



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, December 7, 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 26, 2022 – Joint Planning Commission and City Council Meeting.

3.2 November 2, 2022

3.3 November 16, 2022

4. BUSINESS ITEMS

4.1 East Lake at Geneva Industrial Park –Site Plan Amendment

Chris Kephart, with Vineyard Properties LLC, has submitted an application requesting a 56,221 square foot building extension of the existing Shawcor Building at Lot 6 of Eastlake at Geneva Industrial Park. The property is located at 1750 N and Pioneer Lane, Vineyard, UT 84059 in the Manufacturing Zone. The Planning Commission will take appropriate action.

4.2 Conditional Use Permit – Building O, The Yard

Karla Matta with X Development has submitted a conditional use permit for a drive-thru for Building O located within the Yard Subdivision. The property is located at 661 E 450 N Vineyard, UT 84059 and is zoned within the RMU district. Parcel ID: 56:037:0003. The Planning Commission will take appropriate action.

4.3 PUBLIC HEARING – Zoning Text Amendment - Public Noticing

Cache Hancey will present recommendations for Zoning Text amendments to the following sections: 15.18.020 Required Notice of Public Hearing and Public Meetings; 15.18.030 Required Notice of Public Hearing and Public Meetings on Adoption or Amendments of Land Use Ordinances, including This Ordinance and Zoning District Map; 15.18.040 Required Notice for Other Public Hearings; 15.18.050 Required Notice for Other Public Meetings; 15.18.090 Courtesy Notice; 15.30.050 Review and Approval Procedures – Conditional Use Applications. The Planning Commission will make a recommendation to the City Council.

4.4 PUBLIC HEARING – General Plan Amendment – Active Transportation Plan

The Public Hearing for the Active Transportation Plan will be continued to January 4, 2022.

5. WORK SESSION

5.1 Multifamily Mixed-Use Building, The Yard - Work Session

Karla Mata, with X Development, will present a scope of work and site plan on a multi-family mixed. The property is located at 783 E 440 N Vineyard, UT 84059 and is zoned within the RMU district. Parcel ID:56:037:0007.

6. TRAINING SESSION

6.1 The Utah Land Use Institute Book

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 rachels@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: December 5, 2022

NOTICED BY: /s/ Rachel Stevens

Rachel Stevens, Planning Tech



**MINUTES OF A JOINT WORK SESSION OF THE
VINEYARD CITY COUNCIL AND PLANNING COMMISSION,
A SPECIAL PLANNING COMMISSION SESSION
AND A REGULAR CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
October 26, 2022, at 6:02 PM

**Present
Council**

Mayor Julie Fullmer
Councilmember Tyce Flake
Councilmember Amber Rasmussen
Councilmember Mardi Sifuentes

Absent

Councilmember Cristy Welsh

Planning Commission

Chair Bryce Brady
Commissioner Craig Bown
Commissioner Steve Anderson (arrived at 6:35 PM and left at 7:55 PM)
Commissioner Tay Gudmundson (via zoom)(left at 7:25 PM)
Commissioner Anthony Jenkins (left at 7:01 PM)

Commissioner Tim Blackburn
Vice Chair Christopher Bramwell

Staff present: City Manager Ezra Nair, Finance Director David Mortensen, City Attorney Jayme Blakesley, Public Works Director Naseem Ghandour, Staff Engineer Emily Dicataldo, Interim Chief Building Official Cris Johnson, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner Cache Hancey, Planning Technician Rachel Stevens, Water Manager Sullivan Love, City Recorder Pamela Spencer

Others speaking: Susie Petheram and Will Linscott with FFKR Architects; Pete Evans, Nate Hutchinson, Bronson Tatton with Flagborough (Flagship and Woodbury Corporation; Resident Daria Evans

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

 Mayor Fullmer opened the joint work session at 6:02 PM. Councilmember Flake gave the invocation and led the Pledge of Allegiance. Due to the logistics of having a Planning Commission quorum, items 2.3, 2.2, the Special Planning Commission Session, and item 2.1 were held in the before-mentioned order.

2. JOINT WORK SESSION AND PUBLIC HEARINGS

2.1 DISCUSSION – Lakefront – Boardwalk Park

Community Development Director Morgan Brim will lead a discussion on the Lakefront Boardwalk Park.

 Mayor Fullmer reopened the work session at 7:55 PM.

 Mr. Brim gave a brief overview of the Waterfront Master Plan process. He then turned the time over to Susie Petheram and Will Linscott with FFKR Architects.

 Ms. Petheram explained that they would be focusing on the area known as the North Waterfront Area. She said that there were seven (7) proposed areas that they would be discussing today. She said that the project would start around the north end by the reclamation pond going to the south promenade. She mentioned that the lake road design was still under consideration. She turned the time over to Mr. Linscott.

 Mr. Linscott reviewed each of the seven (7) areas:

 a. Boardwalk, Viewing platform, and Trail – where the retention pond is located now

 b. North Beach Plaza, Terraces, and Pavilion

 c. North Beach Mall – Promenade and Waterfront Connection

 d. Boardwalk Park

 e. Enhanced Tree Grove

 f. Stormwater Garden and Memorial Grove – South Beach Access

 g. Streetscape and Trail Enhancements

 Mayor Fullmer asked about the timeline and the feedback they wanted to see. Ms. Petheram replied that they would like to see initial reactions, from the council to the programming and their priorities in these areas.

 There was a discussion about the wetlands and the projects that could be done. Mr. Brim mentioned that there were grant funds that needed to be used by December 2023. The consensus was to send FFKR their ideas within the next two weeks. The discussion continued.

2.2 PUBLIC HEARING – Zoning Text Amendment (Ordinance 2022-18)

The City Council and Planning Commission will hold a joint public hearing to receive comments regarding proposed zoning text amendments to Section 15.34.060 Accessory Dwelling Units. The zoning text amendment would allow accessory dwelling units to be located within a detached accessory structure.

 Mayor Fullmer called for a motion to open the public hearing.

 **Motion:** COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:44 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. COUNCILMEMBER WELSH WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

95  Mr. Brim gave a brief overview of the recommended amendments to the Zoning Code for
96 accessory dwelling units.

97
98  Mayor Fullmer asked about Section 9. Mr. Brim replied that the unit did not have to be
99 connected to the house. There was a brief discussion about utilities.

100
101  Mayor Fullmer called for public comments.

102
103  Resident Daria Evans living in The Villas subdivision asked if this was just for new
104 construction or if it was also for existing homes. Mr. Brim replied, yes to both.

105
106  Mayor Fullmer called for additional comments. Hearing none, she called for a motion to
107 close the public hearing.

108
109  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC
110 HEARING AT 7:49 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION.
111 MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES
112 VOTED YES. COUNCILMEMBER WELSH WAS EXCUSED. THE MOTION CARRIED
113 WITH ONE ABSENT.

114
115  Mayor Fullmer turned the time over to the Planning Commission Chair Bryce Brady to
116 open the Planning Commission's Special Session.

117 118 **2.3 PUBLIC HEARING – Zoning Text Amendment (Ordinance 2022-19)**

119 The City Council and Planning Commission will hold a joint public hearing to receive
120 public comment regarding proposed zoning text amendments to modify the District Use
121 Table, change the street façade requirements, modify the parking study section, and
122 change other minor aesthetic requirements of the Downtown Vineyard Special Purpose
123 Zoning District.

124
125  Mayor Fullmer proceeded to item 2.3 Public Hearing Zoning text Amendment (Ordinance
126 2022-19). She then called for a motion to open the public hearing.

127
128  **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO OPEN THE PUBLIC
129 HEARING AT 6:05 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR
130 FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES.
131 COUNCILMEMBER WELSH WAS EXCUSED. THE MOTION CARRIED WITH ONE
132 ABSENT.

133
134  Mr. Brim gave a brief overview of the text amendment requests. He then turned the time
135 over to Pete Evans with Flagborough.

136
137  Mr. Evans reviewed the text amendments.

138
139  **Text Amendment Item #1 - Uses General Requirements 3.08.010**
140 In Table: 3.08.010(1) Uses by District:

 Councilmember Sifuentes asked for further details on items a and b of this amendment. Mr. Evans gave an example of wrapping the parking structure with townhomes. There was a discussion about the single-household attached product. Chair Jenkins expressed concern with mixed-use zones having mostly residential. The discussion continued. City Attorney Jayme explained that permitted uses with approval from the council would be obligated to permit the use. Conditional uses are still permitted but with conditions. There was a discussion about permitted and conditional uses.

 Text Amendment Item #2 - Prohibited Uses 3.08.010.04

 Text Amendment Item #3 - Building Standards 3.10.020

In Table 3.10.020(1)(3) – Street Façade Requirements:

Mr. Evans reviewed the different types of transparency. There was a discussion about transparency/glazing. Nate Hutchinson with Flagborough and Matt Beaton with Nelson Architects participated in the discussion. Chair Jenkins expressed concern with the downtown being more residential than commercial. Mr. Brim summarized that they would allow 60 percent transparency for retail and 35 percent for residential. There was a discussion about retail and residential.

 Mr. Evans reviewed the reasons for changing d. Demise lines. There was a discussion about the building styles and heights.

 Text Amendment Item #4 - Building Standards 3.10.040

Section 3.10.040:

Mr. Beaton explained that they were trying to provide variety with different types of stoops on the ground level. A discussion ensued.

 Text Amendment Item #5 - Structures in Open Space

Section 3.12.030 Open Space Types

Mr. Evans showed examples of covered open spaces. Mr. Brim suggested that they could create a list of amenities for pedestrians, restaurants, eateries, etc.. A discussion ensued.

 Text Amendment Item #6 - Building Materials

Section 3.10.50 Building Standards Additional Design & Mix

Mr. Evans reviewed the recommended changes. A discussion ensued.

 Text Amendment Item #7 - Fencing

3.12.10 Open Space General Requirements

Mr. Evans reviewed the recommended changes. Mr. Brim explained that staff had changed it to a site plan process rather than City Planner approval. Mr. Evans explained that they had plans for the Promenade area and would like to add aquatic use as a permitted use. There was a brief discussion about the site plan process.

 Text Amendment Item #8 - Temporary Parking

3.14.010 Landscape General Requirements

There was a discussion about temporary parking, landscaping, and timing.

 Text Amendment Item #9 - Tree Branch Height

3.14.030 Street Trees and Streetscape Design

There was a brief discussion about the wording in this section.

 Text Amendment Item #10 - Parking Study

3.16.010.9 Parking

There was a discussion about requirements for the parking study. The consensus was for staff to work with the developers to come up with a solution.

 Mayor Fullmer called for public comments.

 Resident Daria Evans, living in The Villas subdivision, expressed concern about tower heights and not being able to see the lake. Mr. Evans replied that they had not designed most of the buildings but the building they were working on would be four (4) stories. He added that there was no maximum height. Ms. Evans asked who would be responsible to pay for the use of electrical vehicle charging stations. Mr. Brim replied that it would be the vehicle owner's responsibility. Ms. Evans asked about ADA compliance for the stoops, if the development would be family oriented or urban professional, and how many townhomes would be built in Blocks 5 and 6. Mr. Evans replied that there were no townhomes in Blocks 5 and 6, but there would be about 450 apartments. Ms. Evans asked about the milestones in the parking evaluation schedule. Mr. Hutchinson explained that they were reducing density in the requested amendments. Mr. Evans explained that accessibility to the units with stoops would be from the back of the building. Mr. Hutchinson also explained that they wanted the downtown area to be a place for everyone: families and professionals alike.

 Mayor Fullmer called for further public comment. Hearing none, she called for a motion to close the public hearing.

 **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO CLOSE THE PUBLIC HEARING AT 7:42 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. COUNCILMEMBER WELSH WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

 Mayor Fullmer proceeded to item 2.2 PUBLIC HEARING – Zoning Text Amendment (Ordinance 2022-18)

PLANNING COMMISSION SPECIAL SESSION

 Chair Brady opened the special session at 7:49 PM.

239 **3. BUSINESS ITEMS**

240 **3.1 DISCUSSION AND ACTION - Zoning Text Amendment (Ordinance 2022-18)**

241 The Planning Commission will consider and discuss the proposed zoning text
242 amendments to Section 15.34.060 Accessory Dwelling Units. The zoning text
243 amendment would allow accessory dwelling units to be located within a detached
244 accessory structure. The Planning Commission will consider and discuss a
245 recommendation to the City Council.
246

247  Chair Brady called for questions. Hearing none, he called for a motion.
248

249  **Motion:** COMMISSIONER BOWN MOVED TO RECOMMEND APPROVAL OF
250 ORDINANCE 2022-18 ACCESSORY DWELLING UNITS. COMMISSIONER ANDERSON
251 SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY,
252 ALTERNATE COMMISSIONERS ANDERSON AND BOWN VOTED YES.
253 COMMISSIONERS BLACKBURN, BRAMWELL, GUDMUNDSON, AND JENKINS WERE
254 EXCUSED. THE MOTION CARRIED WITH FOUR ABSENT.
255

256 **3.2 DISCUSSION AND ACTION - Zoning Text Amendment (Ordinance 2022-19)**

257 The Planning Commission will consider and discuss the proposed zoning text
258 amendments to modify the District Use Table, change the street façade requirements,
259 modify the parking study section, and change other minor aesthetic requirements of the
260 Downtown Vineyard Special Purpose Zoning District. The Planning Commission will
261 consider and discuss a recommendation to the City Council.
262

263  Chair Brady turned the time over the Mr. Brim.
264

265  Mr. Brim read the suggested amendments:

- 266 1. 3.08.010(1) Use section:
 - 267 a. Single-household detached uses are to be listed as a conditional use in the
268 Downtown Station, Downtown Mixed-Use, Village General, and Lakefront
269 Commercial districts with a limit of five (5) percent of total units.
 - 270 b. Single-household attached uses are to be listed as a conditional use in the
271 Downtown Station, Downtown Mixed-Use, and Lakefront Commercial Districts
272 with a limit of five (5) percent total units.
- 273 2. 3.10.020(1)(1) Street Façade Requirements:
 - 274 a. Minimum Ground Story Transparency shall be 35 percent for residential uses and
275 60 percent for commercial uses.
- 276 3. 3.10.040 Entrance Types
 - 277 a. Provide an exception to stoops and porch requirements for buildings containing a
278 paseo or courtyard. The requirements in the current code will remain as a default
279 standard. A discussion ensued.
- 280 4. 3.12.030 Open Space Type:
 - 281 a. Add language to the plaza and open space area sections that spaces in excess of
282 the requirements will require site plan approval for non-residential structures.
283

284  Chair Brady called for a motion.
285

286  **Motion:** COMMISSIONER BOWN MOVE TO RECOMMEND ADOPTION OF
287 ORDINANCE 2022-19 DOWNTOWN VINEYARD SPECIAL PURPOSE DISTRICT AS
288 MENTIONED IN THE RECORD WITH THE CONDITIONS AND SUGGESTED

AMENDMENTS. COMMISSIONER ANDERSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, ALTERNATE COMMISSIONERS ANDERSON AND BOWN VOTED YES. COMMISSIONERS BLACKBURN, BRAMWELL, GUDMUNDSON, AND JENKINS WERE EXCUSED. THE MOTION CARRIED WITH FOUR ABSENT.

 The City Council took a break at 8:30 PM. The meeting resumed at 8:40 PM.

CITY COUNCIL REGULAR SESSION

 Mayor Fullmer opened the regular session at 8:40 PM.

4. PUBLIC COMMENTS

 Mayor Fullmer called for public comments.

 Ms. Evans thanked staff for the 4-way stop at the intersection near Trailside Elementary. She stated that she appreciated the Utah County Sheriffs for watching the area. She also asked to have stop lights at Vineyard Loop Road and 400 North. Mr. Ghandour replied that the signal for 400 North and Main was out for bid. He explained that it should take about five (5) months to install the lights once the bid was approved. There was a discussion about the process for installing traffic calming measures in the city. Ms. Evans expressed concern with children's safety crossing streets. Mr. Ghandour explained that he was working with a consultant on safe routes to schools. The discussion continued.

 Mayor Fullmer called for further public comments. Hearing none, she closed the public comments session.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

 Councilmember Sifuentes reported that the Boo-a-Palooza event was well attended. She gave an update on the Orem School District proposition. She said that she was working with Orem and the city's state legislature on how this would affect Vineyard.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

6.1  City Manager Ezra Nair tuned the time over to the new Planning Technician Rachel Stevens who introduced herself. Mr. Nair reported that the road striping was continuing and that they would be striping the crosswalk at the intersection near the Trailside Elementary. He mentioned that there would be two open houses for the Central Corridor Master Plan on November 3; one at the Edgewater Clubhouse and one at the Utah Valley Homebuilders Association building. He also mentioned that staff would be working on job audits for the market and organizational study.

7. CONSENT ITEMS

7.1 Approval of the October 12, 2022, City Council Meeting Minutes

 Mayor Fullmer called for a motion.

 **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO APPROVE CONSENT ITEM 7.1. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. COUNCILMEMBER WELSH WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

8. APPOINTMENTS

8.1 Youth Council Executive Committee

With the advice and consent of the City Council, Mayor Fullmer will appoint members to the Youth Council Executive Committee.

 Mayor Fullmer read the names for the Youth Council Executive Committee and called for a motion. The names were: Youth Mayor - Alexa Dadson; Recorder - McKensy Scott; Youth City Manager - vacant; Meeting and Elections Chair - Shean Gudmundson; Service Chair - Natalie Welsh; Activity Chair - vacant; Beautification Chair - Ashlyn May.

 **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE APPOINTMENTS AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. COUNCILMEMBER WELSH WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

9. PRESENTATIONS/RECOGNITIONS/AWARDS

No items were submitted.

10. BUSINESS ITEMS

10.1 DISCUSSION AND ACTION - [Zoning Text Amendment \(Ordinance 2022-18\)](#)

The City Council will discuss the proposed zoning text amendments to Section 15.34.060 Accessory Dwelling Units. The zoning text amendment would allow accessory dwelling units to be located within a detached accessory structure. The mayor and City Council will act to adopt (or deny) this request by ordinance.

 Mayor Fullmer called for further comments or questions. Hearing none, she called for a motion.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT ORDINANCE 2022-18 ACCESSORY DWELLING UNITS. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. COUNCILMEMBER WELSH WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

10.2 DISCUSSION AND ACTION - [Zoning Text Amendment \(Ordinance 2022-19\)](#)

The City Council will discuss the proposed zoning text amendments 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. The mayor and City Council will act to adopt (or deny) this request by ordinance.

390
391  Mayor Fullmer added additional stipulations.

392 1. Demise lines requirements are not applicable to buildings over six stories. A
393 discussion ensued.

394
395 2. Building materials being conditional. Mr. Evans mentioned that they had already
396 added the architectural metal panels to the ordinance.

397
398  Parking study – Mr. Blakesley explained that he had put together some language for the
399 parking study. He read the language.

400
401  Mr. Brim stated that under the “Uses” during the Planning Commission Special Session he
402 had listed the single-household detached as a conditional use. He said that the developers would
403 prefer a five (5) percent cap and keep the use permitted. Mr. Evans explained that the cap would
404 meet the original code and keep the character of the area.

405
406  Mr. Hutchinson said that if they both agreed with the first consultant then they could agree
407 to use the same consultant moving forward. A discussion ensued about the length of time to use
408 the consultants.

409
410  Mayor Fullmer asked for clarification on the green space for the temporary parking lot. Mr.
411 Brim clarified that it was 25 percent for 7 years.

412
413  The discussion continued about the parking study.

414
415 3.16.010.9 Parking Study

416 The parking study shall be completed by a qualified professional with demonstrated experience
417 in conducting parking studies (a “parking expert”). The parking expert and the criteria for the
418 parking study shall be established jointly by the city and the developer. If the city and developer
419 cannot agree on a parking expert or the criteria for the parking study, then the dispute shall be
420 resolved as follows: the city and the developer shall each nominate a Parking expert within thirty
421 (30) days from the date of a request for a parking study. The two parking experts shall consult
422 and select a third parking expert to conduct the parking study. The selected parking expert shall
423 conduct the parking study using criteria he or she develops following consultation with the city
424 and the developer, which study shall be used to establish new parking requirements. To avoid the
425 need to re-select a parking expert, the process of selecting a parking expert shall not occur more
426 frequently than at seven-year intervals.

427
428  Mayor Fullmer called for a motion.

429
430  **Motion:** COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2022-19
431 DOWNTOWN VINEYARD SPECIAL PURPOSE DISTRICT, WITH THE FOLLOWING
432 MODIFICATIONS AS STATED IN THE RECORD:

433 1. 3.08.010(1) Use section:

434 a. Single-household detached uses are to be listed as a permitted use in the
435 Downtown Station, Downtown Mixed-Use, Village General, and Lakefront
436 Commercial districts with a limit of five (5) percent of total units per district.

437 b. Single-household attached uses are to be listed as a permitted use in the
438 Downtown Station, Downtown Mixed-Use, and Lakefront Commercial Districts
439 with a limit of five (5) percent total units per district.

2. 3.10.020(1)(3) Street Façade Requirements:
- a. Minimum Ground Story Transparency shall be 35 percent for residential uses and 60 percent for commercial uses.
3. 3.10.040 Entrance Types
- a. Provide an exception to stoops and porch requirements for buildings containing a paseo or courtyard. The requirements in the current code will remain as a default standard.
4. 3.12.030 Open Space Type:
- a. Add language to the plaza and open space area sections that spaces in excess of the requirements will require site plan approval for non-residential structures.
5. 3.16.010(9) Minimum Vehicular Parking
- The parking study shall be completed by a qualified professional with demonstrated experience in conducting parking studies (a “parking expert”). The parking expert and the criteria for the parking study shall be established jointly by the city and the developer. If the city and developer cannot agree on a parking expert or the criteria for the parking study, then the dispute shall be resolved as follows: the city and the developer shall each nominate a Parking expert within thirty (30) days from the date of a request for a parking study. The two parking experts shall consult and select a third parking expert to conduct the parking study. The selected parking expert shall conduct the parking study using criteria he or she develops following consultation with the city and the developer, which study shall be used to establish new parking requirements. To avoid the need to re-select a parking expert, the process of selecting a parking expert shall not occur more frequently than at seven-year intervals.

COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. COUNCILMEMBER WELSH WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

11. CLOSED SESSION

No closed session was held.

12. ADJOURNMENT



Mayor Fullmer called for a motion to adjourn the meeting.



Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 9:13 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. COUNCILMEMBER WELSH WAS EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

MINUTES APPROVED BY CITY COUNCIL ON: November 9, 2022

MINUTES APPROVED BY PLANNING COMMISSION ON: _____

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER



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

Commissioners Present: Craig Bown, Bryce Brady, Tim Blackburn

Staff Present: Cache Hancey, Planner; Morgan Brim, Community Development Director; Emily Kofoed, Staff Engineer, Naseem Ghandour, Public Works Director; and Rachel Stevens, Planning Technician.

Others Present: Karla Matta, X Development; Bronson Tatton, Nate Hutchinson, and Joe Woodbury, Flagborough Development.

REGULAR SESSION



CALL TO ORDER

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE** Tim Blackburn

2. **OPEN SESSION** - There were no public comments

3. **MINUTES REVIEW AND APPROVAL**

3.1 October 19, 2022

MOTION: COMMISSIONER BOWN MOTIONED TO APPROVE THE OCTOBER 19, 2022 MINUTES. COMMISSIONER BLACK SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSION BOWN, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1 **Minor Site Plan Amendment- The Yard Building P**

Planner Cache Hancey gave a presentation regarding the site plan amendment for the Yard Plat A.

There was a discussion regarding why site plan is being amended.

There was a discussion concerning the radius for the drive thru on Building O.



MOTION: COMMISSIONER BLACKBURN MOVED TO APPROVE THE SITE PLAN FOR THE YARD BUILDING P WITH THE CONDITION THAT THERE IS AN UPDATE SITE AND LANDSCAPING PLAN SUBMITTED. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSION BOWN, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4.2 **Downtown Vineyard Phase 2B Preliminary Plat Application**

Planner Cache Hancy gave a presentation concerning the preliminary plat.

 MOTION: COMMISSIONER BLACKBURN MOVED TO APPROVE THE PRELIMINARY PLAT. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4.3 Downtown Vineyard Block 5 Site Plan Application

Morgan Brim gave a briefing about the site plan.

Bronson Tatton, with Flagborough, gave a presentation regarding the Block 5 and Block 6 site plan applications.

 There was a discussion concerning open space, courtyards, paseos, and the lake promenade.

 There was a discussion concerning access for visitors and movers.

 There was a discussion concerning how the renderings will match the as-builts.

 There was a discussion concerning snow removal along the paseo.

 Block 6 presentation. There was a discussion concerning different unit types.

 There was a discussion concerning additional open spaces.

 There was a discussion concerning temporary parking.

 There was a discussion concerning the bike path.

 There was a discussion concerning where visitors will park.

 There was a discussion concerning the retail space.

 There was a discussion concerning bike paths, intersections, and driving lane widths.

 There was a discussion concerning which streets will be public or private.

 There was a discussion concerning homelessness and affordable housing.

 There was a discussion concerning the next steps of the project.

4.4 Downtown Vineyard Block 6 Site Plan Application

MOTION: COMMISSIONER BOWN MOVED TO APPROVE THE SITE PLAN FOR DOWNTOWN VINEYARD BLOCKS 5 AND 6 WITH THE CONDITION THE LANDSCAPING PLAN REVIEWED AND APPROVED BY THE VINEYARD TREE COMMITTEE BEFORE THE BUILDING PERMIT IS ISSUED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4.5 2023 Planning Commission Calendar

MOTION: COMMISSIONER BLACKBURN MOVED TO CONTINUE ITEMS 4.5 AND 4.6. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4.6 Appointment of New Chair and Vice-Chair

5. WORK SESSION

None

6. TRAINING SESSION

None

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Planner Cache Hancy made a comment regarding the next agenda.

Community Development Director Morgon Brim gave an update on the general plan updates.

Chair Brady made a comment regarding Vineyard getting a United States Postal Service blue box in Vineyard.

8. ADJOURNMENT

Chair Brady adjourned the meeting at 7:32 pm.

CERTIFIED CORRECT ON: November 16, 2022

Certified by: /s/ Rachel Stevens

Rachel Stevens, Planning Technician



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

ATTENDANCE

Commissioners present: Chris Bramwell, Bryce Brady, Steve Anderson, Tay Gundmunson

Staff present: Morgon Brim, Community Development Director; Briam Perez, Planner I; Cache Hancey, Planner II; Emily Kofoed, Staff Engineer; Naseem Ghandour, Public Works Director; Rachel Stevens, Planning Technician

Others present: Jeff Gochnour and Steve Borup, Dakota Pacific

REGULAR SESSION

CALL TO ORDER

1.  **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
Chris Bramwell gave an inspirational thought on HB 485 and Bryce Brady gave an invocation.
2.  **OPEN SESSION**
There were no public comments.
3.  **MINUTES REVIEW AND APPROVAL**
 - 3.1 **November 2, 2022**
This item was continued by Chair Brady.
4.  **BUSINESS ITEMS**
 - 4.1 **Conditional Use Permit – Building O, The Yard**
This item was continued by Chair Brady.
 - 4.2 **2023 Planning Commission Calendar**
MOTION: COMMISSIONER ANDERSON MOVED TO APPROVE THE 2023 PLANNING COMMISSION CALENDAR WITH THE CONDITON THAT THE JULY 5, 2022 MEETING IS REMOVED. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER ANDERSON, COMMISSIONER BRAMWELL, AND COMMISSIONER GUNDMUNSON VOTED AYE. THE MOTION PASSED UNANIMOUSLY.
 - 4.3  **Appointment of New Chair and Vice-Chair**
MOTION: COMMISSIONER ANDERSON MOVED TO APPOINT BRYCE BRADY

AS THE CHAIR AND TAY GUNDMUNSON AS THE VICE-CHAIR FOR 2023. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER ANDERSON, COMMISSIONER BRAMWELL, AND COMMISSIONER GUNDMUNSON VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

5. WORK SESSION

5.1 The Forge

Community Development Director Morgon Brim gave an overview of the Forge master plan.

Jeff and Steve Borup with Dakota Pacific presented on a new master plan for The Forge.

 There was a discussion concerning why there is no viable interest in office growth at The Forge.

 There was a discussion concerning The Forge master plan fitting the intent of the general plan.

 There was a discussion concerning what investors have been interested in the property.

 There was a discussion concerning the proposed changes in office and residential ratio from the original development agreement.

 The presentation continued.

 There was a discussion concerning access from Vineyard Connector and Geneva Road.

 There was a discussion of whether the residential units will be rented or privately owned.

 The presentation continued.

 There was a discussion concerning affordable housing in The Forge.

 There was a discussion concerning the number of units in the Water's Edge subdivision.

 The presentation continued.

 There was a discussion concerning the total amount of commercial proposed in The Forge.

 There was a discussion concerning parking requirements.

 There was a discussion concerning how to get development started.

 There was another discussion concerning the total amount of commercial area proposed in The Forge.

 The presentation continued.

There was a discussion concerning how RDA money will be used.

 The presentation continued.

 There was a discussion concerning parks and green space.

 There was a discussion regarding the next steps for the project.

-  There was a discussion regarding other developments requesting more residential units.
-  There was another discussion regarding affordable housing.
-  There was a discussion regarding the ratio of commercial to residential.

6. TRAINING SESSION

There was no training session.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

-  Commissioner Anderson gave a report on the BAC.
-  Community Development Director Morgon Brim gave an update on the ATP.

8. ADJOURNMENT

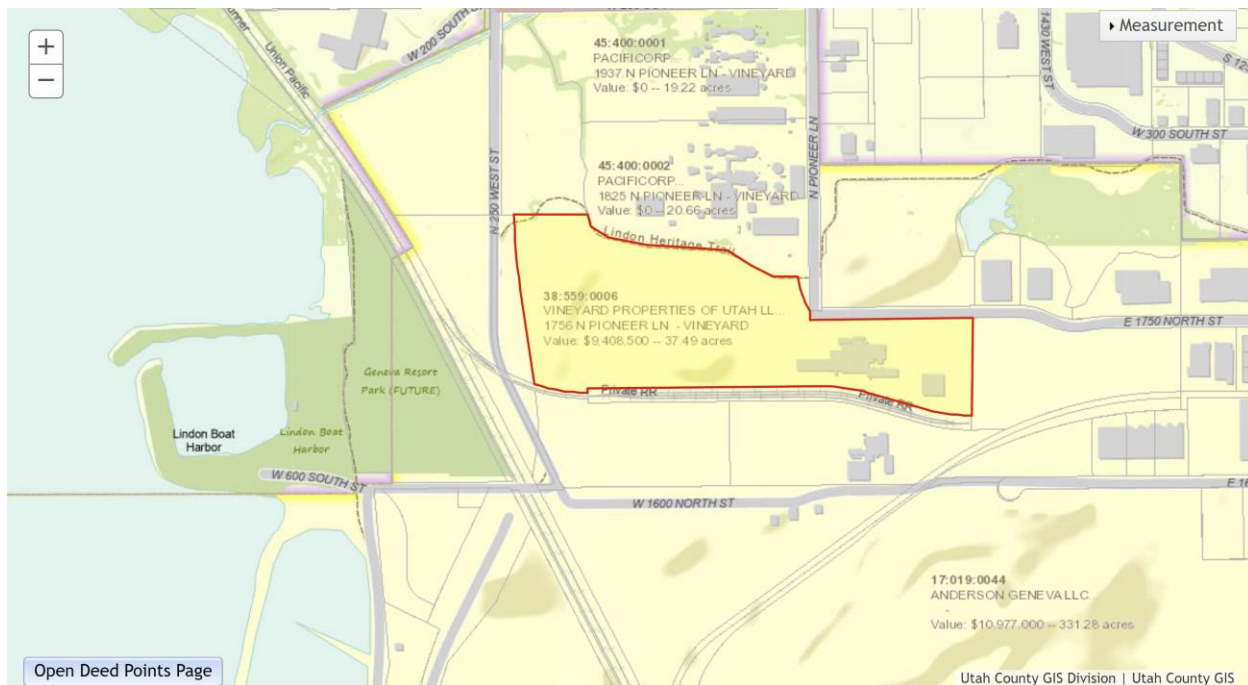
Chair adjourned the meeting at 7:53.

