NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
April 3, 2024, at 6:00 PM

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, April 3, 2024, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our live stream page.

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

2. **PUBLIC COMMENTS**
   "Public Comments" is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to two minutes. Because of the need for proper public notice, immediate action cannot be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda; however, the Council may elect to discuss the item if it is an immediate matter of concern. *Public comments can be submitted ahead of time to pams@vineyardutah.org.*

3. **BUSINESS ITEMS**
   3.1. Vineyard Beach Park Improvements Site Plan

4. **STAFF, COMMISSION, AND COMMITTEE REPORTS**

5. **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 Anthony Fletcher, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email anthonyf@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, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON: March 29, 2024.

CERTIFIED (NOTICED) BY: /s/ Anthony Fletcher

Anthony Fletcher

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: April 3, 2024
Agenda Item: Vineyard Beach Park Improvements Site Plan
Department: Community Development Departmnet
Presenter: Anthony Fletcher

Background/Discussion:

Introduction

As the fastest-growing city in Utah and one of the fastest-growing cities in the nation, Vineyard has significantly planned residential and commercial developments between the Frontrunner Station and the waterfront. Vineyard applied to establish a Housing and Transit Reinvestment Zone adjacent to the Frontrunner Station and completed a Waterfront Master Plan in 2022. The Vineyard Waterfront Project is the first step in delivering on the vision to create a world-class waterfront experience right next to the heavily amenitized downtown (i.e., Utah City) The Vineyard beach improvement project, within the scope approved Waterfront Master Plan, will increase access to the lake shore and water, enhance the arrival experience with a newly constructed Lake Road, addition of on-street parking, and beautiful streetscape landscaping intended to draw visitors from throughout the region and beyond.

Project Description

Amenities

The following amenities are planned to be constructed and opened in phases over the next couple of years:

- 15’ Multi-Use Regional Lake Trail
- ADA Accessible sidewalks and pathway with ramps and stairs traversing the 15-20’ elevation change from the Lake Road to the water’s edge
- New backbone infrastructure including sewer, water, storm drain, power, gas, & communications
- Site for a future restaurant with an interim food truck plaza
- Community pavilions
- Restrooms
- Shade Structures
- Art and memorial opportunities
- Play Equipment
- Children's Play area
- Dog Park
- Event lawn
- Enhanced Beach area with site furniture
- Preservation of existing tree stands and habitat

- Restorative landscape and use of native plant materials

New Lake Road Configuration and Parking

The existing Lake Road will be demolished and rebuilt to accommodate the anticipated traffic once the entire area is built out. The road is intended to accommodate multiple modes of traffic including vehicles, pedestrians and cyclists efficiently and safely. There will be on-street parking that will also serve as an extra layer of protection for pedestrians on the adjacent sidewalks.
The newly designed pedestrian-focused Lake Road, as part of the Vineyard beach improvement, will provide 88 on-street parking stalls (Including ADA stalls) The city is in the process of creating a parking master plan and will create recommendations on future programming of on-street parking inventory. More parking will be provided by the adjacent developments on the east side of Lake Road which will include but not be limited to, parking associated with the Boardwalk retail buildings, the new City Hall, and the Promenade Park blocks. Management or Code Enforcement Officers will ensure that all parking regulations set forth to accommodate visitors of Vineyard Beach will be enforced. (See attached Lake Road designs and cross-sections)

Landscaping

The plans for the Vineyard Beach Park Improvements are designed to retain some existing healthy trees currently in the area. During the landscaping planning phase, the project planning team consulted with the Utah Community Forestry Council (UCFC), the State Forester (Utah Department of Forestry, Fire, and State Lands), the Conservation Biologist (Utah Lake Authority), and our Vineyard Contract Arborist among other discussions with Plant experts within our region, to ensure the right plants are being considered or selected for better survival. (See the Landscaping section of the Plan set attached)
As the project progresses toward implementation the staff and team will regroup to finalize the plant pallet for the entire project.

Construction/ Plan Implementation

Due to the magnitude and various factors such as cost management, risk mitigation, resource allocation, time management, and the many levels of permits that will need to be obtained from the Army Corps of Engineers, Forestry, Fire, and State Lands (FFSL) and a host of others has necessitated the need to phase out the construction/ implementation of the plans for the Vineyard Beach Park Improvements. Five phases have been outlined for implementation of the plans. These phases are:

<u>Phase 1A - Site Work (Upland - no wetland work) Tourism Grant Scope</u>

- Obtain a General Permit for upland work from the Utah Division of Forestry, Fire, & State Land (FFSL)
- Storm Water Prevention Best Management Practices
- Traffic control plan on Lake Road if it is to remain open during construction or deploy detour signage if Lake Road is closed
- Mobilize grading equipment
- Construction staking for new proposed earthwork cuts and fills or load design into equipment
- Clear undesirable vegetation / preserve and protect vegetation to remain
- Excavate for new pathway ramps, sculpt slopes, excavate footing for retaining walls
- Bring all areas within 6" of the finished grade
- Preparation of subgrade for proposed pathways and trails
- Import sand into designated beach areas in the upland zone

<u>Phase 1B - Site Work (Lake Road Right of Way Scope) City Capital Improvement</u>

- Demolition of existing trail and Lake Road as needed

- Install Sewer, Water, & Storm Drain (Wet Utilities) Main lines and laterals or stubs to future improvements
- Install Power and Gas main lines (Dry Utilities)

Phase 2 - Site Work (Park Improvements) Tourism Grant If there is Remaining Budget (Upland - no wetland work)
- Park vertical construction of restrooms, pavilions, retaining walls
- Set finish grades
- Install pathways, ramps, and stairs
- Install Park finish work including hardscape, electrical, lighting, utilities, and amenities including play equipment and railings.
- Install irrigation, amend soils as needed, landscape drainage, and trees and shrubs.

Phase 3 - Lake Road Construction (Upland - no wetland work)
- Install curb/gutter, pavement, sidewalks, & trails
- Stripe parking
- Install signage

Phase 4 & 5 - Wetland & Lake Edge Development
- Obtain a General Permit for wetland work from the Utah Division of Forestry, Fire, & State Lands
- Dredge lake
- Wetland modification work
- Grading of lake edge
- Construction of Sand Saver Wall and support infrastructure
- Pier and Jetty construction
- Beach Sand Import
- Install Beach Amenities
- Install all remaining hardscape, electrical, lighting, utilities
- Install irrigation, amend soils, landscape drainage, and trees and shrubs

Economic Analysis

Public investment into improvements along the waterfront are expected to have a transformative effect on the city, driving private investment into adjacent areas. Vineyard's embrace of its waterfront and investment in associated placemaking and amenities will be unique in the region, where the historic lack of recreation in the lake has caused other cities to face away from it. Vineyard leaders understand that people are drawn to water for reasons beyond swimming or boating, and that waterfront access will provide an opportunity for retail, dining, and entertainment. This unique amenity will drive investment in the areas adjacent to it because it will draw in the regional visitors needed to sustain mixed-use development. Vineyard's ambitious vision of a high-quality, dense urban realm relies on the creation of a world-class waterfront destination along Utah Lake.

Because of its proximity to Utah Lake, Vineyard does not currently have what is known as a 360-degree trade area, which retailers typically look for before opening a new location. Therefore, to improve the feasibility of retail and mixed-use neighborhoods, the city has to draw more people in from the north, east, and south. This can be accomplished through the development of a high-quality destination that attracts a wide array of visitors at a variety of times during the day and week. Access to water is an important amenity – generally, people want to be near water. Even without improvements, community feedback at engagement events found that over 11% of those who attended visit the lake every day, while an additional 36% visit a couple of times per week (per the Vineyard Waterfront Master Plan). According to spatial data aggregator PlacerAI,

2021: 22,700 visits
2022: 26,800 visits
2023: 29,400 visits
It has also been recorded that visitors currently spend about 55 minutes at the Vineyard beach, which has no amenities.
Communities nationwide have been investing in their waterfronts as an economic development strategy. Vancouver, Washington has been particularly successful in drawing in a high volume of visitors through waterfront placemaking and development.

Fiscal Impact:

Recommendation:
Staff recommends approval of the Vineyard Beach Park Site Plan, provided the following conditions are met;
CONDITIONS

1. The applicant shall meet all building design and engineering requirements.
2. The applicant shall observe the city's 'Nuisances General' ordinance outlined in the Municipal Code, Section 8.08.101(C)(2)(p).
3. The applicant is subject to all federal, state, and local laws.

Sample Motion:
"I move to approve the Vineyard Beach Park Site Plan as requested by Staff with the proposed conditions."

Attachments:
1. Vineyard Beach Park Site Aerials
2. Vineyard Beach Park - Upland Plan Detail
3. LCG Waterfront Impact & Economic Analysis
4. Vineyard Beach Park - Overview Plan
5. Lake Road Cross-sections
6. L1 - CONSTRUCTION Plans
7. Lake Road Construction Plan
8. Mass Grading Plan

















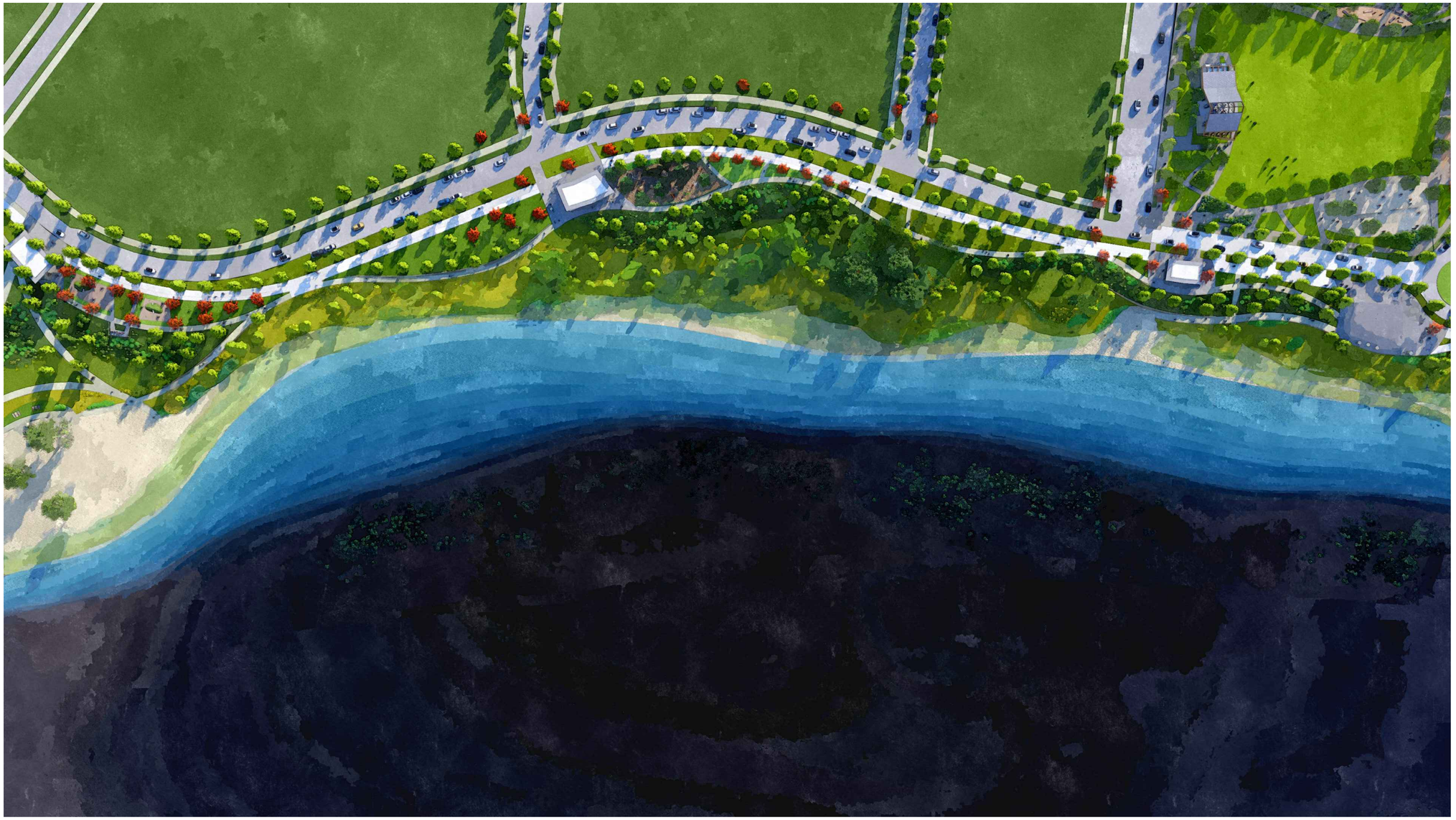



Vineyard Beach


Vineyard Beach


Vineyard Beach


Vineyard Beach



CITY OF VINEYARD LAKEFRONT PARK PHASE 1 (CENTRAL BEACHFRONT)

[CONFIRM ADDRESS]
VINEYARD, UTAH 84059

PERMIT RESUBMITTAL
MARCH 15, 2024

LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



PROJECT NARRATIVE

THE CENTRAL SECTION OF THE VINEYARD WATERFRONT IS AN APPROXIMATELY 13 ACRE OPEN SPACE COMPRISING OF PLAZA SPACES, PARKS, LARGE BEACH FRONTS, AND PIERS LOCATED ON THE EAST SHORE OF UTAH LAKE WITHIN THE CITY OF VINEYARD LIMITS.

FOR THE FIRST PHASE OF DEVELOPMENT THE LAKEFRONT CONSTRUCTION WILL FOCUS ON THE UPSLOPE AREAS OUTSIDE OF THE WETLANDS. THE PROGRAMMING OF THIS WATERFRONT WILL BE COMPRISED OF KEY ELEMENTS INCLUDING AN EXPANSIVE MULTI-USE TRAIL, PLAZA SPACES, FLEXIBLE EVENT LAWN WITH VARIETY OF SEATING AREAS, PLAY AREAS AND BUILDINGS, INCLUDING RESTROOMS. THERE WILL BE SEVERAL ACCESSIBLE CONNECTIONS TO THE LAKE EDGE WATER.

PROJECT OWNER

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UTAH, 84059
PHONE 801-226-1929

PROJECT CONSULTANTS

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE | SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

LAKE ROAD CIVIL ENGINEER *(NOT IN SCOPE)*
NORTHERN ENGINEERING, INC.
1040 EAST 800 NORTH
OREM, UTAH 84097

LAKESHORE DELINEATION REPORT *(NOT IN SCOPE)*
PROJECT ENGINEERING CONSULTANTS, LTD.
986 WEST 9000 SOUTH
WEST JORDAN, UTAH 84088

VINEYARD STAY CONNECTED
FLAGSHIP HOMES
OJB

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS, STRUCTURES AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES, AND TO PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO VERIFY EXISTING CONDITIONS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

3. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY OJB LANDSCAPE ARCHITECTURE SHALL BE WITHOUT LIABILITY TO OJB LANDSCAPE ARCHITECTURE.

4. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN AND ADJACENT TO THE AREA OF WORK PERFORMED BY THE CONTRACTOR SHALL BE CONFIRMED BY FIELD MEASUREMENT AND VERIFICATION OF FIELD CONDITIONS PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING STRUCTURES AND UTILITIES. REFER TO CIVIL DRAWING FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS.

7. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.

8. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE. THE DRAWINGS FORM PART OF THE DOCUMENTS TO THE EXTEND STATED. WHERE DIFFERENCES EXIST BETWEEN CODES, STANDARDS, AUTHORITIES HAVING JURISDICTION, AND THE DOCUMENTS, THE ONE AFFORDING THE GREATEST PROTECTION AND/ OR STRINGENT CONDITION SHALL APPLY.

9. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN CONFLICTS AND/OR UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.

11. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE A MINIMUM OF 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

12. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.

13. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE FROM HARD SURFACES FOR THIS PROJECT.

14. ALL MATERIALS SHALL BE OF SPECIFIED, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALLY PROCESSED OR PACKAGED MATERIAL SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED PACKAGING BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.

15. THE CONTRACTOR AGREES, TO THE EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE AUTHORITIES HAVING JURISDICTION AND DESIGN TEAM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIALS SUPPLIERS, OR AGENTS.

16. THE CONTRACT DRAWINGS DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN THE INTEGRITY OF STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING.

17. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THE PROJECT SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND MUNICIPAL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND REQUIREMENTS.

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.

3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
4.
5. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.

6. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.

7. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.

8. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.

9. CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.

10. CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.

11. CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.

12. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).

13. SIMILAR [SIM] MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.

14. DIMENSIONS NOTED CLEAR [CLR] MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY [FV] OR VERIFY IN FIELD [VIF] PRIOR TO CONSTRUCTION.

15. TYPICAL [TYP] MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

16. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

17. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.

18. ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

LANDSCAPE GRADING & DRAINAGE NOTES

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY **NORTHERN ENGINEERING INC**. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.

2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.

3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.

5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.

6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.

7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.

9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.

10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.

11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.

12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.

13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.

14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.

15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.

16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

LANDSCAPE DEMOLITION NOTES

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY **NORTHERN ENGINEERING INC**. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.

2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.

3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, GRUBBING, SPOILS REMOVAL, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

4. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.

3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE DEMOLISHED AND OR REMOVED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE DEMOLISH, REMOVED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.

4. CONTRACTOR RESPONSIBLE FOR COORDINATING, RELOCATING AND OR REMOVING ANY ITEMS NOT NOTED ON DRAWINGS TO ACHIEVE DESIGN INTENT.

5. CONTRACTOR TO VERIFY ITEMS TO BE REMOVED WITH OWNER'S REPRESENTATIVE. VERIFY ANY ITEMS TO BE SALVAGED AND PROVIDED TO THE OWNER'S REPRESENTATIVE.

6. CONTRACTOR TO REMOVE ALL MATERIAL TO BE DEMOLISHED OFF SITE.

7. CONTRACTOR RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT NOTED TO BE DEMOLISHED.

8. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING VEGETATION INCLUDING TREES NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR BRINGING DAMAGE TO ANY TREES TO THE ATTENTION OF OWNER IMMEDIATELY.

9. CONFIRM ALL TREES TO BE REMOVED WITH LANDSCAPE ARCHITECT, ARCHITECT, AND OWNERS REPRESENTATIVE PRIOR TO REMOVAL. DO NOT REMOVE TREES WITHOUT APPROVAL. VERIFY EXTENT OF DEMOLITION WITH CIVIL ENGINEER. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROTECTED TREES AND EXTENT OF DEMOLITION.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights with regards to their use, and no drawings contained herein or any details, including prints and reproductions, shall be used by any party other than those for whom it was prepared or to a third party without the obtained written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

GENERAL NOTES

Sheet Number

G0.01

SHEET #	SHEET NAME	SCHEMATIC DESIGN ISSUED SET							

GENERAL

-	COVER	X							
G0.01	SHEET INDEX	X							
G0.02	GENERAL NOTES	X							
G0.03	ORIENTATION PLAN, GENERAL NOTES	X							

TREE DEMOLITION AND PROTECTION PLANS & DETAILS

L0.01	TREE DEMOLITION AND PROTECTION PLAN - UPLAND	X							
L0.02	TREE DEMOLITION AND PROTECTION PLAN - UPLAND	X							
L0.03	TREE DEMOLITION AND PROTECTION PLAN - UPLAND	X							
L0.04	TREE DEMOLITION AND PROTECTION PLAN - UPLAND	X							
L0.05	TREE DEMOLITION AND PROTECTION DETAILS	X							

CONSTRUCTION PLANS

L1.00	CONSTRUCTION SCHEDULE - UPLAND	X							
L1.01	CONSTRUCTION PLAN - UPLAND	X							
L1.02	CONSTRUCTION PLAN - UPLAND	X							
L1.03	CONSTRUCTION PLAN - UPLAND	X							
L1.04	CONSTRUCTION PLAN - UPLAND	X							

SITE SECTIONS

L2.01	SITE SECTIONS	X							
L2.02	SITE SECTIONS	X							

CONSTRUCTION DETAILS

L3.01	CONSTRUCTION DETAILS	X							
L3.02	CONSTRUCTION DETAILS	X							
L3.03	CONSTRUCTION DETAILS	X							
L3.04	CONSTRUCTION DETAILS	X							
L3.05	CONSTRUCTION DETAILS	X							
L3.06	CONSTRUCTION DETAILS	X							
L3.07	CONSTRUCTION DETAILS	X							

GRADING AND SOILS PLANS & DETAILS

L4.01	GRADING PLAN - UPLAND	X							
L4.11	SOILS PLAN - UPLAND	X							
L4.02	GRADING PLAN - UPLAND	X							
L4.12	SOILS PLAN - UPLAND	X							
L4.03	GRADING PLAN - UPLAND	X							
L4.13	SOILS PLAN - UPLAND	X							
L4.04	GRADING PLAN - UPLAND	X							
L4.14	SOILS PLAN - UPLAND	X							
L4.20	SOILS DETAILS	X							
L4.21	SOILS DETAILS	X							
L4.22	SOILS DETAILS	X							

PLANTING DETAILS

L7.01	PLANTING DETAILS	X							

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB

OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett

Registration No.: 1482

Date: MARCH 15, 2024

The Office of James Burnett

Key Map

Issue Date: 03/15/2024

Job Code: VI-WFT

Permit Number: XXXXX

Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights, including rights of reproduction and publication, even though claim to copyright may be registered and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

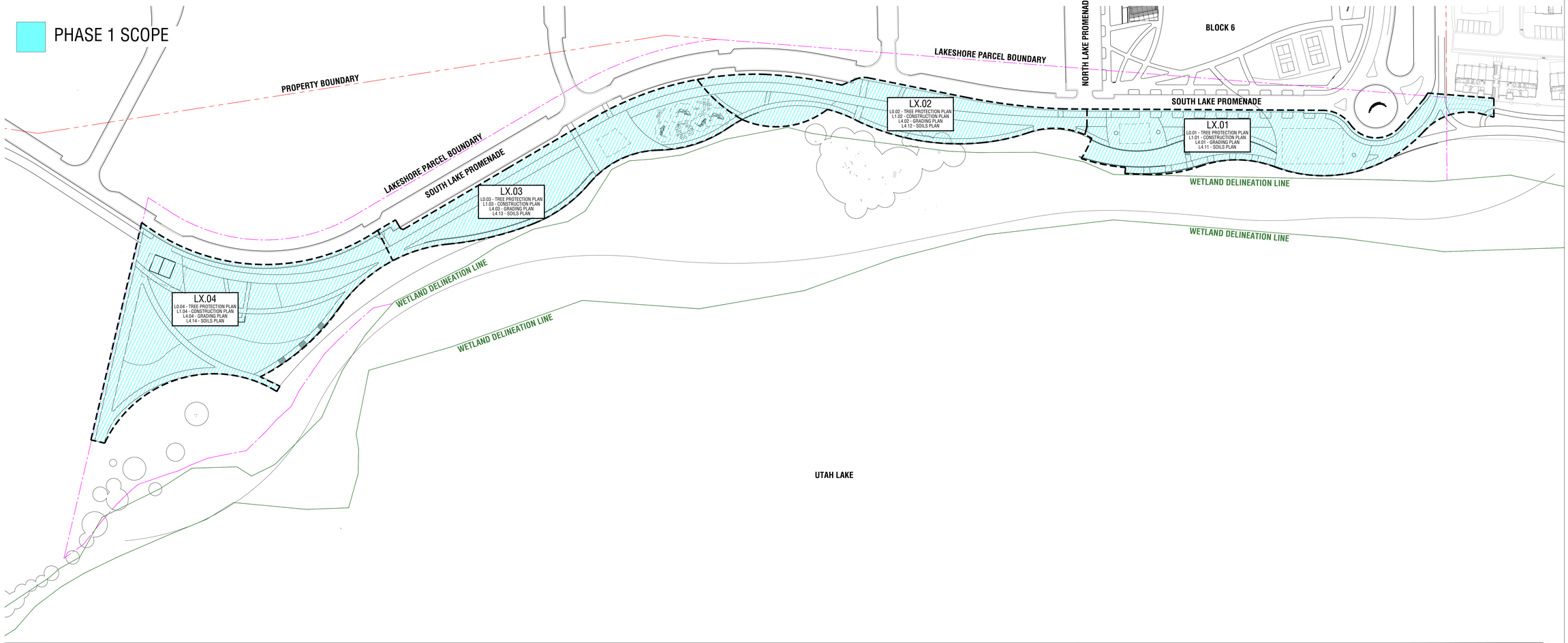
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

