALUGS OR EQUAL RESTD AT ALL FITTING TO PIPE JOINTS.

TABLE 1

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE KNOWN.						
LINE PRESSURE: psi TEST PRESSURE (# + 150 psi SOIL BEARING STRENGTH (psf SOIL BEARING STRENGTH (SI TERMINED FROM A GEOTECHNICAL INVESTIGATION)						
SIDE THRUST (lbs.) PER 1 PSI LINE PRESSURE						
PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	22	31	17	9	5
6	31.17	49	68	37	18	10
8	56.88	89	131	66	34	17
10	86.92	131	185	100	51	26
12	124.29	187	264	143	73	37
14	168.33	253	356	194	99	50
16	219.06	330	466	253	129	65
18	277.59	417	589	319	163	83
20	342.41	514	727	394	201	101
24	490.09	738	1040	563	287	145
30	757.68	1137	1606	870	444	223

TABLE 2

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE NOT KNOWN.						
LINE PRESSURE: 150psi TEST PRESSURE (# + 1.5) 150 psi SOIL BEARING STRENGTH: 1,500 psf						
AREA OF BEARING REQUIRED (sq.ft.)						
PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	1.7	2.4	1.3	0.7	0.5
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	86.92	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	219.06	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

EXAMPLE FOR TABLE 1:
8-INCH 90° BEND
LINE PRESSURE = 100 psi
FROM 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.

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NO.	DESCRIPTION	BY	APP'D	DATE

VINEYARD — STAY CONNECTED

THRUST BLOCK DETAILS
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 18
APPROVED BY: ADMINISTRATOR
ISSUE DATE: 2020
REVISED BY: ---
REVISED DATE: ---
ADOPTED BY: CITY COUNCIL
ADOPTED DATE: SEPTEMBER 1, 2010

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

MILL TOWN COMMERCIAL YARD A

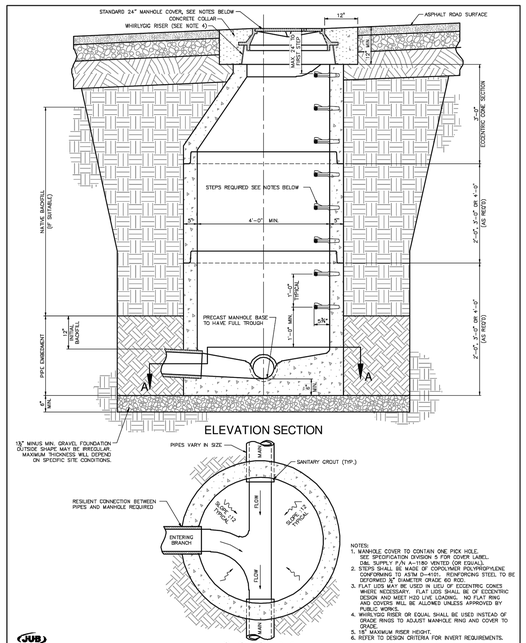
586 EAST MILL ROAD
VINEYARD, UTAH

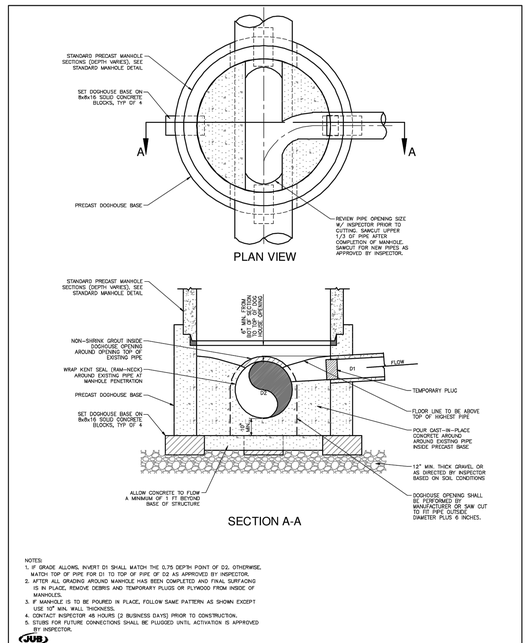
NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LIM
6			
7			
8			

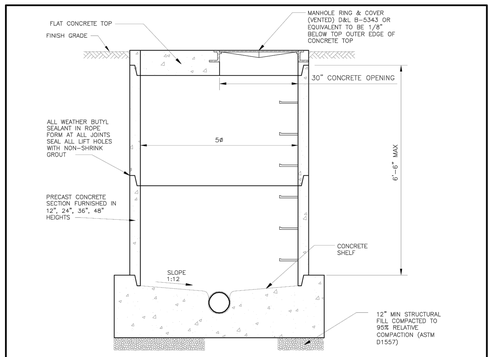
CIVIL DETAILS

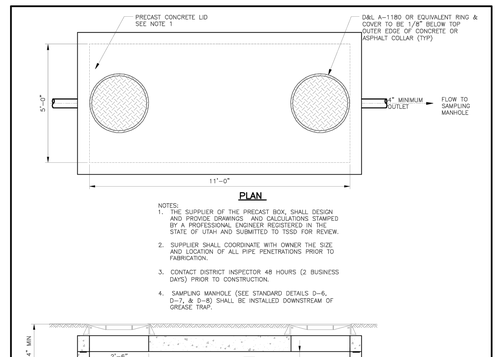
PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

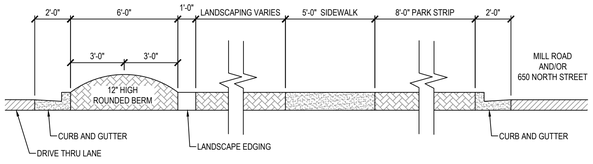
C-501





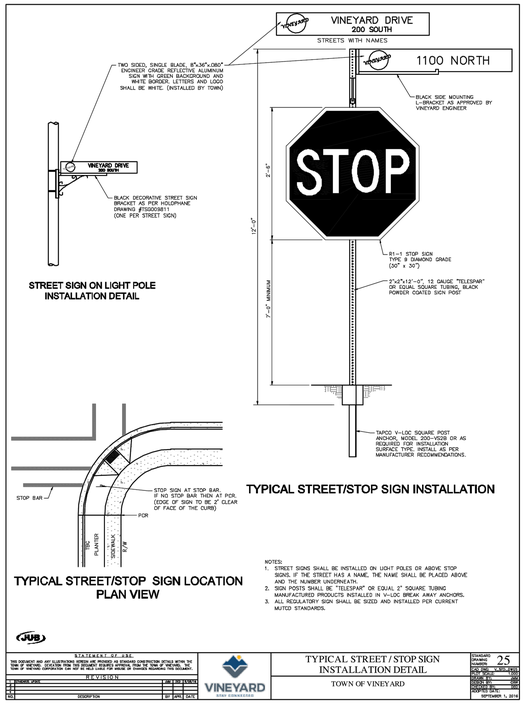






1 TYPICAL LANDSCAPE BERM SECTION

SCALE: NONE

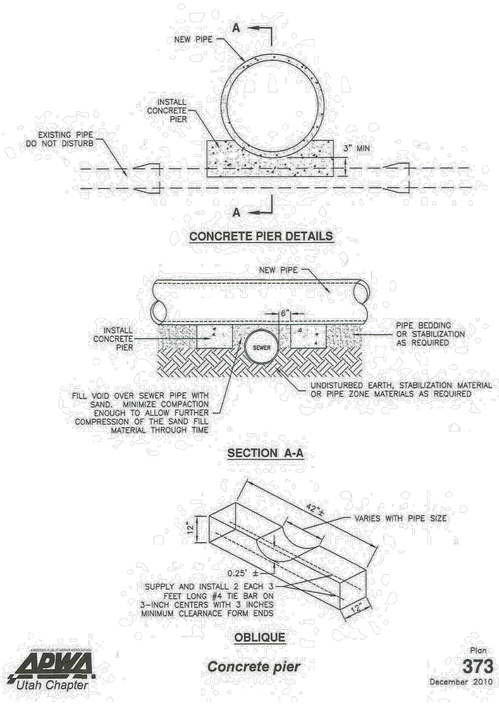


Concrete pier

1. **GENERAL**
   A. The purpose for providing piers is to protect the underlying pipeline from current and future loads imposed by the backfilling operation.

2. **PRODUCTS**
   A. Sand: APWA Section 31 05 13.
   B. Concrete: Class 4000, APWA Section 03 30 04.

3. **EXECUTION**
   A. Use caution when crossing over buried pipeline or conduit.
   B. Do not compact sand between pier installations.



APWA Utah Chapter

Plan 373 December 2010

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

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LIM
6			
7			
8			

CIVIL DETAILS

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

C-502

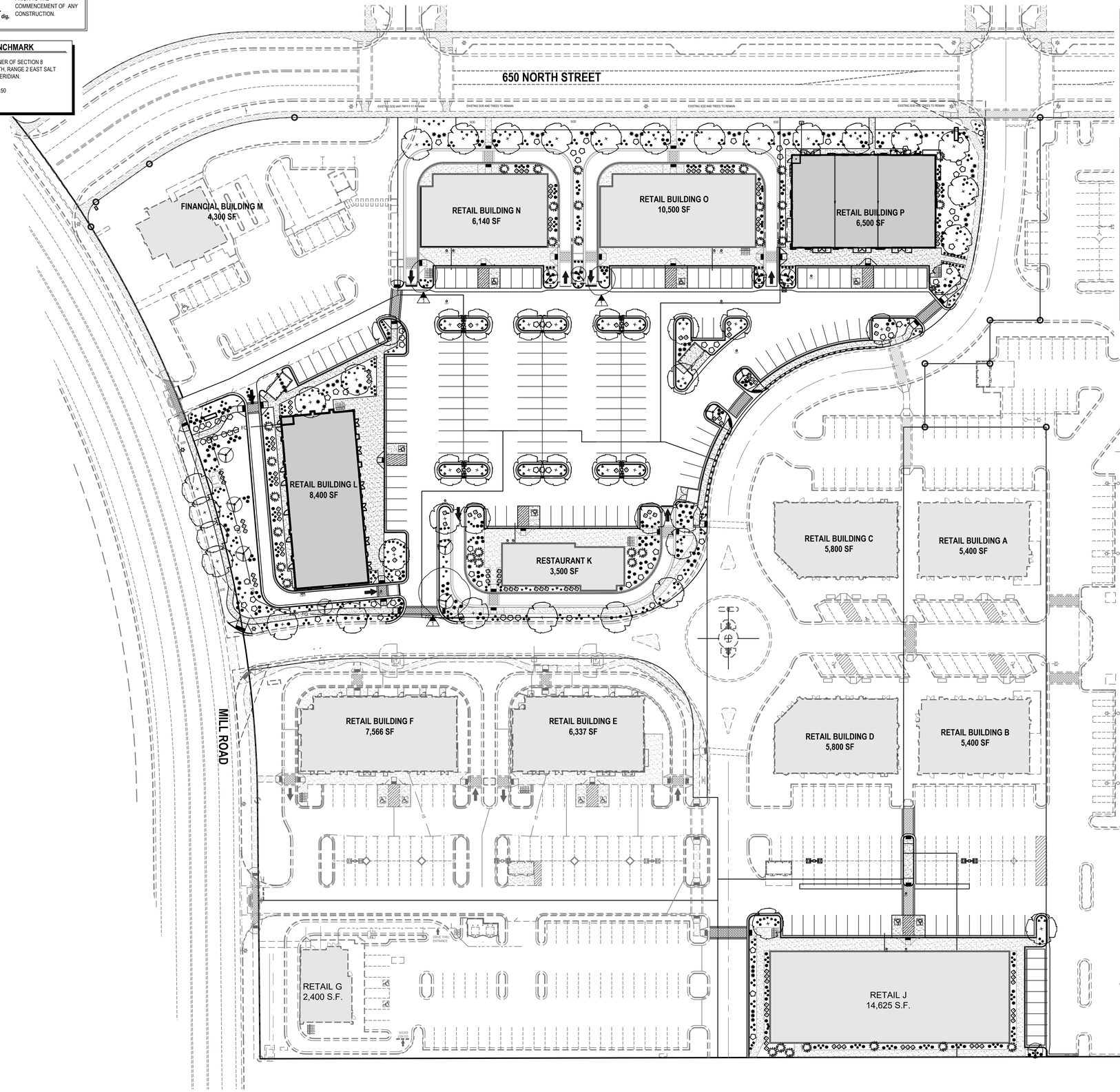
811 Know what's below. Call before you dig.

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.

ELEVATION = 4650.50



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
13		Flowering Crabapple	Malus 'Amberina'	2" Cal.
52		Honeylocust, Sunburst	Gleditsia triacanthos var. inermis 'Suncole'	2" Cal.
35		Spruce, Cupressina Colorado	Picea abies 'Cupressina'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
84		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
125		Dogwood, Ivory Halo	Cornus alba 'Bailhalo'	5 Gallon
84		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
218		Caryopteris, Blue Mist	Caryopteris clandonensis	5 Gallon
211		Undaunted Ruby Muhly	Muhlenbergia reverchonii	5 Gallon
187		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
122		Balloon Flower	Platycodon grandiflorus	5 Gallon
125		Columbine Flower	Aquilegia	5 Gallon

PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

ONSITE LANDSCAPING:
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

MILL ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
411' STREET FRONTAGE
21 TREES REQUIRED
206 SHRUBS REQUIRED

650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
456' STREET FRONTAGE
23 TREES REQUIRED
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 81 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 139 TREES
TOTAL SHRUBS PROVIDED = 1,270 SHRUBS

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

ENSIGN
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PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LM
6			
7			
8			

OVERALL LANDSCAPE PLAN

PROJECT NUMBER 643SH
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

L-100

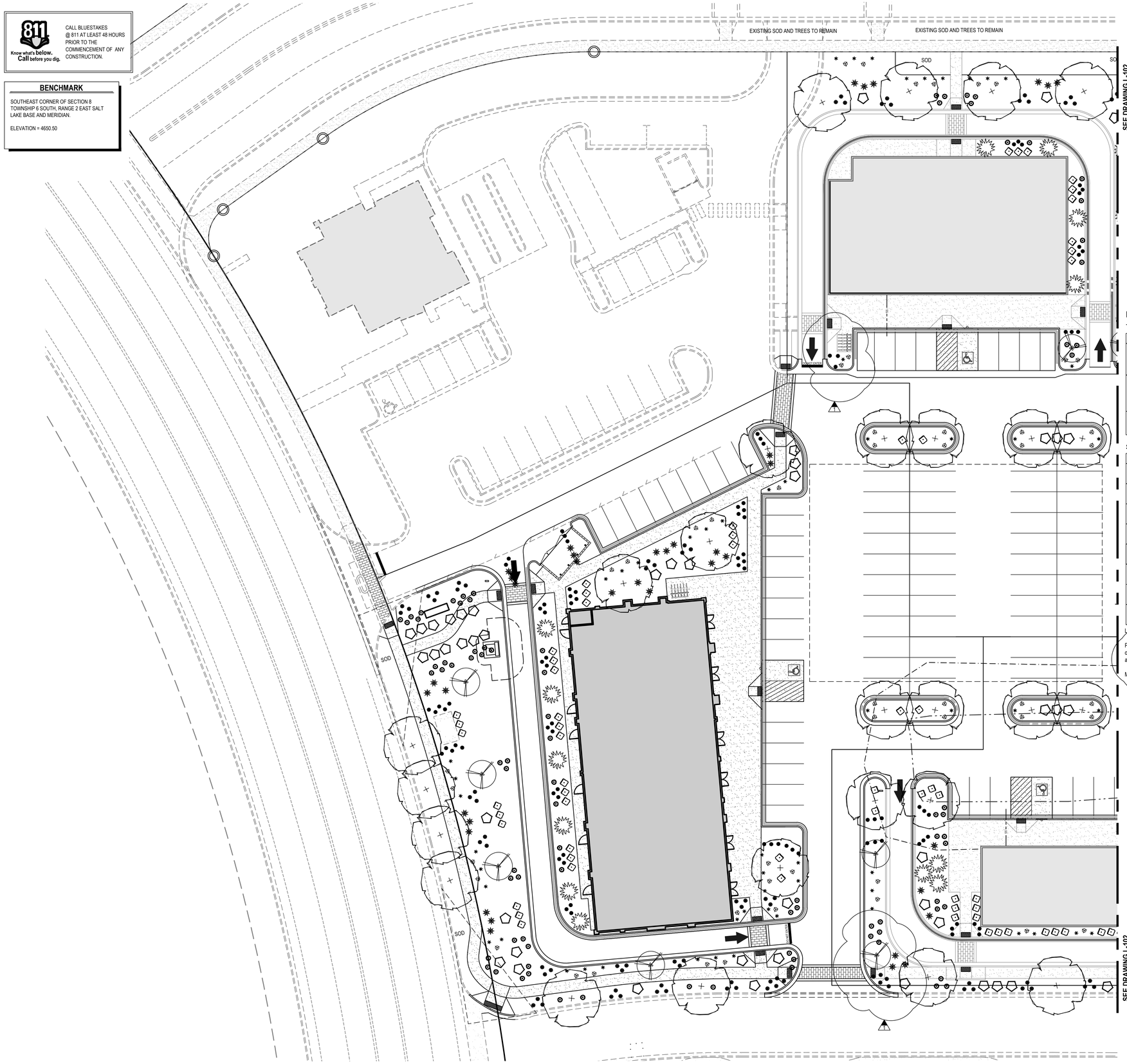
811 Know what's below. Call before you dig.

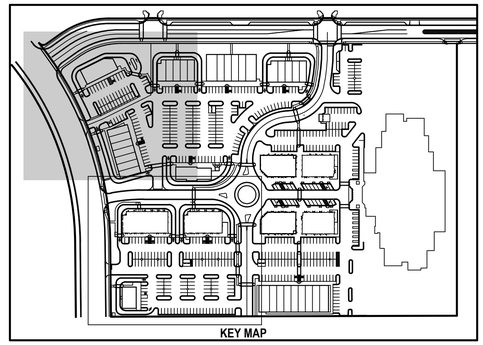
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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

ELEVATION = 4650.50





Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
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35		Spruce, Cupressina Colorado	Picea abies 'Cupressina'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
84		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
125		Dogwood, Ivory Halo	Cornus alba 'Bailhalo'	5 Gallon
84		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
218		Caryopteris, Blue Mist	Caryopteris clandonensis	5 Gallon
211		Undaunted Ruby Muhly	Muhlenbergia reverchonii	5 Gallon
187		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
122		Balloon Flower	Platycodon grandiflorus	5 Gallon
125		Columbine Flower	Aquilegia	5 Gallon

Landscape Notes: In all planter bed areas, install 4" deep 2" - 3" dia. Neptune Rock & Gravel color 'Southtown' or equal, decorative rock over weed barrier.

Pruning and Corner Clearance: Any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of at least 13 feet above streets and at least eight feet above sidewalks.

Meter and Fire Hydrant Clearance: All trees will be planted at least 10 feet away from all fire hydrants and meters.

PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

ONSITE LANDSCAPING:
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

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206 SHRUBS REQUIRED

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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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ENSIGN
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FOR:
SAJE DEVELOPMENT
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CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

LANDSCAPE PLAN

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

L-101

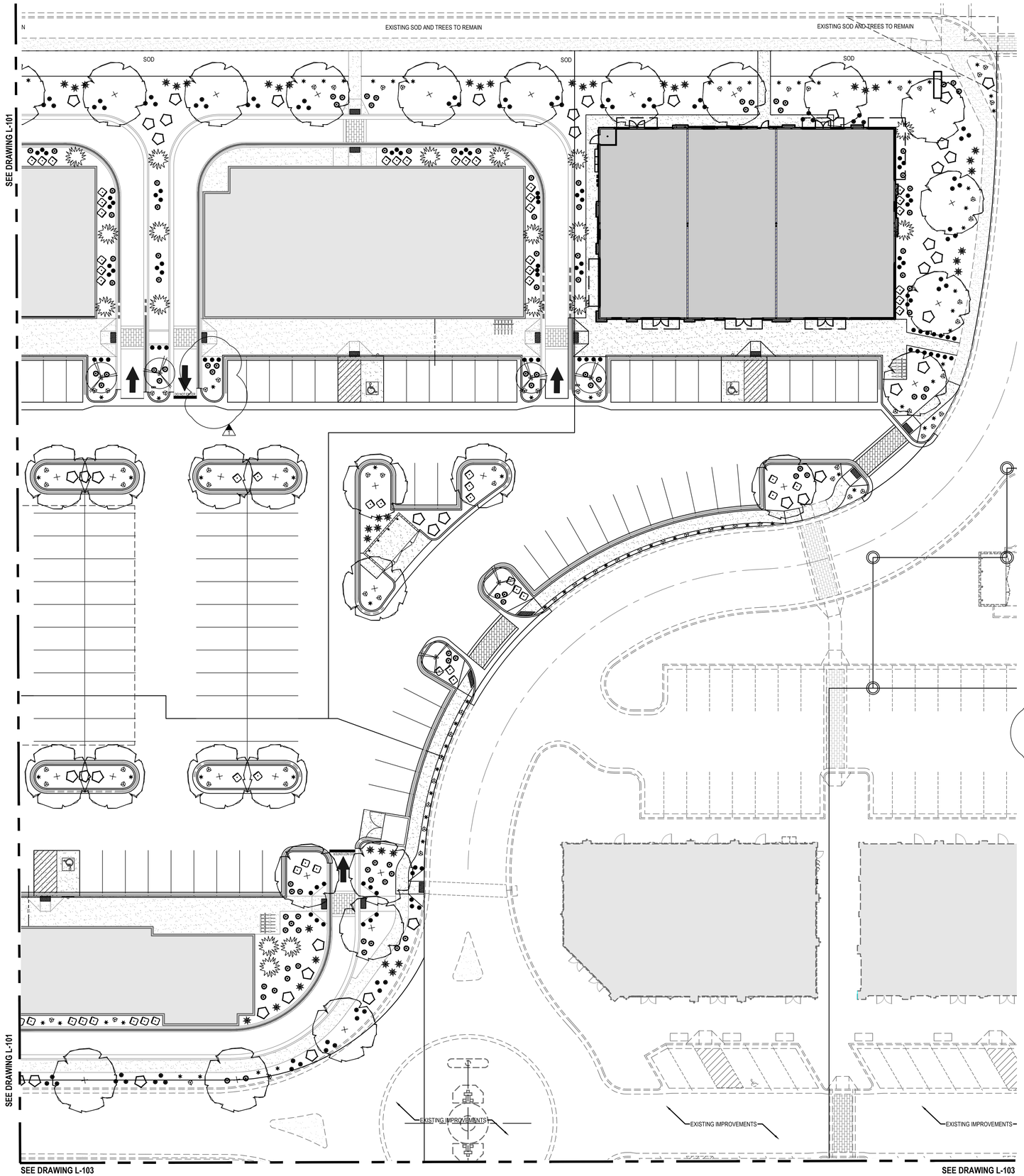
811 Know what's below. Call before you dig.

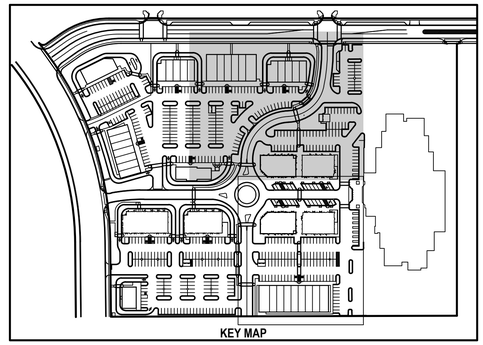
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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

ELEVATION = 4650.50





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Qty	Symbol	Common Name	Botanical Name	Plant Size
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PLANTING DATA SHEET

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PROPOSED USE: RETAIL / RESTAURANT MIX

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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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ENSIGN
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FOR:
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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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6			
7			
8			

LANDSCAPE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-102

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

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

BENCHMARK

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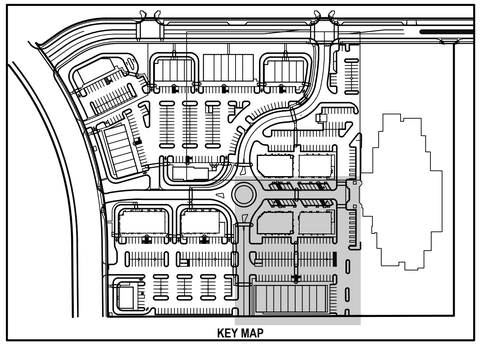
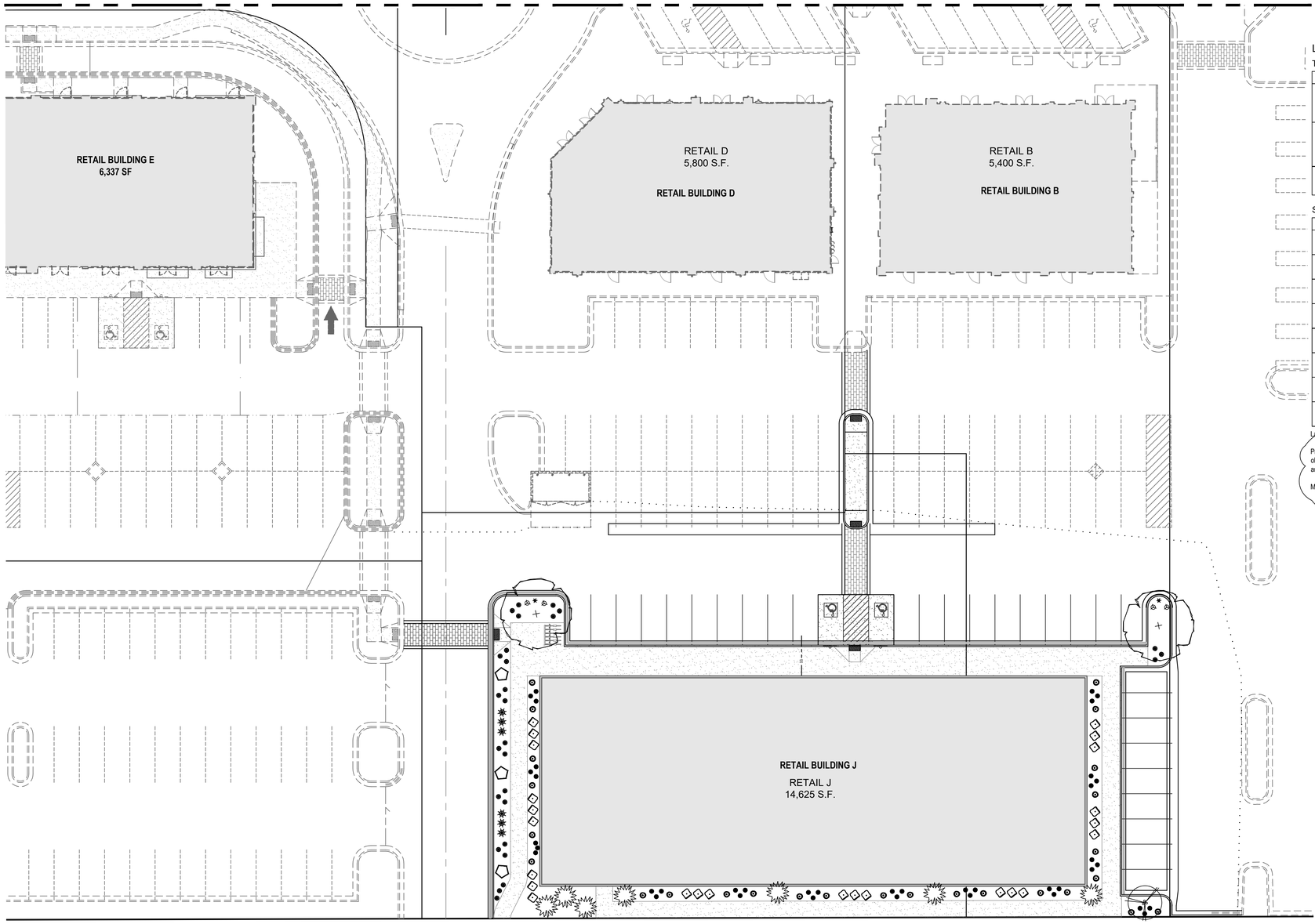


KEY MAP

SEE DRAWING L-102

SEE DRAWING L-102



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PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

ONSITE LANDSCAPING:
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

MILL ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
411' STREET FRONTAGE
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206 SHRUBS REQUIRED

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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

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FOR:
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CONTACT:
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PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

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6			
7			
8			

LANDSCAPE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-103

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.

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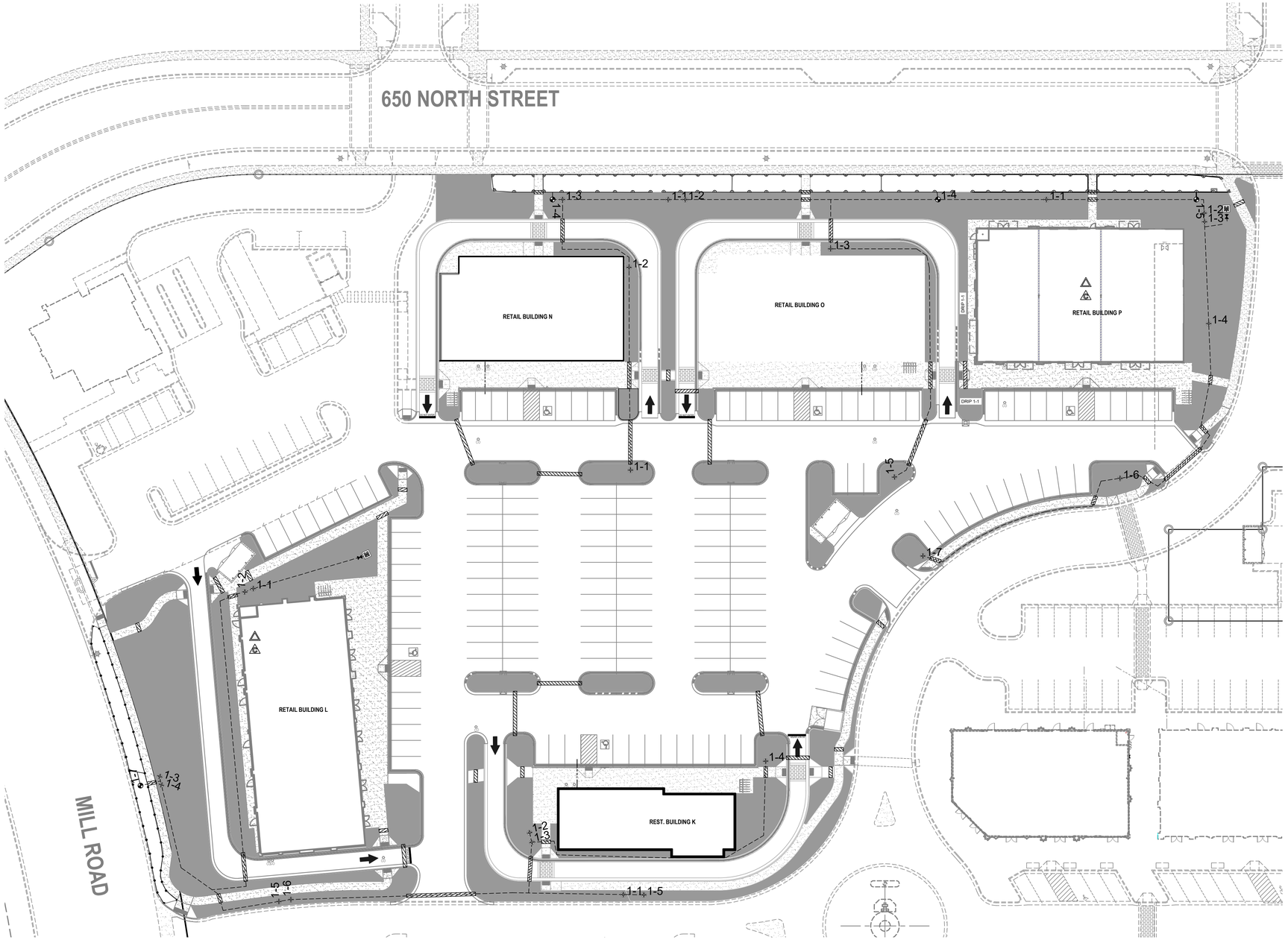

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

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MILL TOWN COMMERCIAL YARD A

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6			
7			
8			

OVERALL IRRIGATION PLAN

PROJECT NUMBER: 6438H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-200

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

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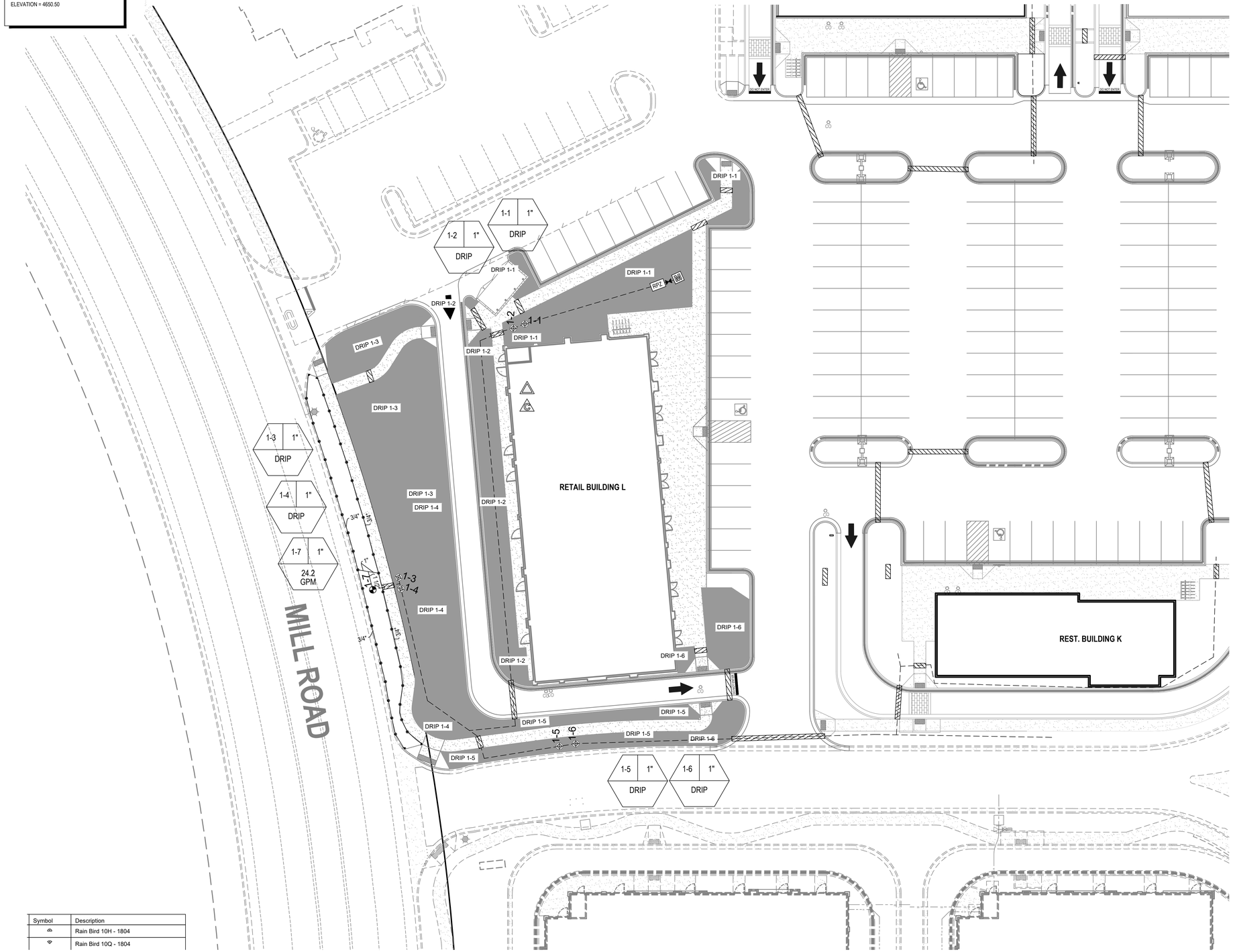
BENCHMARK

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

ELEVATION = 4650.50



Symbol	Description
	Rain Bird 10H - 1804
	Rain Bird 10Q - 1804

Irrigation

Qty	Symbol	Description
39		Rain Bird 8H - 1804
4		Rain Bird 8Q - 1804
6		Rain Bird XCZ-100 COM
1		Rain Bird 100-PGA Globe
1	M	1 1/2" Meter
1		Rain Bird RSD-BEx Rain Sensor
1		Rain Bird ESP-8LX Plus Controller
1		Mueller 1 1/2" Brass Stop and Waste
1	RPZ	RPZ Backflow Prevention Device
		Pipe Sleeve - 2x Pipe Diameter
		Lateral - Schedule 40 PVC
		Mainline - 1 1/2" Schedule 40 PVC
	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'S FACILITY OPERATION DEPARTMENT.

VALVE # | X | X | VALVE SIZE
X.X GPM

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
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Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

IRRIGATION PLAN BUILDING L

PROJECT NUMBER 8435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

L-201

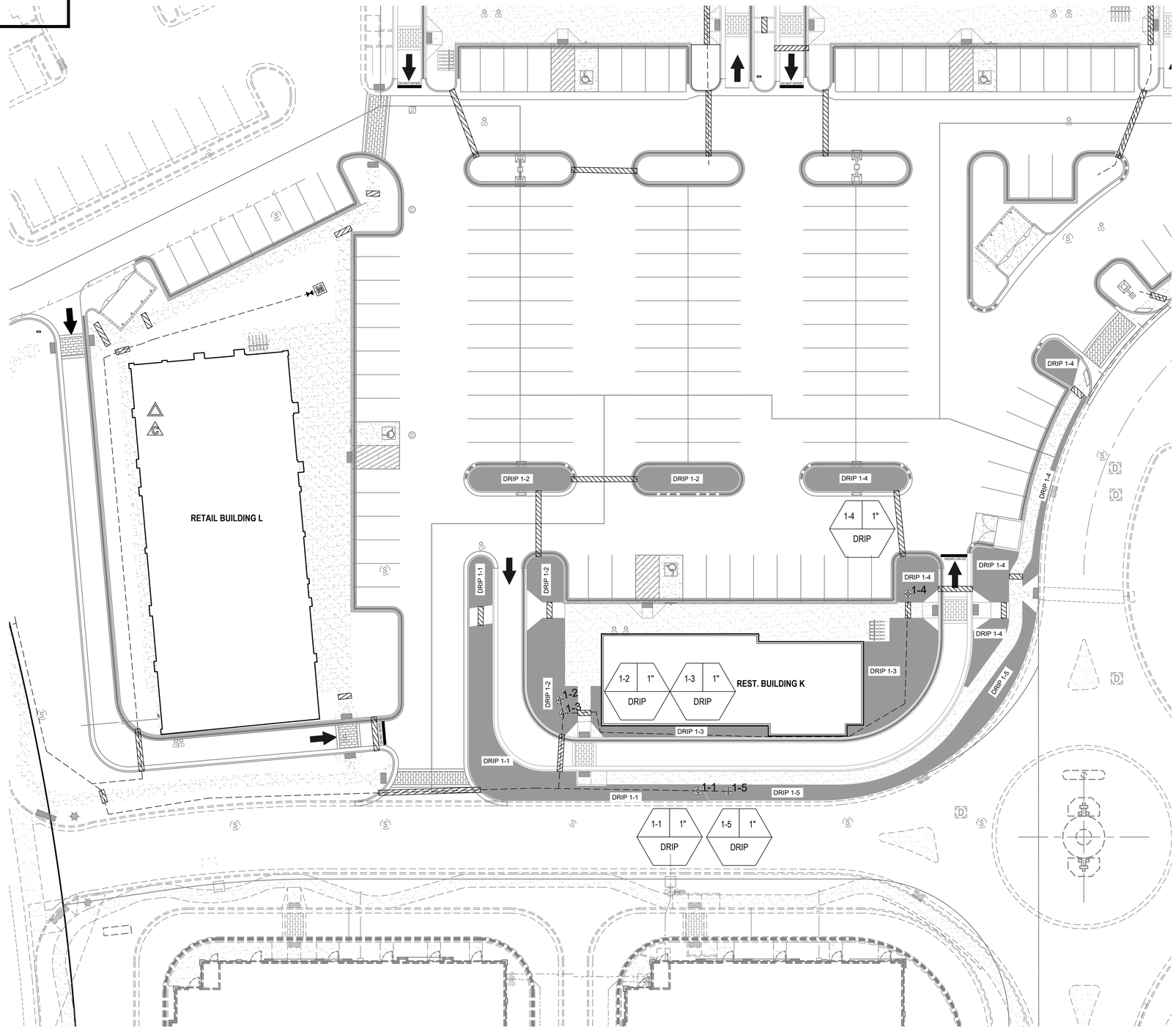
811 Know what's below. Call before you dig.

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.

ELEVATION = 4650.50



Irrigation

Qty	Symbol	Description
5		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Mainline - 1 1/2" Schedule 40 PVC
	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 OWNERS'S FACILITY OPERATION DEPARTMENT.

VALVE # | X | X | VALVE SIZE
XX GPM

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

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

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	6-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	IJM
6			
7			
8			

IRRIGATION PLAN BUILDING K

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-202

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

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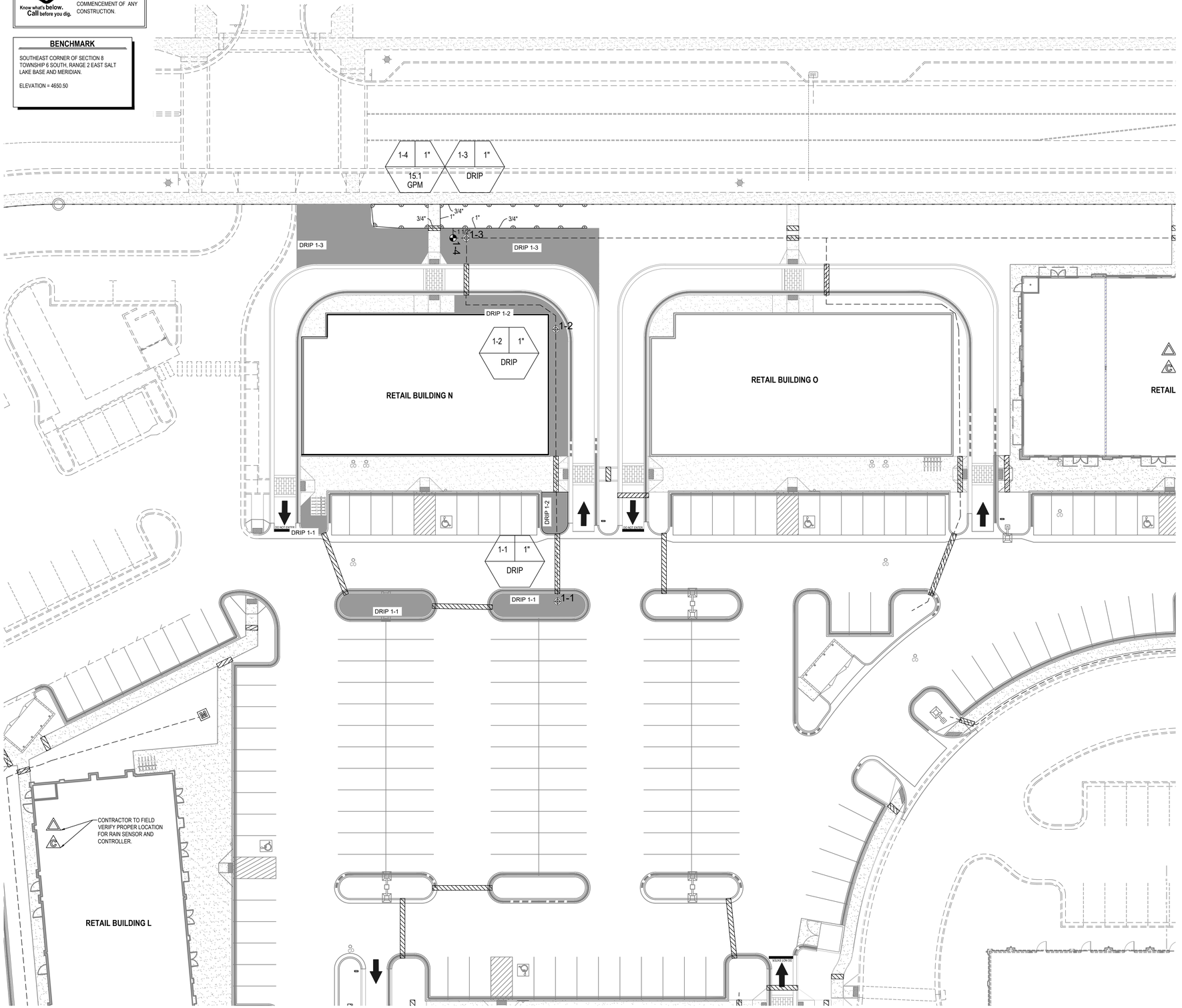
BENCHMARK

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

ELEVATION = 4650.50



Irrigation

Qty	Symbol	Description
14		Rain Bird 10H - 1804
6		Rain Bird 10Q - 1804
1		Rain Bird 100-PGA Globe
3		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Lateral - Schedule 40 PVC
		Mainline - 1 1/2" Schedule 40 PVC
	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'S FACILITY OPERATION DEPARTMENT.

VALVE # X X VALVE SIZE
X.X GPM

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
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WWW.ENSIGNENG.COM

FOR:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

IRRIGATION PLAN BUILDING N

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

L-203

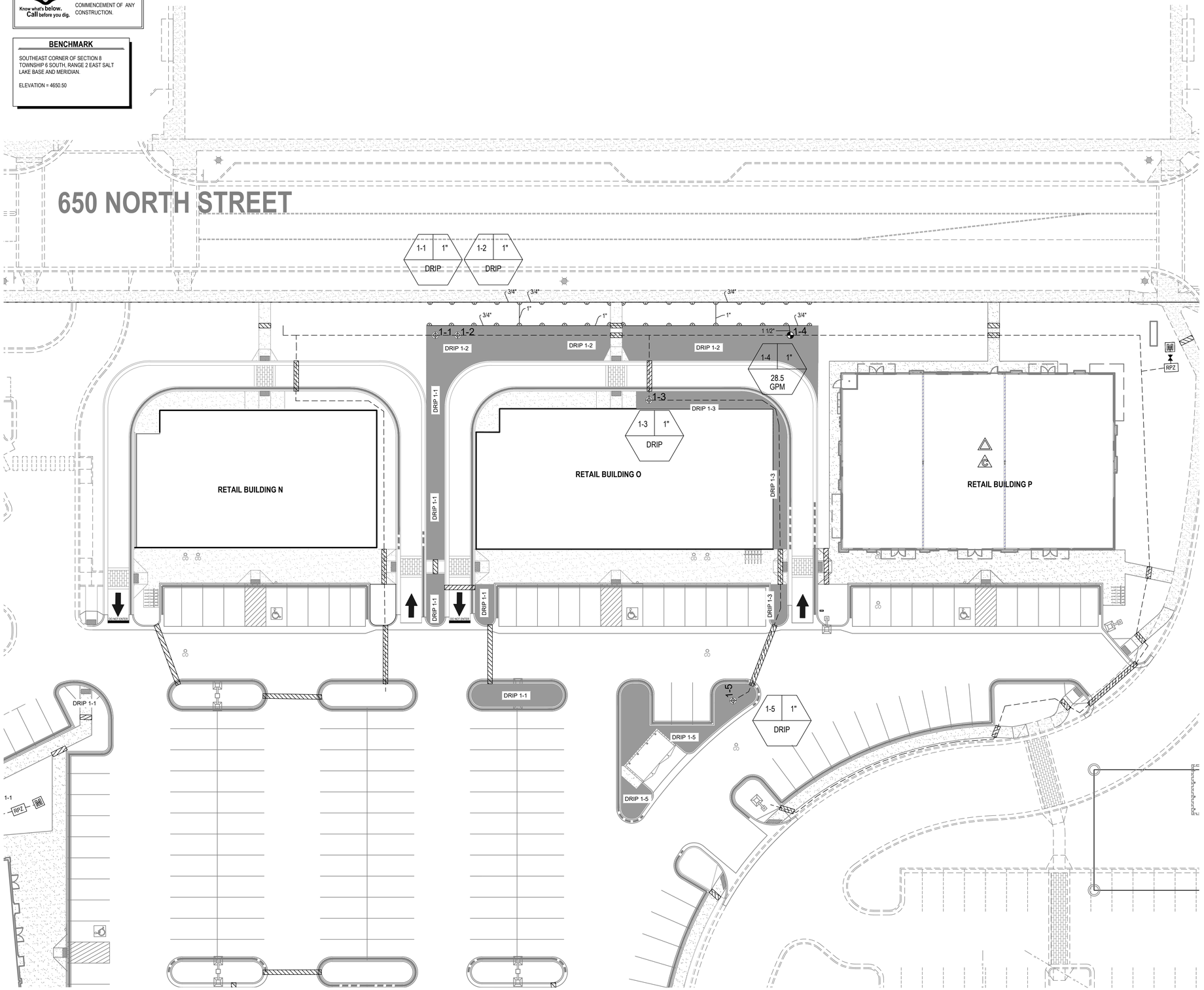
811 Know what's below. Call before you dig.