Certified correct on: December 7, 2022

Certified correct BY: /s/ Rachel Stevens
Rachel Stevens, Planning Tech

Community Development

Date: Wednesday, December 7, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: East Lake at Geneva Industrial Park, Lot 6 (Building Extension)
Permit: PLAN22-033 (CityInspect, Development Module)
Address: 1750 N and Pioneer Lane, Vineyard, Utah, 84059
Parcel No: 38:559:0006
Applicant: Chris Kephart
Owner(s): Vineyard Properties of Utah LLC



ANALYSIS

The applicant, Chris Kephart, with Vineyard Properties of Utah LLC, is requesting approval of a site plan amendment which includes a 56,221 SF building extension of the existing Shawcor Building at Lot 6 of the Eastlake at Geneva Industrial Park. The extension is intended to house primarily light manufacturing, warehousing, and some offices. This parcel is zoned Manufacturing (M), a zoning category intended to recognize and provide for established manufacturing and industrial uses existing in the city and provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment. The proposed land uses are consistent with the zoning category.

The Eastlake at Geneva Industrial Park continues to grow and develop—with various land use and building applications approved in recent years. This project will revitalize the nearly abandoned warehouse after the previous tenant closed their doors. This warehouse will be rail served and will

become home to the tenant, Universal Industrial Sales. Universal Industrial Sales produces freeway safety products serving Utah and the Western United States. They manufacture products such as guardrails, bridge rails, sign structures, etc.

This building extension gives this building increased manufacturing and storage space. The extension will produce approximately 50 new full-time employee positions.

The extension shall feature:

- Insulated Steel Construction designed and manufactured here in Utah.
- A natural 3-tone color scheme to match surrounding valley.
- Over an acre of xeriscape to beautify the highly overgrown area along 1750 North.

SUMMARY

The building addition, though consistently designed on all four sides and, for all intents and purposes, consistent with the surrounding development, does not provide significant visual interest, variations in architectural design, variations in materiality, or relief in massing. The applicant purchased this addition as a prefabricated structure several months ago and has been working closely with city staff in attempts to revise its facades, to the extent possible, notwithstanding it being a prefabricated building. The applicant has added some wall protrusions, elements of glazing and transparency, variations in roof lines, and a few colored, decorative steel beams that add a greater sense of embellishment to its exterior. Nevertheless, the addition struggles to provide a completely human scaled design that engages and focuses on those experiencing the urban environment on foot. Even so, the building remains suitably designed to those in its immediate surroundings.

It is important to highlight the applicant's efforts to bring the site up to standard regarding site planning, landscaping, and parking and loading. These items are detailed in the proceeding analysis.

STAFF RECOMMENDATION

Staff currently do not have a recommendation or approval or denial of the site plan.

CONDITIONS

If the Planning Commission votes to approve the site plan, as presented, they should consider the following conditions of approval:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.
3. All mechanical equipment shall be concealed from the public right of way.
4. The applicant shall label all non-vegetative, decorative groundcover (such as rocks, granite, and mulch) on the landscaping plan.
5. The applicant shall provide plans for irrigation of all improved landscaping areas.
6. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties. In addition, the applicant shall comply with all other exterior lighting requirements.
7. All areas for outdoor storage of material and equipment shall provide a dust-proof surface.

8. The applicant shall provide ADA ramps from the ADA parking stalls to the primary entrance of the building.
9. The applicant shall observe all bicycle parking requirements, including inverted-u stalls.
10. The applicant shall label a backflow prevention device for irrigation lines for landscaping that will be independently owned and maintained by Vineyard City.
11. The applicant shall ensure adequate soil preparation which will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. The Water Manager shall inspect for compliance of this item during a final inspection.
12. The landscape setback, measured from the property line, shall be 20' in width, as is required for collector roads.

POSSIBLE MOTIONS

1. "I move to approve the site plan, as presented, with the proposed conditions...."
2. "I move to deny approval of the site plan."
3. "I move to continue this site plan application to the proceeding Planning Commission meeting."

ATTACHMENTS

Scope of Work

Site Plan

Landscape Plan

Exterior Elevations

Photometric Plan

Analysis	
Zoning	Manufacturing (M)
Use	Light Manufacturing, Warehousing, and Office
Lot Size	37.49 Acres
Building Square Footage (Extension only)	56,221 SF
Maximum Building Height	Allowed: 60' Actual: 40'8"
Minimum Front Yard	Required: 25' (from Arterial Road, see RMU Code) Actual: 128'5"
Minimum Rear Yard	Required: 25' Actual: 75'10"
Minimum Side Yard for Interior Lots	Required: 20' Actual: In compliance
Minimum Side Yard for Corner Lots	Required: NA Actual: NA
Maximum Building Lot Coverage	Required: NA Actual: NA
Minimum Open Space (OS)	Required: 5% Actual: 3.1% (10,241 SF)
Parking Stalls	Required: - Warehousing: 1 stall per 1000 SF = 42 stalls - Manufacturing: 1 stall per 750 SF= 19 stalls

	Actual: - Warehousing: 42 stalls - Manufacturing: 19 stalls		
ADA Parking Stalls	Minimum Required: 4 (3 ADA; 1 ADA Van Accessible) Actual: 3 ADA; 1 ADA Van Accessible		
Bicycle Parking	Required: 5 Actual: 8 (must be inverted-u design)		
VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and <i>useable</i> parks and open spaces.	The applicant has provided usable gathering space and a seating area to the north of the primary building. The applicant is also providing a patio area behind the primary building along with 6,000 SF of improved landscaping.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	The building features some variations in architectural form, but little variations in materiality. The building is primarily composed of prefabricated metal. Three (3) steel beams adorn the north façade of the building as a feature providing visual interest.	☐ Yes ☐ No ☐ N/A
15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	The applicant incorporated some variations in the roofline of the building and some wall plane variations.	☐ Yes ☐ No ☐ N/A

15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures	The applicant incorporated some variations in the roofline of the building and some wall plane variations. Generally speaking, the building addition remains block shaped.	☐ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.1 Coherent building design	All sides of a building may have a visual or other impact and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	In compliance. All sides of the building are cohesively and consistently designed.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	The building addition features no architectural overhangs and some wall plane projections that create some shadowed areas.	☐ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)	The applicant has provided some variations in rooflines.	☐ Yes ☐ No ☐ N/A
15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.	The applicant has provided some variations in rooflines.	☐ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements	As previously stated, the building addition is	☐ Yes ☒ No

	that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.	predominantly comprised of prefabricated metal. There is not significant variation in details, ornaments, and other building elements that enrich the character of the building.	☐ N/A
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building	The building additional matches the architectural style and the aesthetics of the existing building.	☒ Yes ☐ No ☐ N/A
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.	The building addition matches the architectural style and the aesthetics of the existing building.	☒ Yes ☐ No ☐ N/A
15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance,	All mechanical equipment shall be concealed from the public right of way.	☐ Yes ☐ No ☒ N/A

	and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.		
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.	The design and build of the proposed building extension is appropriate for the Manufacturing Zoning District.	☒ Yes ☐ No ☐ N/A
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	The proposed project provides a standard vehicular connection from 1750 N to the primary building and the building addition. In addition, a painted pedestrian accessible path has been provided from the main gate entry to the sidewalk the wraps around the front of the building providing a differentiated circulation space for pedestrians.	☒ Yes ☐ No ☐ N/A
15.36.030.5.c Building Location	All project and building plans shall allow for, and provide	The applicant has provided appropriate vehicular and	☒ Yes

	interconnected streets, walkways, trails, and parking areas, as applicable	pedestrian connectivity. The applicant has also provided bicycle parking facilities in front of the primary building adjacent to the ADA parking.	☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	There are few elements that qualify this project as one designed at the pedestrian/human scale. The architecture design and overall massing of the building should have been more broken up to reduce the overall massing. There are no overhangs, and very few recessed walls or transparency that would qualify this as a human-scaled design.	☐ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	Most of the building is comprised of prefabricated metal.	☐ Yes ☒ No ☐ N/A
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be	Though the exterior colors are earth-tone and subdued, the metal that comprises much of the exterior is not	☐ Yes ☒ No ☐ N/A

	subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main buildings.	compatible with a natural setting.	
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.	The building is primarily comprised of a prefabricated metal, which increases visual impact.	☐ Yes ☒ No ☐ N/A
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	Not applicable.	☐ Yes ☐ No ☒ N/A
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve	The proposed project protects views, and has	☒ Yes

	and provide open space and to protect views . The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.	provided sizeable, improved open space areas throughout the site.	☐ No ☐ N/A
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.	Open space is immediately available adjacent to the primary building and its addition.	☒ Yes ☐ No ☐ N/A
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern , and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience , and should be harmonious with proposed and neighboring buildings.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created	All buildings are well below the maximum permitted	☒ Yes

	by the surrounding scenic beauty, it is essential that the City and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake	height (60'). Maximum building height is 40'8".	☐ No ☐ N/A
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year-round site beautification, blend with the natural landscape and highlight building design features.	The applicant has provided a range of diverse and native, waterwise plantings to complement the exterior and interior of the site.	☒ Yes ☐ No ☐ N/A
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	NA	☐ Yes ☐ No ☒ N/A
15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.	NA. There are no areas of naturally occurring natural spaces on this site.	☐ Yes ☐ No ☒ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape"	In compliance.	☒ Yes ☐ No ☐ N/A

	landscaping is encouraged. Landscaping improvements may also include berms, contouring, rocks, and boulders.		
15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.	A slatted fence will line the entire front property line.	☐ Yes ☐ No ☐ N/A

15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and interspersed with plant materials.	The applicant has not labeled the intended non-vegetative ground cover intended to be used on the site.	☐ Yes ☒ No ☐ N/A
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.	There is no indication or labelling of an irrigation system within improved landscaping areas.	☐ Yes ☒ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	This shall be listed as a condition of approval.	☐ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue-white colors or fluorescent and mercury vapor lamps are prohibited.	Condition of Approval	☐ Yes ☐ No ☐ N/A
15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.	Condition of Approval	☐ Yes ☐ No ☐ N/A
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted	All parking areas shall receive adequate lighting. See photometric plan.	☒ Yes ☐ No ☐ N/A

	fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.		
17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	All signage shall be reviewed through a separate sign permit.	☐ Yes ☐ No ☒ N/A
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein	NA	☐ Yes ☐ No ☒ N/A
17.36.030.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.	NA	☐ Yes ☐ No ☒ N/A
VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard		
15.38.030.1.e Parking Stall Dimensions	Type	Width	Length
	Standard	9 ft	20 ft
	Parallel	8 ft	24 ft
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4 foot wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).		
	In compliance. Hard surface parking stalls on this site do not employ an overhang.		☒ Yes ☐ No ☐ N/A

15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle	In compliance.	☒ Yes ☐ No ☐ N/A
	90 deg.	24 ft	24 ft		
	60 deg.	18 ft	22 ft		
	45 deg.	18 ft	20 ft		
	30 deg.	18 ft	20 ft		
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.			In compliance. This parking lot holds 51 vehicles only.	☒ Yes ☐ No ☐ N/A
15.38.030.1.h. Within Structures	The off-street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street provisions of this Section			Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.			In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered			All areas for outdoor storage of material and equipment shall provide a dust-proof surface.	☐ Yes ☐ No ☐ N/A

	with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.		
15.38.030.1.k. Striping	Except for one, two, and three-family dwellings, all parking stalls shall be marked with painted lines not less than 4" wide	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.l. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public rights-of-way and shall be a maximum of 20 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination there-of at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of 2.5 feet back from the edge of the parking stall.	Vertical landscaping along the north property line adjacent to 1750 n shall screen the parking lot from the public right of way.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping,	In compliance.	☒ Yes ☐ No ☐ N/A

	designed so as to reduce the “heat island” effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5’ by 5’ tree diamonds placed not more than 6 parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with 90 degree parking spaces. 2) Min. 5’ wide landscape medians with trees planted 40 feet apart 3) Min. 5’ wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.		
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets, so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges	NA	☐ Yes ☐ No ☒ N/A

15.38.030.1.o.iii.	Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.	All points of potential conflict between pedestrians and moving vehicles have been clearly distinguished and demarcated.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space should be no greater than 150 feet from a walkway leading to a building entrance.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.	NA	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.vii.	Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.	In compliance.	☒ Yes ☐ No ☐ N/A

15.38.030.1.o.viii.	All sites shall meet the requirements of the Americans with Disabilities Act ("ADA")	The applicant shall provide ADA ramps from the ADA parking stalls to the primary entrance of the building.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.ix.	Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.	Not applicable.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.i. Maintenance	It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.	In compliance.	☒ Yes ☐ No ☐ N/A

15.38.030.1.q. Use of Required Parking Areas for Parking Only	Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.r. Signs	No sign shall be located as to restrict the sight lines and orderly operation and traffic movement within any parking area.	In compliance. There are no proposed wall or standalone signs.	☒ Yes ☐ No ☐ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.		
15.38.030.1.s.vi.	All required landscaping, parking or otherwise, shall be provided.		
15.38.030.2.c. Off-street Parking Requirements Non-residential uses.	Medical Offices and Clinics: 1 space per 200 SF of floor area.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.i. Mixed Uses	In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the	Not applicable.	☐ Yes ☐ No ☒ N/A

	various uses computed separately.		
15.38.030.2.d.ii. Mixed Uses	A horizontal mixed-use development may reduce the amount of required parking by 10% if the project is a mixed-use development that includes, as part of an integrated development plan, both residential and non-residential uses or by 25 if the property is within a ¼ mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a Registered Professional Engineer, to be approved through the development or site plan approval process.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.e. Calculation Spaces	In case of fractional results in calculating parking requirements, the required numbers of the sum of the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.f. Joint Use Parking			☒ Yes ☐ No ☐ N/A
15.38.030.2.g. Offsite Parking			☒ Yes ☐ No ☐ N/A
15.38.040 Off-Street Loading Requirements			☒ Yes ☐ No ☐ N/A
15.38.040.2.h. Bicycle Parking	Required bicycle parking shall be convenient, secure, and readily accessible to	In compliance. Bicycle parking meets the Vineyard Zoning Code requirements.	☒ Yes ☐ No

	shoppers, customers, visitors, employees, students, residents, commuters, and others on the site.		☐ N/A
15.38.040.2.h.i. Bicycle Parking	Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Title shall not exceed thirty (30) spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development. Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.	In compliance.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.1. Bicycle Rack General Requirements	Racks shall be of an "inverted-U" design or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.	In compliance.	☒ Yes ☐ No ☐ N/A

15.38.040.2.h.ii.2. Bicycle Rack General Requirements	Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.3. Bicycle Rack General Requirements	Racks shall be located in a convenient, highly visible, active, and well-lit area.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.4. Bicycle Rack General Requirements	Racks may be located no more than fifty (50) feet from the primary entrance of each principal building. If there is more than one primary entrance to a building, the bicycle parking must be along all facades with a main entrance.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.5. Bicycle Rack General Requirements	Racks must hold the bicycle securely by means of the frame. The bicycle frame must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack's high point should be at least thirty-two (32) inches.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.6. Bicycle Rack General Requirements	Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.7. Bicycle Rack General Requirements	Racks should have a minimum of three (3) feet between rack elements (side by side).	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.8. Bicycle Rack General Requirements	A minimum of five (5) feet of aisle width shall be provided between rows of bikes.	In compliance.	☒ Yes ☐ No ☐ N/A

15.38.040.2.h.ii.9. Bicycle Rack General Requirements	Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.	In compliance.	☒ Yes ☐ No ☐ N/A
VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
15.40.080.1.a. Landscape Improvements and Guarantees	All landscape improvements (landscape materials, irrigation system, screening walls et.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner <i>may</i> approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of 2-inch caliper in	All trees listed on the plant schedule with the Landscaping Plan are all 2" in caliper.	☒ Yes ☐ No ☐ N/A

	size. All evergreen trees shall be a minimum of 6 feet in height. All shrubs shall be a minimum of 5 gallon in size.		
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.	There is little to no turf proposed in this plan.	☒ Yes ☐ No ☐ N/A
15.40.080.1.f. Natural Topping of Landscape Areas	All landscaped areas shall be finished with a natural topping material which may include but not limited to the following: turf, groundcover, planting, decorative rock (2 inches minimum depth and a minimum size of ½ inch), or wood mulch (4 inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.	The applicant shall label all decorative groundcover which includes rocks and small stones, granite, and bark.	☐ Yes ☒ No ☐ N/A

15.40.080.1.g.i. Irrigation Standards	All landscaped areas shall be supported by an automatic irrigation system which may be a spray, flood, soaker, or drip type system. The irrigation system shall meet all State and Town requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.	The applicant shall provide a sheet that labels all automatic irrigation systems.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g.ii. Irrigation Standards	Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.	NA	☐ Yes ☐ No ☒ N/A
15.40.080.1.h. Separate Connection	Any landscaping that will be owned and maintained by the Town shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner as required by the Town Engineer.	The applicant shall label a backflow prevention device for irrigation lines for landscaping that will be owned and maintained by Vineyard City.	☒ Yes ☐ No ☐ N/A
15.40.080.1.i. Soil Preparation	Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending	In compliance.	☒ Yes ☐ No ☐ N/A

	the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.		
15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l. Detention Basins	NA	NA. No detention basins have been proposed. All stormwater is proposed to be treated via a pre-existing underground stormwater retention system.	☐ Yes ☐ No ☒ N/A
15.40.080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than 5% of the net site area, whichever is greater.	In compliance. The applicant has provided exactly 5% of landscaped areas.	☒ Yes ☐ No ☐ N/A
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this	NA	☐ Yes ☐ No ☒ N/A

	section, landscape areas shall also include plazas.		
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.2.d.	The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.3.a. Landscaped Buffers	A minimum 10-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape	Not applicable.	☐ Yes ☐ No ☒ N/A

	area requirements of this Section.		
15.40.080.3.b.	The landscape buffer areas shall be improved with a minimum of 1 screening tree spaced at each 15-foot interval of the property boundary being screened.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.40.080.4. Parking Lot Landscaping	Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.5. Building Foundations	For each elevation visible from a public or private street, a minimum of 5-foot foundation planting area shall be provided.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.6.a. Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Arterial: 25 Feet Collector: 20 Feet Local Streets: 15 feet	Currently, the landscape buffer measures 17', just shy by 3' of the required width adjacent to a collector road.	☐ Yes ☒ No ☐ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet	NA	☐ Yes ☐ No ☒ N/A
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk	In compliance.	☒ Yes ☐ No ☐ N/A

	improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.		
15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.	No turf has been proposed in the landscaping adjacent to the street right of way.	☒ Yes ☐ No ☐ N/A
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.7. Cumulative Totals	Quantities of plants required by each of this Chapter which apply to that projected submitted to the town for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.	In compliance.	☒ Yes ☐ No ☐ N/A

Town of Vineyard
125 S Main Street
Vineyard, UT 84058

Dear Town of Vineyard,

Vineyard Properties of Utah is pleased to announce their intent of constructing a 56,000 square foot Extension to the Existing Shawcor Building. This property is located in the town of Vineyard Eastlake at Geneva Industrial Business Park Phase 11. This project will revitalize the nearly abandoned warehouse after BredoShaw decided to close their doors. This warehouse will be rail served and will become home to the tenant Universal Industrial Sales. Universal Industrial Sales produces freeway safety products serving Utah and the Western United States. They manufacture products such as guardrail, bridge rail, sign structures ect.

Universal Industrial Sales is managed by Martin Snow, a local steel fabrication plant. Martin Snow started his steel fabrication business in 1977 which eventually became Universal Industrial sales in 1984. In 1987 he started building and leasing industrial properties.

This new addition gives this building increased manufacturing and storage space. This addition will produce approximately 50 new fulltime employee positions with great pay and excellent benefit opportunities.

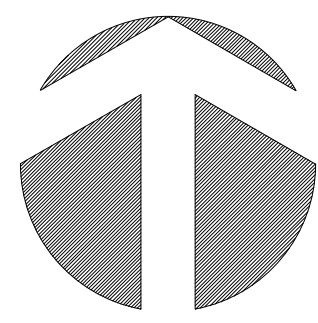
This building features:

- Insulated Steel Construction designed and manufactured here in Utah.
- A natural 3 tone color scheme to match surrounding valley.
- Over an acre of xeriscape to beautify the highly overgrown area along 1750 North.

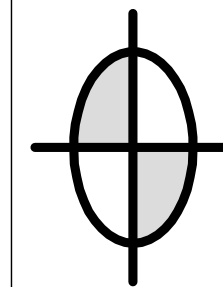
We trust that this shall meet your development goals for the area and we look forward to working with the Town of Vineyard on another successful project and on future projects to come.

Regards,

Chris Kephart



NORTH
1" = 30'



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

Utah

SHAWCOR ADDITION

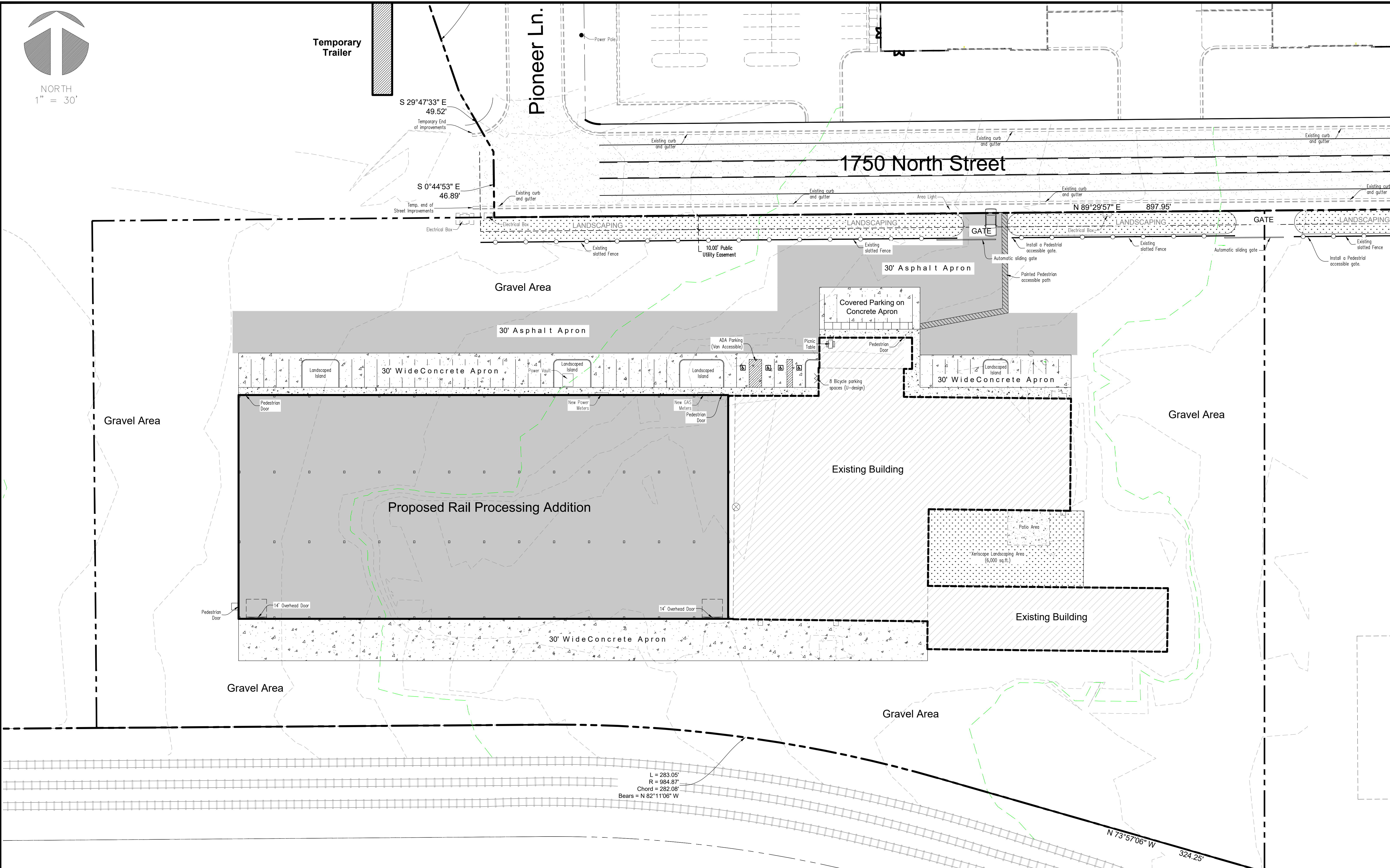
Site Plan

Vineyard

Revisions

Date
10-11-2022
Scale
1" = 30'
By
TD
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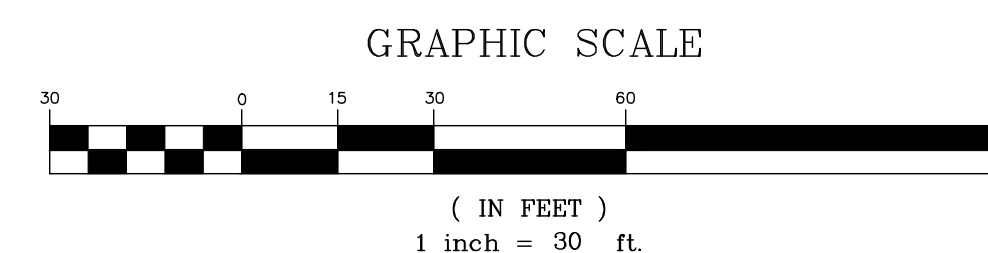
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C -



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

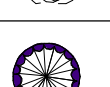
CAUTION!!! Notice to contractors

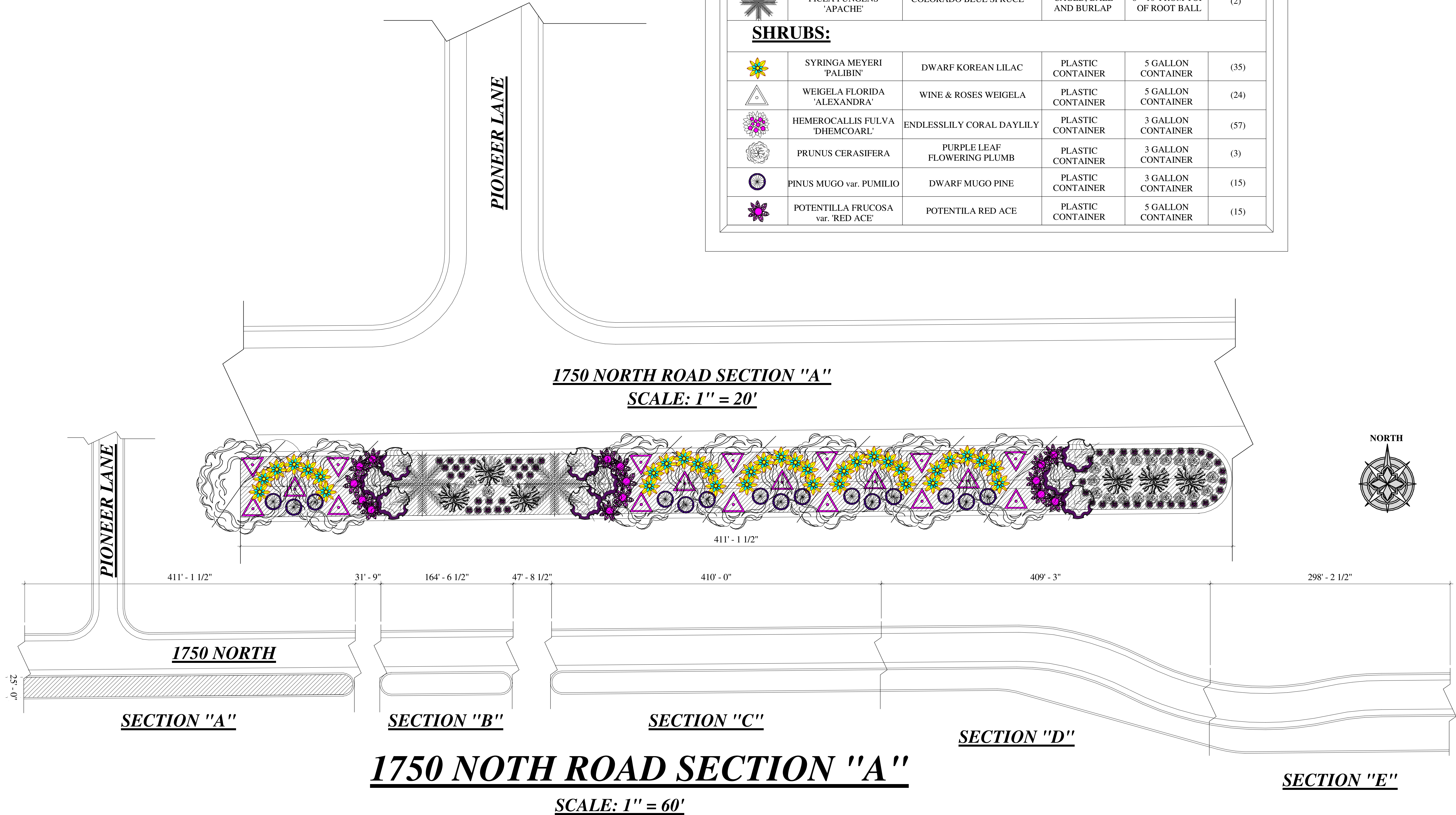
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