SHEET INDEX

Sheet Number

G0.02



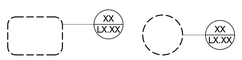
ORIENTATION-PLAN 01

GENERAL ABBREVIATIONS

@	AT	EQ	EQUAL	=	MOMENT CONNECTION		
A.BOLT	ANCHOR BOLT	ES	EACH SIDE			T	TOP
AC	ACRE	ESMT	EASMENT	N	NORTHING	TA	TURF AREA
ADA	AMERICANS WITH DISABILITIES ACT	EW	EACH WAY	NF	NEAR FACE	TBD	TO BE DETERMINED
ADJ	ADJUSTABLE, ADJACENT	EX. EXIST	EXISTING	NIC	NOT IN CONTRACT	TC	TOP OF CURB
ALT	ALTERNATE	EXP JT	EXPANSION JOINT	MANF.	NUMBER	TEMP	TEMPORARY
ARCH	ARCHITECTURAL, ARCHITECT	EXT	EXTERIOR	NTS	NOT TO SCALE	TD	TYPICAL DETAIL
ANCH	ANCHOR	E-W	EAST WEST	N-S	NORTH SOUTH	TJ	TYPICAL JOINT
						TLL	TOP LOWER LAYER
B&B	BALLED & BURLAPPED	FF	FAR FACE	OF	OUTSIDE FACE	TOC	TOP OF CURB
BC	BOTTOM OF CURB	FFE	FINISH FLOOR ELEVATION	O.C.	ON CENTER	TS	TOP OF STAIRS
BLDG	BUILDING	FG	FINISH GRADE	OD	OUTSIDE DIAMETER	TUL	TOP UPPER LAYER
BLK	BLOCK	FIN	FINISHED	OPEN	OPENING	TYP.	TYPICAL
BLVD	BOULEVARD	FL	FLOOR	OPP	OPPOSITE	TW	TOP OF WALL
BM	BEAM	FS	FINISH SURFACE	OWSJ	OPEN WEB STEEL JOIST		
BMRK	BENCHMARK	FT	FOOT/FEET	O/H	OVERHEAD	UL	UPPER LEVEL
B. BOT	BOTTOM	FTG	FOOTING			U/N	UNLESS OTHERWISE NOTED
B.O.C.	BOTTOM OF CURB	FV	FIELD VERIFY	PA	PLANTING AREA	U/S	UNDERSIDE
BRDG	BRIDGING			PC	PRECAST	UV	UTILITY VALE
BS	BOTTOM OF STAIR	GA	GAUGE	PLC	PLACE		
BSMT	BASEMENT	GAL	GALLON	PL	PLATE	VERT	VERTICAL
		GALV	GALVANIZED	PLF	POUNDS PER FOOT	VB	VERTICAL BRACING
CA. CB	COLUMN ABOVE, COLUMN BELOW	GB	GRADE BREAK, GRADE BEAM	PROJ	PROJECTION	VIF	VERIFY IN FIELD
C/C, O/C	CENTER TO CENTER	GEN	GENERAL	PSI	POUNDS PER SQUARE INCH	VSC	VERTICALLY SLOTTED CONNECTION
C/W	CONNECT WITH	GEOTECH	GEOTECHNICAL ENGINEER	PSF	POUNDS PER SQUARE FOOT		
CAL.	CALIPER	GR	GRATE	PT	PRESSURE TREATED	W/	WITH
CANT	CANTILEVER	GV	GAS VALVE	POT	POINT OF BEGINNING	WV	WATER VALVE
CB	CATCH BASIN			PV	PHOTOVOLTAIC	WWF	WELDED WIRE FABRIC, WELDED WIDE FLANGE
C.I.P.	CAST IN PLACE	H, HORZ	HORIZONTAL	PVC	POLYVINYL CHLORIDE		SECTION
CJ	CONTROL JOINT	HF	FACTORED HORIZONTAL FORCE, KIPS				
C.JT	CONSTRUCTION JOINT	HH	HOOKED EACH END	QTY	QUANTITY		
CL	CENTER LINE	HP	HIGH POINT				
CLR	CLEAR	HSC	HORIZONTALLY STRUCTURAL SECTION	R	RADIUS		
C.L.F.	CHAIN LINK FENCE	HSS	HOLLOW STRUCTURAL SECTION	RECPT.D.	RECEPTACLE		
CLL	CONTRACT LIMIT LINE	HT.	HEIGHT	RE:	REFERENCE, REFER TO		
COL	COLUMN			RE: ARCH	REFER TO ARCHITECTURAL DRAWINGS		
CONC.	CONCRETE	ID	INSIDE DIAMETER	RE: CIVIL	REFER TO CIVIL DRAWINGS		
CONSTR	CONSTRUCTION	IF	INSIDE FACE	RE: ELECT	REFER TO ELECTRICAL DRAWINGS		
CONT.	CONTINUOUS	INT	INTERIOR	RE: MEP	REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS		
CONN	CONNECTION	INV	INVERT				
C/W	CONNECT WITH			RE: STRUCT	REFER TO STRUCTURAL DRAWINGS		
		JT	JOINT	RE: PLUMB	REFER TO PLUMBING DRAWINGS		
DC	DEPRESSED CURB			RE: GEOTECH	REFER TO GEOTECHNICAL DRAWINGS		
DET	DETAIL	LB(S)	POUND(S)	REINF	REINFORCE, REINFORCEMENT		
DTL.	DETAIL	LFG	LANDFILL GAS	REQ'D	REQUIRED		
DG	DECOMPOSED GRANITE	LG	LONG	REV	REVISION, REVISED		
DIA,Ø	DIAMETER	L.G.	LEGAL GRADE	R/W	REINFORCE WITH		
DIAG	DIAGONAL	LL	LIVE LOAD, LOWER LAYER				
DIM	DIMENSION	LLH	LONG LEG HORIZONTAL	SPEC	SPECIFICATIONS		
DIP	DUCTILE IRON PIPE	LLV	LONG LEG VERTICAL	SPECS	SPECIFICATIONS		
DL	DEAD LOAD	LP	LOW POINT	SDF	STEP DOWN FOOTING		
DWG(S)	DRAWING(S)	LVL	LEVEL	SECT	SECTION		
DWL(S)	DOWEL			SFC	STEEL FACED CURB		
		MAX	MAXIMUM	SIM	SIMILAR		
E	EASTING	MANUF	MANUFACTURER	SL	SLAB		
EA	EACH	MECH	MECHANICAL	SOG	SLAB ON GRADE		
EE	EACH END	MEP	MECHANICAL, ELECTRICAL & PLUMBING	SQ	SQUARE		
EF	EACH FACE	MH	MANHOLE	STA	STATION		
EJ	EXPANSION JOINT	MIN	MINIMUM	ST	STREET		
ELEV.	ELEVATION	MISC	MISCELLANEOUS	STD	STANDARD		
ELECT	ELECTRICAL	ML	MIDDLE LAYER	STRUCT	STRUCTURAL		
E.O.C	END OF CURVE	MOM	MOMENT	SYM	SYMBOL		
		MSE	MECHANICALLY STABILIZED EARTH	SS	STAINLESS STEEL		

GENERAL DRAWING SYMBOLS

AREA OF DETAIL ENLARGEMENT



ANNOTATION STYLE

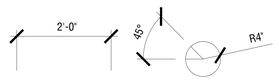


CENTERLINE

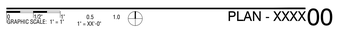
CONSTRUCTION CALLOUT



DIMENSION STYLE



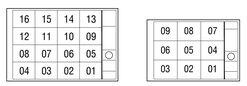
DRAWING TITLE



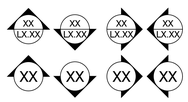
DETAIL TAGS



DETAIL SHEET NUMBERING



ELEVATION TAGS



MATCHLINE



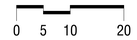
NORTH ARROW



PLANTING CALLOUT



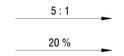
SCALE BAR



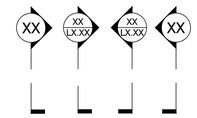
SPOT ELEVATION



SLOPE



SECTION TAGS



PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, solutions and common law rights with regard to these drawings and the designs contained therein, in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

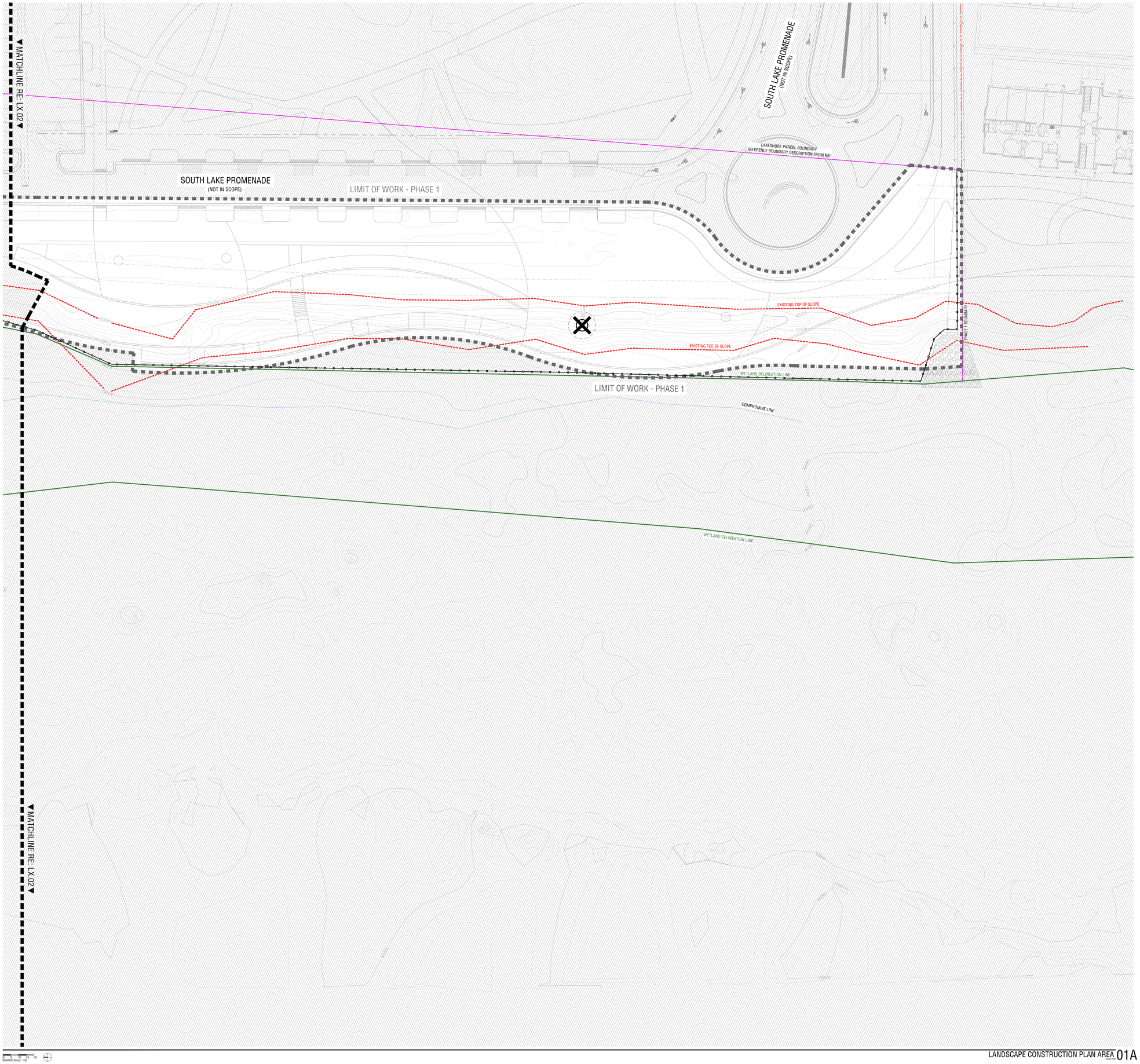
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

ORIENTATION PLANS

Sheet Number

G0.03



LANDSCAPE CONSTRUCTION PLAN AREA 01A

TREE PROTECTION NOTES

1. CONFIRM ALL TREES TO BE REMOVED WITH LANDSCAPE ARCHITECT, ARCHITECT, AND OWNER'S REPRESENTATIVE PRIOR TO REMOVAL. DO NOT REMOVE TREES WITHOUT APPROVAL. VERIFY EXTENT OF DEMOLITION WITH CIVIL ENGINEER. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROTECTED TREES AND EXTENT OF DEMOLITION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, RELOCATING, OR REMOVING ANY ITEMS NOT NOTED ON ALL DRAWINGS (HARDSCAPE, GRADING, PLANTING, ETC.) TO ACHIEVE DESIGN INTENT OF DRAWINGS.
3. CONTRACTOR SHALL HAUL ALL MATERIAL TO BE DEMOLISHED OFF SITE.
4. REFER TO HARDSCAPE/ GRADING/ PLANTING PLANS FOR SPECIFIC DIMENSIONS FOR PROPOSED WORK AND DEMO COORDINATION.
5. ALL TREES AND BRUSH OUTSIDE OF BUILDING, CANOPY AND PATHWAY FOOTPRINTS ARE TO BE PRESERVED. UNLESS OTHERWISE NOTED, THE FOLLOWING DIMENSIONS SHOULD BE OBSERVED FOR DETERMINING TREE PRESERVATION LIMITS: **10' OFF OF WALKWAYS.**
6. REFERENCE TREE PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. ANY AND ALL TREES OUTSIDE OF THE LIMIT OF WORK ARE TO BE PROTECTED IN PLACE. IN LOCATIONS WHERE LIMIT OF WORK COINCIDES WITH FORESTED OR WETLAND AREAS, TREE PROTECTION FENCING SHOULD BE INSTALLED.
8. SELECT TREES WITH DRIPLINES ADJACENT TO STRUCTURES OR OTHER IMPROVEMENTS WILL BE EVALUATED BY AN ARBORIST FOR PRUNING, ROOT PRUNING, AERATION AND FERTILIZATION OR ANY ADDITIONAL CARE NEEDED TO FACILITATE SURVIVAL.

PROTECT TREES -
TREES TO BE FENCED INDIVIDUALLY OR WITHIN GROUPS.
BASIS OF DESIGN - 6'-0" TALL CHAIN LINK

REMOVE TREES

ROOT PRUNING. 6' WITHIN EDGE OF FUTURE HARDSCAPE LINE. ENSURE THE PRUNING ZONE HAS SUFFICIENT MOISTURE THROUGHOUT CONSTRUCTION.

SOIL AIRIFICATION AND DECOMPACTION.
CONTRACTOR TO HOLD ALLOWANCE TO PERFORM SOIL AND AIRIFACTION AND DECOMPACTION IN HARDSCAPE AND PLANTING AREAS.

NOTE:
CONTRACTOR TO HOLD ALLOWANCE FOR EACH PROTECTED TREE TO GET DEEP ROOT FERTILIZATIONS, PEST AND FUNGICIDE TREATMENTS AND DEAD WOOD REMOVAL.

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BID/ WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING, RELOCATING, OR REMOVING ANY ITEMS NOT NOTED ON DRAWINGS TO ACHIEVE DESIGN INTENT OF DRAWINGS.
3. CONTRACTOR SHALL REMOVE ALL MATERIAL TO BE DEMOLISHED OFF SITE.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AS NOTED.
6. REFER TO HARDSCAPE PLANS FOR SPECIFIC DIMENSIONS FOR PROPOSED WORK AND DEMO COORDINATION.

ADDITIONAL NOTES

1. TREE FENCING LOCATION WILL SHIFT WITH PHASING OF CONSTRUCTION. IN LOCATIONS WHERE WORK HAPPENS WITHIN THE TREE PROTECTION FENCING, FENCING TO BE TEMPORARILY REMOVED WHILE WORK IS PERFORMED. ANY TRENCHING OR GRADING IS TO BE DONE WITH HAND TOOLS IN TREE PROTECTION ZONE.
2. TREE PROTECTION FENCING NEED ONLY BE INSTALLED ON EDGES OF FORESTED AREAS THAT FACE ACTIVE CONSTRUCTION.
3. CONSOLIDATE TREE FENCING AREAS AS NEEDED TO MINIMIZE QUANTITY OF FENCING.
4. TREE PRESERVATION PLANS REFLECT CURRENT DESIGN DEVELOPMENT AND SURVEY INFORMATION. PRIOR TO ANY AND ALL TREE DEMO, CLEARING AND GRUBBING OR DEMOLITION OF ANY VEGETATION, CONTRACTOR TO HOLD MEETING WITH CITY'S REP, LANDSCAPE ARCHITECT, CIVIL ENGINEER AND PROJECT ARBORIST TO ESTABLISH EXPECTATIONS AND REVIEW THE MOST UP TO DATE TREE PRESERVATION PLANS.
5. ALL AREAS ADJOINING AND AROUND AREAS TO BE CLEARED ARE TO BE PROTECTED AND PRESERVED TO MAINTAIN THE EXISTING LANDSCAPE CONDITION PRIOR TO ANY DEFORESTATION, MARK LIMITS ON SITE FOR OWNER AND DESIGN TEAM TO APPROVE.
6. REFERENCE SPECIFICATION FOR ADDITIONAL PRUNING REQUIREMENTS.

EXISTING TREES - ROOT PRUNING

1. PRE-CONSTRUCTION MEETING SHALL OCCUR TO COORDINATE EFFORTS OF ROOT PRUNING. VERIFY ROOT PRUNING STRATEGIES WITH ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO STAKING LAYOUT OF ALL UTILITIES, ROADWAYS, BUILDINGS, PATHWAYS, AND LAKES.
2. CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR STOCK PILE LOCATIONS OF PRUNED PLANT MATERIAL DEBRIS.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AS NOTED.
4. CONTACT ARBORIST AND LANDSCAPE ARCHITECT IN REGARDS TO ANY IN-FIELD CONFLICTS PRIOR TO DAMAGING ANY AND ALL EXISTING TREES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

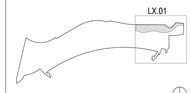
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

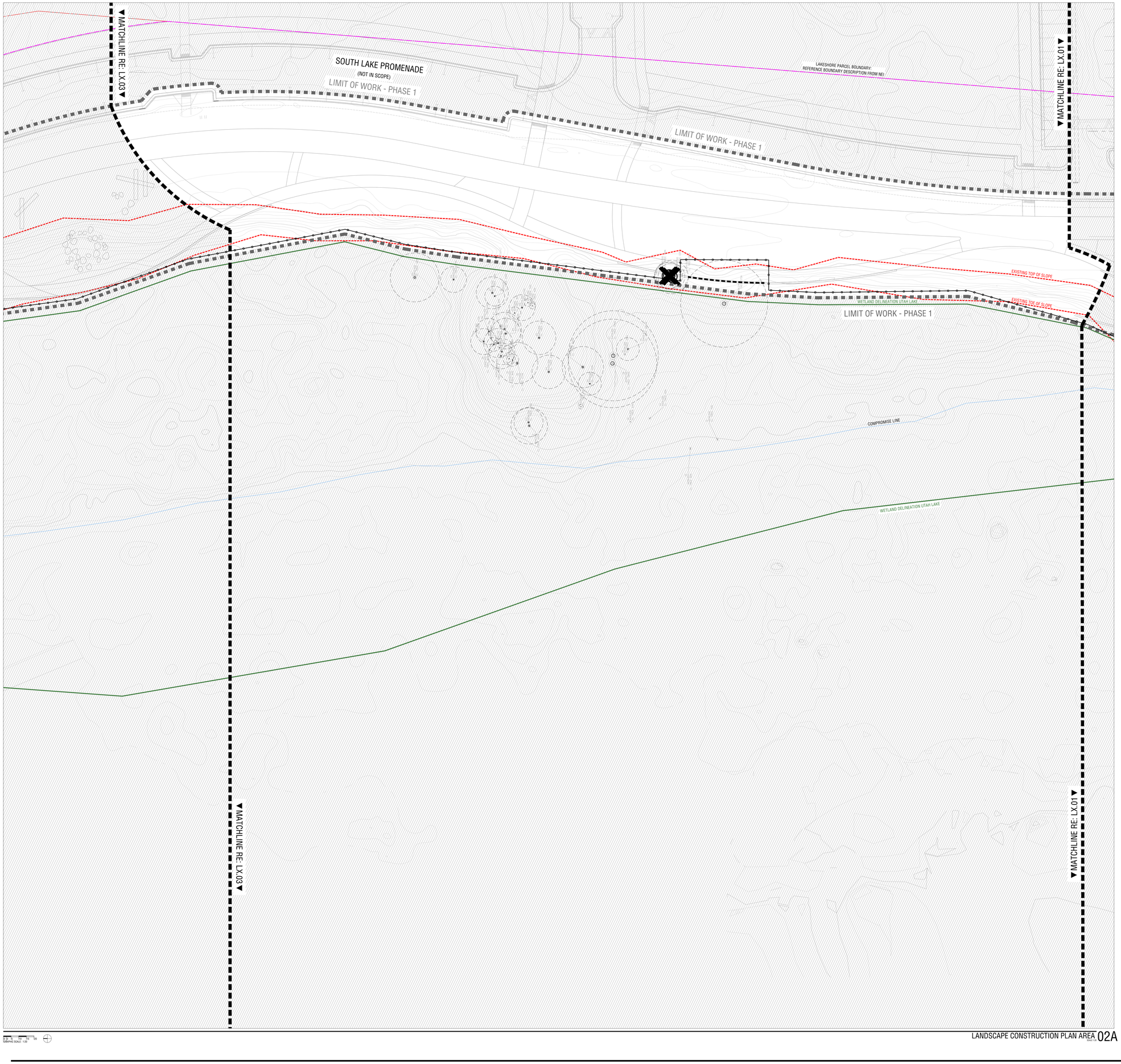
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and electronic. These drawings are not to be changed or copied in any form or format or assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

TREE PROTECTION PLAN

Sheet Number

L0.01



0 5 10 25 50
GRAPHIC SCALE: 1:20

LANDSCAPE CONSTRUCTION PLAN AREA 02A
SCALE 1:20

TREE PROTECTION NOTES

1. CONFIRM ALL TREES TO BE REMOVED WITH LANDSCAPE ARCHITECT, ARCHITECT, AND OWNER'S REPRESENTATIVE PRIOR TO REMOVAL. DO NOT REMOVE TREES WITHOUT APPROVAL. VERIFY EXTENT OF DEMOLITION WITH CIVIL ENGINEER. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROTECTED TREES AND EXTENT OF DEMOLITION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, RELOCATING, OR REMOVING ANY ITEMS NOT NOTED ON ALL DRAWINGS (HARDSCAPE, GRADING, PLANTING, ETC.) TO ACHIEVE DESIGN INTENT OF DRAWINGS.
3. CONTRACTOR SHALL HAUL ALL MATERIAL TO BE DEMOLISHED OFF SITE.
4. REFER TO HARDSCAPE/ GRADING/ PLANTING PLANS FOR SPECIFIC DIMENSIONS FOR PROPOSED WORK AND DEMO COORDINATION.
5. ALL TREES AND BRUSH OUTSIDE OF BUILDING, CANOPY AND PATHWAY FOOTPRINTS ARE TO BE PRESERVED. UNLESS OTHERWISE NOTED, THE FOLLOWING DIMENSIONS SHOULD BE OBSERVED FOR DETERMINING TREE PRESERVATION LIMITS: **10' OFF OF WALKWAYS.**
6. REFERENCE TREE PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. ANY AND ALL TREES OUTSIDE OF THE LIMIT OF WORK ARE TO BE PROTECTED IN PLACE. IN LOCATIONS WHERE LIMIT OF WORK COINCIDES WITH FORESTED OR WETLAND AREAS, TREE PROTECTION FENCING SHOULD BE INSTALLED.
8. SELECT TREES WITH DRIPLINES ADJACENT TO STRUCTURES OR OTHER IMPROVEMENTS WILL BE EVALUATED BY AN ARBORIST FOR PRUNING, ROOT PRUNING, AERATION AND FERTILIZATION OR ANY ADDITIONAL CARE NEEDED TO FACILITATE SURVIVAL.

PROTECT TREES -
TREES TO BE FENCED INDIVIDUALLY OR WITHIN GROUPS. BASIS OF DESIGN - 6'-0" TALL CHAIN LINK

REMOVE TREES

ROOT PRUNING. 6' WITHIN EDGE OF FUTURE HARDSCAPE LINE. ENSURE THE PRUNING ZONE HAS SUFFICIENT MOISTURE THROUGHOUT CONSTRUCTION.

SOIL AIRIFICATION AND DECOMPACTION.
CONTRACTOR TO HOLD ALLOWANCE TO PERFORM SOIL AND AIRIFACTION AND DECOMPACTION IN HARDSCAPE AND PLANTING AREAS.

NOTE:
CONTRACTOR TO HOLD ALLOWANCE FOR EACH PROTECTED TREE TO GET DEEP ROOT FERTILIZATIONS, PEST AND FUNGICIDE TREATMENTS AND DEAD WOOD REMOVAL.

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BID/ WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING, RELOCATING, OR REMOVING ANY ITEMS NOT NOTED ON DRAWINGS TO ACHIEVE DESIGN INTENT OF DRAWINGS.
3. CONTRACTOR SHALL REMOVE ALL MATERIAL TO BE DEMOLISHED OFF SITE.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AS NOTED.
6. REFER TO HARDSCAPE PLANS FOR SPECIFIC DIMENSIONS FOR PROPOSED WORK AND DEMO COORDINATION.

ADDITIONAL NOTES

1. TREE FENCING LOCATION WILL SHIFT WITH PHASING OF CONSTRUCTION. IN LOCATIONS WHERE WORK HAPPENS WITHIN THE TREE PROTECTION FENCING, FENCING TO BE TEMPORARILY REMOVED WHILE WORK IS PERFORMED. ANY TRENCHING OR GRADING IS TO BE DONE WITH HAND TOOLS IN TREE PROTECTION ZONE.
2. TREE PROTECTION FENCING NEED ONLY BE INSTALLED ON EDGES OF FORESTED AREAS THAT FACE ACTIVE CONSTRUCTION.
3. CONSOLIDATE TREE FENCING AREAS AS NEEDED TO MINIMIZE QUANTITY OF FENCING.
4. TREE PRESERVATION PLANS REFLECT CURRENT DESIGN DEVELOPMENT AND SURVEY INFORMATION. PRIOR TO ANY AND ALL TREE DEMO, CLEARING AND GRUBBING OR DEMOLITION OF ANY VEGETATION, CONTRACTOR TO HOLD MEETING WITH CITY'S REP, LANDSCAPE ARCHITECT, CIVIL ENGINEER AND PROJECT ARBORIST TO ESTABLISH EXPECTATIONS AND REVIEW THE MOST UP TO DATE TREE PRESERVATION PLANS.
5. ALL AREAS ADJOINING AND AROUND AREAS TO BE CLEARED ARE TO BE PROTECTED AND PRESERVED TO MAINTAIN THE EXISTING LANDSCAPE CONDITION. PRIOR TO ANY DEFORESTATION, MARK LIMITS ON SITE FOR OWNER AND DESIGN TEAM TO APPROVE.
6. REFERENCE SPECIFICATION FOR ADDITIONAL PRUNING REQUIREMENTS.

EXISTING TREES - ROOT PRUNING

1. PRE-CONSTRUCTION MEETING SHALL OCCUR TO COORDINATE EFFORTS OF ROOT PRUNING. VERIFY ROOT PRUNING STRATEGIES WITH ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO STAKING LAYOUT OF ALL UTILITIES, ROADWAYS, BUILDINGS, PATHWAYS, AND LAKES.
2. CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR STOCK PILE LOCATIONS OF PRUNED PLANT MATERIAL DEBRIS.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AS NOTED.
4. CONTACT ARBORIST AND LANDSCAPE ARCHITECT IN REGARDS TO ANY IN-FIELD CONFLICTS PRIOR TO DAMAGING ANY AND ALL EXISTING TREES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

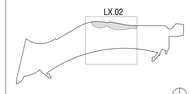
Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights, including the copyright thereto. Unauthorized use of these plans may violate applicable law and is prohibited. These drawings are not to be shared in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

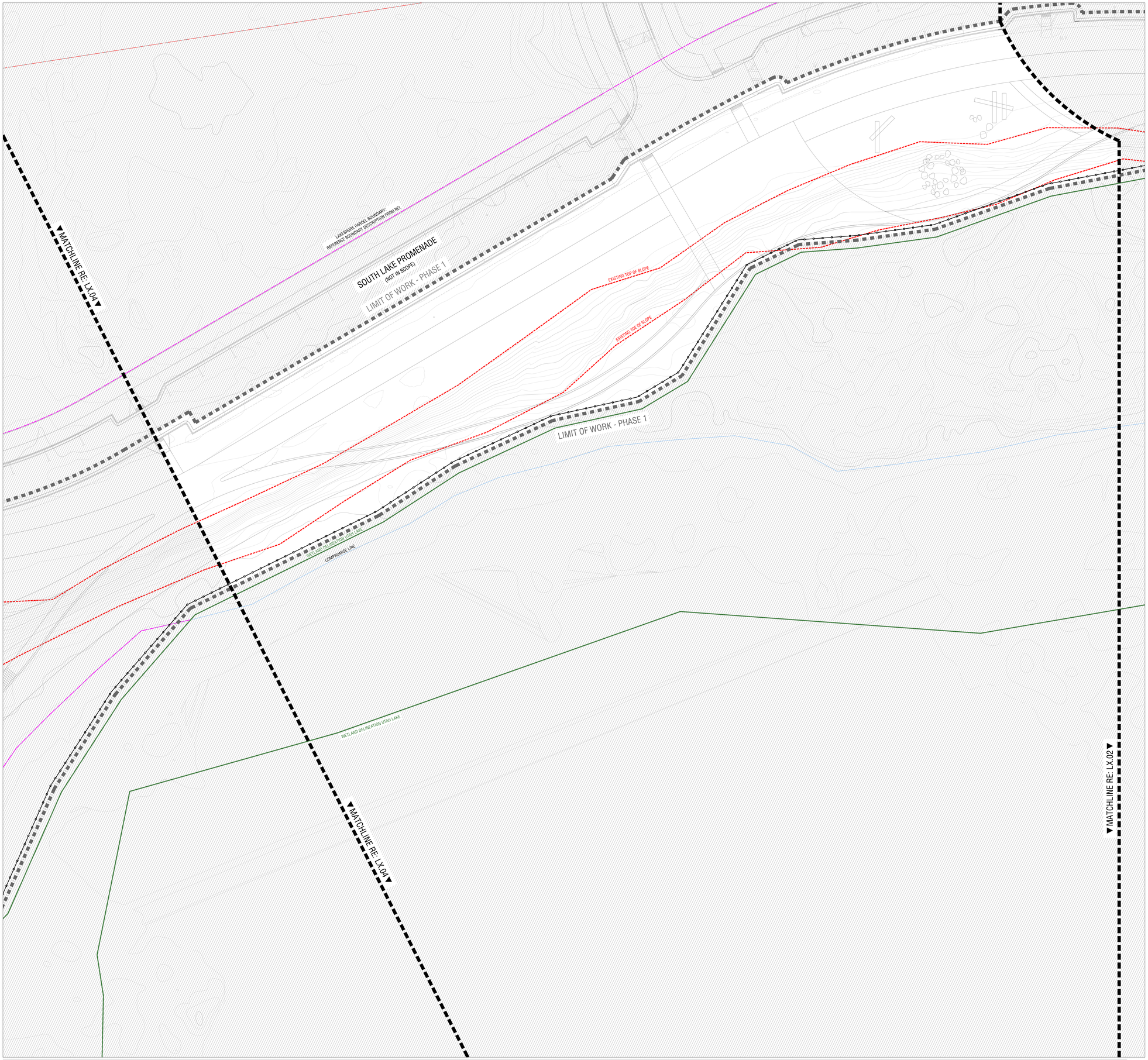
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

TREE PROTECTION PLAN

Sheet Number

L0.02



LANDSCAPE CONSTRUCTION PLAN AREA 03A

TREE PROTECTION NOTES

1. CONFIRM ALL TREES TO BE REMOVED WITH LANDSCAPE ARCHITECT, ARCHITECT, AND OWNER'S REPRESENTATIVE PRIOR TO REMOVAL. DO NOT REMOVE TREES WITHOUT APPROVAL. VERIFY EXTENT OF DEMOLITION WITH CIVIL ENGINEER. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROTECTED TREES AND EXTENT OF DEMOLITION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, RELOCATING, OR REMOVING ANY ITEMS NOT NOTED ON ALL DRAWINGS (HARDSCAPE, GRADING, PLANTING, ETC.) TO ACHIEVE DESIGN INTENT OF DRAWINGS.
3. CONTRACTOR SHALL HAUL ALL MATERIAL TO BE DEMOLISHED OFF SITE.
4. REFER TO HARDSCAPE/ GRADING/ PLANTING PLANS FOR SPECIFIC DIMENSIONS FOR PROPOSED WORK AND DEMO COORDINATION.
5. ALL TREES AND BRUSH OUTSIDE OF BUILDING, CANOPY AND PATHWAY FOOTPRINTS ARE TO BE PRESERVED. UNLESS OTHERWISE NOTED, THE FOLLOWING DIMENSIONS SHOULD BE OBSERVED FOR DETERMINING TREE PRESERVATION LIMITS: **10' OFF OF WALKWAYS.**
6. REFERENCE TREE PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. ANY AND ALL TREES OUTSIDE OF THE LIMIT OF WORK ARE TO BE PROTECTED IN PLACE. IN LOCATIONS WHERE LIMIT OF WORK COINCIDES WITH FORESTED OR WETLAND AREAS, TREE PROTECTION FENCING SHOULD BE INSTALLED.
8. SELECT TREES WITH DRIPLINES ADJACENT TO STRUCTURES OR OTHER IMPROVEMENTS WILL BE EVALUATED BY AN ARBORIST FOR PRUNING, ROOT PRUNING, AERATION AND FERTILIZATION OR ANY ADDITIONAL CARE NEEDED TO FACILITATE SURVIVAL.