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.

ELEVATION = 4650.50



Irrigation

Qty	Symbol	Description
32		Rain Bird 10H - 1804
4		Rain Bird 10Q - 1804
1		Rain Bird 100-PGA Globe
4		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Lateral - Schedule 40 PVC
		Mainline - 1 1/2" Schedule 40 PVC
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **

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COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.

VALVE # X X VALVE SIZE
X.X GPM

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG I, TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

IRRIGATION PLAN BUILDING O

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

L-204

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

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BENCHMARK

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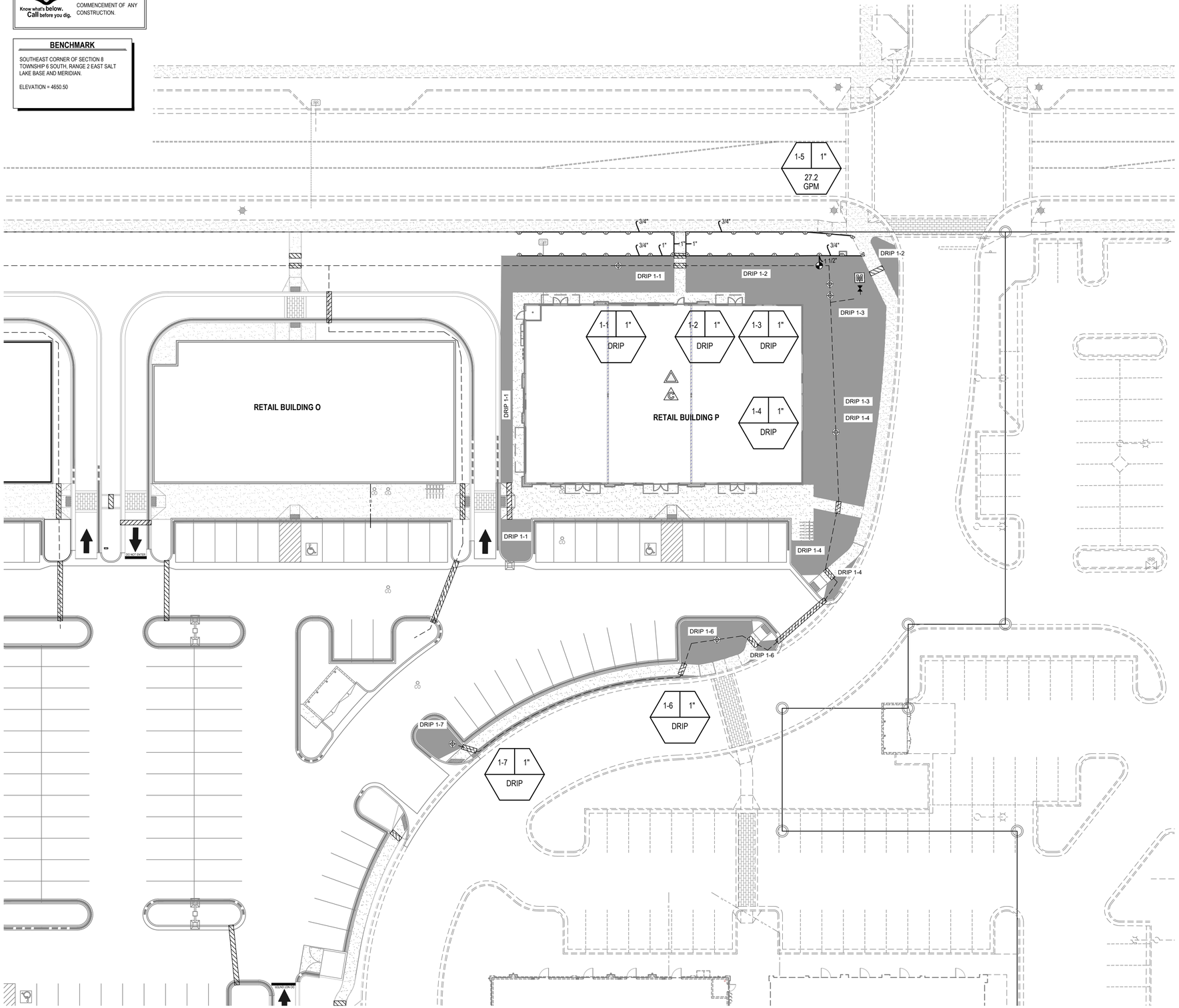
ELEVATION = 4650.50



Irrigation

Qty	Symbol	Description
28		Rain Bird 10H - 1804
5		Rain Bird 10Q - 1804
1	M	1 1/2" Meter
1		Rain Bird RSD-BEx Rain Sensor
1		Rain Bird ESP-8LX Plus Controller
1		Rain Bird 100-PGA Globe
6		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Lateral - Schedule 40 PVC
		Mainline - 1 1/2" Schedule 40 PVC
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **
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COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.

VALVE # | X | X | VALVE SIZE
X.X GPM

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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Sandy, UT 84070
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FOR:
SAJE DEVELOPMENT
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SANDY, UT 84070
CONTACT:
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PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG I, TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

IRRIGATION PLAN BUILDING P

PROJECT NUMBER 6435H
PRINT DATE 10/4/22
DRAWN BY I. MAERKI
CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

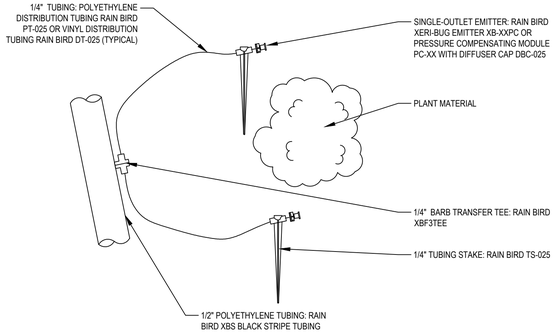
L-205

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.

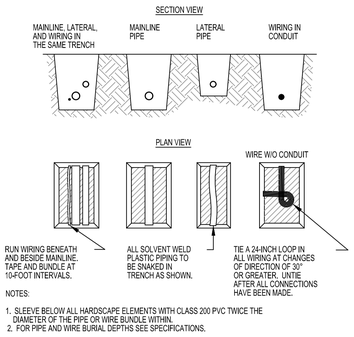
IRRIGATION NOTES:

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.



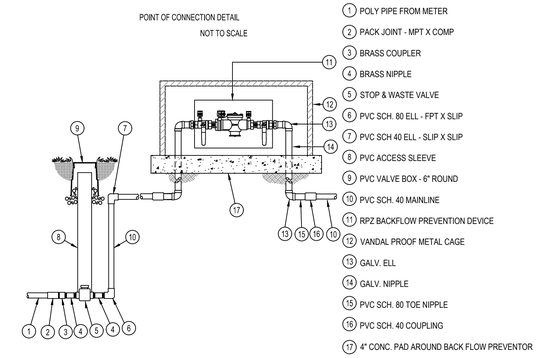
8 DRIP DETAIL

SCALE: NONE



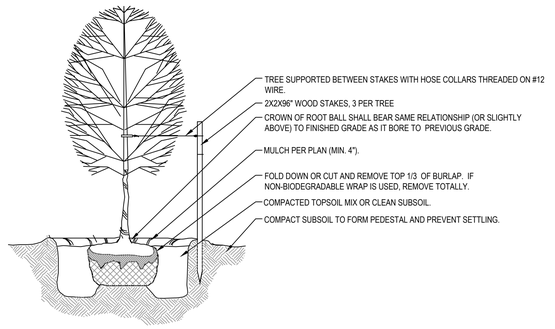
5 PIPE AND WIRE TRENCHING

SCALE: NONE



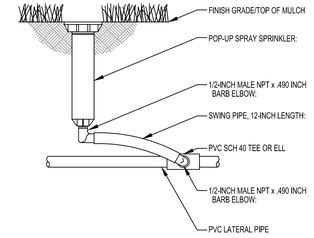
1 BACKFLOW PREVENTER

SCALE: NONE



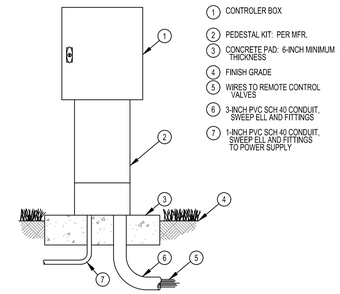
9 TREE PLANTING DETAIL

SCALE: NONE



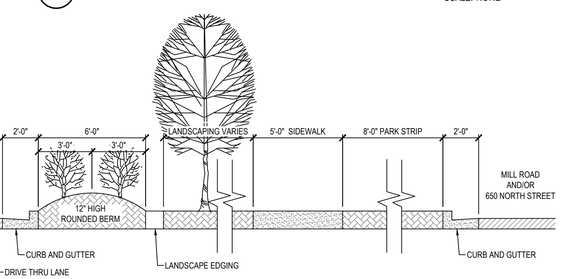
6 POP-UP SPRAY SPRINKLER

SCALE: NONE



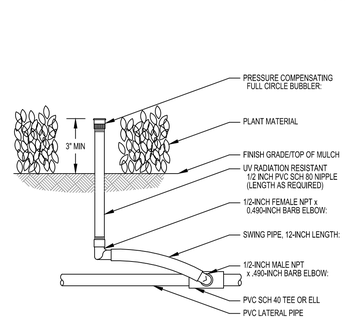
2 IRRIGATION CONTROLLER

SCALE: NONE



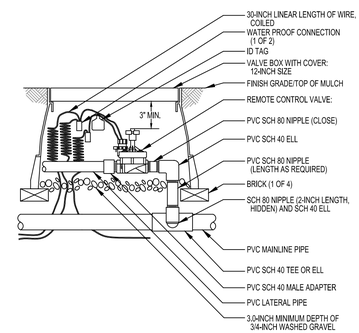
11 TYPICAL LANDSCAPE BERM SECTION

SCALE: NONE



7 ROTOR POP-UP HEAD

SCALE: NONE



3 CONTROL VALVE

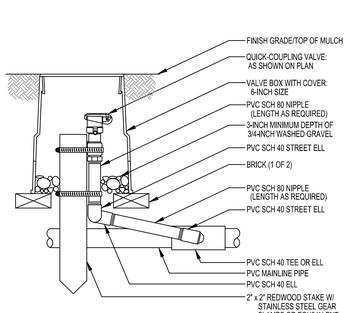
SCALE: NONE

10 SHRUB PLANTING DETAIL

SCALE: NONE

8 BUBBLER DETAIL

SCALE: NONE



4 QUICK-COUPLING VALVE

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
SAJE DEVELOPMENT
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SANDY, UT 84070
CONTACT:
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PHONE: 801-586-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LM
6			
7			
8			

LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-300

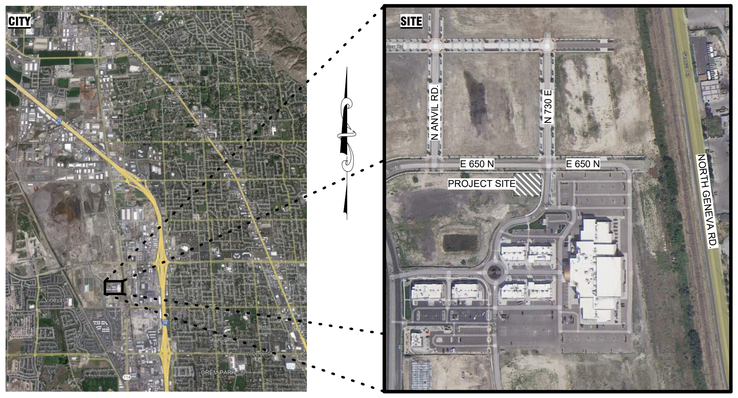
VINEYARD RETAIL (PAD P)
600 MILL ROAD
VINEYARD, UTAH

3D VIEWS

NORTHEAST 3D PERSPECTIVE VIEWS

SOUTHWEST 3D PERSPECTIVE VIEWS

VICINITY



CODE ANALYSIS

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE - 2018
INTERNATIONAL MECHANICAL CODE - 2018
INTERNATIONAL PLUMBING CODE - 2018
NATIONAL ELECTRICAL CODE - 2020
INTERNATIONAL FIRE CODE - 2018
INTERNATIONAL FUEL GAS CODE - 2018
ICC/ANSI A117-1-2009

CHP. 3 USE & OCCUPANCY
302.1 OCCUPANCY GROUP - MIXED OCCUPANCY GROUPS - B

CHP. 4 NOT APPLICABLE

CHP. 5 GENERAL BUILDING HEIGHTS & AREAS
CONSTRUCTION TYPE: TYPE V-B
TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
= 2 STORIES

TABLE 506.2 TYPE V-B ALLOWABLE AREAS
BASIC ALLOWABLE AREA NON-SPRINKLERED (A-2 OCCUPANCY)
= 9,500 FT²
ACTUAL AREA:
8,823 FT²

508.3.2 NON-SEPARATED OCCUPANCIES APPLIED

CHP. 6 TYPES OF CONSTRUCTION
TABLE 601 FRAME AND ROOF ARE NOT REQUIRED TO BE RATED.

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CHP. 8 NOT APPLICABLE

TO BE DETERMINED AT TIME OF TENANT IMPROVEMENTS

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RISER ROOM PRVIDED FOR FUTURE (TI)

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TO BE DETERMINED AT TIME OF TENANT IMPROVEMENTS

DEFERRED SUBMITTAL'S

NOTE: FIRE SPRINKLER PLANS TO BE SUBMITTED TO THE CITY AS A DEFERRED SUBMITTAL. ALONG WITH THE FOLLOWING.

- SIGNAGE PERMIT.
- FIRE SPRINKLER SUBMITTAL.
- FIRE ALARM SUBMITTAL.
- MEP SEISMIC RESTRAINT.
- ROOF TRUSS SUBMITTAL.

SYMBOL LEGEND

FULL CUT · PARTIAL CUT · DETAIL	SECTION DETAIL MARKER
EQ · DIM. · CLEAR	DIMENSION
	DOOR TAG
	WINDOW TAG
	GLAZING TAG
	MATERIAL TAG
	ELEVATION TAG
	GRID LINE MAKER
	REFERENCED KEYNOTE
INTERIOR · MILLWORK · EXTERIOR	ELEVATION MARKER
? A.F.F. CEILING · ? LIGHT FIXTURE	CEILING & LIGHT TAG
	NORTH ARROW
? ?	ROOM TAG
L- INTERIOR · C2 EXTERIOR	WALL TYPE TAG
? ? scale: ?	TITLE

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ABBREVIATION LEGEND

A.B.C.	AGGREGATE BASE COURSE	I.E.	"that is"
A.F.F.	ABOVE FINISH FLOOR	IT.	INFORMATION TECHNOLOGY
ALUM.	ALUMINUM	JAN.	JANITOR
BD.	BOARD	LAV.	LAVATORY
BKR.	BREAKROOM	M.H.	MAN HOLE
B.O.	BOTTOM OF (_____)	MFR.	MANUFACTURER
C.J.	CONSTRUCTION JOINT	MTL.	METAL
CMU	CONCRETE MASONRY UNIT	N.I.C.	NOT IN CONTRACT
CONT.	CONTINUOUS	OCC.	OCCUPANCY
C.P.	CENTER POINT	O.C.	ON CENTER
DBL.	DOUBLE	OPP.	OPPOSITE
DIA.	DIAMETER	ORD.	OVER FLOW ROOF DRAIN
E.J.	EXPANSION JOINT	P.L.	PLASTIC LAMINATE
E.Q.	EQUAL	PLY WD.	PLYWOOD
EQPT.	EQUIPMENT	P.T.	PRESSURE TREATED
E.g.	"for EXAMPLE"	RB.	REBAR
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	RCPT.	RECEPTIONIST
		R.C.P.	REFLECTED CEILING PLAN
F.O.C.	FACE OF CONCRETE	RD.	ROOF DRAIN
F.O.S.	FACE OF STUD	R.T.U.	ROOF TOP UNIT
F.F.	FINISH FACE	SS.	SANITARY SEWER
F.F.E.	FINISH FLOOR ELEVATION	SHT.	SHEET
F.E.	FIRE EXTINGUISHER	SIM.	SIMILAR
F.D.	FLOOR DRAIN	S.D.	STORM DRAIN
GA.	GAGE	T.O.	TOP OF (_____)
GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
H.C. RAMP	HANDICAP RAMP	U.N.O.	UNLESS NOTED OTHERWISE
HD. WD.	HARD WOOD	VERT.	VERTICAL
HT.	HEGHT	WR.	WATER RESISTANT
H.M.	HOLLOW METAL	W/	WITH
HORIZ.	HORIZONTAL	W/O	WITHOUT
H.W.	HOT WATER	WD.	WOOD

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VINEYARD RETAIL (PAD P)
600 MILL ROAD
VINEYARD, UTAH
PERMIT SET

PROJECT NO:	21077
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	08.10.2022

#	DATE	DESCRIPTION

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TITLE SHEET

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Bid & Construction documents should not be separated or issued as partial sets to subcontractors.

Bidders are responsible for all portions of the documents that pertain to the work covered by sub-bids. Bidder assumes full responsibility for errors or misinterpretations resulting from use of partial sets of Bidding Documents by itself or any sub-bidder.

Conflicting information or errors found in the bid or construction documents should be brought to the attention of the architect immediately so that questions and concerns may be clarified by addendum. In the event of a conflict in the drawings, bidder should not assume that the least expensive option will meet the project requirements.

Documents represent the Project in whole, pricing should represent the same.

GENERAL NOTES

1. AT CONCLUSION OF THE WORK, GENERAL CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH ONE FULL-SIZE (24x36) HARD COPIES AND 1 C.D. WITH SCANNED *.PDF FILES AS PROJECT RECORD DRAWINGS. SEE SPECIFICATIONS.

2. ALL PRODUCTS ON THIS PROJECT SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS & SPECIFICATIONS

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GENERAL NOTES

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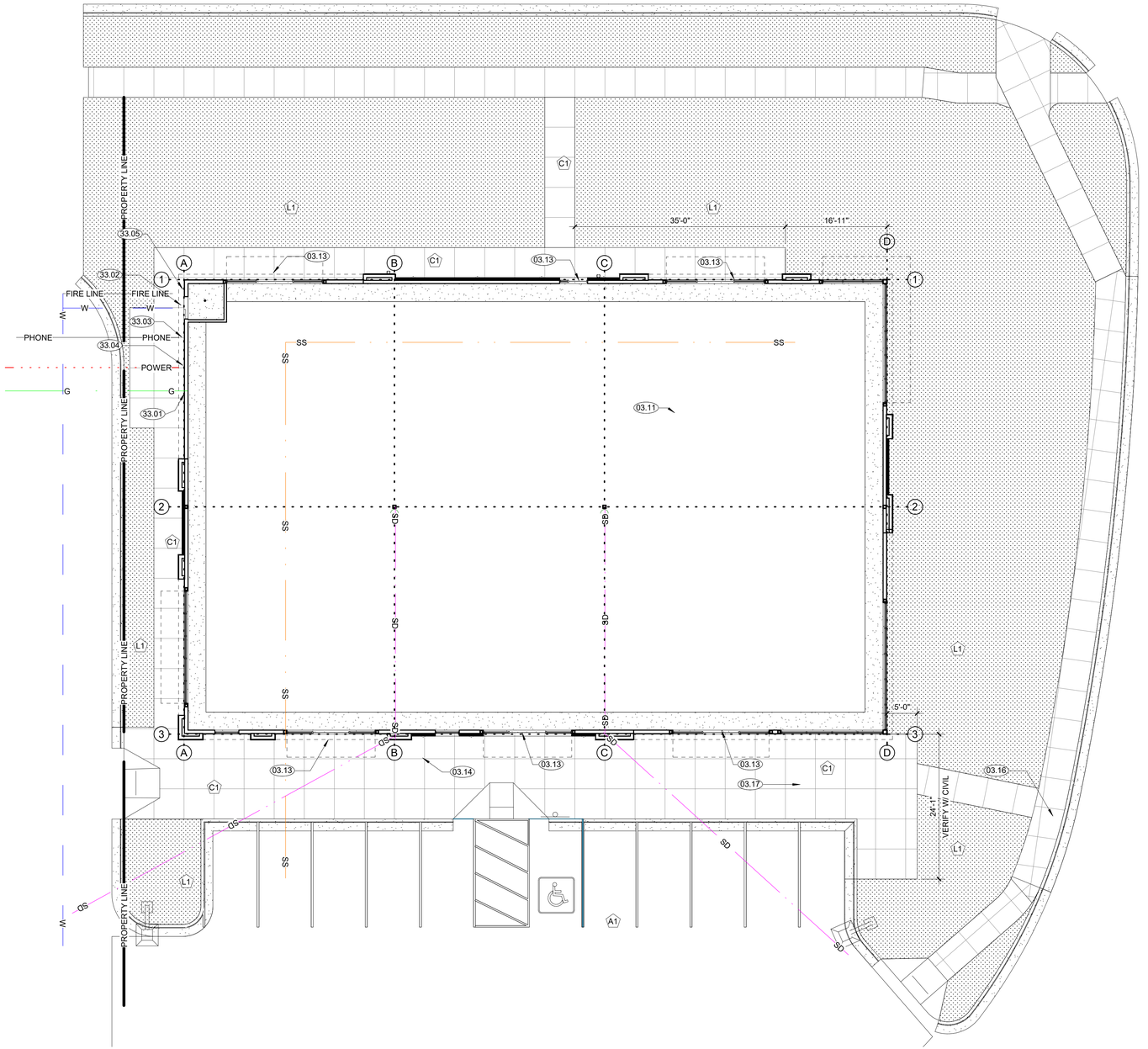

REFERENCE NOTES:

03. CONCRETE

03.11 HATCH REPRESENTS AREA OF CONCRETE FLOOR SLAB TO BE LEFT OUT FOR FUTURE UNDER SLAB PLUMBING AND TENANT FINISH. N.I.C.HATCH REPRESENTS AREA OF CONCRETE FLOOR SLAB TO BE LEFT OUT FOR FUTURE UNDER SLAB PLUMBING AND TENANT FINISH, N.I.C.

03.13 PROVIDE LEVEL LANDING AT EXTERIOR OF ALL EXTERIOR DOORS WITH A MAX. SLOPE OF 2% AWAY FROM THE BUILDING.

03.14 ALL CONTROL JOINTS (CJ) AND EXPANSION JOINTS (EJ) SHALL BE HAND TOOLED. JOINTS SHALL BE ALIGNED WITH ARCHITECTURAL FEATURES. SPACING SHALL NOT BE LESS THAN 2'-8" OR GREATER THAN 6'-0". IN A FIELD OF SIDEWALK WITHOUT ARCHITECTURAL FEATURES, JOINTS SHALL BE EVENLY SPACED. EVERY FOURTH JOINT SHALL BE AN EXPANSION JOINT.

03.16 NATURAL COLORED CONCRETE SIDEWALK WITH INTEGRAL CURB WALL WHERE APPLICABLE, SEE CIVIL DRAWINGS.

03.17 TYP. SIDEWALKS, NO GREATER THAN 2% CROSS SLOPE ALL AROUND BUILDING, VERIFY WITH CIVIL DRAWINGS.

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.

33.02 WATER SHUT OFF LOCATION, SEE CIVIL UTILITY PLANS.AT TIME OF TENANT IMPROVEMENTS, THE WATER SHUT OFF SHALL BE PROTECTED AS REQUIRED BY CODE, SEE PLUMBING DRAWINGS FOR LOCATION.

33.03 TELEPHONE 'D-MARK' LOCATION, PAINTED TO MATCH THE COLOR BEHIND, SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.

33.04 ELECTRICAL METERING SECTION LOCATION. VERIFY EXACT SECTION DIMENSIONS PRIOR TO ROUGH FRAMING, COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.

33.05 (FDC) FIRE DEPARTMENT CONNECTION.

EXTERIOR LEGEND:

? SYMBOL FOR FINISH SCHEDULED.

MATERIALS:

CONCRETE	C1	CAST-IN-PLACE SIZE: STANDARD COLOR: NATURAL PATTERN: 5X5 VERIFY WITH CIVIL
ASPHALT	A1	CAST-IN-PLACE SIZE: SEE CIVIL COLOR: SEE CIVIL PATTERN: SEE CIVIL
LANDSCAPING	L1	LANDSCAPE SIZE: SEE LANDSCAPE PLANS COLOR: SEE LANDSCAPE PLANS PATTERN:SEE LANDSCAPE PLANS

1 A1.0 **SITE PLAN**
scale: 1" = 10'-0"

10' 0' 5' 10' 20' 40'
1" 0" 1/2" 1" 2" 4"

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VINEYARD RETAIL (PAD P)

600 MILL ROAD VINEYARD, UTAH

PERMIT SET

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SITE PLAN

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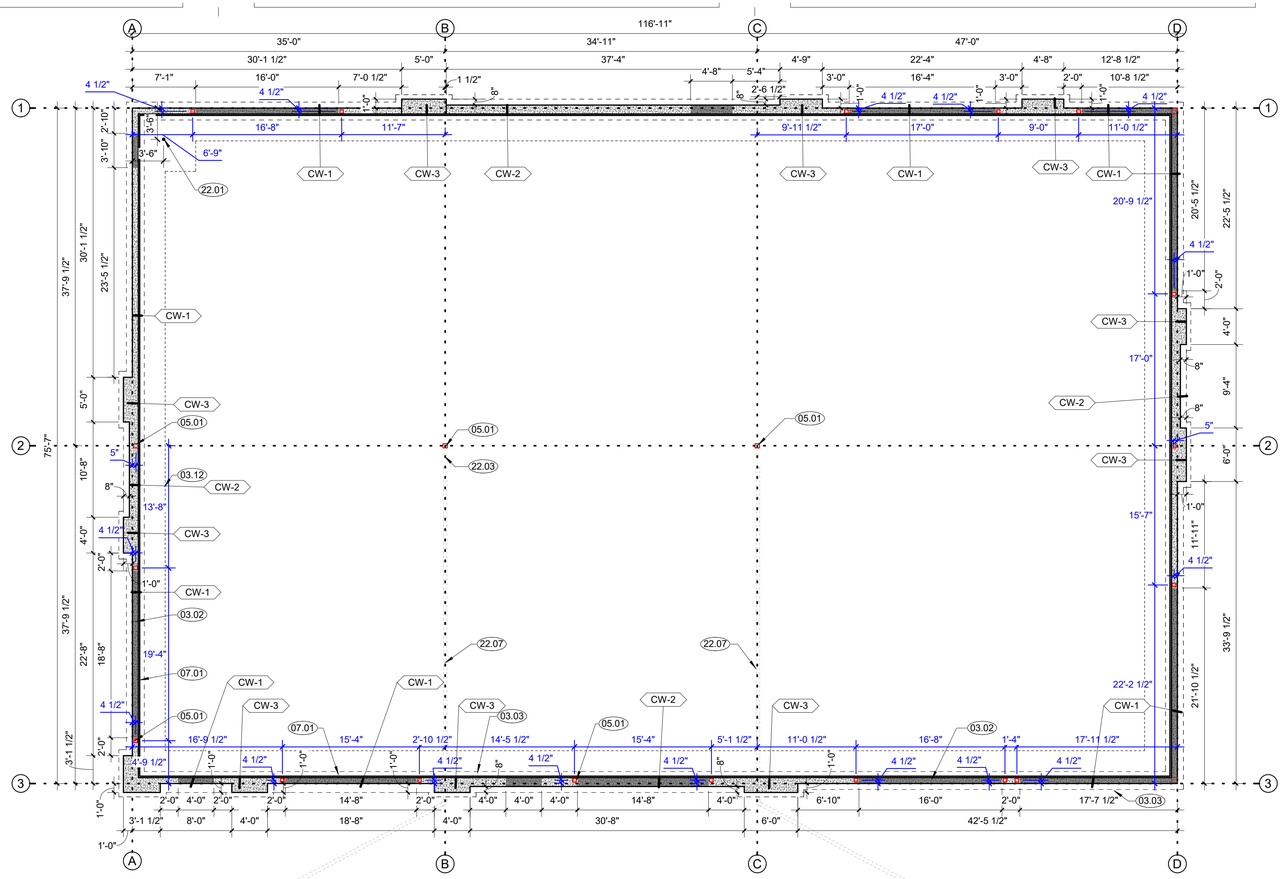


1 A1.1 **B.O. FOOTING**

scale: 1/8" = 1'-0"

REFERENCE NOTES:

03. CONCRETE

03.02 HATCH REPRESENTS AREA OF FOUNDATION WALL THAT IS LOWERED TO ALLOW SLAB TO RUN OVER TOP FOR A THICKENED SLAB EDGE AT OPENINGS, SEE STRUCTURAL DRAWINGS FOR DETAILS.

03.03 THESE DASHED LINED INDICATE THE FOOTING AND FOUNDATION, SEE STRUCTURAL DRAWINGS.

03.12 THESE DASHED LINED INDICATE SLAB EDGE ABOVE, SEE FLOOR PLAN AND STRUCTURAL DRAWINGS.

05. METALS

05.01 STEEL COLUMN. SEE STRUCTURAL DRAWINGS.

07. THERMAL & MOISTURE PROTECTION

07.01 2" RIGID POLYISOCYANURATE INSULATION BOARD AT FOUNDATION WALLS, R-12 MIN., TYP., SEE SPECS.

22. PLUMBING

22.01 FLOOR DRAIN, SEE PLUMBING.

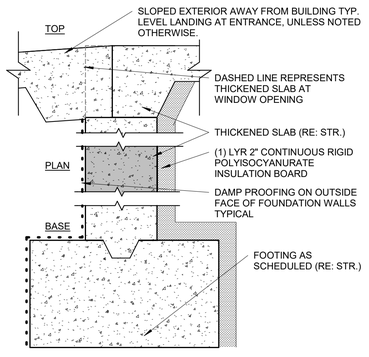
22.03 PRIMARY ROOF DRAIN LOCATIONS. KEEP AS TIGHT TO COLUMN AS POSSIBLE, SEE PLUMBING DRAWINGS.

22.07 THESE DASHED LINES INDICATE ROOF DRAIN, SEE PLUMBING DRAWINGS.

LEGEND / SYMBOLS

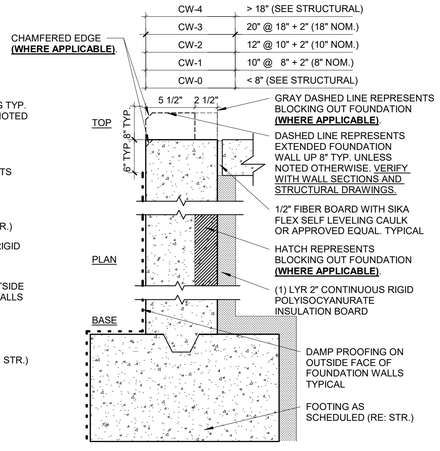
NOTE:
1. **VERIFY ALL FOUNDATION SIZES WITH STRUCTURAL DRAWING.**
2. CONTRACT ARCHITECT IF DISCREPANCIES.
3. ALL MATERIAL SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT.

CW-4	> 18" (SEE STRUCTURAL)
CW-3	20" @ 18" + 2" (18" NOM.)
CW-2	12" @ 10" + 2" (10" NOM.)
CW-1	10" @ 8" + 2" (8" NOM.)
CW-0	< 8" (SEE STRUCTURAL)

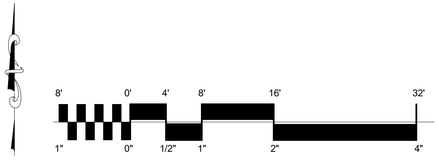


CW- (EXTERIOR) CONCRETE FOUNDATION @ OPENINGS

CW-4	> 18" (SEE STRUCTURAL)
CW-3	20" @ 18" + 2" (18" NOM.)
CW-2	12" @ 10" + 2" (10" NOM.)
CW-1	10" @ 8" + 2" (8" NOM.)
CW-0	< 8" (SEE STRUCTURAL)



CW- (EXTERIOR) CONCRETE FOUNDATION



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FOOTING & FOUNDATION PLAN

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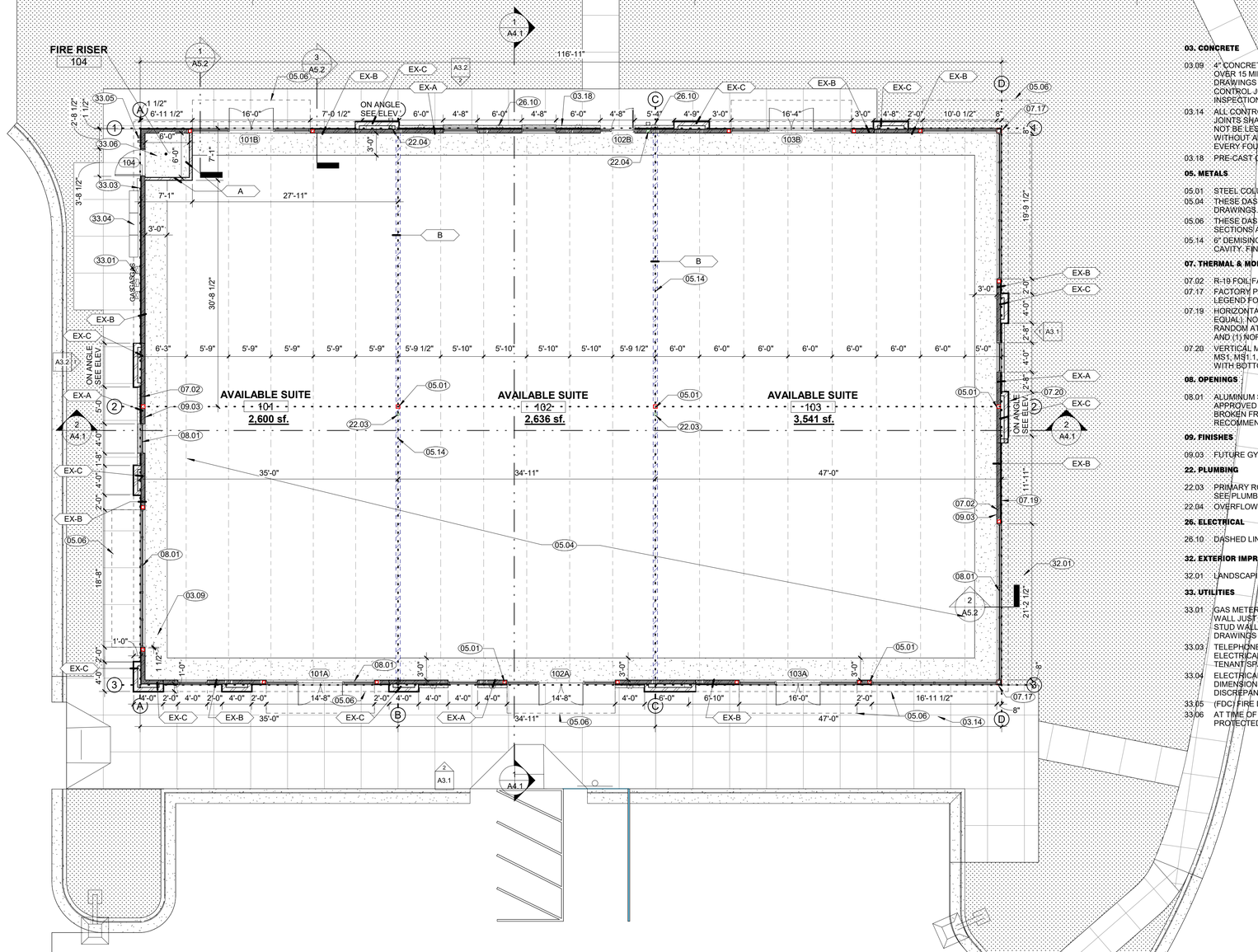
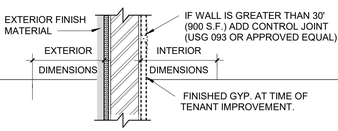


GENERAL NOTES

1. **INTERIOR DIMENSIONS**
   ARE TO FINISH FACE UNLESS NOTED OTHERWISE.
2. **EXTERIOR DIMENSIONS**
   ARE FROM FINISH FACE OF EXTERIOR SHEATHING TO FINISH FACE OF EXTERIOR SHEATHING AND AT OPENINGS MATERIAL FINISH FACE, UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE CONCRETE FOOTINGS FOR TENANT PROVIDED SIGNAGE AND BOLLARDS PER TENANT PROVIDED CRITERIA PACKAGE. CONTRACTOR SHALL COORDINATE ANCHOR BOLT PLACEMENTS, FOOTING LOCATIONS, AND ELECTRICAL/DATA STUB-UPS WITH TENANT PROVIDED CUT SHEETS. CONTRACTOR SHALL INSTALL THE FOLLOWING FOOTINGS IN TENANT APPROVED LOCATIONS NOTED. MONUMENT SIGN,
4. 6" DIAMETER STEEL PIPE BOLLARDS, PRE-MENU BOARD, ORDER MENU BOARD, DRIVE THRU ORDER SCREEN CANOPY, SPEAKER POST [OR] DIGITAL ORDER CONFIRMATION SCREEN (DOS), DIRECTIONAL SIGNAGE TWO [2] MINIMUM PER STORE, AND CLEARANCE/HEIGHT RESTRICTION BAR.
5. CONTROL JOINTS SHALL BE SAW CUT OR RADIUS TOOLED MIN 0-3/16" WIDTH; STRAIGHT, PERPENDICULAR, OR PARALLEL TO BUILDING LINES AND SLAB EDGES.
   FULL TROWEL FINISH INTERIOR FLOOR SLAB SURFACES. USE CURING/SEALING COMPOUND ON CONCRETE SLABS SCHEDULED TO RECEIVE FINISH SEALER. FINISH TOLERANCE = FF 30, FL 24, MINIMUM LOCAL VALUE.
   LIGHT STEEL TROWEL FINISH INTERIOR FLOOR SLAB SURFACES TO RECEIVE TENANT TILE OR OTHER BONDED MATERIALS. FINISH TOLERANCE = FF 24, FL 17, MINIMUM LOCAL VALUE.
6. PATIO FINISH: CONCRETE FINISH SHALL BE FLOAT TROWELED WITH TRANSVERSE BRUSH AND STEEL FINISH. PROVIDE 2" WIDE SMOOTH TROWELED DETAIL AT CONTROL JOINT. MOISTURE CURE CONCRETE FOR MINIMUM 7 DAYS, AND APPLY TWO 2 COATS PENETRATING SEALER TO FINISH.
7. NOTE GLOBAL INDUSTRIAL BIKE RACK PER PDF SPECIFICATIONS.



EXTERIOR WALL LEGEND

-WINDOW TAG AS SCHEDULED, SEE SHEET A6.1

TEXT BELOW STARTS FROM EXTERIOR AND GOES TO INTERIOR

REFERENCE TAG / VISIBLE PLAN REFERENCE	
EX-A	**1 1/2"** EIFS FULL HEIGHT WITH (V) GROOVE REVEAL. ABOVE, **4"** MASONRY VENEER WALL **3'-4"** A.F.F. WITH PRECAST CAP, **1"** AIR GAP. OVER, "WRB" WEATER RESISTANT BARRIER. OVER, EXTERIOR SHEATHING, VERIFY WITH STRUCTURAL DRAWINGS. OVER, **6"** METAL STUD, WITH **R-19** BATT INSULATION. INTERIOR GYP. AND FINISH AT TIME OF (TI) IN LEASE SPACE.
EX-B	HORIZONTAL METAL SIDING FULL HEIGHT. OVER, "WRB" WEATER RESISTANT BARRIER. OVER, EXTERIOR SHEATHING, VERIFY WITH STRUCTURAL DRAWINGS. OVER, **6"** METAL STUD, WITH **R-19** BATT INSULATION. INTERIOR GYP. AND FINISH AT TIME OF (TI) IN LEASE SPACE.
EX-C	VERTICAL METAL SIDING FULL HEIGHT. OVER, "WRB" WEATER RESISTANT BARRIER. OVER, EXTERIOR SHEATHING, VERIFY WITH STRUCTURAL DRAWINGS. OVER, **6"** METAL STUD, WITH **R-19** BATT INSULATION. INTERIOR GYP. AND FINISH AT TIME OF (TI) IN LEASE SPACE.

SEE PLANS

INTERIOR WALL TYPE

-DASHED LINE REPRESENTS 1Hr FIRE RATED
-METAL STUDS = UL-U419
-WOOD STUDS = UL-U305

REFERENCE TAG / VISIBLE PLAN REFERENCE	
A	**3-5/8"** METAL STUD FULL HEIGHT WITH SOUND ATTENUATION BATT INSIDE CAVITY. 5/8" TYPE X GYP. BD. BOTH SIDES.
B	INTERIOR PARTITION WALL TO BE FINISHED AT TIME OF (TI) IN LEASE SPACE.

NOTE:

-SEE WALL SECTION FOR DETAILS.
-INTERIOR FINISH WILL BE INSTALLED AT TIME OF TENANT IMPROVEMENT (TI).
- WHERE APPLICABLE IN ELECTRICAL ROOM INSTALL 4'X8'X1/2" PLYWOOD HORIZONTALLY OVER GYP. BD. AT 30" A.F.F. PAINT TO MATCH ADJACENT WALLS.

REFERENCE NOTES:

03. CONCRETE

03.09 4" CONCRETE FLOOR OVER 15 MIL. VAPOR BARRIER OVER 4" GRANULAR FILL OVER 15 MIL. VAPOR BARRIER (STEGO OR APPROVED EQUAL), SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FOR CONCRETE FLOOR EXPANSION AND CONTROL JOINTS. COORDINATE WITH TENANT FOR PLACEMENT AND INSPECTION OF UNDERGROUND PLUMBING PRIOR TO FLOOR FOUR.

03.14 ALL CONTROL JOINTS (CJ) AND EXPANSION JOINTS (EJ) SHALL BE HAND TOOLED. JOINTS SHALL BE ALIGNED WITH ARCHITECTURAL FEATURES. SPACING SHALL NOT BE LESS THAN 2'-8" OR GREATER THAN 6'-0". IN A FIELD OF SIDEWALK WITHOUT ARCHITECTURAL FEATURES, JOINTS SHALL BE EVENLY SPACED. EVERY FOURTH JOINT SHALL BE AN EXPANSION JOINT.

03.18 PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.

05. METALS

05.01 STEEL COLUMN. SEE STRUCTURAL DRAWINGS.

05.04 THESE DASHED LINES INDICATE ROOF JOISTS ABOVE, SEE STRUCTURAL DRAWINGS.

05.06 THESE DASHED LINES INDICATE CANOPIES AND WALLS ABOVE. SEE WALL SECTIONS AND STRUCTURAL FOR DETAILING.

05.14 6" DEMISING WALL FULL HEIGHT TO ROOF DECK WITH ACOUSTIC BATT IN STUD CAVITY. FINISHED GYP. AT TIME OF TENANT IMPROVEMENT.

07. THERMAL & MOISTURE PROTECTION

07.02 R-19 FOIL FACED BATT INSULATION IN PERIMETER STUD WALL CAVITY.

07.17 FACTORY PAINTED CONTINUOUS BREAK MTL. FLASHING, SEE ELEVATION LEGEND FOR COLOR.

07.19 HORIZONTAL METAL SIDING, (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). NORWOOD MINI AND NORWOOD WITH TWO RATIO PATTERN TYPES RANDOM AT [50% (3) NORWOOD MINI AND (1) NORWOOD] / [50% (3) NORWOOD AND (1) NORWOOD MINI]. COLOR TO BE ASH GREY, TRIM TO MATCH.

07.20 VERTICAL METAL SIDING, (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). MS1, MS1.1, MS1.2 MODULAR RANDOM PATTERN, DO NOT ALIGN TOP PATTERN WITH BOTTOM PATTERN. COLOR TO BE TITANIUM BLACK, TRIM TO MATCH.

08. OPENINGS

08.01 ALUMINUM STOREFRONT SYSTEM, SERIES 451SF (CRL U.S. ALUMINUM OR APPROVED EQUAL). FINISH TO BE CLEAR ANODIZED COLOR. THERMALLY BROKEN FRAME. SEE WINDOW SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

09. FINISHES

09.03 FUTURE GYP. BD. SHEATHING, PART OF TENANT IMPROVEMENT, NIC.

22. PLUMBING

22.03 PRIMARY ROOF DRAIN LOCATIONS. KEEP AS TIGHT TO COLUMN AS POSSIBLE, SEE PLUMBING DRAWINGS.

22.04 OVERFLOW ROOF DRAIN, SEE PLUMBING DRAWINGS.

26. ELECTRICAL

26.10 DASHED LINE REPRESENTS LIGHT FIXTURE ABOVE, SEE ELEVATIONS.

32. EXTERIOR IMPROVMENTS

32.01 LANDSCAPING AND IRRIGATION, SEE LANDSCAPING PLANS.

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.

33.03 TELEPHONE "D-MARK" LOCATION, PAINTED TO MATCH THE COLOR BEHIND, SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.

33.04 ELECTRICAL METERING SECTION LOCATION. VERIFY EXACT SECTION DIMENSIONS PRIOR TO ROUGH FRAMING, COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.

33.05 (FDC) FIRE DEPARTMENT CONNECTION.

33.06 AT TIME OF TENANT IMPROVEMENTS, THE WATER SHUT OFF SHALL BE PROTECTED AS REQUIRED BY CODE, SEE PLUMBING DRAWINGS FOR LOCATION.

1 **FINISH FLOOR**
A1.2 scale: 1/8" = 1'-0"

8' 0' 4' 8' 16' 32'
1" 0" 1/2" 1" 2" 4"

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STATE OF UTAH 4959951 TROY S. ANDERSON LICENSED ARCHITECT

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VINEYARD RETAIL (PAD P)

600 MILL ROAD VINEYARD, UTAH

PERMIT SET

PROJECT NO:	21077
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	08.10.2022

#	DATE	DESCRIPTION

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SHEET TITLE
FINISH FLOOR PLAN

A1.2

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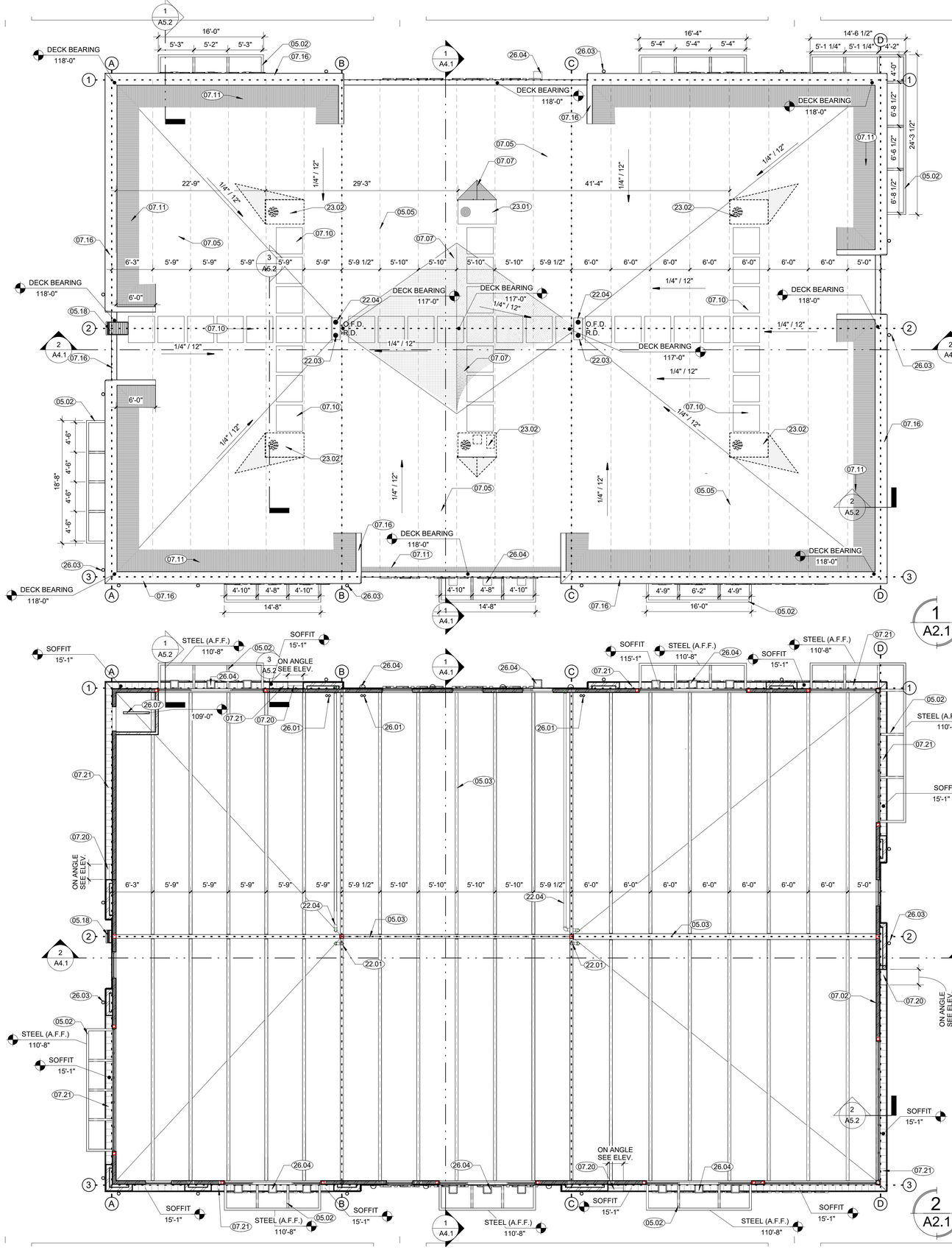

1 ROOF PLAN
A2.1 scale: 1/8" = 1'-0"

2 REFLECTED CEILING PLAN
A2.1 scale: 1/8" = 1'-0"

CEILING FIXTURE LEGEND
- CAN LIGHT
- SUSPENDED LINEAR LIGHT
- WALL MOUNTED SCONCE

8' 0' 4' 8' 16' 32'
1" 0" 1/2" 1" 2" 4"

REFERENCE NOTES:

05. METALS

05.02 TUBE STEEL, PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.

05.03 STRUCTURAL BEAM/JOIST/GIRDER - SEE STRUCTURAL DRAWINGS.

05.05 THESE DASHED LINES INDICATE STEEL ROOF JOISTS BELOW, SEE STRUCTURAL DRAWINGS.

05.18 ROOF ACCESS LADDER, SEE DETAIL 1,2/A7.1. COLOR TO MATCH THE WALL COLOR BEHIND.

07. THERMAL & MOISTURE PROTECTION

07.02 R-19 FOIL FACED BATT INSULATION IN PERIMETER STUD WALL CAVITY.

07.05 WHITE 60 MIL SINGLE-PLY ROOF MEMBRANE WITH 15 YEAR WARRANTY OVER 2 LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION BOARD (R-36) OVER METAL DECKING, MINIMUM SLOPE OF 1/4" PER FOOT, SEE SPECS. MECHANICALLY FASTENED. VERIFY FASTENING WITH LOCAL CODES INSTALL PER MANUFACTURES RECOMMENDATION.