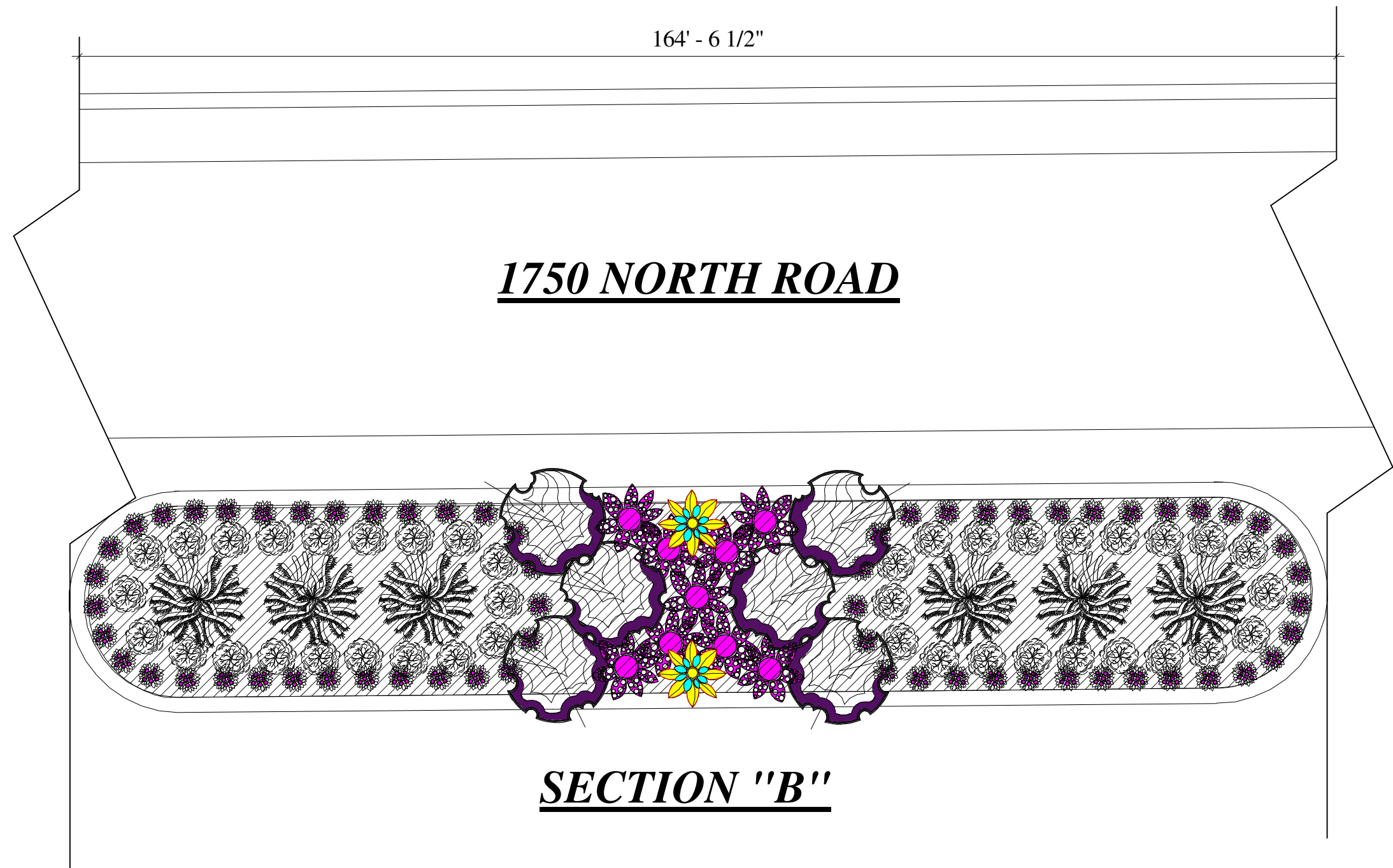
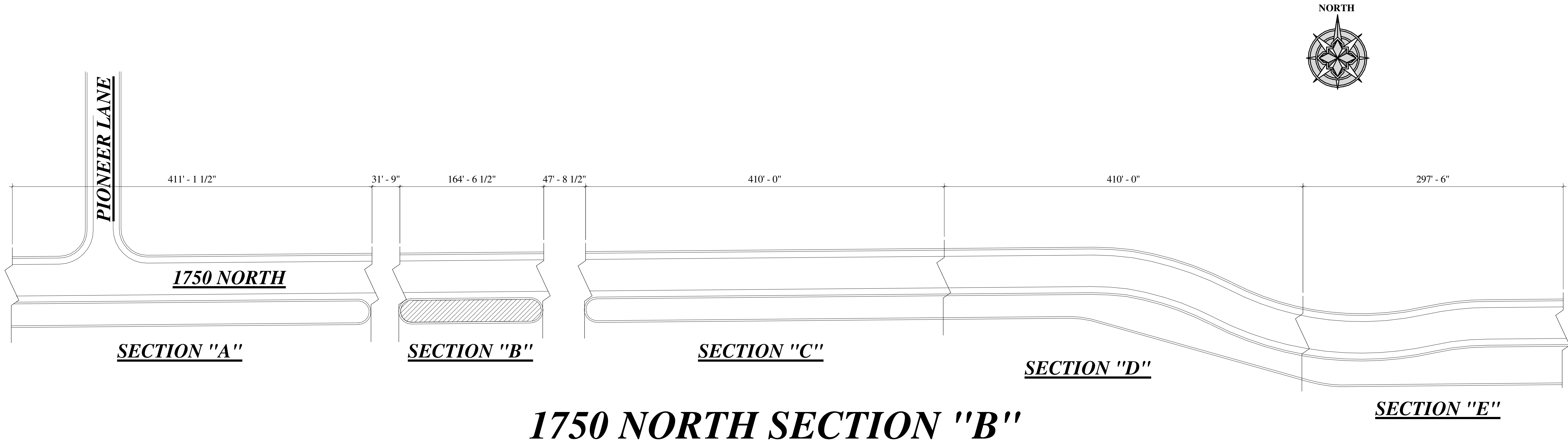
2/2/2022 8:22:38 AM Z:\Drawings 2022\2022-076 LANDSCAPE STRIP ALONG 1750 NORTH VINEYARD. UT\2022-078 1750 North BLVD Vineyard, UT\ Vineyard Properties LLC.pw.10.7.22.rvt

PLANT SCHEDULE:

TREES:					
SYMBOL:	BOTANICAL NAME:	COMMON NAME:	CONTAINER:	SIZE:	QUANTITY:
	GINKO BILOBA VAR. MAIDENHAIR	GINKO BILOBA 'MAIDENHAIR'	CAGED, BALL AND BURLAP	2" CALIPER	(7)
	CORNUS FLORIDA 'CHEROKEE CHIEF'	FLOWERING DOGWOOD 'CHEROKEE CHIEF'	CAGED, BALL AND BURLAP	2" CALIPER	(9)
	CEDRUS ATLANTICA 'GLAUCA PENDULA'	ATLANTIC CEDAR	CAGED, BALL AND BURLAP	8' - 10' FROM TOP OF ROOT BALL	(6)
	PICEA PUNGENS 'APACHE'	COLORADO BLUE SPRUCE	CAGED, BALL AND BURLAP	8' - 10' FROM TOP OF ROOT BALL	(2)
SHRUBS:					
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	PLASTIC CONTAINER	5 GALLON CONTAINER	(35)
	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	PLASTIC CONTAINER	5 GALLON CONTAINER	(24)
	HEMEROCALLIS FULVA 'DHEMCOARL'	ENDLESSLILY CORAL DAYLILY	PLASTIC CONTAINER	3 GALLON CONTAINER	(57)
	PRUNUS CERASIFERA	PURPLE LEAF FLOWERING PLUMB	PLASTIC CONTAINER	3 GALLON CONTAINER	(3)
	PINUS MUGO var. PUMILIO	DWARF MUGO PINE	PLASTIC CONTAINER	3 GALLON CONTAINER	(15)
	POTENTILLA FRUCOSA var. 'RED ACE'	POTENTILA RED ACE	PLASTIC CONTAINER	5 GALLON CONTAINER	(15)



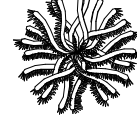
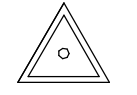
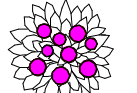
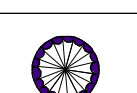
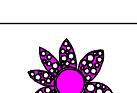
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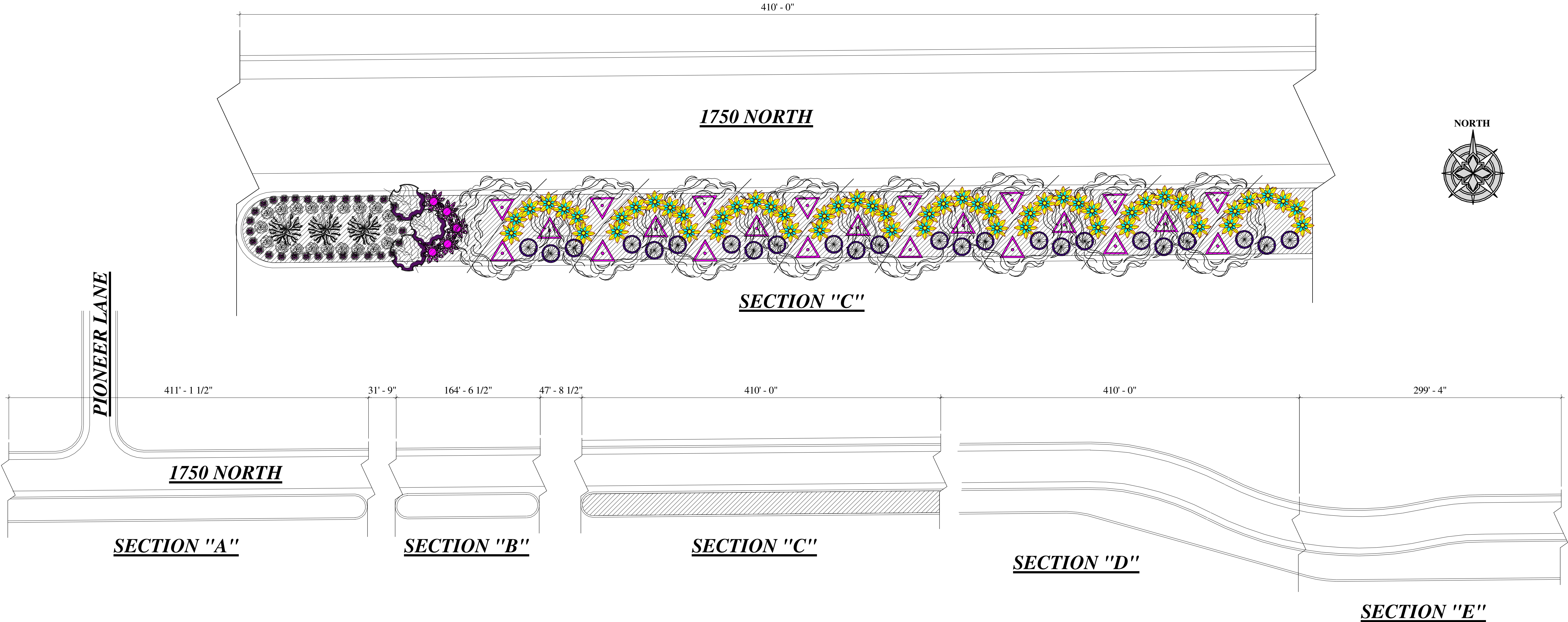


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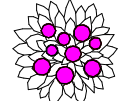
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SYMBOL:	BOTANICAL NAME:	COMMON NAME:	CONTAINER:	SIZE:	QUANTITY:
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	CEDRUS ATLANTICA 'GLAUCA PENDULA'	ATLANTIC CEDAR	CAGED, BALL AND BURLAP	8' - 10' FROM TOP OF ROOT BALL	(6)
SHRUBS:					
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	PLASTIC CONTAINER	5 GALLON CONTAINER	(2)
	HEMEROCALLIS FULVA 'DHEMCOARL'	ENDLESSLILY CORAL DAYLILY	PLASTIC CONTAINER	3 GALLON CONTAINER	(60)
	PRUNUS CERASIFERA	PURPLE LEAF FLOWERING PLUMB	PLASTIC CONTAINER	3 GALLON CONTAINER	(40)
	POTENTILLA FRUCOSA var. 'RED ACE'	POTENTILA RED ACE	PLASTIC CONTAINER	5 GALLON CONTAINER	(9)

PLANT SCHEDULE:

TREES:					
SYMBOL:	BOTANICAL NAME:	COMMON NAME:	CONTAINER:	SIZE:	QUANTITY:
	GINKGO BILOBA VAR. 'MAIDENHAIR'	GINKGO BILOBA 'MAIDENHAIR'	CAGED, BALL AND BURLAP	2" CALIPER	(7)
	CORNUS FLORIDA 'CHEROKEE CHIEF'	FLOWERING DOGWOOD 'CHEROKEE CHIEF'	CAGED, BALL AND BURLAP	2" CALIPER	(9)
	CEDRUS ATLANTICA 'GLAUCA PENDULA'	ATLANTIC CEDAR	CAGED, BALL AND BURLAP	8' - 10' FROM TOP OF ROOT BALL	(6)
SHRUBS:					
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	PLASTIC CONTAINER	5 GALLON CONTAINER	(35)
	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	PLASTIC CONTAINER	5 GALLON CONTAINER	(24)
	HEMEROCALLIS FULVA 'DHEMCOARL'	ENDLESSLILY CORAL DAYLILY	PLASTIC CONTAINER	3 GALLON CONTAINER	(57)
	PRUNUS CERASIFERA	PURPLE LEAF FLOWERING PLUMB	PLASTIC CONTAINER	3 GALLON CONTAINER	(3)
	PINUS MUGO var. PUMILIO	DWARF MUGO PINE	PLASTIC CONTAINER	3 GALLON CONTAINER	(15)
	POTENTILLA FRUCOSA var. 'RED ACE'	POTENTILLA RED ACE	PLASTIC CONTAINER	5 GALLON CONTAINER	(15)

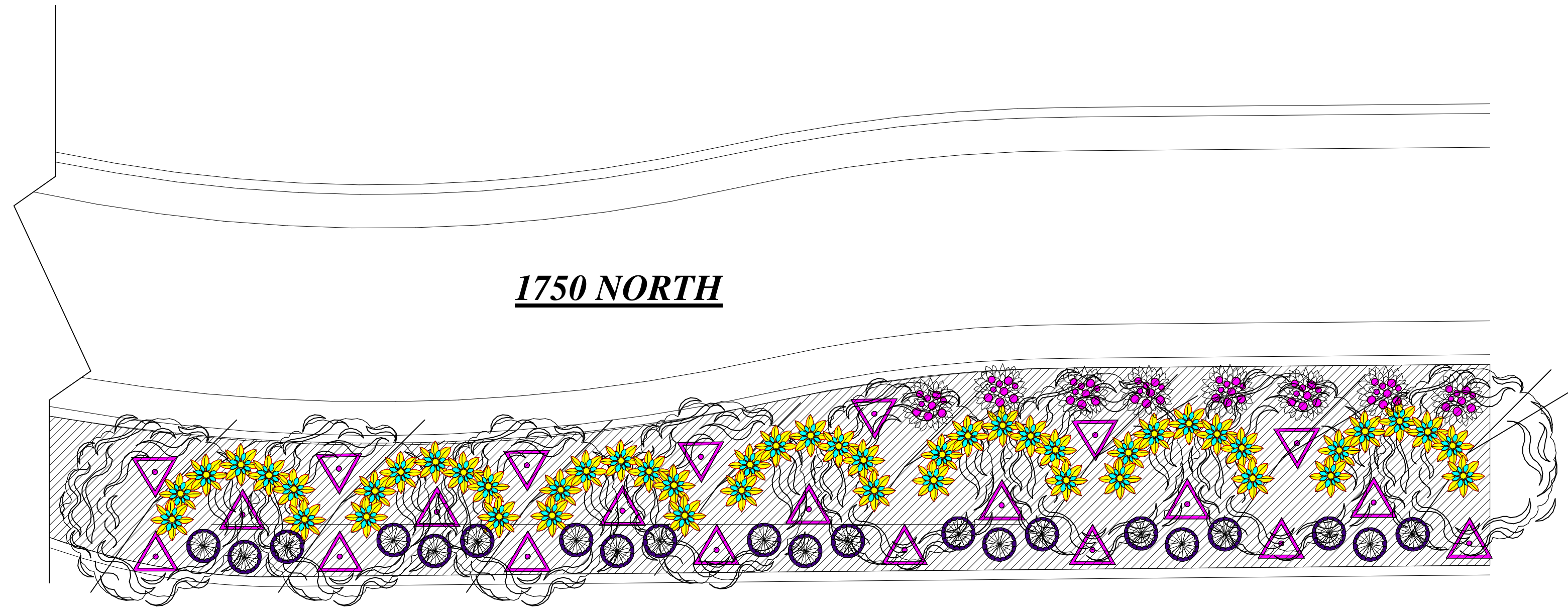


PLANT SCHEDULE:

<u>TREES:</u>					
<u>SYMBOL:</u>	<u>BOTANICAL NAME:</u>	<u>COMMON NAME:</u>	<u>CONTAINER:</u>	<u>SIZE:</u>	<u>QUANTITY:</u>
	GINKGO BILOBA VAR. "MAIDENHAIR"	GINKGO BILOBA 'MAIDENHAIR'	CAGED, BALL AND BURLAP	2" CALIPER	(11)
<u>SHRUBS:</u>					
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	PLASTIC CONTAINER	5 GALLON CONTAINER	(73)
	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	PLASTIC CONTAINER	5 GALLON CONTAINER	(31)
	HEMEROCALLIS FULVA 'DHEMCOARL'	ENDLESSLILY CORAL DAYLILY	PLASTIC CONTAINER	3 GALLON CONTAINER	(9)
	PINUS MUGO var. PUMILIO	DWARF MUGO PINE	PLASTIC CONTAINER	3 GALLON CONTAINER	(30)
					

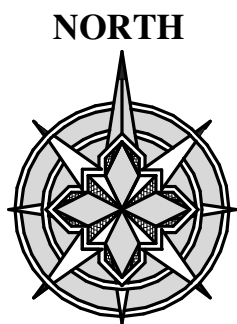
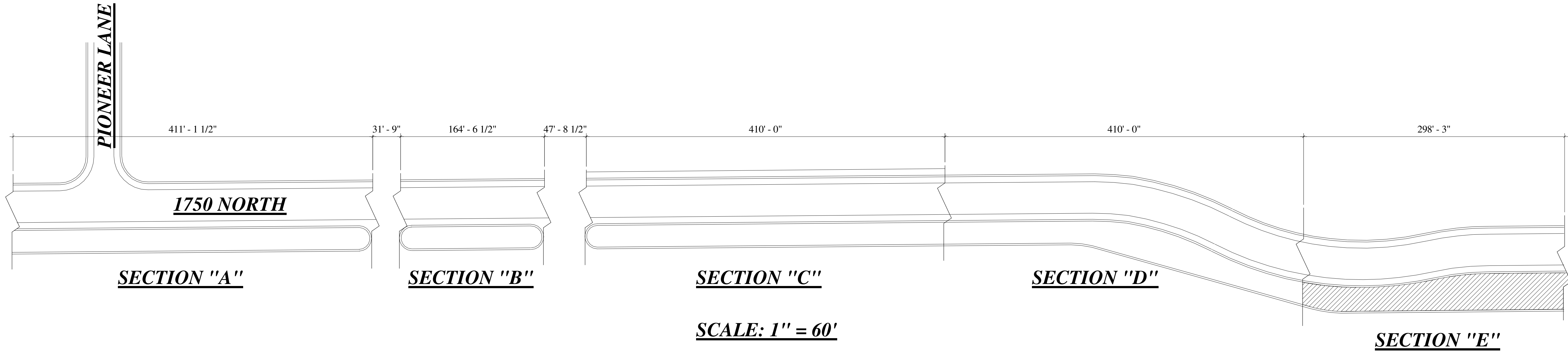


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BLVD Vineyard, UT\ Vineyard Properties LLC.pw.10.7.22.rvt



SECTION "E"

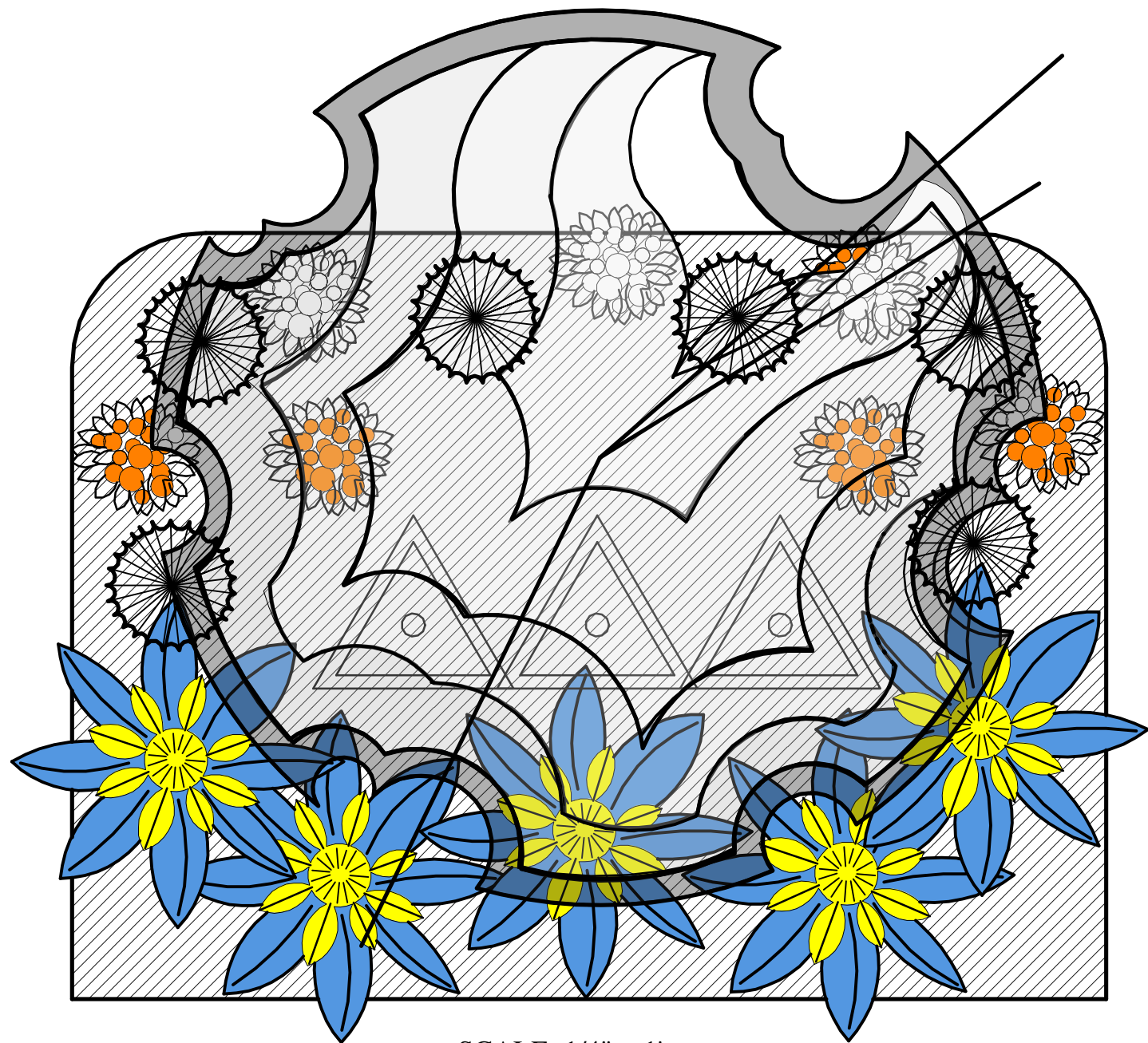
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PLANT SCHEDULE:

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<u>SYMBOL:</u>	<u>BOTANICAL NAME:</u>	<u>COMMON NAME:</u>	<u>CONTAINER:</u>	<u>SIZE:</u>	<u>QUANTITY:</u>
	GINKO BILOBA VAR."MAIDENHAIR"	GINKO BILOBA 'MAIDENHAIR'	CAGED, BALL AND BURLAP	2" CALIPER	(8)
<u>SHRUBS:</u>					
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	PLASTIC CONTAINER	5 GALLON CONTAINER	(49)
	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	PLASTIC CONTAINER	5 GALLON CONTAINER	(22)
	HEMEROCALLIS FULVA 'DHEMCOARL'	ENDLESSLILY CORAL DAYLILY	PLASTIC CONTAINER	3 GALLON CONTAINER	(8)
	PINUS MUGO var. PUMILIO	DWARF MUGO PINE	PLASTIC CONTAINER	3 GALLON CONTAINER	(21)

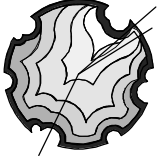
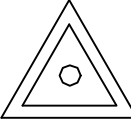
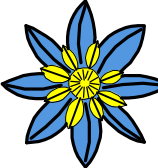
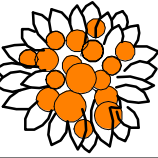
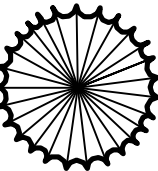
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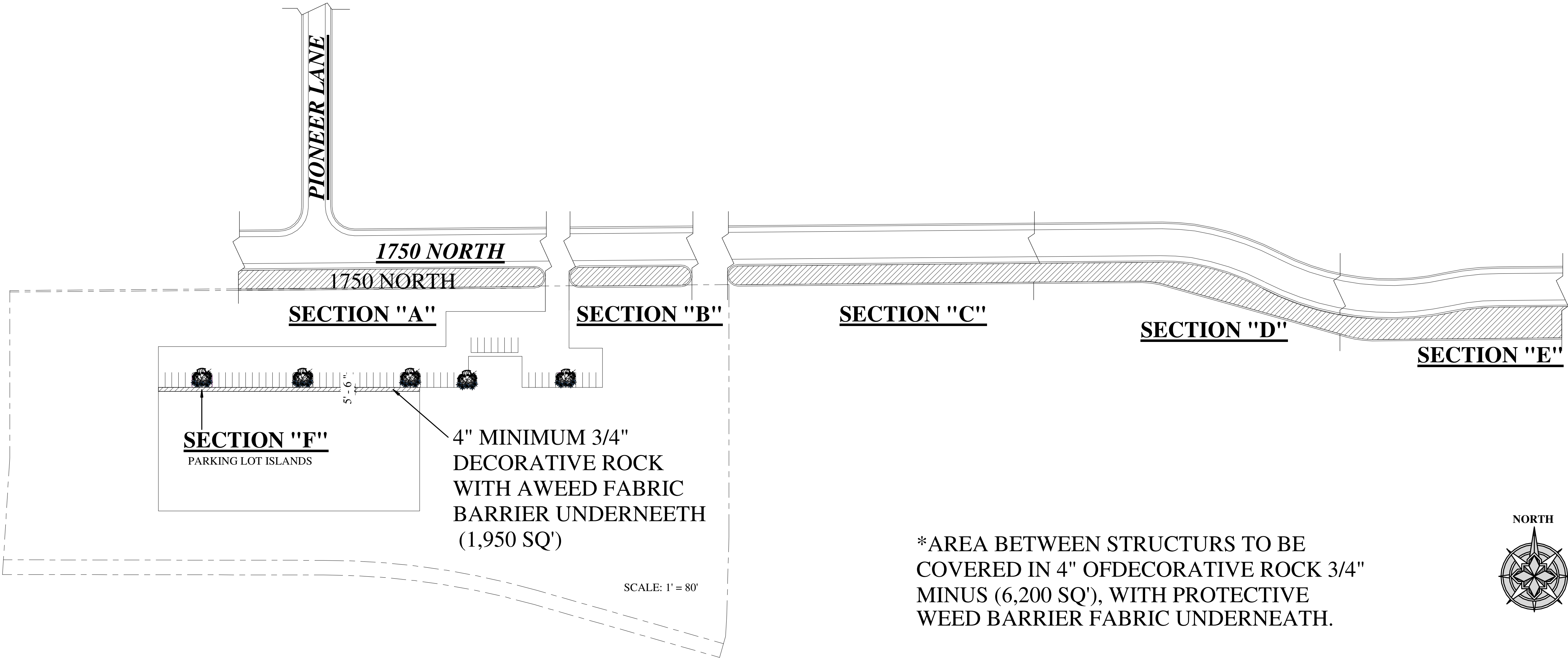


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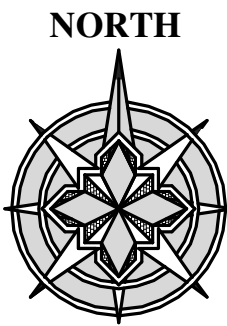
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TREES:

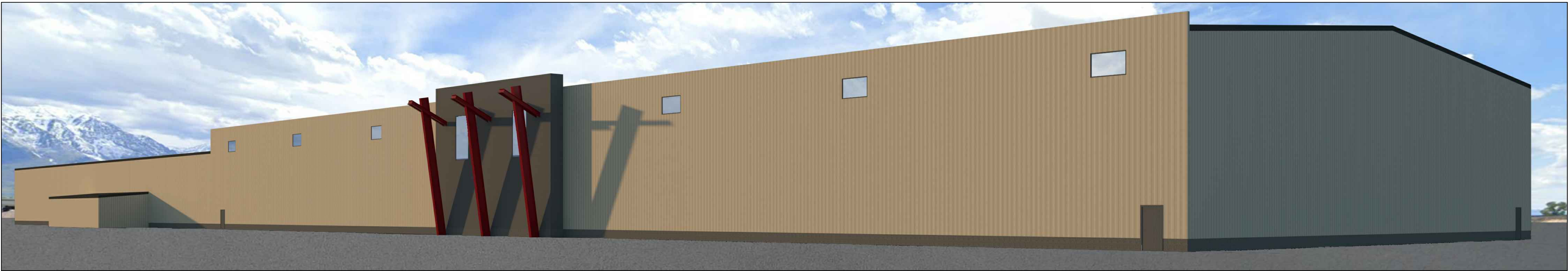
	<i><u>BOTANICAL NAME</u></i>	<i><u>COMMON NAME</u></i>	<i><u>CONTAINER</u></i>	<i><u>SIZE</u></i>	<i><u>QUANTITY</u></i>
	CORNUS FLORIDA 'CHEROKEE CHIEF'	FLOWERING DOGWOOD 'CHEROKEE CHIEF'	CAGED, BALL AND BURLAP	2" CALIPER	(1)
<u>SHRUBS:</u>					
	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	PLASTIC CONTAINER	5 GALLON CONTAINER	(3)
	POTENTILLA FRUCOSA VAR. 'RED ACE'	POTENTILA RED ACE CHEROKEE CHIEF'	PLASTIC CONTAINER	3 GALLON CONTAINER	(5)
	HEMEROCALLIS FULVA 'DHEMCOARL'	ENDLESSLILY CORAL DAYLILY	PLASTIC CONTAINER	3 GALLON CONTAINER	(7)
	PINUS MUGO VAR. 'PUMILIO'	DWARF MUGO PINE	PLASTIC CONTAINER	3 GALLON CONTAINER	(6)



*AREA BETWEEN STRUCTURS TO BE COVERED IN 4" OF DECORATIVE ROCK 3/4" MINUS (6,200 SQ'), WITH PROTECTIVE WEED BARRIER FABRIC UNDERNEATH.