PROTECT TREES -
TREES TO BE FENCED INDIVIDUALLY OR WITHIN GROUPS. BASIS OF DESIGN - 6'-0" TALL CHAIN LINK

REMOVE TREES

ROOT PRUNING. 6' WITHIN EDGE OF FUTURE HARDSCAPE LINE. ENSURE THE PRUNING ZONE HAS SUFFICIENT MOISTURE THROUGHOUT CONSTRUCTION.

SOIL AIRIFICATION AND DECOMPACTION.
CONTRACTOR TO HOLD ALLOWANCE TO PERFORM SOIL AND AIRIFACTION AND DECOMPACTION IN HARDSCAPE AND PLANTING AREAS.

NOTE:
CONTRACTOR TO HOLD ALLOWANCE FOR EACH PROTECTED TREE TO GET DEEP ROOT FERTILIZATIONS, PEST AND FUNGICIDE TREATMENTS AND DEAD WOOD REMOVAL.

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BID/ WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING, RELOCATING, OR REMOVING ANY ITEMS NOT NOTED ON DRAWINGS TO ACHIEVE DESIGN INTENT OF DRAWINGS.
3. CONTRACTOR SHALL REMOVE ALL MATERIAL TO BE DEMOLISHED OFF SITE.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AS NOTED.
6. REFER TO HARDSCAPE PLANS FOR SPECIFIC DIMENSIONS FOR PROPOSED WORK AND DEMO COORDINATION.

ADDITIONAL NOTES

1. TREE FENCING LOCATION WILL SHIFT WITH PHASING OF CONSTRUCTION. IN LOCATIONS WHERE WORK HAPPENS WITHIN THE TREE PROTECTION FENCING, FENCING TO BE TEMPORARILY REMOVED WHILE WORK IS PERFORMED. ANY TRENCHING OR GRADING IS TO BE DONE WITH HAND TOOLS IN TREE PROTECTION ZONE.
2. TREE PROTECTION FENCING NEED ONLY BE INSTALLED ON EDGES OF FORESTED AREAS THAT FACE ACTIVE CONSTRUCTION.
3. CONSOLIDATE TREE FENCING AREAS AS NEEDED TO MINIMIZE QUANTITY OF FENCING.
4. TREE PRESERVATION PLANS REFLECT CURRENT DESIGN DEVELOPMENT AND SURVEY INFORMATION. PRIOR TO ANY AND ALL TREE DEMO, CLEARING AND GRUBBING OR DEMOLITION OF ANY VEGETATION, CONTRACTOR TO HOLD MEETING WITH CITY'S REP, LANDSCAPE ARCHITECT, CIVIL ENGINEER AND PROJECT ARBORIST TO ESTABLISH EXPECTATIONS AND REVIEW THE MOST UP TO DATE TREE PRESERVATION PLANS.
5. ALL AREAS ADJOINING AND AROUND AREAS TO BE CLEARED ARE TO BE PROTECTED AND PRESERVED TO MAINTAIN THE EXISTING LANDSCAPE CONDITION. PRIOR TO ANY DEFORESTATION, MARK LIMITS ON SITE FOR OWNER AND DESIGN TEAM TO APPROVE.
6. REFERENCE SPECIFICATION FOR ADDITIONAL PRUNING REQUIREMENTS.

EXISTING TREES - ROOT PRUNING

1. PRE-CONSTRUCTION MEETING SHALL OCCUR TO COORDINATE EFFORTS OF ROOT PRUNING. VERIFY ROOT PRUNING STRATEGIES WITH ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO STAKING LAYOUT OF ALL UTILITIES, ROADWAYS, BUILDINGS, PATHWAYS, AND LAKES.
2. CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR STOCK PILE LOCATIONS OF PRUNED PLANT MATERIAL DEBRIS.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AS NOTED.
4. CONTACT ARBORIST AND LANDSCAPE ARCHITECT IN REGARDS TO ANY IN-FIELD CONFLICTS PRIOR TO DAMAGING ANY AND ALL EXISTING TREES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB

OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
1	2023.12.15	100% SCHEMATIC DESIGN
2	2024.03.15	PERMIT RESUBMITTAL

Seal

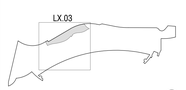
INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights, including the right to file registrations for its exclusive interest in all materials, including printed and digitized. Title to the property is not transferred to the owner and ownership is a third party without first obtaining written permission and consent from The Office of James Burnett.

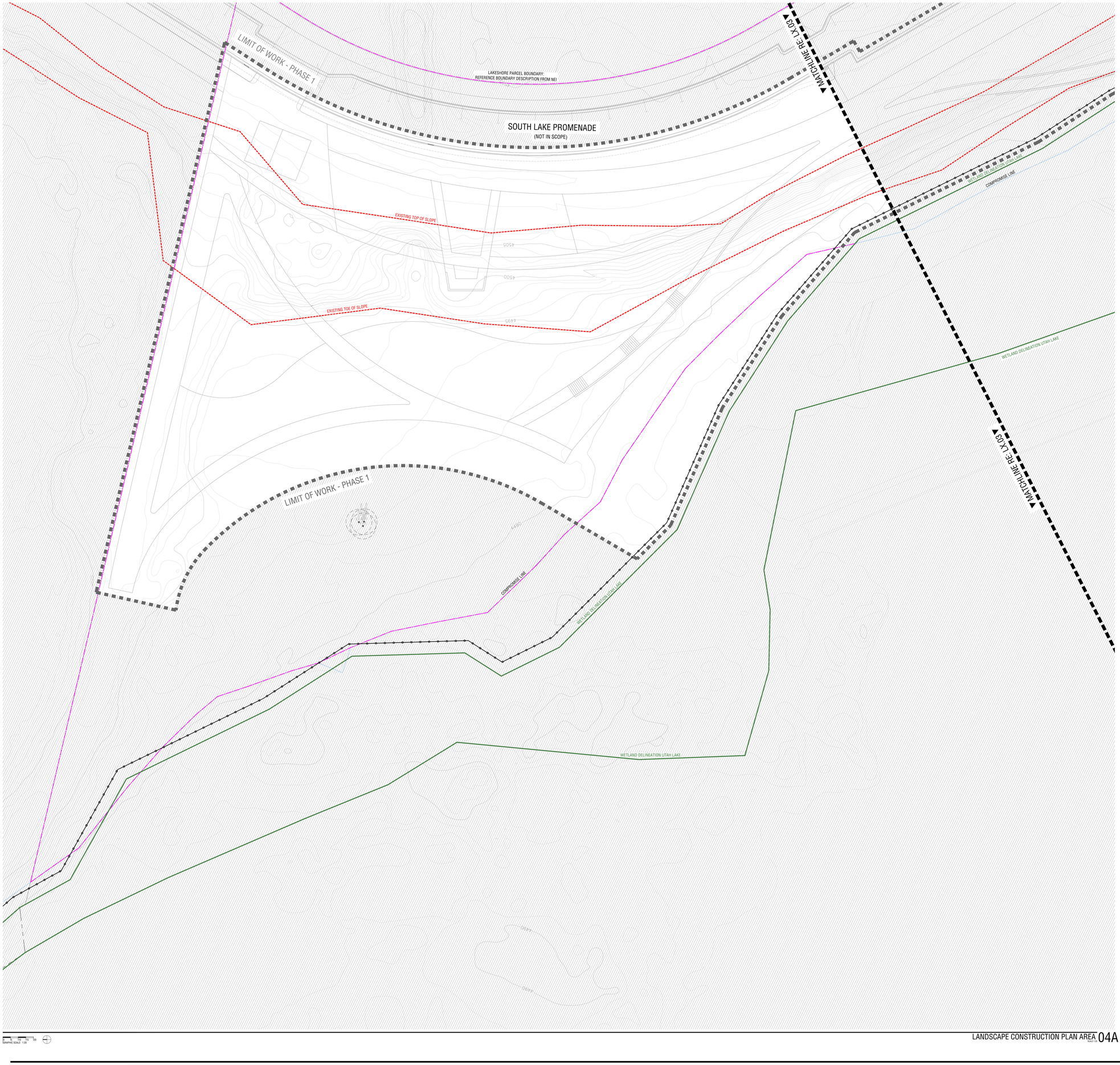
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

TREE PROTECTION PLAN

Sheet Number

L0.03



0 5 10 25 50
GRAPHIC SCALE: 1:20

LANDSCAPE CONSTRUCTION PLAN AREA 04A
SCALE 1:20

TREE PROTECTION NOTES

1. CONFIRM ALL TREES TO BE REMOVED WITH LANDSCAPE ARCHITECT, ARCHITECT, AND OWNER'S REPRESENTATIVE PRIOR TO REMOVAL. DO NOT REMOVE TREES WITHOUT APPROVAL. VERIFY EXTENT OF DEMOLITION WITH CIVIL ENGINEER. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROTECTED TREES AND EXTENT OF DEMOLITION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, RELOCATING, OR REMOVING ANY ITEMS NOT NOTED ON ALL DRAWINGS (HARDSCAPE, GRADING, PLANTING, ETC.) TO ACHIEVE DESIGN INTENT OF DRAWINGS.
3. CONTRACTOR SHALL HAUL ALL MATERIAL TO BE DEMOLISHED OFF SITE.
4. REFER TO HARDSCAPE/ GRADING/ PLANTING PLANS FOR SPECIFIC DIMENSIONS FOR PROPOSED WORK AND DEMO COORDINATION.
5. ALL TREES AND BRUSH OUTSIDE OF BUILDING, CANOPY AND PATHWAY FOOTPRINTS ARE TO BE PRESERVED. UNLESS OTHERWISE NOTED, THE FOLLOWING DIMENSIONS SHOULD BE OBSERVED FOR DETERMINING TREE PRESERVATION LIMITS: **10' OFF OF WALKWAYS.**
6. REFERENCE TREE PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. ANY AND ALL TREES OUTSIDE OF THE LIMIT OF WORK ARE TO BE PROTECTED IN PLACE. IN LOCATIONS WHERE LIMIT OF WORK COINCIDES WITH FORESTED OR WETLAND AREAS, TREE PROTECTION FENCING SHOULD BE INSTALLED.
8. SELECT TREES WITH DRIPLINES ADJACENT TO STRUCTURES OR OTHER IMPROVEMENTS WILL BE EVALUATED BY AN ARBORIST FOR PRUNING, ROOT PRUNING, AERATION AND FERTILIZATION OR ANY ADDITIONAL CARE NEEDED TO FACILITATE SURVIVAL.

PROTECT TREES -
TREES TO BE FENCED INDIVIDUALLY OR WITHIN GROUPS. BASIS OF DESIGN - 6'-0" TALL CHAIN LINK

REMOVE TREES

ROOT PRUNING. 6' WITHIN EDGE OF FUTURE HARDSCAPE LINE. ENSURE THE PRUNING ZONE HAS SUFFICIENT MOISTURE THROUGHOUT CONSTRUCTION.

SOIL AIRIFICATION AND DECOMPACTION.
CONTRACTOR TO HOLD ALLOWANCE TO PERFORM SOIL AND AIRIFACTION AND DECOMPACTION IN HARDSCAPE AND PLANTING AREAS.

NOTE:
CONTRACTOR TO HOLD ALLOWANCE FOR EACH PROTECTED TREE TO GET DEEP ROOT FERTILIZATIONS, PEST AND FUNGICIDE TREATMENTS AND DEAD WOOD REMOVAL.

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BID/ WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING, RELOCATING, OR REMOVING ANY ITEMS NOT NOTED ON DRAWINGS TO ACHIEVE DESIGN INTENT OF DRAWINGS.
3. CONTRACTOR SHALL REMOVE ALL MATERIAL TO BE DEMOLISHED OFF SITE.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AS NOTED.
6. REFER TO HARDSCAPE PLANS FOR SPECIFIC DIMENSIONS FOR PROPOSED WORK AND DEMO COORDINATION.

ADDITIONAL NOTES

1. TREE FENCING LOCATION WILL SHIFT WITH PHASING OF CONSTRUCTION. IN LOCATIONS WHERE WORK HAPPENS WITHIN THE TREE PROTECTION FENCING, FENCING TO BE TEMPORARILY REMOVED WHILE WORK IS PERFORMED. ANY TRENCHING OR GRADING IS TO BE DONE WITH HAND TOOLS IN TREE PROTECTION ZONE.
2. TREE PROTECTION FENCING NEED ONLY BE INSTALLED ON EDGES OF FORESTED AREAS THAT FACE ACTIVE CONSTRUCTION.
3. CONSOLIDATE TREE FENCING AREAS AS NEEDED TO MINIMIZE QUANTITY OF FENCING.
4. TREE PRESERVATION PLANS REFLECT CURRENT DESIGN DEVELOPMENT AND SURVEY INFORMATION. PRIOR TO ANY AND ALL TREE DEMO, CLEARING AND GRUBBING OR DEMOLITION OF ANY VEGETATION, CONTRACTOR TO HOLD MEETING WITH CITY'S REP, LANDSCAPE ARCHITECT, CIVIL ENGINEER AND PROJECT ARBORIST TO ESTABLISH EXPECTATIONS AND REVIEW THE MOST UP TO DATE TREE PRESERVATION PLANS.
5. ALL AREAS ADJOINING AND AROUND AREAS TO BE CLEARED ARE TO BE PROTECTED AND PRESERVED TO MAINTAIN THE EXISTING LANDSCAPE CONDITION. PRIOR TO ANY DEFORESTATION, MARK LIMITS ON SITE FOR OWNER AND DESIGN TEAM TO APPROVE.
6. REFERENCE SPECIFICATION FOR ADDITIONAL PRUNING REQUIREMENTS.

EXISTING TREES - ROOT PRUNING

1. PRE-CONSTRUCTION MEETING SHALL OCCUR TO COORDINATE EFFORTS OF ROOT PRUNING. VERIFY ROOT PRUNING STRATEGIES WITH ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO STAKING LAYOUT OF ALL UTILITIES, ROADWAYS, BUILDINGS, PATHWAYS, AND LAKES.
2. CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR STOCK PILE LOCATIONS OF PRUNED PLANT MATERIAL DEBRIS.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AS NOTED.
4. CONTACT ARBORIST AND LANDSCAPE ARCHITECT IN REGARDS TO ANY IN-FIELD CONFLICTS PRIOR TO DAMAGING ANY AND ALL EXISTING TREES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

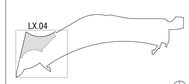
△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights, including but not limited to reproduction, publication, and the right to protect the concepts contained and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

TREE PROTECTION PLAN

Sheet Number

L0.04

PLANTING SCHEDULE

KEY	SYM	COMMON/BOTANICAL NAME	SIZE AND SPACING	REQUIRED CHARACTERISTICS	COMMENTS
PA-01		STREETSCAPE PLANTING	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE. REFERENCE PLANTING PALETTE FOR PROPOSED PLANT SPECIES.
PA-02		ORNAMENTAL PLANTING AREA	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE. REFERENCE PLANTING PALETTE FOR PROPOSED PLANT SPECIES.
PA-03		SODDED TURFGRASS LAWN	N/A	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE FREE OF PEST, WEEDS AND DISEASES. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. REFERENCE PLANTING PALETTE FOR PROPOSED PLANT SPECIES.
PA-04		SHRUB STEPPE	RANGE AND FOOTHILLS SEED MIX, PROVIDED BY GRANITE SEED COMPANY	PURE LIVE SEED, FREE OF WEEDS	SUBMIT SOURCE DATA TO LANDSCAPE ARCHITECT. REFERENCE SEED MIX ATTACHED. APPLY QUICKGUARD STERILE TRICATE COVER CROP AT INSTALLATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE. INCLUDE INORGANIC TACKIFIER AND EROSION CONTROL BLANKETS. REFERENCE PLANTING PALETTE FOR PROPOSED PLANT SPECIES.
PA-05		GRASSLANDS	RANGE AND FOOTHILLS SEED MIX, PROVIDED BY GRANITE SEED COMPANY	PURE LIVE SEED, FREE OF WEEDS	SUBMIT SOURCE DATA TO LANDSCAPE ARCHITECT. REFERENCE SEED MIX ATTACHED. APPLY QUICKGUARD STERILE TRICATE COVER CROP AT INSTALLATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE. INCLUDE INORGANIC TACKIFIER AND EROSION CONTROL BLANKETS. REFERENCE PLANTING PALETTE FOR PROPOSED PLANT SPECIES.
AS-01		ARTIFICIAL TURF	N/A	N/A	REFERENCE MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE SBR BASE/ IMPACT LAYER.
LS-01		PLAY MULCH	N/A	N/A	REFERENCE MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE SBR BASE/ IMPACT LAYER.
DG-01		AGGREGATE PAVING, TYPE 1	¾" TO PAN DECOMPOSED GRANITE	COMPACTED w/ ORGANIC STABILIZER BINDER	4" DEPTH WITH BLACK STEEL EDGING PER SPECIFICATIONS AT ENTIRE PERIMETER UNLESS LOCATED ADJACENT TO PAVING. DO NOT PROVIDE COMPACTED AGGREGATE BASE AT EXISTING TREE ROOTS. PROVIDE SAMPLES AND MOCKUP FOR APPROVAL BY LANDSCAPE ARCHITECT.

TREE SCHEDULE

KEY	SYM	COMMON/BOTANICAL NAME	SIZE	SPACING	REQUIRED CHARACTERISTICS	COMMENTS
EX		EXISTING TREE	N/A	PER PLANS	FIELD GROWN	N/A
T1		STREET TREE, TYPICAL	4" CAL. (100%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFERENCE PLANTING PALETTE FOR PROPOSED PLANT SPECIES.
T2		CANOPY TREE	4" CAL. (40%) 6" CAL. (40%) 8" CAL. (20%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFERENCE PLANTING PALETTE FOR PROPOSED PLANT SPECIES.
T3		SPECIMEN TREE	4" CAL. (40%) 6" CAL. (40%) 8" CAL. (20%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFERENCE PLANTING PALETTE FOR PROPOSED PLANT SPECIES.
T4		ACCENT TREE	4" CAL. (40%) 6" CAL. (40%) 8" CAL. (20%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFERENCE PLANTING PALETTE FOR PROPOSED PLANT SPECIES.

PLANTING PALETTE

THIS PLANT LIST IS INTENDED TO BE COMPREHENSIVE. FINAL SPECIES SELECTIONS, QUANTITIES AND LOCATIONS ARE TO BE DETERMINED AT A LATER DATE IN A FINAL SUBMISSION.

PA-01 STREETSCAPE PLANTING

SHRUBS

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Buddleia x	Butterfly Bush		
Caryopteris x clandonensis 'Blue Mist'	Blue Mist Bluebeard		
Chaenomeles speciosa	Orange Storm Flowering Quince		
Chamaebatiaria millefolium'	Fernbush		
Cornus sericea	Redosier Dogwood	Per Planting Schedule - Reference L1.00	
Kerria japonica	Japanese kerria	for full Planting Schedule	
Kolkwitzia amabilis	beauty bush		
Lespedeza thunbergii	volcano bush		
Perovskia atriplicifolia	Russian Sage		
Physocarpus opulifolius 'Sinnopotwg'	Tiny Wine Gold Ninebark		

PERENNIAL

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Echinacea purpurea 'Mangus'	Mangus Purple Coneflower		
Salvia sylvestris 'May Night'	Meadow Sage May Night		
Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum		
Syringa vulgaris	Common Lilacs	Per Planting Schedule - Reference L1.00	
Vinca major	bigleaf periwinkle	for full Planting Schedule	
Vinca minor	Periwinkle		
Weigelia spp.	Weigela		
Zizyphora clinopodioides	Blue Mint Bush		

GROUNDCOVER

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Euonymus fortunei	Winter creeper		
Cotoneaster salicifolius 'repens'	Cotoneaster - Spreading Willow Leaf	Per Planting Schedule - Reference L1.00	
Prunus besseyi	Pawnee Buttes Sand Cherry	for full Planting Schedule	
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac		

GRASSES

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass		
Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	Per Planting Schedule - Reference L1.00	
Festuca idahoensis 'Siskiyou Blue'	Blue Idaho Fescue	for full Planting Schedule	
Panicum virgatum	Switchgrass		
Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass		

PA-02 ORNAMENTAL PLANTING AREA

SHRUBS

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Chrysoterix x clandonensis 'Blue Mist'	Blue Mist Bluebeard		
Chaenomeles speciosa	Orange Storm Flowering Quince		
Cornus sericea	Redosier Dogwood		
Cotinus coggygria	Smokebush		
Forsythia 'Lynwood Gold'	Forsythia		
Hydrangea arborescens 'annabelle'	Smooth Hydrangea 'Annabelle'		
Kerria japonica	Japanese kerria		
Kolkwitzia amabilis	beauty bush	Per Planting Schedule - Reference L1.00	
Lespedeza thunbergii	volcano bush	for full Planting Schedule	
Perovskia atriplicifolia	Russian Sage		
Philadelphus lewisii 'PWYOT'S'	Cheyenne Mock Orange		
Physocarpus opulifolius	Ninebark		
Spiraea vanhouttei	Bridal Wreath Spiraea		
Rhus trilobata	Fragrant Sumac		
Ribes aureum	Golden Current		
Viburnum lantana	Wayfairing tree Viburnum		

PERENNIAL

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Delphinium 'Astolat'	Delphinium		
Dictamnus albus	Gas Plant		
Echinacea purpurea 'Mangus'	Mangus Purple Coneflower		
Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum		
Salvia sylvestris 'May Night'	Meadow Sage May Night		
Gaillardia x grandiflora 'Goblin'	Blanket Flower - Goblin	Per Planting Schedule - Reference L1.00	
Syringa vulgaris	Common Lilacs	for full Planting Schedule	
Vinca major	bigleaf periwinkle		
Vinca minor	Periwinkle		
Weigelia spp.	Weigela		
Zizyphora clinopodioides	Blue Mint Bush		

GROUNDCOVER

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Arctostaphylos uva-ursi	Bearberry		
Delosperma cooperi	Ice plant		
Euonymus fortunei	Winter creeper	Per Planting Schedule - Reference L1.00	
Cerastium tomentosum	Snow-in-Summer	for full Planting Schedule	
Cotoneaster salicifolius 'repens'	Cottoneaster - Spreading Willow Leaf		
Rhus aromatic 'Gro-Low'	Gro-Low Fragrant Sumac		
Taxus baccata repandens	Spreading English Yew		

GRASSES

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass		
Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	Per Planting Schedule - Reference L1.00	
Festuca idahoensis 'Siskiyou Blue'	Blue Idaho Fescue	for full Planting Schedule	
Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass		

PA-03 SODDED TURF GRASS

GRASSES

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Lolium perenne	Perennial Ryegrass	Per Planting Schedule - Reference L1.00	
Poa pratensis	Kentucky Bluegrasss	for full Planting Schedule	

PA-04 STRUB STEPPE

PERENNIALS, FORBS, SEDGES AND ORNAMENTAL GRASSES

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Artemisia cana	Silver Sagebush		
Bouteloua curtipendula	Side Oats Grama Grass		
Hesperostipa comata	Needle and Thread		
Heuchera spp.	Coral bells		
Mahonia fremontii	Fremont Mahonia	Per Planting Schedule - Reference L1.00	
Plains coreopsis	Garden Tickseed	for full Planting Schedule	
Rabbida columnifera	Prairie Coneflower		
Sedum spurium 'John Creech'	John Creech Stonecrop		
Stachys byzantina	Lamo's ear		
Taxus baccata repandens	Spreading English Yew		

HYDROSEED - BASEMIX

BOTANICAL NAME	COMMON NAME	SEED MIX	SPACING
Achillea millefolium	Western Yarrow	4%	N/A
Aubrieta deltoidea	Rockcress	2%	N/A
Elymus elymoides	Bottlebrush Squirreltail	10%	N/A
Elymus trachycaulus	Slender Wheatgrass	31%	N/A
Heuchera spp.	Coral bells	3%	N/A
Hosta plantaginea	Hosta	3%	N/A
Hypericum perforatum	St.Johns wort	2%	N/A
Linum lewisii	Blue Flax	4%	N/A
Poa secunda	Sandberg Bluegrass	41%	N/A

HYDROSEED - WILDFLOWER OVERSEED

BOTANICAL NAME	COMMON NAME	SEED MIX	SPACING
Campanula carpatica	Tussock Bellflower		N/A
Clarkia amoena	Dwarf Godetia		N/A
Erigeron annuus	Fleabane Daisy		N/A
Gaillardia x grandiflora 'Goblin'	Blanket Flower - Goblin		N/A
Gypsophila elegans	Annual Baby's Breath		N/A
Helianteris mollifora	Showy Goldeneye	Seed mix will vary	N/A
Leucanthemum x superbum	Shasta Daisy	per supplier	N/A
Papaver somniferum	Poppy		N/A
Penstemon palmeri	Palmer Penstemon		N/A
Penstemon strictus	Rocky Mountain Penstemon		N/A
Rudbeckia hirta	Black-Eyed Susan		N/A
Symphyotrichum turbinellum	Prairie Aster		N/A