07.07 HATCH INDICATES TAPERED INSULATION BOARD AS REQUIRED TO DIRECT WATER TO DRAINS. INSULATION SLOPE TO BE 1/4" PER FOOT.

07.10 ROOF WALKWAY PADS ALONG CIRCULATION ROUTE. SEE SPECIFICATIONS.

07.11 SINGLE PLY MEMBRANE UP KICKER, OVER SHEATHING, OVER METAL STUD FRAMING. INSTALL R-36 CLOSED CELL SPRAY FOAM IN CAVITY BETWEEN FRAMING AND METAL DECK. SEE WALL SECTIONS AND STRUCTURAL DETAILS FOR CONNECTIONS.

07.16 FACTORY PAINTED PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES, SLOPE CAP TO INTERIOR OF BUILDING, SEE ELEVATION LEGEND FOR DRAWINGS FOR REINFORCING OF PARAPET WALL.

22. PLUMBING

22.01 FLOOR DRAIN, SEE PLUMBING.

22.03 PRIMARY ROOF DRAIN LOCATIONS ARE SHOWN AS POSSIBLE, SEE PLUMBING DRAWINGS.

22.04 OVERFLOW ROOF DRAIN. SEE PLUMBING DRAWINGS.

23. HVAC

23.01 ROOF TOP MECH. UNIT & CURB, COND. & CURB, OR HOOD FAN; SEE MECHANICAL AND ELECTRICAL DRAWINGS.

23.02 FUTURE ROOF TOP MECH. UNIT & CURB, COND. & CURB, OR HOOD FAN; TO BE ADDED AT TI.

26. ELECTRICAL

26.01 CONTRACTOR SHALL PROVIDE (2) 1" EMPTY OVERHEAD CONDUIT. CONDUITS SHALL BE RUN TO EACH POSSIBLE TENANT SPACE. VERIFY ELECTRICAL REQUIREMENTS AND LOCATION WITH TENANT IMPROVEMENT DRAWINGS. WIRE SHALL BE PULLED AND CAN BE MOUNTED AT TIME OF TENANT IMPROVEMENTS.

26.03 PROVIDE WALL MOUNTED UP/DOWN LIGHT FIXTURE. SEE ELECTRICAL.

26.04 SURFACE MOUNTED LIGHT FIXTURE. PROVIDE REQUIRED BACKING. FLUSH ELECTRICAL BOX AND PROVIDE ADDITIONAL ELECTRICAL PLATES AS REQUIRED TO PROPER INSTALLATION. SEE ELEVATIONS.

26.07 SUSPENDED LIGHT FIXTURE, BOTTOM OF FIXTURE TO BE @ 9'-0" A.F.F.

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STATE OF UTAH 4959951 TROY S. ANDERSON LICENSED ARCHITECT

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VINEYARD RETAIL (PAD P)

600 MILL ROAD VINEYARD, UTAH

PERMIT SET

PROJECT NO:	21077
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	08.10.2022

#	DATE	DESCRIPTION

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SHEET TITLE

ROOF PLAN & RCP

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REFERENCE NOTES:

03. CONCRETE

03.03 THESE DASHED LINED INDICATE THE FOOTING AND FOUNDATION, SEE STRUCTURAL DRAWINGS.
03.05 EXPOSED CONCRETE FOUNDATION. FINISH TO BE SEALED, SEE ELEVATIONS AND LEGEND.
03.13 PROVIDE LEVEL LANDING AT EXTERIOR OF ALL EXTERIOR DOORS WITH A MAX. SLOPE OF 2% AWAY FROM THE BUILDING.
03.18 PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.

04. MASONRY

04.08 4" MASONRY, SEE WALL SECTIONS. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (LIQUID-APPLIED VAPOR BARRIER).

05. METALS

05.02 TUBE STEEL, PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.

07. THERMAL & MOISTURE PROTECTION

07.16 FACTORY PAINTED PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES, SLOPE CAP TO INTERIOR OF BUILDING. SEE ELEVATION LEGEND FOR COLOR. (DMI, DYNACLAD OR APPROVED EQUAL) SEE STRUCTURAL DRAWINGS FOR REINFORCING OF PARAPET WALL.
07.17 FACTORY PAINTED CONTINUOUS BREAK MTL. FLASHING, SEE ELEVATION LEGEND FOR COLOR.
07.19 HORIZONTAL METAL SIDING. (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). NORWOOD MINI AND NORWOOD WITH TWO RATIO PATTERN TYPES RANDOM AT [50% (3) NORWOOD MINI AND (1) NORWOOD] / [50% (3) NORWOOD AND (1) NORWOOD MINI]. COLOR TO BE ASH GREY, TRIM TO MATCH.

REFERENCE NOTES:

07. THERMAL & MOISTURE PROTECTION

07.20 VERTICAL METAL SIDING, (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). MS1, MS1.1, MS1.2 MODULAR RANDOM PATTERN. DO NOT ALIGN TOP PATTERN WITH BOTTOM PATTERN. COLOR TO BE TITANIUM BLACK, TRIM TO MATCH.
07.29 1 1/2" EIFS, OVER "WRB", OVER SHEATHING, OVER METAL STUD FRAMING.

08. OPENINGS

08.01 ALUMINUM STOREFRONT SYSTEM, SERIES 451SF (CRL U.S. ALUMINUM OR APPROVED EQUAL). FINISH TO BE CLEAR ANODIZED COLOR. THERMALLY BROKEN FRAME, SEE WINDOW SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

09. FINISHES

09.01 'V-GROOVE' IN EIFS, SEE DETAIL 2/A7.1.

10. SPECIALTIES

10.02 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL).
10.03 8" ADDRESS LETTERS AS PER CITY FIRE DEPT.

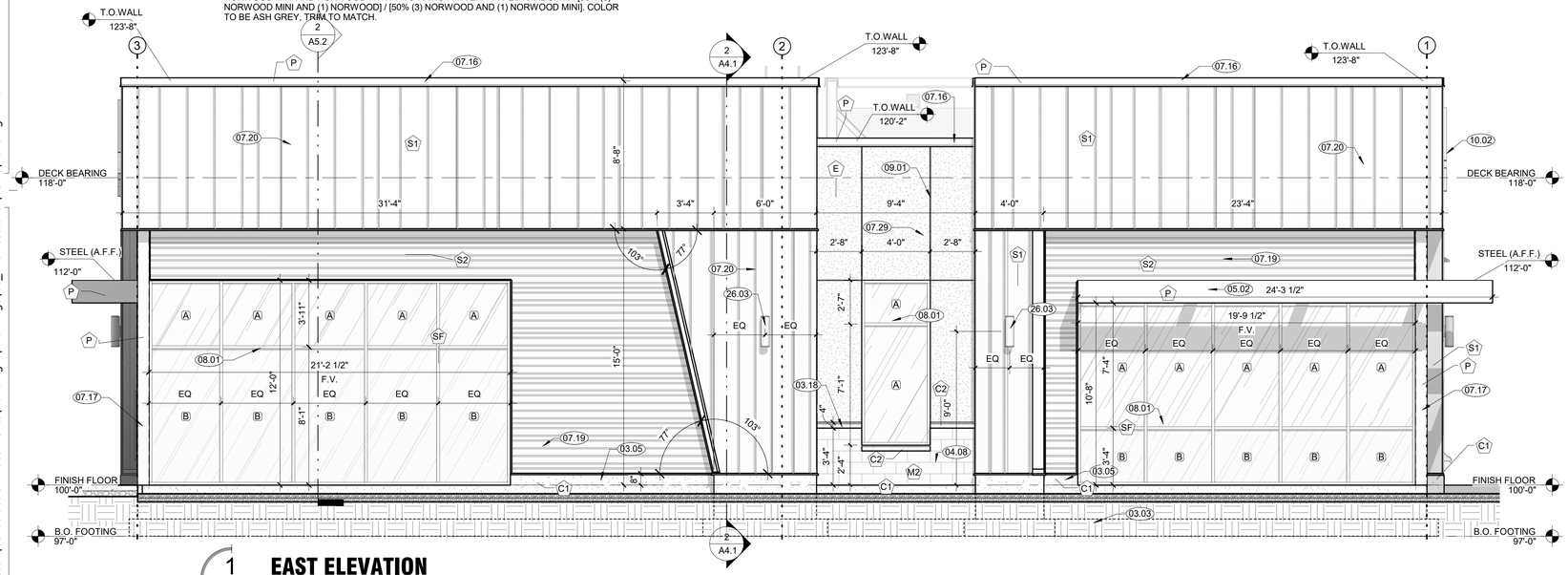
23. HVAC

23.01 ROOF TOP MECH. UNIT & CURB, COND. & CURB, OR HOOD FAN; SEE MECHANICAL AND ELECTRICAL DRAWINGS.

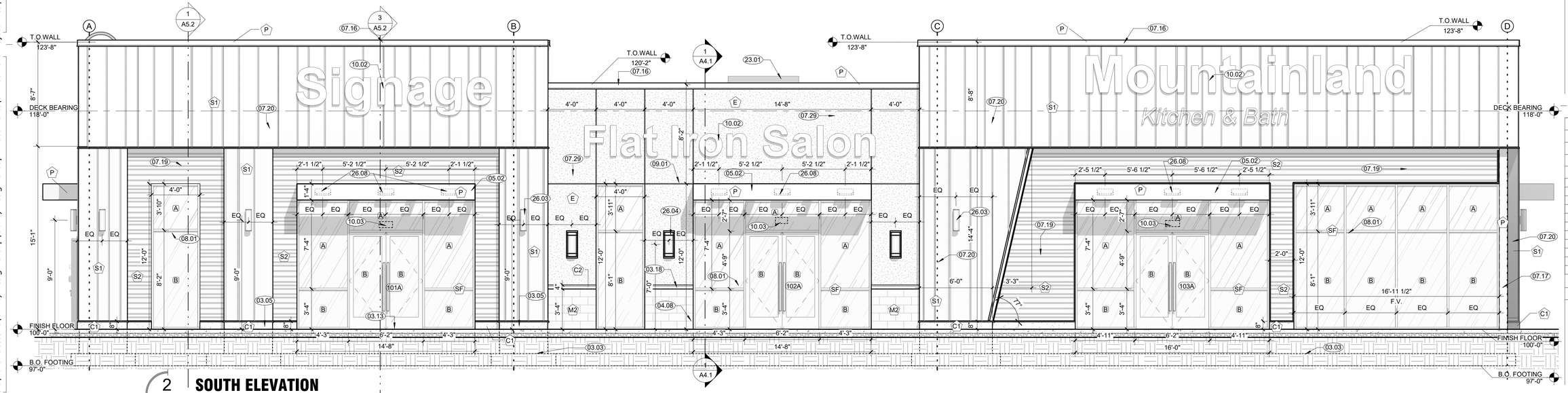
REFERENCE NOTES:

26. ELECTRICAL

26.03 PROVIDE WALL MOUNTED UP/DOWN LIGHT FIXTURE. SEE ELECTRICAL.
26.04 SURFACE MOUNTED LIGHT FIXTURE. PROVIDE REQUIRED BACKING. FLUSH ELECTRICAL BOX AND PROVIDE ADDITIONAL ELECTRICAL PLATES AS REQUIRED TO PROPER INSTALLATION. SEE ELEVATIONS.
26.08 DASHED LINE REPRESENTS LIGHT FIXTURE ABOVE ENTRY VERIFY WITH STRUCTURAL DRAWING FOR PENETRATION IN STRUCTURAL STEEL.



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



2 A3.1 **SOUTH ELEVATION**
scale: 1/4" = 1'-0"

EXTERIOR LEGEND:

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

MATERIALS:

CONCRETE	C1	CONCRETE FOUNDATION (EXPOSED) FINISH: SEALED COLOR: NATURAL PATTERN:
	C2	PRECAST CONCRETE SILL FINISH: COLOR: NATURAL PATTERN:
METAL DOOR	D	SHERWIN WILLIAMS OR APPROVED EQUAL FINISH: EXTERIOR HEAVY DUTY COLOR: SHERWIN WILLIAMS, BLACK FOX SW 7020 PATTERN:
EIFS:	E	STO OR APPROVED EQUAL FINISH: FINE COLOR: SHERWIN WILLIAMS, MINDFUL GRAY SW 7016 PATTERN: 3/4" V GROOVES
MASONRY:	M	SUNROC OR APPROVED EQUAL FINISH: SPLITFACED,SEALED COLOR: BLACK PATTERN: RUNNING
STEEL / COPING / FLASHING:	P	DIMENSIONAL METAL INC. OR APPROVED EQUAL FINISH: COLOR: MATTE BLACK PATTERN:
SIDING (METAL):	S1	MAC METAL ARCHITECURAL OR APPROVED EQUAL FINISH: MS1, MS1.1, MS1.2 MODULAR, INSTAL PER MFR. COLOR: TITANIUM BLACK PATTERN: VERTICAL RANDOM
	S2	MAC METAL ARCHITECURAL OR APPROVED EQUAL FINISH: NORWOOD MINI AND NORWOOD COLOR: ASH GREY PATTERN: (3 MINI TO 1) AND (3 TO 1 MINI) RANDOM

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

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.

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VINEYARD RETAIL (PAD P)

600 MILL ROAD VINEYARD, UTAH

PERMIT SET

PROJECT NO:	21077
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	08.10.2022

#	DATE	DESCRIPTION

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SHEET TITLE
BUILDING ELEVATIONS

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REFERENCE NOTES:

03. CONCRETE

03.03 THESE DASHED LINED INDICATE THE FOOTING AND FOUNDATION, SEE STRUCTURAL DRAWINGS.
03.05 EXPOSED CONCRETE FOUNDATION. FINISH TO BE SEALED, SEE ELEVATIONS AND LEGEND.
03.18 PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.

04. MASONRY

04.08 4" MASONRY, SEE WALL SECTIONS. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (LIQUID-APPLIED VAPOR BARRIER).

05. METALS

05.02 TUBE STEEL, PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.
05.18 ROOF ACCESS LADDER. SEE DETAIL 1,2/A7.1. COLOR TO MATCH THE WALL COLOR BEHIND.

07. THERMAL & MOISTURE PROTECTION

07.16 FACTORY PAINTED PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES, SLOPE CAP TO INTERIOR OF BUILDING. SEE ELEVATION LEGEND FOR COLOR. (DMI, DYNACLAD OR APPROVED EQUAL) SEE STRUCTURAL DRAWINGS FOR REINFORCING OF PARAPET WALL.
07.17 FACTORY PAINTED CONTINUOUS BREAK MTL. FLASHING, SEE ELEVATION LEGEND FOR COLOR.
07.19 HORIZONTAL METAL SIDING, (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). NORWOOD MINI AND NORWOOD WITH TWO RATIO PATTERN TYPES RANDOM AT [50% (3) NORWOOD MINI AND (1) NORWOOD] / [50% (3) NORWOOD AND (1) NORWOOD MINI]. COLOR TO BE ASH GREY, TRIM TO MATCH.
07.20 VERTICAL METAL SIDING, (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). MS1, MS1.1, MS1.2 MODULAR RANDOM PATTERN, DO NOT ALIGN TOP PATTERN WITH BOTTOM PATTERN. COLOR TO BE TITANIUM BLACK, TRIM TO MATCH.
07.29 1 1/2" EIFS, OVER "WRB", OVER SHEATHING, OVER METAL STUD FRAMING.

REFERENCE NOTES:

08. OPENINGS

08.01 ALUMINUM STOREFRONT SYSTEM, SERIES 451SF (CRL U.S. ALUMINUM OR APPROVED EQUAL). FINISH TO BE CLEAR ANODIZED COLOR. THERMALLY BROKEN FRAME, SEE WINDOW SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
08.03 HOLLOW METAL SERVICE DOORS, PAINTED SEE LEGEND FOR COLOR. SEE DOOR SCHEDULE.

09. FINISHES

09.01 'V-GROOVE' IN EIFS, SEE DETAIL 2/A7.1.

10. SPECIALTIES

10.01 KNOX BOX VERIFY WITH CITY FIRE DEPT FOR MODEL AND LOCATION, MODEL NO. 3271.
10.02 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL).
10.03 8" ADDRESS LETTERS AS PER CITY FIRE DEPT.

22. PLUMBING

22.05 OVERFLOW ROOF DRAIN ESCUTCHEON, VERIFY MOUNTING HEIGHT & LOCATION WITH PLUMBING DRAWINGS.

23. HVAC

23.01 ROOF TOP MECH. UNIT & CURB, COND. & CURB, OR HOOD FAN; SEE MECHANICAL AND ELECTRICAL DRAWINGS.

REFERENCE NOTES:

26. ELECTRICAL

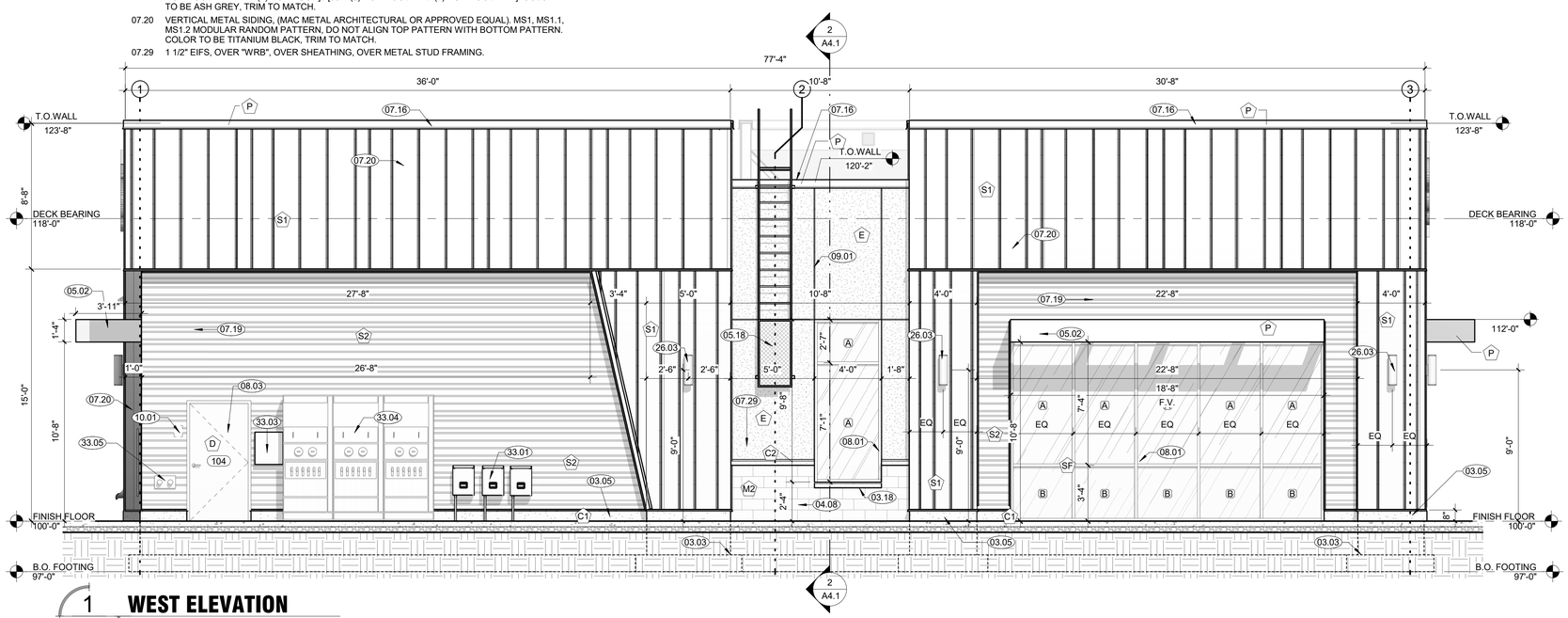
26.03 PROVIDE WALL MOUNTED UP/DOWN LIGHT FIXTURE. SEE ELECTRICAL.
26.04 SURFACE MOUNTED LIGHT FIXTURE. PROVIDE REQUIRED BACKING. FLUSH ELECTRICAL BOX AND PROVIDE ADDITIONAL ELECTRICAL PLATES AS REQUIRED TO PROPER INSTALLATION. SEE ELEVATIONS.
26.08 DASHED LINE REPRESENTS LIGHT FIXTURE ABOVE ENTRY VERIFY WITH STRUCTURAL DRAWING FOR PENETRATION IN STRUCTURAL STEEL.

32. EXTERIOR IMPROVMENTS

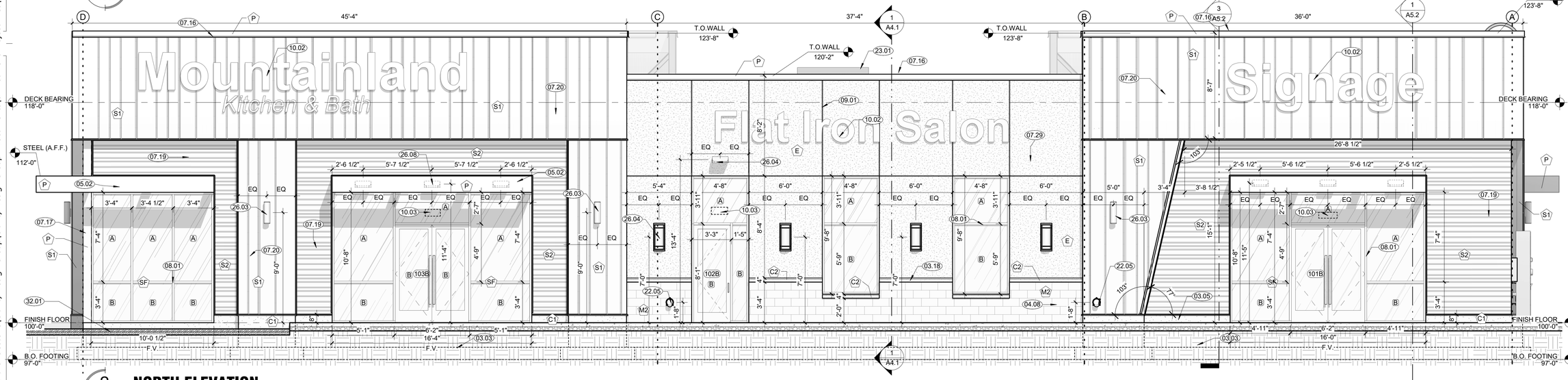
32.01 LANDSCAPING AND IRRIGATION, SEE LANDSCAPING PLANS.

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.
33.03 TELEPHONE 'D-MARK' LOCATION, PAINTED TO MATCH THE COLOR BEHIND, SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.
33.04 ELECTRICAL METERING SECTION LOCATION. VERIFY EXACT SECTION DIMENSIONS PRIOR TO ROUGH FRAMING, COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.
33.05 (FDC) FIRE DEPARTMENT CONNECTION.



1 WEST ELEVATION
A3.2 scale: 1/4" = 1'-0"



2 NORTH ELEVATION
A3.2 scale: 1/4" = 1'-0"

EXTERIOR LEGEND:

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

MATERIALS:

CONCRETE	C1	CONCRETE FOUNDATION (EXPOSED) FINISH: SEALED COLOR: NATURAL PATTERN:
	C2	PRECAST CONCRETE SILL FINISH: COLOR: NATURAL PATTERN:
METAL DOOR	D	SHERWIN WILLIAMS OR APPROVED EQUAL FINISH: EXTERIOR HEAVY DUTY COLOR: SHERWIN WILLIAMS, BLACK FOX SW 7020 PATTERN:
EIFS:	E	STO OR APPROVED EQUAL FINISH: FINE COLOR: SHERWIN WILLIAMS, MINDFUL GRAY SW 7016 PATTERN: 3/4" V GROOVES
MASONRY:	M	SUNROC OR APPROVED EQUAL FINISH: SPLITFACED,SEALED COLOR: BLACK PATTERN: RUNNING
STEEL / COPING / FLASHING:	P	DIMENSIONAL METAL INC. OR APPROVED EQUAL FINISH: COLOR: MATTE BLACK PATTERN:
SIDING (METAL):	S1	MAC METAL ARCHITECURAL OR APPROVED EQUAL FINISH: MS1, MS1.1, MS1.2 MODULAR, INSTAL PER MFR. COLOR: TITANIUM BLACK PATTERN: VERTICAL RANDOM
	S2	MAC METAL ARCHITECURAL OR APPROVED EQUAL FINISH: NORWOOD MINI AND NORWOOD COLOR: ASH GREY PATTERN: (3 MINI TO 1) AND (3 TO 1 MINI) RANDOM

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

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.

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STATE OF UTAH 4959951 TROY S. ANDERSON LICENSED ARCHITECT

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VINEYARD RETAIL (PAD P)

600 MILL ROAD VINEYARD, UTAH

PERMIT SET

PROJECT NO:	21077
DRAWN BY:	AO
CHECKED BY:	TA

ISSUE DATE:	08.10.2022	
#	DATE	DESCRIPTION

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SHEET TITLE

BUILDING ELEVATIONS

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REFERENCE NOTES:

03. CONCRETE

03.10 VERIFY WITH STRUCTURAL. 4" GRANULAR FILL UNDER 15 MIL. VAPOR BARRIER (STEGO OR APPROVED EQUAL), SEE STRUCTURAL DRAWINGS.
03.13 PROVIDE LEVEL LANDING AT EXTERIOR OF ALL EXTERIOR DOORS WITH A MAX. SLOPE OF 2% AWAY FROM THE BUILDING.
03.17 TYP. SIDEWALKS, NO GREATER THAN 2% CROSS SLOPE ALL AROUND BUILDING, VERIFY WITH CIVIL DRAWINGS.

05. METALS

05.01 STEEL COLUMN. SEE STRUCTURAL DRAWINGS.
05.03 STRUCTURAL BEAM/JOIST/GIRDER - SEE STRUCTURAL DRAWINGS.
05.12 6" METAL STUD PERIMETER WALL FULL HEIGHT WITH R-19 FOIL-FACED BATT INSULATION IN STUD CAVITY. FINISHED GYP. AT TIME OF TENANT IMPROVEMENT.
05.18 ROOF ACCESS LADDER. SEE DETAIL 1,2/A7.1. COLOR TO MATCH THE WALL COLOR BEHIND.

07. THERMAL & MOISTURE PROTECTION

07.01 2" RIGID POLYISOCYANURATE INSULATION BOARD AT FOUNDATION WALLS, R-12 MIN., TYP., SEE SPECS.
07.02 R-19 FOIL FACED BATT INSULATION IN PERIMETER STUD WALL CAVITY.
07.05 WHITE 60 MIL SINGLE-PLY ROOF MEMBRANE WITH 15 YEAR WARRANTY OVER 2 LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION BOARD (R-36) OVER METAL DECKING, MINIMUM SLOPE OF 1/4" PER FOOT, SEE SPECS. MECHANICALLY FASTENED. VERIFY FASTENING WITH LOCAL CODES INSTALL PER MANUFACTURES RECOMMENDATION.
07.07 HATCH INDICATES TAPERED INSULATION BOARD AS REQUIRED TO DIRECT WATER TO DRAINS. INSULATION SLOPE TO BE 1/4" PER FOOT.

REFERENCE NOTES:

07. THERMAL & MOISTURE PROTECTION

07.11 SINGLE PLY MEMBRANE UP KICKER, OVER SHEATHING, OVER METAL STUD FRAMING. INSTALL R-36 CLOSED CELL SPRAY FOAM IN CAVITY BETWEEN FRAMING AND METAL DECK. SEE WALL SECTIONS AND STRUCTURAL DETAILS FOR CONNECTIONS.
07.12 EXTEND SINGLE PLY MEMBRANE UP PARAPET WALL, UNDER PARAPET CAP AND DOWN FRONT FACE OF WALL 2" MIN., TYPICAL.
07.14 VENT TO ALLOW PASSAGE OF AIR FROM KICKER. PROVIDE AND INSTALL TRU-AIRE 174 SERIES 8"X8" GRILLE (ABOUT 10"X10" OD) W/ INSECT SCREEN. (OR APPROVED EQUAL). WHERE PARAPET WALL IS SHORTER PROVIDED APPROPRIATE SIZE VENT. WATERPROOF/SEAL PENETRATION AS REQUIRED, INSTALL AT A MINIMUM OF 18" ABOVE ROOF DECK, WITH HEAVY DUTY BUG SCREENING TYPICAL.
07.16 FACTORY PAINTED PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES, SLOPE CAP TO INTERIOR OF BUILDING. SEE ELEVATION LEGEND FOR COLOR. (DMI, DYNACLAD OR APPROVED EQUAL) SEE STRUCTURAL DRAWINGS FOR REINFORCING OF PARAPET WALL.
07.20 VERTICAL METAL SIDING, (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). MS1, MS1.1, MS1.2 MODULAR RANDOM PATTERN, DO NOT ALIGN TOP PATTERN WITH BOTTOM PATTERN. COLOR TO BE TITANIUM BLACK, TRIM TO MATCH.

08. OPENINGS

08.07 KICKER ACCESS PANEL MINIMUM SIZE 24"X24", LOCKABLE PROVIDED KEY HOOK AND LOCATION IN OWNERS CLOSET. MAINTAIN ALL WEATHER SEALS.

09. FINISHES

09.03 FUTURE GYP. BD. SHEATHING, PART OF TENANT IMPROVEMENT, NIC.

REFERENCE NOTES:

22. PLUMBING

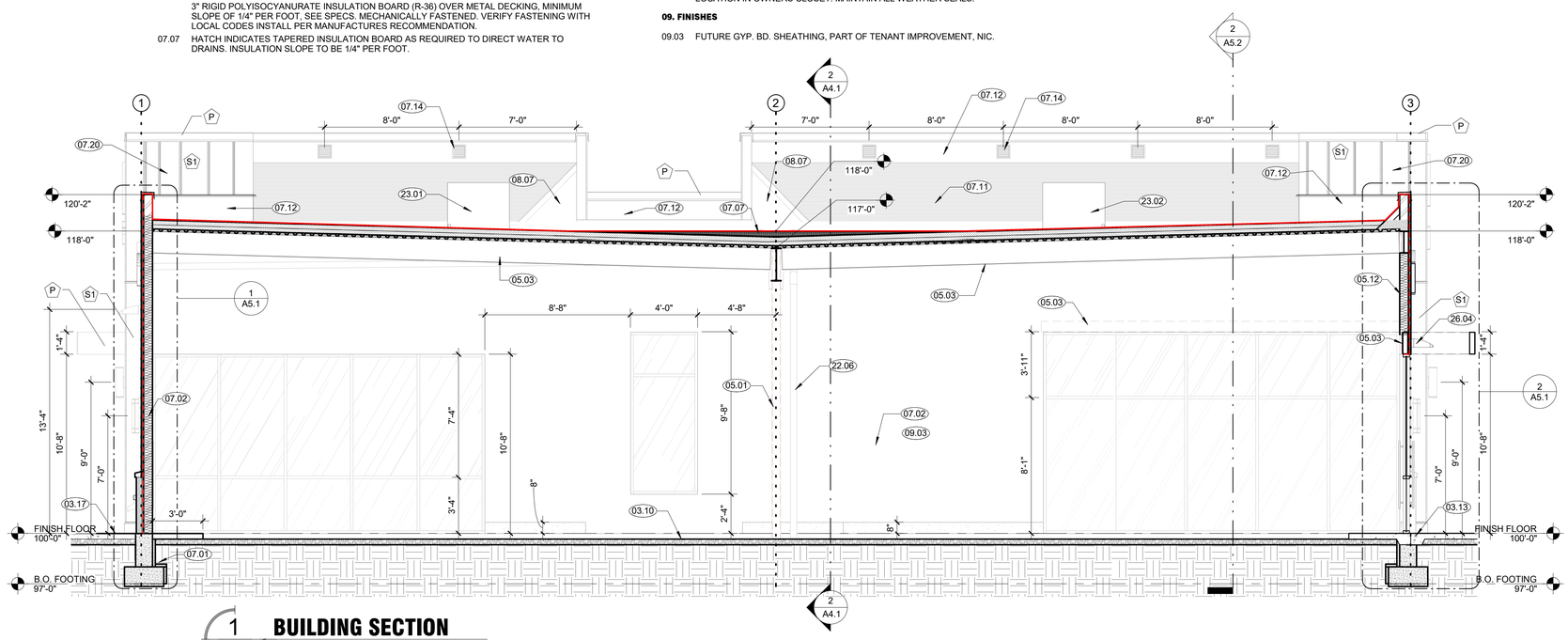
22.01 FLOOR DRAIN, SEE PLUMBING.
22.06 PRIMARY ROOF DRAIN, SEE PLUMBING DRAWINGS.

23. HVAC

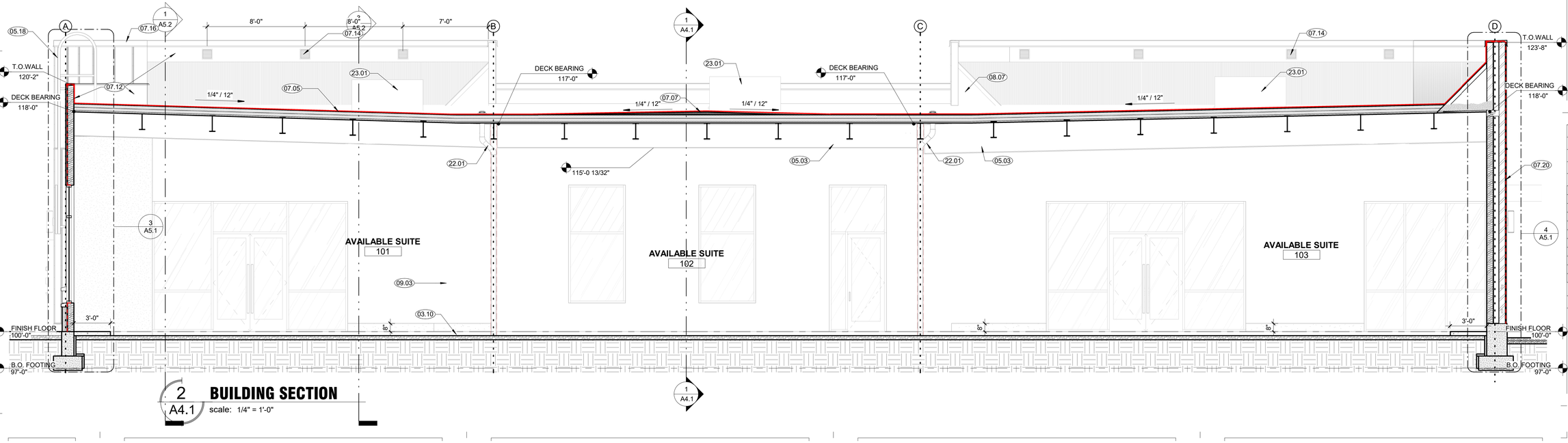
23.01 ROOF TOP MECH. UNIT & CURB, COND. & CURB, OR HOOD FAN; SEE MECHANICAL AND ELECTRICAL DRAWINGS.
23.02 FUTURE ROOF TOP MECH. UNIT & CURB, COND. & CURB, OR HOOD FAN; TO BE ADDED AT TI.

26. ELECTRICAL

26.04 SURFACE MOUNTED LIGHT FIXTURE. PROVIDE REQUIRED BACKING. FLUSH ELECTRICAL BOX AND PROVIDE ADDITIONAL ELECTRICAL PLATES AS REQUIRED TO PROPER INSTALLATION. SEE ELEVATIONS.



1 A4.1 **BUILDING SECTION**
scale: 1/4" = 1'-0"



2 A4.1 **BUILDING SECTION**
scale: 1/4" = 1'-0"

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BUILDING SECTIONS

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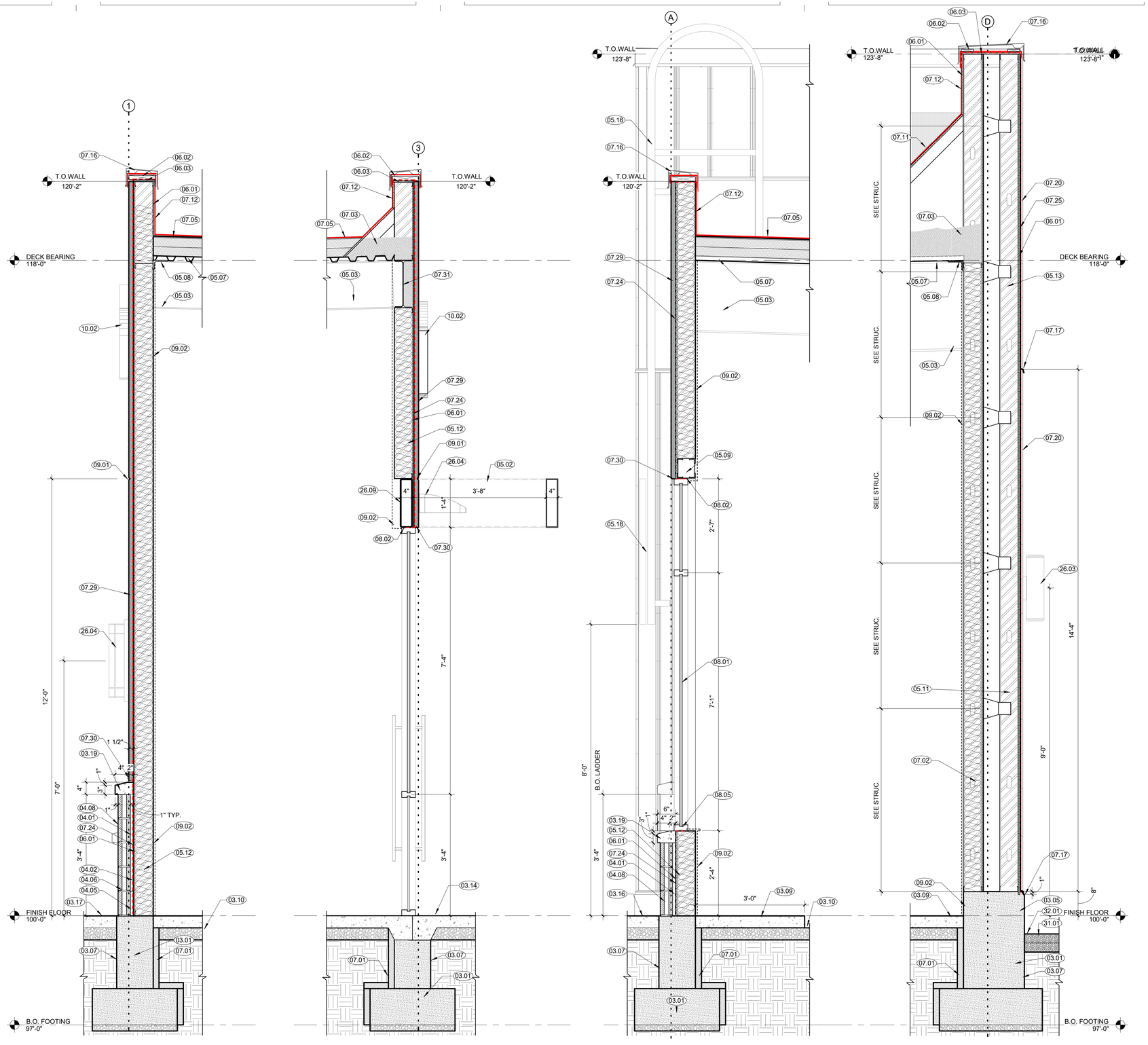

1 A5.1 **WALL SECTION** scale: 3/4" = 1'-0"

2 A5.1 **WALL SECTION** scale: 3/4" = 1'-0"

3 A5.1 **WALL SECTION** scale: 3/4" = 1'-0"

4 A5.1 **WALL SECTION** scale: 3/4" = 1'-0"

REFERENCE NOTES:

03. CONCRETE

03.01 FOOTING & FOUNDATION, SEE STRUCTURAL FOR CONCRETE TYPE AND REINFORCING. VERIFY WITH SOILS REPORT ANY REQUIREMENTS FOR ENGINEERED FILL UNDER FOOTINGS.
03.05 EXPOSED CONCRETE FOUNDATION. FINISH TO BE SEALED, SEE ELEVATIONS AND LEGEND.
03.07 DAMP PROOFING ON OUTSIDE FACE OF FOUNDATION WALLS TYPICAL, SEE SPECS.
03.09 4" CONCRETE FLOOR OVER 15 MIL. VAPOR BARRIER OVER 4" GRANULAR FILL OVER 15 MIL. VAPOR BARRIER (STEGO OR APPROVED EQUAL), SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FOR CONCRETE FLOOR EXPANSION AND CONTROL JOINTS. COORDINATE WITH TENANT FOR PLACEMENT AND INSPECTION OF UNDERGROUND PLUMBING PRIOR TO FLOOR POUR.
03.10 VERIFY WITH STRUCTURAL, 4" GRANULAR FILL UNDER 15 MIL. VAPOR BARRIER (STEGO OR APPROVED EQUAL), SEE STRUCTURAL DRAWINGS.
03.14 ALL CONTROL JOINTS (CJ) AND EXPANSION JOINTS (EJ) SHALL BE HAND TOOLED. JOINTS SHALL BE ALIGNED WITH ARCHITECTURAL FEATURES. SPACING SHALL NOT BE LESS THAN 2'-8" OR GREATER THAN 6'-0". IN A FIELD OF SIDEWALK WITHOUT ARCHITECTURAL FEATURES, JOINTS SHALL BE EVENLY SPACED. EVERY FOURTH JOINT SHALL BE AN EXPANSION JOINT.
03.16 NATURAL COLORED CONCRETE SIDEWALK WITH INTEGRAL CURB WALL WHERE APPLICABLE, SEE CIVIL DRAWINGS.
03.17 TYP. SIDEWALKS, NO GREATER THAN 2% CROSS SLOPE ALL AROUND BUILDING, VERIFY WITH CIVIL DRAWINGS.
03.19 PRE-CAST CONCRETE SILL.

04. MASONRY

04.01 1" MIN. AIR GAP BEHIND MASONRY VENEER.
04.02 MORTAR DROP CONTROL SCREEN FOR MOISTURE CONTROL.
04.05 SOLID GROUT BEHIND BASE MASONRY, SLOPE TOP OF GROUT TO WEEP ABOVE BASE MASONRY, FOLLOW MANUFACTURER RECOMMENDATIONS.
04.06 WEEP MASONRY WITH CELLULAR VENT EVERY 16"-24" O.C. COLOR TO MATCH MORTAR.
04.08 4" MASONRY, SEE WALL SECTIONS. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (LIQUID-APPLIED VAPOR BARRIER).

05. METALS

05.02 TUBE STEEL, PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.
05.03 STRUCTURAL BEAM/JOIST/GIRDER - SEE STRUCTURAL DRAWINGS.
05.07 METAL DECKING, SEE STRUCTURAL DRAWINGS.
05.08 STEEL ANGLE, SEE STRUCTURAL.
05.09 STEEL HEADER. SEE STRUCTURAL DRAWINGS.
05.11 METAL STUD FRAMING, SEE STRUCTURAL DRAWINGS.
05.12 6" METAL STUD PERIMETER WALL FULL HEIGHT WITH R-19 FOIL-FACED BATT INSULATION IN STUD CAVITY. FINISHED GYP. AT TIME OF TENANT IMPROVEMENT.
05.13 6" METAL STUD FRAMING WITH SHEATHING, SEE STRUCTURAL DRAWINGS.
05.18 ROOF ACCESS LADDER. SEE DETAIL 1,2/A7.1. COLOR TO MATCH THE WALL COLOR BEHIND.

06. WOODS & PLASTICS

06.01 SHEATHING, REFER TO STRUCTURAL DRAWINGS.
06.02 BLOCKING AS REQ'D.
06.03 3/4" SHEATHING

07. THERMAL & MOISTURE PROTECTION

07.01 2" RIGID POLYISOCYANURATE INSULATION BOARD AT FOUNDATION WALLS, R-12 MIN., TYP., SEE SPECS.
07.02 R-19 FOIL FACED BATT INSULATION IN PERIMETER STUD WALL CAVITY.
07.03 R-36 CLOSED CELL SPRAY FOAM (2 LBS/FTÂ²).
07.05 WHITE 60 MIL SINGLE-PLY ROOF MEMBRANE WITH 15 YEAR WARRANTY OVER 2 LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION BOARD (R-36) OVER METAL DECKING, MINIMUM SLOPE OF 1/4" PER FOOT, SEE SPECS. MECHANICALLY FASTENED. VERIFY FASTENING WITH LOCAL CODES INSTALL PER MANUFACTURES RECOMMENDATION.
07.11 SINGLE PLY MEMBRANE UP KICKER, OVER SHEATHING, OVER METAL STUD FRAMING. INSTALL R-36 CLOSED CELL SPRAY FOAM IN CAVITY BETWEEN FRAMING AND METAL DECK. SEE WALL SECTIONS AND STRUCTURAL DETAILS FOR CONNECTIONS.
07.12 EXTEND SINGLE PLY MEMBRANE UP PARAPET WALL, UNDER PARAPET CAP AND DOWN FRONT FACE OF WALL 2" MIN., TYPICAL.
07.16 FACTORY PAINTED PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES, SLOPE CAP TO INTERIOR OF BUILDING. SEE ELEVATION LEGEND FOR COLOR. (DMI, DYNACLAD OR APPROVED EQUAL) SEE STRUCTURAL DRAWINGS FOR REINFORCING OF PARAPET WALL.
07.17 FACTORY PAINTED CONTINUOUS BREAK MTL. FLASHING, SEE ELEVATION LEGEND FOR COLOR.
07.20 VERTICAL METAL SIDING, (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). MS1, MS1.1, MS1.2 MODULAR RANDOM PATTERN. DO NOT ALIGN TOP PATTERN WITH BOTTOM PATTERN. COLOR TO BE TITANIUM BLACK, TRIM TO MATCH.
07.24 DASHED LINE REPRESENTS FLUID APPLIED AIR/VAPOR BARRIER OVER STRUCTURAL SHEATHING (CCW BARRISEAL "S" OR APPROVED EQUAL). NOTE THAT ALL PENETRATIONS AND JOINTS IN WEATHER RESISTANT BARRIER MATERIALS WILL BE SEALED, AS REQUIRED BY IECC C402.5.1.1.
07.25 DASHED LINE REPRESENTS CONTINUOUS HIGH TEMP FLEXIBLE MEMBRANE PEAL-&-STICK FLASHING, (CCW-705HT CARLISLE OR APPROVED EQUAL).
07.29 1 1/2" EIFS, OVER "WRB", OVER SHEATHING, OVER METAL STUD FRAMING.
07.30 PROVIDE BOTTOM DRAINAGE TRACK AT E.I.F.S.
07.31 CLOSED CELL SPRAY FOAM (2 LBS/FTÂ³) IN CAVITY BEFORE INSTALLATION OF EXTERIOR SHEATHING.