UIS RAIL PROCESSING BUILDING
1750 N PIONEER LANE
VINEYARD, UTAH 84058



DESIGN CRITERIA

BUILDING SIZE: (AS MEASURED PER IBC 503.)	NEW MAIN LEVEL = 56,221 SQ.FT. EXISTING MAIN LEVEL = 38,437 SQ.FT. NEW TOTAL = 94,658 SQ.FT.
BUILDING CONSTRUCTION TYPE:	I-B (IBC TABLE 601)
FIRE SPRINKLING:	NOT REQUIRED
BUILDING HEIGHT:	40'-8" FROM FINISHED GRADE TO HIGHEST ROOF POINT
NUMBER OF STORES:	1 ABOVE GRADE
CODE EVALUATION:	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FIRE CODE ICC/ANSI A117-2009
OCCUPANCY CLASSIFICATIONS:	F-2 (IBC 306)
TYPE OF CONSTRUCTION:	F-2: I-B (IBC TABLE 601) - NON-SPRINKLERED
ALLOWABLE BUILDING HEIGHT, STORES, AND FLOOR AREA:	UNLIMITED (IBC 503.1)
ROOF CLASSIFICATION:	METAL (CLASS C) TABLE 505J
OTHER REQUIREMENTS:	FLAME-SPREAD CLASSIFICATIONS (IBC TABLE 803.3): FIRE EXTINGUISHERS IN EXISTING AND NEW OCCUPANCIES REQUIRED. (IFC 906)

DESIGN TEAM

ARCHITECTURAL SERVICES

CIVIL ENGINEER

STRUCTURAL ENGINEER

MECHANICAL/ PLUMBING ENGINEER

ELECTRICAL DESIGN

PONTIS
ARCHITECTURAL GROUP
(801) 704-9551
248 S MAIN STREET SPRINGVILLE, UT 84663

DUDLEY & ASSOCIATES INC.
(801) 224-1252
353 E 1200 S OREM, UT 84058

DYNAMIC STRUCTURES
(801) 356-1140
1887 N 1120 W, PROVO UT 84604

ROYAL ENGINEERING
(801) 375-2228
1837 S EAST BAY BLVD PROVO, UT 84606

PONTIS
ARCHITECTURAL GROUP
(801) 704-9551
248 S MAIN STREET SPRINGVILLE, UT 84663

PROJECT NOTES

- THESE DRAWINGS ARE DIAGNOMATIC AND INTENDED TO COMMUNICATE DESIGN INTENT. THEY DO NOT SHOW EVERY DETAIL, OFFSET, OR CONNECTION THAT MAY BE REQUIRED. CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING DRAWINGS AND SCOPE OF WORK REQUIRED. ALL DISCREPANCIES, ALTERATIONS, AND ADDITIONS MUST BE RELAYED TO THE ARCHITECT/ENGINEER/OWNER FOR REVIEW PRIOR TO AND DURING CONSTRUCTION.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PRODUCT MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. ANY DISCREPANCIES BETWEEN THESE CONTRACT DOCUMENTS AND MANUFACTURER'S DOCUMENTS SHALL BE RELAYED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTORS SHALL NOT DEVIATE FROM BUILDING MATERIAL SPECIFICATIONS FOUND WITHIN THESE CONTRACT DOCUMENTS WITHOUT FIRST RECEIVING WRITTEN APPROVAL FROM THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ARCHITECT PRODUCT DATA SHEET AND SPECIFICATIONS ALONG WITH A REQUEST FOR ALTERNATE PRODUCT APPROVAL PRIOR TO INSTALLATION.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH PRODUCT SUBMITTALS FOR REVIEW AND WRITTEN APPROVAL PRIOR TO INSTALLATION.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS; USE WRITTEN OR CALCULATED DIMENSIONS ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND PROPER INSTALLATION OF WORK.
- THESE DOCUMENTS ARE PRODUCED FOR INFORMATIONAL PURPOSES DURING CONSTRUCTION ONLY AND SHALL NOT BE ASSUMED TO BE AS-BUILT OR RECORD DRAWINGS OF COMPLETED WORK UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ENSURE COMPLIANCE WITH ALL LOCAL GOVERNING CODE ENDORSEMENT AGENCIES AND OTHER AUTHORITIES HAVING JURISDICTION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS DURING THE CONSTRUCTION PROCESS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN "AS-BUILT" DRAWING SET DURING CONSTRUCTION. PROVIDE THE OWNER WITH A COPY OF THE AS-BUILT SET UPON COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN OPERATION MANUAL/BINDER AT THE END OF CONSTRUCTION. THE MANUAL SHALL CONTAIN ALL PRODUCT OR EQUIPMENT INFORMATION, OPERATION INSTRUCTIONS, WARRANTIES, ETC.

DRAWING INDEX

CIVIL

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NUCOR

CV-1

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A2.1 ROOF DRAINAGE PLAN

A3.1 EXTERIOR ELEVATIONS

A4.1 DOOR AND WINDOW SCHEDULES

STRUCTURAL

S0.1 GENERAL STRUCTURAL NOTES
S0.2 SPECIAL INSPECTION SHEET

S1.1 FOUNDATION PLAN
S1.2 CONSTRUCTION DETAILS
S1.3 CONSTRUCTION DETAILS

MECHANICAL

M0.1 MECHANICAL NOTES AND LEGENDS

M1.1 MECHANICAL PLAN

M5.1 MECHANICAL SCHEDULE AND DETAIL

M7.1 MECHANICAL SPECIFICATIONS
M7.2 MECHANICAL SPECIFICATIONS

PLUMBING

P0.1 PLUMBING NOTES AND LEGENDS

P1.1 PLUMBING PLAN

P5.1 PLUMBING DETAIL AND SCHEMATIC

P7.1 PLUMBING SPECIFICATIONS
M7.2 PLUMBING SPECIFICATIONS

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E0.1 SITE PHOTOMETRICS PLAN
E0.2 SITE PHOTOMETRICS PLAN

E1.1 LIGHTING PLAN

E2.1 POWER PLAN

E3.1 PANELS AND SCHEDULES

E4.1 ELECTRICAL DIAGRAMS AND SCHEDULES

E5.1 ELECTRICAL DETAILS

PROJECT SUMMARY AND SCOPE

PROJECT IS NEW ADDITION TO A FACTORY INDUSTRIAL BUILDING.

BUILDING USE IS AN INDUSTRIAL FACTORY.

BIDDING INFORMATION

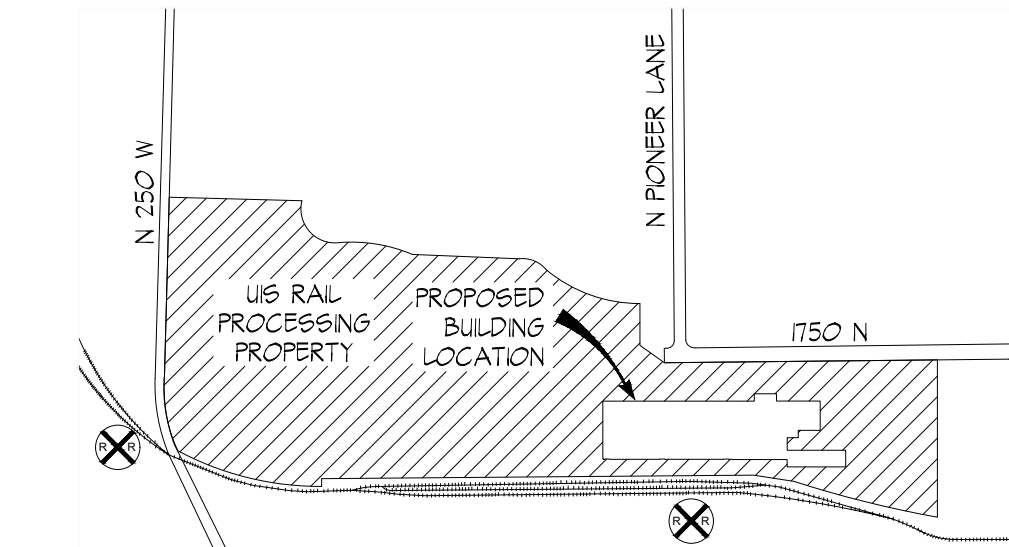
THESE CONSTRUCTION DOCUMENTS ARE INTENDED FOR USE BY A SINGLE GENERAL CONTRACTOR AND OWNER. THESE CONSTRUCTION DOCUMENTS ARE NOT INTENDED TO BE USED FOR COMPETITIVE BIDDING BY MULTIPLE GENERAL CONTRACTORS.

IF THE OWNER OR TENANT ISSUES THESE DOCUMENTS FOR COMPETITIVE BIDDING BY MULTIPLE GENERAL CONTRACTORS, THE OWNER OR TENANT SHALL BE RESPONSIBLE TO PROVIDE PRODUCT AND MATERIAL SELECTIONS AND CONSTRUCTION METHODS DIRECTION TO ALL GENERAL CONTRACTORS. THE ARCHITECT WILL DIRECT ALL INQUIRES ON PRODUCT AND MATERIALS TO THE OWNER OR TENANT.

THE ARCHITECT WILL CLARIFY INFORMATION WITHIN THESE CONSTRUCTION DOCUMENTS FOR A SINGLE OWNER-SELECTED GENERAL CONTRACTOR ONLY. REQUESTS FOR CLARIFICATION SHALL BE DIRECTED TO PONTIS ARCHITECTURAL GROUP BY THE GENERAL CONTRACTOR. CALLS FROM SUBCONTRACTORS WILL BE REFERRED TO THE GENERAL CONTRACTOR.

BIDDER'S LISTS WILL NOT BE AVAILABLE FROM ARCHITECT'S OFFICE OR STAFF.

VICINITY MAP



CONSULTANT:

CONTRACTOR:

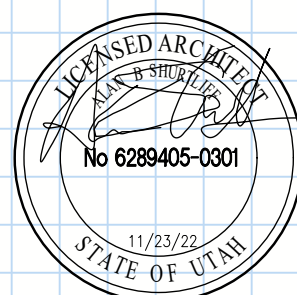
PROJECT NAME:
UIS RAIL PROCESSING BUILDING

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ARCHITECTURAL GROUP, LLC.

SEAL:



DRAWING NAME:
COVER SHEET

DRAWN BY: BC

CHECKED BY: AS

DATE: November 23, 2022

PROJECT #: 2210

CVR

GENERAL NOTES

A. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SERIOUS DISCREPANCIES TO THE ARCHITECT.

PONTIS

ARCHITECTURAL GROUP

248 SOUTH MAIN STREET, SPRINGVILLE, UT 84633
(801) 704-9551 | WWW.PONTISAG.COM

REVISION:	DATE:

CONSULTANT:

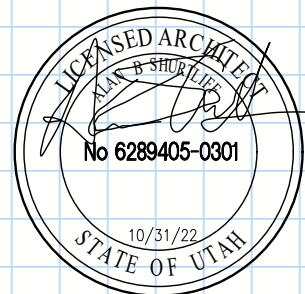
CONTRACTOR:

PROJECT NAME:
UIS RAIL PROCESSING BUILDING

1750 N PIONEER LANE,
VINEYARD, UT 84058

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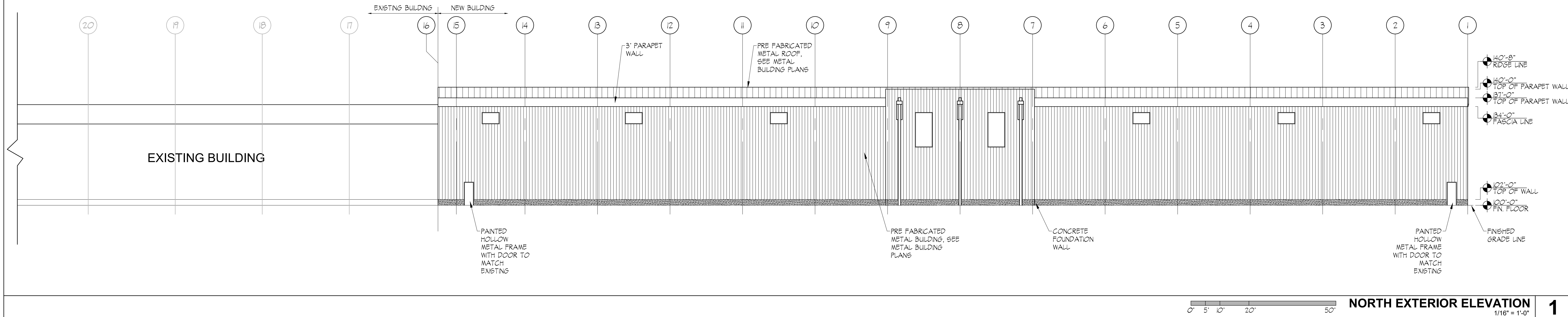
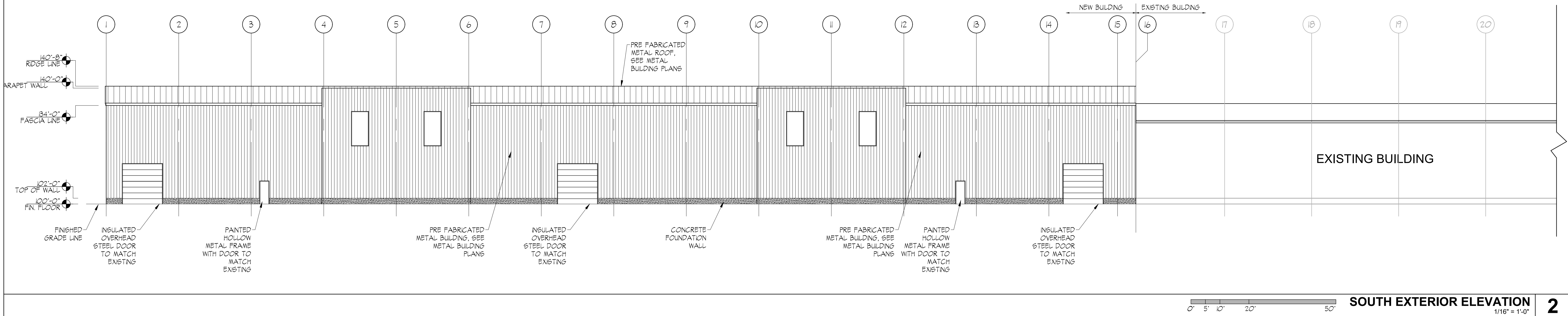
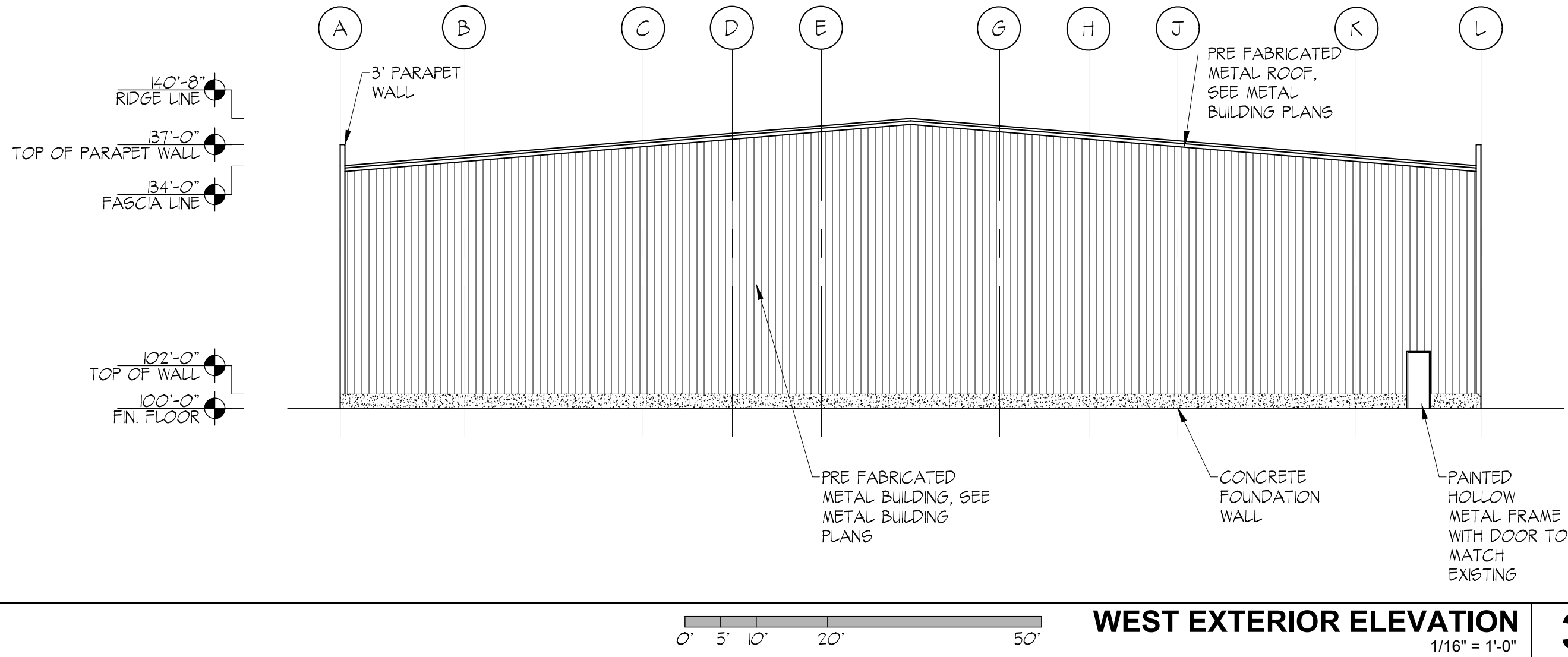
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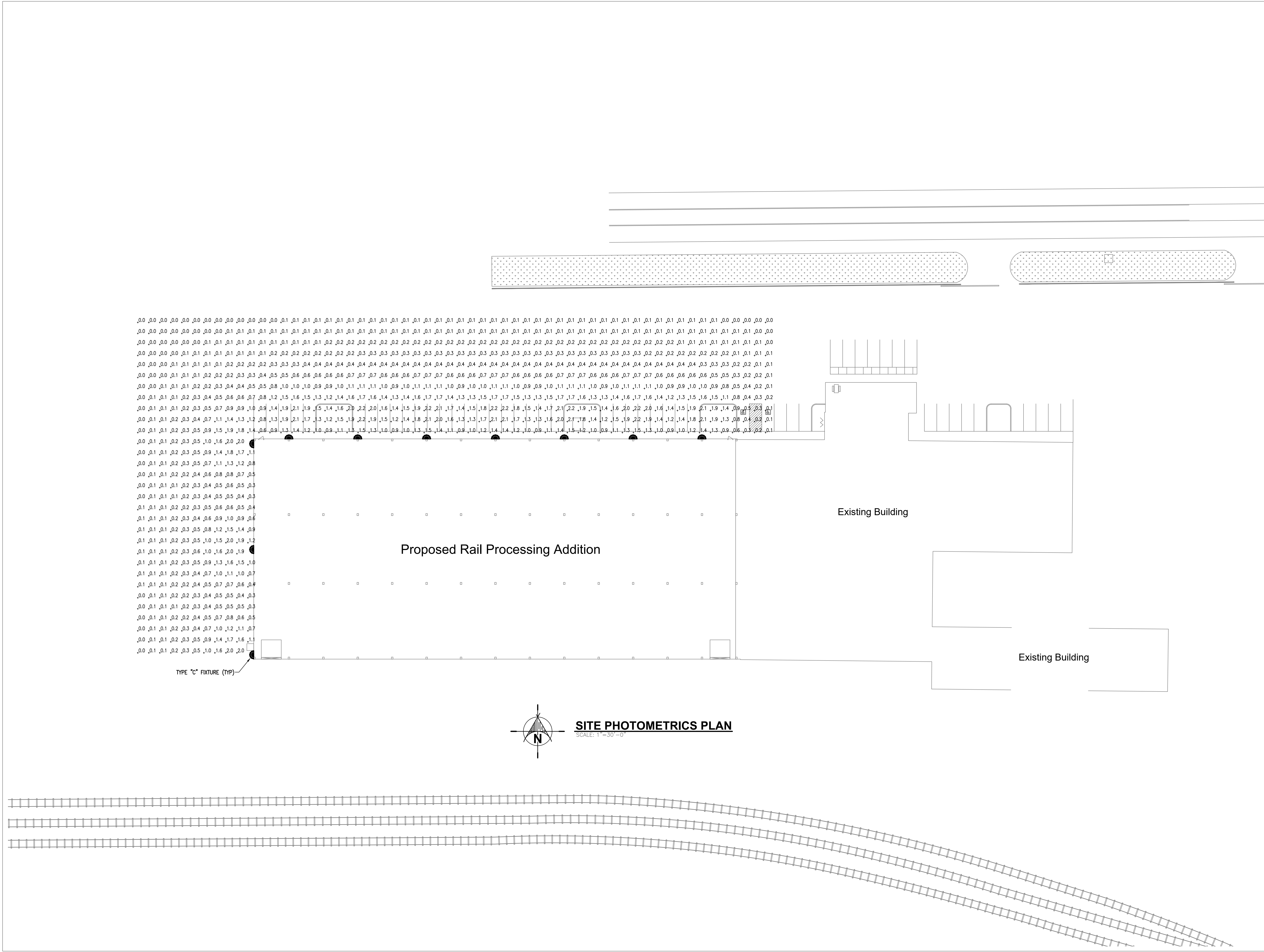


DRAWING NAME:
EXTERIOR
ELEVATIONS

DRAWN BY:	BC
CHECKED BY:	AS
DATE:	October 31, 2022
PROJECT #:	2210

A3.1





PONTIS

ARCHITECTURAL GROUP

248 SOUTH MAIN STREET, SPRINGVILLE, UT 84663
(801) 704-9551 WWW.PONTISAG.COM

CONSULTANT:

CONTRACTOR:

PROJECT NAME:

US RAIL PROCESSING BUILDING

1750 N PIONEER LANE,
VINEYARD UTAH 84058

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SEAL:

DRAWING NAME:

SITE
PHOTOMETRICS
PLAN

DRAWN BY:

SRG

CHECKED BY:

SRG

DATE:

November 22, 2022

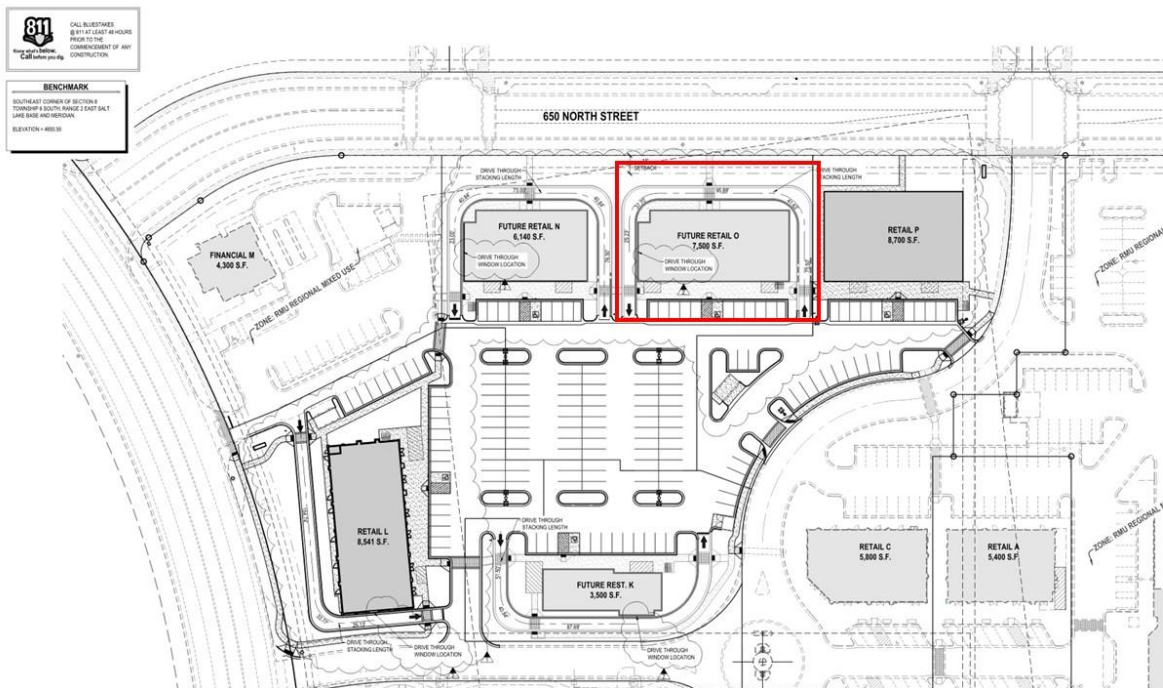
PROJECT #:

2210

E0.1

Community Development

Date: November 16, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: Site Plan Amendment of The Yard A, and Conditional Use Permit for Building O
Permit: PLAN22-037 (CityInspect, Development Module)
Address: 616 N Mill Road, Vineyard, Utah, 84059
Applicant: Karla Mata, 600 Mill LLC
Owner(s): Erick Towner and Steve Hutchings, Fifty Mill LLC (XDevelopment)



ANALYSIS

The applicant, Karla Mata, with 600 Mill LLC, is requesting approval of a site plan amendment of The Yard A. The original Yard A Site Plan Application was approved by the Planning Commission on March 20, 2019 and was most recently amended on November 2, 2022. This application further amends the site plan by adding a drive through to Building O. Building O measures 7,500 SF and sits on Lot 6 of the recorded subdivision (The Yard Plat D Subdivision). Lot 6 measures 1.45 AC in size. Because Building O is proposed to have a drive-through between the front façade of the building and the front property line, this site plan amendment application also requires a conditional use permit [see [VZC 15.34.190\(12\)](#)]. The originally approved elevations from March 20, 2019, remain the elevations being proposed with this application.

STAFF RECOMMENDATION

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

CONDITIONS

1. The applicant shall screen the drive-through aisle from view of the street for Buildings N, O, and P using a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3') feet high, as measured the top of back of curb adjacent to the drive aisle to be screened.
2. The applicant shall provide a building entrance on the building side facing the front yard (the north side of Building O).
3. The applicant shall show on the site plan all exterior building entrances on all sides of Buildings J, G, K, L, M, N, O, P before the applicant can submit for a building permit.
4. The applicant pays any outstanding fees and makes any redline corrections.
5. The applicant is subject to all federal, state, and local laws.

PROPOSED MOTION

"I move to approve the site plan amendment of The Yard A (regarding Building O) as requested by Karla Mata, with 600 Mill LLC, 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

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C-101	SITE PLAN	L-100	OVERALL LANDSCAPE PLAN
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DATE PRINTED
11/30/22

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.

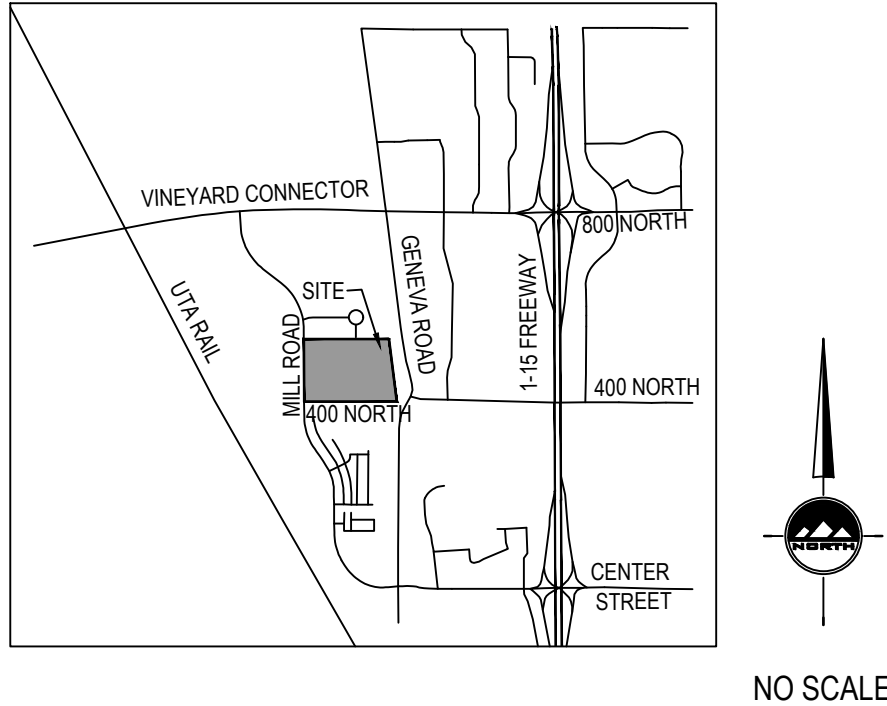
NOTICE TO DEVELOPER/CONTRACTOR

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.

VICINITY MAP



GENERAL NOTES

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



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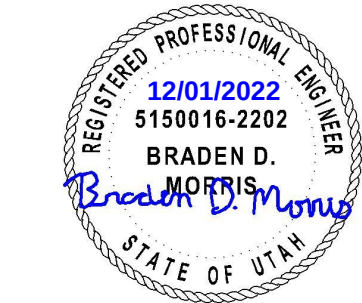
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FOR:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070

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	9-1-2022	BUILDING P-UPDATES	BDM
4	9-23-2022	BLDG 1 TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

PROJECT NUMBER
6435H

PRINT DATE
11/30/22

DRAWN BY
I. MAERKI

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

GENERAL NOTES

- 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.
- 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.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- 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.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 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.
- 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.
- 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.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 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.
- 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.
- 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 MAPPINGS PROVIDED TO ENGINEER, MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY AND IS NOT ALL INCLUSIVE.
 - 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 EXIST 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.
 - 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.
 - IN ADDITION TO 17.1 AND 17.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT/GRADE AND EXISTING UTILITIES.
 - 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.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITY LINES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT-HOLE" 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.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UTAH (UPDES) 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

- 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 REGULATION, 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.
- 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.
- 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 1-800-862-4111 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- 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.
- 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.
- 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.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- 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.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- 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

- 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.
- 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.
- 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

- 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.
- 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.)
- 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.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- 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.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- 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.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. 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.
- 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.
- 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.
- 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.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 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.
- 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	DUCTILE IRON PIPE
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
PH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GRADE 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
NJ	NATURAL GROUND
NC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PVI	POINT OF INTERSECTION
PI	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	ROAD 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
TG	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
	PROPOSED FENCE		PROPOSED FLOW LINE
	EXISTING WATER METER		PROPOSED FLOW LINE
	PROPOSED WATER METER		GRADE BREAK
	PROPOSED WATER MANHOLE		EXISTING STORM DRAIN LINE
	EXISTING WATER BOX		PROPOSED STORM DRAIN LINE
	EXISTING WATER VALVE		ROOF DRAIN LINE
	PROPOSED WATER VALVE		CATCHMENTS
	EXISTING FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE HYDRANT		EXISTING SANITARY SEWER
	PROPOSED FIRE DEPARTMENT CONNECTION		PROPOSED SANITARY SEWER LINE
	EXISTING SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	PROPOSED SECONDARY WATER VALVE		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION BOX		PROPOSED LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	PROPOSED IRRIGATION VALVE		EXISTING CULINARY WATER LINE
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING SANITARY CLEAN OUT		EXISTING SECONDARY WATER LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN INLET BOX		EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING OVERHEAD POWER LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING GAS LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING TELEPHONE LINE
	EXISTING STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	PROPOSED STORM DRAIN CULVERT		SAW CUT LINE
	TEMPORARY SAG INLET PROTECTION		STRAW WATTLE
	TEMPORARY IN-LINE INLET PROTECTION		TEMPORARY BERM
	ROOF DRAIN		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL MANHOLE		LIMITS OF DISTURBANCE
	EXISTING ELECTRICAL BOX		EXISTING WALL
	EXISTING TRANSFORMER		PROPOSED WALL
	EXISTING UTILITY POLE		EXISTING CONTOURS
	EXISTING LIGHT		PROPOSED CONTOURS
	PROPOSED LIGHT		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS METER		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING GAS VALVE		PROPOSED ASPHALT
	EXISTING TELEPHONE MANHOLE		EXISTING CURB AND GUTTER
	EXISTING TELEPHONE BOX		PROPOSED CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING CABLE BOX		TRANSITION TO REVERSE PAN CURB
	EXISTING BOLLARD		CONCRETE TO BE REMOVED
	PROPOSED BOLLARD		EXISTING CONCRETE
	EXISTING SIGN		PROPOSED CONCRETE
	PROPOSED SIGN		BUILDING TO BE REMOVED
	EXISTING SPOT ELEVATION		EXISTING BUILDING
	PROPOSED SPOT ELEVATION		PROPOSED BUILDING
	EXISTING FLOW DIRECTION		
	EXISTING TREE		
	DENSE VEGETATION		

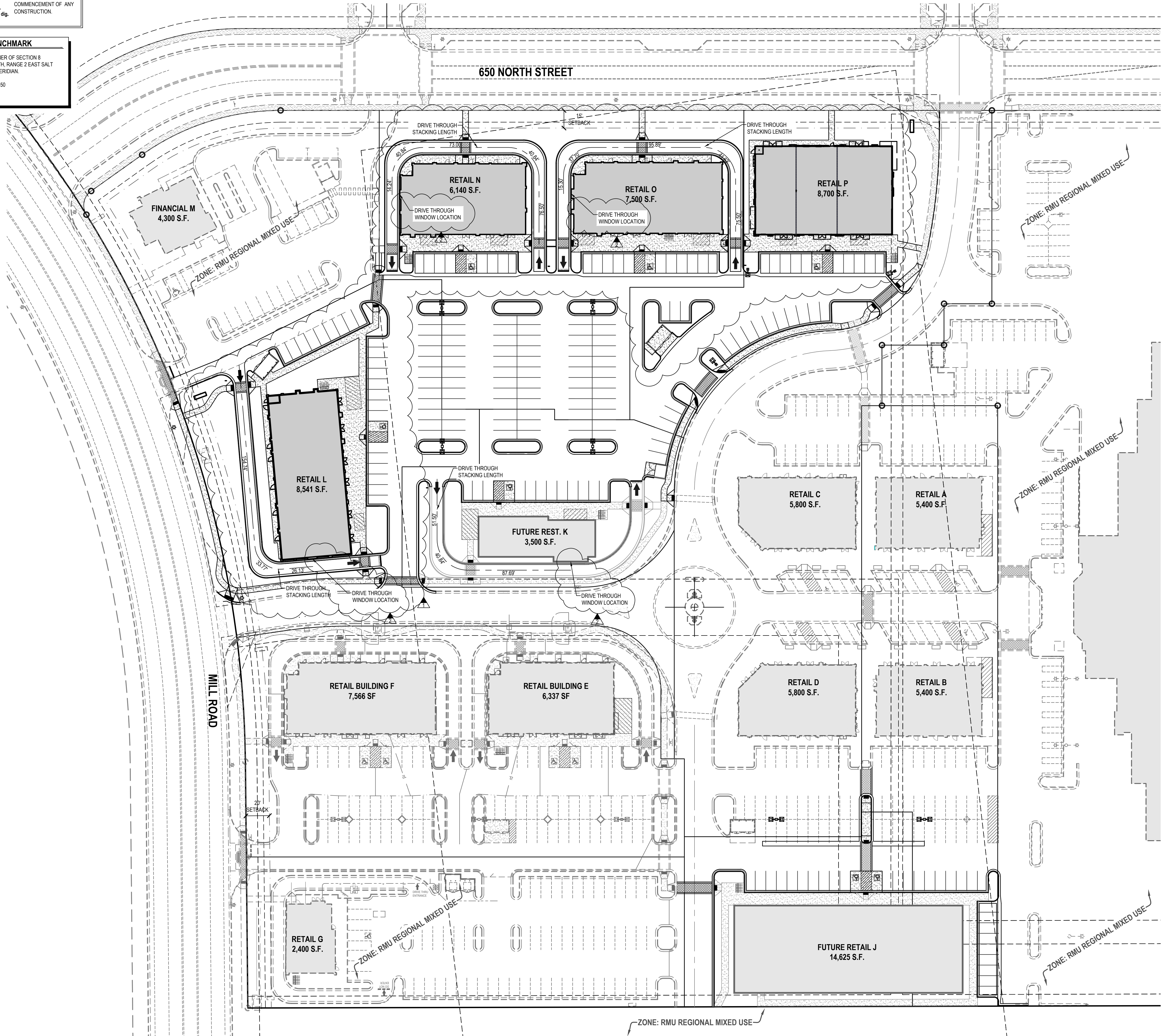
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811

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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

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

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 66KV 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 REGULATIONS.