PA-05 GRASSLANDS

PERENNIALS, FORBS, SEDGES AND ORNAMENTAL GRASSES

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Andropogon gerardii	Big Bluestem		
Bouteloua curtipendula	Side Oats Gramma Grass		
Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass		
Deschampsia cespitosa	Tufted Hairgrass		
Distichlis spicata	Inland Salt Grass	Per Planting Schedule - Reference L1.00	
Elymus elymoides	Bottlebrush Squirreltail	for full Planting Schedule	
Hesperostipa comata	Needle and Thread		
Miscanthus sinensis 'Morning light'	Morning Light Maiden Grass		
Panicum virgatum	Switchgrass		
Poa secunda	Sandberg Bluegrass		
Schizachyrium scoparium	Little Bluestem		

T1 STREET TREE, TYPICAL

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Acer grandidentatum 'JFS-NUMex3'	Bigtooth Maple Mesa Glow	-	-
Acer truncatum x platanoides 'Warrenred'	Pacific Sunset Maple	-	-
Celtis occidentalis	Hackberry	-	-
Quercus macrocarpa	Bur Oak	-	-
Quercus muehlenbergii	Chinkapin Oak	-	-
Quercus robur	English Oak	-	-
Taxodium distichum	Bald Cypress	-	-
Tilia tomentosa	Silver Linden	-	-
Ulmus 'Frontier'	Frontier Elm	-	-
Ulmus parvifolia	Lacebark Elm	-	-
Zelkova serrata 'JFS-KW1'	City Sprite Zelkova	-	-

T2 CANOPY TREE

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Acer Platanoides	Norway Maple	-	-
Betual nigra 'BMMTF'	Dura Heat River Birch	-	-
Fraxinus pennsylvanica	Green Ash	-	-
Gleditsia triacanthos var. inermis 'Suncole'	Sunburst Honey Locust	-	-
Gleditsia tricanthos inermis 'Shademaster'	Shade Master Locust	-	-
Gymnocladus dioicus	Kentucky Coffee	-	-
Picea pungens	Colorado Blue Spruce Dwarf	-	-
Picea nigra	Austrian Pine	-	-
Pinus flexilis 'Vanderwolf Pyramid'	Vanderwolf Pine	-	-
Quercus macrocarpa	Bur Oak	-	-
Quercus muehlenbergii	Chinkapin Oak	-	-
Quercus robur	English Oak	-	-
Ulmus parvifolia	Lacebark Elm	-	-

T3 SPECIMEN TREE

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Acer grisieum	Paperbark Maple	-	-
Cedrus atlantica 'Glauca'	Blue Atlas Cedar	-	-
Cedrus deodara	Deodar Cedar	-	-
Gingko Biloba	Gingko	-	-
Pinus flexilis	Limber Pine	-	-
Pinus flexilis 'Vanderwolf Pyramid'	Vanderwolf Pine	-	-
Picea nigra	Austrian Pine	-	-
Picea pungens	Colorado Spruce (semi-dwarf)	-	-
Quercus bicolor	Swamp White Oak	-	-
Salix babylonica	Weeping Willow	-	-
Salix babylonica 'Navajo'	Globe Willow	-	-
Taxus cuspidata	Upright Yew	-	-

T4 ACCENT TREE

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
Acer grimala 'multi-stem'	Amur Maple Clump	-	-
Acer grandidentatum 'JFS-NUMex3'	Bigtooth Maple Mesa Glow	-	-
Acer tataricum 'Garden'	Maple Tartarian Clump	-	-
Betual nigra 'BMMTF'	Dura Heat River Birch	-	-
Betula occidentalis	Red Birch	-	-
Carpinus spp.	Hornbeam	-	-
Parrotia persica	Persian Ironwood	-	-
Picea omorika 'Nana'	Dwarf Serbian Spruce	-	-
Pinus Mugo	Mugo Pine	-	-
Picea pungens 'Baby Blue'	Colorado Spruce (semi-dwarf)	-	-
Prunus pumila	Sand Cherry	-	-
Salix amygdaloides	Peach-leaf Willow	-	-
Ulmus 'Frontier'	Frontier Elm	-	-

CONSTRUCTION SCHEDULE

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
CONCRETE PAVING								
CP-01A		VEHICULAR RATED CONCRETE PAVING - TYPE 1	01/ L3.01	-	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. ASSUME 6' MINIMUM THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-01B		PEDESTRIAN RATED CONCRETE PAVING - TYPE 1	02/ L3.01	-	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. ASSUME 4" THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UNIT PAVERS								
UP-01A		VEHICULAR RATED CONCRETE UNIT PAVING - TYPE 1	07/ L3.01	-	ACKERTSTONE OR APPROVED EQUAL	ACID ETCH	TBD	80MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. PAVER SIZE AND LAYOUT TBD. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-01B		PEDESTRIAN RATED CONCRETE UNIT PAVING - TYPE 1	06/ L3.01	-	ACKERTSTONE OR APPROVED EQUAL	ACID ETCH	TBD	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. PAVER SIZE AND LAYOUT TBD. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-02A		VEHICULAR RATED CONCRETE UNIT PAVING - TYPE 2	07/ L3.01	-	ACKERTSTONE OR APPROVED EQUAL	ACID ETCH	TBD	80MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. PAVER SIZE AND LAYOUT TBD. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-02B		PEDESTRIAN RATED CONCRETE UNIT PAVING - TYPE 2	06/ L3.01	-	ACKERTSTONE OR APPROVED EQUAL	ACID ETCH	TBD	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. PAVER SIZE AND LAYOUT TBD. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-03		TACTILE PAVING	12/ L3.01	-	CAST IRON	NATURAL	NATURAL	WET SET PLATES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE PRODUCT DATA AND SHOP DRAWINGS FOR REVIEW AND APPROVAL
STAIRS AND RAMPS								
SR-01		STAIRS AT SOUTH BEACH	03, 04, 07, 10 / L3.04	-	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. STRIP FORMS AND HARD TROWEL SMOOTH ALL VERTICAL SURFACES TO 6' BELOW FINISH GRADE. SUBGRADE CONDITION PER CIVIL ENGINEER AND GEOTECHNICAL ENGINEER. PROVIDE WARNING TREADS FOR EACH STEP. PROVIDE SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-02		RAMP AT SOUTH BEACH	01, 02 / L3.04	-	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. STRIP FORMS AND HARD TROWEL SMOOTH ALL VERTICAL SURFACES TO 6' BELOW FINISH GRADE. SUBGRADE CONDITION PER CIVIL ENGINEER AND GEOTECHNICAL ENGINEER. PROVIDE WARNING TREADS FOR EACH STEP. PROVIDE SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-03		STAIRS AT CENTRAL BEACH	03, 04, 07, 10 / L3.04	-	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. STRIP FORMS AND HARD TROWEL SMOOTH ALL VERTICAL SURFACES TO 6' BELOW FINISH GRADE. SUBGRADE CONDITION PER CIVIL ENGINEER AND GEOTECHNICAL ENGINEER. PROVIDE WARNING TREADS FOR EACH STEP. PROVIDE SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-05		STAIRS AT NORTH BEACH	03, 04, 07, 10 / L3.04	-	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. STRIP FORMS AND HARD TROWEL SMOOTH ALL VERTICAL SURFACES TO 6' BELOW FINISH GRADE. SUBGRADE CONDITION PER CIVIL ENGINEER AND GEOTECHNICAL ENGINEER. PROVIDE WARNING TREADS FOR EACH STEP. PROVIDE SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE ELEMENTS								
SE-01		(FUTURE) SOUTH PLAZA RESTAURANT AND RESTROOM (NOT IN SCOPE)	N/A	-	BASIS OF DESIGN ASSUMPTION: APPROXIMATELY 4000sf BUILDING WITH TWO MULTI-USE PUBLIC RESTROOM SPACES, PLUMBING CHAISE AND STORAGE ROOMS. BUILDING TO FULLY ENGINEERED w/ APPROPRIATE CONNECTIONS FOR PLUMBING (WATER, SANITARY SEWER AND GAS), ELECTRICAL, DATA AND HVAC TO SUPPORT RESTAURANT/ RETAIL FUNCTIONS. FINAL DESIGN AND FUNCTION TO MEET CITY REQUESTED NEEDS AS REQUIRED WHILE MEETING ALL APPLICABLE BUILDING CODES.			
SE-02		SOUTH PLAZA COMMUNITY PAVILION	N/A	-	BASIS OF DESIGN ASSUMPTION: APPROXIMATELY 1500sf STRUCTURE WITH SOLID ROOF CANOPY. STRUCTURE TO FULLY ENGINEERED.			
SE-03		PLAY AREA RESTROOM AND OFFICE	N/A	-	BASIS OF DESIGN ASSUMPTION: APPROXIMATELY 1500sf BUILDING WITH TWO MULTI-USE PUBLIC RESTROOM SPACES, PLUMBING CHAISE AND STORAGE ROOMS. BUILDING TO FULLY ENGINEERED w/ APPROPRIATE CONNECTIONS FOR PLUMBING (WATER, SANITARY SEWER AND GAS), ELECTRICAL, DATA AND HVAC TO SUPPORT PARK OFFICE FUNCTIONS. FINAL DESIGN AND FUNCTION TO MEET CITY REQUESTED NEEDS AS REQUIRED WHILE MEETING ALL APPLICABLE BUILDING CODES.			
SE-04		NORTH PLAZA RESTROOM AND STORAGE	N/A	-	BASIS OF DESIGN ASSUMPTION: APPROXIMATELY 2000sf BUILDING WITH TWO MULTI-USE PUBLIC RESTROOM SPACES, PLUMBING CHAISE AND STORAGE ROOMS. BUILDING TO FULLY ENGINEERED w/ APPROPRIATE CONNECTIONS FOR PLUMBING (WATER, SANITARY SEWER), ELECTRICAL, DATA AND HVAC TO SUPPORT PARK STORAGE FUNCTIONS. FINAL DESIGN AND FUNCTION TO MEET CITY REQUESTED NEEDS AS REQUIRED WHILE MEETING ALL APPLICABLE BUILDING CODES.			
SE-05		MULTI-USE TRAIL	03 / L2.02	-	REINFORCED CAST IN PLACE CONCRETE w/ THERMOPLASTIC STRIPING	LIGHT BROOM FINISH	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. ASSUME 6' MINIMUM THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. PROVIDE BIKE TRAFFIC STRIPING TO MEET CODE REQUIREMENTS. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SE-08		FOOD TRUCK POWER OUTLETS	08 / L3.03	-	18" HT. LEGRAND, PEDOC OR APPROVED EQUAL PRODUCT w/ COVER PLATE OVER RECEPTACLE	POWDERCOATED	TBD	**QUANTITY 6.** PROVIDE 250v / 50a POWER AT EACH RECEPTACLE. UTILIZE HUBBLE 14-50R RECEPTACLE OR EQUAL PRODUCT. POWER PROVISIONS AND CIRCUITING TO BE PROVIDED BY ELECTRICAL ENGINEER. PROVIDE PRODUCT DATA AND SHOP DRAWINGS FOR REVIEW AND APPROVAL. CONTRACTOR TO STAKE AND REVIEW ALL LOCATIONS IN FIELD PRIOR TO INSTALLATION.
SITE FURNISHING								
SF-01		PICNIC TABLE, TYPICAL	05-08/L3.02	-	**QUANTITY 31. BASIS OF DESIGN MANUFACTURER: LANDSCAPE FORMS** CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, PRECAST, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.			
SF-02		BEACH UMBRELLA, TYPICAL	10 / L3.02	-	TUCCI OCEAN MASTER MAX CLASSIC 10' SQUARE OR APPROVED EQUAL PRODUCT	POLISHED ALUMINUM POLE AND FRAME. SUNBRELLA FABRIC.	TBD	**QUANTITY 71.** EACH UMBRELLA TO INCLUDE ONE STAINLESS STEEL IN-GRADE SLEEVE FOR REMOVABLE MOUNTING. INCLUDE C.I.P. CONCRETE FOUNDATION IN BEACH AREAS TO SUPPORT SLEEVE. CONTRACTOR TO PROVIDE PRODUCT DATA, COLOR/ MATERIAL SAMPLES AND DETAIL SHOP DRAWINGS FOR REVIEW AND APPROVA



LANDSCAPE CONSTRUCTION PLAN AREA 01A

CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM KEY DESCRIPTION

CONCRETE PAVING
- CP-01A VEHICULAR RATED CONCRETE PAVING - TYPE 2
- CP-01B PEDESTRIAN RATED CONCRETE PAVING - TYPE 2

UNIT PAVING
- UP-01A VEHICULAR RATED UNIT PAVING - TYPE 1
- UP-01B PEDESTRIAN RATED UNIT PAVING - TYPE 1
- UP-02A VEHICULAR RATED UNIT PAVING - TYPE 2
- UP-03 TACTILE PAVING

STAIRS AND RAMPS
- SR-01 STAIRS AT SOUTH BEACH
- SR-02 RAMP AT SOUTH BEACH
- SR-03 STAIRS AT CENTRAL BEACH
- SR-05 STAIRS AT NORTH BEACH, TYPE 1

SITE ELEMENTS
- SE-01 (FUTURE) SOUTH PLAZA RESTAURANT
- SE-02 SOUTH PLAZA COMMUNITY PAVILION
- SE-03 PLAY AREA RESTROOM AND OFFICE
- SE-04 NORTH PLAZA RESTROOM AND STORAGE
- SE-05 MULTI-USE TRAIL
- SE-08 FOOD TRUCK POWER OUTLETS

SITE FURNISHING
- SF-01 PICNIC TABLE, TYPICAL
- SF-02 BEACH UMBRELLA, TYPICAL
- SF-03 SEAT WALL AT CENTRAL BEACH
- SF-05 BENCH, TYPICAL
- SF-07 BOLLARD, TYPICAL
- SF-09 DRINKING FOUNTAIN

SITE WALLS
- SW-01 LANDSCAPE RETAINING WALL , TYPE 1
- SW-02 LANDSCAPE RETAINING WALLS, TYPE 2
- SW-03 LANDSCAPE RETAINING WALLS, TYPE 3
- SW-04 LANDSCAPE RETAINING WALLS, TYPE 4
- SW-07 LANDSCAPE RETAINING WALLS, TYPE 7
- SW-08 LANDSCAPE RETAINING WALLS, TYPE 8
- SW-09 LANDSCAPE RETAINING WALLS, TYPE 9
- SW-10 TEMP. LANDSCAPE RETAINING WALLS, TYPE 10
- SW-11 TEMP. LANDSCAPE RETAINING WALLS, TYPE 11

PLAY EQUIPMENT
- PE-01A THEMED PLAY STRUCTURE, TYPE 1
- PE-01B THEMED PLAY STRUCTURE, TYPE 2
- PE-02 CLIMBING STRUCTURES
- PE-03 WOOD PLAY STRUCTURES
- PE-04 DOG PARK

FENCING AND GATES
- FE-01 GUARDRAIL, TYPICAL
- FE-02 HANDRAIL, TYPICAL
- FE-03 FENCE AND GATES AT CHILDREN'S PLAY AREA
- FE-04 FENCE AND GATES AT DOG PARK

TREE GRATES
- TG-01 TREE GRATES, TYPE 1

WOOD PIERS AND DECKS
- WD-01 SOUTH BEACH PIER
- WD-02 SOUTH BEACH OVERLOOK
- WD-06 NORTH BEACH PIER

MISCELLANEOUS
- MI-01 ROADWAY CURB, TYPICAL
- MI-02 FLUSH ROADWAY CURB
- MI-03 CURB RAMP
- MI-04 CROSSWALK

PLANTING AREAS
REFERENCE L1.00 FOR FULL PLANTING SCHEDULE
- PA-01 STREETSCAPE PLANTING
- PA-02 ORNAMENTAL PLANTING AREA
- PA-03 SODDED TURFGRASS LAWN
- PA-04 SHRUB STEPPE
- PA-05 GRASSLANDS
- AS-01 ARTIFICIAL TURF
- LS-01 PLAY MULCH
- DG-01 AGGREGATE PAVING, TYPE 1

TREES
REFERENCE L1.00 FOR FULL TREE SCHEDULE
- EX EX EXISTING TREE
- T1 T1 STREET TREE, TYPICAL
- T2 T2 CANOPY TREE
- T3 T3 SPECIMEN TREE
- T4 T4 ACCENT TREE

SYMBOLS AND ABBREVIATIONS
- SAWCUT JOINT 04/L3.01
- EXPANSION JOINT 04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB

OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
1	2023.12.15	100% SCHEMATIC DESIGN
2	2024.03.15	PERMIT RESUBMITTAL

Seal

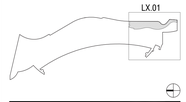
INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained thereto in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS

Sheet Number

L1.01



CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION
		CONCRETE PAVING
	CP-01A	VEHICULAR RATED CONCRETE PAVING - TYPE 2
	CP-01B	PEDESTRIAN RATED CONCRETE PAVING - TYPE 2
		UNIT PAVING
	UP-01A	VEHICULAR RATED UNIT PAVING - TYPE 1
	UP-01B	PEDESTRIAN RATED UNIT PAVING - TYPE 1
	UP-02A	VEHICULAR RATED UNIT PAVING - TYPE 2
	UP-03	TACTILE PAVING
		STAIRS AND RAMPS
	SR-01	STAIRS AT SOUTH BEACH
	SR-02	RAMP AT SOUTH BEACH
	SR-03	STAIRS AT CENTRAL BEACH
	SR-05	STAIRS AT NORTH BEACH, TYPE 1
		SITE ELEMENTS
	SE-01	(FUTURE) SOUTH PLAZA RESTAURANT
	SE-02	SOUTH PLAZA COMMUNITY PAVILION
	SE-03	PLAY AREA RESTROOM AND OFFICE
	SE-04	NORTH PLAZA RESTROOM AND STORAGE
	SE-05	MULTI-USE TRAIL
	SE-08	FOOD TRUCK POWER OUTLETS
		SITE FURNISHING
	SF-01	PICNIC TABLE, TYPICAL
	SF-02	BEACH UMBRELLA, TYPICAL
	SF-03	SEAT WALL AT CENTRAL BEACH
	SF-05	BENCH, TYPICAL
	SF-07	BOLLARD, TYPICAL
	SF-09	DRINKING FOUNTAIN
		SITE WALLS
	SW-01	LANDSCAPE RETAINING WALL , TYPE 1
	SW-02	LANDSCAPE RETAINING WALLS, TYPE 2
	SW-03	LANDSCAPE RETAINING WALLS, TYPE 3
	SW-04	LANDSCAPE RETAINING WALLS, TYPE 4
	SW-07	LANDSCAPE RETAINING WALLS, TYPE 7
	SW-08	LANDSCAPE RETAINING WALLS, TYPE 8
	SW-09	LANDSCAPE RETAINING WALLS, TYPE 9
	SW-10	TEMP. LANDSCAPE RETAINING WALLS, TYPE 10
	SW-11	TEMP. LANDSCAPE RETAINING WALLS, TYPE 11
		PLAY EQUIPMENT
	PE-01A	THEMED PLAY STRUCTURE, TYPE 1
	PE-01B	THEMED PLAY STRUCTURE, TYPE 2
	PE-02	CLIMBING STRUCTURES
	PE-03	WOOD PLAY STRUCTURES
	PE-04	DOG PARK
		FENCING AND GATES
	FE-01	GUARDRAIL, TYPICAL
	FE-02	HANDRAIL, TYPICAL
	FE-03	FENCE AND GATES AT CHILDREN'S PLAY AREA
	FE-04	FENCE AND GATES AT DOG PARK
		TREE GRATES
	TG-01	TREE GRATES, TYPE 1
		WOOD PIERS AND DECKS
	WD-01	SOUTH BEACH PIER
	WD-02	SOUTH BEACH OVERLOOK
	WD-06	NORTH BEACH PIER
		MISCELLANEOUS
	MI-01	ROADWAY CURB, TYPICAL
	MI-02	FLUSH ROADWAY CURB
	MI-03	CURB RAMP
	MI-04	CROSSWALK
		PLANTING AREAS
		REFERENCE L1.00 FOR FULL PLANTING SCHEDULE
	PA-01	STREETSCAPE PLANTING
	PA-02	ORNAMENTAL PLANTING AREA
	PA-03	SODDED TURFGRASS LAWN
	PA-04	SHRUB STEPPE
	PA-05	GRASSLANDS
	AS-01	ARTIFICIAL TURF
	LS-01	PLAY MULCH
	DG-01	AGGREGATE PAVING, TYPE 1
		TREES
		REFERENCE L1.00 FOR FULL TREE SCHEDULE
EX	EX	EXISTING TREE
T1	T1	STREET TREE, TYPICAL
T2	T2	CANOPY TREE
T3	T3	SPECIMEN TREE
T4	T4	ACCENT TREE
		SYMBOLS AND ABBREVIATIONS
		SAWCUT JOINT 04/L3.01
		EXPANSION JOINT 04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB

OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

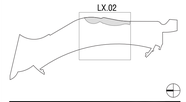
INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett retain all copyrights, statutory and other reserved rights in these drawings, including the right to prevent their unauthorized use, reproduction and publication. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining the written permission and consent of The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS

Sheet Number

L1.02



CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM KEY DESCRIPTION

CONCRETE PAVING
- CP-01A VEHICULAR RATED CONCRETE PAVING - TYPE 2
- CP-01B PEDESTRIAN RATED CONCRETE PAVING - TYPE 2

UNIT PAVING
- UP-01A VEHICULAR RATED UNIT PAVING - TYPE 1
- UP-01B PEDESTRIAN RATED UNIT PAVING - TYPE 1
- UP-02A VEHICULAR RATED UNIT PAVING - TYPE 2
- UP-03 TACTILE PAVING

STAIRS AND RAMPS
- SR-01 STAIRS AT SOUTH BEACH
- SR-02 RAMP AT SOUTH BEACH
- SR-03 STAIRS AT CENTRAL BEACH
- SR-05 STAIRS AT NORTH BEACH, TYPE 1

SITE ELEMENTS
- SE-01 (FUTURE) SOUTH PLAZA RESTAURANT
- SE-02 SOUTH PLAZA COMMUNITY PAVILION
- SE-03 PLAY AREA RESTROOM AND OFFICE
- SE-04 NORTH PLAZA RESTROOM AND STORAGE
- SE-05 MULTI-USE TRAIL
- SE-08 FOOD TRUCK POWER OUTLETS

SITE FURNISHING
- SF-01 PICNIC TABLE, TYPICAL
- SF-02 BEACH UMBRELLA, TYPICAL
- SF-03 SEAT WALL AT CENTRAL BEACH
- SF-05 BENCH, TYPICAL
- SF-07 BOLLARD, TYPICAL
- SF-09 DRINKING FOUNTAIN

SITE WALLS
- SW-01 LANDSCAPE RETAINING WALL , TYPE 1
- SW-02 LANDSCAPE RETAINING WALLS, TYPE 2
- SW-03 LANDSCAPE RETAINING WALLS, TYPE 3
- SW-04 LANDSCAPE RETAINING WALLS, TYPE 4
- SW-07 LANDSCAPE RETAINING WALLS, TYPE 7
- SW-08 LANDSCAPE RETAINING WALLS, TYPE 8
- SW-09 LANDSCAPE RETAINING WALLS, TYPE 9
- SW-10 TEMP. LANDSCAPE RETAINING WALLS, TYPE 10
- SW-11 TEMP. LANDSCAPE RETAINING WALLS, TYPE 11

PLAY EQUIPMENT
- PE-01A THEMED PLAY STRUCTURE, TYPE 1
- PE-01B THEMED PLAY STRUCTURE, TYPE 2
- PE-02 CLIMBING STRUCTURES
- PE-03 WOOD PLAY STRUCTURES
- PE-04 DOG PARK

FENCING AND GATES
- FE-01 GUARDRAIL, TYPICAL
- FE-02 HANDRAIL, TYPICAL
- FE-03 FENCE AND GATES AT CHILDREN'S PLAY AREA
- FE-04 FENCE AND GATES AT DOG PARK

TREE GRATES
- TG-01 TREE GRATES, TYPE 1

WOOD PIERS AND DECKS
- WD-01 SOUTH BEACH PIER
- WD-02 SOUTH BEACH OVERLOOK
- WD-06 NORTH BEACH PIER

MISCELLANEOUS
- MI-01 ROADWAY CURB, TYPICAL
- MI-02 FLUSH ROADWAY CURB
- MI-03 CURB RAMP
- MI-04 CROSSWALK

PLANTING AREAS
REFERENCE L1.00 FOR FULL PLANTING SCHEDULE
- PA-01 STREETSCAPE PLANTING
- PA-02 ORNAMENTAL PLANTING AREA
- PA-03 SODDED TURFGRASS LAWN
- PA-04 SHRUB STEPPE
- PA-05 GRASSLANDS
- AS-01 ARTIFICIAL TURF
- LS-01 PLAY MULCH
- DG-01 AGGREGATE PAVING, TYPE 1

TREES
REFERENCE L1.00 FOR FULL TREE SCHEDULE
- EX EXISTING TREE
- T1 STREET TREE, TYPICAL
- T2 CANOPY TREE
- T3 SPECIMEN TREE
- T4 ACCENT TREE

SYMBOLS AND ABBREVIATIONS
- SAWCUT JOINT 04/L3.01
- EXPANSION JOINT 04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and electronic. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS

Sheet Number

L1.03



LANDSCAPE CONSTRUCTION PLAN AREA 04A

GRAPHIC SCALE: 1:20

CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM KEY DESCRIPTION

CONCRETE PAVING
- CP-01A VEHICULAR RATED CONCRETE PAVING - TYPE 2
- CP-01B PEDESTRIAN RATED CONCRETE PAVING - TYPE 2

UNIT PAVING
- UP-01A VEHICULAR RATED UNIT PAVING - TYPE 1
- UP-01B PEDESTRIAN RATED UNIT PAVING - TYPE 1
- UP-02A VEHICULAR RATED UNIT PAVING - TYPE 2
- UP-03 TACTILE PAVING

STAIRS AND RAMPS
- SR-01 STAIRS AT SOUTH BEACH
- SR-02 RAMP AT SOUTH BEACH
- SR-03 STAIRS AT CENTRAL BEACH
- SR-05 STAIRS AT NORTH BEACH, TYPE 1

SITE ELEMENTS
- SE-01 (FUTURE) SOUTH PLAZA RESTAURANT
- SE-02 SOUTH PLAZA COMMUNITY PAVILION
- SE-03 PLAY AREA RESTROOM AND OFFICE
- SE-04 NORTH PLAZA RESTROOM AND STORAGE
- SE-05 MULTI-USE TRAIL
- SE-08 FOOD TRUCK POWER OUTLETS

SITE FURNISHING
- SF-01 PICNIC TABLE, TYPICAL
- SF-02 BEACH UMBRELLA, TYPICAL
- SF-03 SEAT WALL AT CENTRAL BEACH
- SF-05 BENCH, TYPICAL
- SF-07 BOLLARD, TYPICAL
- SF-09 DRINKING FOUNTAIN

SITE WALLS
- SW-01 LANDSCAPE RETAINING WALL , TYPE 1
- SW-02 LANDSCAPE RETAINING WALLS, TYPE 2
- SW-03 LANDSCAPE RETAINING WALLS, TYPE 3
- SW-04 LANDSCAPE RETAINING WALLS, TYPE 4
- SW-07 LANDSCAPE RETAINING WALLS, TYPE 7
- SW-08 LANDSCAPE RETAINING WALLS, TYPE 8
- SW-09 LANDSCAPE RETAINING WALLS, TYPE 9
- SW-10 TEMP. LANDSCAPE RETAINING WALLS, TYPE 10
- SW-11 TEMP. LANDSCAPE RETAINING WALLS, TYPE 11

PLAY EQUIPMENT
- PE-01A THEMED PLAY STRUCTURE, TYPE 1
- PE-01B THEMED PLAY STRUCTURE, TYPE 2
- PE-02 CLIMBING STRUCTURES
- PE-03 WOOD PLAY STRUCTURES
- PE-04 DOG PARK