08. OPENINGS

08.01 ALUMINUM STOREFRONT SYSTEM, SERIES 451SF (CRL U.S. ALUMINUM OR APPROVED EQUAL). FINISH TO BE CLEAR ANODIZED COLOR. THERMALLY BROKEN FRAME, SEE WINDOW SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
08.02 SHIM OPENING AS REQ'D AT HEAD WITH CONT. CAULK AND BACKER ROD
08.05 BOTTOM TRACK / SILL PAN TO BE INSTALLED IN A CONTINUOUS FULL BED OF SEALANT.

09. FINISHES

09.01 'V-GROOVE' IN EIFS, SEE DETAIL 2/A7.1.
09.02 DASHED LINE REPRESENTS FUTURE GYP. BD. SHEATHING, PART OF TENANT IMPROVEMENT, NIC.

10. SPECIALTIES

10.02 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL).

26. ELECTRICAL

26.03 PROVIDE WALL MOUNTED UP/DOWN LIGHT FIXTURE. SEE ELECTRICAL.
26.04 SURFACE MOUNTED LIGHT FIXTURE. PROVIDE REQUIRED BACKING. FLUSH ELECTRICAL BOX AND PROVIDE ADDITIONAL ELECTRICAL PLATES AS REQUIRED TO PROPER INSTALLATION. SEE ELEVATIONS.
26.09 VERIFY WITH STRUCTURAL AND ELECTRICAL DRAWING FOR ELECTRICAL CONDUIT TO BE PLACED INSIDE STEEL TUBE CAVITY FOR EXTERIOR LIGHTING.

31. EARTHWORK

31.01 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL. 1/4" PER FOOT MIN.

32. EXTERIOR IMPROVMENTS

32.01 LANDSCAPING AND IRRIGATION, SEE LANDSCAPING PLANS.

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WALL SECTIONS

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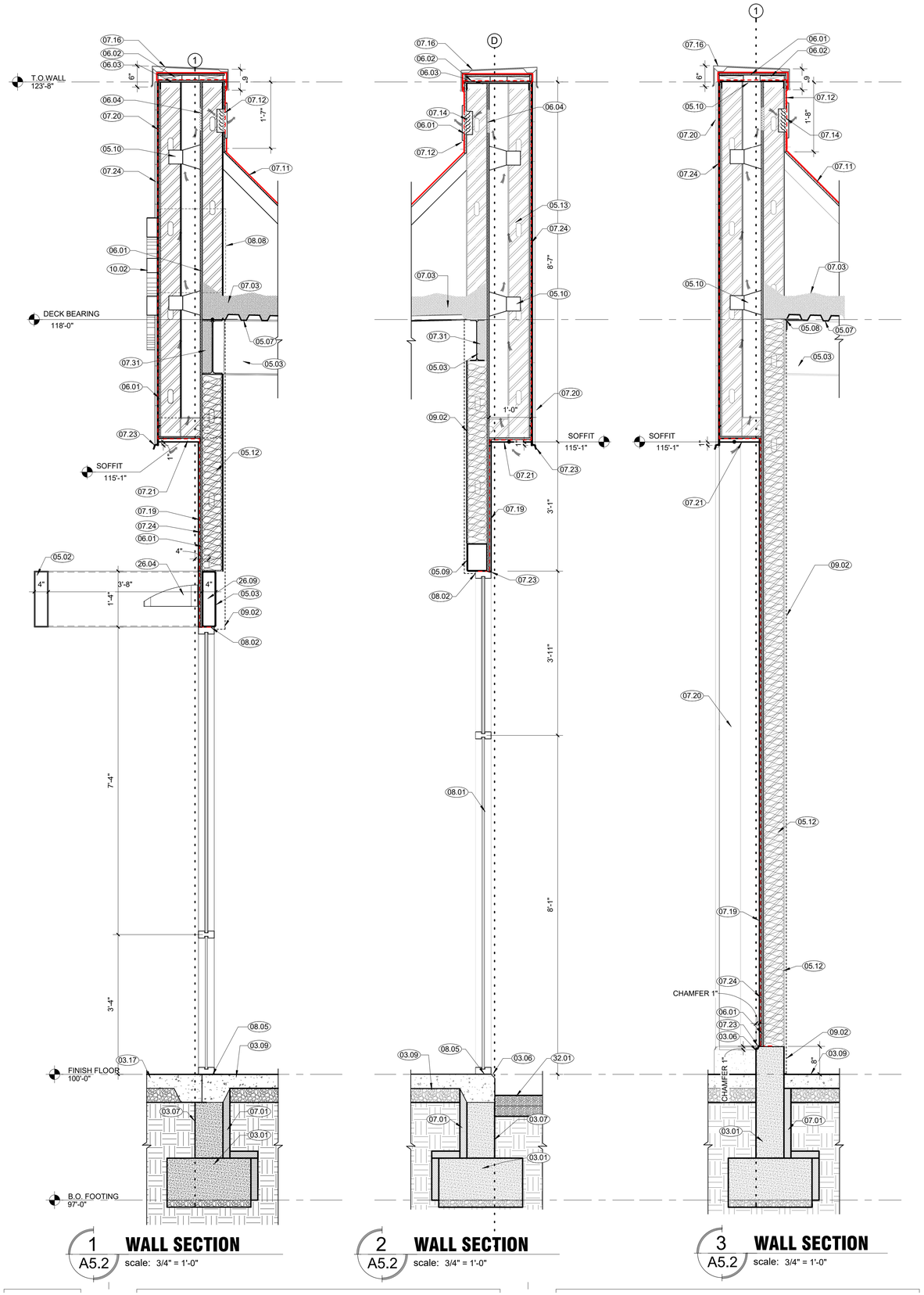

REFERENCE NOTES:

03. CONCRETE

03.01 FOOTING & FOUNDATION, SEE STRUCTURAL FOR CONCRETE TYPE AND REINFORCING. VERIFY WITH SOILS REPORT ANY REQUIREMENTS FOR ENGINEERED FILL UNDER FOOTINGS.
03.06 CHAMFER EXPOSED CONCRETE EDGE ALL AROUND.
03.07 DAMP PROOFING ON OUTSIDE FACE OF FOUNDATION WALLS TYPICAL, SEE SPECS.
03.09 4" CONCRETE FLOOR OVER 15 MIL. VAPOR BARRIER OVER 4" GRANULAR FILL OVER 15 MIL. VAPOR BARRIER (STEGO OR APPROVED EQUAL), SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FOR CONCRETE FLOOR EXPANSION AND CONTROL JOINTS. COORDINATE WITH TENANT FOR PLACEMENT AND INSPECTION OF UNDERGROUND PLUMBING PRIOR TO FLOOR POUR.
03.17 TYP. SIDEWALKS, NO GREATER THAN 2% CROSS SLOPE ALL AROUND BUILDING, VERIFY WITH CIVIL DRAWINGS.

05. METALS

05.02 TUBE STEEL, PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.
05.03 STRUCTURAL BEAM/JOIST/GIRDER - SEE STRUCTURAL DRAWINGS.
05.07 METAL DECKING, SEE STRUCTURAL DRAWINGS.
05.08 STEEL ANGLE, SEE STRUCTURAL.
05.09 STEEL HEADER, SEE STRUCTURAL DRAWINGS.
05.10 STRUCTURAL SUPPORT, SEE STRUCTURAL DRAWINGS.
05.12 6" METAL STUD PERIMETER WALL FULL HEIGHT WITH R-19 FOIL-FACED BATT INSULATION IN STUD CAVITY. FINISHED GYP. AT TIME OF TENANT IMPROVEMENT.
05.13 6" METAL STUD FRAMING WITH SHEATHING, SEE STRUCTURAL DRAWINGS.

06. WOODS & PLASTICS

06.01 SHEATHING, REFER TO STRUCTURAL DRAWINGS.
06.02 BLOCKING AS REQ'D.
06.03 3/4" SHEATHING
06.04 PROVIDE OPENING IN SHEATHING FOR AIRFLOW, PROVIDE INSECT SCREEN.

07. THERMAL & MOISTURE PROTECTION

07.01 2" RIGID POLYISOCYANURATE INSULATION BOARD AT FOUNDATION WALLS, R-12 MIN., TYP., SEE SPECS.
07.03 R-36 CLOSED CELL SPRAY FOAM (2 LBS/FTÂ²).
07.11 SINGLE PLY MEMBRANE UP KICKER, OVER SHEATHING, OVER METAL STUD FRAMING. INSTALL R-36 CLOSED CELL SPRAY FOAM IN CAVITY BETWEEN FRAMING AND METAL DECK. SEE WALL SECTIONS AND STRUCTURAL DETAILS FOR CONNECTIONS.
07.12 EXTEND SINGLE PLY MEMBRANE UP PARAPET WALL, UNDER PARAPET CAP AND DOWN FRONT FACE OF WALL 2" MIN., TYPICAL.
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07.16 FACTORY PAINTED PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES, SLOPE CAP TO INTERIOR OF BUILDING. SEE ELEVATION LEGEND FOR COLOR. (DMI, DYNACLAD OR APPROVED EQUAL) SEE STRUCTURAL DRAWINGS FOR REINFORCING OF PARAPET WALL.
07.19 HORIZONTAL METAL SIDING, (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). NORWOOD MINI AND NORWOOD WITH TWO RATIO PATTERN TYPES RANDOM AT [50% (3) NORWOOD MINI AND (1) NORWOOD] / [50% (3) NORWOOD AND (1) NORWOOD MINI]. COLOR TO BE ASH GREY, TRIM TO MATCH.
07.20 VERTICAL METAL SIDING, (MAC METAL ARCHITECTURAL OR APPROVED EQUAL). MS1, MS1.1, MS1.2 MODULAR RANDOM PATTERN, DO NOT ALIGN TOP PATTERN WITH BOTTOM PATTERN. COLOR TO BE TITANIUM BLACK, TRIM TO MATCH.
07.21 METAL SOFFIT, NORWOOD VENTILATED (MAC METAL ARCHITECTURAL OR APPROVED EQUAL), COLOR TO MATCH SIDING SEE ELEVATIONS.
07.23 CONTINUOUS METAL DRIP EDGE FACTORY PAINTED, MATCH ADJACENT FINISH.
07.24 DASHED LINE REPRESENTS FLUID APPLIED AIR/VAPOR BARRIER OVER STRUCTURAL SHEATHING (CCW BARRISEAL "S" OR APPROVED EQUAL). NOTE THAT ALL PENETRATIONS AND JOINTS IN WEATHER RESISTANT BARRIER MATERIALS WILL BE SEALED, AS REQUIRED BY IECC C402.5.1.1.
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08.05 BOTTOM TRACK / SILL PAN TO BE INSTALLED IN A CONTINUOUS FULL BED OF SEALANT.
08.08 DASHED LINE REPRESENTS ACCESS PANEL MINIMUM SIZE 24"X24" FOR FUTURE TENANT IMPROVEMENT SIGNAGE, WHERE APPLICABLE.

09. FINISHES

09.02 DASHED LINE REPRESENTS FUTURE GYP. BD. SHEATHING, PART OF TENANT IMPROVEMENT, NIC.

10. SPECIALTIES

10.02 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL).

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WALL SECTIONS

A5.2

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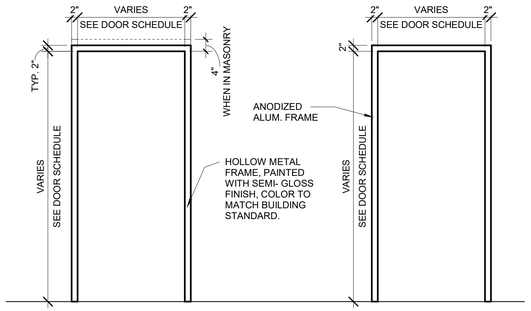
DOOR FRAME TYPES

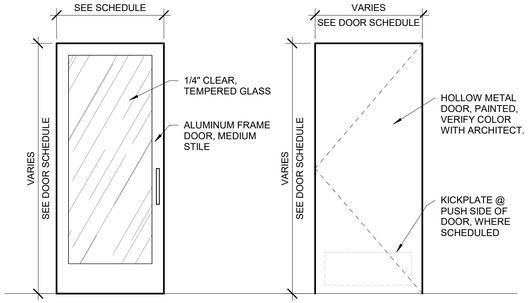
NOTE: DOOR FRAMES TO BE PAINTED TO MATCH DOOR W/ SEMI GLOSS FINISH



1

2

DOOR TYPES

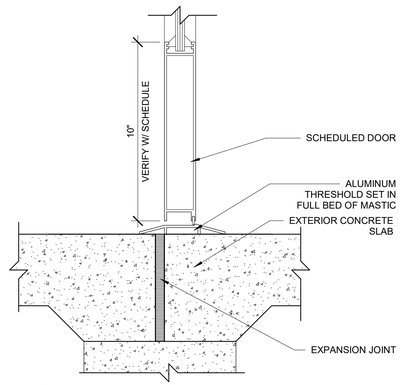


A

B

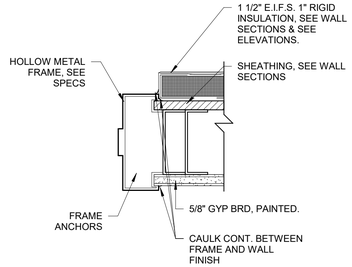
DOOR SCHEDULE

DOOR #	DIMENSIONS			FRAME TYPE	DETAILS			NOTES
	WIDTH	HEIGHT	THICKNESS		JAMB	HEAD	THRESHOLD	
101A	6'-0"	8'-0"	1/4"	2	PER MFR.	PER MFR.	7/A6.1	
101B	6'-0"	8'-0"	1/4"	2	PER MFR.	PER MFR.	7/A6.1	
102A	6'-0"	8'-0"	1/4"	2	PER MFR.	PER MFR.	7/A6.1	
102B	3'-0"	8'-0"	1/4"	2	PER MFR.	PER MFR.	7/A6.1	
103A	6'-0"	8'-0"	1/4"	2	PER MFR.	PER MFR.	7/A6.1	
103B	6'-0"	8'-0"	1/4"	2	PER MFR.	PER MFR.	7/A6.1	
104	3'-6"	7'-0"	1 3/4"	1	6/A6.1	6/A6.1 SIM.	5/A6.1	



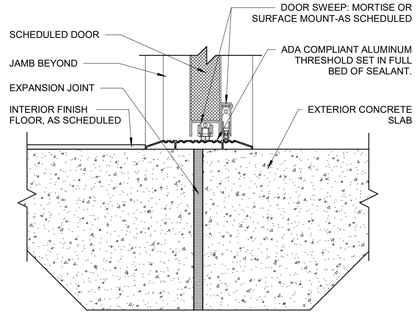
7 A6.1 **DOOR THRESHOLD TYP.**

scale: 3" = 1'-0"



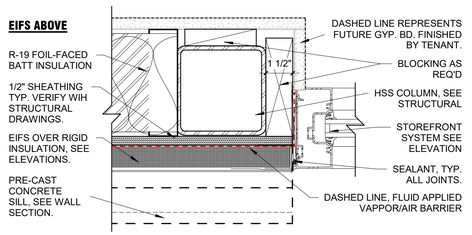
6 A6.1 **DOOR JAMB**

scale: 3" = 1'-0"



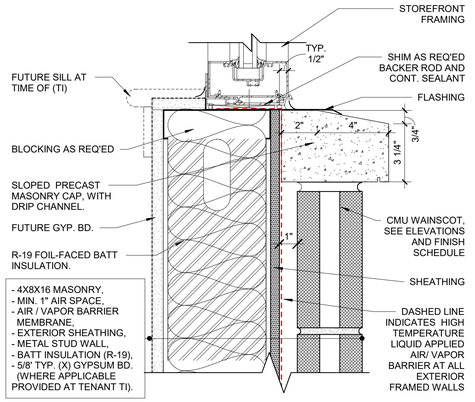
5 A6.1 **ENTRY THRESHOLD**

scale: 3" = 1'-0"



2 A6.1 **WINDOW @ JAMB DTL.**

scale: 3" = 1'-0"



1 A6.1 **WINDOW @ PRECAST STILL**

scale: 3" = 1'-0"

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801.359.3158

VINEYARD RETAIL (PAD P)

600 MILL ROAD VINEYARD, UTAH

PERMIT SET

PROJECT NO:	21077
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	08.10.2022

#	DATE	DESCRIPTION

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SHEET TITLE

SCHEDULES AND DETAILS

A6.1

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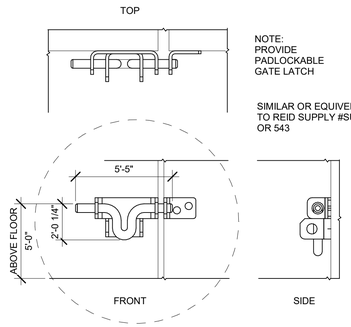
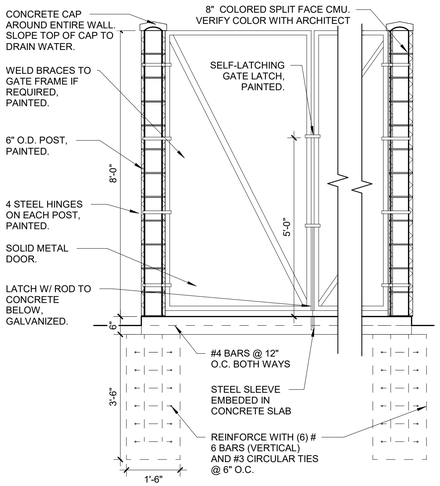


12 A7.1 TRASH ENCLOSURE (GATE LATCH) DETAIL

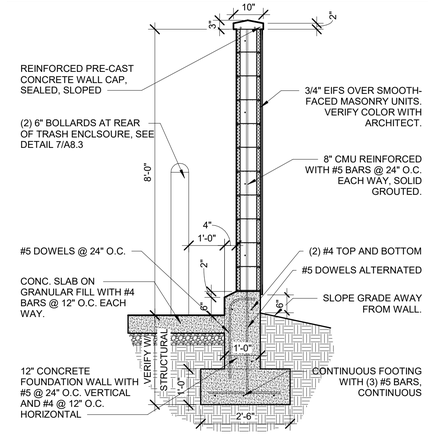
scale: 1/4" = 1'-0"

NOTE: GATES SHALL BE MADE OF OPAQUE METAL. COLORS SHALL BE CONSISTENT WITH THE MAIN BUILDINGS.



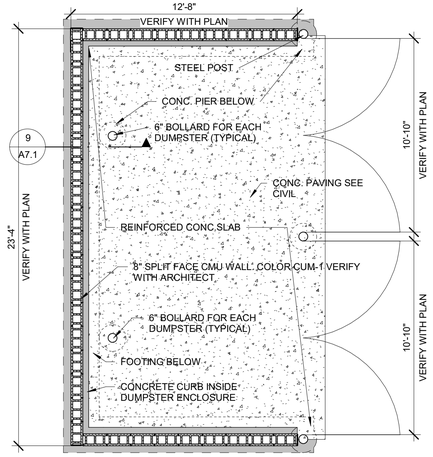
11 A7.1 TRASH ENCLOSURE ELEVATION

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



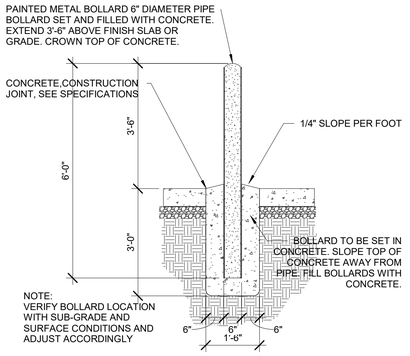
9 A7.1 TRASH ENCLOSURE SECTION

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



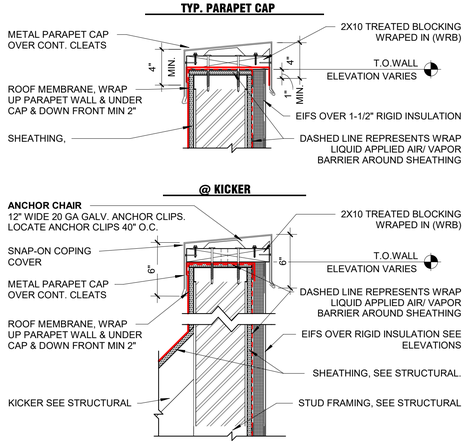
8 A7.1 TRASH ENCLOSURE

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



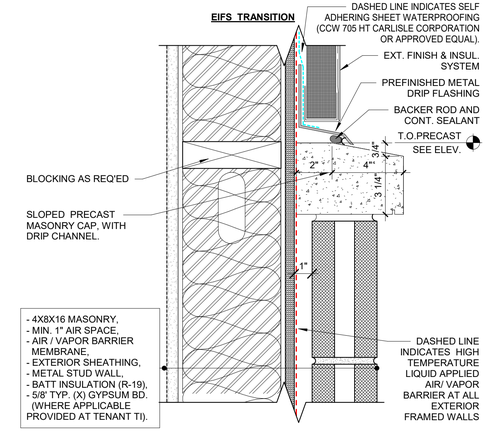
10 A7.1 BOLLARD DETAIL SECTION

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



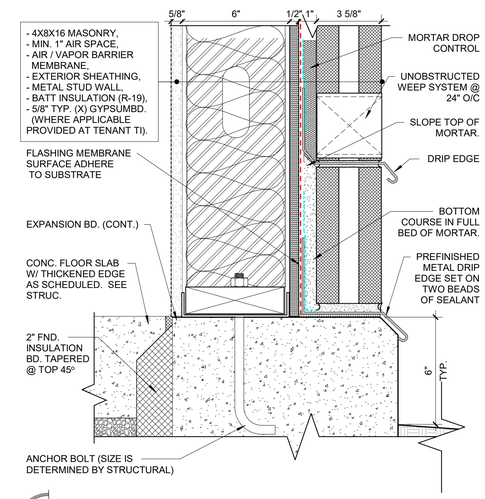
7 A7.1 PARAPET CAP @ EIFS

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



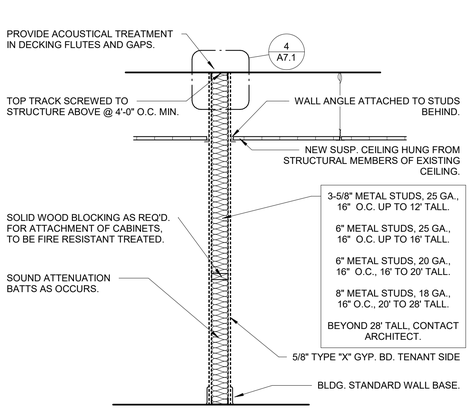
6 A7.1 MATERIAL TRANSITION

scale: 3" = 1'-0"



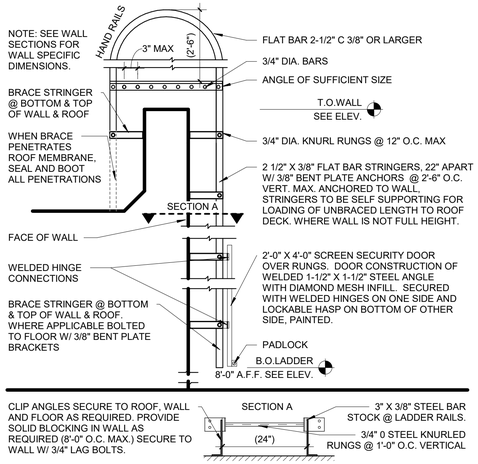
5 A7.1 MASONRY BASE TYP. DTL.

scale: 3" = 1'-0"



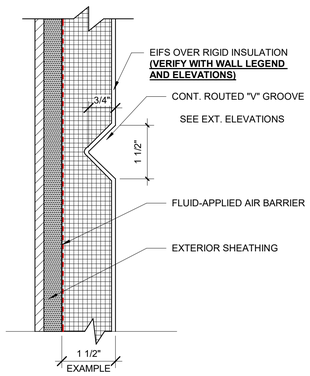
3 A7.1 DEMISING WALL SECTION

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



4 A7.1 SLIP TRACK HEAD DETAIL

scale: 3" = 1'-0"



2 A7.1 V-GROOVE IN EIFS

scale: 6" = 1'-0"

1 A7.1 ROOF ACCESS LADDER

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

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SALT LAKE CITY, UT 84101
801.359.3158

VINEYARD RETAIL (PAD P)

600 MILL ROAD VINEYARD, UTAH

PERMIT SET

PROJECT NO:	21077
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	08.10.2022

#	DATE	DESCRIPTION

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DETAILS

A7.1

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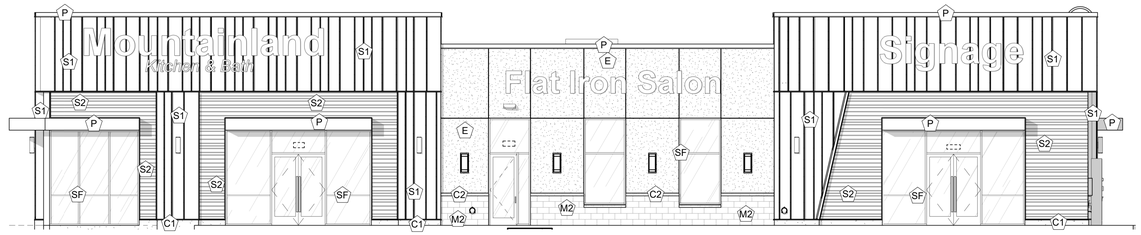
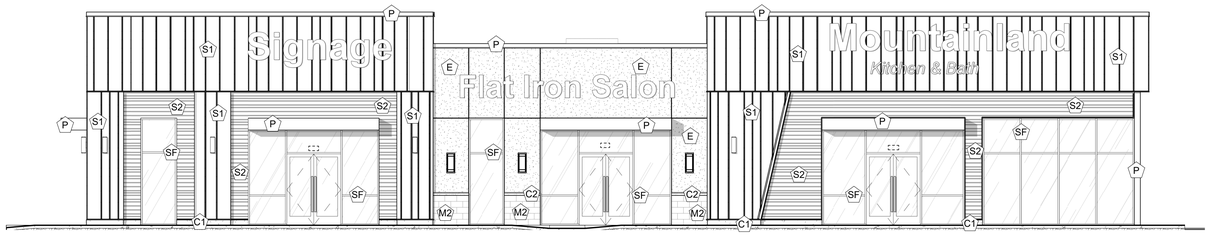
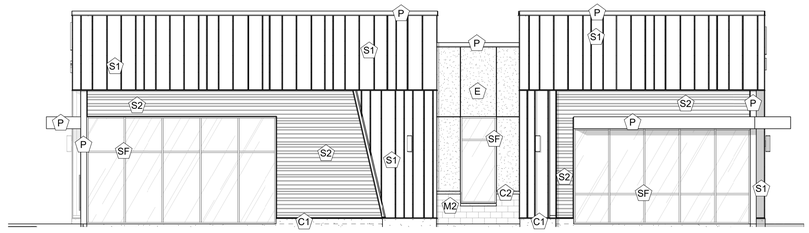


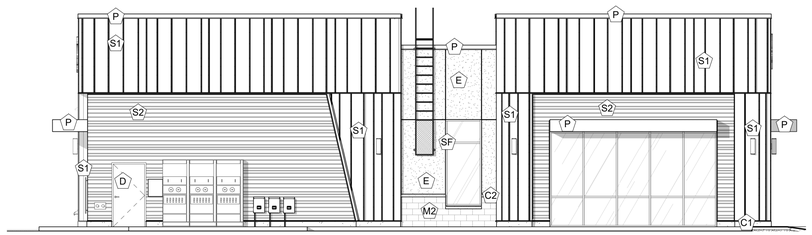
1 A9.3 **SOUTH ELEVATION**
scale: 1/8" = 1'-0"



3 A9.3 **NORTH ELEVATION**
scale: 1/8" = 1'-0"



4 A9.3 **WEST ELEVATION**
scale: 1/8" = 1'-0"



2 A9.3 **EAST ELEVATION**
scale: 1/8" = 1'-0"

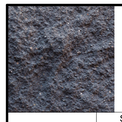
SF — U.S. ALUMINUM OR APPROVED EQUAL
FINISH: ANODIZED ALUMINUM
COLOR: CLEAR ANODIZED
SYSTEM: SERIES, 451SF THERMAL

C1 — CONCRETE FOUNDATION (EXPOSED)
FINISH: SEALED
COLOR: NATURAL
PATTERN:

C2 — PRECAST CONCRETE SILL
FINISH:
COLOR: NATURAL
PATTERN:

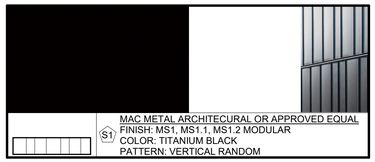
D — SHERWIN WILLIAMS OR APPROVED EQUAL
FINISH: EXTERIOR HEAVY DUTY
COLOR: SHERWIN WILLIAMS, BLACK FOX SW 7020
PATTERN:

E — STO OR APPROVED EQUAL
FINISH: FINE
COLOR: SHERWIN WILLIAMS, MINDFUL GRAY SW 7016
PATTERN: 3/4" V GROOVES



M — SUNROC OR APPROVED EQUAL
FINISH: SPLITFACED,SEALED
COLOR: BLACK
PATTERN: RUNNING

P — DIMENSIONAL METAL INC. OR APPROVED EQUAL
FINISH:
COLOR: MATTE BLACK
PATTERN:



S1 — MAC METAL ARCHITECURAL OR APPROVED EQUAL
FINISH: MS1, MS1.1, MS1.2 MODULAR
COLOR: TITANIUM BLACK
PATTERN: VERTICAL RANDOM

S2 — MAC METAL ARCHITECURAL OR APPROVED EQUAL
FINISH: NORWOOD MINI AND NORWOOD
COLOR: ASH GREY
PATTERN: (3 MINI TO 1) AND (3 TO 1 MINI) RANDOM

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VINEYARD RETAIL (PAD P)

600 MILL ROAD VINEYARD, UTAH

PERMIT SET

PROJECT NO:	21077
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	08.10.2022

#	DATE	DESCRIPTION

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COLORED ELEVATIONS

A9.3

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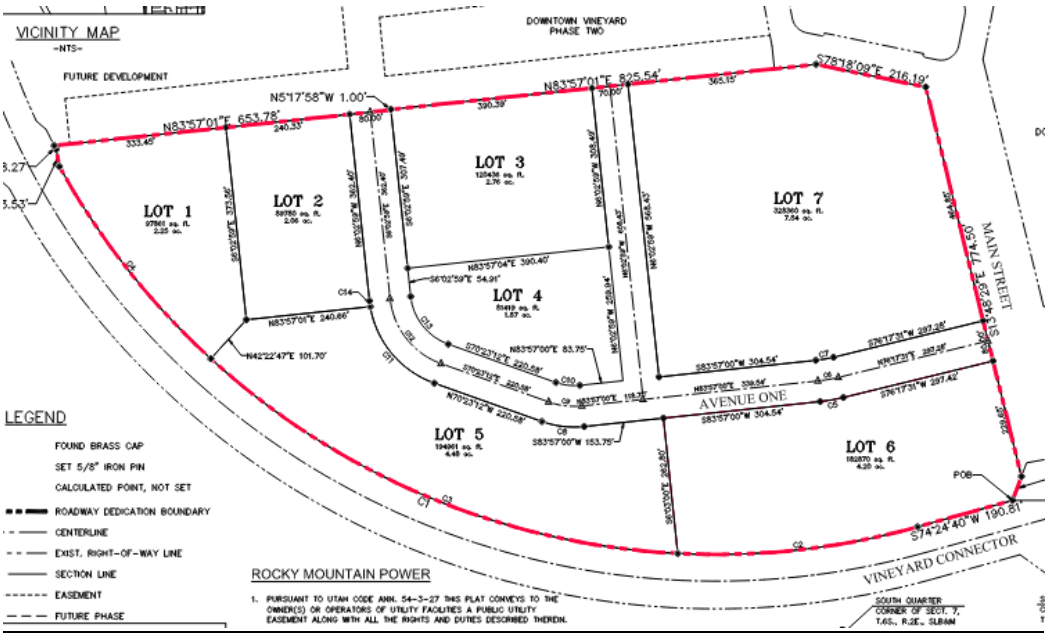
Date: November 2, 2022
From: Cache Hancey, Planner
To: Planning Commission
Item: 4.2 – Downtown Vineyard Phase 2B (Preliminary Plat Application)
Address: 800 N Main Street
Owner: Flagborough



INTRODUCTION:
The applicant is requesting preliminary plat approval. The subject property is within the Downtown Vineyard Mixed-Use (DTMU) zoning district and contains 29.03 acres of land. The subject property would be composed of seven unique lots. This plat will allow for the completion of the street network on the southwest corner of the DTMU. This will provide building lots for Block 5 Buildings A-E and Block 6 Building A which are currently in site plan review.

Staff has reviewed this plat and provided comments back to the applicant. Prior to recording the plat, the applicant will need to meet all city and county plat requirements. A condition has been added to ensure compliance below.

RECOMMENDATION:
Staff is recommending approval of the preliminary plat for the Downtown Vineyard Phase 2B with the following conditions:

1. The applicant pays any outstanding fees.
2. The applicant makes any redline corrections prior to the recordation of the plat.
3. All city and county requirements will need to be met prior to recordation of the plat.

PROPOSED PLANNING COMMISSION MOTION:
"I move to recommend approval of the Downtown Vineyard Phase 2B preliminary plat with the conditions as proposed."

PROPOSED CITY COUNCIL MOTION:
"I move to approve the Downtown Vineyard Phase 2B preliminary and final plat with the conditions as proposed."

ATTACHMENTS:
Scope of Work Narrative
Downtown Vineyard Phase 2B

Phase 2B Scope of Work Narrative

October 20, 2022

Vineyard City Staff –

Phase 2B our next RDA Backbone Roadway and Infrastructure project which will open up access through completing the street network on the southwest corner of the Downtown Vineyard Mixed-Use district. Sewer, Water, Storm Drain, Power, Gas, & Communication will all be provided to blocks 2, 3, 4, 5, & 6 of the Downtown Vineyard Master Plan.

Roadway and infrastructure will tie into the 1st intersection on Main Street north of 800 North and run west along Concord Street which turns north up to the Lake Promenade. Reliant Street tees into Concord Street and runs north to the Lake Promenade.

This plat will provide building lots for Block 5 Buildings A-E and Block 6 Building A which are currently in for Site Plan review.

Please let us know if any additional information is needed at this time.

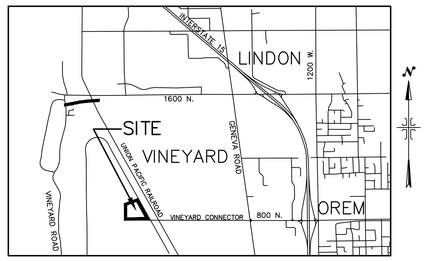
Best,

Bronson Tatton

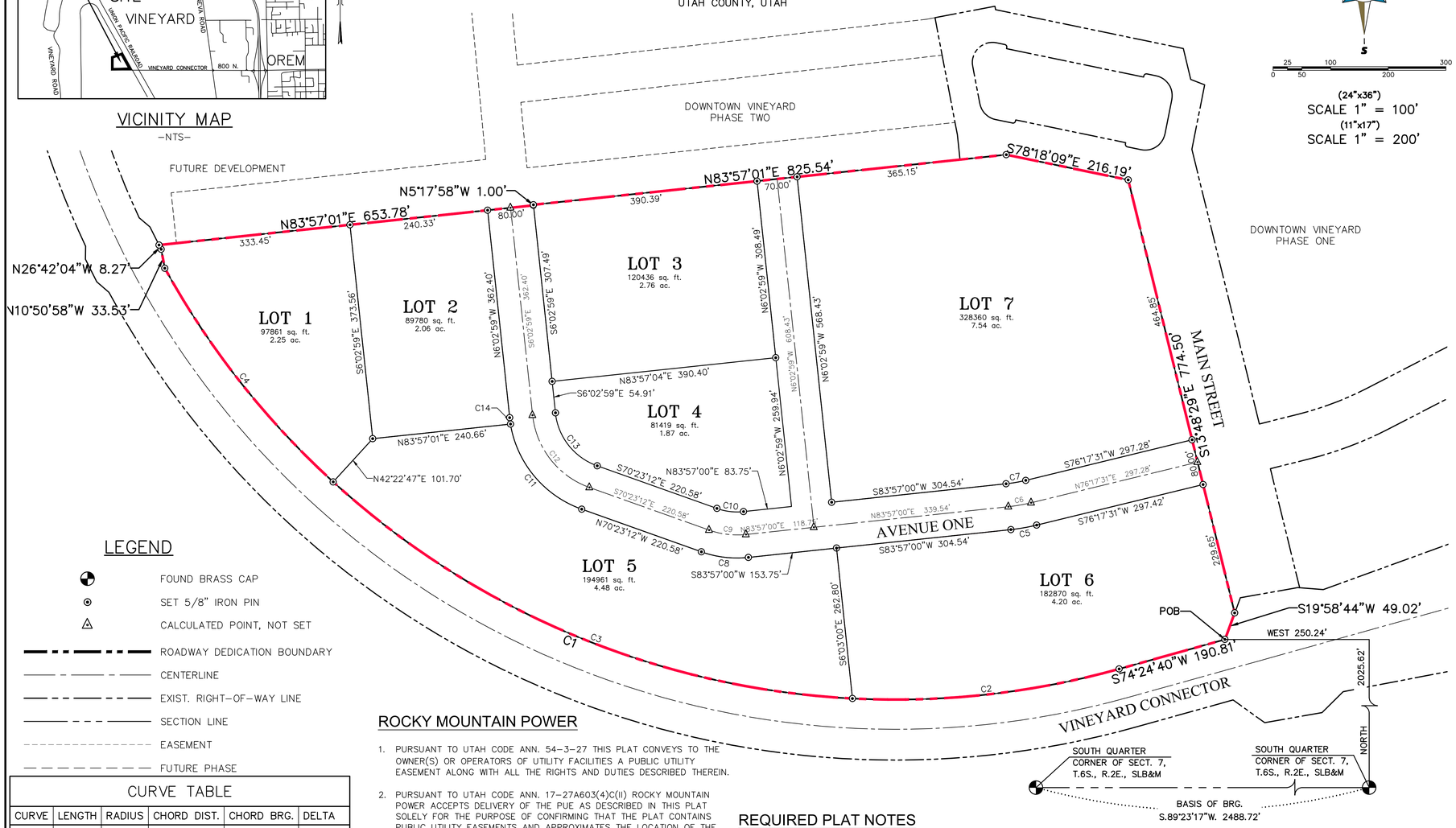
Flagborough, LLC

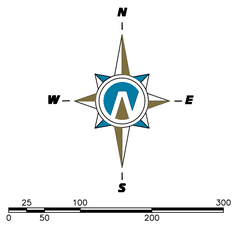
DOWNTOWN VINEYARD
PHASE 2B
SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH



VICINITY MAP
–NTS–





(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- ROADWAY DEDICATION BOUNDARY
- CENTERLINE
- EXIST. RIGHT–OF–WAY LINE
- SECTION LINE
- EASEMENT
- FUTURE PHASE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	1939.01'	1447.50'	1797.25'	N67°12'48"W	76°45'03"
C2	467.97'	1447.50'	465.93'	N83°40'24"E	18°31'30"
C3	996.44'	1447.50'	976.88'	S67°20'41"E	39°26'29"
C4	474.61'	1447.50'	472.48'	S38°13'51"E	18°47'10"
C5	45.44'	340.00'	45.41'	S80°07'15"W	7°39'29"
C6	40.10'	300.00'	40.07'	N80°07'15"E	7°39'29"
C7	34.75'	260.00'	34.72'	N80°07'15"E	7°39'29"
C8	82.86'	185.00'	82.17'	N83°13'06"W	25°39'48"
C9	64.95'	145.00'	64.41'	S83°13'06"E	25°39'48"
C10	47.03'	105.00'	46.64'	S83°13'06"E	25°39'48"
C11	202.18'	190.00'	192.78'	N39°54'06"W	60°58'13"
C12	168.43'	150.00'	159.72'	S38°13'06"E	64°20'14"
C13	123.52'	110.00'	117.13'	S38°13'06"E	64°20'14"
C14	11.17'	190.00'	11.16'	N7°43'59"W	3°22'01"

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54–3–27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17–27A603(4)C(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT–OF–WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT–OF–WAY DEPARTMENTS AT 800–366–6532.

REQUIRED PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

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

VINEYARD

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PARCELS AND ROADS, HEREINAFTER TO BE KNOWN AS DOWNTOWN VINEYARD PHASE 2B SUBDIVISION PLAT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17–23–17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

KENNETH E. BARNEY _____ DATE _____

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, VINEYARD CITY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH A DISTANCE OF 2025.62 FEET; THENCE WEST A DISTANCE OF 250.24 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE S.74°24'40"W. A DISTANCE OF 190.81 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 1447.50–FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1939.01 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 76°45'03" AND A CHORD THAT BEARS N.67°12'48"W. A DISTANCE OF 1797.25 FEET; THENCE N.10°50'58"W. A DISTANCE OF 33.53 FEET ALONG SAID RIGHT PF WAY; THENCE N.26°42'04"W. A DISTANCE OF 8.27 FEET ALONG SAID RIGHT OF WAY; THENCE N.83°57'01"E. A DISTANCE OF 653.78 FEET; THENCE N.05°17'58"W. A DISTANCE OF 1.00 FEET; THENCE N.83°57'01"E. A DISTANCE OF 825.54 FEET; THENCE S.78°18'09"E. A DISTANCE OF 216.19 FEET; THENCE S.13°48'29"E. A DISTANCE OF 774.50 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE S.19°58'44"W. A DISTANCE OF 49.02 FEET TO THE POINT OF BEGINNING CONTAINING 29.03 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT–OF–WAY ACCESS THERETO.
IN WITNESS HEREOF: WE HAVE HERE UNTO SET OUR HANDS.

BY: _____ X _____ DATE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ , A.D. 20____ , PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER _____ _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES _____ _____ PRINT NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____ 20____.

VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/_____	VINEYARD ATTORNEY DATE: ____/____/_____
VINEYARD ENGINEER DATE: ____/____/_____	CITY MANAGER DATE: ____/____/_____
CLERK/RECORDER DATE: ____/____/_____	

DOWNTOWN VINEYARD
PHASE 2B
SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN

VINEYARD _____ UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL		CLERK–RECORDER SEAL

K:\3–07–045–00 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\PHASE 2B\PLAT–07–18–22.dwg 7/20/2022 8:48 AM

Community Development

Date: Wednesday, November 2, 2022
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Vineyard Station Block 5 & 6
Address: Downtown Vineyard
Parcel No: 17:026:0047
Applicant: Bronson Tatton, Representing Owner
Owner(s): Flagborough LLC

BACKGROUND

The Vineyard Downtown consists of 350 acres bounded by the Utah Provo Main Rail Line to the east, Utah Lake on the west, 800 North to the South and the Lindon Marina on the north. The first phase, consisting of 50 acres was developed by Edge Homes located within the Lakefront Residential subdistrict.

The applicant, Flagborough, is proposing development of blocks 5 and 6 within the Downtown Mixed-Use District (DTMU). The proposal consists of 449 residential units, one building located in block six with 254 units and five separate building on block five containing 195 units.

Building	Net SF	Units	0BR	1BR	2BR	3BR	Average Units Size
5A	76,170	92	11	71	7	3	828
5B	60,100	55	0	31	20	4	1,093
5C	26,450	20	0	0	18	2	1,323
5D	21,940	20	0	0	10	10	1,097
5E	8,920	8	0	0	4	4	1,115
6A	176,443	254	43	179	32	0	695
	370,023	449	54	281	91	23	

ANALYSIS

This is the first phase of the Flagborough portion of the property. Flagborough controls the remaining 300 acres of the Downtown and are constructing these first units with primarily surface parking. Future proposals show the surface parking lots converting to building pads or structured parking. The City Council recently approved amendments to several sections of the Downtown Special Purposed District proposed by the applicant to accommodate this site plan review. These amendments modified

- Table 3.08.010(1)
    - Modifies Downtown Station, and Mixed-Use subdistricts use table to include single family-household as a permitted use (up to 5% of units)
    - Modifies the Station, Mixed-Use, Lakefront Commercial, and Village General subdistricts to allow detached single family as a permitted use (Up to 5% of units)
- Section 3.01.010.04.21
    - Removes Taxi Cab as a prohibited use
- Table 3.10.020(1)(3) Street Façade Requirements
    - Modifies minimum ground story transparency to 40%
    - Allows single floor buildings for design and commercial purposes while requiring an average building height in excess of two stories
    - Includes 9-12' as the minimum ground floor height
    - An exception for demise lines is provided for buildings greater than six stories in height
- Section 3.10.040
    - Deleted transparency requirements for entries
    - Removes requirements for stoop size
    - Inserted "except where code requirements are such that access to units would need to vary"
- Section 3.12.030
    - Clarifies coverage allowances for partially enclosed and fully enclosed structures within specific open space types
- Section 3.10.050
    - Amends material requirements to add metal paneling as a primary façade material and removes it from secondary material list
    - Adds fiber cement as an optionally approvable shutter material
    - Amends waste container location and amenity requirements
- Section 3.12.10
    - Modifies fencing allowances within open space types with approval by the city planner
    - Add aquatic use as a permitted use
- Section 3.14.010
    - Clarifies temporary surface parking lots may have reduced landscaping with requirements to increase landscaping 25% above code requirements if a parking structure, open space or buildings are not developed in their place
- Section 3.14.030
    - Branch height requirements are modified for trees not used for privacy screening adjacent to buildings
- Section 3.16.010

- Parking study requirements are amended to allow a parking study at specific unit thresholds with specifications on how to choose a parking consultant

Parking:
The site plan presents three primary surface parking fields. Two parking fields are located on the west and south sides of block six. The west parking field contains 222 spaces, and the southern parking field contains 316 spaces. Block five is proposed with a 207-space parking field on the south side of the proposed buildings. Street parking comprises 132 spaces. Of these 75 spaces are located on the Lake Promenade Road on the north and 58 spaces are located on adjacent streets. The code allows on-street parking located directly adjacent to the project's property lines to count towards meeting minimum standards.

Building	Net SF	Units	0BR	1BR	2BR	3BR	Average Units Size
5A	76,170	92	11	71	7	3	828
5B	60,100	55	0	31	20	4	1,093
5C	26,450	20	0	0	18	2	1,323
5D	21,940	20	0	0	10	10	1,097
5E	8,920	8	0	0	4	4	1,115
6A	176,443	254	43	179	32	0	695
	370,023	449	54	281	91	23	449

The proposed development as a minimum parking space requirement of 843 spaces. The applicant exceeds this requirement with 859 spaces. These spaces are comprised of 745 onsite parking stalls and 114 qualifying street stalls.

The applicant will be in attendance to overview the site architecture and landscaping in more detail.

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.

PROPOSED MOTION

"I move to approve the site plan as requested by Bronson Tatton, with Flagborough LLC, with the proposed conditions…."

ATTACHMENTS
Scope of Work
Site Plan
Landscape Plan
Exterior Elevations
Photometric Plan

Vineyard City Planning Department
125 South Main Street
Vineyard Ut, 84059

RE: Downtown Vineyard Site Plan Application Block 5 & 6 Narrative

It is with much excitement and anticipation that we submit the first two site plan applications for Downtown Vineyard Special Purpose District. The planning exercise that started nearly 10 years ago with writing a new and innovative form-based code, is now moving into more and more detailed plans and will soon begin construction on six buildings containing 370,000 net square footage of urban living spaces, 2,770 square feet of retail, and 183,341 square feet of improved landscape streetscape, courtyards, and pedestrian paseos. This is the start of something great that the City will be proud of. It will set a new standard for urban design and living for not only the City, County, and State, but for the entire region.

We have found that the applications for site plan are compliant with the Special Purpose Zoning District 3, Downtown Vineyard (Town Center) and other city codes and regulations. The building design and exterior lighting are innovative and set the scene envisioned for the downtown mixed-use district (DTMU). In this application, we are proposing an architectural precedent that will become a template we can use as we continue to develop the 300 Acre downtown with a variety of architectural styles and materials which will create a vernacular unique to Vineyard Station but also shared by the many City's we love.

Being that these are the first blocks in the downtown area to be developed, adjacent parcels include the undeveloped UDOT Vineyard Connector ROW and undeveloped downtown blocks. Future Lake Promenade Greenway and Civic Park are located north of these 2 blocks.

These two site plans cover two blocks, 5 and 6, which are located on the south and west end of the Lake Promenade Boulevard (see context map below). Concord Street divides the two blocks east from west. We expect address coordinates to be provided from the city at the appropriate time. The UDOT Vineyard Connector runs on the south boundary as it sweeps west toward Utah Lake to its north/south alignment.