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)

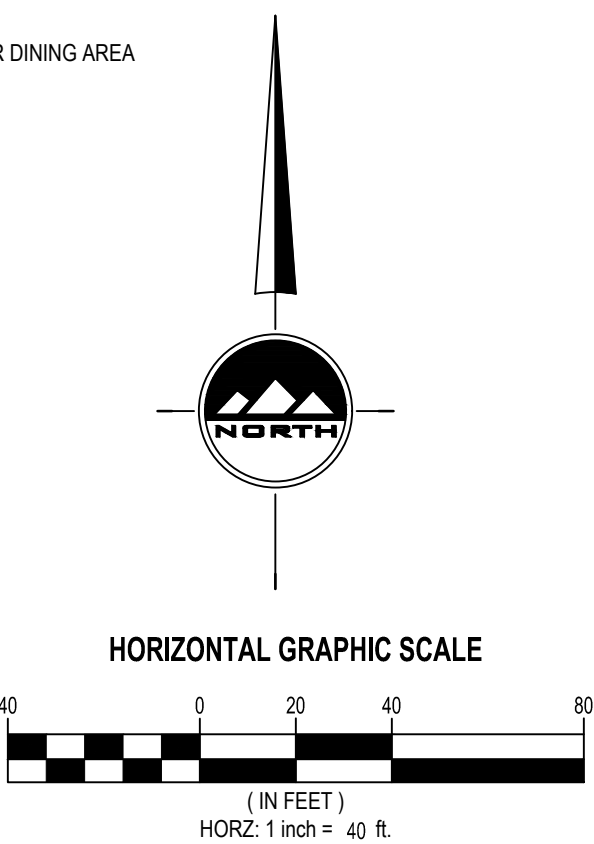
PARKING DATA TABLE

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



EN SIGN

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

REGISTERED PROFESSIONAL ENGINEER

12/01/2022

5150016-2202

BRADEN D. MORRIS

STATE OF UTAH

NO.

DATE

REVISION

BY

1

4-20-2022

2022 PLAN REVISIONS/CITY.COM BOM

BOB

2

5-11-2022

CITY COMMENTS

BOB

3

9-1-2022

BUILDING P. UPDATES

BOB

4

9-25-2022

BUILDING TRASH MODIFY

BOB

5

10-4-2022

SIDEWALK CROSSING UPDATES

LJM

6

7

8

OVERALL SITE PLAN

PROJECT NUMBER
6435H

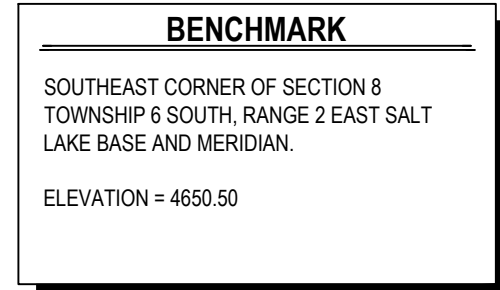
PRINT DATE
11/03/22

DRAWN BY
I. MAERKI

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

C-100

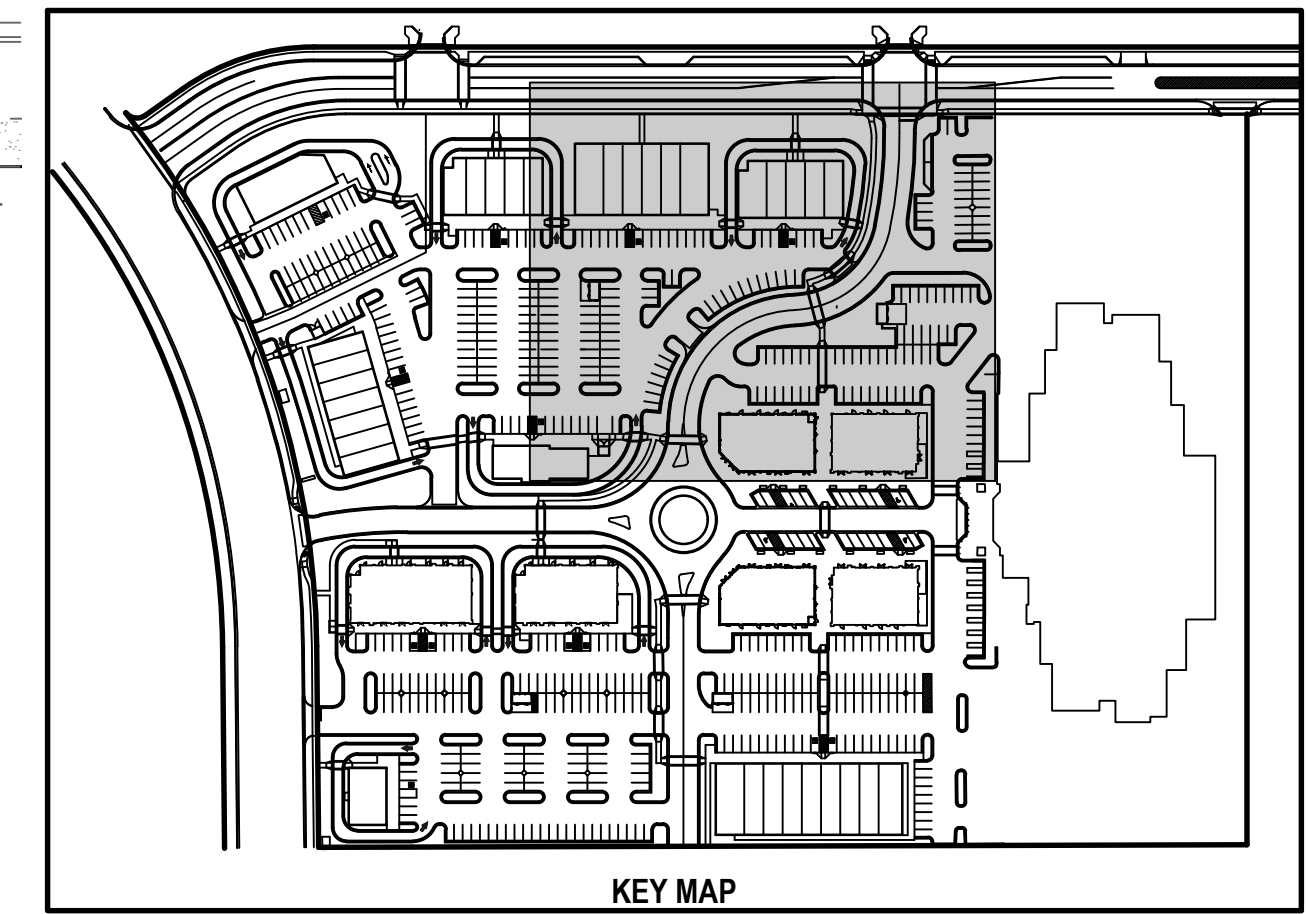


SEE DRAWING C-101

SEE DRAWING C-101

SEE DRAWING C-103

SEE DRAWING C-103

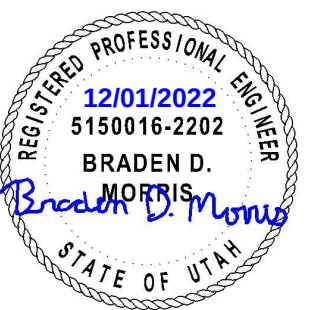


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7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- 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.
- 4 24" COLLECTION CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
- 5 24" REVERSE PAN CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
- 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.
- 9 "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
- 10 SAW CUT LINE FOR NEW ASPHALT PAVING
- 11 ELECTRICAL TRANSFORMER.
- 12 TINTED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING).
- 13 NEW TRASH ENCLOSURE PER DETAILS S, 6, AND 7/C-500. CONSTRUCT PER VINEYARD TOWN STANDARDS AND REGULATIONS.
- 14 NEW DUMPSTER APRON PER DETAIL 8/C-500.
- 15 CONCRETE STREET APPROACH WITH 6" WATERWAY PER APWA STANDARD PLAN 213 AND SPECIFICATIONS.
- 16 CONSTRUCT MONOLITHIC CURB PER DETAIL 9/C-500.
- 17 BIKE PARKING PER DETAIL 10/C-500.
- 18 CONSTRUCT 5' X 5' TREE ISLAND WITH CURB WALL PER TOWN OF VINEYARD STANDARD DRAWING #6.
- 19 HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7A.
- 20 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- 21 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- 22 PAINTED LANE-USE ARROW PER M.U.T.C.D. STANDARD PLANS.
- 23 4.0" WATER WAY PER APWA STD. PLAN #211 AND SPECIFICATIONS
- 24 TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER.
- 25 6" WIDE CURB WALL AROUND ADA RAMP LANDING.
- 26 CUT THROUGH REFUGE AREA PER APWA STANDARD PLAN 237 AND SPECIFICATIONS.
- 27 ADA ACCESS RAMP PER TOWN ON VINEYARD STANDARD DRAWING #7.
- 28 MASONRY BLOCK RETAINING WALL. SEE ELEVATIONS ON C-200 DRAWINGS AND INSTALL PER MANUFACTURER RECOMMENDATIONS.
- 29 ADA ACCESS RAMP PER APWA STANDARD PLAN NUMBER 235.1 AND SPECIFICATIONS.
- 30 SPLITTER ISLAND WITH CURB PER APWA PLAN #209 TYPE R. FILL INSIDE OF CURB WITH CONCRETE.
- 31 "NO LEFT TURN" SIGN (R3-2) PER MUTCD STANDARDS AND SPECIFICATIONS.
- 32 REMOVE EXISTING SOLID STRIPING AT OUTSIDE TRAVEL LANE AND RE-STRIP WITH DASHED LINE ACROSS NEW DRIVEWAY.
- 33 3.0" WATER WAY SIMILAR TO APWA STD. PLAN #211 AND SPECIFICATIONS.
- 34 DRIVE THROUGH ENTRY SIGN BY BUILDING TENANT WITH DRIVE THROUGH WINDOW.
- 35 STOP BAR AND "DO NOT ENTER" PAVEMENT MARKINGS.

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

**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	IJM
6			
7			
8			

SITE PLAN

PROJECT NUMBER 435H	PRINT DATE 11/30/22
DRAWN BY MAERKI	CHECKED BY B. MORRIS
PROJECT MANAGER J. MORRIS	

C-102

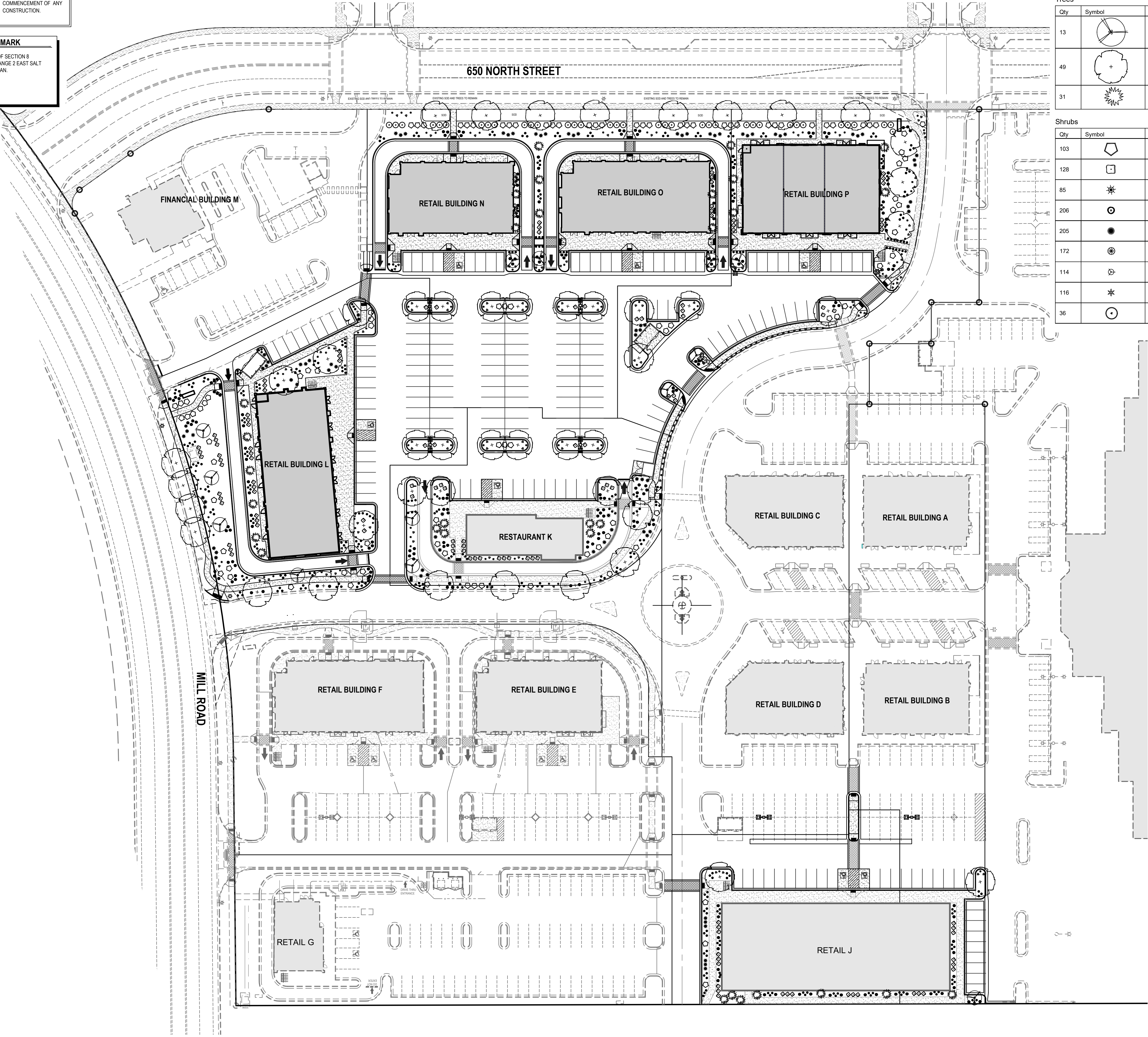
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BENCHMARK

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.
49		Honeylocust, Sunburst	Gleditsia triacanthos var. inermis 'Suncole'	2" Cal.
31		Spruce, Cupressina Colorado	Picea abies 'Cupressina'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
103		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
128		Dogwood, Ivory Halo	Cornus alba 'Bailhalo'	5 Gallon
85		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
206		Caryopteris, Blue Mist	Caryopteris clandonensis	5 Gallon
205		Undaunted Ruby Muhly	Muhlenbergia reverchonii	5 Gallon
172		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
114		Balloon Flower	Platycodon grandiflorus	5 Gallon
116		Columbine Flower	Aquilegia	5 Gallon
36		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon

PLANTING DATA SHEET

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

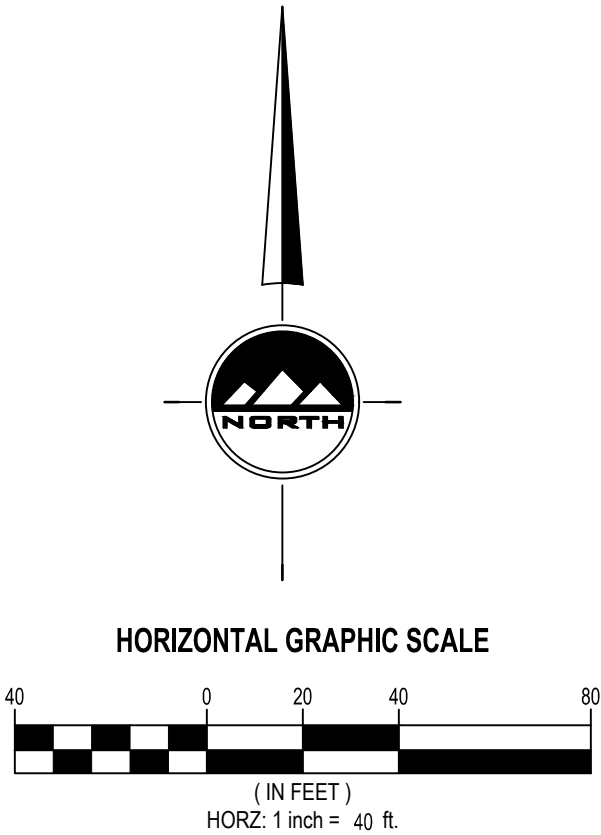
ONSITE LANDSCAPING:
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
24 TREE DIAMONDS / LANDSCAPE MEDIANS
24 TREES REQUIRED

MILL ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
183' STREET FRONTAGE
9 TREES REQUIRED
92 SHRUBS REQUIRED

650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
456' STREET FRONTAGE
23 TREES REQUIRED (15 EXISTING, 8 PROPOSED)
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 69 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 93 TREES
TOTAL SHRUBS PROVIDED = 1,180 SHRUBS



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 BOM
2	5-11-2022	CITY COMMENTS	BOM
3	9-1-2022	BUILDING P UPDATES	BOM
4	9-23-2022	BLDG 1 TRASH MODIFY	BOM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LJM
6			
7			
8			

OVERALL LANDSCAPE
PLAN

PROJECT NUMBER
6439H

PRINT DATE
11/03/22

DRAWN BY
I. MAERKI

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

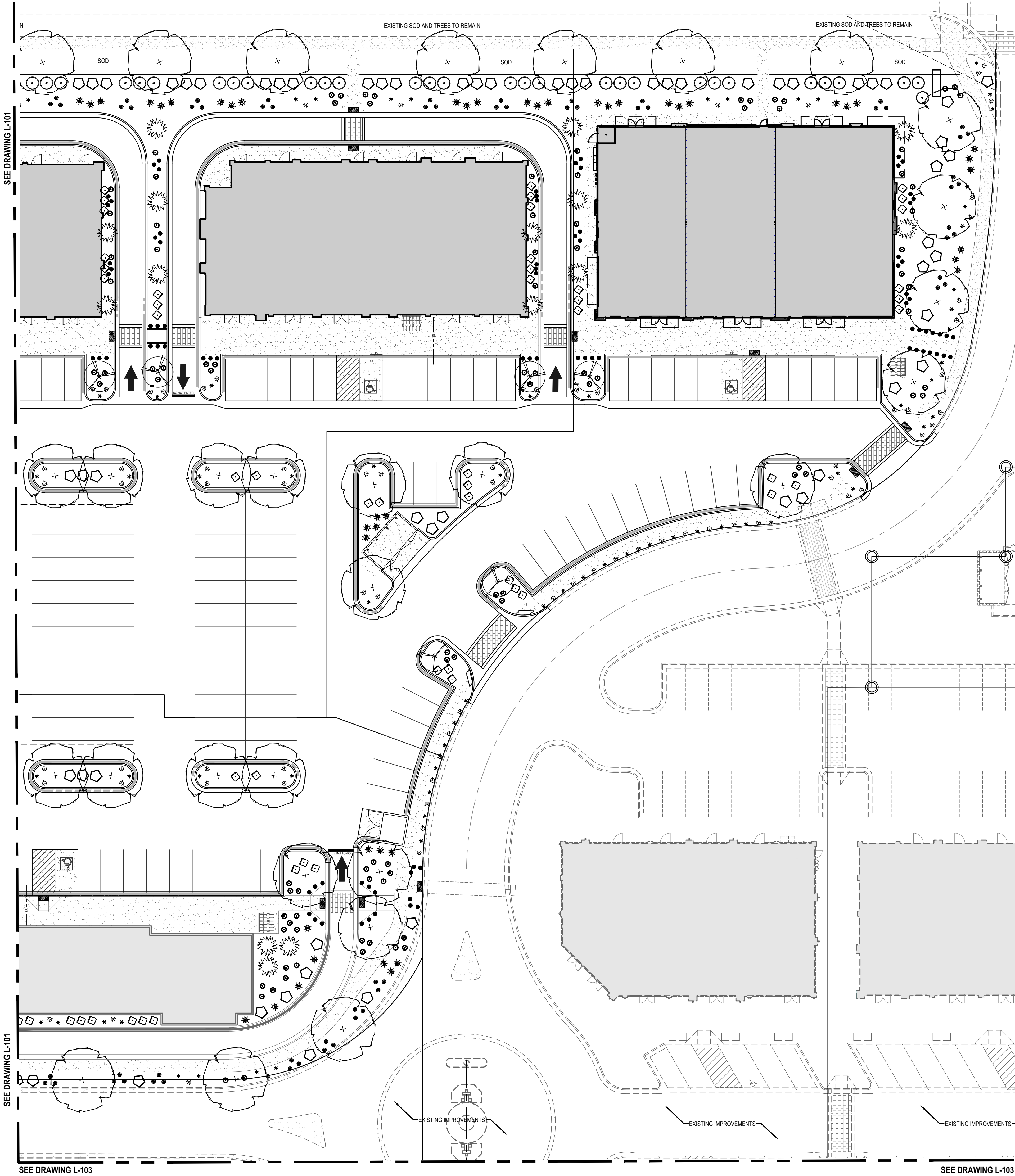
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116		Columbine Flower	Aquilegia	5 Gallon
36		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon

Landscape Notes: In all planter bed areas, install 4" deep 2"-3" dia. Neph Rock & Gravel color 'Southtown' or equiv. 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.

PLANTING DATA SHEET

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

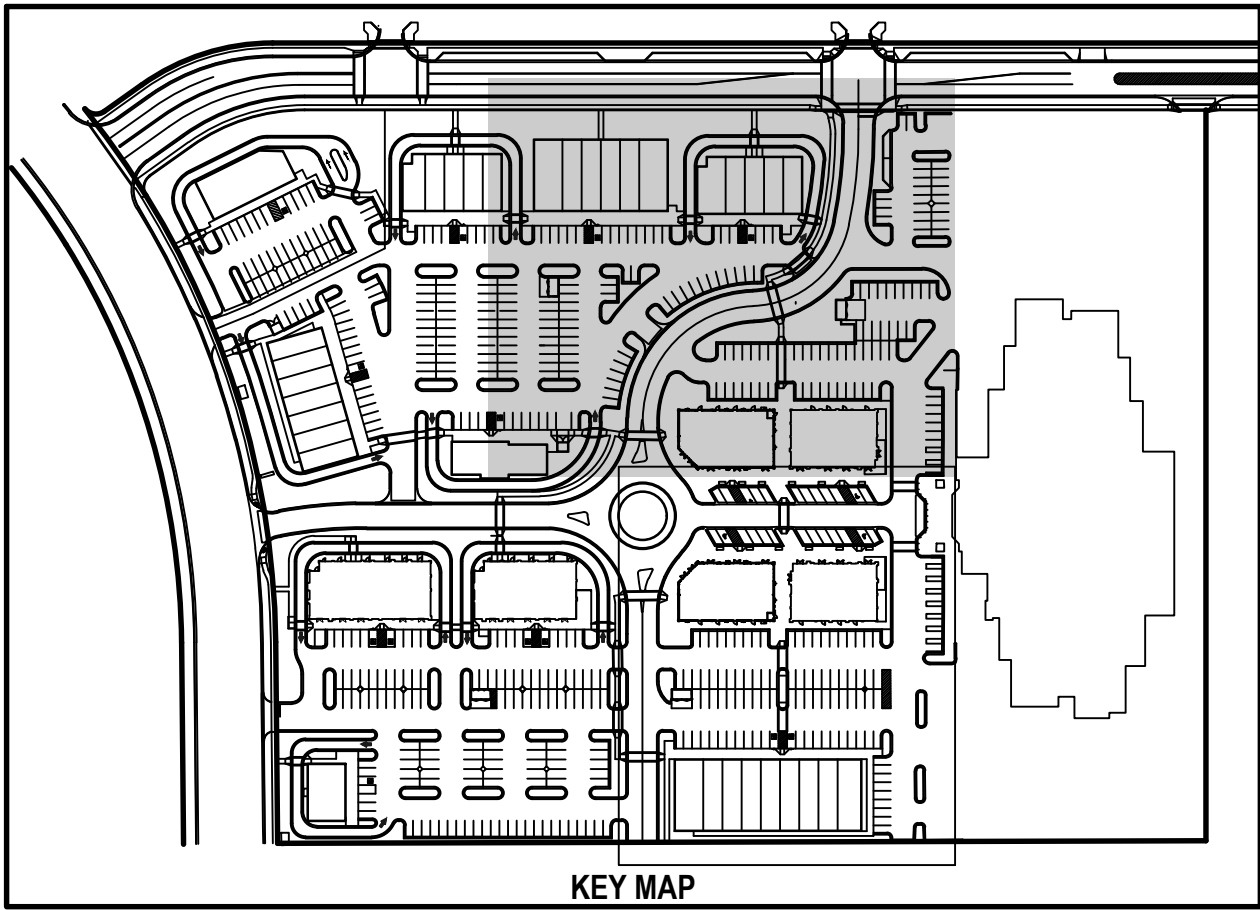
ONSITE LANDSCAPING:
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
24 TREE DIAMONDS / LANDSCAPE MEDIANS
24 TREES REQUIRED

MILL ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
183 STREET FRONTAGE
9 TREES REQUIRED
92 SHRUBS REQUIRED

650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
456 STREET FRONTAGE
23 TREES REQUIRED (15 EXISTING, 8 PROPOSED)
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 69 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 93 TREES
TOTAL SHRUBS PROVIDED = 1,180 SHRUBS



EN SIGN

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

LANDSCAPE PLAN

PROJECT NUMBER
6435H

PRINT DATE
11/30/22

DRAWN BY
I. MAERKI

CHECKED BY
B. MORRIS

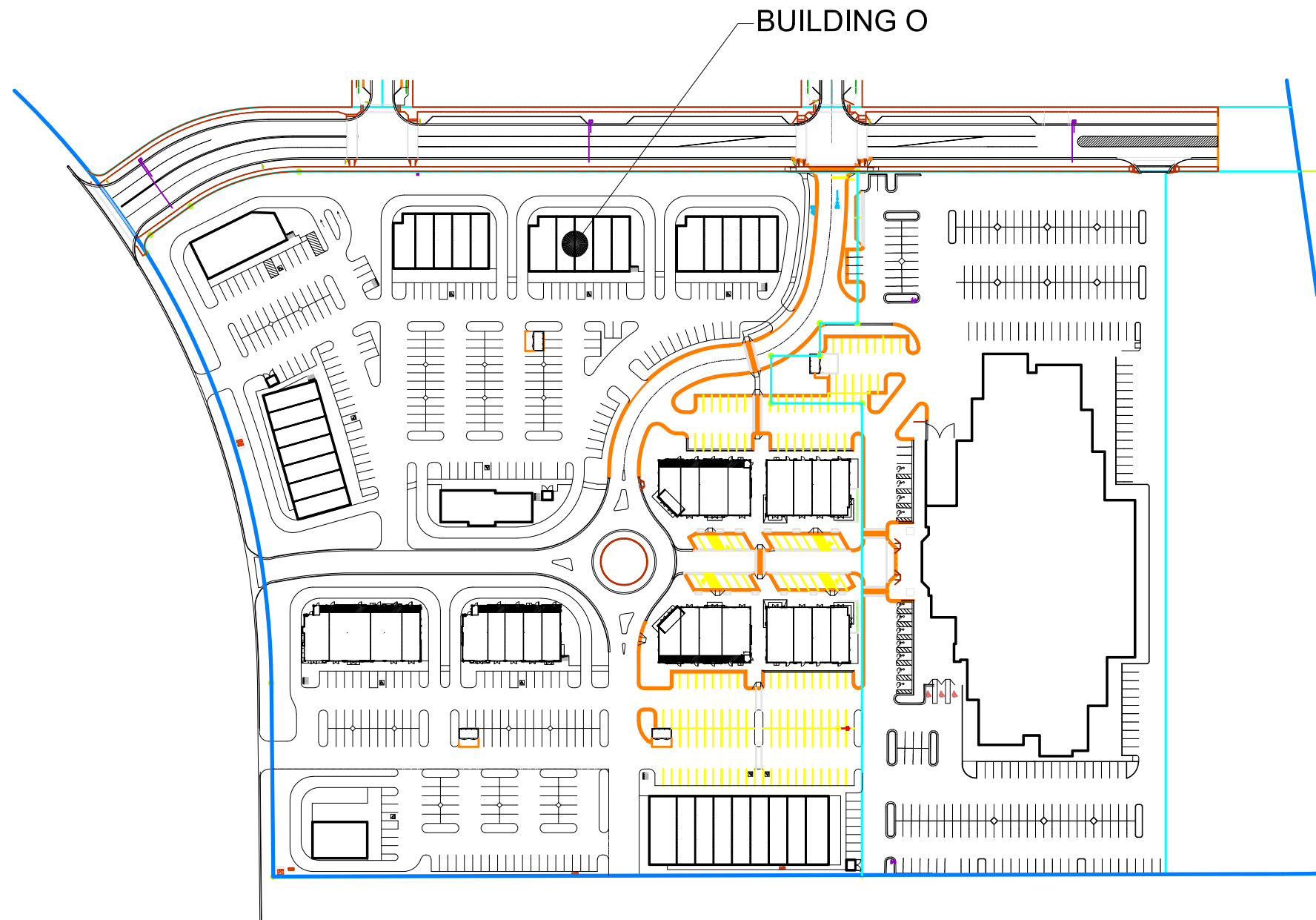
PROJECT MANAGER
B. MORRIS

L-102

BUILDING O

600 MILL ROAD
VINEYARD, UTAH

VICINITY PLAN



PROJECT CONSULTANTS

DIXON & ASSOCIATES

ARCHITECTURE, PLANNING, INTERIORS
833 SOUTH 200 EAST
SALT LAKE CITY, UTAH 84111
(801) 595-8400

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CIVIL ENGINEER
45 WEST 10000 SOUTH, SUITE 500
SANDY, UT 84070
(801) 255-0529

WCA STRUCTURAL ENGINEERING

STRUCTURAL ENGINEER
442 NORTH MAIN STREET
BOUNTIFUL, UTAH 84010
(801) 298-1118

PVE, INC.