FENCING AND GATES
- FE-01 GUARDRAIL, TYPICAL
- FE-02 HANDRAIL, TYPICAL
- FE-03 FENCE AND GATES AT CHILDREN'S PLAY AREA
- FE-04 FENCE AND GATES AT DOG PARK

TREE GRATES
- TG-01 TREE GRATES, TYPE 1

WOOD PIERS AND DECKS
- WD-01 SOUTH BEACH PIER
- WD-02 SOUTH BEACH OVERLOOK
- WD-06 NORTH BEACH PIER

MISCELLANEOUS
- MI-01 ROADWAY CURB, TYPICAL
- MI-02 FLUSH ROADWAY CURB
- MI-03 CURB RAMP
- MI-04 CROSSWALK

PLANTING AREAS
REFERENCE L1.00 FOR FULL PLANTING SCHEDULE
- PA-01 STREETSCAPE PLANTING
- PA-02 ORNAMENTAL PLANTING AREA
- PA-03 SODDED TURFGRASS LAWN
- PA-04 SHRUB STEPPE
- PA-05 GRASSLANDS
- AS-01 ARTIFICIAL TURF
- LS-01 PLAY MULCH
- DG-01 AGGREGATE PAVING, TYPE 1

TREES
REFERENCE L1.00 FOR FULL TREE SCHEDULE
- EX EXISTING TREE
- T1 STREET TREE, TYPICAL
- T2 CANOPY TREE
- T3 SPECIMEN TREE
- T4 ACCENT TREE

SYMBOLS AND ABBREVIATIONS
- SAWCUT JOINT 04/L3.01
- EXPANSION JOINT 04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB

OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
1	2023.12.15	100% SCHEMATIC DESIGN
2	2024.03.15	PERMIT RESUBMITTAL

Seal

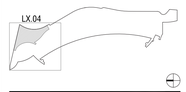
INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained thereto in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

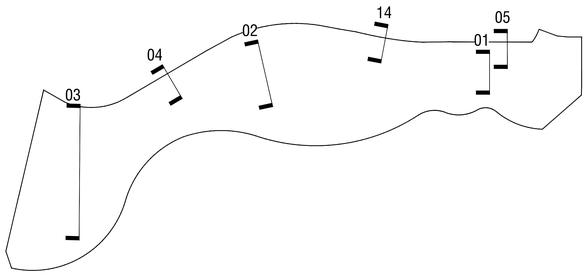
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS

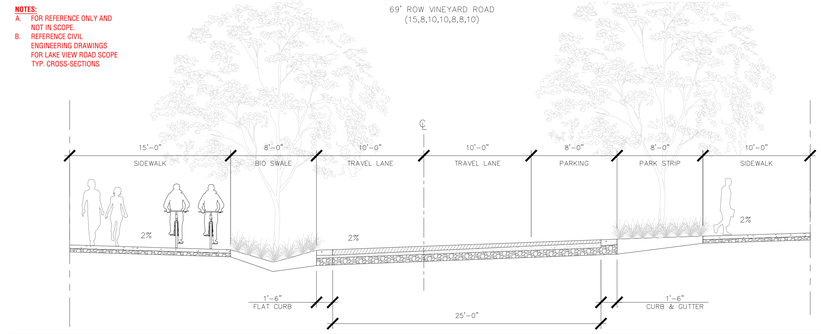
Sheet Number

L1.04



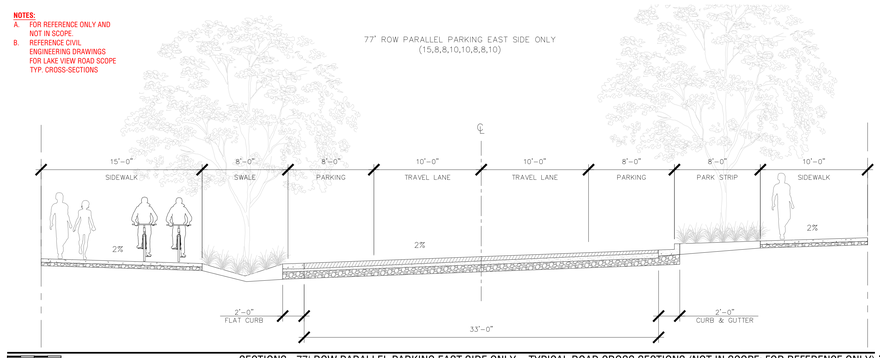
KEY MAP
NTS 00

NOTES:
A. FOR REFERENCE ONLY AND NOT IN SCOPE.
B. REFERENCE CIVIL ENGINEERING DRAWINGS FOR LAKE VIEW ROAD SCOPE TYP. CROSS-SECTIONS



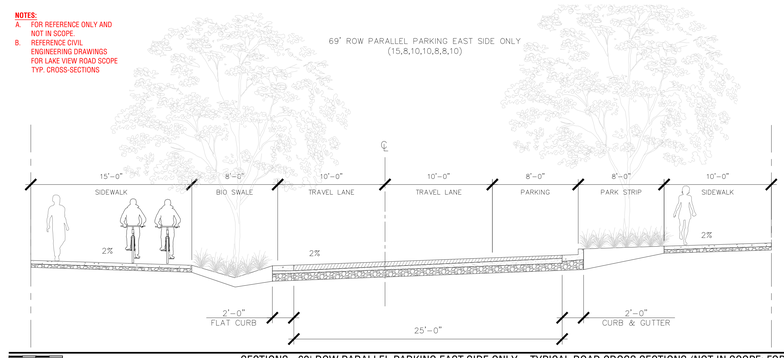
SCALE: 1" = 5'
SECTIONS - 69' ROW VINEYARD ROAD - TYPICAL ROAD CROSS SECTIONS (NOT IN SCOPE: FOR REFERENCE ONLY) 05
HP-VI.WFT-SEC-05

NOTES:
A. FOR REFERENCE ONLY AND NOT IN SCOPE.
B. REFERENCE CIVIL ENGINEERING DRAWINGS FOR LAKE VIEW ROAD SCOPE TYP. CROSS-SECTIONS



SCALE: 1" = 5'
SECTIONS - 77' ROW PARALLEL PARKING EAST SIDE ONLY - TYPICAL ROAD CROSS SECTIONS (NOT IN SCOPE: FOR REFERENCE ONLY) 14
HP-VI.WFT-SEC-01

NOTES:
A. FOR REFERENCE ONLY AND NOT IN SCOPE.
B. REFERENCE CIVIL ENGINEERING DRAWINGS FOR LAKE VIEW ROAD SCOPE TYP. CROSS-SECTIONS



SCALE: 1" = 5'
SECTIONS - 69' ROW PARALLEL PARKING EAST SIDE ONLY - TYPICAL ROAD CROSS SECTIONS (NOT IN SCOPE: FOR REFERENCE ONLY) 04
HP-VI.WFT-SEC-10

1 CAST-IN-PLACE CONCRETE PAVING; RE: CONSTRUCTION SCHEDULE
2 CONCRETE UNIT PAVERS; RE: CONSTRUCTION SCHEDULE

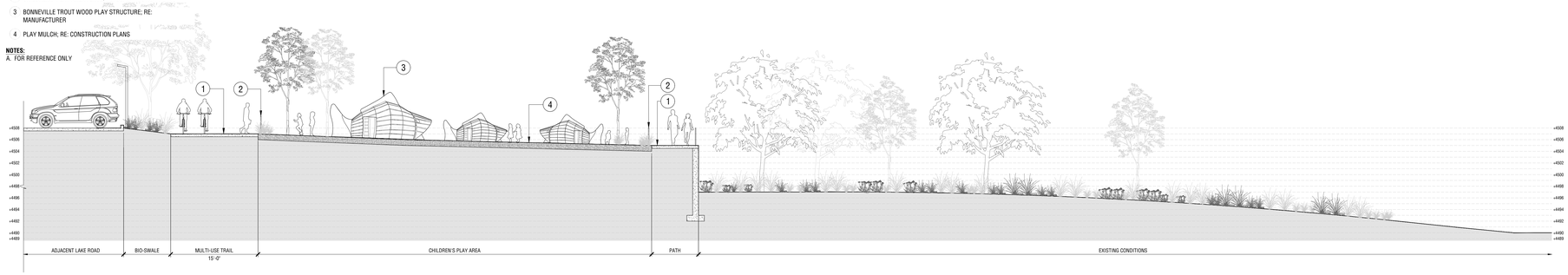
NOTES:
A. FOR REFERENCE ONLY



SCALE: 1/8" = 1'-0"
SECTION - PHASE 1 NORTH OVERLOOK TO BLUFF 03
HP-VI.WFT-SEC-19

1 CAST-IN-PLACE CONCRETE PAVING, RE: CONSTRUCTION PLANS
2 CHILDRENS' PLAY AREA FENCE; RE: CONSTRUCTION PLANS
3 BONNEVILLE TROUT WOOD PLAY STRUCTURE; RE: MANUFACTURER
4 PLAY MULCH; RE: CONSTRUCTION PLANS

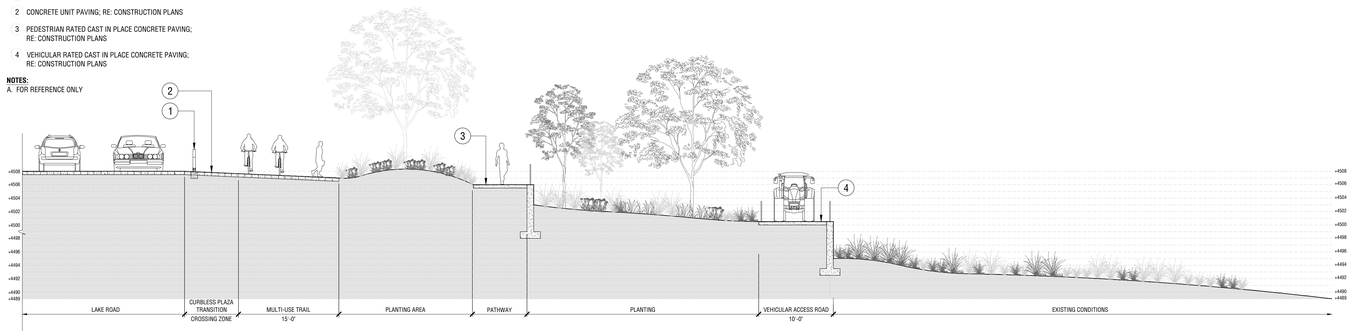
NOTES:
A. FOR REFERENCE ONLY



SCALE: 1/8" = 1'-0"
PHASE 1 CHILDREN'S PLAY AREA 02
HP-VI.WFT-SEC-18

1 BOLLARD; RE: CONSTRUCTION SCHEDULE
2 CONCRETE UNIT PAVING; RE: CONSTRUCTION PLANS
3 PEDESTRIAN RATED CAST IN PLACE CONCRETE PAVING; RE: CONSTRUCTION PLANS
4 VEHICULAR RATED CAST IN PLACE CONCRETE PAVING; RE: CONSTRUCTION PLANS

NOTES:
A. FOR REFERENCE ONLY



SCALE: 1/8" = 1'-0"
SECTION - PHASE 1 CURBLESS PLAZA 01
HP-VI.WFT-SEC-17

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

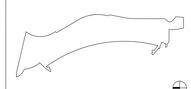
[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
1	2023.12.15	100% SCHEMATIC DESIGN
2	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

SITE SECTIONS

Sheet Number

L2.01

1 15'-0" MULTI-USE TRAIL

2 ADJACENT CONCRETE PEDESTRIAN PATH

3 BIOSWALE/ STREETSCAPE PLANTING

NOTES:
FOR REFERENCE ONLY.



0 0 0
SCALE: NTS

RENDER - MULTI USE TRAIL 03
HP-VI-WFT-SEC-03

1 BONNEVILLE TROUT WOOD PLAY STRUCTURE

2 ROCK SCRAMBLES

3 LOG SCRAMBLES; RE: MANUFACTURER

NOTES:
FOR REFERENCE ONLY.

1 CONCRETE PATH

2 BONNEVILLE TROUT WOOD PLAY STRUCTURE

3 LOG SCRAMBLE; RE: MANUFACTURERS

4 CHILDREN'S AREA PLAZA

5 PLANTING; RE: PLANTING PLANS

6 EXISTING WETLAND CONDITIONS

NOTES:
FOR REFERENCE ONLY.



0 0 0
SCALE: NTS

RENDER - CHILDREN'S PLAY AREA 11
HP-VI-WFT-SEC-11



0 0 0
SCALE: NTS

RENDER - PHASE 1 CHILDREN'S PLAY AREA 01
HP-VI-WFT-SEC-10

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and electronic. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

SITE RENDERS

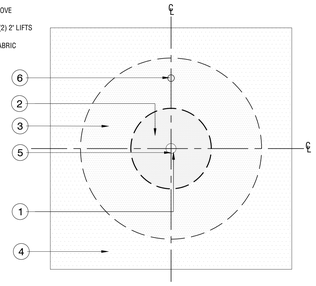
Sheet Number

L2.02

1. TREE PLANTING; RE: PLANTING PLANS
2. 1" AGGREGATE PAVING LAYER, LEAVE UNCOMPACTED AT ROOTFLARE
3. TREE PIT, 4" AGGREGATE PAVING ABOVE
4. 4: AGGREGATE PAVING, INSTALL IN (2) 2" LIFTS
5. TREE ROOTBALL; LIMIT OF FILTER FABRIC
6. 4" PVC INSPECTION TUBE

NOTES:

A. REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. REFERENCES PLANTING PLANS FOR TREE SPECIES, SIZE AND LAYOUT.
C. REFERENCE PLANTING DETAILS FOR INSPECTION TUBE DETAILS.



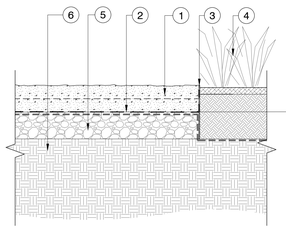
PLAN - AGGREGATE PAVING AT TREE PLANTING 20

SCALE: 3/8" = 1'-0" — HP-VI.WFT-CO-19

1. 4" STABILIZED STONEDUST, INSTALLED IN (2) 2" LIFTS. RE: CONSTRUCTION SCHEDULE FOR COLOR
2. FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS
3. EDGE RESTRAINT; RE: SPECS
4. ADJACENT PLANTING; -RE: PLANTING PLANS
5. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
6. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT

NOTES:

A. EACH LIFT OF STONEDUST SHALL BE DAMPENED, ROLLED, AND COMPACTED AS SPECIFIED.



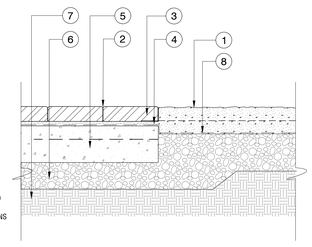
SECTION - AGGREGATE PAVING AT PLANTING 19

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-18

1. AGGREGATE PAVING; INSTALLED IN (2) 2" LIFTS; RE: CONSTRUCTION SCHEDULE
2. POLYMERIC SAND - FILLED JOINTS (TYP)
3. CONCRETE UNIT PAVERS, TYPICAL
4. SAND SETTING BED; RE: SPECIFICATIONS
5. REINFORCED CONCRETE SUB-SLAB
6. CONCRETE SUBBASE; -RE: GEOTECHNICAL REPORT
7. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT
8. FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS

NOTES:

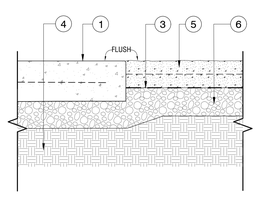
A. REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. REFERENCE CONSTRUCTION PLANS FOR LAYOUT AND LOCATIONS OF ALL MATERIAL.



SECTION - AGGREGATE PAVING AT CONCRETE UNIT PAVERS 18

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-17

1. REINFORCED CONCRETE PAVING; RE: CONSTRUCTION PLAN AND SCHEDULE
3. FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRTS LIFT AND COMPACTED AGGREGATE BASE; -RE: SPECS
4. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT
5. 4" STONEDUST, INSTALLED IN (2) 2" LIFTS; RE: CONSTRUCTION SCHEDULE FOR COLOR
6. COMPACT SUBBASE; -RE: GEOTECHNICAL REPORT



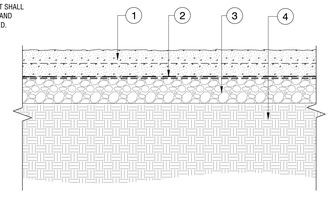
SECTION - AGGREGATE PAVING AT CONCRETE PAVING 17

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-16

1. 4" STABILIZED STONEDUST, INSTALLED IN (2) 2" LIFTS; RE: CONSTRUCTION SCHEDULE FOR COLOR
2. FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS
3. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
4. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT

NOTES:

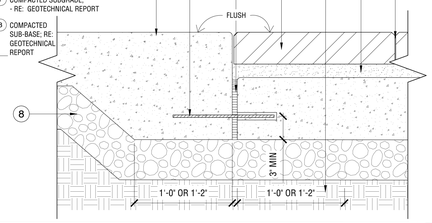
A. EACH LIFT OF STONEDUST SHALL BE DAMPENED, ROLLED, AND COMPACTED AS SPECIFIED.



SECTION - AGGREGATE PAVING 16

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-15

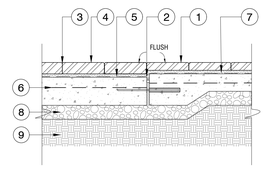
1. CONCRETE UNIT PAVING ON REINFORCED CIP CONCRETE SUBSLAB
2. REINFORCED CIP CONCRETE PAVING
3. 3/8" ELASTOMERIC SEALANT JOINT
4. #5 9' SPEED DOWEL W/ #4 REBAR @ 36" O.C.
5. POLYMEYRIC SAND SWEPT JOINT
6. SAND SETTING BED; RE: SPECIFICATIONS
7. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT
8. COMPACTED SUB-BASE; RE: GEOTECHNICAL REPORT



SECTION - CONCRETE PAVING TO VEHICULAR UNIT PAVING 15

SCALE: 3" = 1'-0" — HP-VI.WFT-CO-14

1. PEDESTRIAN RATED CONCRETE UNIT PAVERS
2. EXTEND GEOTEXTILE FABRIC OVER ALL EXPANSION JOINTS, TYP.
3. POLYMERIC SAND FILLED JOINTS, TYP.
4. VEHICULAR RATED CONCRETE UNIT PAVERS
5. 1" SAND SETTING BED, TYPICAL
6. VEHICULAR RATED REINFORCED CIP CONCRETE SUBSLAB
7. PEDESTRIAN RATED REINFORCED CIP CONCRETE SUBSLAB
8. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
9. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT



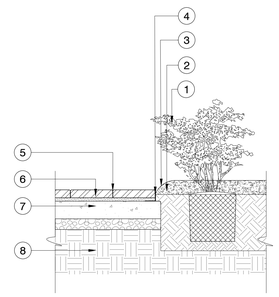
SECTION - PED. UNIT PAVERS AT VEHICULAR UNIT PAVERS 14

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-13

1. PLANTING AREA; -RE: PLANTING PLANS FOR LAYOUT
2. PLANTING SOIL, FINISHED ELEVATION TO BE 1-1/2" BELOW FINISHED SURFACE OF PAVING
3. MULCH, SET TOP 1/4" BELOW FINISHED SURFACE OF PAVING, TAPER TO FULL THICKNESS OF MULCH
4. UNIT PAVER EDGE RESTRAINT. WRAP GEOTEXTILE FILTER FABRIC UP SIDES OF EDGE RESTRAINTS
5. POLYMERIC SAND-FILLED JOINTS, TYPICAL
6. CONCRETE UNIT PAVERS
7. REINFORCED CIP CONCRETE SUBSLAB
8. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT

NOTES:

A. REFERENCE L4 SERIES SOILS PLANS FOR AMENDED PLANTING SOIL LAYOUT AND DESIGN REQUIREMENTS



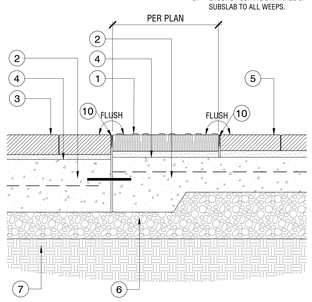
SECTION - CONCRETE UNIT PAVING AT PLANTING AREA 13

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-12

1. DETECTABLE WARNING PLATE; -RE:CONSTRUCTION SCHEDULE
2. REINFORCED CIP CONCRETE SUBSLAB
3. VEHICULAR RATED CONCRETE UNIT PAVERS; -RE: CONSTRUCTED CIP CONCRETE SUBSLAB
4. SAND SETTING BED, TYPICAL
5. PEDESTRIAN RATED CONCRETE UNIT PAVERS; -RE: CONSTRUCTED CIP CONCRETE SUBSLAB
6. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
7. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT
10. JOINT (TYP), SEALANT PER SPECS

NOTES:

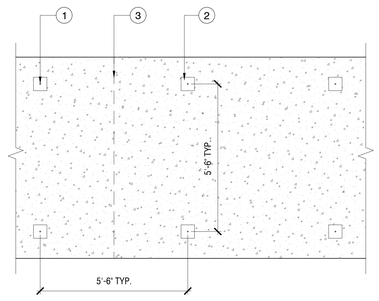
A. REFERENCE CONSTRUCTION SCHEDULE FOR AL COLORS AND FINISHES.
B. ENSURE POSITIVE DRAINAGE OF SUBSLAB TO ALL WEEPS.



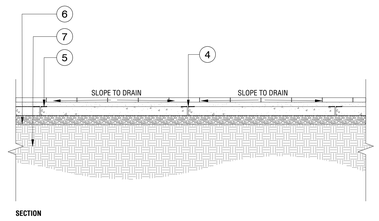
SECTION - VEH. RATED CONC. PAVERS @ DETECTABLE WARNING PLATE 12

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-137

1. SPACE 1/2" DIA. WEEP HOLES THROUGH SUPPORT SLABS BETWEEN EXPANSION JOINTS
2. 6"X6" SQUARE FILTER FABRIC PER SPECIFICATIONS
3. TYPICAL EXPANSION JOINT PER PLANS AND DETAILS
4. 1/2" DIA. WEEP HOLES THROUGH SUPPORT SLABS
5. 6"X6" SQUARE FILTER FABRIC
6. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
7. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT



PLAN

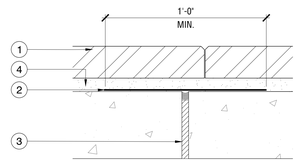


SECTION

DETAIL - TYP. CONCRETE UNIT PAVERS WEEP HOLE LAYOUT 10

SCALE: 1/2" = 1'-0" — HP-VI.WFT-CO-10

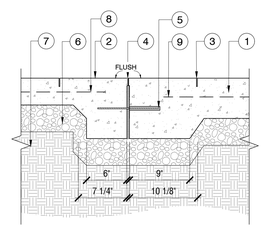
1. CONCRETE UNIT PAVER, TYPICAL; -RE: CONSTRUCTION PLANS FOR LAYOUT
2. GEOTEXTILE FABRIC, EXTEND 6" INCHES ON EACH SIDE OF ALL CONCRETE EXPANSION JOINTS, CONTROL JOINTS, ISOLATION JOINTS AND CONSTRUCTION JOINTS
3. 1/4" CONCRETE SUBSLAB EXPANSION, TYPICAL.
4. SAND SETTING; RE: SPECIFICATIONS



SECTION - UNIT PAVERS OVER SUBSLAB JOINT 09

SCALE: 3" = 1'-0" — HP-VI.WFT-CO-09

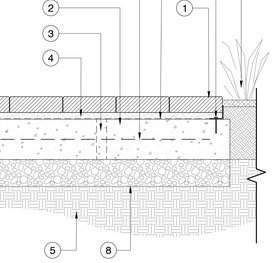
1. REINFORCED CONCRETE PAVING; RE: CONSTRUCTION PLAN AND SCHEDULE
2. REINFORCED PEDESTRIAN RATED CONCRETE PAVING
3. SAWCUT JOINT, TYPICAL
4. 1/4" WIDE JOINT, SEALANT PER SPECIFICATIONS
5. 9' SPEED DOWEL @ 36" O.C.
6. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
7. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT
8. WIRE MESH REINFORCEMENT; RE: SPECS
9. #4 REBAR AT 24" ON CENTER EACH WAY



SECTION - TYP. PEDESTRIAN RATED CONCRETE UNIT PAVERS 06

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-06

1. REINFORCED VEHICULAR RATED CONCRETE PAVING; -RE: CONSTRUCTION PLAN AND SCHEDULE
2. REINFORCED PEDESTRIAN RATED CONCRETE PAVING
3. SAWCUT JOINT, TYPICAL
4. 1/4" WIDE JOINT, SEALANT PER SPECIFICATIONS
5. 9' SPEED DOWEL @ 36" O.C.
6. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
7. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT
8. WIRE MESH REINFORCEMENT; RE: SPECS
9. #4 REBAR AT 24" ON CENTER EACH WAY



SECTION - TYP. VEHICULAR RATED CONCRETE UNIT PAVERS 07

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-07

1. PEDESTRIAN RATED CONCRETE UNIT PAVERS; RE: CONSTRUCTION PLANS FOR LAYOUT
2. REINFORCED CIP CONCRETE SUBSLAB
3. PROVIDE WEEPS AT 2'-0" O.C.; COVER WITH FILTER FABRIC. NOTE: ENSURE POSITIVE DRAINAGE TO WEEPS
4. 1" SAND SETTING BED. TYPICAL
5. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
6. ADJACENT PLANTING, RE: PLANTING PLAN
7. EDGE RESTRAINT PER SPECIFICATIONS
8. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
9. WIRE MESH REINFORCING PER SPECIFICATIONS
10. GEOTEXTILE FABRIC ATOP CONCRETE SUBSLAB, CONTINUOUS

NOTES:

A. REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. ENSURE POSITIVE DRAINAGE OF SUBSLAB TO ALL WEEPS.

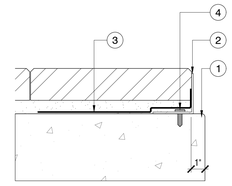
SECTION - VEHICULAR CONCRETE AT PEDESTRIAN CONCRETE 05

SCALE:1 1/2" = 1'-0" — HP-VI.WFT-CO-05

1. 1/4 INCH RADIUS EDGE AT CORNER OF CONCRETE SUBSLAB
2. UNIT PAVER EDGE RESTRAINT. PER SPECIFICATIONS
3. GEOTEXTILE FABRIC: EXTEND 6 INCHES ONTO SUBSLAB AND WRAP SIDES OF ALL EDGE RESTRAINTS.
4. RAMS ET-HILTI 1 INCH CONCRETE NAIL. SPACE NAILS EVERY 6 TO 8 INCHES. O.C. (TYP.)

NOTES:

A. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES.
B. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURER'S SLIDING CONNECTOR SYSTEM.
C. CORNERS: NOTCH BASE OF EDGING AND FORM A CONTINUOUS CORNER.