Primary ingress and egress to the site include Main Street (Phase 1 Roadway) north of 800 North and the Lake Promenade (Phase 2 Roadway), which are already constructed and paved. Secondary ingress and egress will be a new roadway phase of construction labeled as Phase 2B which will extend First Street west of Main Street and connects into the Lake Promenade (Phase 2) via Concord Street and Reliance Street. Future connectivity to the west will be opened up with the Lake Promenade Overpass. As we continued development outward from these blocks the complete grid network of streets will be built out.

Internal vehicular circulation is limited, Block 6 proposes a shared street paseo which will allow for limited vehicular traffic into the site to temporary parking and in the future parking structures. Service and emergency vehicles will also use this shared street long term. Block 5 introduces an auto court amenity for limited residential units, loading and unloading of moving trucks, and short-term parking. These limitations on internal vehicular circulation is intended to promote the pedestrian and bicyclist experience. The paseos are urban living rooms primarily meant for pedestrian use and circulation. A bike lane is being implemented on Concord Street and First Street. The Lake Promenade also has a dedicated bike lane built into the street cross-section.

Volume of traffic is outlined in the traffic impact study (TIS). The character of traffic will be typical daily trips of attached multi-family units, park users, and service vehicles typical of urban living. Off-street parking and loading areas have also been incorporated into the design and is represented in the site plan. We are currently proposing more stalls than required in both off-street and temporary parking.

The impact on public services, utilities, schools, and recreation have all been considered and coordinated with City Staff and the school district. We are planning for one traditional elementary school site in the Village General District to the north of Downtown. Recreational and other amenity areas either achieved onsite or nearby with regional trails, the Utah Lake Waterfront, the Lake Promenade, and Geneva Park.

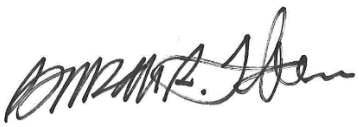
Screening and buffering of neighboring uses include the Preserve Townhomes and Condos to the south and the Lakeshore neighborhood to the southwest. The Vineyard Connector is a built-in buffer between the proposed project and these adjacent residential neighborhoods. The current proposal places additional buffering between proposed buildings and existing residential uses with temporary parking and landscaping which will convert to parking structures and office buildings in the future phases.

The proposed outdoor activities in these two blocks are categorized in three open space types: Streetscape, Paseos, & Courtyards. The streetscape scene includes shade trees, waterwise plantings, storm water filtration, benches, and streetlights. The activities anticipated in these spaces include strolling, sitting, and bicycling. The paseos, as mentioned previously, are the urban living rooms. Stoops and porches flank the sides of these linear corridors providing opportunities for neighbors to meet, interact, and play. Unique lighting techniques are proposed to keep these pedestrian corridors well-lit and safe. There are four proposed courtyards, two in block 5 and two in block 6, each with a unique design and program. Working from East to West we start with the Auto-Court. This courtyard is inspired by the quaint European style courtyards that are multi-purpose hardscapes that accommodate for informal court type play like soccer, basketball, baseball, or maybe even pickleball. The dual use of the auto-court is limited access to a few garages (5), loading area, and short-term parking. Moving west to our second courtyard is the play court or Hive. This courtyard is an urban play space with play equipment, shade, planter boxes, and waterwise landscaping. We envision the activities consisting of

children playing, picnicking, and socializing. Our third courtyard is in block 6 on the south of the fourth courtyard; we call this courtyard the backyard. The activities in this area include those associated with a suburban backyard such as barbequing in the outdoor kitchen, unstructured play on the turf lawn, and sitting in the shade of trees or building. The flexible space in the middle accommodates large group gatherings and tables to be pulled out for a larger neighbor dinner or a private dinner party. Lastly, The Hearth or sunken garden courtyard. The Hearth includes shade trees, tables and chairs, a fireplace, and workstations. Activities in this open space include sitting around the fire, socializing, or working in the workstations where outlets and charging ports are provided. This courtyard is meant to be more passive and contemplative than the other three courtyards. We are proposing that all residents in these blocks will have access to each of the four different courtyard areas with key card access.

We look forward to discussing this application in more detail in the public meetings to come.

Best Regards,



Bronson Tatton
Owner Representative
Flagborough, LLC

VINEYARD MULTIFAMILY

PRELIMENARY SITE PLAN

SHEET KEY PLAN:

LAYOUT NOTES

1. VERIFY EXISTING SITE INFORMATION INCLUDING, BUT NOT LIMITED TO STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS TAKEN FROM THE CIVIL ENGINEER'S DRAWINGS.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
3. TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, AND CENTERLINE OF TREES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS CALLED OUT AS 'EQUAL' OR 'EQ' ARE EQUIDISTANT MEASUREMENTS.
5. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSIONS, CONTACT DIG STUDIO FOR VERIFICATION.
6. ALL ANGLES TO MATCH THOSE NOTED ON DRAWING AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS.
7. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
8. CONCRETE SLABS OR FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS WHERE SHOWN ON THE PLAN.
9. PROVIDE EXPANSION JOINTS IN CONCRETE PAVING A MAXIMUM DISTANCE OF 30' ON CENTER, EACH WAY, AND AT ALL INTERSECTIONS, WHERE NEW CONCRETE ABUTS EXISTING CONCRETE PAVING, BUILDINGS, CURBS, WALLS, AND COLUMNS UNLESS OTHERWISE NOTED.
10. PROVIDE CONTROL JOINTS EVENLY SPACED BETWEEN EXPANSION JOINTS AS SHOWN ON DRAWINGS, EXCEPT WHERE SPECIAL SCORE JOINT PATTERN IS SPECIFIED.
11. SLEEVES AND CONDUITS SHALL BE INSTALLED A MINIMUM OF 18 INCHES BELOW FINISHED GRADE AND SHALL EXTEND 12 INCHES BEYOND BACK OF CURBS, WALLS, AND PAVING.
12. COORDINATE AND FIELD VERIFY ALL SLEEVING LOCATIONS FOR ALL UTILITY, ELECTRICAL, AND IRRIGATION PRIOR TO CONSTRUCTION.
13. PROPOSED TREES IN THE RIGHT-OF-WAY SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE, OUTSIDE OF 33' CORNER SIGHT TRIANGLES AND 10' FROM EDGE OF DRIVEWAYS, ALLEYS AND HYDRANTS.

GRADING NOTES

1. EMPLOY A LICENSED SURVEYOR TO ESTABLISH ALL GRADE AND WORK LINES. HAVE LANDSCAPE ARCHITECT REVIEW GRADE STAKES PRIOR TO FINAL GRADING.
2. ALL PROPOSED GRADES SHALL MEET AND BLEND WITH EXISTING GRADES AT PROJECT LIMITS AND AT CURBS SIDEWALKS AND ROADWAYS. EXISTING ELEVATIONS INDICATED ON PLANS SHALL BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
3. EROSION CONTROL - SEE CIVIL ENGINEERING DRAWINGS FOR CONTRACTOR RESPONSIBILITIES, MEANS, AND METHODS.
4. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHEN IT BECOMES EVIDENT THAT UNFORESEEN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR DECISION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. ALL LANDSCAPE GRADES ARE BASED UPON ELEVATIONS SHOWN ON THE CIVIL ENGINEER'S DRAWINGS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL GRADING OPERATIONS.
7. MAINTAIN POSITIVE DRAINAGE, UNLESS SPECIFICALLY DESIGNED FOR PONDING, AT ALL TIMES. MINIMUM 2% SLOPE IN PLANTED AREAS.
8. ALL WALKS SHALL HAVE A MAXIMUM 2% CROSS SLOPE TO ENSURE POSITIVE DRAINAGE OFF OF TRAVELED SURFACE.
9. MAXIMUM SLOPES ON WALKS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL, WITHOUT A HANDRAIL.
10. SUBSURFACE DRAINAGE LINES SHALL BE PLACED WITH A MINIMUM OF 12" COVER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INVERT ELEVATIONS AT ALL DRAINS AND PIPE DEPTHS TO ENSURE POSITIVE DRAINAGE AT THE SLOPE INDICATED TO THE OUTLET SHOWN ON THE PLANS.
11. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ONTO SITE.

TEAM INFORMATION:

OWNER/DEVELOPER:
WOODBURY CORPORATION
2733 E PARLEYS WAY
SUITE 300
SALT LAKE CITY, UT 84109
801-485-7770
CONTACT: MACK WOODBURY

FLAGSHIP HOMES
300S 1350 E S 2ND FL
LEHI, UT 84043
801-485-7770
CONTACT: NATE HUTCHINSON

STRUCTURAL ENGINEER:
DUNN ASSOCIATES,INC.
380 WEST 800 SOUTH
SALT LAKE CITY, UT 84101
801-575-8877
CONTACT: TAIT KETCHAM

ARCHITECT:
NELSEN PARTNERS, INC.
905 CONGRESS AVENUE
AUSTIN, TX 78701
512-457-8400
CONTACT: MATTHEW BEATON

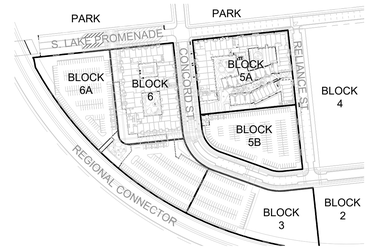
LANDSCAPE ARCHITECT:
DIG STUDIO INC.
600 N. 4TH ST.,
SUITE D
PHOENIX, ARIZONA 85004
602.595.4101
CONTACT: BETH JOHANNESSEN

INTERIOR:
HOUSE OF FORM
8010 E MCDOWELL RD
UNIT 119
SCOTTSDALE, AZ 85257
602-604-6638
CONTACT: DALA AL-FUWAIRES

CIVIL & STRUCTURAL ENGINEER:
NORTHERN ENGINEERING
1040 E 800 N
OREM, UT 84087
801-802-8992
CONTACT: BRANT TUTTLE

MEP ENGINEER:
SPECTRUM ENGINEERS
324 STATE STREET
SUITE 400
SALT LAKE CITY, UT 84111
801-23-5151
CONTACT:
MECH: RYAN BOOGAARD
ELECTRICAL: SPENCER C. LITTLE

VICINITY MAP



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DESCRIPTION	
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ILLUSTRATIVE SITE PLAN	L002
OPEN SPACE PLAN	L003
MATERIALS SCHEDULE	LM100
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HARDSCAPE MATERIALS ENLARGEMENT PLAN	LM201-206
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IRRIGATION NARRATIVE	

ABBREVIATIONS

ALT	ALTERNATE	LOW	LIMIT OF WORK
APPROX	APPROXIMATE	LP	LOW POINT
ARCH	ARCHITECT (URAL)	MAX	MAXIMUM
AD	AREA DRAIN	MECH	MECHANICAL
ASPH	ASPHALT	MEMB	MEMBRANE
BTWN	BETWEEN	MTL	METAL
BC	BOTTOM OF CURB	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BOC	BACK OF CURB	MSRY	MASONRY
BR	BOTTOM OF RAMP	NIC	NOT IN CONTRACT
BS	BOTTOM OF STEPS	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OC	ON CENTER(S)
CIP	CAST IN PLACE	PA	PLANTING AREA
CIR	CIRCLE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PG	PROPOSED GRADE
CLR	CLEAR	PIP	POUR IN PLACE
CL	CENTER LINE	PL	PROPERTY LINE
CONC	CONCRETE	PT	POINT OF TANGENCY
CONST	CONSTRUCTION	PVMY	PAVEMENT
CONT	CONTINUOUS	QTY	QUANTITY
CP	CENTER POINT	R	RADIUS
CTR	CONTRACTOR	RIM	RIM ELEVATION
DEMO	DEMOLISH, DEMOLITION	REF	REFER(ENCE)
DI	DRAIN INLET	REQD	REQUIRED
DIA	DIAMETER	ROW	RIGHT OF WAY
DIM	DIMENSION	SCHED	SCHEDULED
DTL	DETAIL	SF	SQUARE FEET
DWG	DRAWING(S)	SHT	SHEET
EA	EACH	SIM	SIMILAR
EG	EXISTING GRADE	SPEC(S)	SPECIFICATION(S), SPECIFIED
ELEC	ELECTRICAL		
ELEV	ELEVATION	STA	STATION
EJ	EXPANSION JOINT	STD	STANDARD
EQ	EQUAL	SQ	SQUARE
EWF	ENGINEERED WOOD FIBER	SS	STAINLESS STEEL
EXIST	EXISTING	STD	STANDARD
FOC	FACE OF CURB	STL	STEEL
FFE	FINISH FLOOR ELEVATION	TC	TOP OF CURB
FG	FINISH GRADE	TF	TOP OF FENCE
FL	FLOW LINE	TG	TOP OF GRATE
FOW	FACE OF WALL	TP	TANGENT POINT
FS	FINISH SURFACE	TR	TOP OF RAMP
GB	GRADE BREAK	TW	TOP OF WALL
GALV	GALVANIZED	THK	THICK(NESS)
HB	HOSE BIB	VERT	VERTICAL
HT	HEIGHT	VOL	VOLUME
HORIZ	HORIZONTAL	WWF	WELDED WIRE FABRIC
HP	HIGH POINT	WWM	WELDED WIRE MESH
IN	INCHES	W/	WITH
INCL	INCLUDE (S), (D), (ING)	W/O	WITHOUT
INV	INVERT OF PIPE	TYP	TYPICAL
L	LENGTH, LONG		

ABBREVIATION SYMBOLS

∠	ANGLE
℄	CENTERLINE
Ø	DIAMETER
°	DEGREES
±	PLUS/MINUS

ADDITIONAL LANDSCAPE NOTE

1. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREE PLANTINGS WITHIN 10 FEET OF WATER LINES..

MAINTENANCE RESPONSIBILITY

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED- FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE OWNER.

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Vineyard Station -
PRELIMINARY LANDSCAPE PLAN
Woodbury Corporation
Vineyard, UT

Date
15 SEPT 2022
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COVER SHEET

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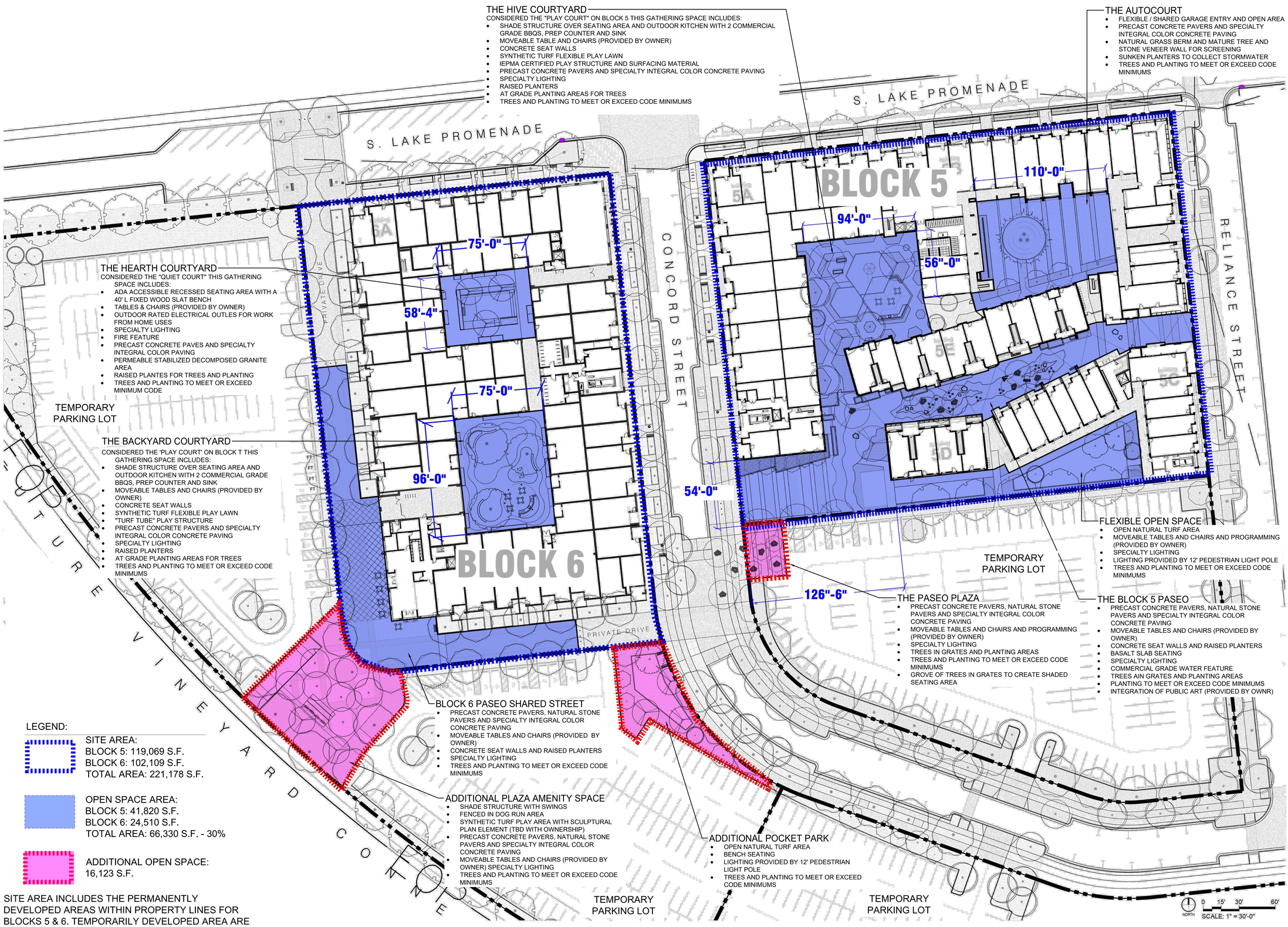
ILLUSTRATIVE SITE PLAN



THE HIVE COURTYARD

CONSIDERED THE "PLAY COURT" ON BLOCK 5 THIS GATHERING SPACE INCLUDES:

- SHADE STRUCTURE OVER SEATING AREA AND OUTDOOR KITCHEN WITH 2 COMMERCIAL GRADE BBQS, PREP COUNTER AND SINK
- MOVEABLE TABLE AND CHAIRS (PROVIDED BY OWNER)
- CONCRETE SEAT WALLS
- SYNTHETIC TURF FLEXIBLE PLAY LAWN
- IEPMA CERTIFIED PLAY STRUCTURE AND SURFACING MATERIAL
- PRECAST CONCRETE PAVERS AND SPECIALTY INTEGRAL COLOR CONCRETE PAVING
- SPECIALTY LIGHTING
- RAISED PLANTERS
- AT GRADE PLANTING AREAS FOR TREES
- TREES AND PLANTING TO MEET OR EXCEED CODE MINIMUMS

THE AUTOCOURT

- FLEXIBLE / SHARED GARAGE ENTRY AND OPEN AREA
- PRECAST CONCRETE PAVERS AND SPECIALTY INTEGRAL COLOR CONCRETE PAVING
- NATURAL GRASS BERM AND MATURE TREE AND STONE VENEER WALL FOR SCREENING
- SUNKEN PLANTERS TO COLLECT STORMWATER
- TREES AND PLANTING TO MEET OR EXCEED CODE MINIMUMS

THE HEARTH COURTYARD

CONSIDERED THE "QUIET COURT" THIS GATHERING SPACE INCLUDES:

- ADA ACCESSIBLE RECESSED SEATING AREA WITH A 40' L FIXED WOOD SLAT BENCH
- TABLES & CHAIRS (PROVIDED BY OWNER)
- OUTDOOR RATED ELECTRICAL OUTLES FOR WORK FROM HOME USES
- SPECIALTY LIGHTING
- FIRE FEATURE
- PRECAST CONCRETE PAVES AND SPECIALTY INTEGRAL COLOR PAVING
- PERMEABLE STABILIZED DECOMPOSED GRANITE AREA
- RAISED PLANTES FOR TREES AND PLANTING
- TREES AND PLANTING TO MEET OR EXCEED MINIMUM CODE

TEMPORARY PARKING LOT

THE BACKYARD COURTYARD

CONSIDERED THE 'PLAY COURT' ON BLOCK T THIS GATHERING SPACE INCLUDES:

- SHADE STRUCTURE OVER SEATING AREA AND OUTDOOR KITCHEN WITH 2 COMMERCIAL GRADE BBQS, PREP COUNTER AND SINK
- MOVEABLE TABLES AND CHAIRS (PROVIDED BY OWNER)
- CONCRETE SEAT WALLS
- SYNTHETIC TURF FLEXIBLE PLAY LAWN
- "TURF TUBE" PLAY STRUCTURE
- PRECAST CONCRETE PAVERS AND SPECIALTY INTEGRAL COLOR CONCRETE PAVING
- SPECIALTY LIGHTING
- RAISED PLANTERS
- AT GRADE PLANTING AREAS FOR TREES
- TREES AND PLANTING TO MEET OR EXCEED CODE MINIMUMS

FLEXIBLE OPEN SPACE

- OPEN NATURAL TURF AREA
- MOVEABLE TABLES AND CHAIRS AND PROGRAMMING (PROVIDED BY OWNER)
- SPECIALTY LIGHTING
- LIGHTING PROVIDED BY 12' PEDESTRIAN LIGHT POLE
- TREES AND PLANTING TO MEET OR EXCEED CODE MINIMUMS

THE PASEO PLAZA

- PRECAST CONCRETE PAVERS, NATURAL STONE PAVERS AND SPECIALTY INTEGRAL COLOR CONCRETE PAVING
- MOVEABLE TABLES AND CHAIRS AND PROGRAMMING (PROVIDED BY OWNER)
- SPECIALTY LIGHTING
- TREES IN GRATES AND PLANTING AREAS
- TREES AND PLANTING TO MEET OR EXCEED CODE MINIMUMS
- GROVE OF TREES IN GRATES TO CREATE SHADED SEATING AREA

THE BLOCK 5 PASEO

- PRECAST CONCRETE PAVERS, NATURAL STONE PAVERS AND SPECIALTY INTEGRAL COLOR CONCRETE PAVING
- MOVEABLE TABLES AND CHAIRS (PROVIDED BY OWNER)
- CONCRETE SEAT WALLS AND RAISED PLANTERS
- BASALT SLAB SEATING
- SPECIALTY LIGHTING
- COMMERCIAL GRADE WATER FEATURE
- TREES AIN GRATES AND PLANTING AREAS
- PLANTING TO MEET OR EXCEED CODE MINIMUMS
- INTEGRATION OF PUBLIC ART (PROVIDED BY OWNR)

BLOCK 6 PASEO SHARED STREET

- PRECAST CONCRETE PAVERS, NATURAL STONE PAVERS AND SPECIALTY INTEGRAL COLOR CONCRETE PAVING
- MOVEABLE TABLES AND CHAIRS (PROVIDED BY OWNER)
- CONCRETE SEAT WALLS AND RAISED PLANTERS
- SPECIALTY LIGHTING
- TREES AND PLANTING TO MEET OR EXCEED CODE MINIMUMS

ADDITIONAL PLAZA AMENITY SPACE

- SHADE STRUCTURE WITH SWINGS
- FENCED IN DOG RUN AREA
- SYNTHETIC TURF PLAY AREA WITH SCULPTURAL PLAN ELEMENT (TBD WITH OWNERSHIP)
- PRECAST CONCRETE PAVERS, NATURAL STONE PAVERS AND SPECIALTY INTEGRAL COLOR CONCRETE PAVING
- MOVEABLE TABLES AND CHAIRS (PROVIDED BY OWNER) SPECIALTY LIGHTING
- TREES AND PLANTING TO MEET OR EXCEED CODE MINIMUMS

ADDITIONAL POCKET PARK

- OPEN NATURAL TURF AREA
- BENCH SEATING
- LIGHTING PROVIDED BY 12' PEDESTRIAN LIGHT POLE
- TREES AND PLANTING TO MEET OR EXCEED CODE MINIMUMS

LEGEND:

SITE AREA:
BLOCK 5: 119,069 S.F.
BLOCK 6: 102,109 S.F.
TOTAL AREA: 221,178 S.F.

OPEN SPACE AREA:
BLOCK 5: 41,820 S.F.
BLOCK 6: 24,510 S.F.
TOTAL AREA: 66,330 S.F. - 30%

ADDITIONAL OPEN SPACE:
16,123 S.F.

SITE AREA INCLUDES THE PERMANENTLY DEVELOPED AREAS WITHIN PROPERTY LINES FOR BLOCKS 5 & 6. TEMPORARILY DEVELOPED AREA ARE NOT COUNTED IN THE SITE OR OPEN SPACES TOTALS

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L003

OPEN SPACE PLAN

REFERENCE NOTES SCHEDULE BLOCK 5

	1 - PAVING & SURFACING: DIVISION 32					
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR
1-01	CONCRETE PAVING TYPE A (PEDESTRIAN)	1/LS501	DAVIS COLORS		ACID ETCH	SAN DIEGO BUFF
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	1/LS501	DAVIS COLORS		MEDIUM SANDBLAST	SPANISH GOLD
1-03	CONCRETE PAVING TYPE C (VEHICULAR)	2/LS501			3/8" EXPOSED AGGREGATE CONCRETE	NATURAL GRAY
1-04	CONCRETE PAVING TYPE D (VEHICULAR)	2/LS501			ACID ETCH	NATURAL GRAY
1-05	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)	5/LS501	ACKERSTONE	COMBO STONE	GRIND	AUTUMN BLEND
1-06	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	5/LS501	ACKERSTONE		GRIND	IVORY AND STANFORD SAND
1-07	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	5/LS501	ACKERSTONE	HEXAGON	GRIND	STANFORD SAND, IVORY AND PALOMINO
1-08	NATURAL STONE PAVER TYPE A	6/LS501	DELTA STONE	SANDSTONE PAVERS	FLAMED	SUNRISE PEAK
1-09	NATURAL STONE PAVER TYPE B	6/LS501	DELTA STONE	LIMESTONE PAVER	FLAMED	LEUDERS LIMESTONE
1-10	PRECAST CONC. PAVER TYPE A (VEHICULAR)	7/LS501	ACKERSTONE	4X12 AQUALINA		STANFORD SAND
1-11	PRECAST CONC. PAVER TYPE B (VEHICULAR)	7/LS501	ACKERSTONE			STANFORD SAND, PEWTER
1-12	BIKE LANE PAVER		ACKERSTONE			WILDWOOD
1-13	STABILIZED DECOMPOSED GRANITE	9/LS501	ROCKUTAH			LAKESIDE GRAVEL
1-14	WOOD CHIP MULCH					NATURAL
1-15	1"-3" RIP RAP		ROCKUTAH			LAKESIDE GRAVEL
1-16	SYNTHETIC TURF					
1-17	STRUCTURAL SOIL		UTELITE			
1-18	PAVING, REFER TO ARCHITECTURE					

	2 - WALLS & FENCES: DIVISION 32					
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR
2-01	CAST IN PLACE CONCRETE HEADER	11/LS501	LOCAL SOURCE			NATURAL GRAY
2-02	RAISED CONCRETE CURB 4" HT				ACID ETCH	SAN DIEGO BUFF
2-03	RAISED NATURAL STONE CURB 4" HT		DELTA STONE	LIMESTONE		LUEDER`LIMESTONE
2-04	CONCRETE SEATWALL	1/LS504	DAVIS COLORS		MED. SANDBLAST	NATURAL GRAY
2-05	LIMESTONE SLAB WITH ETCHING		DELTA STONE	DIMENSIONALLY CUT		LUEDERS LIMESTONE
2-06	CMU WALL WITH STONE VENEER	14/LS501	DELTA STONE	LIMESTONE VENEER	NATURAL	WINTER RIDGE BLEND
2-07	PATIO WALL, FENCING AND GATES, REFER TO ARCHITECTURE					

	3 - METALS: DIVISION 05					
CODE	DESCRIPTION	DETAIL				
3-01	STEEL GATE 5` HT	15/LS501				
3-02	STEEL GATE 4` HT.	13/LS501				

	5 - FURNISHINGS: DIVISION 32					
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR
5-01	BENCH QTY: 7	4/LS502	LANDSCAPE FORMS	PARC VUE, BACKED, NO ARMS	POWDERCOAT	MERCURY
5-02	LIGHT BOLLARD		FORMS+SURFACES	HELIO 600	POWDERCOAT	SLATE TEXTURE
5-03	REMOVABLE BOLLARD		FORMS+SURFACES	HELIO 600 REMOVABLE	POWDERCOAT	SLATE TEXTURE
5-04	STANDARD BOLLARD		FORMS+SURFACES	HELIO 600	POWDERCOAT	SLATE TEXTURE
5-05	TREE GRATE	2/LS504	URBAN ACCESSORIES	JAMISON	RAW	DUCTILE IRON
5-06	PICNIC TABLE QTY: 2	1/LS502				
5-07	SHADE STRUCTURE	3-4/LS503	CUSTOM		POWDERCOAT	
5-08	MOVEABLE TABLE QTY: 11	6/LS502	FERMOB	BISTRO	POWDERCOAT	PLUM
5-09	MOVEABLE CHAIR QTY: 33	5/LS502	FERMOB	BISTRO	POWDERCOAT	PLUM
5-10	OUTDOOR KITCHEN WITH BBQ, SINK AND COUNTER	1-2/LS504				
5-11	STONE SEAT AT PASEO		STONE FOREST	#NFS-1	NATURAL BOULDER	GRANITE
5-12	PLAY STRUCTURE		EARTH SCAPE	FOREST HUT	TBD	TBD
5-13	TRASH RECEPTACLE QTY: 5		LANDSCAPE FORMS	LAKESIDE LITTER	POWDERCOAT	RAL 4007
5-14	BIKE RACK QTY: 17		DERO	DOWNTOWN RACK	POWDER COAT	RAL 4007

NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR ALL INTERIOR BIKE RACK LOCATIONS AND QUANTITIES
2. REFER TO ELECTRICAL PLAN FOR SITE LIGHTING LOCATIONS AND LAYOUT
3. ALL STORMWATER BIOSWALES AND PLANTERS ARE SHOWN ON PLAN, DETAILING TO BE INCLUDED IN CONSTRUCTION DRAWINGS AND PERMIT SUBMITTAL SETS
4. FOR DUST CONTROL, EITHER WOOD CHIP MULCH OR 1"-3" RIP RAP IS PROVIDEDAT ALL LANDSCAPE AREAS AT MIN. 2" DEPTH

REFERENCE NOTES SCHEDULE BLOCK 6

	1 - PAVING & SURFACING: DIVISION 32						
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR
1-01	CONCRETE PAVING TYPE A (PEDESTRIAN)	24,509 SF		DAVIS COLORS		ACID ETCH	SAN DIEGO BUFF
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	17,460 SF		DAVIS COLORS		MEDIUM SANDBLAST	PEBBLE
1-03	CONCRETE PAVING TYPE C (VEHICULAR)	23,133 SF				3/8" EXPOSED AGGREGATE CONCRETE	NATURAL GRAY
1-04	CONCRETE PAVING TYPE D (VEHICULAR)	2,814 SF				ACID ETCH	NATURAL GRAY
1-05	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)	6,790 SF		ACKERSTONE	COMBO STONE		AUTUMN BLEND
1-06	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	3,716 SF		ACKERSTONE		GRIND	IVORY AND STANFORD S
1-07	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	6,422 SF		ACKERSTONE	HEXAGON	GRIND	STANFORD SAND, IVORY
1-08	NATURAL STONE PAVER TYPE A (VEHICULAR)	9,109 SF		DELTA STONE	SANDSTONE PAVERS		SUNRISE PEAK
1-09	NATURAL STONE PAVER TYPE B (VEHICULAR)	6,365 SF		DELTA STONE	LIMESTONE PAVER	FLAMED	LEUDERS LIMESTONE
1-10	PRECAST CONC. PAVER TYPE A (VEHICULAR)	4,640 SF		ACKERSTONE	4X12 AQUALINA		STANFORD SAND AND P
1-11	PRECAST CONC. PAVER TYPE B (VEHICULAR)	11,788 SF		ACKERSTONE		GRIND	WILDWOOD
1-12	BIKE LANE PAVER	3,498 SF		ACKERSTONE			GREEN
1-13	STABILIZED DECOMPOSED GRANITE	917 SF		ROCKUTAH			LAKESIDE GRAVEL
1-14	WOOD CHIP MULCH	86,608 SF					NATURAL
1-15	1"-3" RIP RAP	3,066 SF		ROCKUTAH			LAKESIDE GRAVEL
1-16	SYNTHETIC TURF	3,754 SF					

	2 - WALLS & FENCES: DIVISION 32						
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR
2-01	RAISED CONCRETE CURB 4" HT	918 LF				ACID ETCH	SAN DIEGO BUFF
2-03	CONCRETE RETAINING WALL	842 LF				SMOOTH TROWEL	SAN DIEGO BUFF
2-04	CONCRETE SEATWALL	78 LF				MED. SANDBLAST	NATURAL GRAY
2-05	LIMESTONE SLAB SEAT WALL WITH ETCHING	77 LF		DELTA STONE	DIMENSIONALLY CUT		LEUDERS LIMESTONE
2-06	CMU WALL WITH STONE VENEER	83 LF		DELTA STONE	LIMESTONE VENEER	NATURAL	WINTER RIDGE BLEND
2-07	CONCRETE SEATING STEPS			DAVIS COLORS		MED. SANDBLAST	SAN DIEGO BUFF
2-08	CONCRETE RAMP WITH SS HANDRAIL			DAVIS COLORS		MED. SANDBLAST	SAN DIEGO BUFF
2-10	FIRE FEATURE			CUSTOM		GFRC & STEEL	WHITE CONC.
2-12	DOG RUN FENCE AND GATE	172 LF					

	3 - METALS: DIVISION 05						
CODE	DESCRIPTION	QTY	DETAIL	FINISH	HEIGHT	THICKNESS	SHOP DRAWING
3-02	RAISED STEEL PLANTER TYPE B	646 LF		NATURAL RUST FINISH	24" HT	1/2" THICK STEEL PLATE	X

	5 - FURNISHINGS: DIVISION 32						
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR
5-01	BENCH	16		LANDSCAPE FORMS	PARC VUE, BACKED, NO ARMS		MERCURY
5-03	REMOVABLE BOLLARD			FORMS+SURFACES	HELIO 600 REMOVABLE		SLATE TEXTURE
5-05	TREE GRATE			URBAN ACCESSORIES	JAMISON		DUCTILE IRON
5-06	SHADE STRUCTURE						
5-07	TRASH RECEPTACLE	11		LANDSCAPE FORMS	LAKESIDE LITTER	POWDER COAT	RAL 4007 PURPLE
5-08	BIKE RACK	34		DERO	DOWNTOWN RACK	POWDER COAT	RAL 4007
5-09	PLANTER POT	8		KORNEGAY	OFFSET		ASH WHITE
5-10	OUTDOOR KITCHEN WITH BBQ, SINK AND COUNTER						
5-11	MOVEABLE CHAIR			FERMOB	BISTRO	POWDERCOAT	PLUM
5-12	MOVEABLE TABLE			FERMOB	BISTRO	POWDERCOAT	PLUM
5-13	PLAY TUNNEL	9 LF					

NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR ALL INTERIOR BIKE RACK LOCATIONS AND QUANTITIES
2. REFER TO ELECTRICAL PLAN FOR SITE LIGHTING LOCATIONS AND LAYOUT
3. ALL STORMWATER BIOSWALES AND PLANTERS ARE SHOWN ON PLAN, DETAILING TO BE INCLUDED IN CONSTRUCTION DRAWINGS AND PERMIT SUBMITTAL SETS
4. FOR DUST CONTROL, EITHER WOOD CHIP MULCH OR 1"-3" RIP RAP IS PROVIDED AT ALL LANDSCAPE AREAS AT MIN. 2" DEPTH

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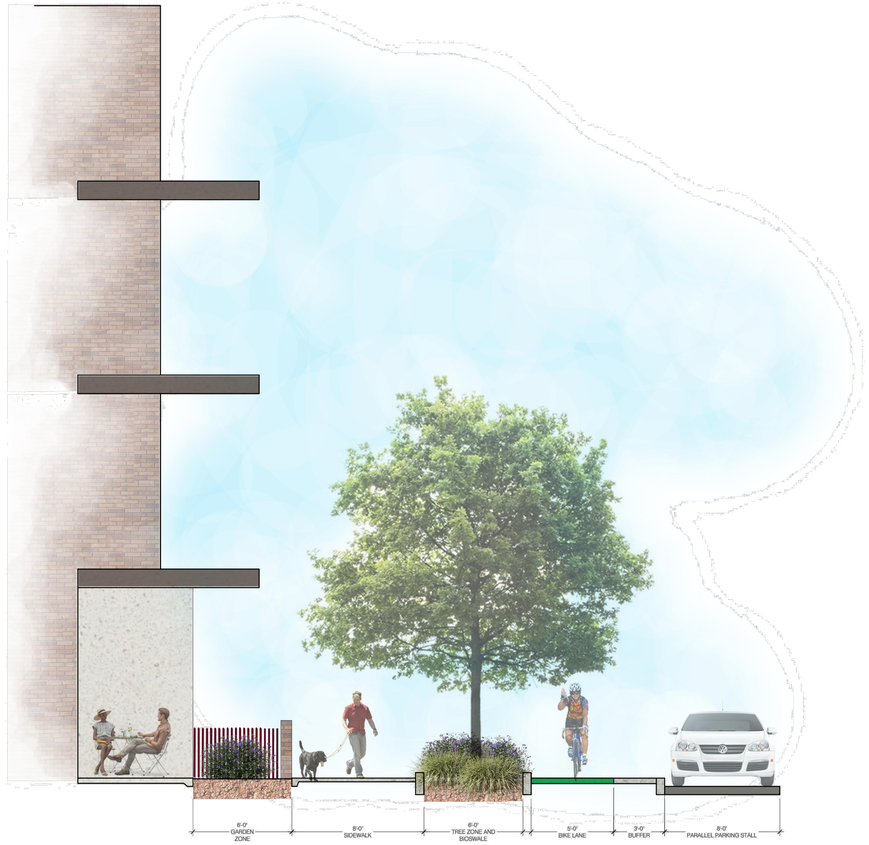
LM100

MATERIALS SCHEDULE

PLOT DATE: 9/29/2022 10:49:17 AM

1 PROMENADE

1" = 30'-0"



2 BIKE BOULEVARD

1" = 30'-0"

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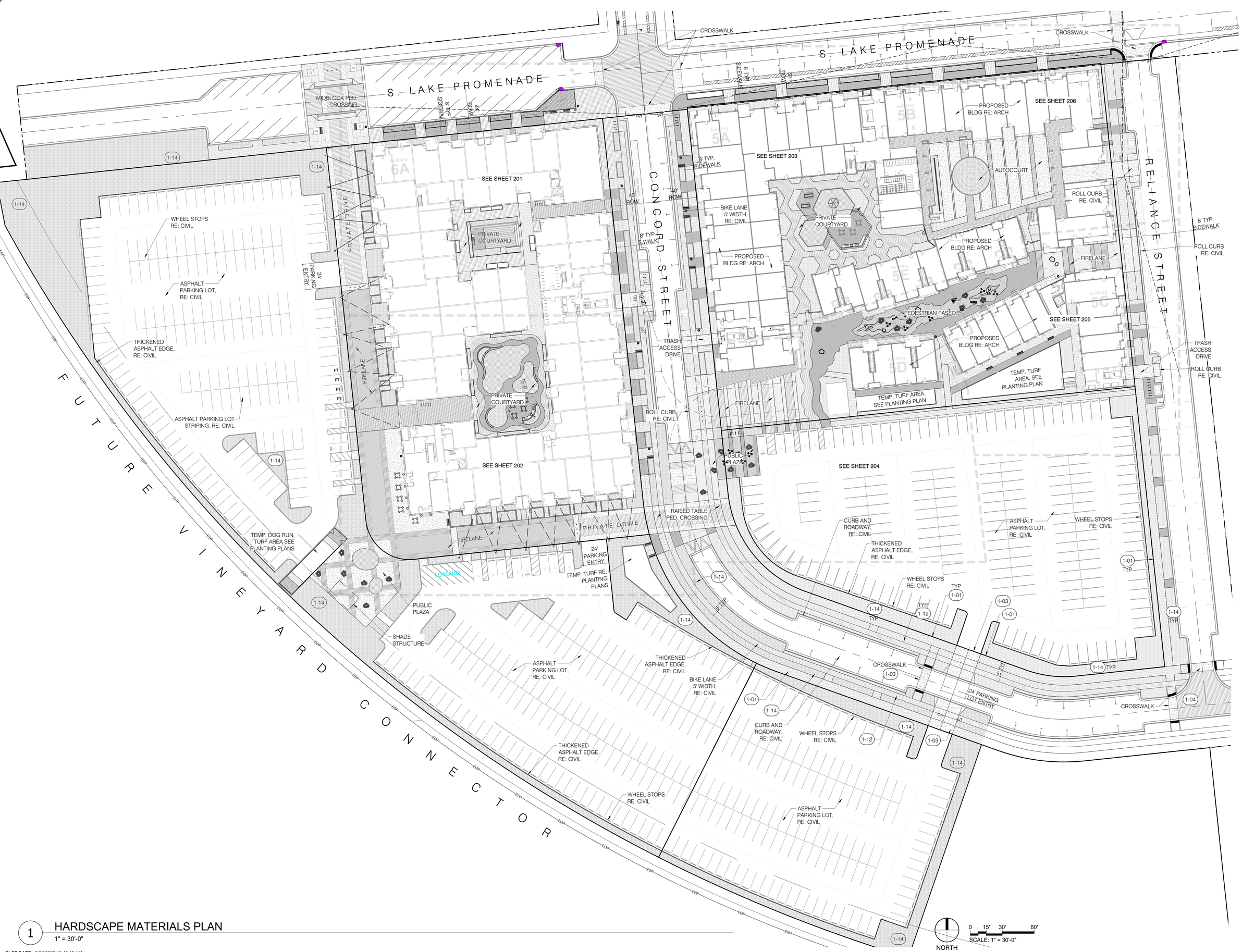
SECTIONS

T DATE: 9/29/2022 10:49:38 AM



1 HARDSCAPE MATERIALS PLAN

1" = 30'-0"

PLOT DATE: 9/29/2022 10:49:45 AM

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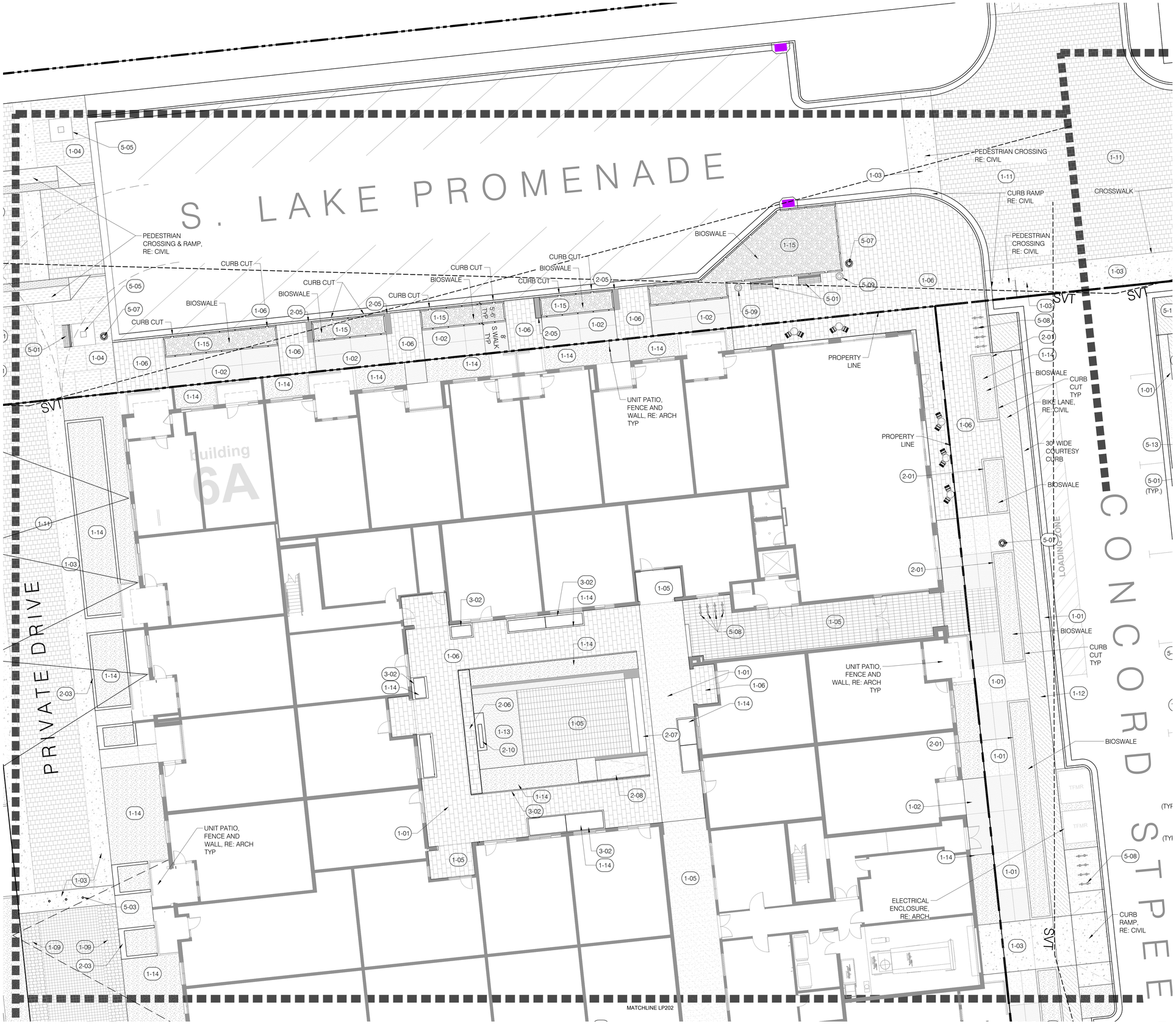
HARDSCAPE MATERIALS



REFERENCE NOTES SCHEDULE BLK 6

	1 - PAVING & SURFACING: DIVISION 32
CODE	DESCRIPTION
1-01	CONCRETE PAVING TYPE A (PEDESTRIAN)
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)
1-03	CONCRETE PAVING TYPE C (VEHICULAR)
1-04	CONCRETE PAVING TYPE D (VEHICULAR)
1-05	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)
1-06	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)
1-07	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)
1-08	NATURAL STONE PAVER TYPE A (VEHICULAR)
1-09	NATURAL STONE PAVER TYPE B (VEHICULAR)
1-10	PRECAST CONC. PAVER TYPE A (VEHICULAR)
1-11	PRECAST CONC. PAVER TYPE B (VEHICULAR)
1-12	BIKE LANE PAVER
1-13	STABILIZED DECOMPOSED GRANITE
1-14	WOOD CHIP MULCH
1-15	1"-3" RIP RAP
1-16	SYNTHETIC TURF

	2 - WALLS & FENCES: DIVISION 32
CODE	DESCRIPTION
2-01	RAISED CONCRETE CURB 4" HT
2-03	CONCRETE RETAINING WALL
2-04	CONCRETE SEATWALL
2-05	LIMESTONE SLAB SEAT WALL WITH ETCHING
2-06	CMU WALL WITH STONE VENEER
2-07	CONCRETE SEATING STEPS
2-08	CONCRETE RAMP WITH SS HANDRAIL
2-10	FIRE FEATURE
2-12	DOG RUN FENCE AND GATE

	3 - METALS: DIVISION 05
CODE	DESCRIPTION
3-02	RAISED STEEL PLANTER TYPE B

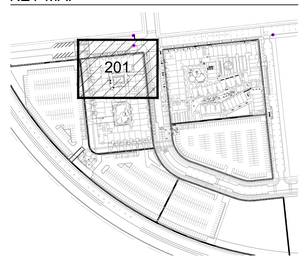
	5 - FURNISHINGS: DIVISION 32
CODE	DESCRIPTION
5-01	BENCH
5-03	REMOVABLE BOLLARD
5-05	TREE GRATE
5-06	SHADE STRUCTURE
5-07	TRASH RECEPTACLE
5-08	BIKE RACK
5-09	PLANTER POT
5-10	OUTDOOR KITCHEN WITH BBQ, SINK AND COUNTER
5-11	MOVEABLE CHAIR
5-12	MOVEABLE TABLE
5-13	PLAY TUNNEL

1 HARDSCAPE MATERIALS ENLARGEMENT PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

KEY MAP



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Vineyard Station - PRELIMINARY LANDSCAPE PLAN

Woodbury Corporation
Vineyard, UT

Date
15 SEPT 2022
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Project No.
21097