MECHANICAL AND ELECTRICAL ENGINEER
1040 NORTH 2200 WEST, SUITE 100
SALT LAKE CITY, UT 84116
(801) 359-3158

SYMBOL LEGEND	
	SECTION MARKER (PARTIAL CUT)
	SECTION MARKER (FULL CUT)
	DETAIL MARKER
	DIMENSION
	DOOR SYMBOL
	WINDOW SYMBOL
	ELEVATION MARKER
	GRID MARKERS
	INTERIOR ELEVATION MARKER
	NOTE
	ARROW
	NORTH ARROW
	ROOM NAME
FLOOR PLAN SCALE: 1/4" = 1'-0"	TITLE
	DRAWING LABEL
WT 2	WALL TYPE
ABBREVIATION LEGEND	
A.B.C. AGGREGATE BASE COURSE	M.H. MAN HOLE
A.F.F. ABOVE FINISH FLOOR	MTL. METAL
ALUM. ALUMINUM	N.L.C. NOT IN CONTRACT
BD. BOARD	O.C. ON CENTER
C.J. CONSTRUCTION JOINT	OPP. OPPOSITE
CMU CONCRETE MASONRY UNIT	ORD. OVER FLOW DRAIN
CONT. CONTINUOUS	P.L. PLASTIC LAMINATE
C.P. CENTER POINT	PLY. WD. PLYWOOD
DBL. DOUBLE	P.T. PRESSURE TREATED
DIA. DIAMETER	R.B. REBAR
E.J. EXPANSION JOINT	R.C.P. REFLECTED CEILING PLAN
EQ. EQUAL	RD. ROOF DRAIN
F.D. FLOOR DRAIN	R.T.U. ROOF TOP UNIT
E.I.F.S. EXTERIOR INSULATION	S. SEWER
FINISH SYSTEM FINISH SYSTEM	SD. STORM DRAIN
F.E. FIRE EXTINGUISHER	SHT. SHEET
F.F.E. FINISH FLOOR ELEVATION	SM. SIMILAR
F.O.C. FACE OF CONCRETE	TYP. TYPICAL
F.O.S. FACE OF STUD	U.N.O. UNLESS NOTED OTHERWISE
GA. GAGE	VERT. VERTICAL
GYP. BD. GYPSUM BOARD	WD. WOOD
H.C. RAMP HANDICAP RAMP	WR. WATER RESISTANT
H.D. WD. HARD WOOD	
H.M. HOLLOW METAL	
HORIZ. HORIZONTAL	
H.W. HOT WATER	
LAV. LAVATORY	

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TENANT IMPROVEMENT NOTES:

A means of egress plan per IBC 107.2.2 is to be provided by each tenant as a deferred submittal. The occupant load for each space, the location of the exit access elements and the occupant load to each exit shall also be documented. Travel distances and exit separations per IBC chapter 10 should also be included in this plan.

Tenant improvement plans to provide heating and cooling load calculations in accordance with ASHRAE/ACCA Standard 183. This is required per Section 312 of the IMC.

Health Department Review to be done at time of Tenant Improvements.

clarity design group

architecture planning interiors

5525 south 900 east, ste 340

murray, utah 84117

t. 385.247.8570



consultants

VINEYARD
RETAIL
BUILDING O

600 MILL ROAD
VINEYARD, UTAH

PROJECT NO: -
DRAWN BY: TA
CHECKED BY: TA

ISSUE DATE: 04/01/22
REV. DATE DESC.

SHEET TITLE

TITLE SHEET

O-G0.1



consultants

VINEYARD RETAIL BUILDING O

600 MILL ROAD
VINEYARD, UTAH

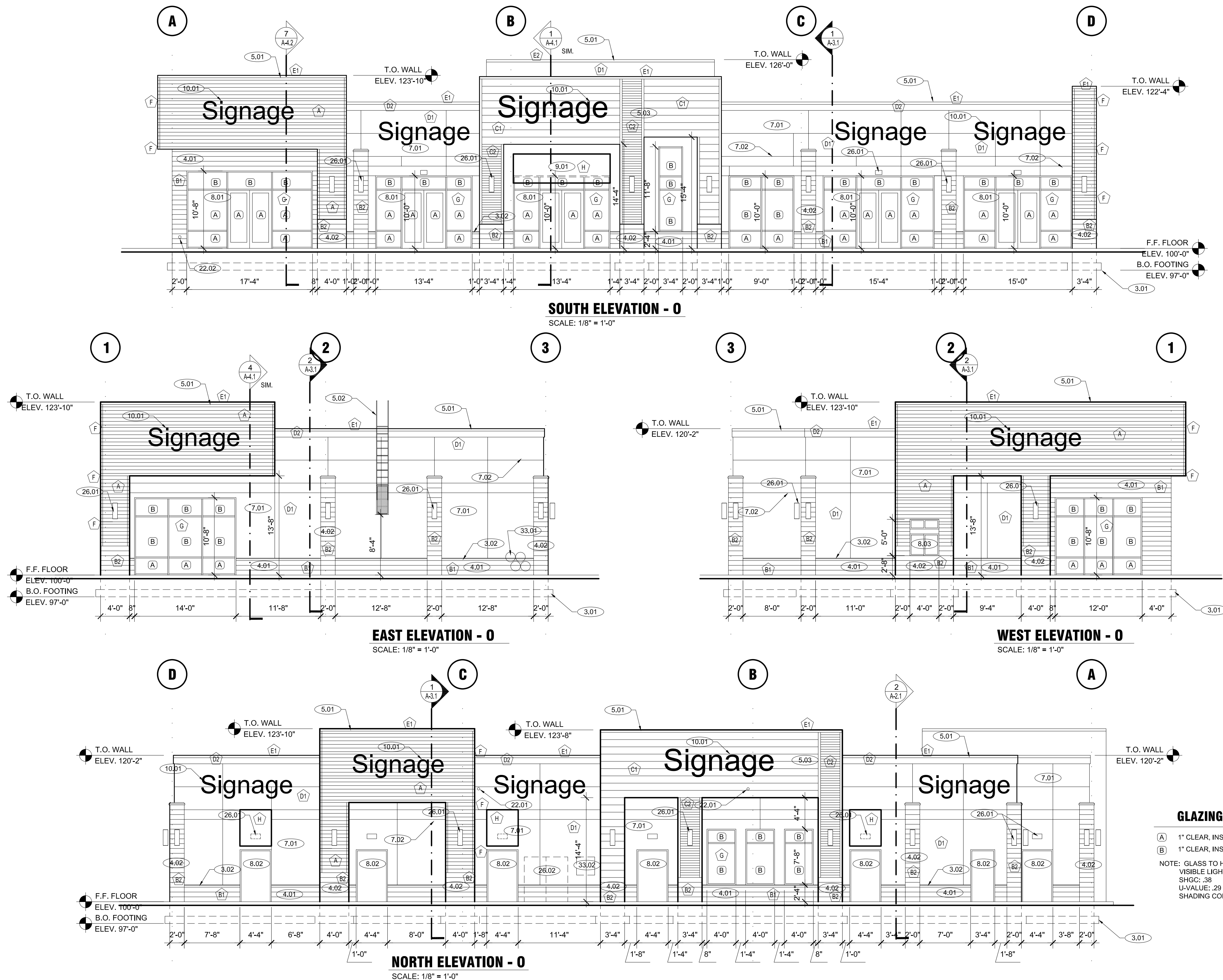
PROJECT NO: -
DRAWN BY: TA
CHECKED BY: TA

ISSUE DATE: 04/01/22
REV. DATE DESC.

SHEET TITLE

BUILDING O ELEVATIONS

0-A2.1



REFERENCE NOTES

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- 01.01 SEE SPECS FOR GENERAL REQUIREMENTS.
- 01.02 DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.

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- 05.02 ROOF ACCESS LADDER, SEE DETAIL 7/A-5.1
- 05.03 METAL SIDING, SEE FINISH LEGEND.

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- 07.01 SYNTHETIC STUCCO (EIFS) OVER 1-1/2" RIGID INSULATION BOARD OVER MOISTURE BARRIER OVER SHEATHING OVER METAL STUD FRAMING.
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- 08.01 ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAME.
- 08.02 HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT EIFS COLOR.
- 08.03 REDI ACCESS OR QUICK SERV DRIVE-THRU WINDOW WITH ELECTRONIC AIR CURTAIN AND STAINLESS INTERIOR SILL AND EXTERIOR STAINLESS SHELF. VERIFY SIZE OF WINDOW WITH TENANT.

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- 09.01 FABRIC AWNINGS ABOVE, SEE FINISH LEGEND

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- 10.01 SIGNAGE PROVIDED BY OTHERS.

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FINISH LEGEND:

- A 3/4" NCMH CEMENTITIOUS SIDING, VINTAGE WOOD, BARK (EPC763F) WITH VINTAGE WOOD EXTERIOR CORNERS
- B CMU
 - B1: SPLIT-FACED; SUNROC BLOCK, SEALED, COLOR: BLACK
 - B2: HONED; SUNROC BLOCK, SEALED, COLOR: NATURAL GREY
- C METAL SIDING
 - C1: MSCI 12" ARCHITECTURAL PANEL, 22 GA. EMBOSSED FINISH; SIGNATURE 300, LOW GLOSS, BONE WHITE
 - C2: MSCI 7.2 RIBBED PANEL, 22 GA. EMBOSSED FINISH; SIGNATURE 300, LOW GLOSS, BONE WHITE
- D EIFS, FINESTONE
 - D1: FIELD COLOR, SHERWIN WILLIAMS, MINDFUL GRAY, SW 7016
 - D2: CORNICE COLOR, SHERWIN WILLIAMS, GRIZZLE GRAY, SW 7068
- E PARAPET COPING, MSCI SIGNATURE 300
 - E1: SIGNATURE 200, CHARCOAL GRAY
 - E2: SIGNATURE 300, BONE WHITE
- F RECESSED ALUMINUM TRIM TO MATCH EXISTING BUILDINGS.
- G ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED ALUMINUM FINISH, U.S. ALUMINUM CORP. OR APPROVED EQUAL.
- H FABRIC AWNING, GLEN RAVEN MILLS SUNBRELLA AWNING FABRIC, COLOR "CHARCOAL TWEED"



Community Development

Date: November 22, 2022
From: Rachel Stevens, Planning Technician
To: Planning Commission
Item: Public Hearing – Zoning Text Amendment – Amendments to Noticing Requirements for Public Hearings
Applicant: City Initiated

BACKGROUND:

Vineyard Zoning Code (VZC) and Utah State Code requires notices for public hearings, to be posted at least ten (10) calendar days before the public hearing. VZC requires public hearings to be posted in a local newspaper, in addition to other public locations and the city's official website. Utah State Code does not require public hearings to be posted in a newspaper.

Due to a decrease in popularity in newspapers, the Salt Lake Tribune, only publishes newspapers once a week on Sunday. The notice for a public hearing must be sent to the Salt Lake Tribune by the previous Wednesday. The extra days it requires may cause delays in development projects. Staff is proposing to remove the requirements that public hearings must be published in a newspaper. With the proposed amendment, public hearing notices shall still be mailed to each affected entity, posted in at least three (3) public locations, and posted in other locations as required by Utah State Code. The proposed amendments are in the following VZC sections:

- [15.18.020](#) Required Notice of Public Hearing and Public Meetings;
- [15.18.030](#) Required Notice of Public Hearing and Public Meetings on Adoption or Amendments of Land Use Ordinances, including This Ordinance and Zoning District Map;
- [15.18.040](#) Required Notice for Other Public Hearings; and
- [15.18.050](#) Required Notice for Other Public Meetings.

Staff is also proposing that public hearings may be published in a newspaper as a Courtesy Notice to when needed. The proposed amendment is in VZC Section [15.18.090](#).

In addition to amending the Noticing Requirements for Public Hearings, staff is proposing to remove FIGURE 15-1 Condition Use Application Procedures in Section [15.30.050](#). This would remove the requirement that all Conditional Use Permits have a public hearing. Utah State Code does not require conditional use permits to have a public hearing. However, all conditional use permits would still require a public meeting.

The proposed amendments are attached in the staff report for your review.

15.10.070 Authority

1. *The Planning Commission shall formulate a recommendation to the Land Use Ordinance Amendment application to the Council.*

STAFF RECOMMENDATION

Staff recommends a positive recommendation to the City Council of the zoning text amendment.

PROPOSED MOTION

"I move to make a positive recommendation to the City to Council to amend sections 15.18.020 Required Notice of Public Hearing and Public Meetings; 15.18.030 Required Notice of Public Hearing and Public Meetings on Adoption or Amendments of Land Use Ordinances, including This Ordinance and Zoning District Map; 15.18.040 Required Notice for Other Public Hearings; 15.18.050 Required Notice for Other Public Meetings; 15.18.090 Courtesy Notice; and 15.30.050 Review and Approval Procedures – Conditional Use Applications as presented."

**VINEYARD
ORDINANCE 2022-20**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD ZONING ORDINANCE CHAPTER 15.18 NOTICING
REQUIREMENTS REMOVING THE NEWSPAPER REQUIREMENT AND
ADDING STATE CODE REQUIREMENTS AND REMOVING SECTION 15.30.050
REVIEW AND APPROVAL PROCEDURES - CONDITIONAL USE
APPLICATIONS TO KEEP IT CONSISTENT WITH THE REMAINDER OF THE
CONDITIONAL USE CODE; PROVIDING A REPEALER CLAUSE; PROVIDING
A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, , Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on December 7, 2022 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on December 14, 202; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public to adopt the proposed text amendments to the Zoning Ordinance.

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: AMENDMENT “15.18.020 Required Notice Of Public Hearings And Public Meetings To Consider General Plan Or General Plan Amendment Applications” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.18.020 Required Notice Of Public Hearings And Public Meetings To Consider General Plan Or General Plan Amendment Applications

1. **Public Hearings.** The Planner for public hearings before the Commission, and the City Recorder, or designee for public hearings before the Council, shall provide notice of the public hearing to consider the General Plan or General Plan Amendment Application, as follows:
 - a. Notice of the date, time, and place of each public hearing, at least ten (10) calendar days before the public hearing, which notice shall be:
 - i. ~~Published in a newspaper of general circulation in the area.~~
 - ii. Mailed to each “affected entity” identified as defined by LUDMA;
 - iii. Posted in at least three (3) public locations within the city; or on the city’s official website; and
 - iv. Posted in other locations as required by Utah State Code.
 - b. Notice of the date, time, and place of each public hearing shall be mailed at least ten (10) days before the public hearing to each Applicant for a General Plan Amendment Application, as required by VZC 15.10.030, and LUDMA.
2. **Public Meetings.** The Planner for public meetings by the Commission, and the City Recorder, or designee for public meetings by the Council, shall provide notice of the public meeting to consider the General Plan or General Plan Amendment Application, as follows:
 - a. Notice of the date, time, and place of the public meeting, at least 24 hours before the meeting, which notice shall be:
 - i. ~~Published in a newspaper of general circulation in the area, and~~
 - ii. Posted in at least three (3) public locations within the city; or on the city’s official website; and
 - iii. Posted in other locations as required by Utah State Code.
 - b. Notice of the date, time, and place of each public meeting shall be provided at least 24 hours before the meeting to each Applicant for a General Plan Amendment Application, as required by VZC 15.10.030, and LUDMA.

SECTION 2: AMENDMENT “15.18.030 Required Notice Of Public Hearings And Public Meetings On Adoption Or Amendments Of Land Use Ordinances, Including This Ordinance And Zoning Districts Map” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.18.030 Required Notice Of Public Hearings And Public Meetings On Adoption Or Amendments Of Land Use Ordinances, Including This Ordinance And Zoning Districts Map

1. **Public Hearings.** The Planner for public hearings before the Commission, and the City Recorder, or designee for public hearings before the Council, shall provide notice of the public hearing to consider the adoption or amendments of the Land Use Ordinances, including this Ordinance, and Zoning Districts Map, as follows:
 - a. Notice of the date, time, and place of each public hearing, at least ten (10)

calendar days before the public hearing, which notice shall be:

- ~~i. Published in a newspaper of general circulation in the area.~~
 - ii. Mailed to each “affected entity” identified as defined by LUDMA;
 - iii. Posted in at least three (3) public locations within the city; or on the city’s official website; and
 - iv. Posted in other locations as required by Utah State Code.
 - b. Notice of the date, time, and place of each public hearing mailed at least three (3) days prior to the public hearing to each property owner whose land is directly affected by the Land Use Ordinance, or Zoning Districts Map change.
2. **Public Meetings.** The Planner for public meetings by the Commission, and the City Recorder, or designee for public meetings by the Council, shall provide notice of the public meeting to consider the adoption or amendments of the Land Use Ordinances, including this Ordinance and Zoning Districts Map, as follows:
 - a. Notice of the date, time, and place of the public meeting, at least 24 hours before the meeting, which notice shall be:
 - ~~i. Published in a newspaper of general circulation in the area, and~~
 - ii. Posted in at least three (3) public locations within the city; or on the city’s official website; and
 - iii. Posted in other locations as required by Utah State Code.
 - b. Notice of the date, time, and place of each public meeting shall be provided at least 24 hours before the meeting to each Applicant for a Land Use Ordinance, or Zoning Districts Map change, as required by VZC

SECTION 3: AMENDMENT “15.18.040 Required Notice For Other Public Hearings” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.18.040 Required Notice For Other Public Hearings

When required by the provisions of this Ordinance, the Planner for public hearings before the Commission, and the City Recorder, or Designee for public hearings before the Council, shall provide notice of the public hearing as follows:

1. Notice of the date, time, and place of each public hearing shall be at least ten (10) calendar days before the public hearing provided by the following means:
 - ~~a. Published in a newspaper of general circulation in the area.~~
 - b. Posted in at least three (3) public locations within the city; or on the city’s official website.
 - c. Posted in other locations as required by Utah State Code.
2. Notice of the date, time, and place of each public hearing mailed at least ten (10) days

prior to the public hearing to each Applicant for a Land Use Application that is the subject of the public hearing, as required by VZC 15.10.070, and LUDMA.

SECTION 4: **AMENDMENT** “15.18.050 Required Notice For Other Public Meetings” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.18.050 Required Notice For Other Public Meetings

When required by the provisions of this Ordinance, the City Planner for public meetings by the Commission or BOA, and the City Recorder, or designee for public meetings by the Council, shall provide notice of the public meeting as follows:

1. Notice of the date, time, and place of each public meeting, at least 24 hours before the public meeting, which notice shall be:
 - a. ~~Published in a newspaper of general circulation in the area, and~~
 - b. Posted in at least three (3) public locations within the city; or on the city’s official website; and
 - c. Posted in other locations as required by Utah State Code.
2. Notice of the date, time, and place of each public meeting shall be provided at least 24 hours before the meeting to each Applicant for a Land Use Application that is the subject of the public meeting, as required by VZC 15.10.070, and LUDMA.

SECTION 5: **AMENDMENT** “15.18.090 Courtesy Notice” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.18.090 Courtesy Notice

In addition to the public hearing notice required by this Chapter, and in the interests of favoring an awareness of all public hearings and participation in the public processes, the city may also provide courtesy notice, in addition to the mandatory public hearing notice required by VZC 15.18.020 and VZC 15.18.030. Public Hearing courtesy notice may be provided as follows:

1. **Public Hearings.** The Planner for public hearings before the Commission, and the City Recorder, or Designee for public hearings before the Council, may provide notice of the public hearing, as follows:
 - a. Notice of the date, time, and place of each public hearing mailed at least ten (10) days before the public hearing to each property owner whose property is located within three hundred (300) feet of the property that is the subject of the

public hearing. Notice provided under this part shall include the properties located within the boundaries of Vineyard and located within the boundaries of an adjacent jurisdiction, including the unincorporated areas of Utah County.

- b. Post notice on the property that is the subject of the public hearing with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passers-by.

c. Publish in a newspaper of general circulation in the area.

- 2. **Notice Challenge.** Courtesy notice given under authority of this Section shall not be a basis for a challenge of notice, provided by Section 200 of LUDMA.

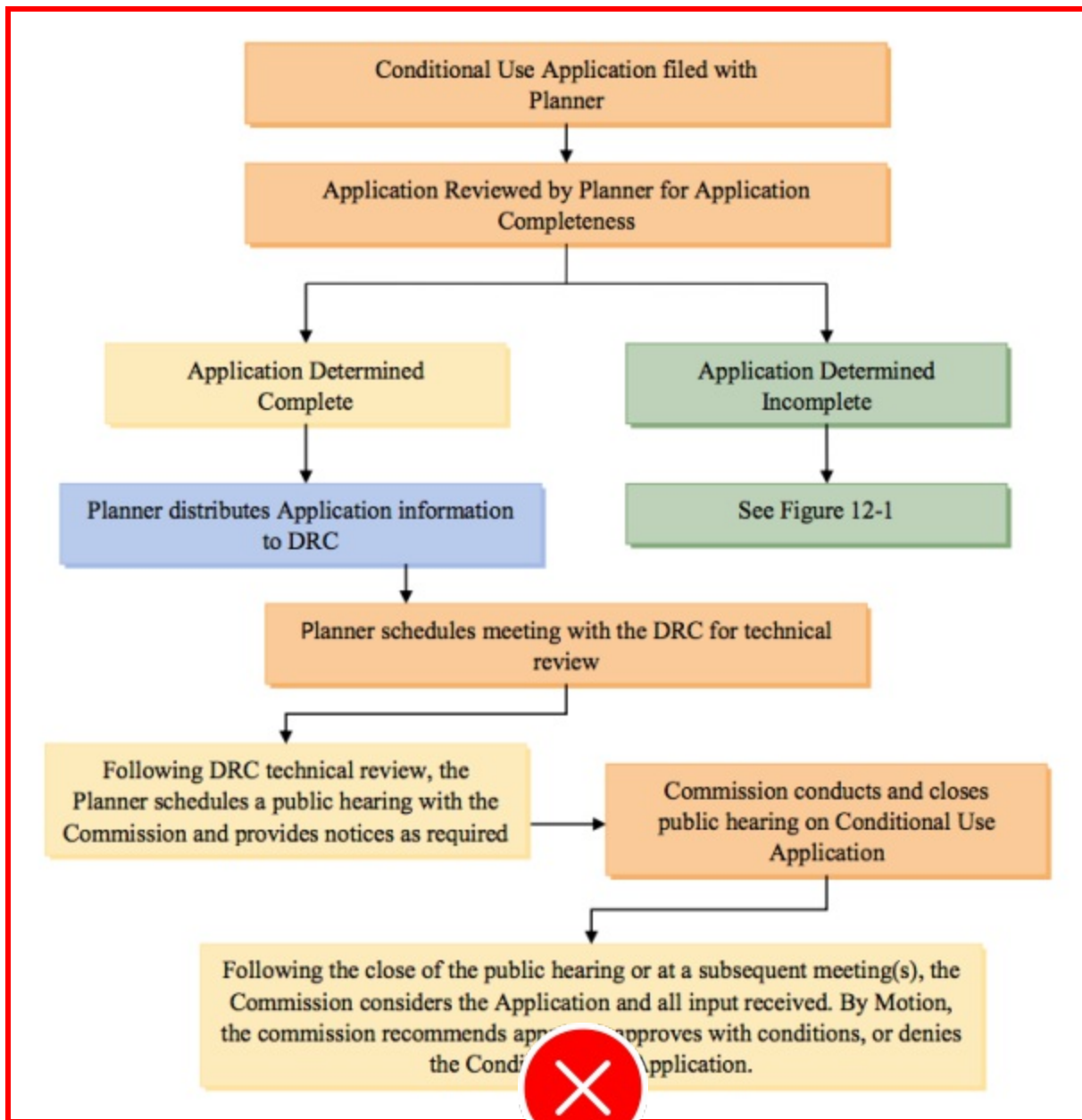
SECTION 6: **AMENDMENT** “15.30.050 Review And Approval Procedures - Conditional Use Applications” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.30.050 Review And Approval Procedures - Conditional Use Applications

~~The procedures for the review of a Conditional Use Application are identified by Figure 15-1 herein.~~

~~FIGURE 15-1 Conditional Use Application Procedures~~



SECTION 7: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 8: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 9: EFFECTIVE DATE This Ordinance shall be in full force and effect from December 14, 2022 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder,
Vineyard

Date: Wednesday, December 7, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: 400 N and Geneva Rd. Multi-family, Mixed-Use Building
Permit: SUBM22-075 (CityInspect, Development Module)
Address: 783 E 440 N, Vineyard, Utah, 84059
Parcel No: 56:037:0007
Applicant: Karla Mata
Owner(s): Fifty Mill LLC (XDevelopment)

INTRODUCTION

Karla Mata, with Fifty Mill LLC, has requested to hold a work session with the Planning Commission regarding the Mixed-Use, Multi-Family Building at the end of 400 N and Geneva Road (just north of Edgewater Townhomes). On December 8, 2021, the City Council approved a Development Agreement for this project during a public hearing. Some of the main features of the project included 341 residential units on 4.87 acres, 13,720 SF of ground-floor commercial, a minimum of 15 short-term rental units (and at least 30 units, including the first 15 units prepared and furnished for short-term rental units should the city accommodate this use in the future), deed-restricted open-space on the east side of the building, and an internal parking structure wrapped by the building that would service the entire development. This year, the applicant has been working diligently to construct horizontally mixed-uses throughout The Yard (especially Topgolf) and is now prepared to move forward with a formal review of this site plan. Tonight, the Planning Commission and the public is free to express any questions or concerns regarding the project.

ATTACHMENTS

Scope of Work
Site Plan
Landscape Plan
Exterior Elevations
Photometric Plan

THE YARD APARTMENTS

783 EAST 440 NORTH
VINEYARD, UTAH

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C-204	ENLARGED SITE PLAN
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C-301	ENLARGED GRADING AND DRAINAGE PLAN
C-302	ENLARGED GRADING AND DRAINAGE PLAN
C-303	ENLARGED GRADING AND DRAINAGE PLAN
C-304	ENLARGED GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
PP-1	PLAN AND PROFILE 400 NORTH
C-600	DETAILS
C-601	DETAILS
C-602	DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 17, 2022

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.

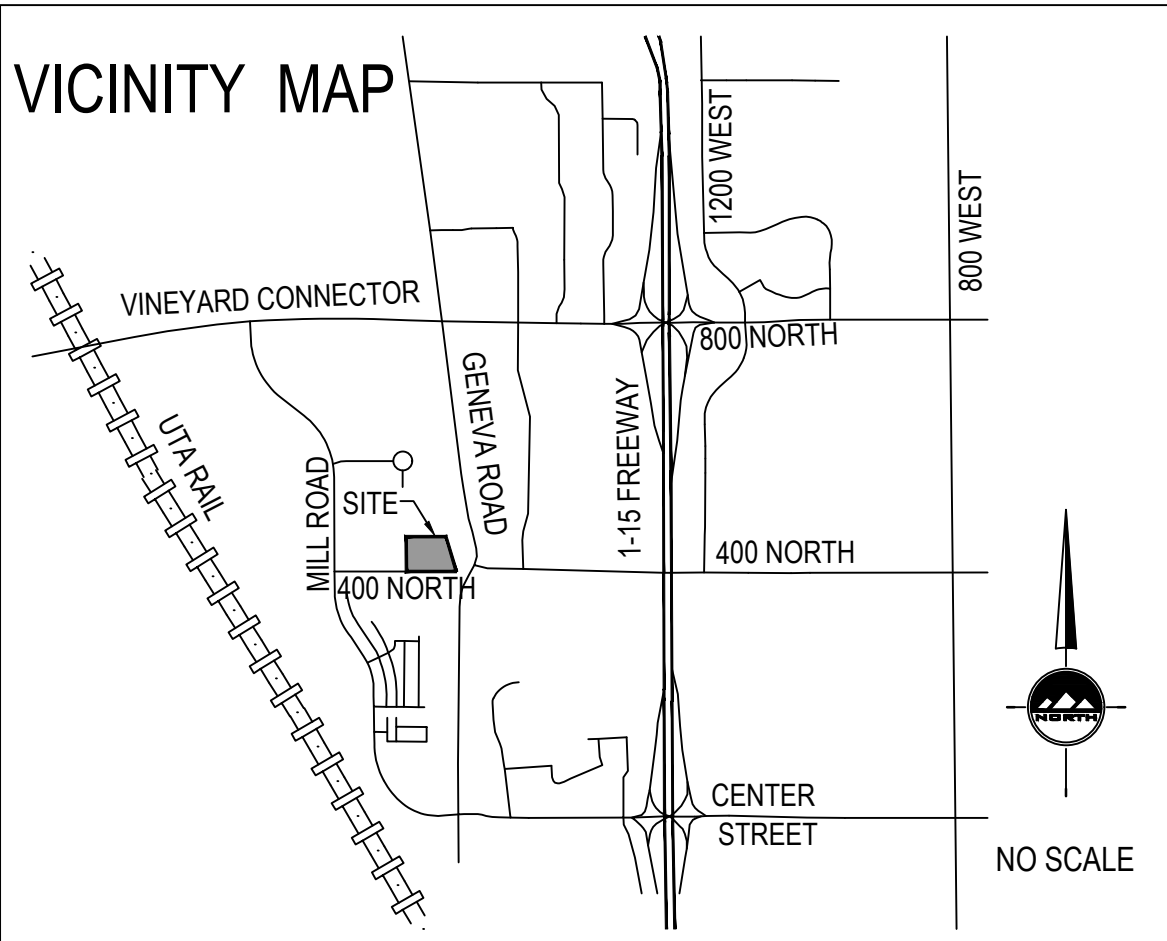
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR 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.

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.