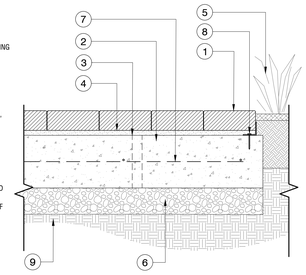
SECTION - EDGE RESTRAINT CONCRETE UNIT PAVERS 08

SCALE: 3" = 1'-0" — HP-VI.WFT-CO-08

1. VEHICULAR RATED CONCRETE UNIT PAVERS; -RE: CONSTRUCTED CIP CONCRETE SUBSLAB
2. REINFORCED CIP CONCRETE SUBSLAB
3. PROVIDE WEEPS AT 2'-0" O.C.; COVER WITH FILTER FABRIC.
4. 1" SAND SETTING BED, TYPICAL
5. ADJACENT PLANTING, RE: PLANTING PLAN
6. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
7. #4 REBAR @ 18" OCEW
8. EDGE RESTRAINT; -RE: DETAIL 10, THIS SHEET
9. COMPACTED SUBGRADE; -RE:GEOTECHNICAL REPORT

NOTES:

A. REFERENCE CONSTRUCTION SCHEDULE FOR AL COLORS AND FINISHES.
B. ENSURE POSITIVE DRAINAGE OF SUBSLAB TO ALL WEEPS.



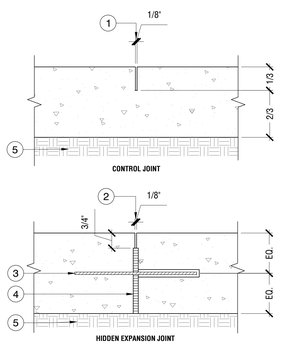
SECTION - CIP CONCRETE PAVING AT PLANTING AREA 04

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-04

1. SAW CUT TO BE 1/3 OVERALL DEPTH OF PAVEMENT, TYP.
2. SAW CUT TO BE 3/4" DEPTH, TYP.
3. #5 9' STEEP DOWEL SPACED AT 36" O.C. WITH GREASED SLEEVE ON ONE END, TYP.
4. 1/4" EXPANSION JOINT, TYP.
5. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT

NOTES:

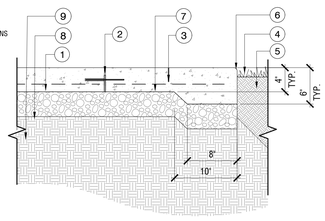
A. CONTRACTOR SHALL REFERENCE HARDSCAPE PLANS FOR ALL JOINT LAYOUTS.
B. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.



SECTION - TYP. CONCRETE JOINTING TYPES 03

SCALE: 3" = 1'-0" — HP-VI.WFT-CO-03

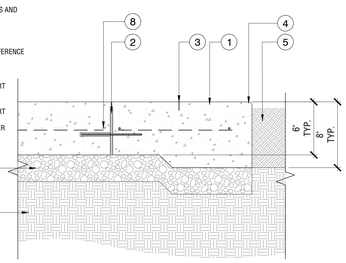
1. PEDESTRIAN RATED CONCRETE PAVING; -RE: CONSTRUCTION PLANS FOR LAYOUT
2. EXPANSION JOINT; -RE: PLANS FOR LOCATION
3. SAW CUT JOINT; RE: PLANS FOR LOCATION
4. ADJACENT PLANTING - FINISHED GRADE TO BE HELD 1/2" MIN. BELOW TOP OF PAVING; RE: PLANTING PLANS
5. ADJACENT CONDITIONS, REFERENCE CONSTRUCTION PLANS
6. 1/2"R TOOLED EDGE
7. WIRE MESH REINFORCING PER SPECIFICATIONS
8. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
9. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT



SECTION - TYP. CONCRETE PEDESTRIAN PAVING ON GRADE 02

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-02

1. REINFORCED VEHICULAR CONCRETE PAVING, SEE SCHEDULE FOR FINISH AND COLOR RE: CIVIL FOR REINFORECEMINT AND THICKNESS
2. HIDDEN EXPANSION JOINT, SEE PLANS AND DETAILS
3. SAW CUT JOINT, SEE PLANS AND DETAILS
4. 1/2"R TOOLED EDGE
5. ADJACENT CONDITION, REFERENCE CONSTRUCTION PLANS
6. COMPACTED SUBBASE; -RE: GEOTECHNICAL REPORT
7. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT
8. #4 REBAR AT 24" ON CENTER EACH WAY



SECTION - TYP. CONCRETE VEHICULAR PAVING ON GRADE 01

SCALE: 1 1/2" = 1'-0" — HP-VI.WFT-CO-01

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2650 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

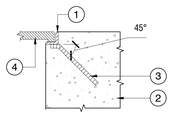
CONSTRUCTION DETAILS

Sheet Number

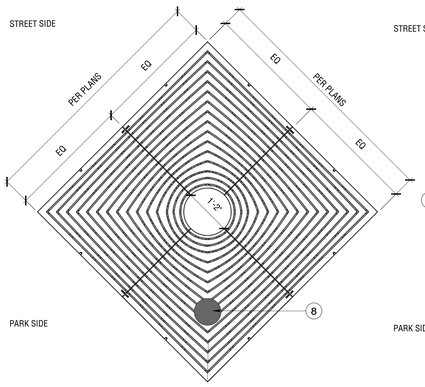
L3.01

1. ANGLE STOCK PERIMETER FRAME
   -RE: MANF. RECOMMENDATIONS
2. CONCRETE SLAB
3. #3 REBAR EMBEDMENT ANCHOR, TYP.
   RE: MANF. RECOMMENDATIONS
4. TREE GRATE
   -RE: CONSTRUCTION SCHEDULE
5. ATTACHMENT DETAIL
   -RE: MANF. RECOMMENDATIONS
6. PEDESTRIAN CONCRETE PAVING
   -RE: CONSTRUCTION SCHEDULE
7. 3/8" DIA BOLT
8. LIGHT FIXTURE CUTOUT
9. CONTROL JOINT
   RE: CONSTRUCTION PLANS

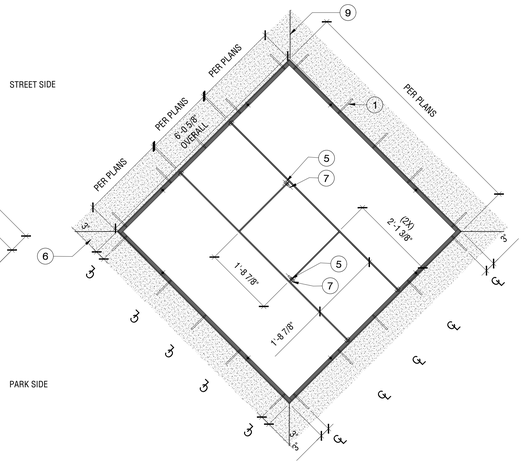
NOTES:
A. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
C. CONTRACTOR TO VERIFY LAYOUTS IN THE FIELD PRIOR TO INSTALLATION.
D. REFERENCE CIVIL ENGINEER'S PLANS FOR GRADING INFORMATION.
E. REFERENCE SITE LIGHTING PLANS FOR ADDITIONAL INFORMATION.



SECTION - TREE GRATE AT CONCRETE



TREE GRATE PLAN

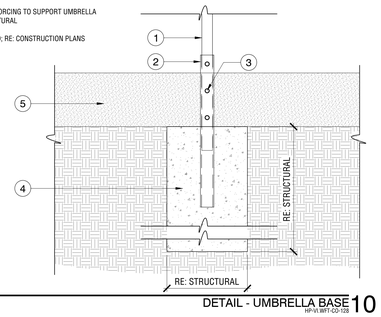


FRAMING PLAN

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

DETAIL - TREE GRATE TYP. 11
HP-VI.WFT-CO-02

1. UMBRELLA, RE: CONSTRUCTION SCHEDULE
2. STAINLESS STEEL SLEEVE EMBEDDED IN CONCRETE FOOTING; RE: CONSTRUCTION SCHEDULE
3. LOCKING NUTS
4. CONCRETE REINFORCING TO SUPPORT UMBRELLA BASE, RE: STRUCTURAL
5. LANDSCAPE SAND; RE: CONSTRUCTION PLANS

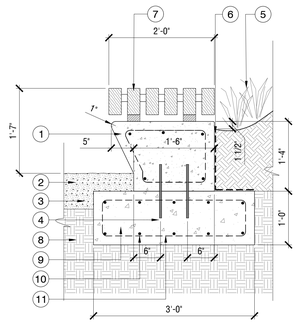


SCALE: 1" = 1'-0"

DETAIL - UMBRELLA BASE 10
HP-VI.WFT-CO-12B

1. CAST IN PLACE CONCRETE BENCH BASE
2. 4" COMPACTED AGGREGATE; - RE: CONSTRUCTION PLANS FOR LADYUT
3. COMPACTED SUBBASE; RE: GEOTECHNICAL REPORT
4. 12" STAINLESS STEEL DOWELS, CAST INTO FOUNDATION PRIOR TO POURING BENCH BASE
5. ADJACENT PLANTING ON SLOPE; RE: PLANTING PLANS
6. DAMPPROOFING; RE: SPECS
7. WOOD BENCH TOP INSTALLED PER MANUFACTURER
8. COMPACTED SUBGRADE; RE: GEOTECHNICAL REPORT
9. REINFORCED CIP CONCRETE FOODTING
10. #4 REBAR, CONTINUOUS
11. #4 REBAR HOOPS AT 18" O.C.

NOTES:
A. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. APPLY WATER PROOFING ON WALL FACE ADJACENT TO PLANTING OR AGGREGATE PAVING.

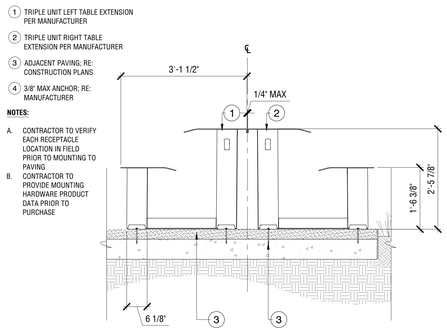


SCALE: 1" = 1'-0"

SECTION - CAST IN PLACE CONCRETE BENCH WITH WOOD SEAT 09
HP-VI.WFT-CO-12C

1. TRIPLE UNIT LEFT TABLE EXTENSION PER MANUFACTURER
2. TRIPLE UNIT RIGHT TABLE EXTENSION PER MANUFACTURER
3. ADJACENT PAVING; RE: CONSTRUCTION PLANS
4. 3/8" MAX ANCHOR; RE: MANUFACTURER

NOTES:
A. CONTRACTOR TO VERIFY EACH RECEPTACLE LOCATION IN FIELD PRIOR TO MOUNTING TO PAVING
B. CONTRACTOR TO PROVIDE MOUNTING HARDWARE PRODUCT DATA PRIOR TO PURCHASE

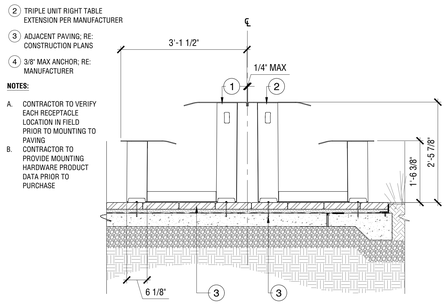


SCALE: 3/4" = 1'-0"

SECTION - FIXED PICNIC BENCH MOUNTING ON AGGREGATE PAVING 08
HP-VI.WFT-CO-27

1. TRIPLE UNIT LEFT TABLE EXTENSION PER MANUFACTURER
2. TRIPLE UNIT RIGHT TABLE EXTENSION PER MANUFACTURER
3. ADJACENT PAVING; RE: CONSTRUCTION PLANS
4. 3/8" MAX ANCHOR; RE: MANUFACTURER

NOTES:
A. CONTRACTOR TO VERIFY EACH RECEPTACLE LOCATION IN FIELD PRIOR TO MOUNTING TO PAVING
B. CONTRACTOR TO PROVIDE MOUNTING HARDWARE PRODUCT DATA PRIOR TO PURCHASE

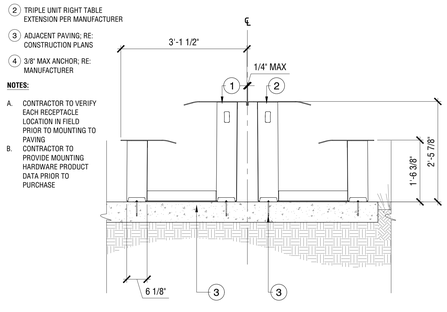


SCALE: 3/4" = 1'-0"

SECTION - FIXED PICNIC BENCH MOUNTING AT CONCRETE UNIT PAVING 07
HP-VI.WFT-CO-28

1. TRIPLE UNIT LEFT TABLE EXTENSION PER MANUFACTURER
2. TRIPLE UNIT RIGHT TABLE EXTENSION PER MANUFACTURER
3. ADJACENT PAVING; RE: CONSTRUCTION PLANS
4. 3/8" MAX ANCHOR; RE: MANUFACTURER

NOTES:
A. CONTRACTOR TO VERIFY EACH RECEPTACLE LOCATION IN FIELD PRIOR TO MOUNTING TO PAVING
B. CONTRACTOR TO PROVIDE MOUNTING HARDWARE PRODUCT DATA PRIOR TO PURCHASE

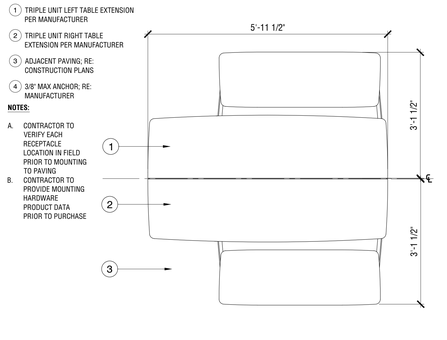


SCALE: 3/4" = 1'-0"

SECTION - FIXED PICNIC BENCH MOUNTING AT CONCRETE PAVING 06
HP-VI.WFT-CO-25

1. TRIPLE UNIT LEFT TABLE EXTENSION PER MANUFACTURER
2. TRIPLE UNIT RIGHT TABLE EXTENSION PER MANUFACTURER
3. ADJACENT PAVING; RE: CONSTRUCTION PLANS
4. 3/8" MAX ANCHOR; RE: MANUFACTURER

NOTES:
A. CONTRACTOR TO VERIFY EACH RECEPTACLE LOCATION IN FIELD PRIOR TO MOUNTING TO PAVING
B. CONTRACTOR TO PROVIDE MOUNTING HARDWARE PRODUCT DATA PRIOR TO PURCHASE

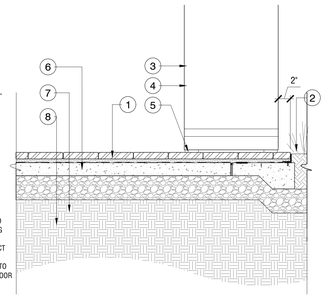


SCALE: 3/4" = 1'-0"

PLAN - FIXED PICNIC BENCH 05
HP-VI.WFT-CO-24

1. PEDESTRIAN CONCRETE UNIT PAVING; RE: CONSTRUCTION PLAN
2. ADJACENT PLANTING
3. TRASH RECEPTACLE
4. RECYCLING RECEPTACLE
5. MANUFACTURER SUPPLIED GLIDES WITH PRE-DRILLED HOLES. SURFACE MOUNT TO PAVING WITH STAINLESS STEEL FLAT HEAD ANCHORS
6. COMPACTED SUBSLAB; RE: CONSTRUCTION PLAN
7. COMPACTED SUBBASE; RE: GEOTECHNICAL REPORT
8. COMPACTED SUBGRADE; RE: GEOTECHNICAL REPORT

NOTES:
A. CONTRACTOR TO VERIFY EACH RECEPTACLE LOCATION IN FIELD PRIOR TO MOUNTING TO PAVING
B. CONTRACTOR TO PROVIDE MOUNTING HARDWARE PRODUCT DATA PRIOR TO PURCHASE.
C. ALL WASTE RECEPTACLES ARE TO BE ORIENTED SO THE ACCESS DOOR AND LOCK ARE FACING THE PRIMARY PATH OF TRAVEL.



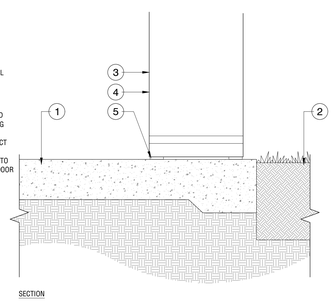
SECTION

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

SECTION - WASTE RECEPTICAL MOUNTING ON CONCRETE UNIT PAVING 03
HP-VI.WFT-CO-23

1. CONCRETE PAVING; RE: CONSTRUCTION PLANS
2. ADJACENT PLANTING
3. TRASH RECEPTACLE
4. RECYCLING RECEPTACLE
5. MANUFACTURER SUPPLIED GLIDES WITH PRE-DRILLED HOLES. SURFACE MOUNT TO PAVING WITH STAINLESS STEEL FLAT HEAD ANCHORS

NOTES:
A. CONTRACTOR TO VERIFY EACH RECEPTACLE LOCATION IN FIELD PRIOR TO MOUNTING TO PAVING
B. CONTRACTOR TO PROVIDE MOUNTING HARDWARE PRODUCT DATA PRIOR TO PURCHASE.
C. ALL WASTE RECEPTACLES ARE TO BE ORIENTED SO THE ACCESS DOOR AND LOCK ARE FACING THE PRIMARY PATH OF TRAVEL.

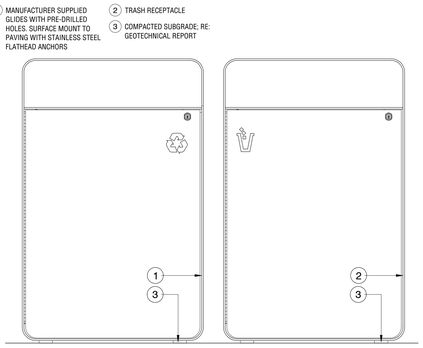


SECTION

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

SECTION - WASTE RECEPTICAL MOUNTING ON CONCRETE PAVING 02
HP-VI.WFT-CO-22

1. MANUFACTURER SUPPLIED GLIDES WITH PRE-DRILLED HOLES. SURFACE MOUNT TO PAVING WITH STAINLESS STEEL FLATHEAD ANCHORS
2. TRASH RECEPTACLE
3. COMPACTED SUBGRADE; RE: GEOTECHNICAL REPORT



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

ELEVATION - WASTE RECEPTACLE 01
HP-VI.WFT-CO-21

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and electronic. These drawings are not to be changed or copied in any form or format nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

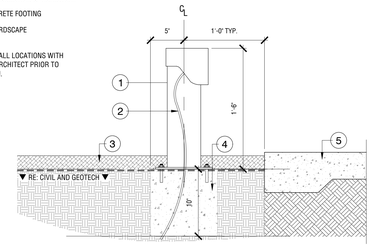
CONSTRUCTION DETAILS

Sheet Number

L3.02

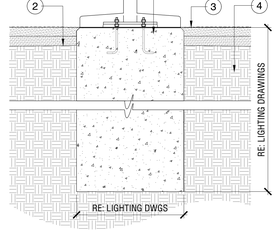
1. HINGE TOP OUTLET BOX; RE: MANUFACTURER RECOMMENDATIONS FOR ANCHOR BASE PLATE; RE: CONSTRUCTION PLANS FOR LOCATION; RE: CONSTRUCTION SCHEDULE FOR FINISH
2. CONDUIT; RE: ELECTRICAL
3. MULCH, ENSURE COMPLETE COVERAGE OF CONCRETE FOUNDATION & HARDWARE
4. 10" DIA. CONCRETE FOOTING
5. ADJACENT HAROSCAPE

NOTES:
1. FIELD VERIFY ALL LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



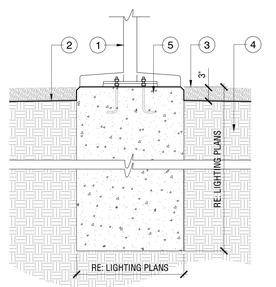
SECTION - HINGE-TOP CONVENIENCE OUTLET 08
HP-VI.WFT-CO-03
SCALE: 1 1/2" = 1'-0"

1. OUTLINE OF SCHEDULED LIGHT
2. SLOPE GRADE AWAY FROM LIGHT
3. TOP OF GRAVEL FLUSH W/ TOP OF PIER. REFER TO L1301 FOR PAVING DETAILS. REFER TO HARDSCAPE PLANS FOR SPECIFIED MATERIAL AT LIGHT POLE LOCATIONS.
4. COMPACTED SUB - GRADE
5. CONCRETE PIER AND REINFORCING PER STRUCTURAL ENGINEER.



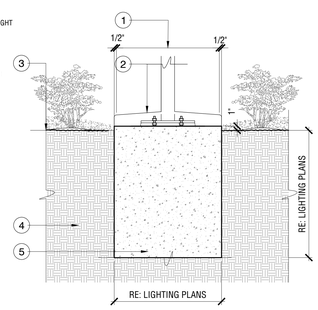
SECTION - LIGHT POLE @ DECOMPOSED GRANITE 07
HP-VI.WFT-CO-34
SCALE: 1" = 1'-0"

1. OUTLINE OF SCHEDULED LIGHT
2. SLOPE GRADE AWAY FROM LIGHT
3. LAWN; REFER TO PLANTING PLANS
4. COMPACTED SUBGRADE
5. CONCRETE PIER AND REINFORCING PER STRUCTURAL ENGINEER.



SECTION - LIGHT POLE @ LAWN 06
HP-VI.WFT-CO-33
SCALE: 1" = 1'-0"

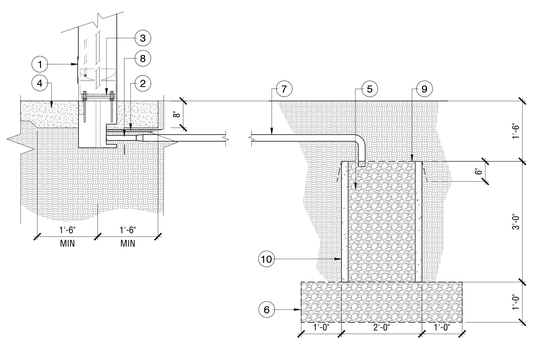
1. COORDINATE DIAMETER OF TOP OF FOOTING WITH DIAMETER OF COVER PLATE
2. OUTLINE OF SCHEDULED LIGHT
3. PLANTING TO BE 1" BELOW TOP OF LIGHT POLE FOUNDATION
4. COMPACTED SUBGRADE; -RE: GEOTECHNICAL REPORT
5. FOUNDATION AND REINFORCING PER STRUCTURAL ENGINEER



SECTION - LIGHT POLE FOUNDATION IN PLANTING AREAS 05
HP-VI.WFT-CO-32
SCALE: 1" = 1'-0"

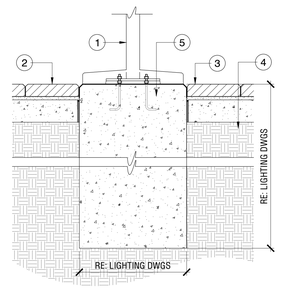
1. ACCESS DOOR PER MANUFACTURER; RE: PLANS FOR LOCATIONS
2. CONNECT TO WATER SERVICE LINE W/ HEAT TRACING TAPE TO PREVENT FREEZING. MANF : EASYHEAT SR; RE : CIVIL FOR WATER SERVICE
3. SURFACE MOUNT PER MANUFACTURER RECOMMENDATIONS
4. PAVING PER PLAN
5. GRAVEL OR COURSE GRANULAR FILL
6. NONWOVEN GEOTEXTILE FABRIC
7. 2" DIA PVC DRAIN
8. PVC CONNECTION TO FOUNTAIN PER MANUFACTURER
9. FILTER FABRIC
10. 24" DIA PIPE PER CITY STANDARD DETAIL

NOTES:
A. FILTER FABRIC SHALL BE WATER PERVIOUS TYPE, BLACK POLYOLEFIN OR POLYESTER MANUFACTURED BY MIRAFI OR SUPAC.



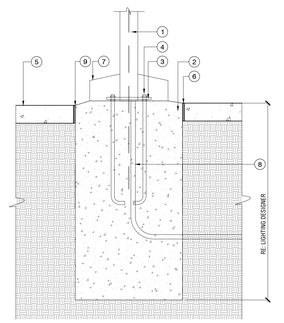
SECTION - DRINKING FOUNTAIN 09
HP-VI.WFT-CO-126
SCALE: 3/4" = 1'-0"

1. OUTLINE OF SCHEDULED LIGHT
2. SLOPE GRADE AWAY FROM LIGHT
3. TOP OF PAVERS FLUSH W/ TOP OF PIER. REFER TO L1301 FOR PAVING DETAILS. REFER TO HARDSCAPE PLANS FOR SPECIFIED MATERIAL AT LIGHT POLE LOCATIONS.
4. COMPACTED SUB - GRADE
5. CONCRETE PIER AND REINFORCING PER STRUCTURAL ENGINEER.



SECTION - LIGHT POLE @ UNIT PAVING 04
HP-VI.WFT-CO-31
SCALE: 1" = 1'-0"

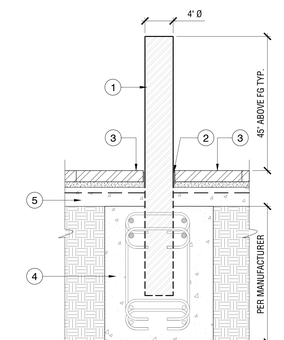
1. PEDESTRIAN LIGHT POLE; -RE: LIGHTING SCHEDULE
2. SQUARE CONCRETE FOOTING TO MATCH ADJACENT FINISH; - RE: CONSTRUCTION PLANS; - RE: STRUCTURAL FOR SIZE AND REINFORCEMENT
3. MOUNTING PLATE; -RE: MANUFACTURER SPECIFICATIONS
4. HOOKED ANCHOR BOLTS PROVIDE LEVELING NUTS; -RE: MANUFACTURER SPECIFICATIONS
5. ADJACENT CONCRETE PAVEMENT; -RE: CONSTRUCTION PLANS
6. EXPANSION JOINT, RE: SPECS
7. POLE BASE COVER
8. ELECTRICAL CONDUIT
9. FOOTING TO MEET FLUSH TO ADJACENT PAVING



SECTION - POLE LIGHT FIXTURE @ PAVEMENT ON GRADE 03
HP-VI.WFT-CO-30
SCALE: 1" = 1'-0"

1. BOLLARD, RE: PLANS AND SCHEDULE; CUSTOM CUT TO BE 30" ABOVE FG. SURFACE MOUNTED TO FOOTING PER MANUFACTURER'S INSTRUCTIONS
2. 3/8" EXPANSION JOINT WITH ELASTOMERIC JOINT SEALANT, RE: SPECS
3. PEDESTRIAN PAVERS; RE: HARDSCAPE SCHEDULE
4. CONCRETE FOOTING DEPTH AND REINFORCING, PER CIVIL
5. CONCRETE SUB-BASE, RE: CIVIL

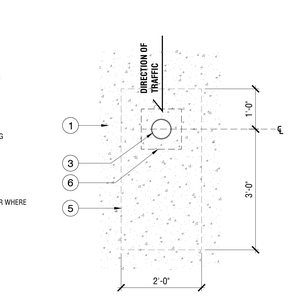
NOTES:
A. PROVIDE MANUFACTURER CUTSHEETS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
B. CONTRACTOR TO REVIEW LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
C. RE: HARDSCAPE PLANS FOR BOLLARD SPACING. SPACING TO MEET CODE REQUIREMENTS.



SECTION - FIXED BOLLARD AT PAVERS 02
HP-VI.WFT-CO-29
SCALE: 1" = 1'-0"

1. ADJACENT PAVING PER PLANS
2. COMPACTED SUBGRADE - RE: GEOTECHNICAL
3. CUSTOM LENGTH 6" I.D. DECORATIVE, GALVANIZED STEEL, FIXED BOLLARD - PROVIDE 2" REVEAL PER MANF. - RE: HARDSCAPE SCHEDULE FOR COLOR & FINISH - RE: SPECIFICATIONS
4. 3/8" MAX ELASTOMERIC SEALANT JOINT - RE: SPECS
5. LIMITS OF REINFORCED CONCRETE FOOTING - RE: CIVIL
6. LIMITS OF 12" SQR X 3/8" THK PLATE WELDED TO BASE OF BOLLARD

NOTES:
A. ENSURE CONCRETE IS SAWCUT PRIOR TO PLACEMENT OF DECORATIVE SLEEVE/COVER WHERE BOLLARDS COINCIDE WITH JOINTS.