LM201

HARDSCAPE MATERIALS PLAN

PLOT DATE: 9/29/2022 10:50:06 AM

REFERENCE NOTES SCHEDULE BLK 6

	1 - PAVING & SURFACING: DIVISION 32
CODE	DESCRIPTION
1-01	CONCRETE PAVING TYPE A (PEDESTRIAN)
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)
1-03	CONCRETE PAVING TYPE C (VEHICULAR)
1-04	CONCRETE PAVING TYPE D (VEHICULAR)
1-05	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)
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1-08	NATURAL STONE PAVER TYPE A (VEHICULAR)
1-09	NATURAL STONE PAVER TYPE B (VEHICULAR)
1-10	PRECAST CONC. PAVER TYPE A (VEHICULAR)
1-11	PRECAST CONC. PAVER TYPE B (VEHICULAR)
1-12	BIKE LANE PAVER
1-13	STABILIZED DECOMPOSED GRANITE
1-14	WOOD CHIP MULCH
1-15	1"-3" RIP RAP
1-16	SYNTHETIC TURF

	2 - WALLS & FENCES: DIVISION 32
CODE	DESCRIPTION
2-01	RAISED CONCRETE CURB 4" HT
2-03	CONCRETE RETAINING WALL
2-04	CONCRETE SEATWALL
2-05	LIMESTONE SLAB SEAT WALL WITH ETCHING
2-06	CMU WALL WITH STONE VENEER
2-07	CONCRETE SEATING STEPS
2-08	CONCRETE RAMP WITH SS HANDRAIL
2-10	FIRE FEATURE
2-12	DOG RUN FENCE AND GATE

	3 - METALS: DIVISION 05
CODE	DESCRIPTION
3-02	RAISED STEEL PLANTER TYPE B

	5 - FURNISHINGS: DIVISION 32
CODE	DESCRIPTION
5-01	BENCH
5-03	REMOVABLE BOLLARD
5-05	TREE GRATE
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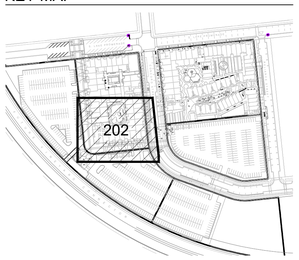
5-08	BIKE RACK
5-09	PLANTER POT
5-10	OUTDOOR KITCHEN WITH BBQ, SINK AND COUNTER
5-11	MOVEABLE CHAIR
5-12	MOVEABLE TABLE
5-13	PLAY TUNNEL

1 HARDSCAPE MATERIALS ENLARGEMENT PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

KEY MAP



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Woodbury Corporation
Vineyard, UT

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LM202

HARDSCAPE MATERIALS PLAN

PLOT DATE: 9/29/2022 10:50:28 AM

1 ENLARGEMENT AREAS

1" = 10'-0"

NORTH

0 5' 10' 20'

SCALE: 1" = 10'-0"

REFERENCE NOTES SCHEDULE BLK 6

	1 - PAVING & SURFACING: DIVISION 32
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	2 - WALLS & FENCES: DIVISION 32
CODE	DESCRIPTION
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2-05	LIMESTONE SLAB SEAT WALL WITH ETCHING
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2-08	CONCRETE RAMP WITH SS HANDRAIL
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	3 - METALS: DIVISION 05
CODE	DESCRIPTION
3-02	RAISED STEEL PLANTER TYPE B

	5 - FURNISHINGS: DIVISION 32
CODE	DESCRIPTION
5-01	BENCH
5-03	REMOVABLE BOLLARD
5-05	TREE GRATE
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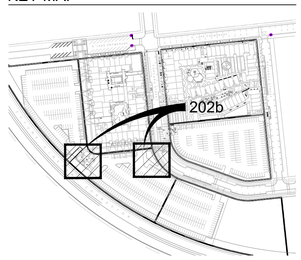
5-10	OUTDOOR KITCHEN WITH BBQ, SINK AND COUNTER
5-11	MOVEABLE CHAIR
5-12	MOVEABLE TABLE
5-13	PLAY TUNNEL

KEY MAP



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Woodbury Corporation

Vineyard, UT

Date
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LM202B

ENLARGEMENT AREAS

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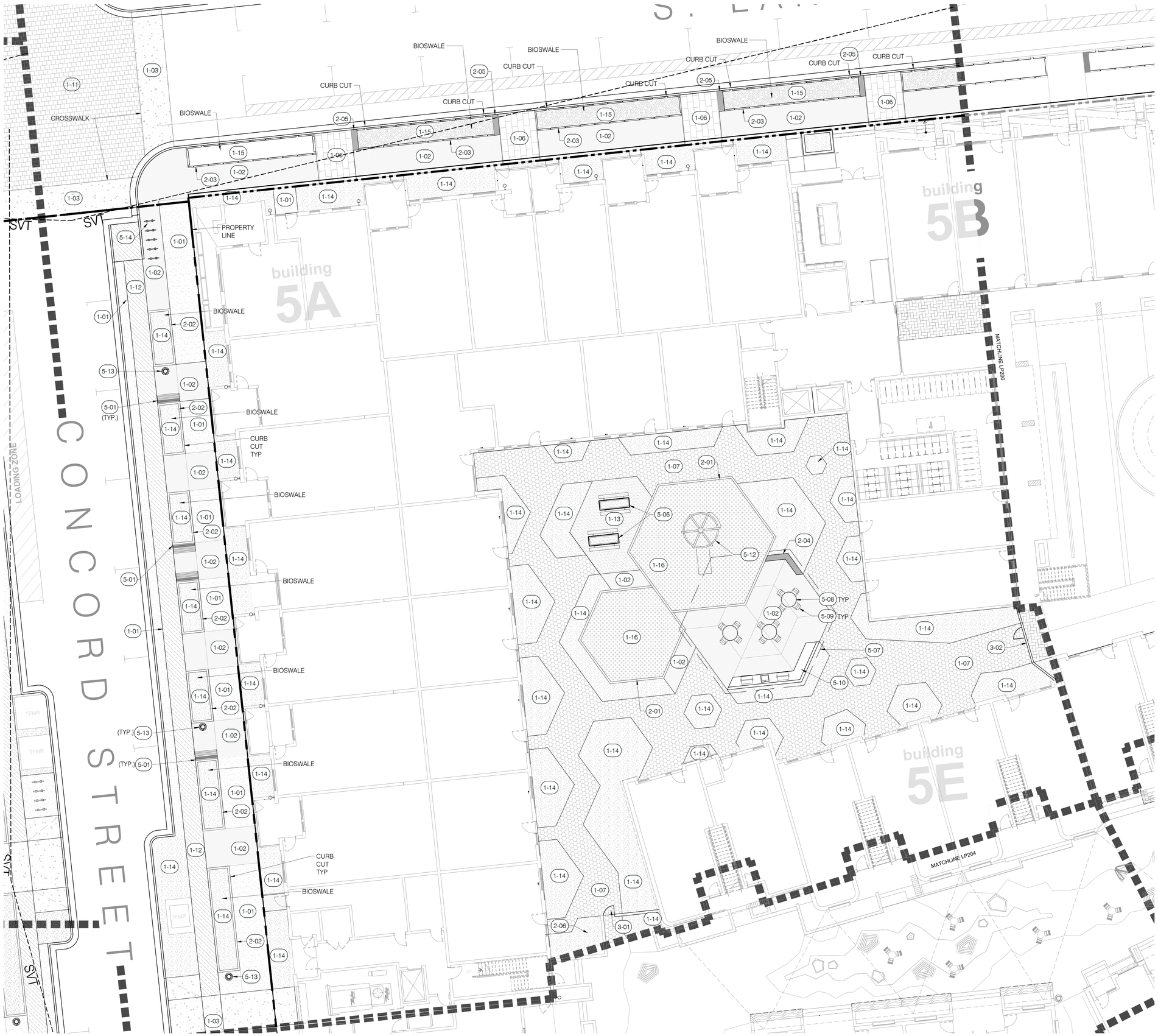

1 HARDSCAPE MATERIALS ENLARGEMENT PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

PLOT DATE: 9/29/2022 10:49:35 AM

REFERENCE NOTES SCHEDULE BLK 5

	1 - PAVING & SURFACING: DIVISION 32
CODE	DESCRIPTION
1-01	CONCRETE PAVING TYPE A (PEDESTRIAN)
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)
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CODE	DESCRIPTION
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2-03	CONCRETE RETAINING WALL
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2-08	CONCRETE RAMP WITH SS HANDRAIL
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	3 - METALS: DIVISION 05
CODE	DESCRIPTION
3-02	RAISED STEEL PLANTER TYPE B

	5 - FURNISHINGS: DIVISION 32
CODE	DESCRIPTION
5-01	BENCH
5-03	REMOVABLE BOLLARD
5-05	TREE GRATE
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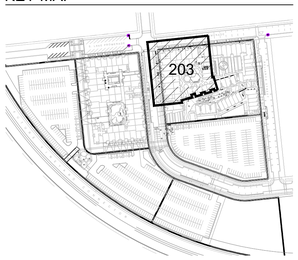
5-08	BIKE RACK
5-09	PLANTER POT
5-10	OUTDOOR KITCHEN WITH BBQ, SINK AND COUNTER
5-11	MOVEABLE CHAIR
5-12	MOVEABLE TABLE
5-13	PLAY TUNNEL

KEY MAP



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Woodbury Corporation
Vineyard, UT

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Project No.
21097

LM203

HARDSCAPE MATERIALS PLAN

REFERENCE NOTES SCHEDULE BLK 5

	1 - PAVING & SURFACING: DIVISION 32
CODE	DESCRIPTION
1-01	CONCRETE PAVING TYPE A (PEDESTRIAN)
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)
1-03	CONCRETE PAVING TYPE C (VEHICULAR)
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1-12	BIKE LANE PAVER
1-13	STABILIZED DECOMPOSED GRANITE
1-14	WOOD CHIP MULCH
1-15	1"-3" RIP RAP
1-16	SYNTHETIC TURF

	2 - WALLS & FENCES: DIVISION 32
CODE	DESCRIPTION
2-01	RAISED CONCRETE CURB 4" HT
2-03	CONCRETE RETAINING WALL
2-04	CONCRETE SEATWALL
2-05	LIMESTONE SLAB SEAT WALL WITH ETCHING
2-06	CMU WALL WITH STONE VENEER
2-07	CONCRETE SEATING STEPS
2-08	CONCRETE RAMP WITH SS HANDRAIL
2-10	FIRE FEATURE
2-12	DOG RUN FENCE AND GATE

	3 - METALS: DIVISION 05
CODE	DESCRIPTION
3-02	RAISED STEEL PLANTER TYPE B

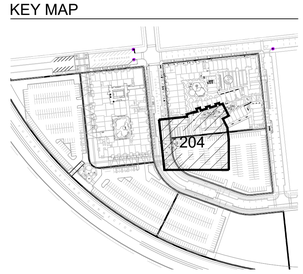
	5 - FURNISHINGS: DIVISION 32
CODE	DESCRIPTION
5-01	BENCH
5-03	REMOVABLE BOLLARD
5-05	TREE GRATE
5-06	SHADE STRUCTURE
5-07	TRASH RECEPTACLE
5-08	BIKE RACK
5-09	PLANTER POT
5-10	OUTDOOR KITCHEN WITH BBQ, SINK AND COUNTER
5-11	MOVEABLE CHAIR
5-12	MOVEABLE TABLE
5-13	PLAY TUNNEL

1 HARDSCAPE MATERIALS ENLARGEMENT PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

KEY MAP



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Vineyard Station - PRELIMINARY LANDSCAPE PLAN

Woodbury Corporation
Vineyard, UT

Date
15 SEPT 2022
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Project No.
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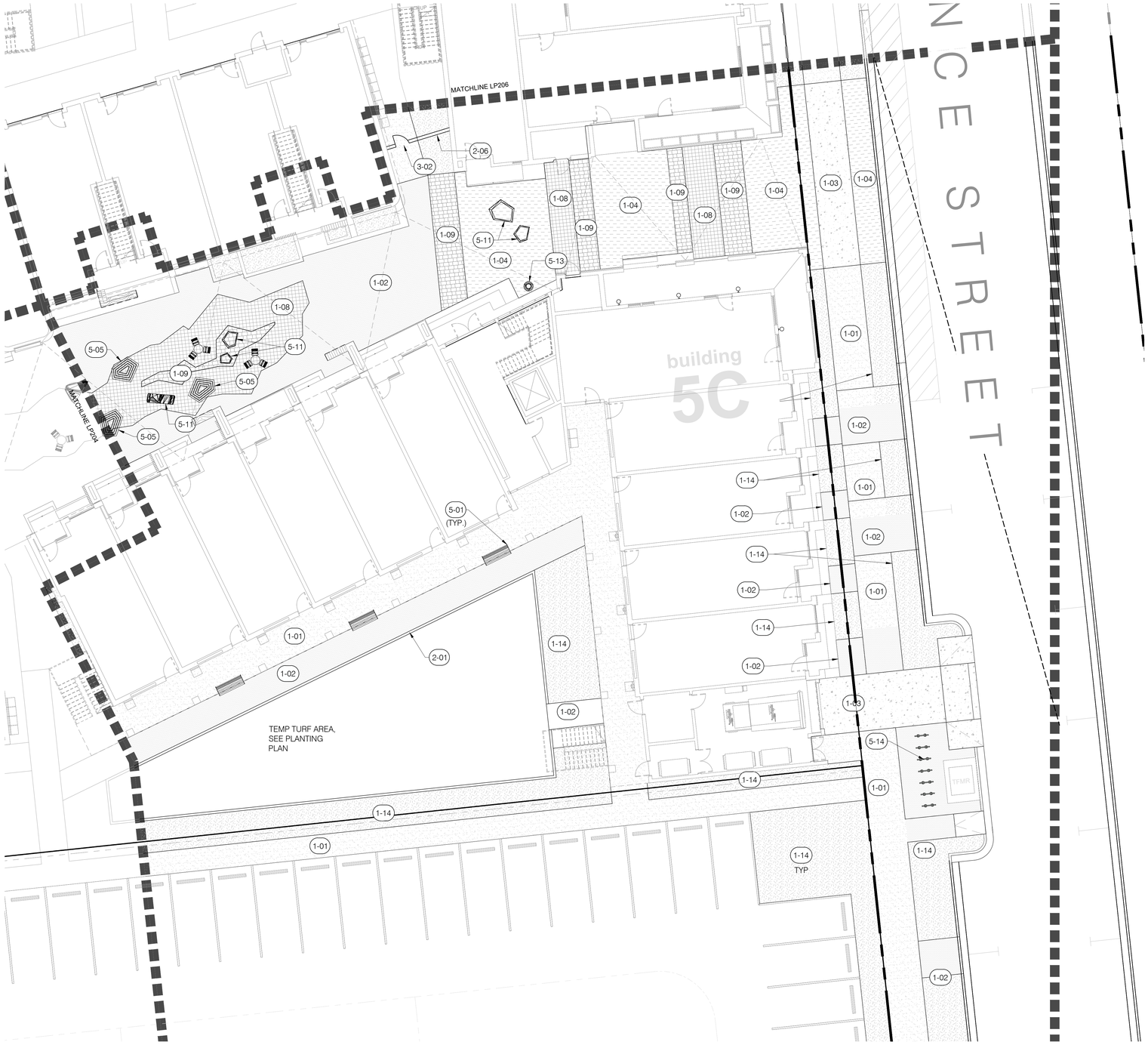
LM204

HARDSCAPE MATERIALS PLAN

PLOT DATE: 9/29/2022 10:50:56 AM



1 HARDSCAPE MATERIALS ENLARGEMENT PLAN

1" = 10'-0"

NORTH

0 5' 10' 20'

SCALE: 1" = 10'-0"

REFERENCE NOTES SCHEDULE BLK 5

	1 - PAVING & SURFACING: DIVISION 32
CODE	DESCRIPTION
1-01	CONCRETE PAVING TYPE A (PEDESTRIAN)
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	2 - WALLS & FENCES: DIVISION 32
CODE	DESCRIPTION
2-01	RAISED CONCRETE CURB 4" HT
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	3 - METALS: DIVISION 05
CODE	DESCRIPTION
3-02	RAISED STEEL PLANTER TYPE B

	5 - FURNISHINGS: DIVISION 32
CODE	DESCRIPTION
5-01	BENCH
5-03	REMOVABLE BOLLARD
5-05	TREE GRATE
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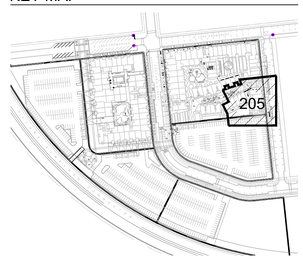
KEY MAP



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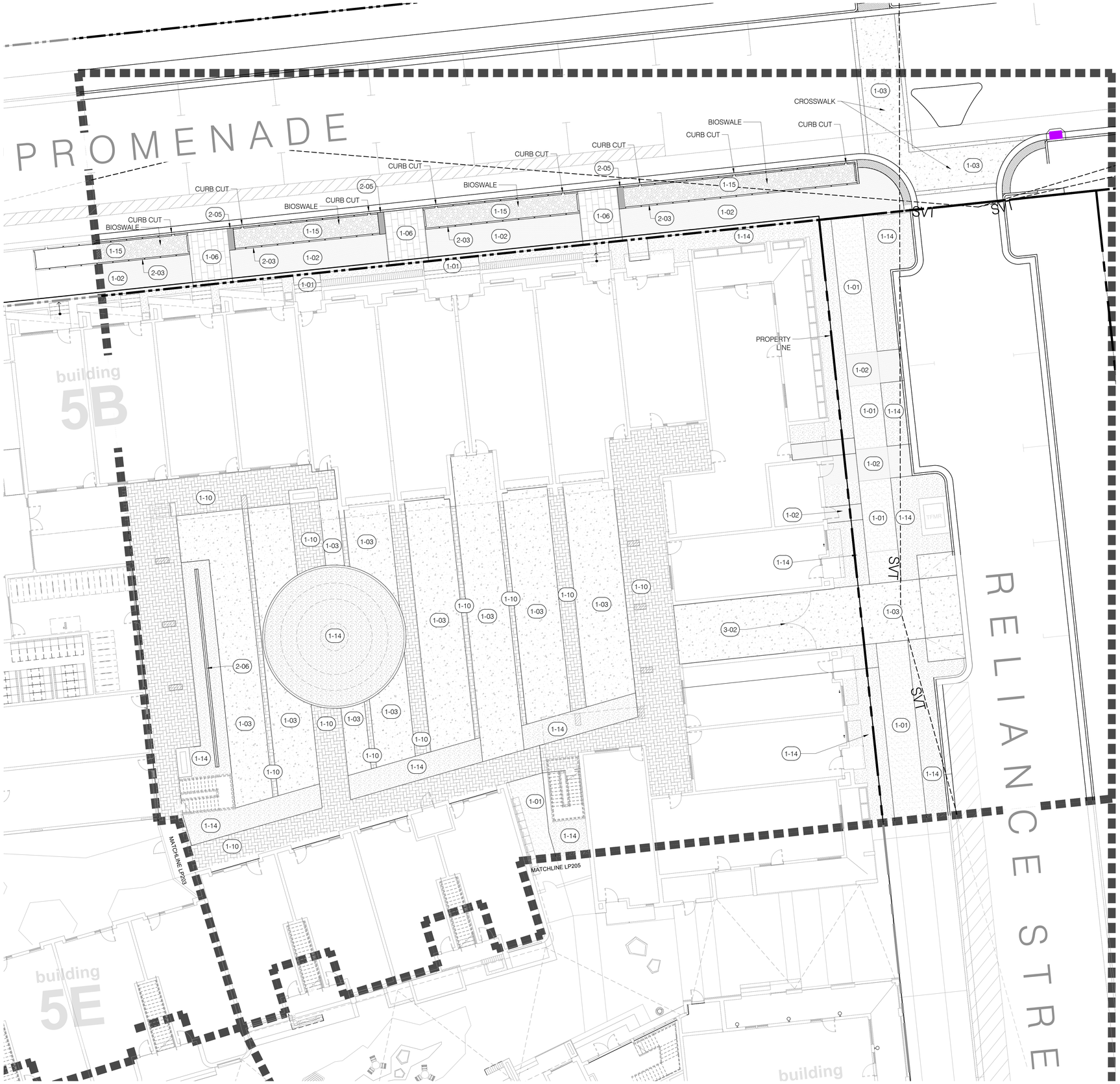
LM205

HARDSCAPE MATERIALS PLAN

DATE: 9/29/2022 10:48:52 AM



1 HARDSCAPE MATERIALS ENLARGEMENT PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

REFERENCE NOTES SCHEDULE BLK 5

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CODE	DESCRIPTION
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5-12	MOVEABLE TABLE
5-13	PLAY TUNNEL

KEY MAP

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Project No.
21097

LM206

HARDSCAPE MATERIALS PLAN

PLOT DATE: 9/29/2022 10:50:09 AM

PLANT SCHEDULE

TREES*	BOTANICAL / COMMON NAME
	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM HIGHLAND PARK® MAPLE
	ACER TATARICUM X PLANTANOIDES PACIFIC SUNSET PACIFIC SUNSET MAPLE
	AMELANCHIER CANADENSIS X 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY
	BETULA NIGRA 'MNMTF' DURA HEAT® RIVER BIRCH
	CATALPA SPECIOSA NORTHERN CATALPA
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEY LOCUST
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST
	GYMNOCLADUS DIOICA `J.C. MCDANIEL` TM PRAIRIE TITAN KENTUCKY COFFEETREE
	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	TILIA AMERICANA `REDMOND` REDMOND AMERICAN LINDEN
	ULMUS X 'FRONTIER' FRONTIER ELM

SHRUBS, ACCENT & GROUND COVERS	BOTANICAL / COMMON NAME
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
	BUDDLEJA DAVIDII NANHOENSIS 'MONGO' TM PETITE INDIGO DWARF BUTTERFLY BUSH
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' SUFFRUTICOSA COMMON BOXWOOD
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD
	CORNUS ALBA 'VARIEGATA' DWARF VARIEGATED DOGWOOD
	ERICAMERIA NAUSEOSA SPECIOSA BLUE RABBITBRUSH
	MAHONIA AQUIFOLIUM OREGON GRAPE
	PEROVSKIA ABROTANOIDES RUSSIAN SAGE
	RHUS TRILOBATA SKUNKBUSH SUMAC
	ROSA WOODSII MOUNTAIN ROSE
	SALVIA CLEVELANDII CLEVELAND SAGE
	SALVIA DORRII DESERT SAGE
	SYMPHORICARPOS OCCIDENTALIS WESTERN SNOWBERRY
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA
	BOUTELOUA GRACILIS BLUE GRAMA GRASS
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	PANICUM VIRGATUM SWITCH GRASS
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	DRYOPTERIS MARGINALIS MARGINAL SHIELD FERN
	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	NATURAL GRASS

NOTES & CALCULATIONS:

*ALL TREES TO BE SIZED 2" CALIPER AND 24" BOX MINIMUM.

BLOCK 6:		
HARDSCAPE AREA:	59,982	SQ FT
PLANTING AREA (INCLUDES PARKING LOT EDGES:	54,417	SQ FT
PARKING LOT EDGE PLANTING:	25,569	SQ FT
TURF:	1,947	SQFT
BLOCK 5:		
HARDSCAPE AREA:	51,413	SQFT
PLANTING AREA (INCLUDES PARKING LOT EDGES)	35,144	SQFT
PARKING LOT EDGE PLANTING:	7,839	SQFT
TURF:	4,518	SQFT

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Vineyard Station - PRELIMINARY LANDSCAPE PLAN

Woodbury Corporation
Vineyard, UT

Date
15 SEPT 2022
Revisions

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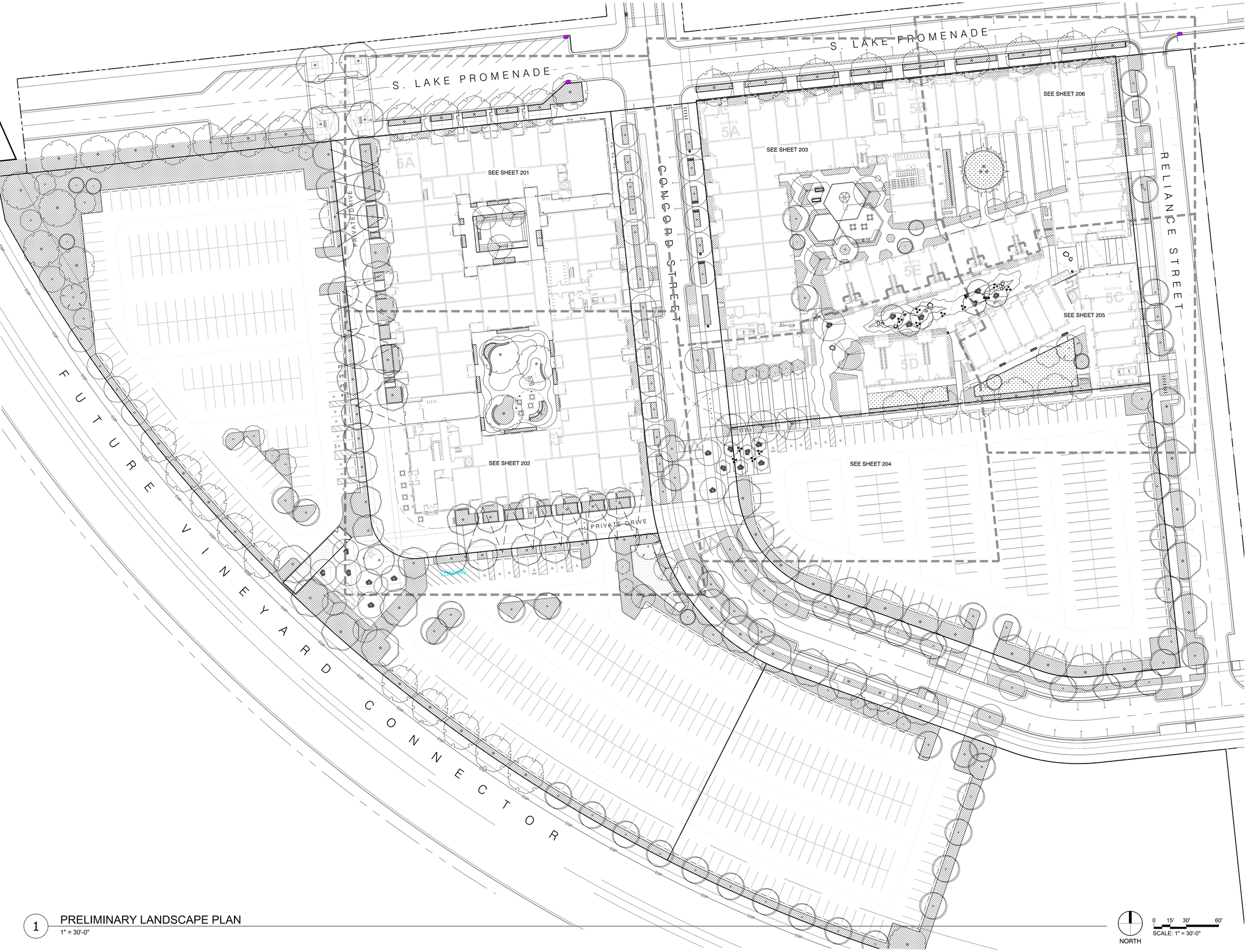
Project No.
21097

LP100

PLANTING SCHEDULE

PLOT DATE: 9/29/2022 10:49:15 AM



1 PRELIMINARY LANDSCAPE PLAN
1" = 30'-0"

NORTH

0 15' 30' 60'
SCALE: 1" = 30'-0"

PLOT DATE: 9/29/2022 10:49:05 AM

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Project No.
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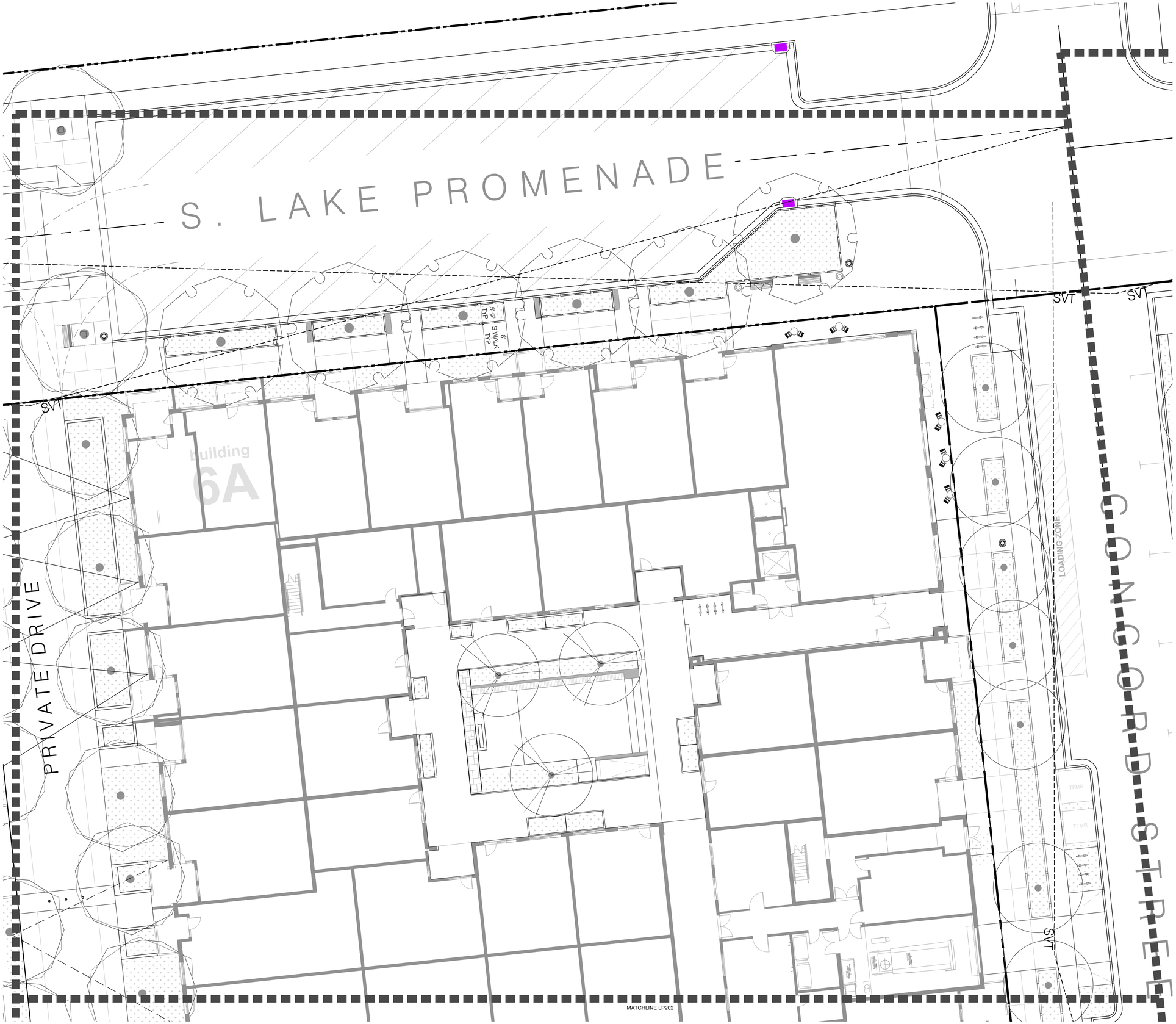
LP101
PLANTING PLAN



PLANT SCHEDULE

TREES*	BOTANICAL / COMMON NAME
	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM HIGHLAND PARK® MAPLE
	ACER TATARICUM X PLANTANOIDES PACIFIC SUNSET PACIFIC SUNSET MAPLE
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	BETULA NIGRA 'MNMTF' DURA HEAT® RIVER BIRCH
	CATALPA SPECIOSA NORTHERN CATALPA
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEY LOCUST
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST
	GYMNOCLADUS DIOICA `J.C. MCDANIEL` TM PRAIRIE TITAN KENTUCKY COFFEETREE
	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	TILIA AMERICANA `REDMOND` REDMOND AMERICAN LINDEN
	ULMUS X 'FRONTIER' FRONTIER ELM

SHRUBS, ACCENT & GROUND COVERS	BOTANICAL / COMMON NAME
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
	BUDDLEJA DAVIDII NANHOENSIS 'MONGO' TM PETITE INDIGO DWARF BUTTERFLY BUSH
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' SUFFRUTICOSA COMMON BOXWOOD
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD
	CORNUS ALBA 'VARIEGATA' DWARF VARIEGATED DOGWOOD
	ERICAMERIA NAUSEOSA SPECIOSA BLUE RABBITBRUSH
	MAHONIA AQUIFOLIUM OREGON GRAPE
	PEROVSKIA ABROTANOIDES RUSSIAN SAGE
	RHUS TRILOBATA SKUNKBUSH SUMAC
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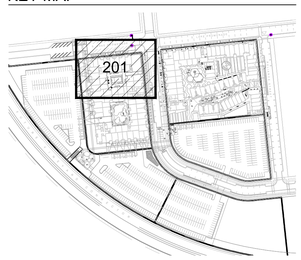
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	NATURAL GRASS

KEY MAP



1 PLANTING PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

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Woodbury Corporation
Vineyard, UT

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PLANTING PLAN ENLARGMENT

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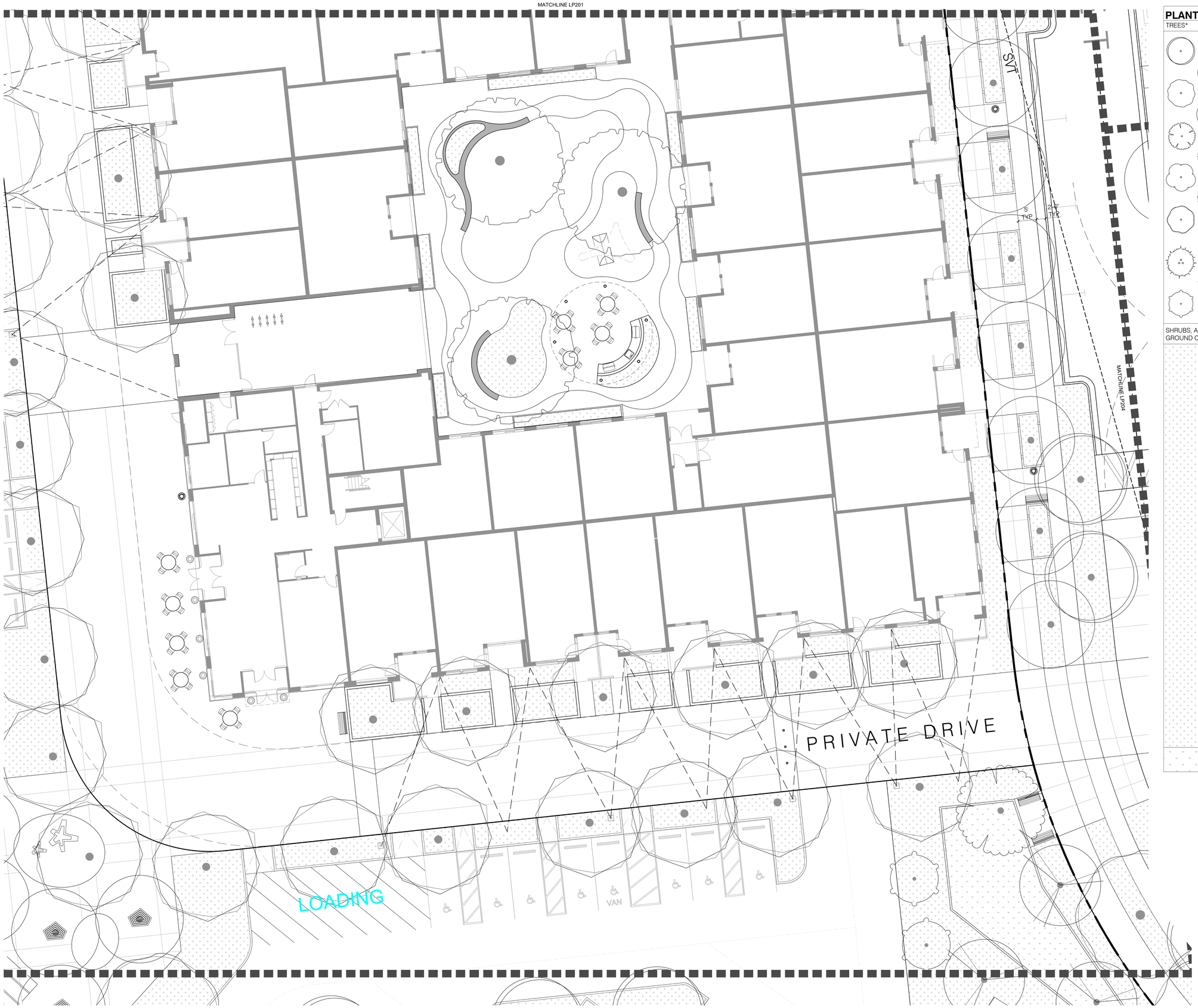

PLANT SCHEDULE

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	ACER TATARICUM X PLANTANOIDES PACIFIC SUNSET PACIFIC SUNSET MAPLE
	AMELANCHIER CANADENSIS X 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY
	BETULA NIGRA 'MNMTF' DURA HEAT® RIVER BIRCH
	CATALPA SPECIOSA NORTHERN CATALPA
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEY LOCUST
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST
	GYMNOCLADUS DIOICA `J.C. MCDANIEL` TM PRAIRIE TITAN KENTUCKY COFFEETREE
	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	TILIA AMERICANA `REDMOND` REDMOND AMERICAN LINDEN
	ULMUS X 'FRONTIER' FRONTIER ELM

SHRUBS, ACCENT & GROUND COVERS	BOTANICAL / COMMON NAME
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	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
	BUDDLEJA DAVIDII NANHOENSIS 'MONGO' TM PETITE INDIGO DWARF BUTTERFLY BUSH
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' SUFFRUTICOSA COMMON BOXWOOD
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD
	CORNUS ALBA 'VARIEGATA' DWARF VARIEGATED DOGWOOD
	ERICAMERIA NAUSEOSA SPECIOSA BLUE RABBITBRUSH
	MAHONIA AQUIFOLIUM OREGON GRAPE
	PEROVSKIA ABROTANOIDES RUSSIAN SAGE
	RHUS TRILOBATA SKUNKBUSH SUMAC
	ROSA WOODSII MOUNTAIN ROSE
	SALVIA CLEVELANDII CLEVELAND SAGE
	SALVIA DORRII DESERT SAGE
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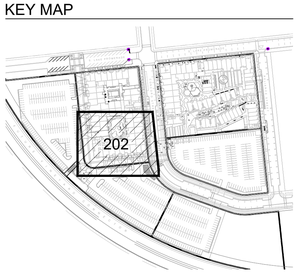
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	NATURAL GRASS

1 PLANTING PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

KEY MAP



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Vineyard Station - PRELIMINARY LANDSCAPE PLAN

Woodbury Corporation
Vineyard, UT

Date
15 SEPT 2022
Revisions

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Project No.
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LP202

PLANTING PLAN ENLARGEMENT

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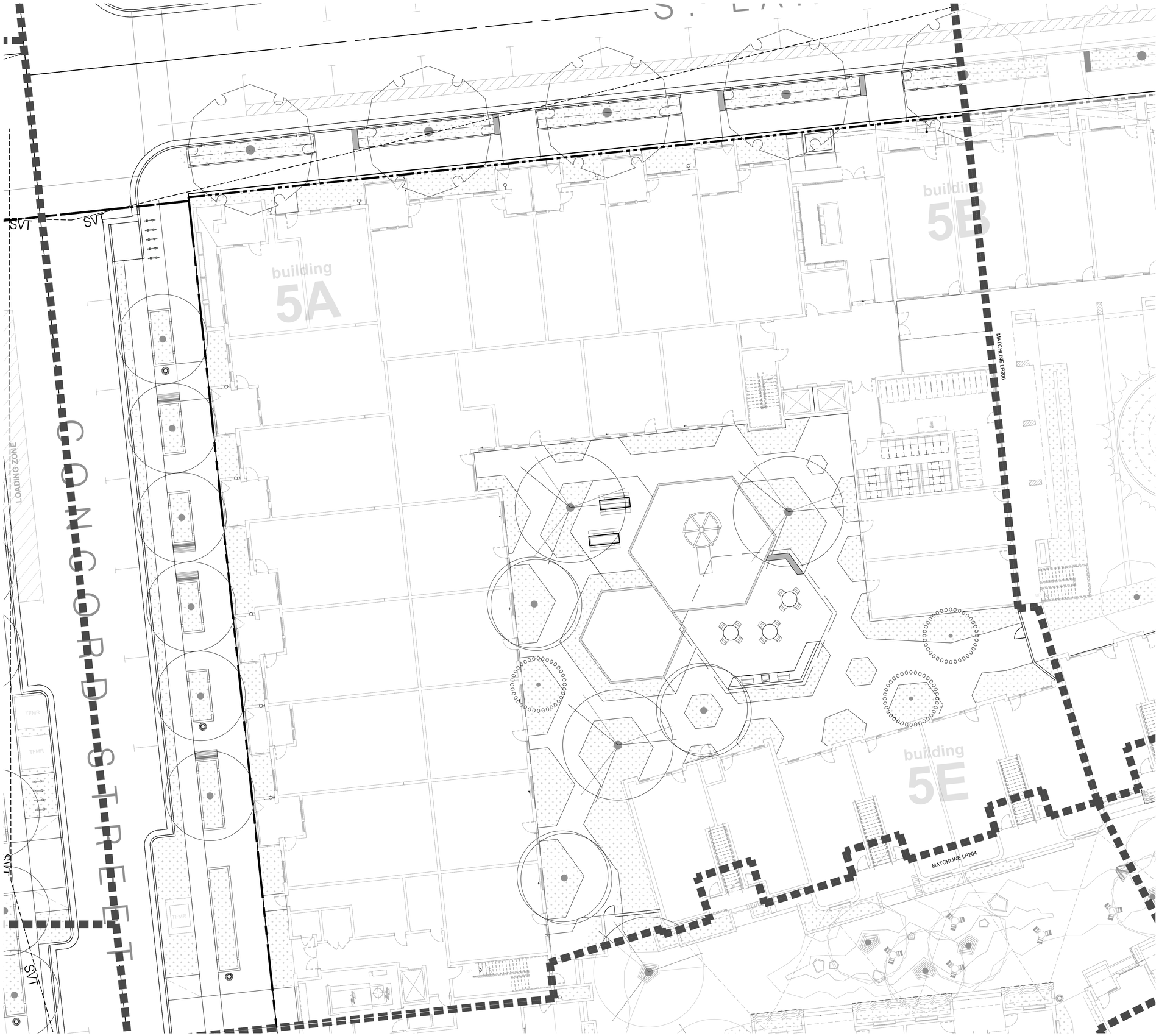

PLANT SCHEDULE

TREES*	BOTANICAL / COMMON NAME
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	CATALPA SPECIOSA NORTHERN CATALPA
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEY LOCUST
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	TILIA AMERICANA `REDMOND` REDMOND AMERICAN LINDEN
	ULMUS X 'FRONTIER' FRONTIER ELM

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	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
	BUDDLEJA DAVIDII NANHOENSIS 'MONGO' TM PETITE INDIGO DWARF BUTTERFLY BUSH
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' SUFFRUTICOSA COMMON BOXWOOD
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
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	PEROVSKIA ABROTANOIDES RUSSIAN SAGE
	RHUS TRILOBATA SKUNKBUSH SUMAC
	ROSA WOODSII MOUNTAIN ROSE
	SALVIA CLEVELANDII CLEVELAND SAGE
	SALVIA DORRII DESERT SAGE
	SYMPHORICARPOS OCCIDENTALIS WESTERN SNOWBERRY
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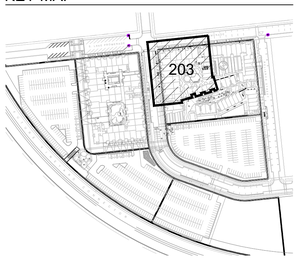
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	PANICUM VIRGATUM SWITCH GRASS
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	DRYOPTERIS MARGINALIS MARGINAL SHIELD FERN
	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	NATURAL GRASS

KEY MAP



1 PLANTING PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

PLOT DATE: 9/29/2022 10:48:34 AM

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Woodbury Corporation
Vineyard, UT

Date
15 SEPT 2022
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Project No.
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LP203

PLANTING PLAN ENLARGMENT

PLANT SCHEDULE

TREES*	BOTANICAL / COMMON NAME
	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM HIGHLAND PARK® MAPLE
	ACER TATARICUM X PLANTANOIDES PACIFIC SUNSET PACIFIC SUNSET MAPLE
	AMELANCHIER CANADENSIS X 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY
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	QUERCUS MUEHLENBERGII CHINKAPIN OAK
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SHRUBS, ACCENT & GROUND COVERS	BOTANICAL / COMMON NAME
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	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
	BUDDLEJA DAVIDII NANHOENSIS 'MONGO' TM PETITE INDIGO DWARF BUTTERFLY BUSH
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' SUFFRUTICOSA COMMON BOXWOOD
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD
	CORNUS ALBA 'VARIEGATA' DWARF VARIEGATED DOGWOOD
	ERICAMERIA NAUSEOSA SPECIOSA BLUE RABBITBRUSH
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	PEROVSKIA ABROTANOIDES RUSSIAN SAGE
	RHUS TRILOBATA SKUNKBUSH SUMAC
	ROSA WOODSII MOUNTAIN ROSE
	SALVIA CLEVELANDII CLEVELAND SAGE
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	SYMPHORICARPOS OCCIDENTALIS WESTERN SNOWBERRY
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA
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	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	PANICUM VIRGATUM SWITCH GRASS
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	DRYOPTERIS MARGINALIS MARGINAL SHIELD FERN
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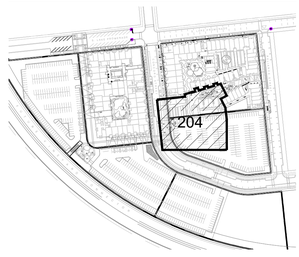
	NATURAL GRASS

KEY MAP



1 PLANTING PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

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Woodbury Corporation
Vineyard, UT

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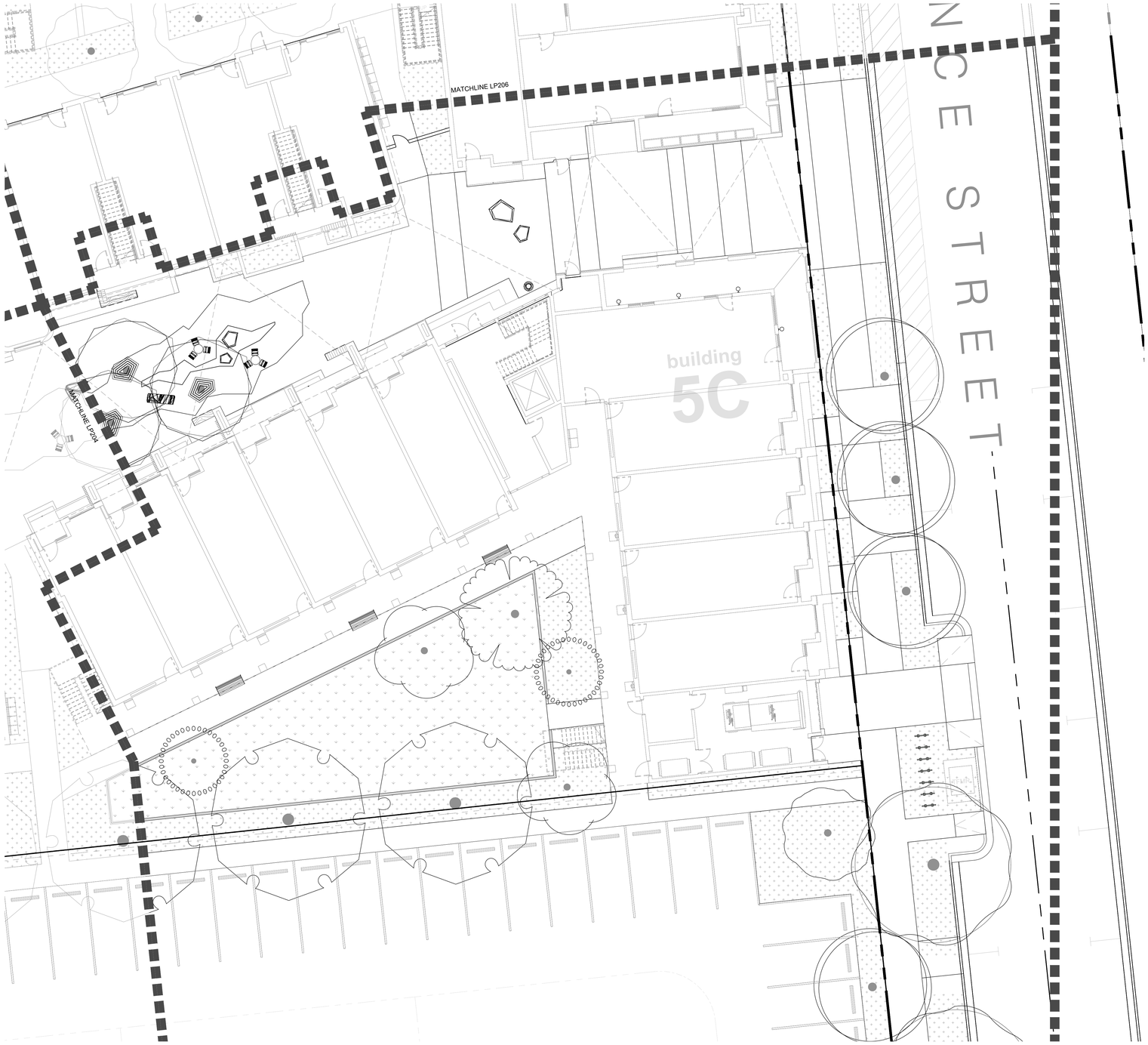
LP204