GENERAL NOTES

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



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THE YARD APARTMENTS

783 EAST 440 NORTH
VINEYARD, UTAH

COVER

PROJECT NUMBER 64351
PRINT DATE 11/17/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-000

GENERAL NOTES

- 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 ABOVE SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- 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.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 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.
- 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.
- 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.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 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.
- 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.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
 - CONTRACTOR IS REQUIRED TO LOCATE AND POT-HOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT-HOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 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

- 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.
- 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.
- 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.
- 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.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- 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.
- 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.
- 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.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- 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 DETAILED CONDITIONS.
- 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.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- 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.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- 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.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- 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

- 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.
- 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.
- 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

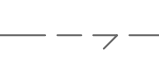
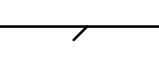
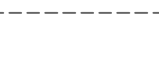
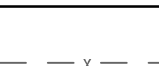
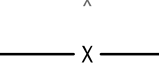
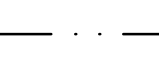
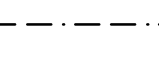
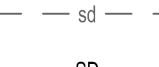
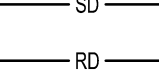
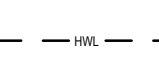
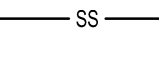
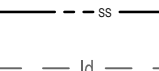
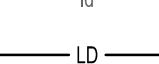
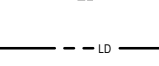
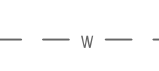
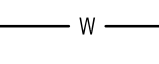
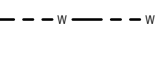
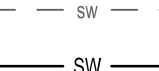
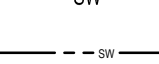
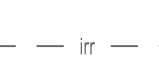
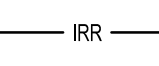
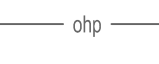
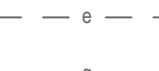
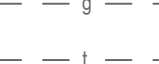
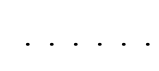
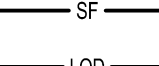
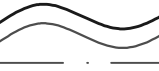
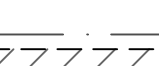
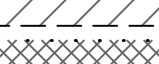
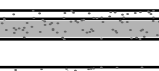
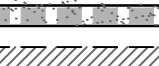
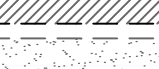
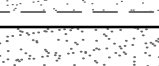
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- 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.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- 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.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- 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.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. 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.
- 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.
- 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.
- 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.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 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.
- 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
BS	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
EDA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NC	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
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

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

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

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

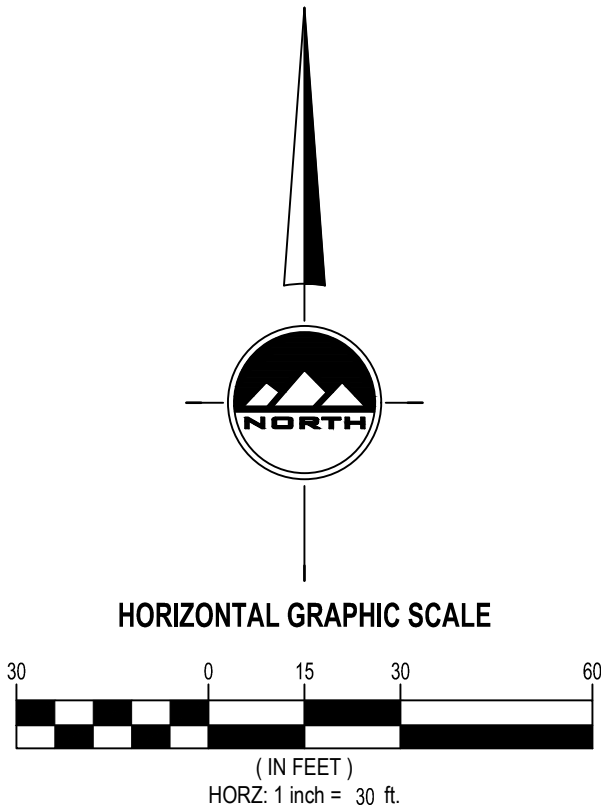
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SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	38,835	20.5%
ROOF	137,104	72%
LANDSCAPING	14,382	7.5%
TOTAL SITE	190,321	100%
LANDSCAPE IMPROVEMENTS OUTSIDE CITY BOUNDARIES	11,810 0.27 ACRES	22%
HARDSCAPE IMPROVEMENTS OUTSIDE CITY BOUNDARIES	41,768 0.96 ACRES	78%
TOTAL AREA OUTSIDE CITY BOUNDARIES	53,578 1.23 ACRES	100%

PARKING CALCULATIONS AND PARKING PROVIDED
SEE ARCHITECTURAL DRAWINGS FOR INFORMATION.



THE STANDARD IN ENGINEERING

SALT LAKE CITY

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

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

THE YARD APARTMENTS

783 EAST 440 NORTH
VINEYARD, UTAH

OVERALL
SITE PLAN

PROJECT NUMBER
6435T

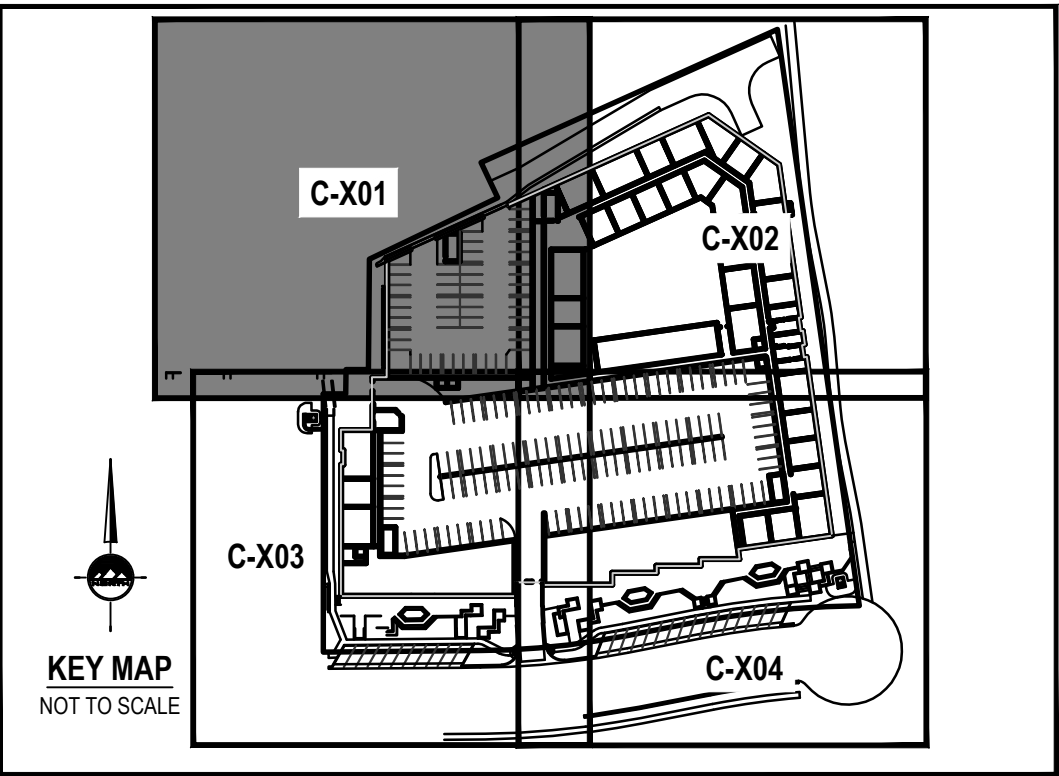
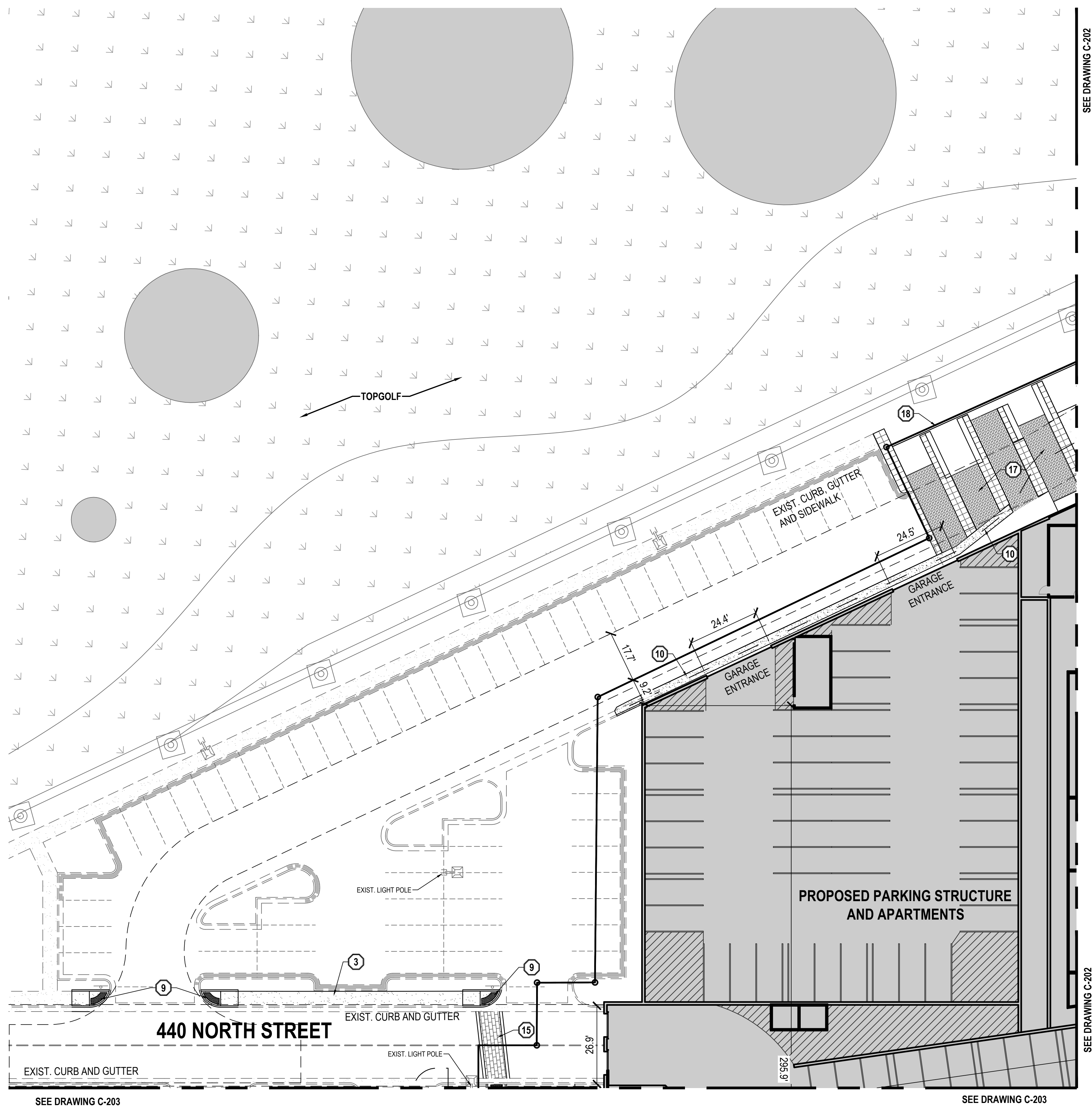
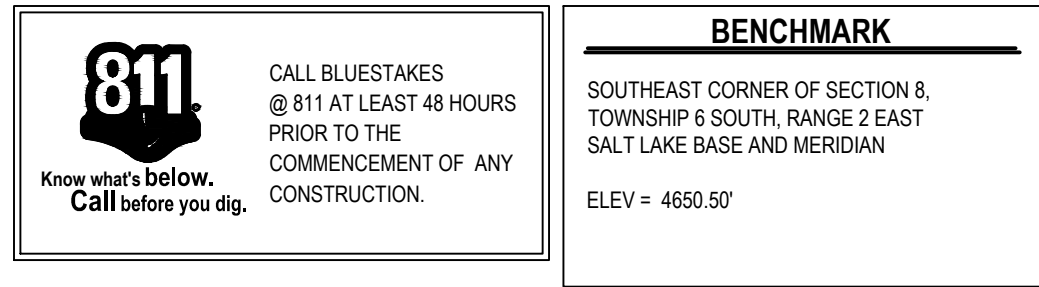
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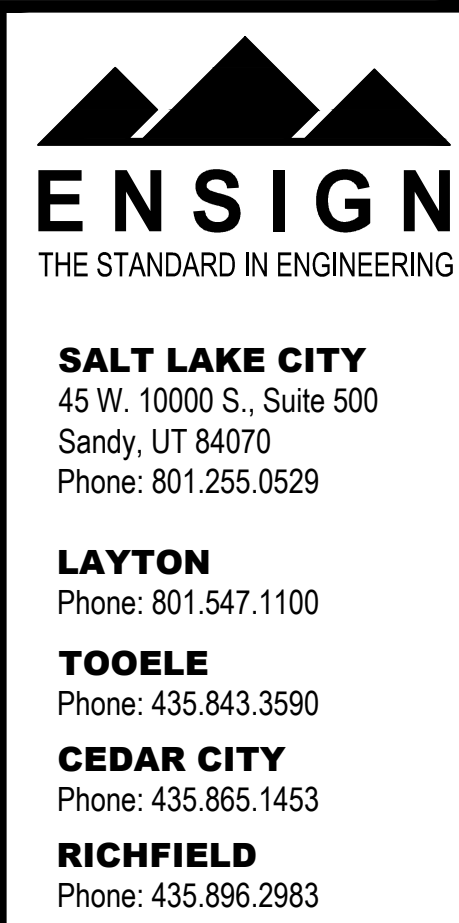
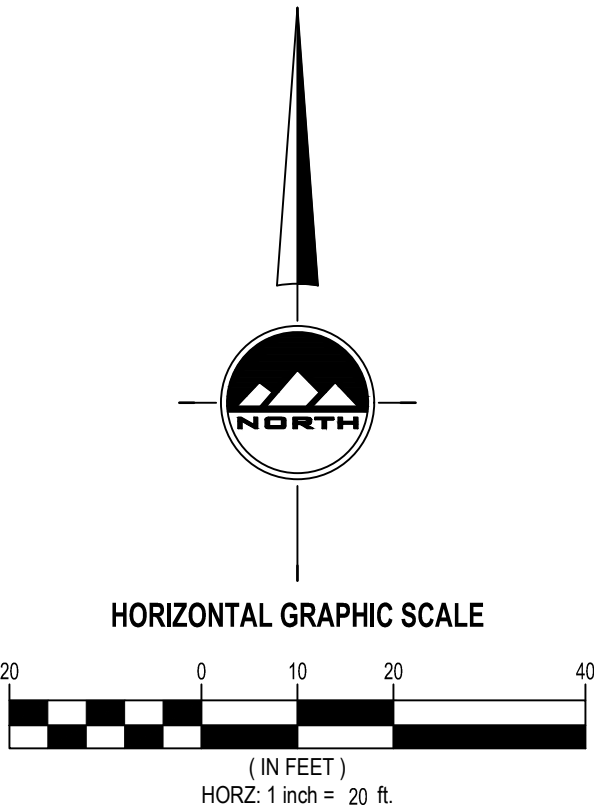
PROJECT MANAGER

C-200



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- 1 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 11C-600.
 - 2 CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 21C-600.
 - 3 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
 - 4 24" COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.2.
 - 5 24" REVERSE PAN CURB AND GUTTER PER DETAIL 111C-600.
 - 6 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - 7 LIGHT POLE: SEE LIGHTING AND PHOTOMETRIC PLANS FOR EXACT LOCATION AND DETAILS.
 - 8 4' WATERWAY PER APWA STANDARD PLAN NO. 211.
 - 9 PEDESTRIAN RAMP: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE WITH #4 EPOXY-COATED REBAR @ 24" O.C. E.W. PER DETAIL 41C-600. SEE GRADING AND DRAINAGE PLAN FOR ELEVATION INFORMATION.
 - 10 3' WATERWAY PER DETAIL 121C-600.
 - 11 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
 - 12 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
 - 13 "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - 14 ASPHALT TRAIL PER DETAIL 81C-600 AND VINEYARD CITY STANDARDS AND SPECIFICATIONS. WIDTH PER PLAN.
 - 15 STAMPED CONCRETE CROSSWALK PER DETAIL 131C-600.
 - 16 PLANTER BOXES. SEE LANDSCAPE PLANS FOR MATERIAL INFORMATION AND DETAIL.
 - 17 SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
 - 18 RETAINING WALL. SEE LANDSCAPE PLANS FOR MATERIAL TYPE AND DETAILS.
 - 19 STAIRS. SEE GRADING PLANS FOR ELEVATION INFORMATION.



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FOR:
X DEVELOPMENT
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SANDY, UT 84070
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PHONE: 801-598-5250

THE YARD APARTMENTS

783 EAST 440 NORTH
VINEYARD, UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
6435T	11/17/22
DRAWN BY	CHECKED BY

PROJECT MANAGER

C-201

811

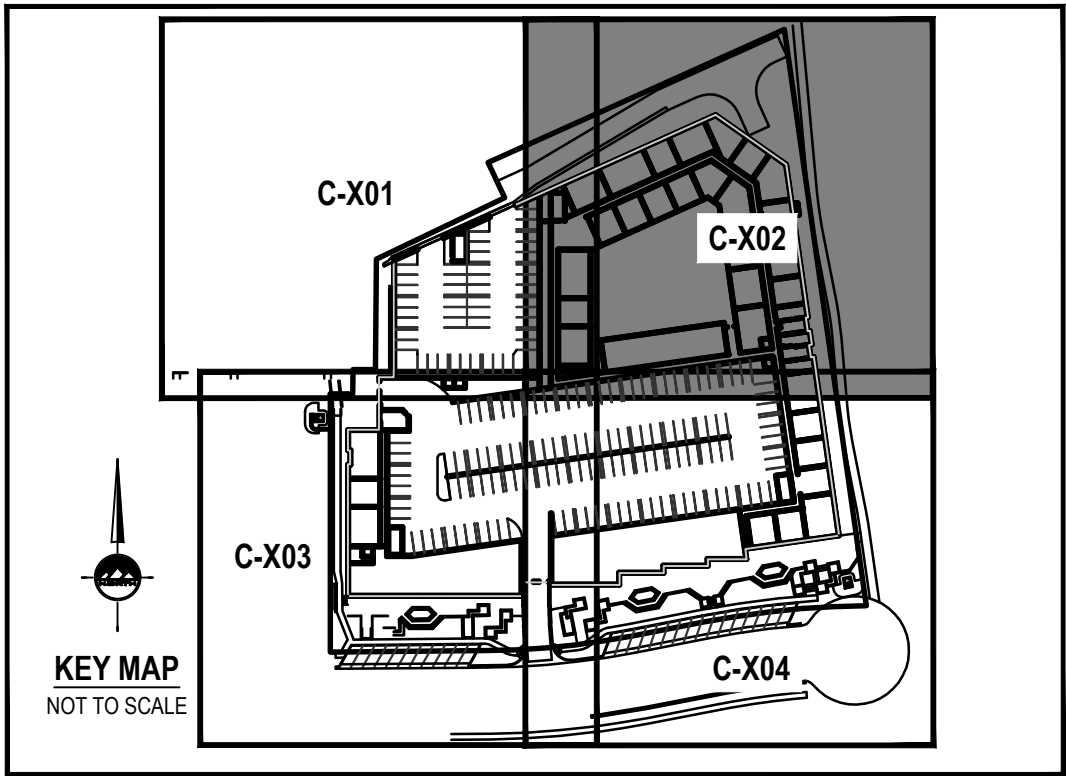
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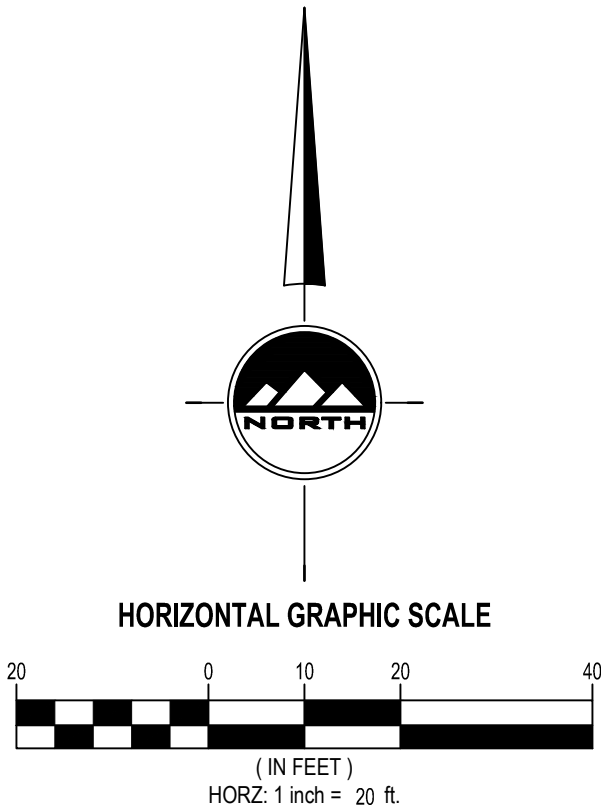
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 - LIGHT POLE; SEE LIGHTING AND PHOTOMETRIC PLANS FOR EXACT LOCATION AND DETAILS.
 - 4" WATERWAY PER APWA STANDARD PLAN NO. 211.
 - 3' WATERWAY PER DETAIL 12/C-600.
 - HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
 - 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
 - "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - ASPHALT TRAIL PER DETAIL 8/C-600 AND VINEYARD CITY STANDARDS AND SPECIFICATIONS. WIDTH PER PLAN.
 - STAMPED CONCRETE CROSSWALK PER DETAIL 13/C600.
 - PLANTER BOXES, SEE LANDSCAPE PLANS FOR MATERIAL INFORMATION AND DETAIL.
 - SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
 - RETAINING WALL. SEE LANDSCAPE PLANS FOR MATERIAL TYPE AND DETAILS.
 - STAIRS. SEE GRADING PLANS FOR ELEVATION INFORMATION.



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

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

Phone: 801.547.1100

TOOELE

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CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

THE YARD APARTMENTS

783 EAST 440 NORTH
VINEYARD, UTAH

SITE PLAN

PROJECT NUMBER
6435T
PRINT DATE
11/17/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-202

811

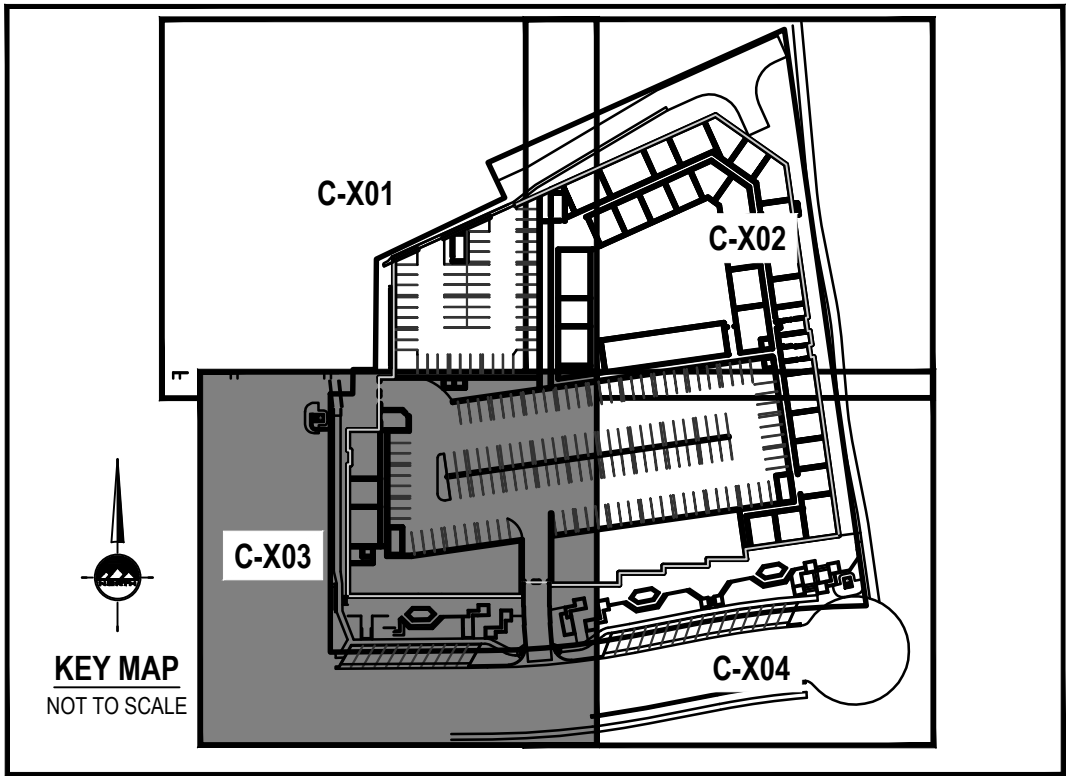
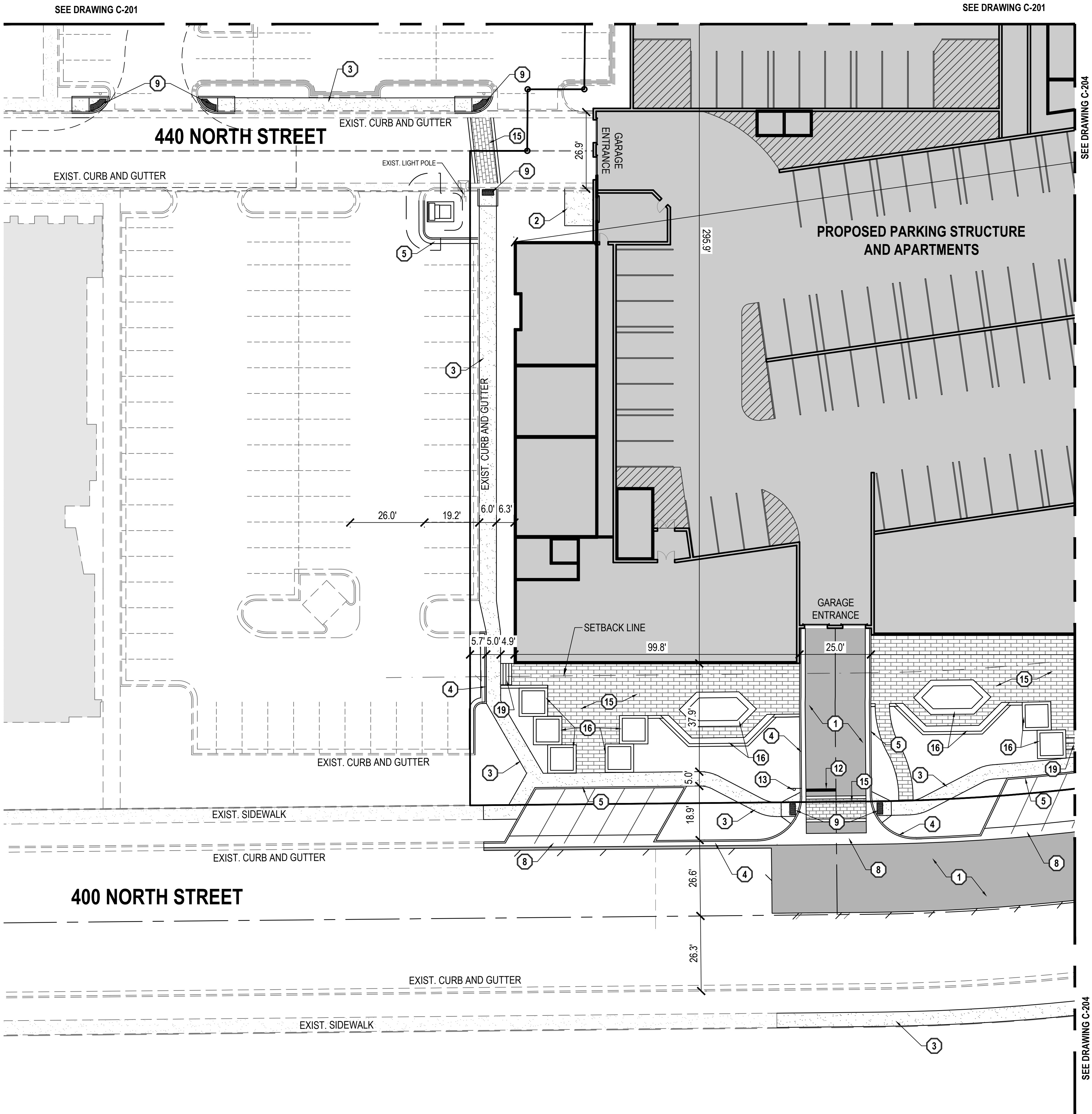
Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 4650.50'



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-600.
- 2

CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-600.
- 3

4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
- 4

24" COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.2.
- 5

24" REVERSE PAN CURB AND GUTTER PER DETAIL 11/C-600.
- 6

TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- 7

LIGHT POLE; SEE LIGHTING AND PHOTOMETRIC PLANS FOR EXACT LOCATION AND DETAILS.
- 8

4" WATERWAY PER APWA STANDARD PLAN NO. 211.
- 9

PEDESTRIAN RAMP: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE WITH #4 EPOXY-COATED REBAR @ 24" O.C.E.W. PER DETAIL 4/C-600. SEE GRADING AND DRAINAGE PLAN FOR ELEVATION INFORMATION.
- 10

3" WATERWAY PER DETAIL 12/C-600.
- 11

HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- 12

12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- 13

"STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
- 14

ASPHALT TRAIL PER DETAIL 8/C-600 AND VINEYARD CITY STANDARDS AND SPECIFICATIONS. WIDTH PER PLAN.
- 15

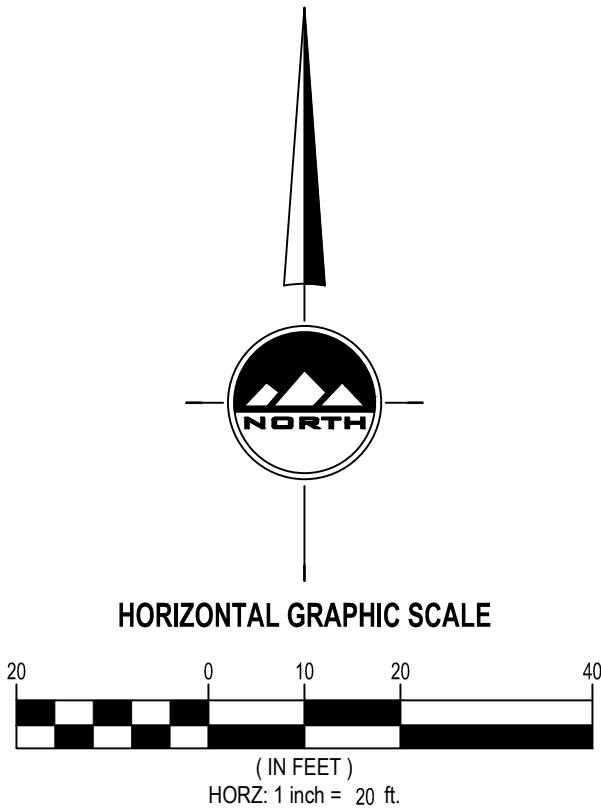
STAMPED CONCRETE CROSSWALK PER DETAIL 13/C600.
- 16

PLANTER BOXES, SEE LANDSCAPE PLANS FOR MATERIAL INFORMATION AND DETAIL.
- 17

SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
- 18

RETAINING WALL. SEE LANDSCAPE PLANS FOR MATERIAL TYPE AND DETAILS.
- 19

STAIRS. SEE GRADING PLANS FOR ELEVATION INFORMATION.