PLAN - FIXED BOLLARD 01
HP-VI.WFT-CO-27
SCALE: 3/8" = 1'-0"

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

DATE	ISSUE
2023.12.15	100% SCHEMATIC DESIGN
2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION DETAILS

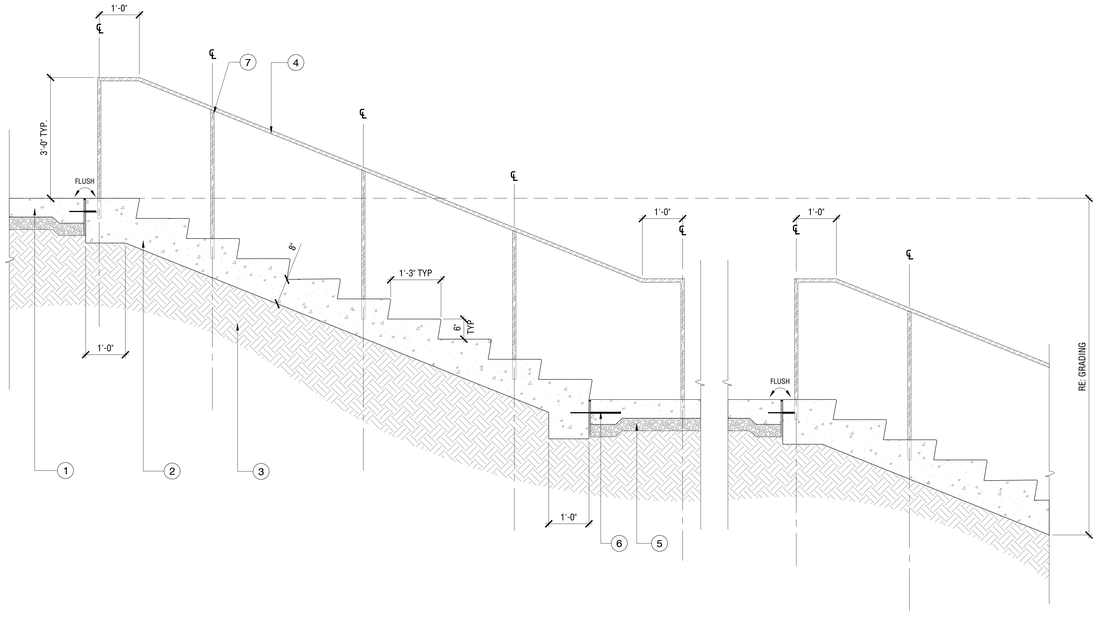
Sheet Number

L3.03

1. REINFORCED CAST IN PLACE CONCRETE PAVING; RE: CONSTRUCTION SCHEDULE
2. CAST IN PLACE CONCRETE TREAD AND RISER
3. COMPACTED SUBGRADE
4. HANDRAIL TOPRAIL
5. COMPACTED SUBBASE
6. 9" SPEED DOWEL @ 36" O.C.
7. HANDRAIL POST

NOTES

A. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. REFER TO STRUCTURAL FOR FOUNDATION, REINFORCING, AND CONNECTION TO EXISTING STRUCTURE.
C. STAIR HANDRAIL SUPPORT MAXIMUM 5'-0" O.C.

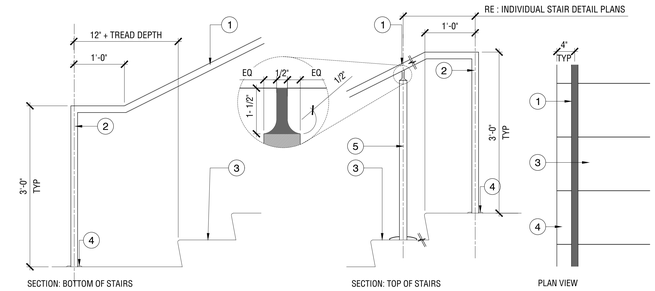


SECTION - CAST IN PLACE CONCRETE STAIRS WITH LANDING, TYP. 10
HP-VI.WFT-CO-145
SCALE: 3/4" = 1'-0"

1. 1-0/10" DIA TUBE STEEL HANDRAIL RE: CONSTRUCTION SCHEDULE
2. 1-9/10" TUBE STEEL POST @5'-0" O.C., MAX - RE: 03/G-L-322 FOR EMBEDMENT RE: CONSTRUCTION SCHEDULE
3. STAIR TREAD
4. ESCUTCHEON PLATE TO CONCEAL CORE - RE : MANUFACTURER
5. STAINLESS STEEL SUPPORT POST, TYP

NOTES:

A. REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
C. CONTRACTOR TO REFERENCE DETAIL PLANS AND SECTIONS OF INDIVIDUAL STAIRS FOR ANY INFORMATION RELATED TO RAIL LAYOUT AND CONFIGURATIONS.



PLAN/ELEVATION - STAIR HANDRAIL, TYP. 04
HP-VI.WFT-CO-48
SCALE: 1" = 1'-0"

1. 1/4" WIDE X 1/8" DEEP TRACTION GROOVE, LOCATE AS SHOWN, GROOVE TO RUN ENTIRE LENGTH OF TREAD (TYP)
2. FULL BULLNOSE EDGE
3. PRECAST CONCRETE TREAD TRACTION GROOVES AS SHOWN

PLAN / SECTION - STAIRS TREAD GROOVES 07
HP-VI.WFT-CO-46
SCALE: 6" = 1'-0"

NOTES:

1. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
2. SUBMIT SHOP DRAWINGS (INCLUDING JOINT LOCATIONS) OF ALL REINFORCEMENT FOR APPROVAL BY LANDSCAPE ARCHITECTS AND STRUCTURAL ENGINEER.
3. RE: GRADING PLANS FOR ELEVATIONS.
4. REFER TO PLANS FOR LOCATION
5. CONTRACTOR TO ALLOW ALLOW ARCHITECT AND LANDSCAPE ARCHITECT TO REVIEW FORMWORK PRIOR TO INSTALLATION.
6. ALL STAINLESS STEEL TO BE WELDED WITH WELDS GROUND SMOOTH TO MATCH PIPE AND ADD FINISH.

1. HANDRAIL, RE: CONSTRUCTION SCHEDULE
2. ADJACENT PAVING PER CONSTRUCTION PLANS
3. COMPACTED SUBGRADE

1. CONCRETE STAIRS
   - RE: CONSTRUCTION PLANS & SCHEDULE
   - RE: INDIVIDUAL SECTION DETAILS FOR REINFORCING AND SIZING INFORMATION
2. 2" TOOLED DETECTABLE WARNING GROOVES
   - PROVIDE STAIN; COLOR TBD BASED UPON MOCKUPS

SECTION - CAST IN PLACE CONCRETE TREAD - 15" TYP 03
HP-VI.WFT-CO-125
SCALE: 3" = 1'-0"

SECTION - RAMP, TYP. 02
HP-VI.WFT-CO-125
SCALE: 1/2" = 1'-0"

1. REINFORCED CAST IN PLACE CONCRETE LANDING PLATFORM; RE: CONSTRUCTION SCHEDULE
2. REINFORCED CAST IN PLACE CONCRETE RAMP; RE: CONSTRUCTION SCHEDULE
3. HANDRAIL TOPRAIL
4. 9" SPEED DOWEL @ 36" O.C.
5. COMPACTED SUBGRADE

NOTES:

A. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
B. SUBMIT SHOP DRAWINGS (INCLUDING JOINT LOCATIONS) OF ALL REINFORCEMENT FOR APPROVAL BY LANDSCAPE ARCHITECTS AND STRUCTURAL ENGINEER.
C. RE: GRADING PLANS FOR ELEVATIONS.
D. REFER TO PLANS FOR LOCATION
E. CONTRACTOR TO ALLOW ALLOW ARCHITECT AND LANDSCAPE ARCHITECT TO REVIEW FORMWORK PRIOR TO INSTALLATION.
F. ALL STAINLESS STEEL TO BE WELDED WITH WELDS GROUND SMOOTH TO MATCH PIPE AND ADD FINISH.

SECTION - RAMP WITH LANDING PLATFORM, TYP. 01
HP-VI.WFT-CO-143
SCALE: 3/4" = 1'-0"

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all forms, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

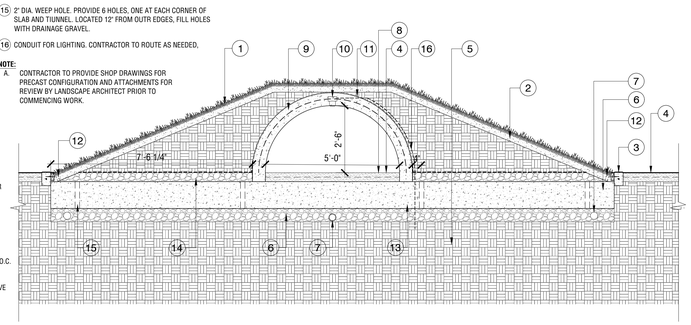
CONSTRUCTION DETAILS

Sheet Number

L3.04

1. ARTIFICIAL TURF LAYER
   - RE: PLANTING SCHEDULE FOR PRODUCT INFORMATION
2. 4" MIN GUNNITE LAYER
3. FLUSH CONCRETE CURB
   - REBAR TO CONTINUE INTO ADJACENT CIP WALL
   - RE:
4. CRUSHED STONE PER PLAN
5. PREPARED SUBGRADE
   - RE: GEOTECHNICAL REPORTS
6. 6" DRAINAGE AGGREGATE
7. PERF PIPE
8. PROVIDE POSITIVE DRAINAGE AT BOTTOM OF TUNNEL
9. PRECAST CONCRETE TUNNEL
   - PROVIDE WATERPROOFING ON TOP FACE BY MANUFACTURER
10. LIGHT FIXTURE
    - RE: LIGHTING PLANS
11. DRAINAGE BOARD
12. 1" WEEPHOLES AT 24" O.C.
13. 12" THICK CONCRETE SLAB WITH #4 REINFORCING BAR AT 12" O.C. EACH WAY, BOTH SIDES.
14. 4" LAYER OF DRAINAGE GRAVEL, INCLUDE FILTER FABRIC ABOVE LAYER, BENEATH THE SOIL
15. 2" DIA. WEEP HOLE. PROVIDE 6 HOLES, ONE AT EACH CORNER OF SLAB AND TIUNNEL. LOCATED 12" FROM OUTR EDGES, FILL HOLES WITH DRAINAGE GRAVEL.
16. CONDUIT FOR LIGHTING. CONTRACTOR TO ROUTE AS NEEDED.

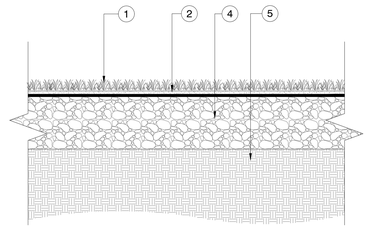
NOTE:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PRECAST CONFIGURATION AND ATTACHMENTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.



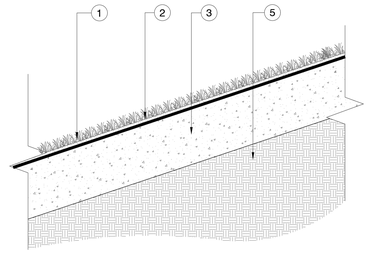
SECTION - LARGE DOG RUN W/ TUNNEL 08
HP-VI.WFT-CD-133
SCALE: 1/2" = 1'-0"

1. ARTIFICIAL TURF PER PLANS - RE: PLANTING PLANS
2. SAND DEODERIZER INFILL PER MANUFACTURER
3. 4" MIN GUNNITE
4. 6" AGGREGATE DRAINAGE LAYER - RE: SPECIFICATIONS
5. PREPARED SUBGRADE

NOTES:
A. GUNNITE TO BE USED ON ALL ARTIFICIAL TURF PAVED AREAS WHEN THE SLOPE IS GREATER THAN 1:4.
B. PROVIDE 1" DIA. WEEP HOLES IN GUNNITE BEHIND ALL FLUSH CURBS FOR DRAINAGE.



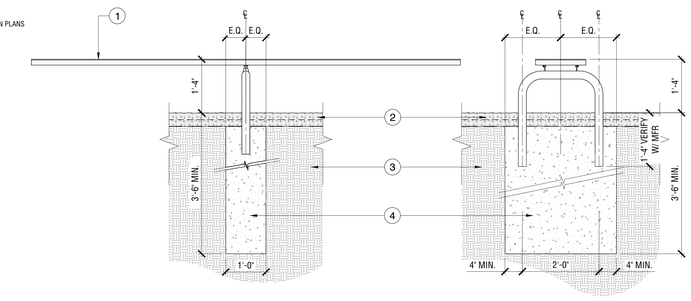
ARTIFICIAL TURF ON SLOPES LESS THAN 1:4



ARTIFICIAL TURF ON SLOPES 1:4 OR STEEPER

SECTION - ARTIFICIAL TURF AT PLAY AREA 04
HP-VI.WFT-CD-63
SCALE: 3" = 1'-0"

1. DOG SEESAW; RE: CONSTRUCTION SCHEDULE
2. 4" STABILIZED DECORATIVE AGGREGATE; RE: CONSTRUCTION PLANS
3. COMPACTED SUBGRADE; RE: GEOTECHNICAL REPORT
4. UNREINFORCED CONCRETE FOUNDATION



SECTION - FOUNDATION AT DOG SEESAW 07
HP-VI.WFT-CD-152
SCALE: 3/4" = 1'-0"

1. ENGINEERED WOOD FIBER MULCH; RE: CONSTRUCTION PLANS
2. COMPOSITE BENDER BOARD 1" X 4"
3. ARTIFICAL TURF
4. SHOCK ABSORPTION IMPACT COURSE
5. 4" MIN AGGREGATE DRAINAGE
6. GEOTEXTILE FABRIC
7. CONCRETE EDGE: 4" WIDE X 12" DEEP. REINFORCE WITH (2) HORIZONTAL #3 BARS & VERTICAL REBAR 12" O.C. APPLY 1/4" CHAMFER ON TOP CORNERS.
8. 6" MIN. AGGREGATE DRAINAGE LAYER UNDER MULCH
9. 6" COMPACTED SUBGRADE; RE: GEOTECHNICAL REPORT

NOTES:
A. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION
B. MULCH IS TO BE LEVEL WITH ADJACENT HARDSCAPE EDGES. MULCH THICKNESS VARIES WITH SLOPING COMPACTED SUB-BASE.

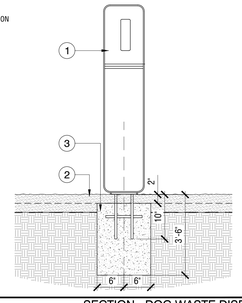
SECTION - ART. TURF @ PLAYGROUND WOOD FIBER MULCH 06
HP-VI.WFT-CD-35
SCALE: 3/4" = 1'-0"

1. ENGINEERED WOOD FIBER MULCH PLAY SURFACE
2. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL AND GEOTECH
3. ADJACENT PAVING; RE: CONSTRUCTION PLANS
4. COMPACTED SUBGRADE; RE: GEOTECH
5. PERFORATED DRAIN PIPE WRAPPED IN DRAINAGE AGGREGATE PER CIVIL ENGINEER'S DRAWINGS
6. GEOTEXTILE FILTER FABRIC UNDERLAY OVERLAP MINIMUM 12" AT ALL SPLICES; RE: SPECIFICATIONS

NOTES:
A. ENGINEERED FIBER IS TO BE LEVEL WITH SURROUNDING HARDSCAPE EDGES. ENGINEERED FIBER THICKNESS TO VARY WITH SLOPING SUBGRADE. SEE CIVIL PLANS FOR GRADING INFORMATION TO DETERMINE BASE COURSE THICKNESS.
B. SUBMIT SAMPLE OF ALL PLAY SURFACES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

SECTION - ART. TURF @ PLAYGROUND WOOD FIBER MULCH 03
HP-VI.WFT-CD-63
SCALE: 3/4" = 1'-0"

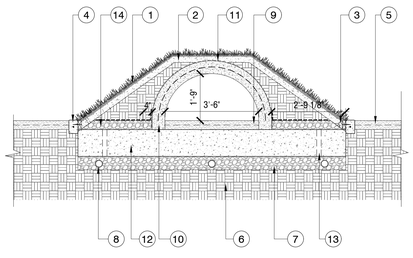
1. DOG WASTE BAG DISPENSER
   - PROVIDE 3 - 6 3/8" x 9"W x 4.5"D DISPENSER; SANDBLAST AND POWDER COAT WHITE
2. ADJACENT PAVING PER PLANS
3. UNREINFORCED CONCRETE FOUNDATION TO RECIEVE FIXTURE EMBED



SECTION - DOG WASTE DISPENSER 10
HP-VI.WFT-CD-155
SCALE: 1" = 1'-0"

1. ARTIFICIAL TURF LAYER; RE: PLANTING SCHEDULE FOR PRODUCT INFORMATION
2. 4" MIN GUNNITE LAYER
3. 1" DIA WEEP HOLES AT 24" O.C.
4. FLUSH CONCRETE CURB. REBAR TO CONTINUE INTO ADJACENT CIP WALL.
5. STABILIZED AGGREGATE PER PLAN
6. PREPARED SUBGRADE
   - RE: GEOTECHNICAL REPORTS
7. COMPACTED AGGREGATE
8. PERFORATED DRAINAGE PIPE CONNECTED TO SANITARY
   - RE: CIVIL
9. PROVIDE POSITIVE DRAINAGE AT BOTTOM OF TUNNEL
10. PRECAST CONCRETE TUNNEL. PROVIDE WATERPROOFING ON TOP FACE BY MANUFACTURER
11. DRAINAGE BOARD
12. 8" MIN. CONCRETE SLAB WITH #4 REINFORCING BAR AT 10" O.C. EACH WAY
13. 2" DIA. WEEP HOLE. PROVIDE 6 HOLES, ONE AT EACH CORNER OF SLAB AND TIUNNEL. LOCATED 12" FROM OUTR EDGES, FILL HOLES WITH DRAINAGE GRAVEL.
14. 4" LAYER OF DRAINAGE GRAVEL, INCLUDE FILTER FABRIC ABOVE LAYER, BENEATH THE SOIL

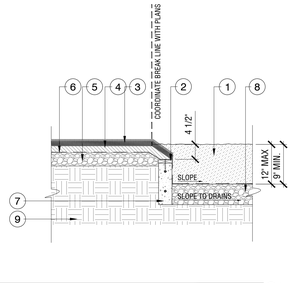
NOTE:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PRECAST CONFIGURATION AND ATTACHMENTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.



SECTION - SMALL DOG RUN WITH TUNNEL 09
HP-VI.WFT-CD-154
SCALE: 1/2" = 1'-0"

1. ENGINEERED WOOD FIBER MULCH; RE: CONSTRUCTION PLANS
2. COMPOSITE BENDER BOARD 1" X 4"
3. ARTIFICAL TURF
4. SHOCK ABSORPTION IMPACT COURSE
5. 4" MIN AGGREGATE DRAINAGE
6. GEOTEXTILE FABRIC
7. CONCRETE EDGE: 4" WIDE X 12" DEEP. REINFORCE WITH (2) HORIZONTAL #3 BARS & VERTICAL REBAR 12" O.C. APPLY 1/4" CHAMFER ON TOP CORNERS.
8. 6" MIN. AGGREGATE DRAINAGE LAYER UNDER MULCH
9. 6" COMPACTED SUBGRADE; RE: GEOTECHNICAL REPORT

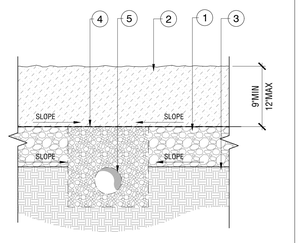
NOTES:
A. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION
B. MULCH IS TO BE LEVEL WITH ADJACENT HARDSCAPE EDGES. MULCH THICKNESS VARIES WITH SLOPING COMPACTED SUB-BASE.



SECTION - ART. TURF @ PLAYGROUND WOOD FIBER MULCH 05
HP-VI.WFT-CD-36
SCALE: 3/4" = 1'-0"

1. 6" DRAINAGE AGGREGATE, SLOPE TO DRAIN; RE: GEOTECHNICAL REPORT
2. ENGINEERED FIBER MULCH; RE: SPECIFICATIONS, COORDINATE THICKNESS WITH FALL ZONE REQUIREMENTS
3. COMPACTED SUBGRADE; RE: GEOTECHNICAL REPORT
4. GEOTEXTILE FABRIC
5. PERFORATED DRAIN PIPE WRAPPED IN DRAINAGE AGGREGATE PER CIVIL ENGINEER'S DRAWINGS

NOTES:
A. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION
B. MULCH IS TO BE LEVEL WITH ADJACENT HARDSCAPE EDGES. MULCH THICKNESS VARIES WITH SLOPING COMPACTED SUB-BASE.



SECTION - ENGINEERED WOOD FIBER PLAY MULCH 01
HP-VI.WFT-CD-61
SCALE: 1 1/2" = 1'-0"

SECTION - PLAY WOOD FIBER MULCH AT CONCRETE PAVING 02
HP-VI.WFT-CD-74
SCALE: 1 1/2" = 1'-0"

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights, including but not limited to reproduction and publication, even in the event of unauthorized use and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

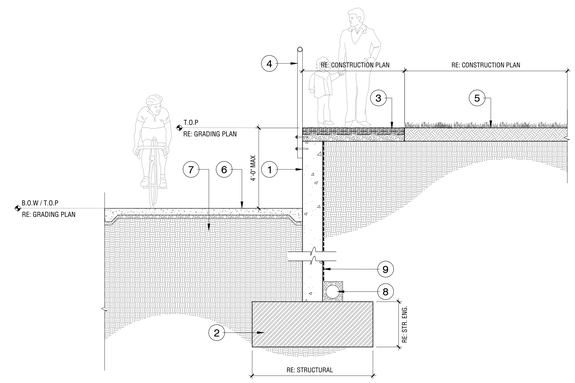
Sheet Title

CONSTRUCTION DETAILS

Sheet Number

L3.05

1 REINFORCED CIP CONCRETE RETAINING WALL; -RE: STRUCTURAL ENGINEER
2 REINFORCED CIP CONCRETE FOUNDATION - RE: STRUCTURAL ENGINEER
3 ADJACENT AGGREGATE PAVING; -RE: CONSTRUCTION PLANS
4 GUARDRAIL, -RE: CONSTRUCTION PLANS & SCHEDULE
5 LAWN AREA; - RE: PLANTING PLANS
6 ADJACENT CONCRETE PAVING; -RE: CONSTRUCTION PLANS
7 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
8 4" PERFORATED PIPE IN FILTER FABRIC SOCK - RE: DRAINAGE PLANS, RE: SPECS
9 WATERPROOFING APPLIED TO BACK OF WALL RE: WATER PROOFING SPECIFICATIONS

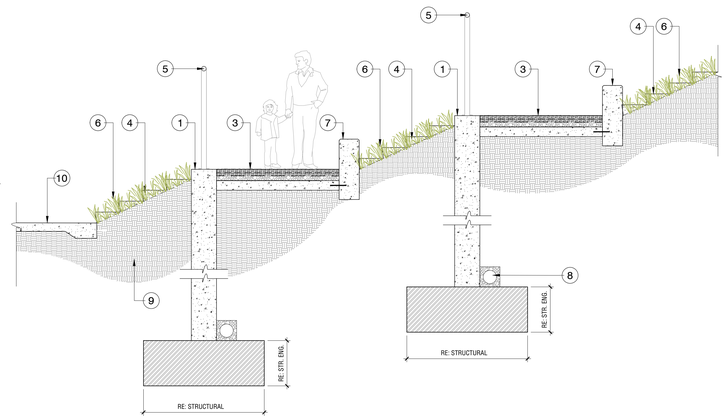


SCALE: 3/8" = 1'-0"

SECTION / ELEVATION - RETAINING WALL SW-09 07

RP-VI.WFT-CO-133

1 REINFORCED CIP CONCRETE RETAINING WALL; -RE: STRUCTURAL ENGINEER
2 REINFORCED CIP CONCRETE FOUNDATION - RE: STRUCTURAL ENGINEER
3 AGGREGATE PAVING; -RE: CONSTRUCTION PLANS
4 CONCRETE STAIRS BEYOND, - RE: CONSTRUCTION PLANS
5 GUARD RAIL, - RE: CONSTRUCTION PLAN & SCHEDULE
6 PLANTING AREA; - RE: PLANTING PLANS
7 CONCRETE SEAT WALL - RE: CONSTRUCTION PLANS
8 4" PERFORATED PIPE IN FILTER FABRIC SOCK, -RE: DRAINAGE PLANS, RE: SPECS
9 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
10 ADJACENT CONCRETE WALK; - RE: CONSTRUCTION PLANS

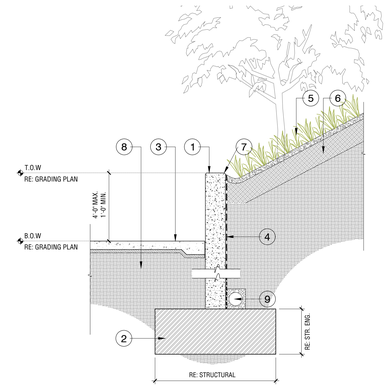


SCALE: 3/8" = 1'-0"

SECTION / ELEVATION - RETAINING WALL SW-04 03

RP-VI.WFT-CO-136

1 REINFORCED CIP CONCRETE RETAINING WALL; -RE: STRUCTURAL ENGINEER
2 REINFORCED CIP CONCRETE FOUNDATION - RE: STRUCTURAL ENGINEER
3 ADJACENT CONCRETE PAVING; -RE: CONSTRUCTION PLANS
4 WATER PROOFING, APPLIED TO BACK OF WALL, - RE: WATER PROOFING SPECIFICATIONS
5 PLANTING AREA; - RE: PLANTING PLANS
6 AMENDED PLANTING SOIL; - RE: SPECIFICATIONS
7 3/4" CHAMFER AT WALL EDGES, TYPICAL
8 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
9 4" PERFORATED PIPE IN FILTER FABRIC SOCK, -RE: DRAINAGE PLANS, RE: SPECS

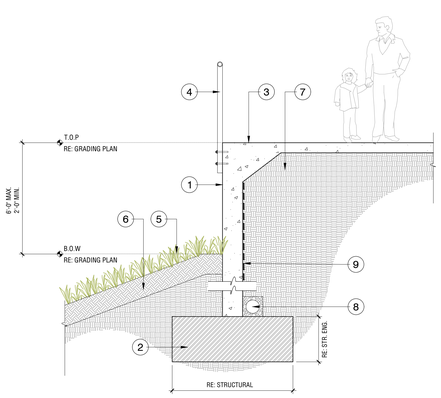


SCALE: 3/8" = 1'-0"

SECTION / ELEVATION - RETAINING WALL SW-08 06

RP-VI.WFT-CO-134

1 REINFORCED CIP CONCRETE RETAINING WALL; -RE: STRUCTURAL ENGINEER
2 REINFORCED CIP CONCRETE FOUNDATION - RE: STRUCTURAL ENGINEER
3 ADJACENT CONCRETE PAVING; -RE: CONSTRUCTION SCHEDULE FOR FINISH
4 GUARDRAIL, -RE: CONSTRUCTION PLAN & SCHEDULE
5 PLANTING AREA; - RE: PLANTING PLANS
6 AMENDED PLANTING SOIL; - RE: SPECIFICATIONS
7 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
8 4" PERFORATED PIPE IN FILTER FABRIC SOCK, -RE: DRAINAGE PLANS, RE: SPECS
9 WATERPROOFING APPLIED TO BACK OF WALL - RE: WATER PROOFING SPECIFICATIONS

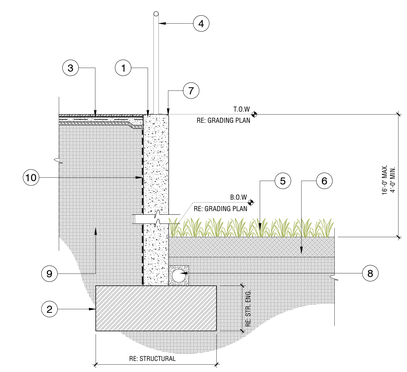


SCALE: 3/8" = 1'-0"

SECTION / ELEVATION - RETAINING WALL SW-02 02

RP-VI.WFT-CO-135

1 REINFORCED CIP CONCRETE RETAINING WALL; -RE: STRUCTURAL ENGINEER -RE: SLOPE TOP OF WALL TO MATCH SIDEWALK SLOPE
2 REINFORCED CIP CONCRETE FOUNDATION, - RE: STRUCTURAL ENGINEER
3 CONCRETE UNIT PAVING; -RE: CONSTRUCTION PLANS
4 GUARD RAIL, - RE: CONSTRUCTION PLAN & SCHEDULE
5 PLANTING AREA; -RE: PLANTING PLANS
6 AMENDED PLANTING SOIL; -RE: SPECIFICATIONS
7 3/4" CHAMFER AT WALL EDGES, TYPICAL
8 4" PERFORATED PIPE IN FILTER FABRIC SOCK, -RE: DRAINAGE PLANS, RE: SPECS
9 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
10 WATERPROOFING, APPLIED TO BACK OF WALL - RE: WATER PROOFING SPECIFICATIONS



SCALE: 3/8" = 1'-0"

SECTION / ELEVATION - RETAINING WALL 04

RP-VI.WFT-CO-131

SCALE: 3/8" = 1'-0"

SECTION / ELEVATION - RETAINING WALL SW-01, SW-03, SW-07 01

RP-VI.WFT-CO-132

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

DATE	ISSUE
2023.12.15	100% SCHEMATIC DESIGN
2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

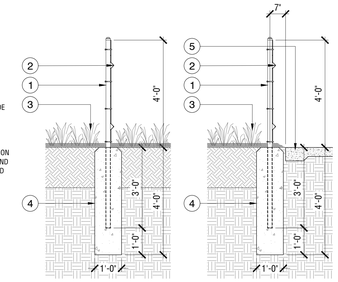
CONSTRUCTION DETAILS

Sheet Number

L3.06

1. 2.5" SQR POST PER MANUFACTURER
2. SCREEN PANEL PER MANUFACTUER
3. PLANTING PER PLANS
4. CONCRETE FOOTING - ENSURE COMPLETE COVERAGE BY MULCH/ PLANTING MEDIA
4. ADJACENT CONCRETE PAVING, TYPICAL

NOTES:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
B. REFERENCE CONSTRUCTION SCHEDULE FOR COLOR AND FINISH OF ALL POSTS AND PANELS



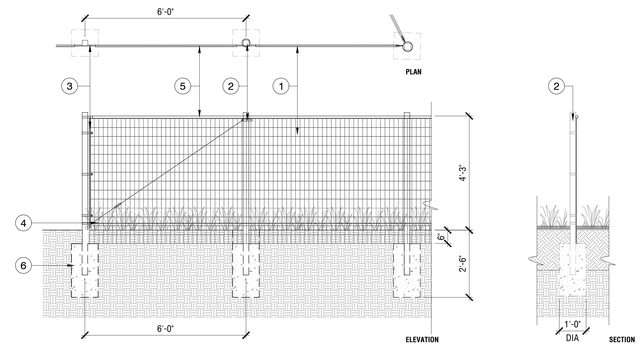
SCALE: 1/2" = 1'-0"

SECTION - FENCE CONCRETE FOOTING, TYP. 04

HP-VI.WFT-CO-145

1. 12.5/13.5 GA HIGH TENSILE NON-CLIMB FENCE WIRE MESH INFILL
2. 2" SQUARE POST
3. 5/8" TENSION ROD
4. TENSION CABLE
5. 1" SQUARE TOP RAIL
6. CONCRETE FOOTING

NOTES:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
B. REFERENCE CONSTRUCTION SCHEDULE FOR COLOR AND FINISH.