PLANTING PLAN ENLARGMENT

DATE: 9/29/2022 10:48:52 AM



1 PLANTING PLAN
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NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

PLANT SCHEDULE

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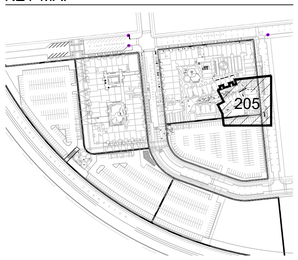
	NATURAL GRASS

KEY MAP



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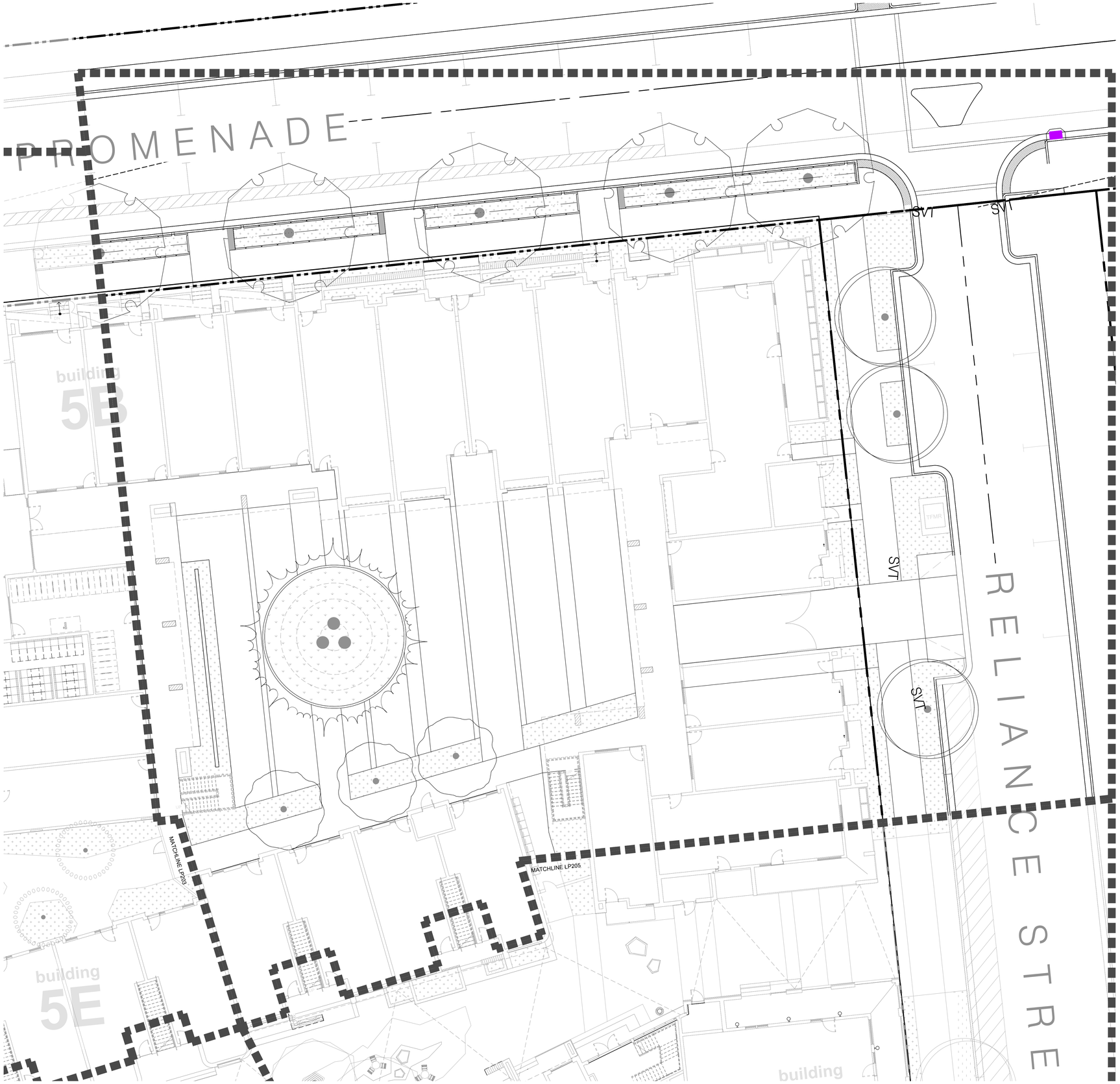
LP205

PLANTING PLAN ENLARGMENT

PLOT DATE: 9/29/2022 10:50:27 AM



1 PLANTING PLAN
1" = 10'-0"

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

PLANT SCHEDULE

TREES*	BOTANICAL / COMMON NAME
	ACER GRANDIDENTATUM X SACCHARUM `HIPZAM HIGHLAND PARK® MAPLE
	ACER TATARICUM X PLANTANOIDES PACIFIC SUNSET PACIFIC SUNSET MAPLE
	AMELANCHIER CANADENSIS X 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY
	BETULA NIGRA 'MNMTF' DURA HEAT® RIVER BIRCH
	CATALPA SPECIOSA NORTHERN CATALPA
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEY LOCUST
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST
	GYMNOCLADUS DIOICA `J.C. MCDANIEL` TM PRAIRIE TITAN KENTUCKY COFFEETREE
	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	TILIA AMERICANA `REDMOND` REDMOND AMERICAN LINDEN
	ULMUS X 'FRONTIER' FRONTIER ELM

SHRUBS, ACCENT & GROUND COVERS	BOTANICAL / COMMON NAME
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
	BUDDLEJA DAVIDII NANHOENSIS 'MONGO' TM PETITE INDIGO DWARF BUTTERFLY BUSH
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' SUFFRUTICOSA COMMON BOXWOOD
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD
	CORNUS ALBA 'VARIEGATA' DWARF VARIEGATED DOGWOOD
	ERICAMERIA NAUSEOSA SPECIOSA BLUE RABBITBRUSH
	MAHONIA AQUIFOLIUM OREGON GRAPE
	PEROVSKIA ABROTANOIDES RUSSIAN SAGE
	RHUS TRILOBATA SKUNKBUSH SUMAC
	ROSA WOODSII MOUNTAIN ROSE
	SALVIA CLEVELANDII CLEVELAND SAGE
	SALVIA DORRII DESERT SAGE
	SYMPHORICARPOS OCCIDENTALIS WESTERN SNOWBERRY
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA
	BOUTELOUA GRACILIS BLUE GRAMA GRASS
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	PANICUM VIRGATUM SWITCH GRASS
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	DRYOPTERIS MARGINALIS MARGINAL SHIELD FERN
	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	NATURAL GRASS

KEY MAP

NELSEN PARTNERS
ARCHITECTS & PLANNERS

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Dig Studio

Vineyard Station - PRELIMINARY LANDSCAPE PLAN

Woodbury Corporation
Vineyard, UT

Date
15 SEPT 2022
Revisions

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Project No.
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LP206

PLANTING PLAN ENLARGMENT

DATE: 9/29/2022 10:49:30 AM

1 PRELIMINARY IRRIGATION PLAN

1" = 30'-0"

NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

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Dig Studio

PRELIMINARY:
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Vineyard Station - PRELIMINARY IRRIGATION PLAN

Woodbury Corporation

Vineyard, UT

Date
27 MAY 2021
Revisions

REVIEW
NOT FOR CONSTRUCTION

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Project No.
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IR101
IRRIGATION TAPS

KDI

HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

PLOT DATE: 8/12/2022 3:33:35 PM

Design Narrative Memo

To: ***Dig Studio***
602-595-4101

From: HydroSystems-KDI, Inc.
Kameron Craig

Date: August 11th 2022

Project: ***Vineyard Station Block 5 & 6***

Patrick, per your request, I am describing below the Irrigation Design and Concept for the Vineyard Station Block 5 & 6 design.

Our goal is to design an irrigation system that will irrigate the plant materials with our focus on water conservation technologies and system efficiency to give the owner a system that minimizes water consumption and minimal maintenance cost.

This system will be served by a dedicated irrigation tap. Native seeding areas are to be temporarily irrigated off of irrigation the tap. The tap will be sized to include irrigation of this native and design elements that will allow the native be irrigated during times of extreme drought.

An efficient irrigation system must have the following, at a minimum:

Drip Irrigation: the use of a drip system will be used in all shrub bed areas. Minimum requirements are:

- Pressure compensating emitters, point source
- In-line emitter tubing, grid layout within area
- Pressure regulation at the control valve assembly (min. of 30 PSI, max. 50 PSI)
- Filtration at the control valve assembly (min. 150 mesh)

Sprinkler Heads: Pop-up or rotor heads that utilizes high efficiently spray nozzles with an average distribution uniformity (DU) of at least 70%. This may include conventional rotors, stream rotators or high efficiency pop-up spray nozzles. The DU must be verified by manufacturer documentation or third-party tests.

- Minimum pop-up height -6”
- Sprinkler bodies shall have built in pressure regulating stems and check valves
- Maximum spacing for the sprinkler heads to be head-to-head (the radius is max. spacing). It would be recommended that the spacing to be determined by reducing the radius by 10% to better accomplish the 70% DU.
- The turf may use a combination of pop-up sprays on areas 25’ or less and short to medium range rotors in areas greater than 25’.
- Overspray of hard surfaces and areas outside of the project limits will not be permitted.

- Sprinkler heads will be zoned such that different plant materials, exposures and elevation will be considered and will be irrigated on separate zones.
- Pop-up heads cannot be zoned together with rotator or rotor heads.

Controllers: Automatic irrigation system controllers shall be weather based (ET) or soil-moisture based, that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

- Weather-based (ET) controllers without integral rain sensors or communication systems that account for local rainfall, shall have a separate wired or wireless rain sensor which connects or communicates with the controller.
- Soil-moisture based controllers are not required to have rain sensors.
- Controllers shall have a minimum of 3 programs or schedules and minimum of 3 start times per each schedule or program.
- Central Control encouraged for large commercial sites –Web Based.

Water Quality structures and Rain Gardens:

- Pop-up sprinkler heads shall be used. Height shall be determined by planting material, a minimum of 6" in height.
- Drip or bubbler irrigation may be used as a backup irrigation method for trees.

On-structure plantings:

- Extensive greenroof systems shall utilize a dual irrigation system with overhead and drip irrigation. Overhead irrigation shall consist of high efficiency sprays, mircospray, or rotary nozzles to be used for establishment and as backup to drip irrigation. Drip shall consist of subsurface grid irrigation with fleece wrap or mat for water retention.
- Intensive greenroof systems may use a dual irrigation system depending on planting heights, or at minimum drip shall consist of subsurface grid irrigation with fleece wrap or mat for water retention.
- Built-in on structure planters and freestanding planters shall be irrigated with fleece wrapped drip lines with regular spacing.

Soil cell tree plantings:

- Areas of soil cells shall be irrigated by dripperlines within perforated sleeving that terminate in pull boxes.

The system will be designed per Vineyard Utah standards and regulations and will utilize the owners' preferred materials. The irrigation system is to be composed of a combination of equipment to properly cover the landscaped areas. A separate bubble or drip tree-ring system will be installed to the trees and plant material in the native that are not considered xeric, such that when the spray system is turn off, the bubblers will supplement water to the plants in those areas. Sprinklers will be spaced not to exceed the manufacture's recommended maximum spacings. The system will be zoned such that different plant materials, exposures and elevation will be considered and will be irrigated on separate zones.

The water source will be potable city water and based on preliminary areas will require a 1" irrigation service (2 total, one for each block) if the areas are contiguous. If a booster pump is required, we will coordinate with the design team for the new tap and electrical service. The appropriate backflow device will be located such that it is accessible by the staff for maintenance and testing and will have an approved vandal resistant cover. The controller will be a field unit that is typical for the system type, power and any required communication methods will need to be coordinated with the design team.

Please forward along to other parties for input if needed or call with questions. Thank you.

Sincerely,
Kameron Craig
Hydrosystems KDI

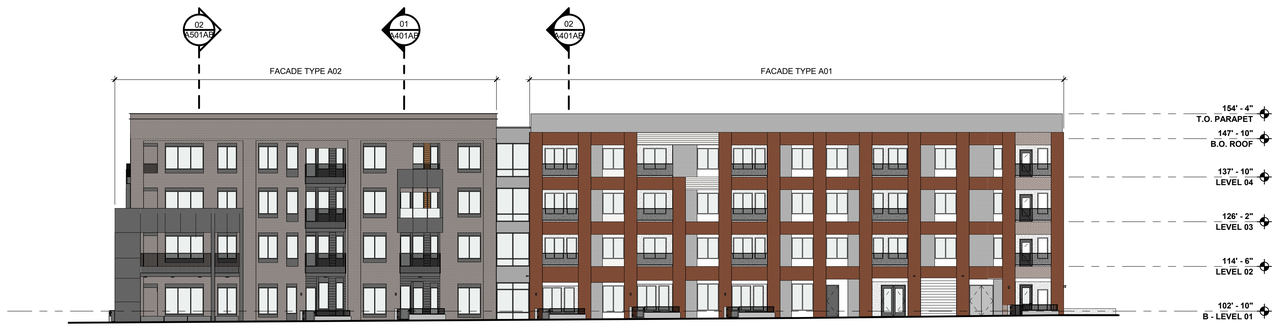
13949 W Colfax Avenue, Suite 260
Lakewood, Colorado 80401
303.980.5327
www.hydrosystemskdi.com

04 OVERALL EAST ELEVATION

SCALE: 1/16" = 1'-0" REF: 01 / A202AB

03 OVERALL NORTH ELEVATION

SCALE: 1/16" = 1'-0" REF: 01 / A201AB



02 OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0" REF: 01 / A201AB

01 OVERALL SOUTH ELEVATION

SCALE: 1/16" = 1'-0" REF: 01 / A201DE

BUILDING ELEVATION NOTES

1. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
2. ALL PORCHES, PATIOS AND BALCONIES TO BE SLOPED 1/4" PER 1'-0" IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
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5. REFR TO MATERIAL FINISH SCHEDULE ON A801 FOR MATERIAL DESCRIPTIONS.
6. EXPOSED PREFINISHED METAL FLASHING SHALL MATCH COLOR OF ADJACENT FINISH, U.N.O.

BUILDING ELEVATION LEGEND

E.J.	EXPANSION JOINT
A	WINDOW TAG, REF. **A803** FOR WINDOW TYPES
	MECHANICAL SUPPLY VENTS, REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL INTAKE VENTS, REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL EXHAUST GRILLE, REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL RETURN DUCT, REF. MEP. DRAWINGS FOR SIZING.

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PRELIMINARY:
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Vineyard Station - Block 5 Bldg A-E

Flagborough

Vineyard, UT

Date
31 August 2022
Revisions

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Project No.
21097

A307AB
OVERALL EXTERIOR ELEVATIONS

02 NORTH ELEVATION - 5B

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

REF: 01 / A201AB

01 NORTH ELEVATION - 5A

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

REF: 01 / A201AB

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BUILDING ELEVATION LEGEND

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A308AB

EXTERIOR ELEVATIONS

BUILDING ELEVATION NOTES

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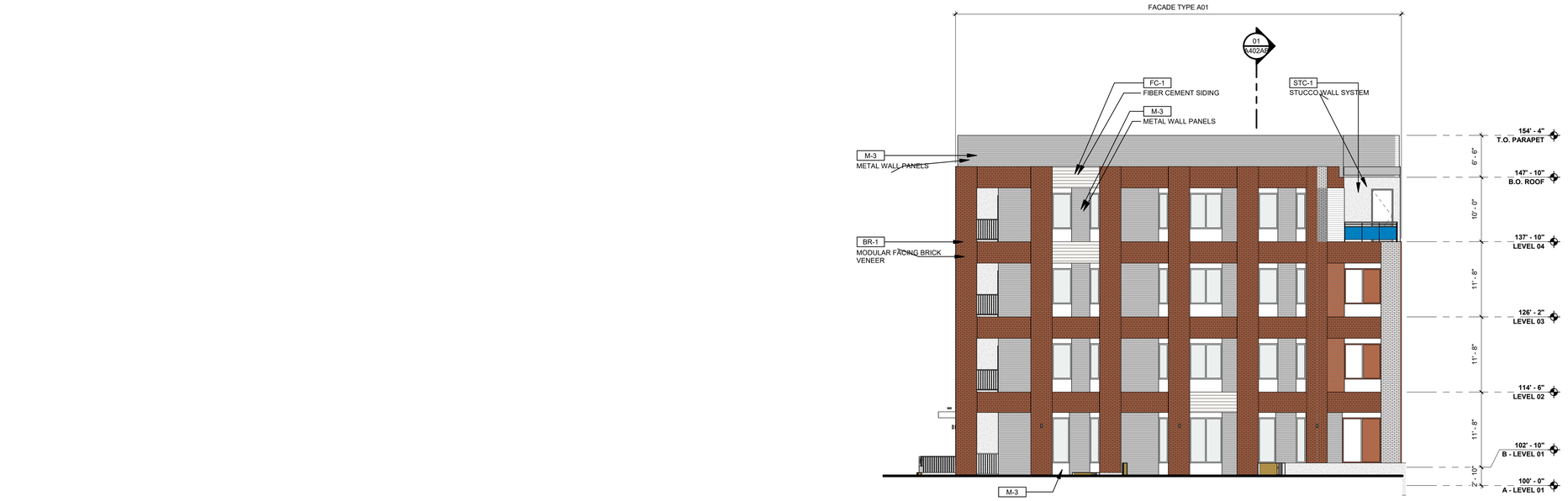

02 SOUTH ELEVATION - 5A

SCALE: 1/8" = 1'-0" REF: 01 / A201AB

01 WEST ELEVATION - 5A

SCALE: 1/8" = 1'-0" REF: 01 / A202AB

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Project No.
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A309AB

EXTERIOR ELEVATIONS

BUILDING ELEVATION NOTES

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BUILDING ELEVATION LEGEND

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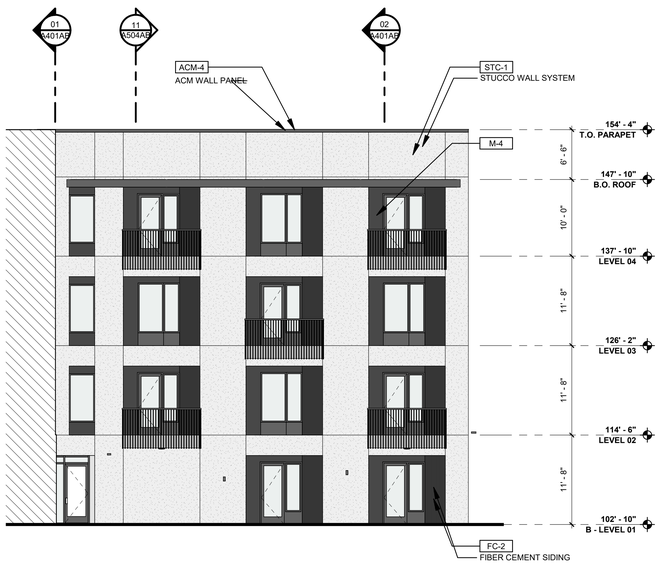

03 WEST COURTYARD ELEVATION - 5B

SCALE: 1/8" = 1'-0" REF: 01 / A201AB

02 SOUTH COURTYARD ELEVATION - 5A

SCALE: 1/8" = 1'-0" REF: 01 / A201AB

01 EAST COURTYARD ELEVATION - 5A

SCALE: 1/8" = 1'-0" REF: 01 / A201AB

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Flagborough

Vineyard, UT

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Project No.
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A310AB

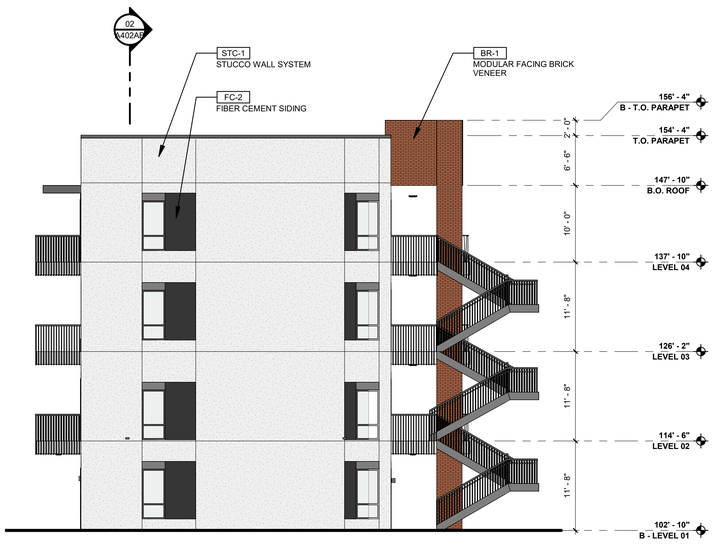
EXTERIOR ELEVATIONS

03 SOUTH COURTYARD ELEVATION - 5B

SCALE: 1/8" = 1'-0" REF: 01 / A201AB

02 EAST COURTYARD ELEVATION - 5B

SCALE: 1/8" = 1'-0" REF: 01 / A201AB



01 SOUTH ELEVATION - 5B

SCALE: 1/8" = 1'-0" REF: 01 / A201AB

BUILDING ELEVATION NOTES

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Flagborough

Vineyard, UT

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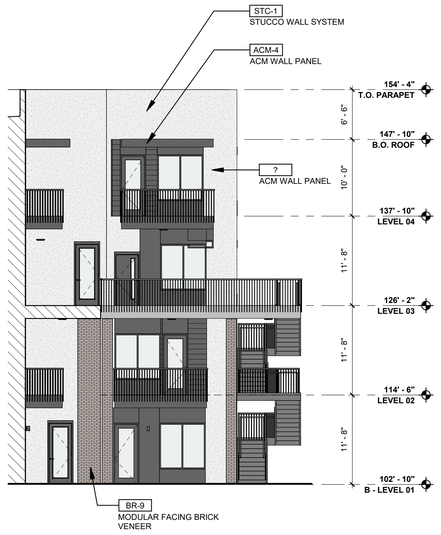
Project No.
21097

A311AB

EXTERIOR ELEVATIONS



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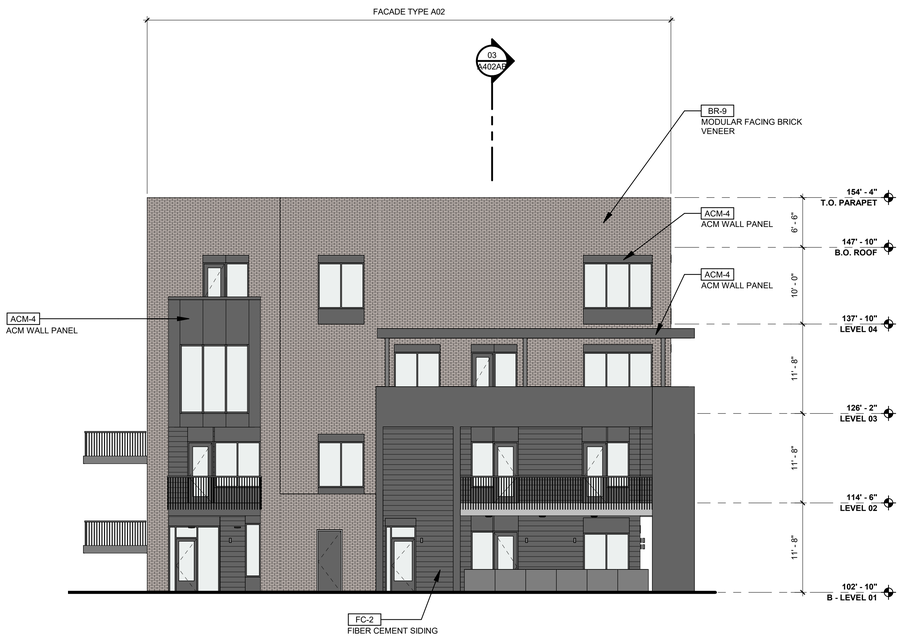
04 NORTH ELEVATION - 5B

SCALE: 1/8" = 1'-0" REF: 01 / A201AB



02 SOUTH ELEVATION - 5B

SCALE: 1/8" = 1'-0" REF: 01 / A201AB

03 ENLARGED EAST ELEVATION - 5B

SCALE: 1/8" = 1'-0" REF: 01 / A201AB

01 WEST COURTYARD ELEVATION - 5B

SCALE: 1/8" = 1'-0" REF: 01 / A201AB

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PRELIMINARY:
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Vineyard Station - Block 5 Bldg A-E

Flagborough

Vineyard, UT

Date
31 August 2022
Revisions

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Project No.
21097

A312AB

EXTERIOR ELEVATIONS

BUILDING ELEVATION NOTES

1. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
2. ALL PORCHES, PATIOS AND BALCONIES TO BE SLOPED 1/4" PER 1'-0" IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
3. ALIGN ALL EXTERIOR MECHANICAL VENTS HORIZONTALLY AND/OR VERTICALLY.
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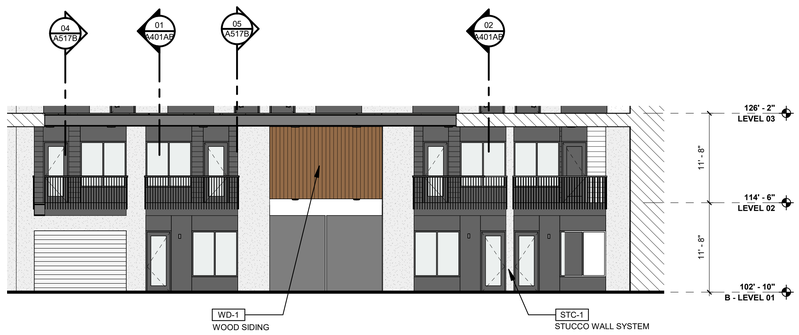
5. REFR TO MATERIAL FINISH SCHEDULE ON A801 FOR MATERIAL DESCRIPTIONS.
6. EXPOSED PREFINISHED METAL FLASHING SHALL MATCH COLOR OF ADJACENT FINISH, U.N.O.

BUILDING ELEVATION LEGEND

E.J.	EXPANSION JOINT
A	WINDOW TAG, REF. **A803** FOR WINDOW TYPES
	MECHANICAL SUPPLY VENTS, REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL INTAKE VENTS, REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL EXHAUST GRILLE, REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL RETURN DUCT, REF. MEP. DRAWINGS FOR SIZING.



02 5B WEST COURTYARD

SCALE: 1/8" = 1'-0" REF: 01 / A211.3AB

01 5B EAST ELEVATION

SCALE: 1/8" = 1'-0" REF: 01 / A211.3AB

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A313AB
EXTERIOR ELEVATIONS - MISC

BUILDING ELEVATION NOTES

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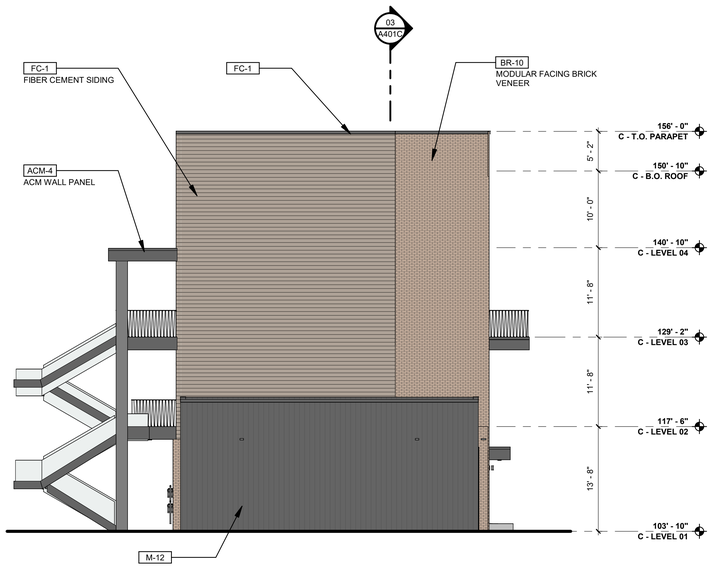
	MECHANICAL RETURN DUCT, REF. MEP. DRAWINGS FOR SIZING.



04 SOUTH ELEVATION

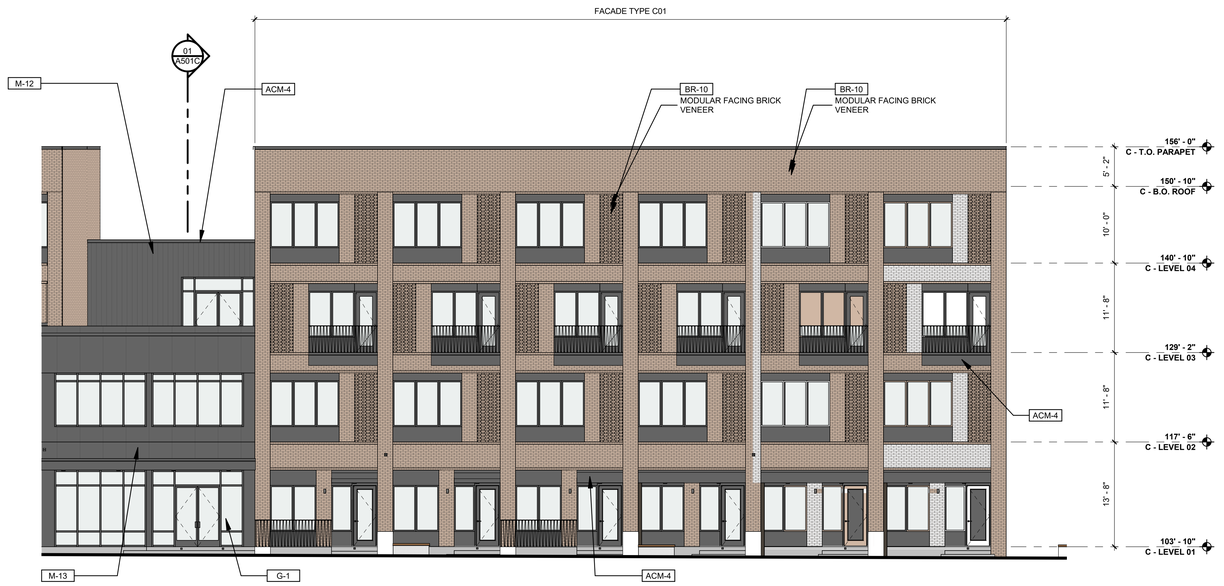
SCALE: 1/8" = 1'-0" REF: 01 / A201C NOT USED

03 EAST ELEVATION

SCALE: 1/8" = 1'-0" REF: 01 / A201C NOT USED

02 NORTH ELEVATION B

SCALE: 1/8" = 1'-0" REF: 01 / A201C NOT USED



01 NORTH ELEVATION A

SCALE: 1/8" = 1'-0" REF: 01 / A201C NOT USED

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Project No.
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A300C

EXTERIOR ELEVATIONS

BUILDING ELEVATION NOTES

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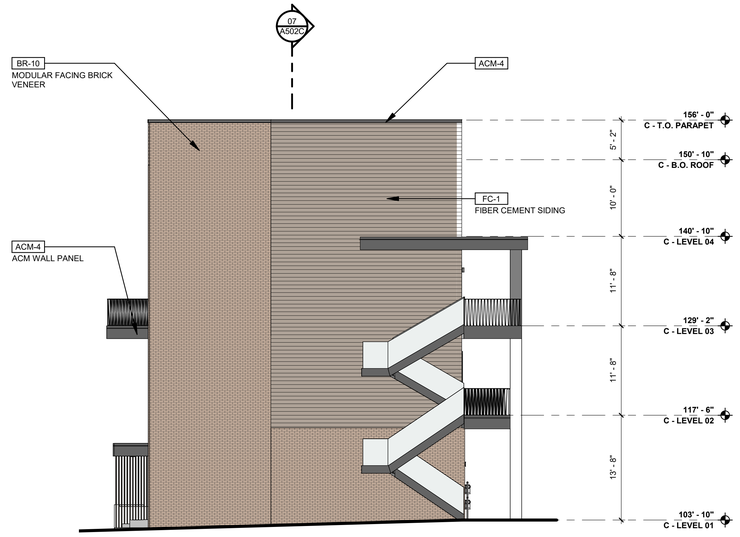

BUILDING ELEVATION LEGEND

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	MECHANICAL RETURN DUCT, REF. MEP. DRAWINGS FOR SIZING.

03 SOUTHWEST ELEVATION

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

REF: A201C NOT USED

02 SOUTHEAST ELEVATION

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

REF: A201C NOT USED

01 WEST ELEVATION

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

REF: A201C NOT USED

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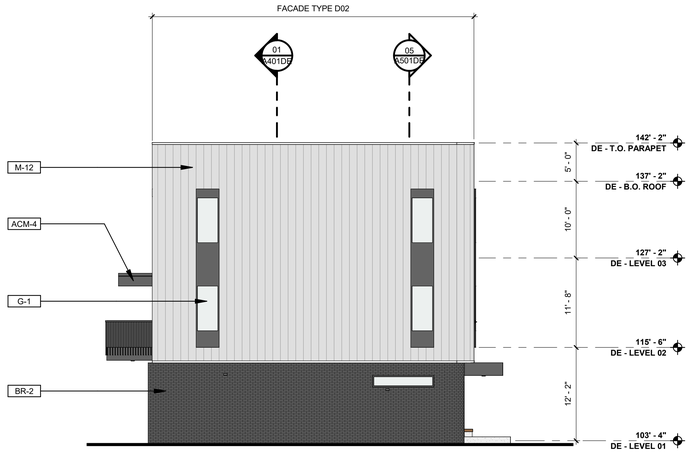
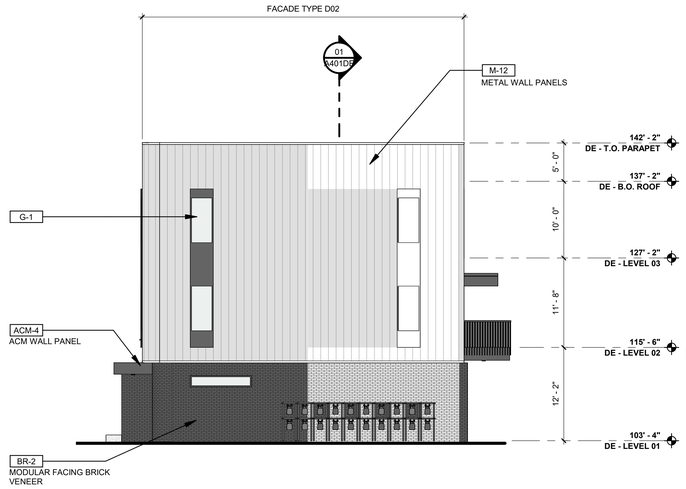
A301C

EXTERIOR ELEVATIONS



04 WEST ELEVATION - 5D

SCALE: 1/8" = 1'-0" REF: 01 / A201DE



03 EAST ELEVATION - 5D

SCALE: 1/8" = 1'-0" REF: 01 / A201C NOT USED

BUILDING ELEVATION NOTES

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BUILDING ELEVATION LEGEND

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02 NORTH ELEVATION - 5D

SCALE: 1/8" = 1'-0" REF: 01 / A201DE

01 SOUTH ELEVATION - 5D

SCALE: 1/8" = 1'-0" REF: 01 / A201DE

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Project No.
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A300DE
EXTERIOR ELEVATIONS - 5D

BUILDING ELEVATION NOTES

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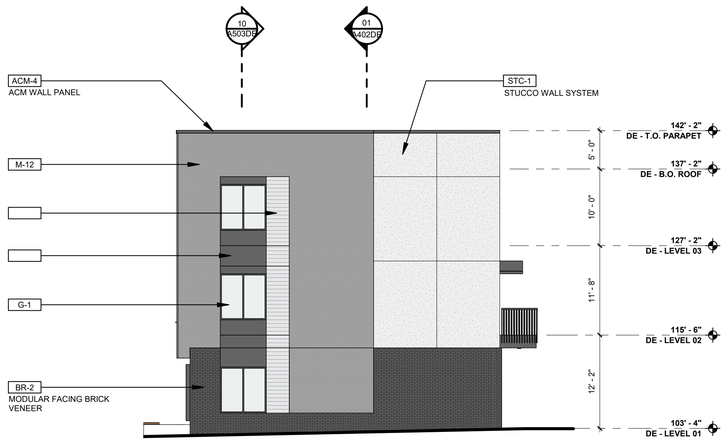


04 WEST ELEVATION - 5E

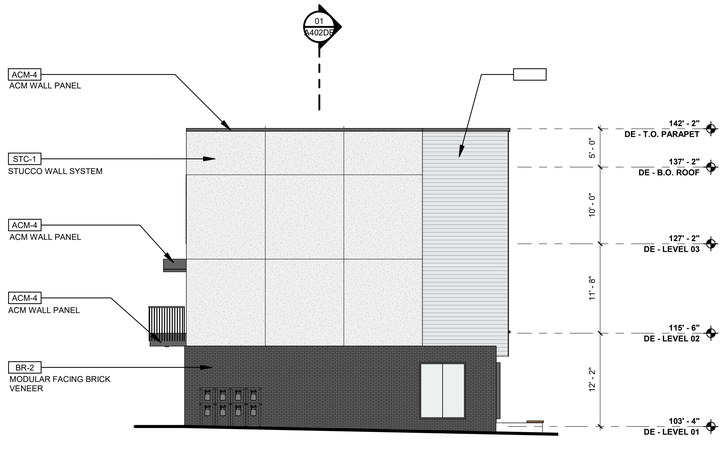
SCALE: 1/8" = 1'-0"

REF: 01 / A201C NOT USED

03 SOUTH ELEVATION - 5E

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

REF: 01 / A211DE



02 EAST ELEVATION - 5E

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

REF: 01 / A201C NOT USED

01 NORTH ELEVATION - 5E

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

REF: 01 / A201DE

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Flagborough

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Project No.
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A301DE
EXTERIOR ELEVATIONS - 5E

01 SOUTH ELEVATION OVERALL

SCALE: 1/16" = 1'-0" REF: 01 / A201

02 EAST ELEVATION OVERALL

SCALE: 1/16" = 1'-0" REF: 01 / A201

03 NORTH ELEVATION OVERALL

SCALE: 1/16" = 1'-0" REF: 01 / A201

04 WEST ELEVATION OVERALL

SCALE: 1/16" = 1'-0" REF: 01 / A201

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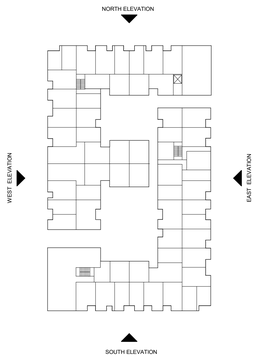

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Vineyard Station - Block 6 Bldg 6A

Woodbury Corporation & Flagship Homes

Vineyard, UT

Date
07/29/22
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Project No.
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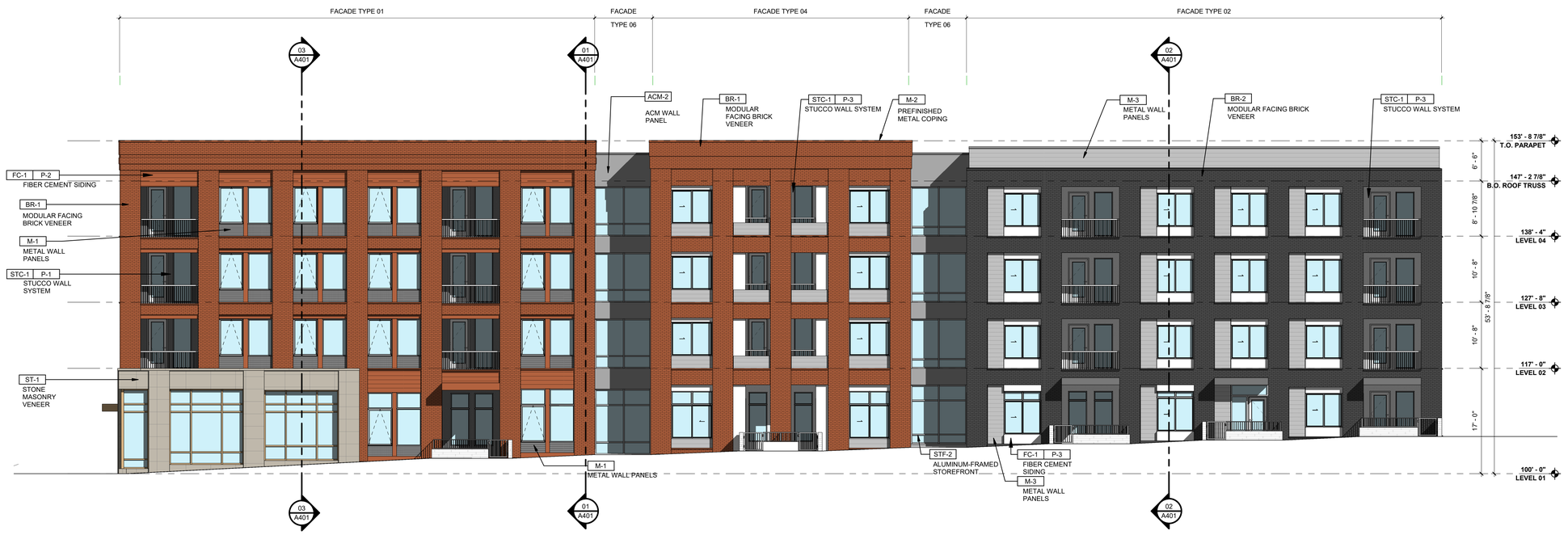
A300
OVERALL EXTERIOR ELEVATIONS



02 NORTH ELEVATION

SCALE: 1/8" = 1'-0" REF:

01 SOUTH ELEVATION

SCALE: 1/8" = 1'-0" REF:

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BUILDING ELEVATION LEGEND

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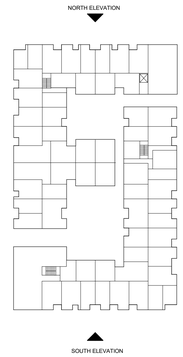

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Project No.
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A301
EXTERIOR ELEVATIONS

02 EAST ELEVATION PARTIAL B

SCALE: 1/8" = 1'-0" REF:

01 EAST ELEVATION PARTIAL A

SCALE: 1/8" = 1'-0" REF:

BUILDING ELEVATION NOTES

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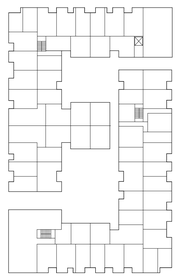

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Project No.
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A302
EXTERIOR ELEVATIONS

02 WEST ELEVATION PARTIAL B

SCALE: 1/8" = 1'-0" REF:

01 WEST ELEVATION PARTIAL A

SCALE: 1/8" = 1'-0" REF:

WEST ELEVATION

BUILDING ELEVATION NOTES

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4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKERS RODS AS REQUIRED) SHALL BE PROPERLY INSTALLED AROUND ALL DOORS, WINDOWS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES, AND OTHER WEATHER EXPOSED AREAS.
5. REFR TO MATERIAL FINISH SCHEDULE ON A801 FOR MATERIAL DESCRIPTIONS.
6. EXPOSED PREFINISHED METAL FLASHING SHALL MATCH COLOR OF ADJACENT FINISH, U.N.O.

BUILDING ELEVATION LEGEND

E.J.	EXPANSION JOINT
A	WINDOW TAG. REF. **A803** FOR WINDOW TYPES
	MECHANICAL SUPPLY VENTS. REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL INTAKE VENTS. REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL EXHAUST GRILLE. REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL RETURN DUCT. REF. MEP. DRAWINGS FOR SIZING.

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Vineyard Station - Block 6 Bldg 6A

Woodbury Corporation & Flagship Homes

Vineyard, UT

Date
07/29/22
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Project No.
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A303
EXTERIOR ELEVATIONS

04 NORTH COURTYARD - WEST ELEVATION

SCALE: 1/8" = 1'-0" REF:

02 NORTH COURTYARD - SOUTH ELEVATION

SCALE: 1/8" = 1'-0" REF:

03 NORTH COURTYARD - EAST ELEVATION

SCALE: 1/8" = 1'-0" REF:

01 NORTH COURTYARD - NORTH ELEVATION

SCALE: 1/8" = 1'-0" REF:

BUILDING ELEVATION NOTES

1. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
2. ALL PORCHES, PATIOS AND BALCONIES TO BE SLOPED 1/4" PER 1'-0" IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
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BUILDING ELEVATION LEGEND

E.J.	EXPANSION JOINT
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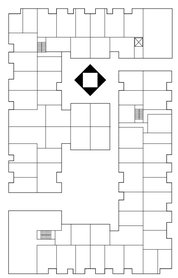
	MECHANICAL EXHAUST GRILLE, REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL RETURN DUCT, REF. MEP. DRAWINGS FOR SIZING.



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Project No.
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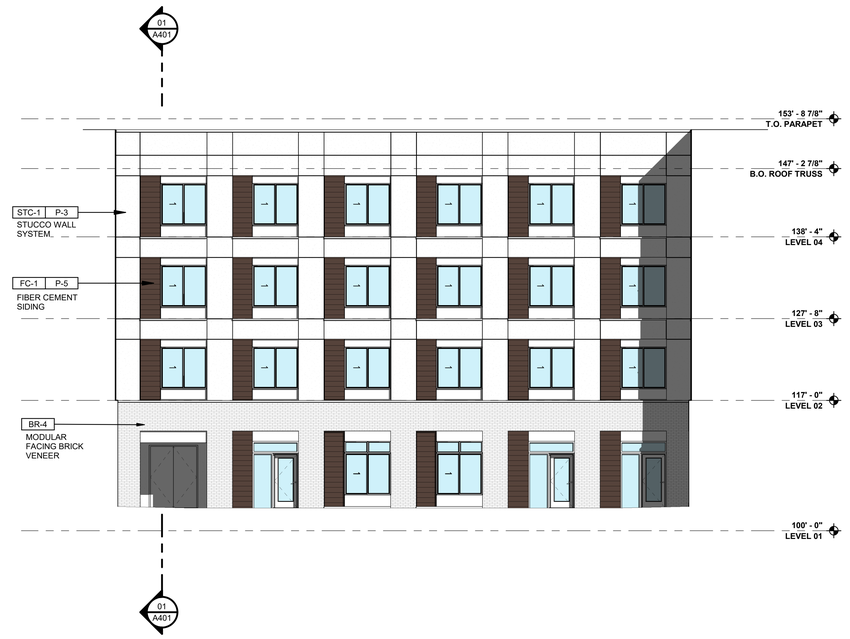
A304
EXTERIOR ELEVATIONS - NORTH COURTYARD

04 SOUTH COURTYARD - WEST ELEVATION

SCALE: 1/8" = 1'-0" REF:



02 SOUTH COURTYARD - SOUTH ELEVATION

SCALE: 1/8" = 1'-0" REF: 01 / A750

03 SOUTH COURTYARD - EAST ELEVATION

SCALE: 1/8" = 1'-0" REF: 03 / A750

01 SOUTH COURTYARD - NORTH ELEVATION

SCALE: 1/8" = 1'-0" REF:

BUILDING ELEVATION NOTES

1. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
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BUILDING ELEVATION LEGEND

E.J.	EXPANSION JOINT
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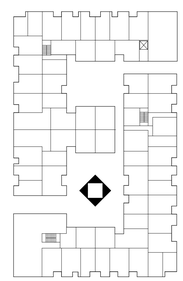
	MECHANICAL INTAKE VENTS. REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL EXHAUST GRILLE. REF. MEP. DRAWINGS FOR SIZING.
	MECHANICAL RETURN DUCT. REF. MEP. DRAWINGS FOR SIZING.