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

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THE YARD APARTMENTS

783 EAST 440 NORTH
VINEYARD, UTAH

SITE PLAN

PROJECT NUMBER
6435T

PRINT DATE
11/17/22

DRAWN BY

CHECKED BY

PROJECT MANAGER

C-203

811

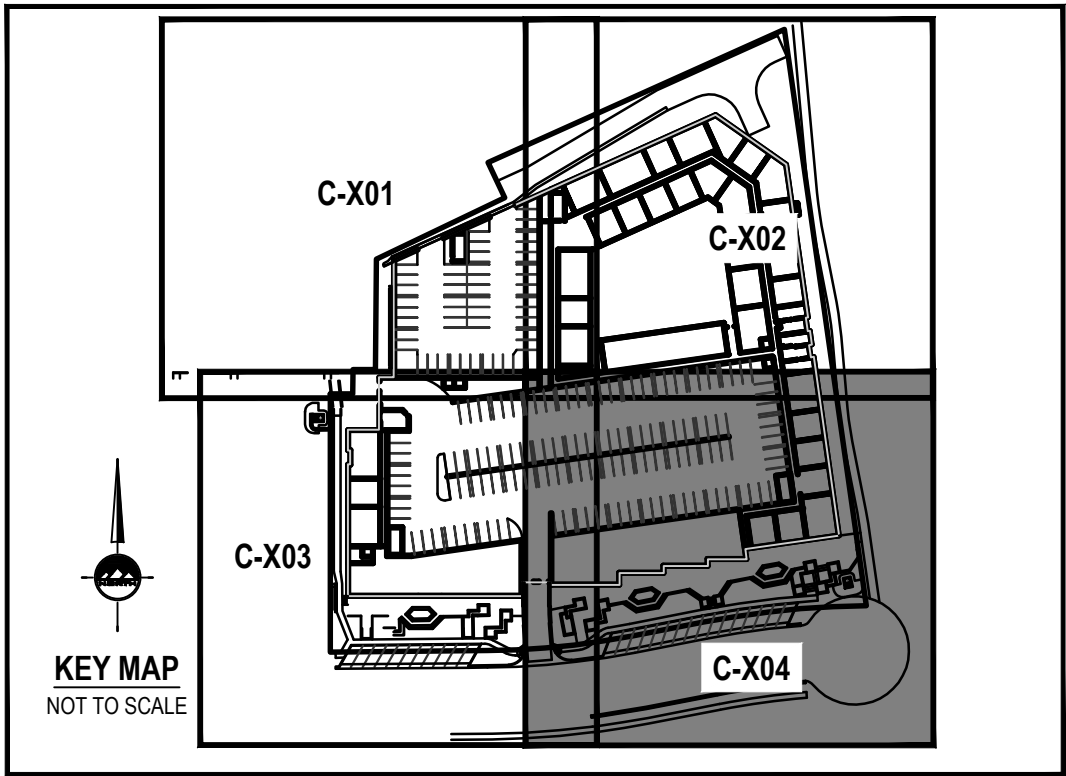
Know what's below.
Call before you dig.

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

BENCHMARK

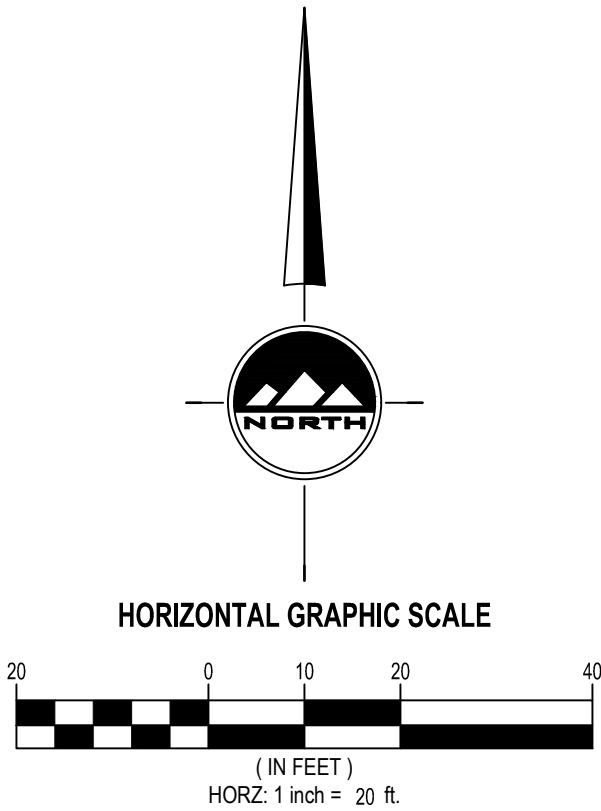
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - 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.
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- SCOPE OF WORK:**
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- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-600.
 - CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-600.
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 - 3" WATERWAY PER DETAIL 12/C-600.
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 - STAIRS. SEE GRADING PLANS FOR ELEVATION INFORMATION.



EN SIGN

THE STANDARD IN ENGINEERING

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PHONE: 801-596-5250

THE YARD APARTMENTS

783 EAST 440 NORTH
VINEYARD, UTAH

SITE PLAN

PROJECT NUMBER
6435T

PRINT DATE
11/17/22

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PROJECT MANAGER

C-204

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OWNERSHIP
ARCHITECT & STRUCTURAL ENGINEER
aeurbia architects and engineers 909 West South Jordan Parkway south jordan , utah 84095 phone: 801.746.0456 - fax: 801.575.6456 webpage: aeurbia.com
GENERAL CONTRACTOR
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
CIVIL ENGINEER
LANDSCAPE ARCHITECT
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THE YARD

VINEYARD, UT



BUILDING AREA BY USE		UNIT COUNT	
COMMERCIAL	13,381 SF	1-BR	5
COMMON	84,294 SF	1-BR LUX	10
		1.1.1	123
		1.1.2 LUX	35
GARAGE	273,437 SF	2-BR LUX	11
HOUSING	296,394 SF	2.2.1	77
		2.2.2	4
		2.2.3	6
TOP GOLF PARKING	17,148 SF	2.2.4	5
TOTAL: 71	684,654 SF	2.2.5	5
		2.2.6	4
		3.2.1	21
		S.I	24
		STUDIO	11
		Grand total: 341	

BUILDING OCCUPANCY
B/M COMMERCIAL SPACE
R-2 HOUSING
S-2 PARKING GARAGE

PARKING REQUIRED

COMMERCIAL			
1 STALL/250 SF	13,381 SF / 250 =	54 STALLS	
HOUSING			
STUDIO 1 STALL/UNIT	35 UNITS =	35 STALLS	
1-BR 1.5 STALLS/UNIT	173 UNITS =	260 STALLS	
2-BR 2 STALLS/UNIT	112 UNITS =	224 STALLS	
3-BR 3 STALLS/UNIT	21 UNITS =	63 STALLS	
TOTAL PARKING REQUIRED		436 STALLS	
		(INCL. 13 ADA STALLS)	
BIKE PARKING REQUIRED		30	

PARKING PROVIDED

PARKING GARAGE	729 STALLS
(INCL. 16 ADA STALLS)	
STREET PARKING	27 STALLS
TOTAL STALLS	756 STALLS
TOP GOLF PARKING	45 STALLS
GRAND TOTAL	801 STALLS
BIKE PARKING PROVIDED	30

PARKING GARAGE	
LEVEL 1	88 STALLS
RAMP 1 - 2	48 STALLS
LEVEL 2	90 STALLS
RAMP 2 - 3	36 STALLS
LEVEL 3	90 STALLS
RAMP 3 - 4	36 STALLS
LEVEL 4	90 STALLS
RAMP 4 - 5	36 STALLS
LEVEL 5	90 STALLS
RAMP 5 - 6	36 STALLS
LEVEL 6	89 STALLS
TOTAL PARKING	729 STALLS

aeurbia
architects and engineers
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south jordan , utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

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CONSTRUCTION**

11/17/2022 11:22:04 AM

**THE YARD
X DEVELOPMENT
VINEYARD, UT**

Revision Schedule	Revision Date
DESCRIPTION	
MARK	

AE2022.044
COVER
DATE: PROJECT ISSUE DATE
SHEET #:
G001
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11/17/2022 11:22:04 AM



LEVEL 01 FLOOR PLAN
3/64" = 1'-0"

UNIT COUNT

1-BR	5
1-BR LUX	10
1.1.1	123
1.1.2 LUX	35
2-BR LUX	11
2.2.1	77
2.2.2	4
2.2.3	6
2.2.4	5
2.2.5	5
2.2.6	4
3.2.1	21
S.1	24
STUDIO	11
Grand total:	341

GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
2. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS. TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA, REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
7. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE 'G' SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
9. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

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architects and engineers
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South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
website: aeurbia.com

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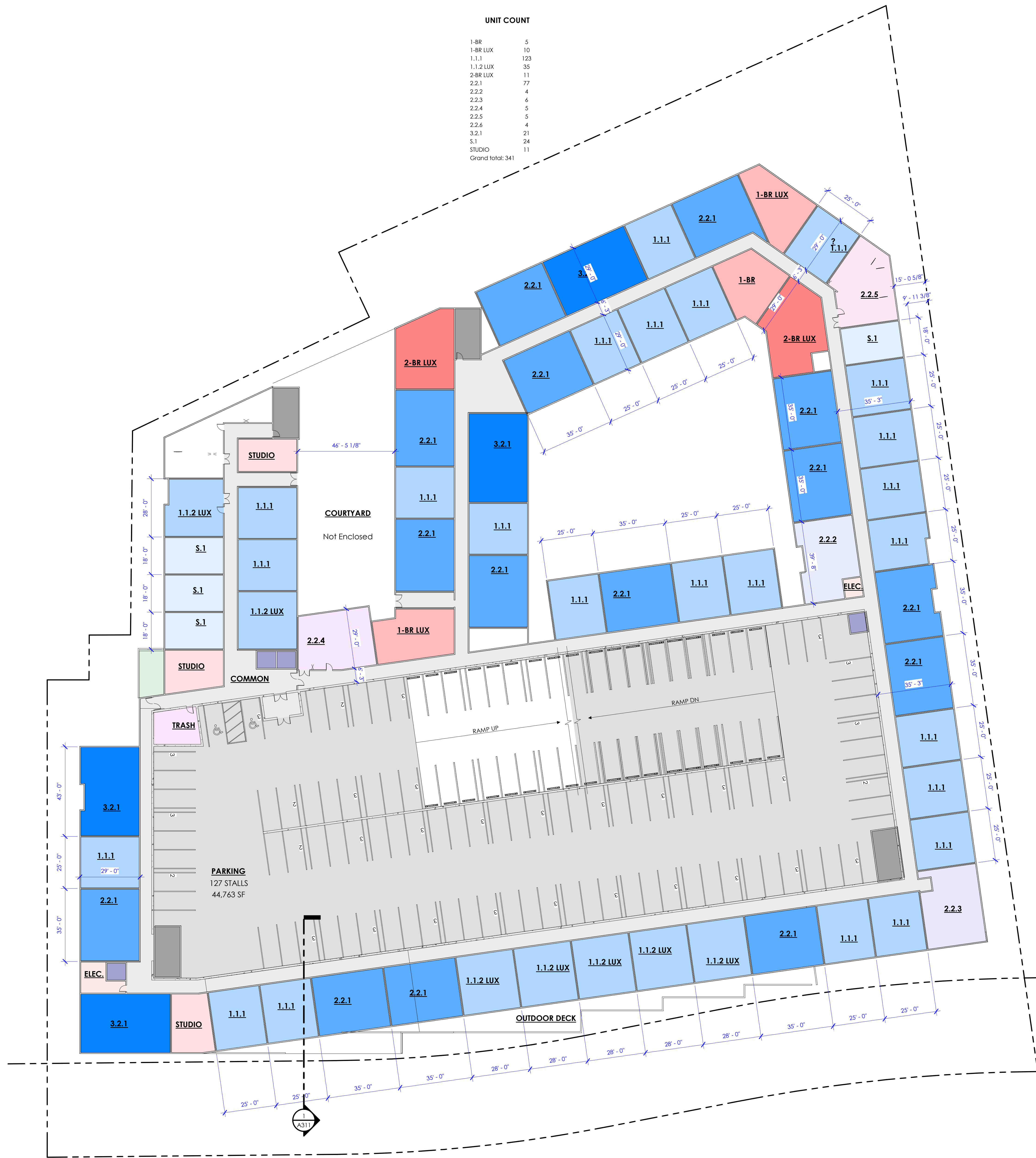
**THE YARD
X DEVELOPMENT
VINEYARD, UT**

Revision Schedule	Revision Date
DESCRIPTION	
MARK	

AE2022.044
**LEVEL 01
FLOOR PLAN**
DATE: PROJECT ISSUE DATE
SHEET #:
A101
CONCEPTUAL DESIGN
NORTH
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UNIT COUNT

1-BR	5
1-BR LUX	10
1.1.1	123
1.1.2 LUX	35
2-BR LUX	11
2.2.1	77
2.2.2	4
2.2.3	6
2.2.4	5
2.2.5	5
2.2.6	4
3.2.1	21
S.1	24
STUDIO	11
Grand total:	341

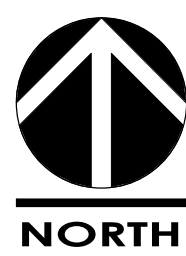


1
A102
TYPICAL UPPER LEVEL FLOOR PLAN
3/64" = 1'-0"

GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
2. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
7. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE 'G' SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODES.
9. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

Revision Schedule	Revision Date
DESCRIPTION	
MARK	





1-BR	5
1-BR LUX	10
1.1.1	123
1.1.2 LUX	35
2-BR LUX	11
2.2.1	77
2.2.2	4
2.2.3	6
2.2.4	5
2.2.5	5
2.2.6	4
3.2.1	21
S.1	24
STUDIO	11
Grand total:	341

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXCEED DIMENSIONS LISTED ON FACE OF STRUCTURE.
2. NO CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR DIMENSIONS. TOLERANCES OR CALCULATIONS BASED ON DIGITAL MEDIA, RISE TO PROVIDED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER SMALLER SCALES.
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM DOWEL ASSEMBLY TO RATED ASSEMBLY. FIRE CASKET TEST REQUIRED.
4. FLASHING CHANGING IN AND OUT "Y" COUNTERSINKING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERNAL WALL TRANSITIONS TO ROOF AND EXTERIOR WALL TRANSITION. FLASHING SHALL BE INSTALLED TO PROTECT FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT W/ A 1/2" DRIP EDGE. EXTENDING THE FLASHING TO THE CURB IS REQUIRED. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS USE IN AN ASSOCIATED SYSTEM.
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
6. EXTERIOR LIGHT FIXTURES, AIR CONDITIONING CONDENSATE PANS, DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FREE MARINAL PROPEL TO INSTALLATION
7. ALL WORK OF THIS PROJECT SHALL COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED STANDARDS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTICE ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
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10. ALL WORKZONES SHOULD REMAIN IN CONTACT WITH CONCRETE SHALL BE PRESERVED OR TREATED OR EQUAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**THE YARD
X DEVELOPMENT
VINEYARD, UT**

Revision Schedule		
MARK	DESCRIPTION	Revision Date

DATE: PROJECT ISSUE
DATE

SHEET #:

A103

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1 LEVEL 4
A104/ 3/64" = 1'-0"

- GENERAL NOTES**
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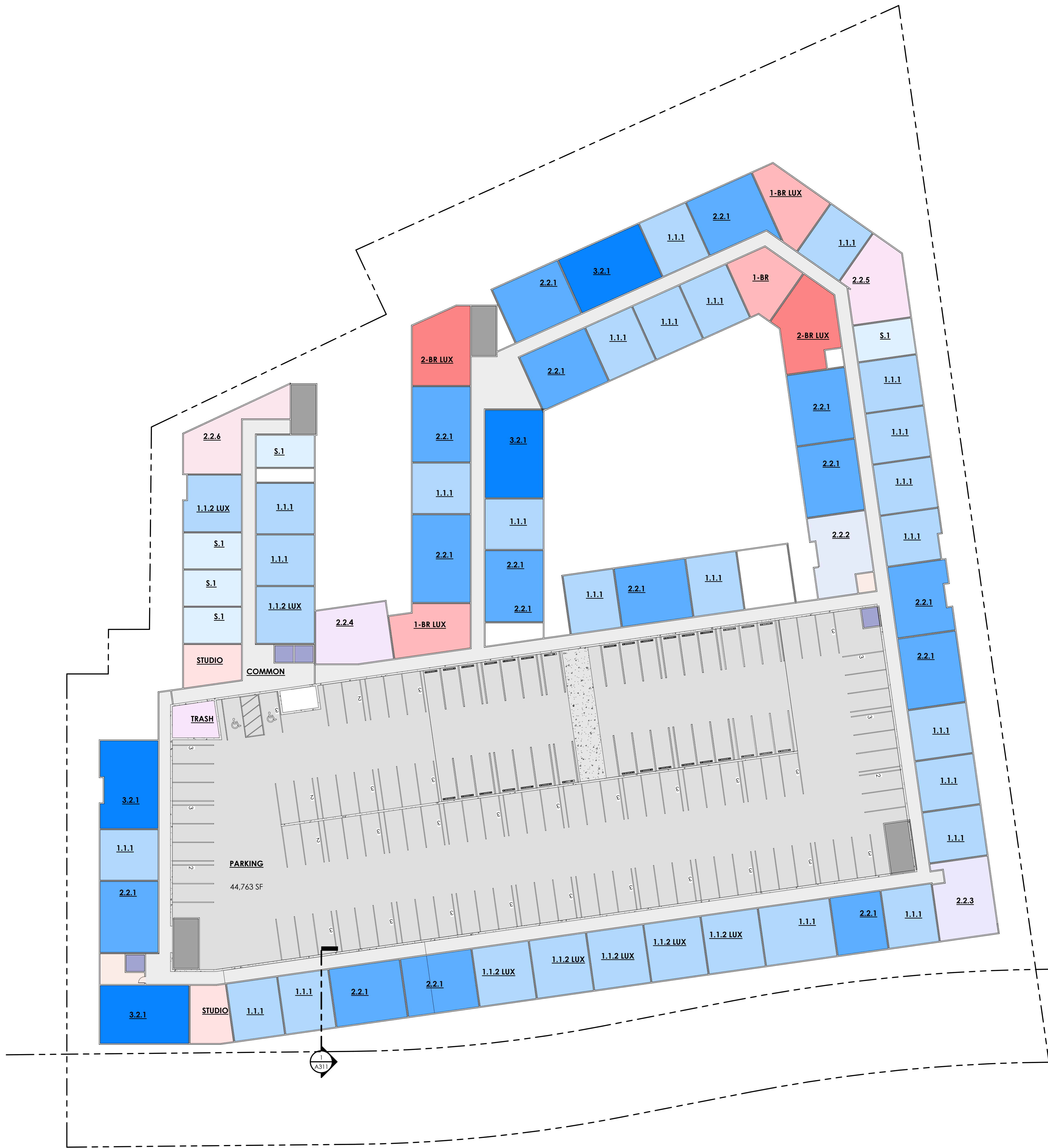
**THE YARD
X DEVELOPMENT
VINEYARD, UT**

Revision Schedule	Revision Date
DESCRIPTION	
MARK	

AE2022.044
**LEVEL 04
FLOOR PLAN**
DATE: PROJECT ISSUE
DATE
SHEET #:
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CONCEPTUAL DESIGN





1 LEVEL 5
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- GENERAL NOTES**
1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
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**THE YARD
X DEVELOPMENT
VINEYARD, UT**

Revision Schedule	Revision Date
DESCRIPTION	
MARK	

AE2022.044

**LEVEL 05
FLOOR PLAN**

DATE: PROJECT ISSUE DATE

SHEET #:

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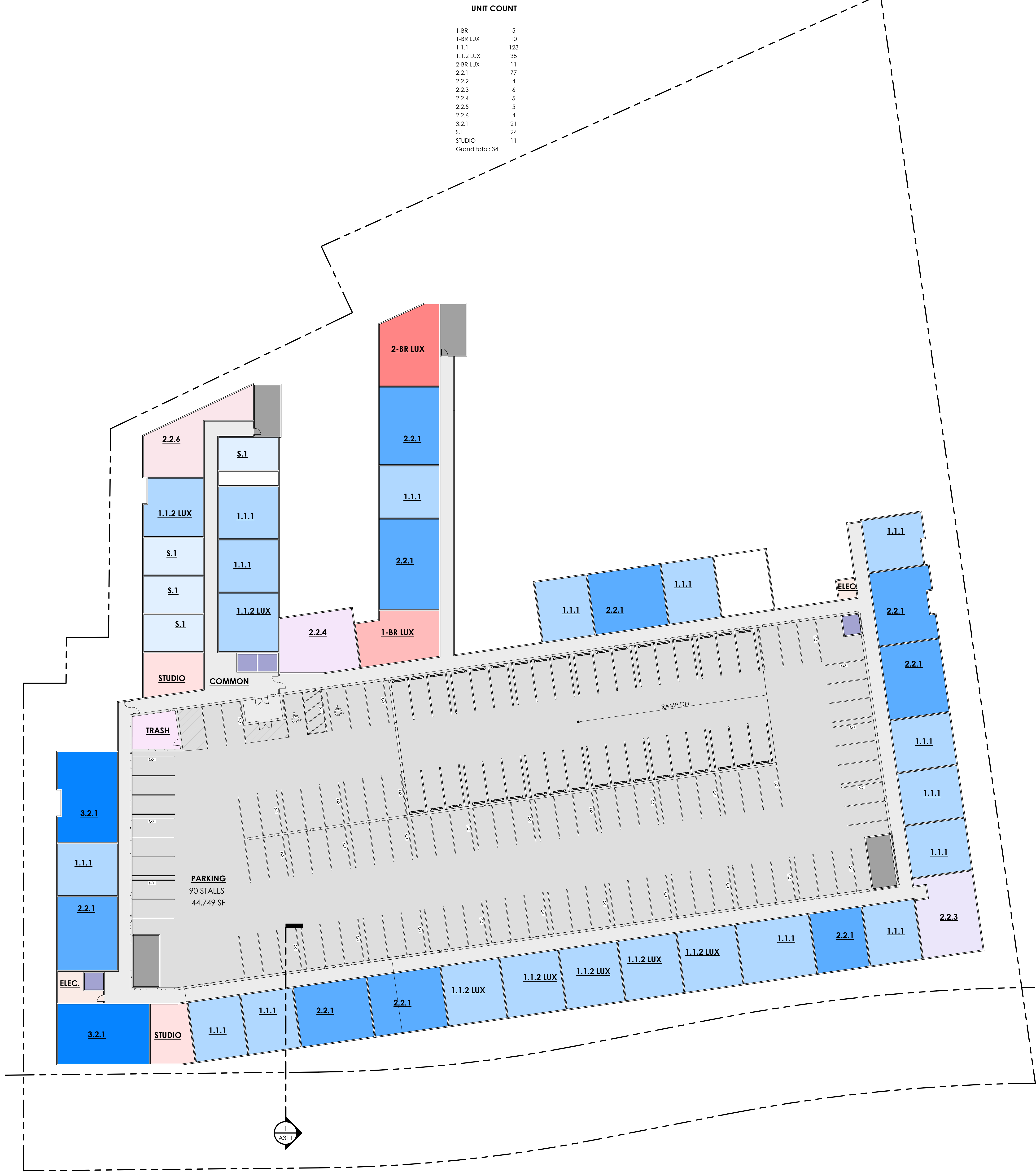
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UNIT COUNT	
1-BR	5
1-BR LUX	10
1.1.1	123
1.1.2 LUX	35
2-BR LUX	11
2.2.1	77
2.2.2	4
2.2.3	6
2.2.4	5
2.2.5	5
2.2.6	4
3.2.1	21
S.1	24
STUDIO	11
Grand total: 341	

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**THE YARD
X DEVELOPMENT
VINEYARD, UT**

Revision Schedule	
MARK	DESCRIPTION
	Revision Date

AE2022.044
**LEVEL 06
FLOOR PLAN**

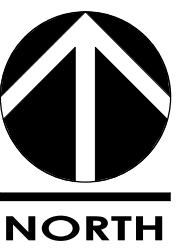
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**THE YARD
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VINEYARD, UT**

Revision Schedule	Revision Date
MARK	DESCRIPTION

**AE2022.044
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NOTE:
SCALE OF ELEVATIONS MAY BE SLIGHTLY INACCURATE DUE TO THE



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909 West South Jordan Parkway
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

11/17/2022 10:57:54 AM

**THE YARD
X DEVELOPMENT**
VINEYARD, UT

MARK	DESCRIPTION	Revision Schedule	Revision Date

AE2022.044
**PERSPECTIVE
RENDERINGS**

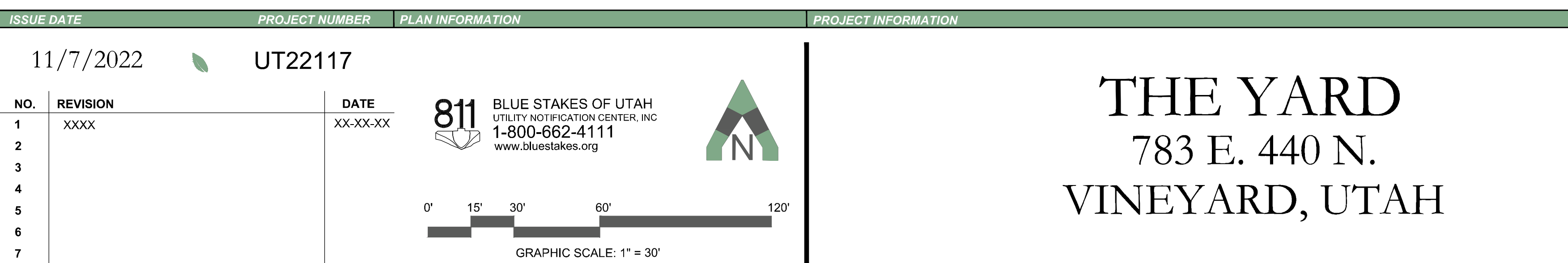
DATE: **PROJECT ISSUE**
DATE

SHEET #:

A203

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CONCEPTUAL DESIGN
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	SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1.01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "NPI PERENNIAL RYEGRASS, 19% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4") DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	6,277 sf
	1.04	DESERT GOLD SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH CHANSHARE DESERT GOLD WATERWISE SOD. SEE CHANSHARE.COM OR APPROVED EQUAL. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4") DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	8,549 sf
	1.08	SOIL PEEP MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SOIL PEEP MULCH TOP DRESSING. RE-FINISH ON A YEARLY BASIS TO A DEPTH OF 3".	1,861 sf
	1.09	1" MINUS COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	6,480 sf
	1.10	1" MINUS WASATCH GREY CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	16,420 sf
	1.15	PEA GRAVEL 3" COMPACTED ROAD BASE FOR PATHWAY. INSTALL DEWITT 50Z WEED BARRIER UNDER ROAD BASE.	1,664 sf
	2.01	Unilock Metro Slab 15x30 RB Large format slab with a clean, modern look. Stack bond pattern. Requires (100%) 15" x 30" units. For pedestrian applications.	13,701 sf
	2.02	Board Formed Concrete	797 sf
	2.03	Landscape Forms LOOP-BR 35 Series Loop Bike Rack. Aluminum casting with powder coat finish.	12
	9.01	Fire Table LAFX-AMEN-IPV-182-013	2
	9.03	Landscape Forms SIJA Reinforced cast stone chair. 20" L x 31" H.	14
	9.04	Landscape Forms CNNECT-12 12" Jouwerl metal roof. 76" depth, 162" width/length, 103" height	1
	9.05	Landscape Forms GO-DH-30 Go Series Outdoor Dining Height Table. Cast and extruded aluminum frame with rolled steel surface panels. 114" L x 30" D x 30" H.	1
	9.06	Landscape Forms CHIPMAN CHAIR-WO Lightweight cast aluminum stacking chair without arms. 22" D x 20" W x 33" H	8
	9.07	Landscape Forms PRES-SO Presidio Litter Receptacle, Side Opening, 30 Gallon30" D x 30" H	6

 	SRB	5	Syringa reticulata 'Bailone' Td3; 18x20; AV 314; sun; z3	Snowdance Tree Lilac	B & B	2"Cal
	ZSV	3	Zeikova serrata 'Village Green' Td4; 50x40; AV 490; sun; z5; Utah Lake water tolerant	Village Green Zeikova	B & B	2"Cal
DECIDUOUS SHRUBS						
	AAR	155	Amelanchier alnifolia 'Regent' Sd2; 5x5; AV 50; sun to part shade; z2; Utah Lake water tolerant	Regent Serviceberry		5 gal
	AMG	103	Aronia melanocarpa 'Ground Hog' Sd3; 14"x30"; AV28; sun to part shade; z3; Utah Lake water tolerant	Ground Hog Spreading Chokeberry		5 gal
	BT/L	128	Berberis thunbergii 'BallErio' TM Sd3; 4x4; AV28; full to part shade; z4	Limoncello Barberry		5 gal
	CA/B	17	Cornus alba 'Ballade' TM moderate; 5x5; sun to part shade; z4	Ivory Halo Dogwood		5 gal
	SBP	18	Syringa s 'SMNIRPU' TM moderate; 4-5 x 4-5; sun; z3; Utah Lake water tolerant	Blooming Dwarf Purple Lilac		5 gal
	VR/A	2	Viburnum s rhytidophylloides 'Alleghany' Sd2; 8-10 x 8-10; AV 78; sun to shade; z5; Utah Lake water tolerant	Alleghany Lantanaphyllum Viburnum		5 gal
EVERGREEN SHRUBS						
	ACP	43	Arctostaphylos coloradensis 'Panchito' Se1; 2x5; AV 28; sun to light shade; z4;	Panchito Manzanita		5 gal
	HPP	144	Hesperaloe parviflora 'Perla' TM P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant	Brake Lights Red Yucca		5 gal
	JCD	17	Juniperus chinensis 'Dauh's Frosted' low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant	Dauh's Frosted Juniper		5 gal
GRASSES						
	FSB	159	Festuca s 'Siskiyoo Blue' Tw2; 1.5x1.5; sun to light shade; z4; Utah Lake water tolerant	Siskiyoo Blue Fescue		1 gal
	HSS	24	Helleborus scaberrimus 'Sapphire' Tw1; 4x2; AV 3; sun to part shade; z4; Utah Lake water tolerant	Blue Oat Grass		1 gal
	MPF	36	Miscanthus purpurascens moderate; 4-5x4-5; sun to light shade; z5; Utah Lake water tolerant	Flame Grass		1 gal
	MRU	89	Muhlenbergia reverchonii 'PUNDOIS' TM Tw1; 3x3; AV 7; sun; z5; Utah Lake water tolerant	Undaunted Ruby Muhly		1 gal
PERENNIALS						
	CV/M	44	Ceropegia verticillata 'Moonbeam' moderate; 1.5 x 1.5; sun; z3; Utah Lake water tolerant	Moonbeam Tickseed		1 gal
	HPK	115	Hypericum s inodorum 'Kolmogorow' 2-3' x 2-3'	Magical Midnight Glow St. John's Wort		2 gal
	NFC	58	Nepeta s faassenii 'Cat's Meow' 24" x 24-28"	Cat's Meow Catmint		1 gal
	Z/GW	107	Zauschneria garrettii 'Wasatch Fire' 4-6" x 15-20"	Wasatch Fire Hummingbird Trumpet		1 gal
ROSES						
	RRC	88	Rosa s 'Noire' TM moderate; 1-2 x 2-3; sun; z5; Utah Lake water tolerant	Flower Carpet Red Groundcover Rose		5 gal

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

11/7/2022

UT22117

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REVISION

DATE

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BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

1-800-662-4111

www.bluestakes.org

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0'

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GRAPHIC SCALE: 1" = 30'

THE YARD

783 E. 440 N.

VINEYARD, UTAH

AE URBIA

909 W. SOUTH JORDAN PARKWAY

SOUTH JORDAN, UT 84095

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PKJ

DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102

LEHI, UTAH 84043 (801) 753-5644

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CREATED LANDSCAPE ARCHITECT

JEREMY AINSWORTH

08/29/2022

UT 8010

STATE OF UTAH

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 11/7/2022