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Project No.
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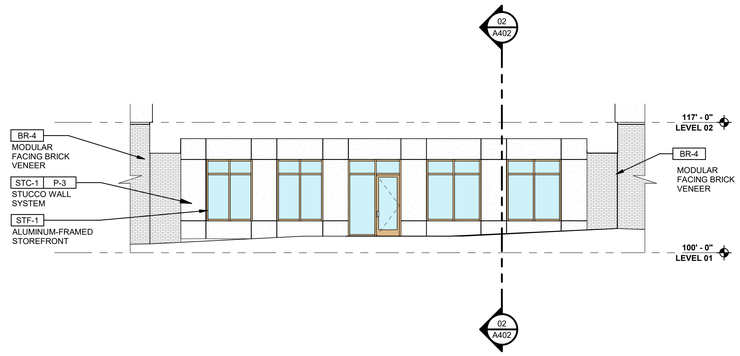
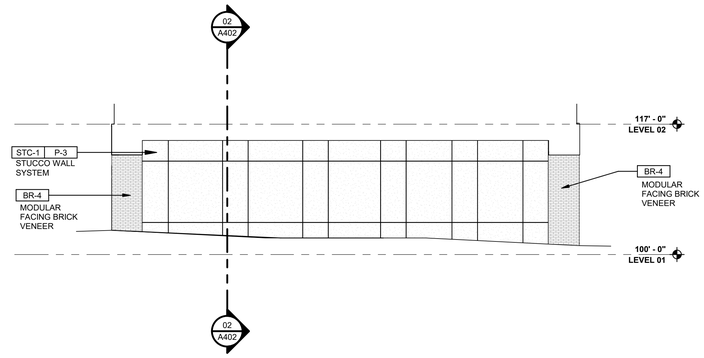
A305
EXTERIOR ELEVATIONS - SOUTH COURTYARD



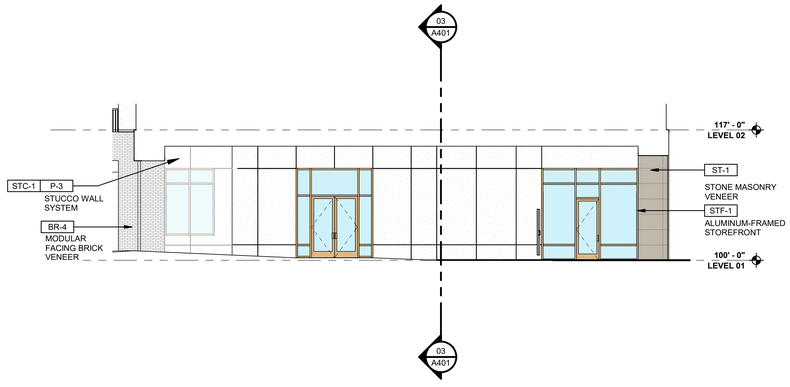
04 COURTYARD PASEO - EAST ELEVATION

SCALE: 1/8" = 1'-0" REF: 03 / A750



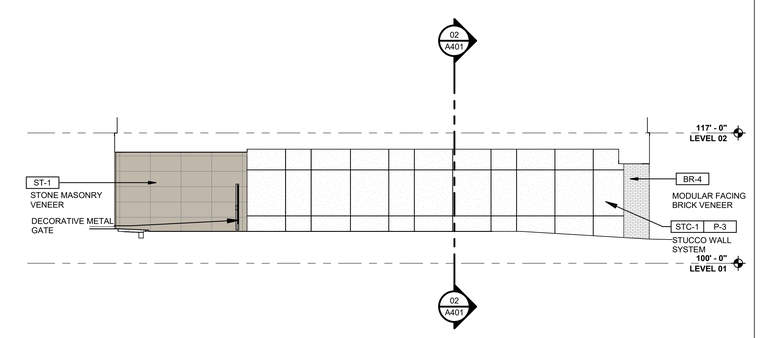
03 COURTYARD PASEO - WEST ELEVATION

SCALE: 1/8" = 1'-0" REF: 03 / A750



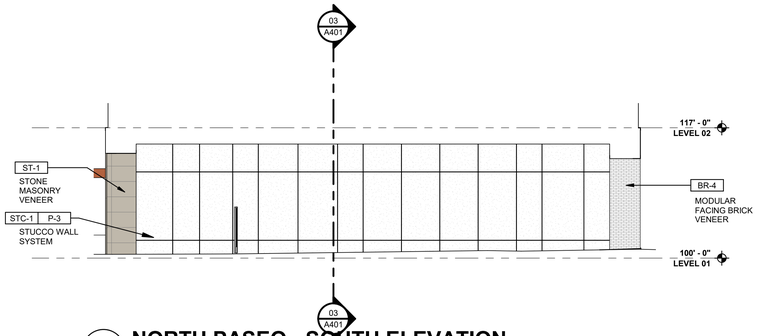
06 NORTH PASEO - NORTH ELEVATION

SCALE: 1/8" = 1'-0" REF:



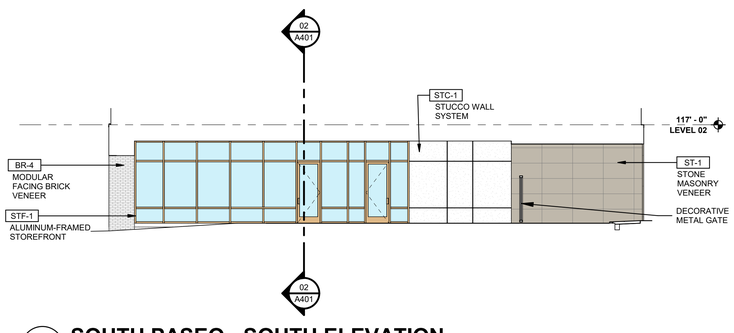
02 SOUTH PASEO - NORTH ELEVATION

SCALE: 1/8" = 1'-0" REF: 01 / A261



05 NORTH PASEO - SOUTH ELEVATION

SCALE: 1/8" = 1'-0" REF:



01 SOUTH PASEO - SOUTH ELEVATION

SCALE: 1/8" = 1'-0" REF: 01 / A261

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Project No.
21097

A306
EXTERIOR ELEVATIONS - MISC

PLAN GENERAL NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.)TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WEATHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

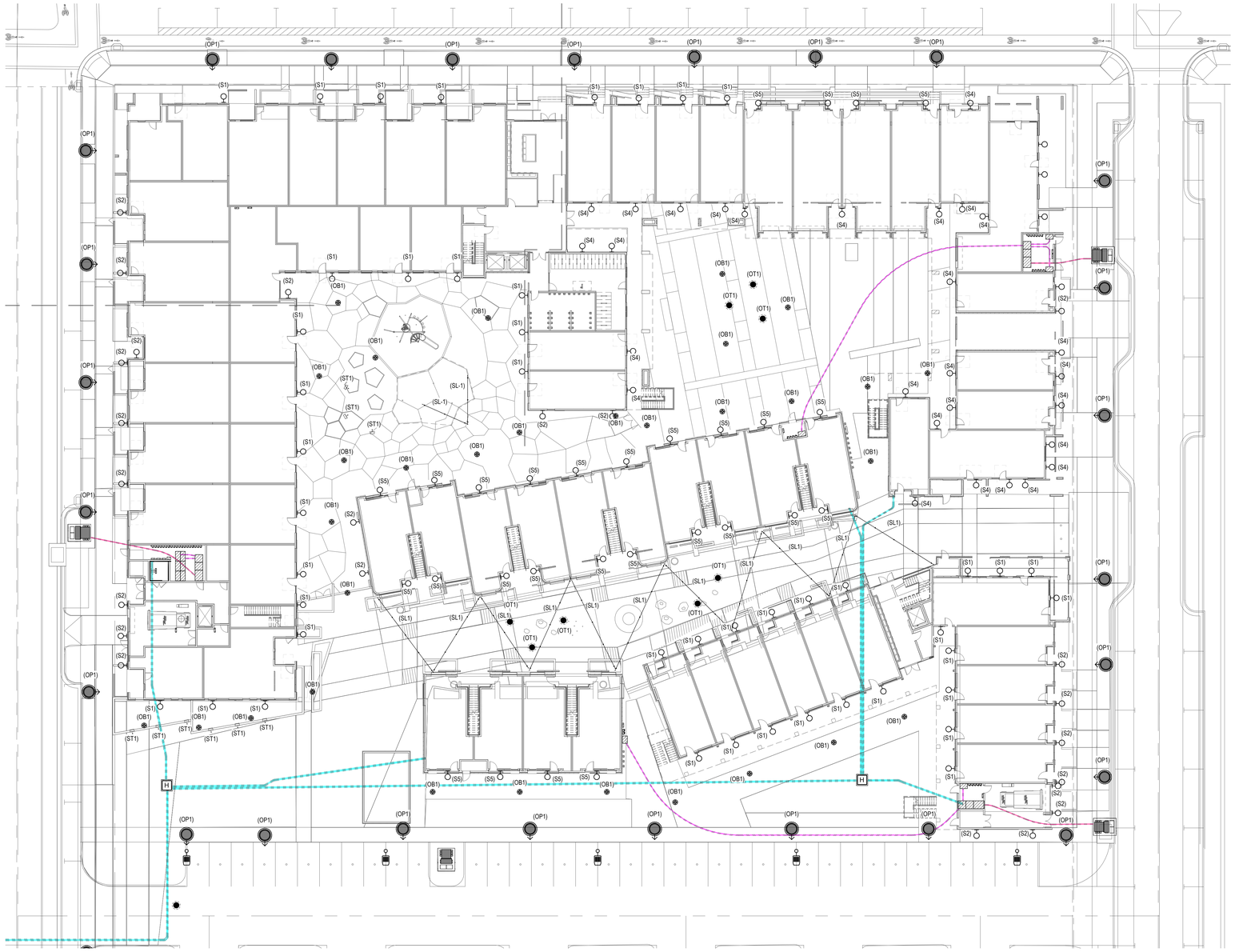
8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."

9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)



PLAN NORTH

01 BLOCK 5 ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0" REF:

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LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
09-06-2022
STATE OF UTAH

Vineyard Station - Block 5 Bldg A-E

Woodbury Corporation

Vineyard, UT

Date
02/23/15
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Project No.
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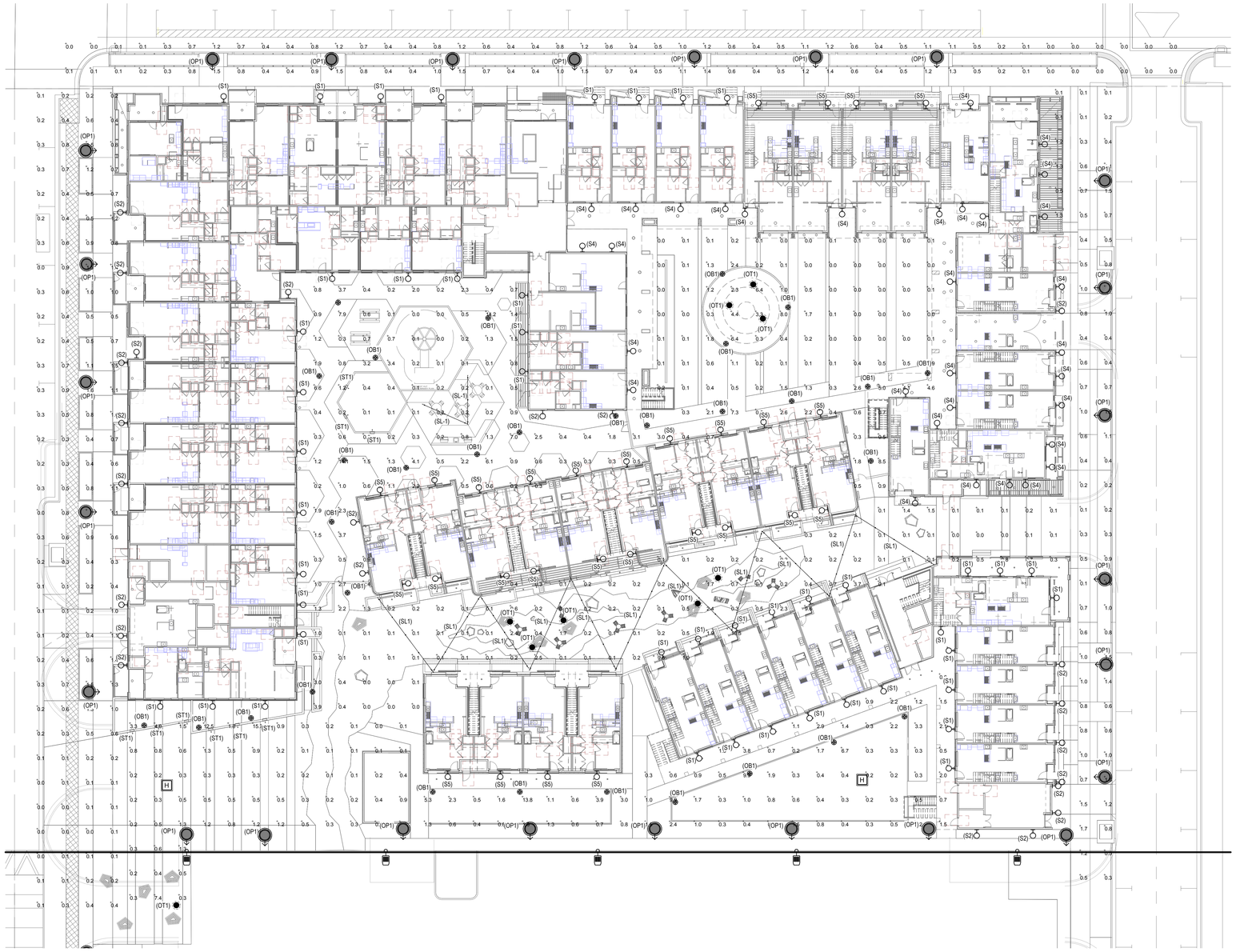
ES101
ELECTRICAL SITE PLAN

Luminaire Schedule						
Tag	Qty	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
OB-1	31	BOLLARD	0.765	1578	25	775
OP-1	27	PEDESTRIAN POLE; 12'	0.765	1868	19	513
OT-1	9	TREE DOWNLIGHT	0.765	348	6.16663	55.5
S1	51	CYLINDER WALL SCONCE	0.765	1047	16.38	835.38
S2	22	WALL SCONCE	0.765	455	6	132
S4	27	SQUARE WALL SCONCE	0.765	1047	16.38	442.26
S5	28	OUTDOOR WALL SCONCE	0.765	243	6.6	184.8
SL-1	14	CANTENARY LIGHT	0.765	122	3.08	43.12
ST-1	9	STEP LIGHT	0.765	129	13.45	121.05

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARDS	Illuminance	Fc	1.03	14.2	0.0	N.A.	N.A.
EAST WALKWAY	Illuminance	Fc	0.73	1.7	0.1	7.30	17.00
NORTH WALKWAY	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.
SOUTH WALKWAY	Illuminance	Fc	1.35	15.7	0.0	N.A.	N.A.
WEST WALKWAY	Illuminance	Fc	0.49	1.6	0.0	N.A.	N.A.

02 SITE LIGHTING CALCULATION SUMMARIES

SCALE: NTS REF:



PLAN NORTH

01 BLOCK 5 ELECTRICAL SITE LIGHTING CALCULATIONS PLAN

SCALE: 1" = 20'-0" REF:

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Project No.
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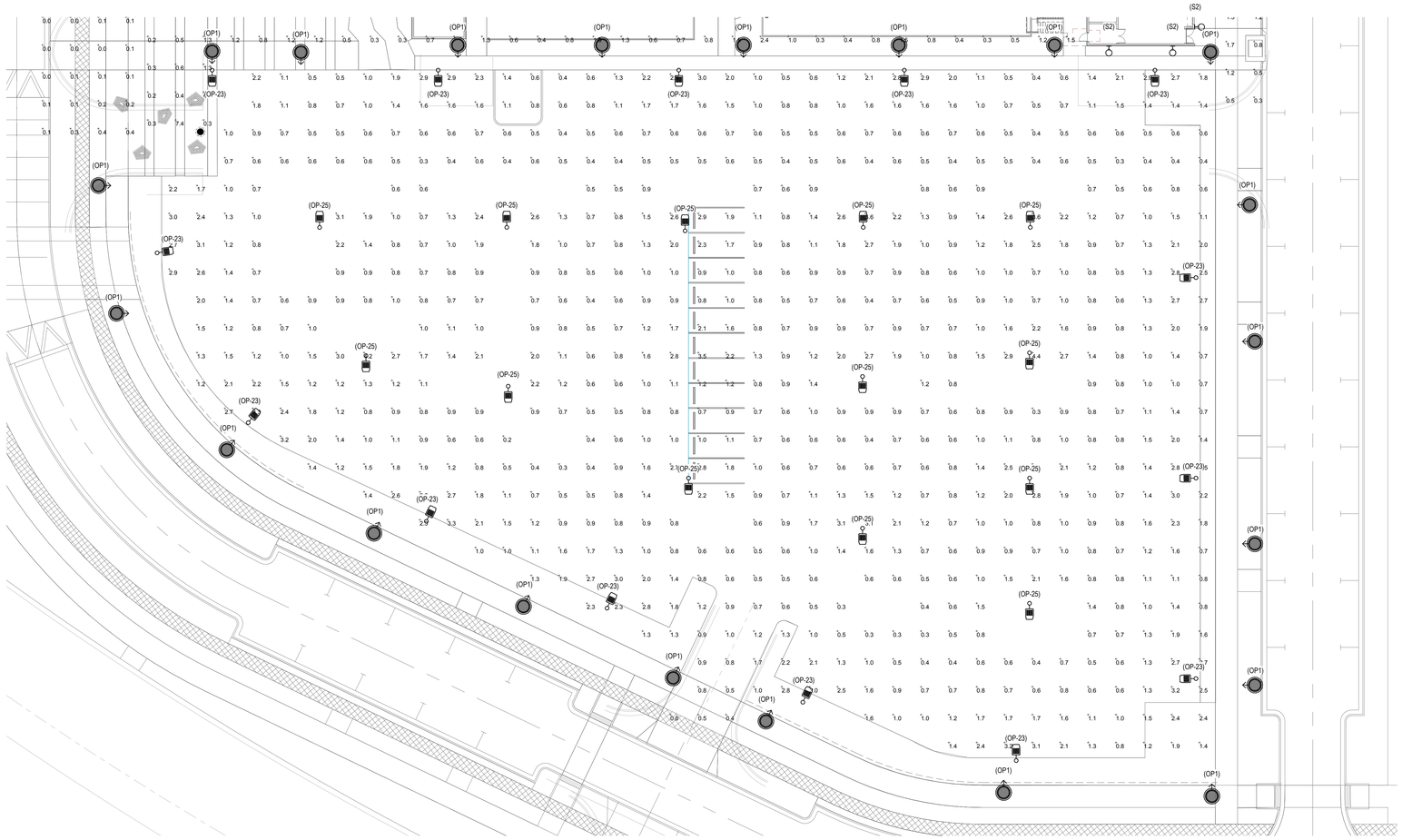
ES201
ELECTRICAL SITE LIGHTING CALCULATIONS

Luminaire Schedule						
Tag	Qty	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
OP-1	14	PEDESTRIAN POLE; 12'	0.765	1868	19	266
OP-23	14	AV4LS-R3W-1-L50-30	1.000	3562	50.4	705.6
OP-25	14	AV4LS-R5-1-L50-30	1.000	3597	50.4	705.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLOCK 5 PARKING	Illuminance	Fc	1.20	4.4	0.2	6.00	22.00

02 PARKING CALCULATION SUMMARIES

SCALE: NTS REF:



PLAN NORTH

01 BLOCK 5 PARKING LOT SITE LIGHTING CALCULATIONS PLAN

SCALE: 1" = 20'-0" REF:

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Project No.
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ES202
ELECTRICAL SITE LIGHTING CALCULATIONS

EXTERIOR LIGHTING FIXTURE SCHEDULE

ABBREVIATIONS

LUMINAIRE

- ARHR - AIR RETURN AND HEAT REJECTION
- DL - DAMP LOCATION
- EQC - EARTHQUAKE CLIPS
- F - FUSING
- HLD - HINGED AND LATCHED DOOR
- HS - HOUSE SIDE SHIELD
- PS - PHOTOCELL SWITCH
- QRS - QUARTZ RESTRIKE
- ST - STATIC
- WG - WIRE GUARD
- WL - WET LOCATION

MOUNTING

- B - BASE
- C - CEILING
- F - FLANGE
- G - GRID
- P - PENDANT
- PL - POLE
- R - RECESSED
- S - SURFACE
- W - WALL

CONFIGURATION

- BA - BANNER ARMS
- BH - BULL HORN
- DL - 2 "L" SHAPE
- DS - 2 @ 180
- PT - INLINE POST TOP
- Q - QUAD
- SH - SHEPHERDS HOOK
- SL - SINGLE
- T - 3 "T" SHAPE

POLE

- RS - ROUND STRAIGHT
- RT - ROUND TAPERED
- SS - SQUARE STRAIGHT
- ST - SQUARE TAPERED

EMERGENCY

- NE - NORMAL AND EMERGENCY CONNECTIONS
- EB - EMERGENCY BATTERY PACK
- ET - EMERGENCY TRANSFER DEVICE

BALLAST

- IS - INSTANT START
- RS - RAPID START
- PS - PROGRAM START, PARALLEL LAMP OPERATION
- PSMH - PULSE START METAL HALLIDE (CWA OR ELECTRONIC)
- PPLF - PROVIDE POWER LINE FILTER
- LVTM - LOW VOLTAGE TRANSFORMER (MAGNETIC)
- LVTE - LOW VOLTAGE TRANSFORMER (ELECTRONIC)

DIMMING BALLAST

- D2 - 2 WIRE DIMMER
- D3 - 3 WIRE DIMMER
- D4 - 4 WIRE DIMMER
- DD - DIGITAL DIMMER
- SDP - STEP DIMMER BALLAST

FINISH

- MW - MATTE WHITE
- BL - BLACK
- SL - SILVER
- GL - GOLD
- CL - CLEAR
- PW - PAINTED WHITE
- EA - EXTRUDED ALUMINUM
- S - STEEL
- GS - GALVANIZED STEEL
- C - CAST
- CBA - COLOR BY ARCHITECT
- SCBA - STANDARD COLOR BY ARCHITECT
- CCA - CUSTOM COLOR BY ARCHITECT
- FS 209D - MEETS FEDERAL STANDARD 209D
- TP - THERMALLY PROTECTED
- FL - FLUSH
- R - REGRESS
- M - MITERED

LENS

- #A - ACRYLIC #THICK
- #OA - ACRYLIC #THICK (OPAL)
- GC - GLASS (CLEAR)
- GO - GLASS (OPAL)
- GF - GLASS (FROSTED)
- SGL - SOFT GLOW LENS
- HPL - HIGH PERFORMANCE LENS
- DO - DROP OPAL
- CGL - CONVEX GLASS LENS
- S - SATIN LENS

REFLECTOR AND DISTRIBUTION

- I - TYPE I
- II - TYPE II
- III - TYPE III
- IV - TYPE IV
- V - TYPE V
- VSQ - TYPE V SQUARE
- SA - SPUN ALLUMINUM
- SR - SEGMENTED REFLECTOR
- BW# - NEMA BEAM WIDTH 1 THRU 7

CUTOFF CLASSIFICATION

- FC - FULL CUTOFF
- CO - CUTTOFF
- SC - SEMI CUTOFF
- NC - NONCUTOFF

NOTES

1. PROVIDE UNIT PRICES AND FIXTURE BRAND SELECTED FOR ADD/DELETE CHANGES FOR EACH FIXTURE TYPES SHOWN WITHIN 48 BUSINESS HOURS OF THE BID DATE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY DISQUALIFY THE PRODUCTS AND EMPOWER THE ENGINEER TO DETERMINE FAIR VALUE FOR FIXTURE AND INSTALLATION CHANGES, WITHOUT FURTHER INPUT FROM THE CONTRACTOR OR INSTALLER.
2. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED. CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

1. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
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		LUMINAIRE								LAMP				DRIVER		FINISH		LENS	REFLECTOR	MOUNTING						MANUFACTURER (CATALOG SERIES)			
		BUG RATING			SIZE (NOMINAL)																								
ID	TYPE	BACK	UP	GLARE	LENGTH	WIDTH	DEPTH	DIAMETER/ APERTURE	OPTIONS	COLOR	TYPE	INITIAL LUMENS @ 1.0BF	QUANTITY	INPUT VOLTS	ANSI WATTS	HOUSING	TRIM	TYPE	DISTRIBUTION TYPE	TYPE	CONFIGURATION	POLE BASE HEIGHT	POLE HEIGHT	WIND RATING	OPTIONS	OPTION 1	OPTION_2	OPTION 3	ALLOWANCE
(OB1)	LED BOLLARD	-	-	-	37-3/8"					4000K	LED	1500	0	277	25				V	-	-	0' - 0"	0' - 0"	-	-	BEGA (88 261)			
(OP1)	AREA WALKWAY POLE	1	3	1	-	-	32"			4000K	LED	5024	1	277	58	-	-		V	PL	PT	0' - 5"	12' - 0"	100	-	BEGA (99 402)	-	-	
(OP-23)	SOLAR LED AREA LIGHT; TYPE III DISTRTIBUTION	1	0	1	32"	18"	7"			4000K	LED	3562	1	277	50				III			3' - 0"	12' - 0"			SELUX (AL4LS-R3W-1-L50-30)			
(OP-25)	SOLAR LED AREA LIGHT; TYPE V DISTRTIBUTION	2	0	2	32"	18"	7"			4000K	LED	3597	1	277	50				V			3' - 0"	12' - 0"			SELUX (AL4LS-R5-1-L50-30)			
(OT1)	LED TREE DOWNLIGHT WITH PERFORATED STARLITE DESIGN; 40 DEGREE OPTIC	-	-	-	3-5/8""	1-3/4"	-			4000K	LED	400	1	277	7				-	-	-	0' - 0"	0' - 0"	-	-	AURORA LIGHT (HDL11RM)	OR PRIOR APPROVED EQUAL	-	
(S1)	LED WALL CYLINDER; DOWNLIGHT ONLY; FROSTED LENS; WET RATED	-	-	-	6.7"			3.13"		4000K	LED	700	0	277	70							0' - 0"	0' - 0"			LUCIFER (CW2)			
(S2)	LED WALL SCONCE; WET RATED	-	-	-	7-3/8"	5-1/2"	2-3/8"			4000K	LED	400	0	277	6							0' - 0"	0' - 0"			BEGA (33 224)			
(SL1)	FESTOON LIGHTING; LED; WET LISTED; BLACK SHADE; BLACK CABLE									3000K	LED	2120	1	120	32							0' - 0"	0' - 0"			ZERO LIGHTING (CITY WIRE)			
(ST1)	RECESSED STEP LIGHT; WET RATED; FULLY GASKETED	-	-	-	10"	3"	5"	-		4000K	LED	470	1	277	7				-	-	-	0' - 0"	0' - 0"	-	-	BEGA (24064-K4-CBA)	-	-	

			LUMINAIRE								LAMP			BALLAST		FINISH			DIFFUSER				REFLECTOR			MOUNTING						MANUFACTURER (CATALOG SERIES)			
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(OT1)		LED TREE DOWNLIGHT WITH PERFORATED STARLITE DESIGN; 40 DEGREE OPTIC	-	-	-	3-5/8""	1-3/4"	-			4000K	LED	400	277	7								-		0	-	-	0' - 0"	0' - 0"	-	-	AURORA LIGHT (HDL11RM)	OR PRIOR APPROVED EQUAL	-	
(S1)		LED WALL CYLINDER; DOWNLIGHT ONLY; FROSTED LENS; WET RATED	-	-	-	6.7"			3.13"		4000K	LED	700	277	70										0			0' - 0"	0' - 0"			LUCIFER (CW2)			
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(ST1)		RECESSED STEP LIGHT; WET RATED; FULLY GASKETED	-	-	-	10"	3"	5"	-		4000K	LED		277	7								-		0	-	-	0' - 0"	0' - 0"	-	-	BEGA (24064-K4-CBA)	-	-	

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No. 7258080
SPENCER C. LITTLE
09-06-2022
STATE OF UTAH

Vineyard Station - Block 5 Bldg A-E

Woodbury Corporation

Vineyard, UT

Date
06/27/14

Revisions

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Project No.
21097

EL602
EXTERIOR LIGHTING FIXTURE SCHEDULE

PLAN GENERAL NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.)TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WEATHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

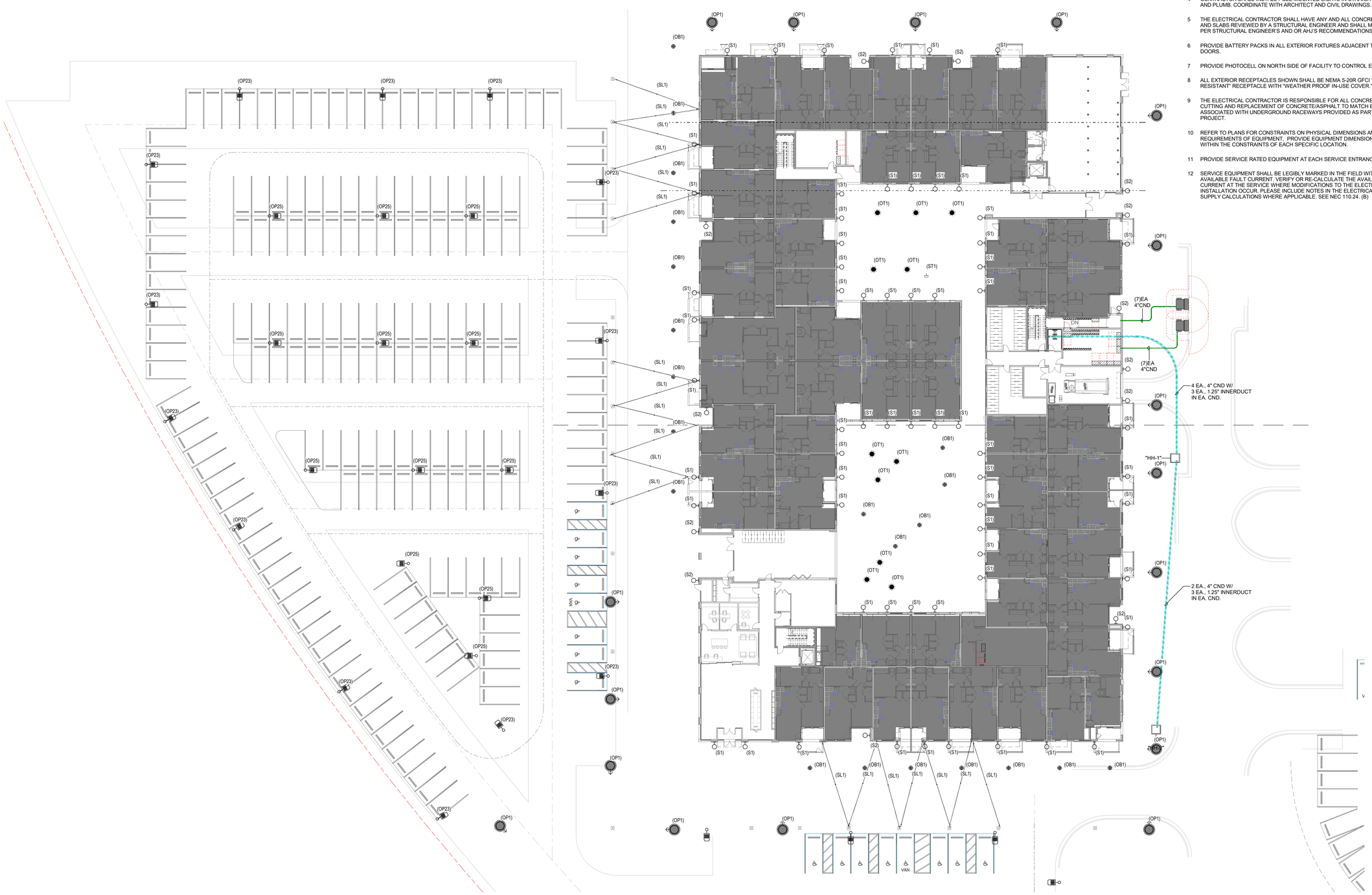
8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."

9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)



PLAN NORTH

01 **BLOCK 6 ELECTRICAL SITE PLAN**

SCALE: 1" = 20'-0" REF:

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02/23/15
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Project No.
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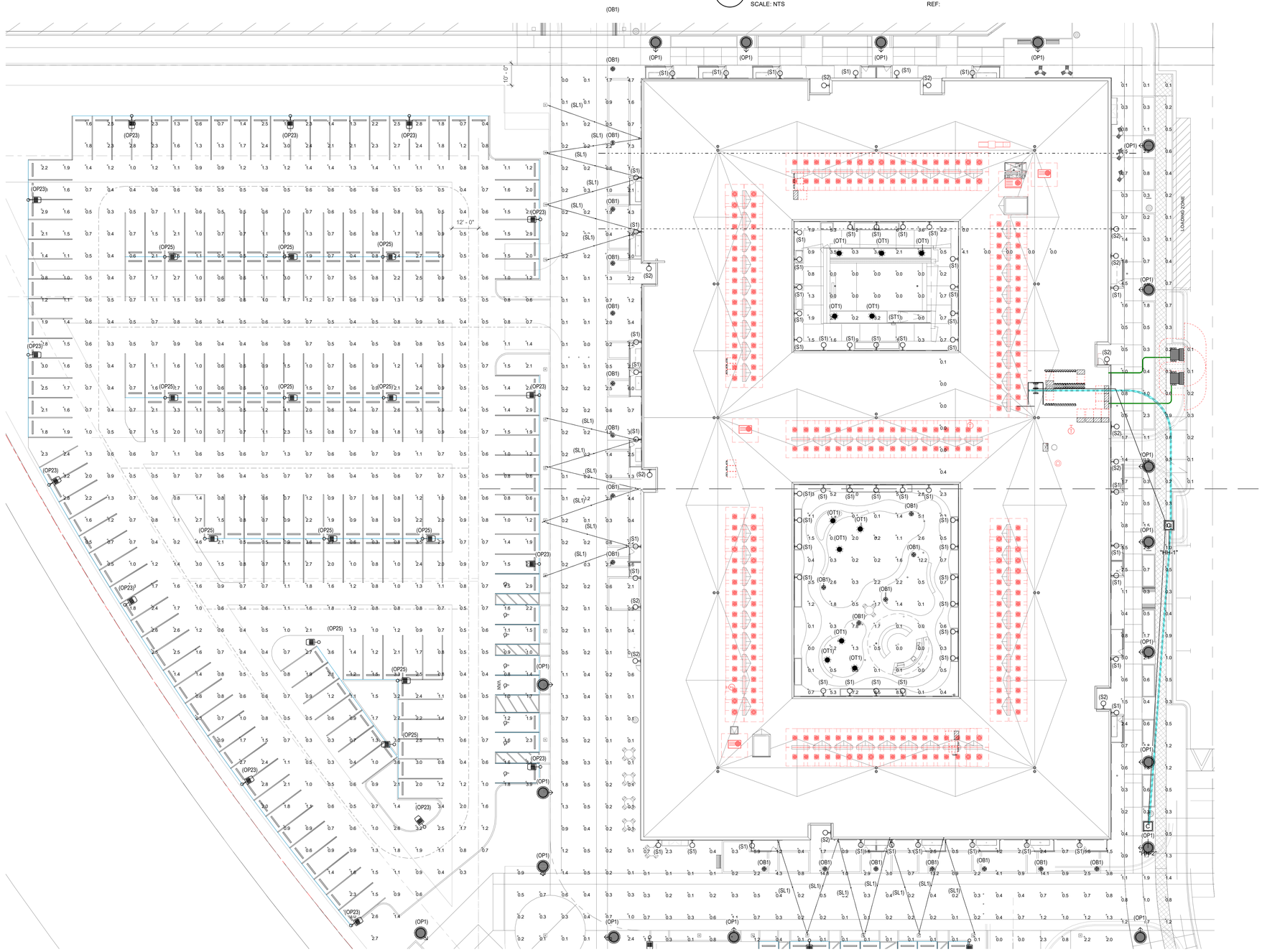
ES101
BLOCK 6 ELECTRICAL SITE PLAN

Luminaire Schedule						
Tag	Qty	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
S2	13	WALL SCONCE	0.765	455	6	78
S1	64	CYLINDER WALL SCONCE	0.765	1047	16.38	1048.32
OB-1	21	BOLLARD	0.765	1578	25	525
OCT-1	12	CANTENARY LIGHT	0.765	122	3.08	36.96
OP-1	21	PEDESTRIAN POLE; 12'	0.765	1868	19	399
OP-23	14	AV4LS-R3W-1-L50-30	1.000	3562	50.4	705.6
OP-25	12	AV4LS-R5-1-L50-30	1.000	3597	50.4	604.8
OS-1	1	STEP LIGHT	0.765	129	13.45	13.45
OT-1	11	TREE DOWNLIGHT	0.765	348	6.16663	67.833

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARDS	Illuminance	Fc	1.68	12.2	0.0	N.A.	N.A.
EAST WALKWAY	Illuminance	Fc	0.91	5.5	0.1	9.10	55.00
NORTH WALKWAY	Illuminance	Fc	0.56	2.1	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.22	4.6	0.2	6.10	23.00
SOUTH WALKWAY	Illuminance	Fc	1.47	14.8	0.0	N.A.	N.A.
WEST WALKWAY	Illuminance	Fc	0.80	7.3	0.0	N.A.	N.A.

2 SITE CALCULATION SUMMARIES

SCALE: NTS REF:



PLAN NORTH

1 BLOCK 6 ELECTRICAL SITE LIGHTING CALCULATIONS PLAN

SCALE: 1" = 20'-0"

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ES201
BLOCK 6 ELECTRICAL SITE LIGHTING CALCULATIONS

Luminaire Schedule						
Tag	Qty	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
OP-23	18	AV4LS-R3W-1-L50-30	1.000	3562	50.4	907.2
OP-25	16	AV4LS-R5-1-L50-30	1.000	3597	50.4	806.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLOCK 3 PARKING	Illuminance	Fc	1.03	3.8	0.2	5.15	19.00

2 SITE CALCULATION SUMMARIES

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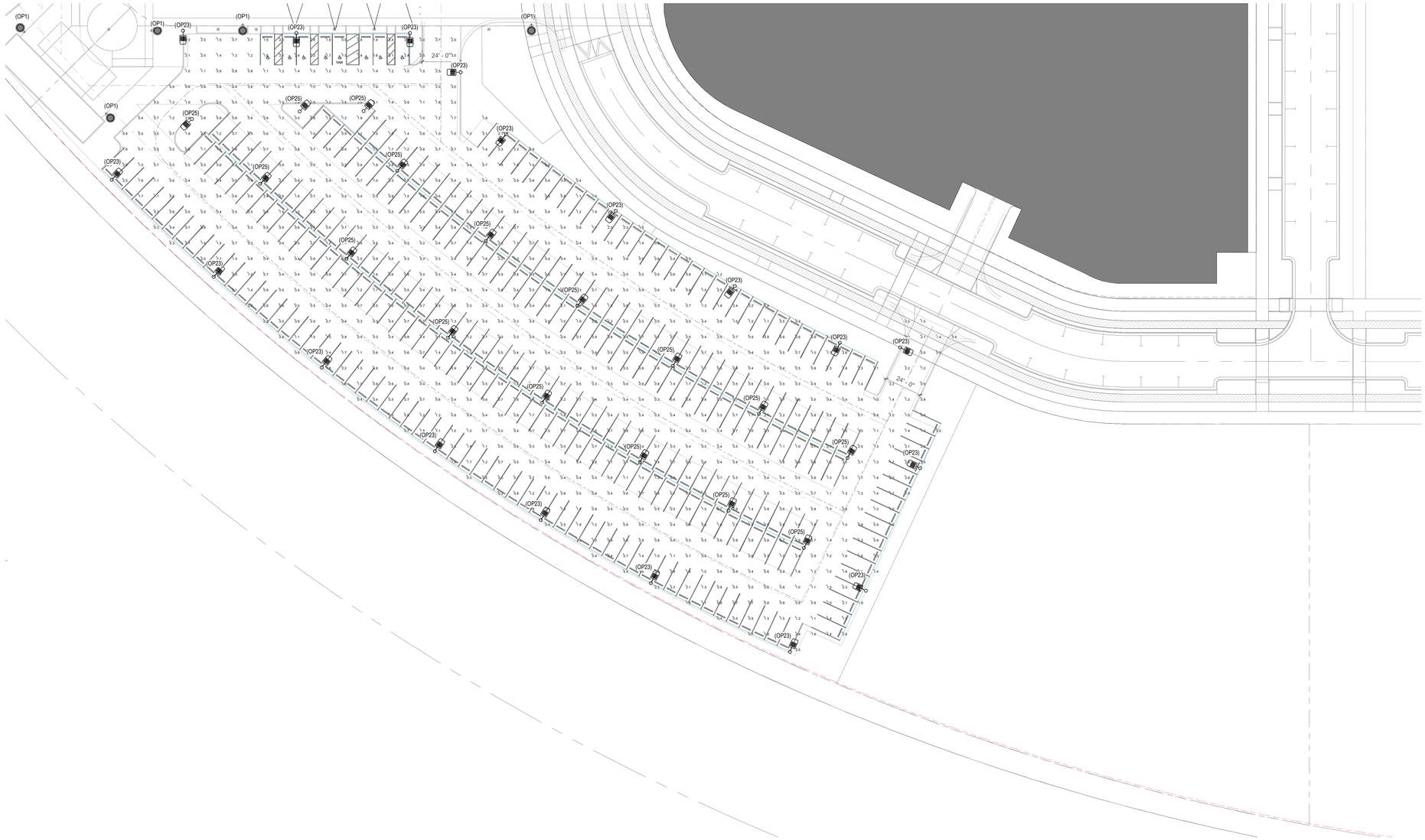

PLAN NORTH

1 BLOCK 3 ELECTRICAL SITE LIGHTING CALCULATIONS PLAN

SCALE: 1" = 30'-0"

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ES202
BLOCK 3 ELECTRICAL SITE LIGHTING CALCULATIONS

EXTERIOR LIGHTING FIXTURE SCHEDULE

ABBREVIATIONS

LUMINAIRE

- ARHR - AIR RETURN AND HEAT REJECTION
- DL - DAMP LOCATION
- EQC - EARTHQUAKE CLIPS
- F - FUSING
- HLD - HINGED AND LATCHED DOOR
- HS - HOUSE SIDE SHIELD
- PS - PHOTOCELL SWITCH
- QRS - QUARTZ RESTRIKE
- ST - STATIC
- WG - WIRE GUARD
- WL - WET LOCATION

MOUNTING

- B - BASE
- C - CEILING
- F - FLANGE
- G - GRID
- P - PENDANT
- PL - POLE
- R - RECESSED
- S - SURFACE
- W - WALL

CONFIGURATION

- BA - BANNER ARMS
- BH - BULL HORN
- DL - 2 "L" SHAPE
- DS - 2 @ 180
- PT - INLINE POST TOP
- Q - QUAD
- SH - SHEPHERDS HOOK
- SL - SINGLE
- T - 3 "T" SHAPE

POLE

- RS - ROUND STRAIGHT
- RT - ROUND TAPERED
- SS - SQUARE STRAIGHT
- ST - SQUARE TAPERED

EMERGENCY

- NE - NORMAL AND EMERGENCY CONNECTIONS
- EB - EMERGENCY BATTERY PACK
- ET - EMERGENCY TRANSFER DEVICE

BALLAST

- IS - INSTANT START
- RS - RAPID START
- PS - PROGRAM START, PARALLEL LAMP OPERATION
- PSMH - PULSE START METAL HALLIDE (CWA OR ELECTRONIC)
- PPLF - PROVIDE POWER LINE FILTER
- LVTM - LOW VOLTAGE TRANSFORMER (MAGNETIC)
- LVTE - LOW VOLTAGE TRANSFORMER (ELECTRONIC)

DIMMING BALLAST

- D2 - 2 WIRE DIMMER
- D3 - 3 WIRE DIMMER
- D4 - 4 WIRE DIMMER
- DD - DIGITAL DIMMER
- SDP - STEP DIMMER BALLAST

FINISH

- MW - MATTE WHITE
- BL - BLACK
- SL - SILVER
- GL - GOLD
- CL - CLEAR
- PW - PAINTED WHITE
- EA - EXTRUDED ALUMINUM
- S - STEEL
- GS - GALVANIZED STEEL
- C - CAST
- CBA - COLOR BY ARCHITECT
- SCBA - STANDARD COLOR BY ARCHITECT
- CCA - CUSTOM COLOR BY ARCHITECT
- FS 209D - MEETS FEDERAL STANDARD 209D
- TP - THERMALLY PROTECTED
- FL - FLUSH
- R - REGRESS
- M - MITERED

LENS

- #A - ACRYLIC #THICK
- #OA - ACRYLIC #THICK (OPAL)
- GC - GLASS (CLEAR)
- GO - GLASS (OPAL)
- GF - GLASS (FROSTED)
- SGL - SOFT GLOW LENS
- HPL - HIGH PERFORMANCE LENS
- DO - DROP OPAL
- CGL - CONVEX GLASS LENS
- S - SATIN LENS

REFLECTOR AND DISTRIBUTION

- I - TYPE I
- II - TYPE II
- III - TYPE III
- IV - TYPE IV
- V - TYPE V
- VSQ - TYPE V SQUARE
- SA - SPUN ALLUMINUM
- SR - SEGMENTED REFLECTOR
- BW# - NEMA BEAM WIDTH 1 THRU 7

CUTOFF CLASSIFICATION

- FC - FULL CUTOFF
- CO - CUTTOFF
- SC - SEMI CUTOFF
- NC - NONCUTOFF

NOTES

1. PROVIDE UNIT PRICES AND FIXTURE BRAND SELECTED FOR ADD/DELETE CHANGES FOR EACH FIXTURE TYPES SHOWN WITHIN 48 BUSINESS HOURS OF THE BID DATE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY DISQUALIFY THE PRODUCTS AND EMPOWER THE ENGINEER TO DETERMINE FAIR VALUE FOR FIXTURE AND INSTALLATION CHANGES, WITHOUT FURTHER INPUT FROM THE CONTRACTOR OR INSTALLER.
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			LUMINAIRE								LAMP			BALLAST		FINISH			DIFFUSER				REFLECTOR			MOUNTING						MANUFACTURER (CATALOG SERIES)			
			BUG RATING			SIZE (NOMINAL)																														
ID	IMAGE	TYPE	BACK	UP	GLARE	LENGTH	WIDTH	DEPTH	DIAMETER / APERTURE	OPTIONS	COLOR	TYPE	LUMENAIRE LUMENS	INPUT VOLTS	ANSI WATTS	HOUSING	TRIM	OTHER	TYPE	FINISH	CONFIGURATION	OPTIONS	DISTRIBUTION TYPE	FINISH	EFFICIENCY	TYPE	CONFIGURATION	POLE BASE HEIGHT	POLE HEIGHT	WIND RATING	OPTIONS	OPTION 1	OPTION_2	OPTION 3	ALLOWANCE
(OB1)		LED BOLLARD	-	-	-	3'-3/8"					4000K		1500	277	25								V		100	-				-	-	BEGA (88 261			
(OP1)		AREA WALKWAY POLE	1	3	1	-	-	32"			4000K	LED	5024	277	58	-	-	-					V		100	PL	PT	0' - 5"	12' - 0"	100	-	BEGA (99 402)	-	-	
(OP23)		SOLAR LED AREA LIGHT; TYPE III DISTRIBUTION				32"	18"	7"			4000K	LED	3562	277	50								III		0			3' - 0"	12' - 0"			SELUX (AL4LS-R3W-1-L50-30)			
(OP25)		SOLAR LED AREA LIGHT; TYPE V DISTRIBUTION				32"	18"	7"			4000K	LED	3597	277	50								V		0			3' - 0"	12' - 0"			SELUX (AL4LS-R5-1-L50-30)			
(OT1)		LED TREE DOWNLIGHT WITH PERFORATED STARLITE DESIGN; 40 DEGREE OPTIC	-	-	-	3-5/8"	1-3/4"	-			4000K	LED	400	277	7								-		0	-	-	0' - 0"	0' - 0"	-	-	AURORA LIGHT (HDL11RM)		-	
(S1)		LED WALL CYLINDER; DOWNLIGHT ONLY; FROSTED LENS; WET RATED				6.7"		3.13"			4000K	LED	700	277	70										0			0' - 0"	0' - 0"			LUCIFER (CW2)			
(S2)		LED WALL SCONCE; WET RATED				7-3/8"	5-1/2"	2-3/8"			4000K	LED	400	277	6										0			0' - 0"	0' - 0"			BEGA (33 224)			
(SL1)		FESTOON LIGHTING; LED; WET LISTED; BLACK SHADE; BLACK CABLE									3000K	LED	2120	120	32										0			0' - 0"	0' - 0"			ZERO LIGHTING (CITY WIRE)			
(ST1)		RECESSED STEP LIGHT; WET RATED; FULLY GASKETED	-	-	-	10"	3"	5"	-		4000K	LED		277	7								-		0	-	-	0' - 0"	0' - 0"	-	-	BEGA (24064-K4-CBA)	-	-	

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LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
09-06-2022
STATE OF UTAH

Vineyard Station - Block 6 Bldg 6A

Woodbury Corporation
Vineyard, UT

Date
06/27/14
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

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Project No.
21097

EL602
EXTERIOR LIGHTING FIXTURE SCHEDULE

Planning Commission Calendar 2023

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

December						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Scheduled Planning Commission Meeting