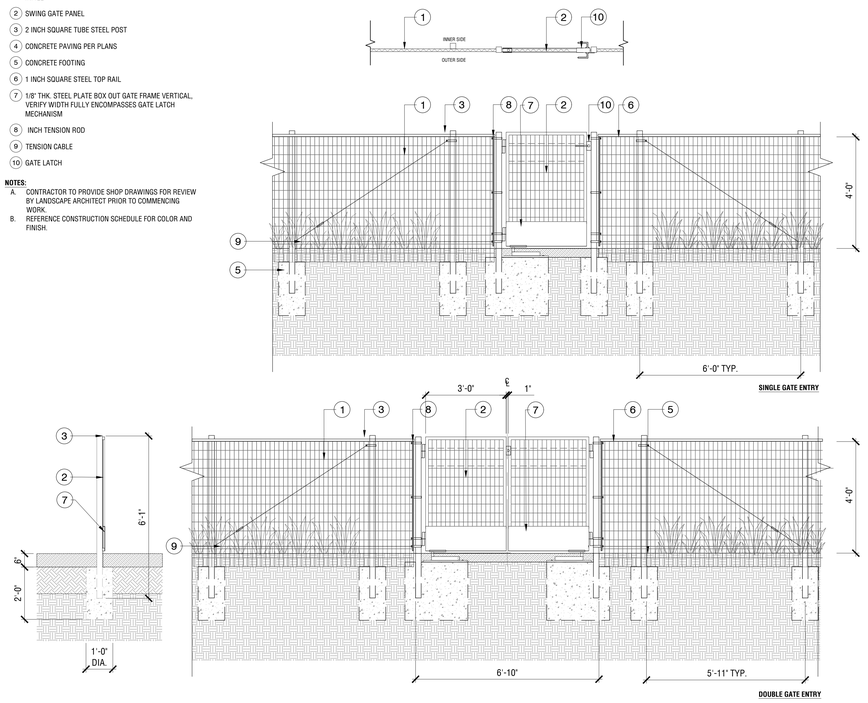
SCALE: 1/2" = 1'-0"

SECTION - FENCE AT PLAYGROUND AND DOG PARK, TYP. 03

HP-VI.WFT-CO-145

1. 12.5/13.5 ga HIGH TENSILE NON-CLIMB FENCE WIRE MESH INFILL
2. SWING GATE PANEL
3. 2 INCH SQUARE TUBE STEEL POST
4. CONCRETE PAVING PER PLANS
5. CONCRETE FOOTING
6. 1 INCH SQUARE STEEL TOP RAIL
7. 1/8" THK. STEEL PLATE BOX OUT GATE FRAME VERTICAL, VERIFY WIDTH FULLY ENCOMPASSES GATE LATCH MECHANISM
8. INCH TENSION ROD
9. TENSION CABLE
10. GATE LATCH

NOTES:
A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
B. REFERENCE CONSTRUCTION SCHEDULE FOR COLOR AND FINISH.



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

SECTION - GATE AT PLAYGROUND AND DOG PARK 02

HP-VI.WFT-CO-145

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB

OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
1	2023.12.15	100% SCHEMATIC DESIGN
2	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, ordinary and common law rights with regard to these drawings and the designs contained therein, in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION DETAILS

Sheet Number

L3.07



GRADING LEGEND

PROPOSED SLOPES AS NOTED. ALL WALKS ARE ACCESSIBLE ROUTE. NO GROSS SLOPE TO EXCEED 2%, SLOPE IN PREDOMINANT DIRECTION OF TRAVEL NOT TO EXCEED 5%.

000.00 — PROPOSED GRADE AS NOTED

(000.00) — MEET EXISTING GRADE

GENERAL DRAINAGE INSTALLATION

1. INSTALL 6" DIA. SOLID PVC PIPE BELOW ANY PAVED SURFACE. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2'-6" FROM FINISHED GRADE.
2. INSTALL 6" DIA. (UNLESS OTHERWISE SPECIFIED) PERFORATED PVC PIPES IN LANDSCAPE AND TURF AREAS. REFER TO GRADING DETAILS. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2' FROM FINISHED GRADE IF NOT ADJACENT TO TREE. TREE UNDERDRAIN SHALL BE MIN. 2.5' FROM FINISHED GRADE.
3. PROVIDE ONE (1) 9"X9" NDS CAST IRON ATRIUM DRAIN COVER AND CATCH BASIN PER 1500 SQFT OF ORNAMENTAL AND SEEDED PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
4. PROVIDE ONE (1) NDS 9"X9" LANDSCAPE FLAT GRATE DRAIN CATCH BASIN PER 2000 SQFT OF TURF PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
5. ALL NEW TREES IN PLAY AREA AND PICNIC AREAS TO RECEIVE TREE UNDER-DRAINAGE. UNDER DRAINAGE TO BE TIED INTO CIVIL STORM SEWER. ENSURE TREE UNDER-DRAINS CONNECT TO TREE PIT AT GRAVEL LAYER.
6. PROVIDE JUNCTION BOXES, NDS (18"X18") OR EQUAL. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
7. PROVIDE DRAINAGE CLEAN OUT. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
8. TIE ALL LANDSCAPE DRAINAGE INTO CIVIL OR EXISTING STORM DRAINAGE
9. PROVIDE SLEEVES FOR IRRIGATION.
10. PROVIDE SLEEVES FOR IRRIGATION. RE: IRRIGATION PLANS

FINE GRADING NOTE

1. CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

GRADING NOTE

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY XXXXX DATED XX-xx-20XX. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2650 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

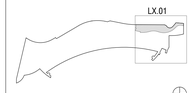
INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and electronic. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

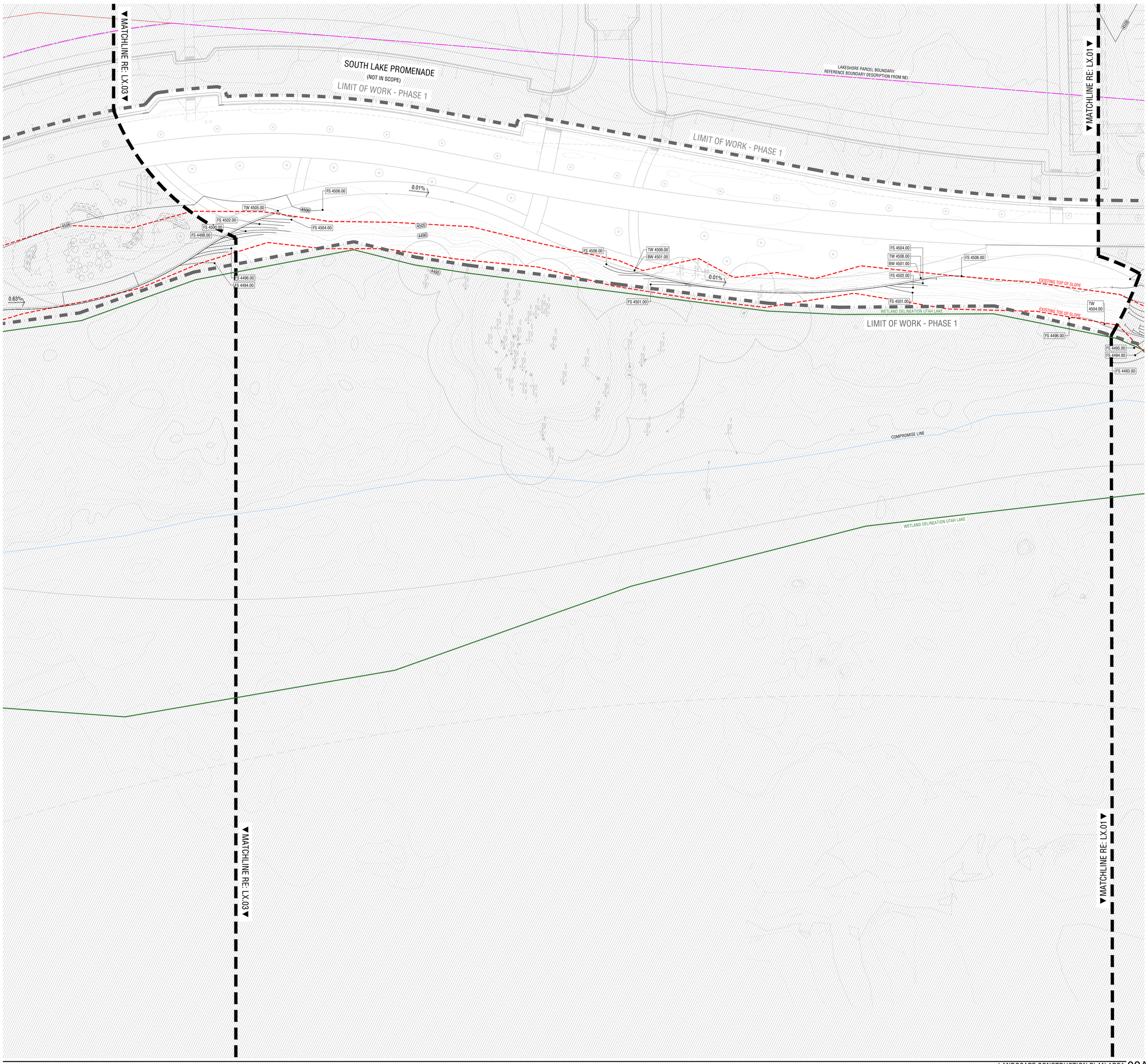
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

GRADING PLANS

Sheet Number

L4.01



LANDSCAPE CONSTRUCTION PLAN AREA 02A

GRADING LEGEND

PROPOSED SLOPES AS NOTED. ALL WALKS ARE ACCESSIBLE ROUTE. NO GROSS SLOPE TO EXCEED 2%, SLOPE IN PREDOMINANT DIRECTION OF TRAVEL NOT TO EXCEED 5%.

000.00 — PROPOSED GRADE AS NOTED

(000.00) — MEET EXISTING GRADE

GENERAL DRAINAGE INSTALLATION

1. INSTALL 6" DIA. SOLID PVC PIPE BELOW ANY PAVED SURFACE. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2'-6" FROM FINISHED GRADE.
2. INSTALL 6" DIA. (UNLESS OTHERWISE SPECIFIED) PERFORATED PVC PIPES IN LANDSCAPE AND TURF AREAS. REFER TO GRADING DETAILS. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2' FROM FINISHED GRADE IF NOT ADJACENT TO TREE. TREE UNDERDRAIN SHALL BE MIN. 2.5' FROM FINISHED GRADE.
3. PROVIDE ONE (1) 9"X9" NDS CAST IRON ATRIUM DRAIN COVER AND CATCH BASIN PER 1500 SQFT OF ORNAMENTAL AND SEEDED PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
4. PROVIDE ONE (1) NDS 9"X9" LANDSCAPE FLAT GRATE DRAIN CATCH BASIN PER 2000 SQFT OF TURF PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
5. ALL NEW TREES IN PLAY AREA AND PICNIC AREAS TO RECEIVE TREE UNDER-DRAINAGE. UNDER DRAINAGE TO BE TIED INTO CIVIL STORM SEWER. ENSURE TREE UNDER-DRAINS CONNECT TO TREE PIT AT GRAVEL LAYER.
6. PROVIDE JUNCTION BOXES, NDS (18"X18") OR EQUAL. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
7. PROVIDE DRAINAGE CLEAN OUT. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
8. TIE ALL LANDSCAPE DRAINAGE INTO CIVIL OR EXISTING STORM DRAINAGE
9. PROVIDE SLEEVES FOR IRRIGATION.
10. PROVIDE SLEEVES FOR IRRIGATION. RE: IRRIGATION PLANS

FINE GRADING NOTE

1. CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

GRADING NOTE

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY XXXXX DATED XX-xx-20XX. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

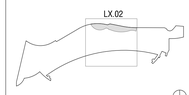
Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights to the drawings, including electronic versions thereof, whether the project is executed or not and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

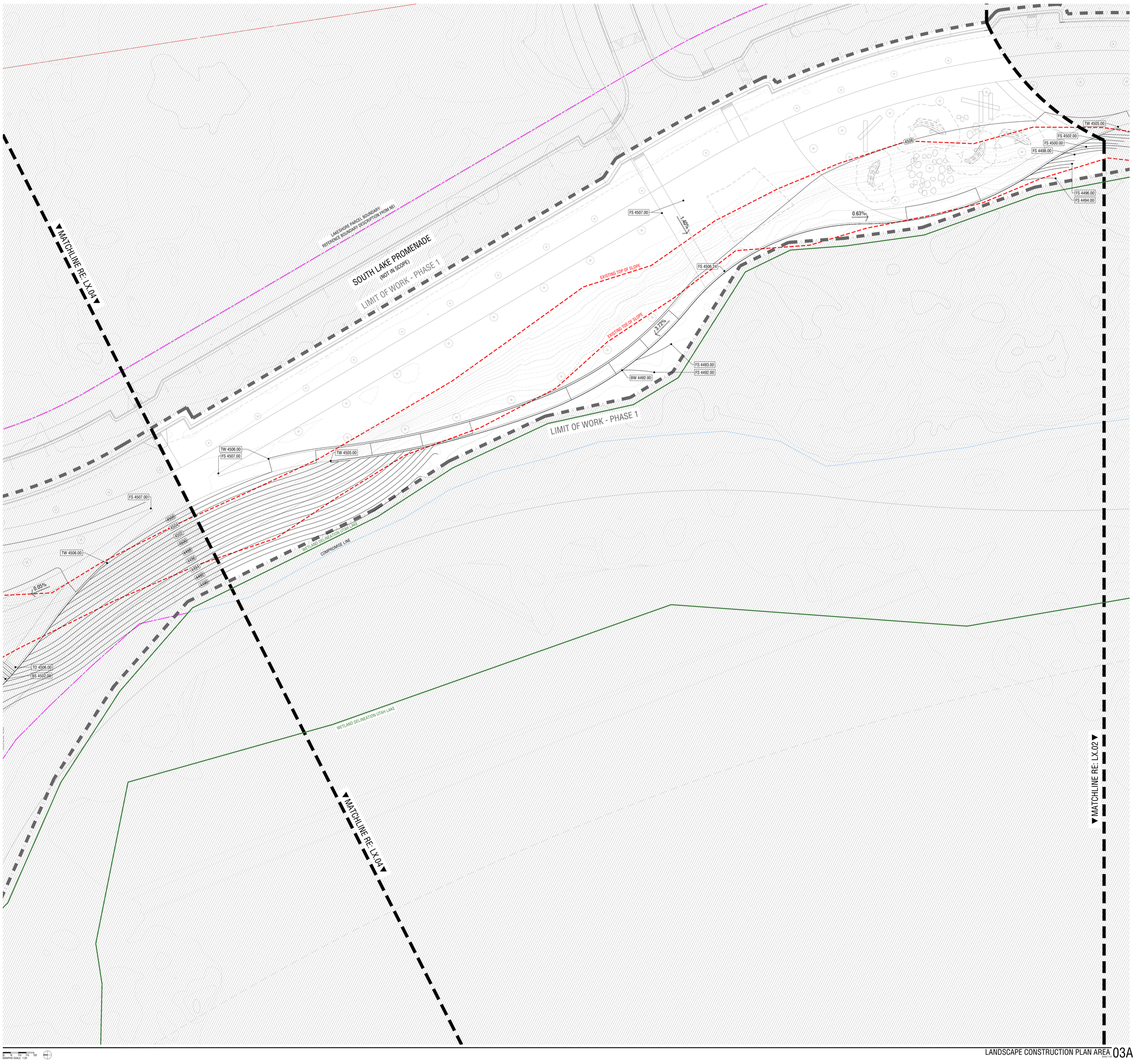
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

GRADING PLANS

Sheet Number

L4.02



GRADING LEGEND

PROPOSED SLOPES AS NOTED. ALL WALKS ARE ACCESSIBLE ROUTE. NO GROSS SLOPE TO EXCEED 2%, SLOPE IN PREDOMINANT DIRECTION OF TRAVEL NOT TO EXCEED 5%.

000.00 — PROPOSED GRADE AS NOTED

(000.00) — MEET EXISTING GRADE

GENERAL DRAINAGE INSTALLATION

1. INSTALL 6" DIA. SOLID PVC PIPE BELOW ANY PAVED SURFACE. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2'-6" FROM FINISHED GRADE.
2. INSTALL 6" DIA. (UNLESS OTHERWISE SPECIFIED) PERFORATED PVC PIPES IN LANDSCAPE AND TURF AREAS. REFER TO GRADING DETAILS. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2' FROM FINISHED GRADE IF NOT ADJACENT TO TREE. TREE UNDERDRAIN SHALL BE MIN. 2.5' FROM FINISHED GRADE.
3. PROVIDE ONE (1) 9"X9" NDS CAST IRON ATRIUM DRAIN COVER AND CATCH BASIN PER 1500 SQFT OF ORNAMENTAL AND SEEDED PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
4. PROVIDE ONE (1) NDS 9"X9" LANDSCAPE FLAT GRATE DRAIN CATCH BASIN PER 2000 SQFT OF TURF PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
5. ALL NEW TREES IN PLAY AREA AND PICNIC AREAS TO RECEIVE TREE UNDER-DRAINAGE. UNDER DRAINAGE TO BE TIED INTO CIVIL STORM SEWER. ENSURE TREE UNDER-DRAINS CONNECT TO TREE PIT AT GRAVEL LAYER.
6. PROVIDE JUNCTION BOXES, NDS (18"X18") OR EQUAL. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
7. PROVIDE DRAINAGE CLEAN OUT. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
8. TIE ALL LANDSCAPE DRAINAGE INTO CIVIL OR EXISTING STORM DRAINAGE
9. PROVIDE SLEEVES FOR IRRIGATION.
10. PROVIDE SLEEVES FOR IRRIGATION. RE: IRRIGATION PLANS

FINE GRADING NOTE

1. CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

GRADING NOTE

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY XXXXX DATED XX-xx-20XX. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
△	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

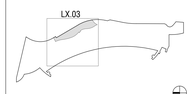
INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights in these drawings, including the electronic form in which they are prepared, whether visible or encoded and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

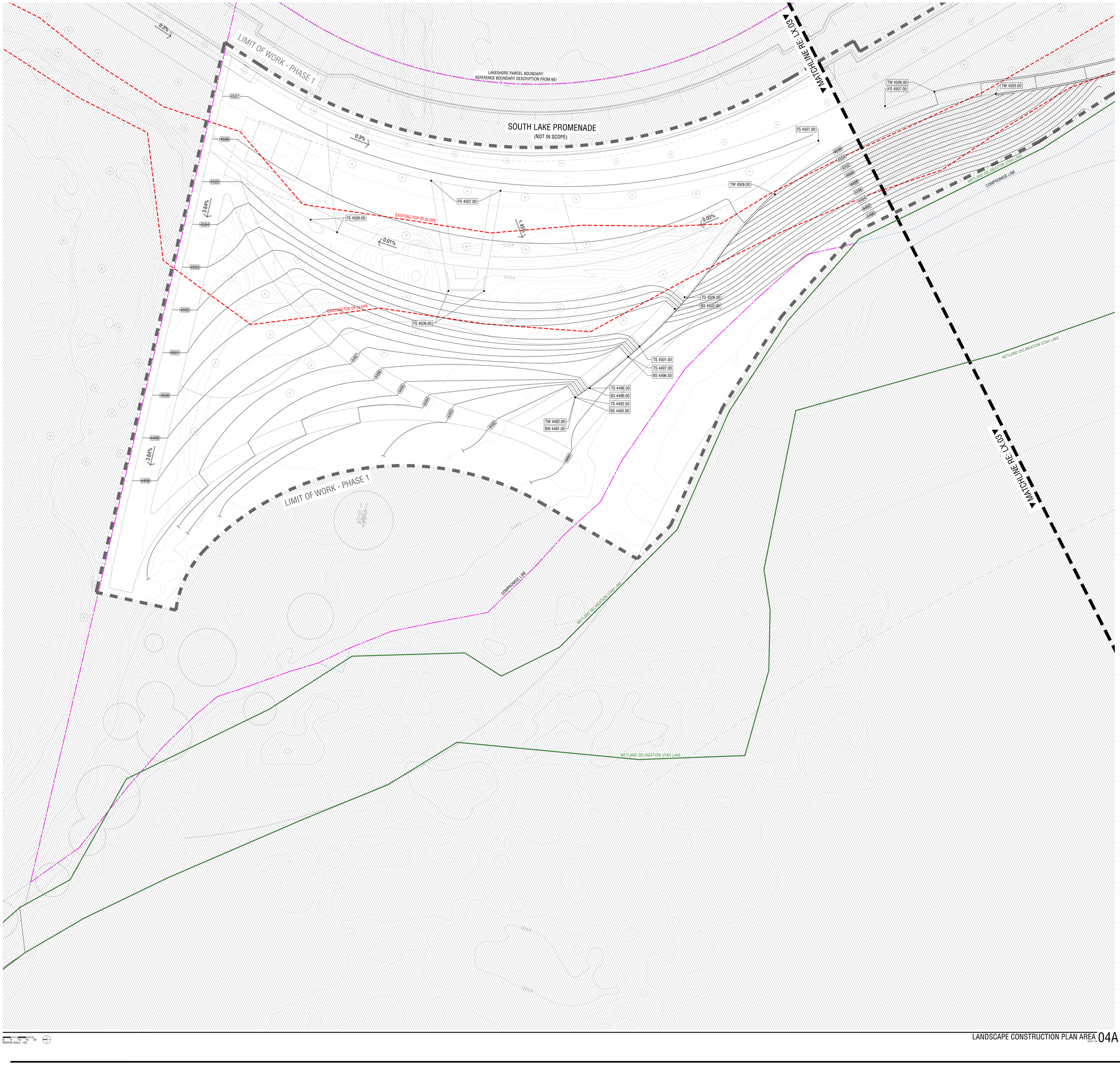
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

GRADING PLANS

Sheet Number

L4.03



GRADING LEGEND

PROPOSED SLOPES AS NOTED. ALL WALKS ARE ACCESSIBLE ROUTE. NO CROSS SLOPE TO EXCEED 2%, SLOPE IN PREDOMINANT DIRECTION OF TRAVEL NOT TO EXCEED 5%.

000.00 — PROPOSED GRADE AS NOTED

(000.00) — MEET EXISTING GRADE

GENERAL DRAINAGE INSTALLATION

1. INSTALL 6" DIA. SOLID PVC PIPE BELOW ANY PAVED SURFACE. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2'-6" FROM FINISHED GRADE.
2. INSTALL 6" DIA. (UNLESS OTHERWISE SPECIFIED) PERFORATED PVC PIPES IN LANDSCAPE AND TURF AREAS. REFER TO GRADING DETAILS. PROVIDE POSITIVE FLOW, MIN. 0.5%, MIN. 2' FROM FINISHED GRADE IF NOT ADJACENT TO TREE. TREE UNDERDRAIN SHALL BE MIN. 2.5' FROM FINISHED GRADE.
3. PROVIDE ONE (1) 9"X9" NDS CAST IRON ATRIUM DRAIN COVER AND CATCH BASIN PER 1500 SQFT OF ORNAMENTAL AND SEEDED PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
4. PROVIDE ONE (1) NDS 9"X9" LANDSCAPE FLAT GRATE DRAIN CATCH BASIN PER 2000 SQFT OF TURF PLANTING AREA. PIPE TO CONNECT TO CIVIL STORM SEWER AT EACH PLANTING BED
5. ALL NEW TREES IN PLAY AREA AND PICNIC AREAS TO RECEIVE TREE UNDER-DRAINAGE. UNDER DRAINAGE TO BE TIED INTO CIVIL STORM SEWER. ENSURE TREE UNDER-DRAINS CONNECT TO TREE PIT AT GRAVEL LAYER.
6. PROVIDE JUNCTION BOXES, NDS (18"X18") OR EQUAL. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
7. PROVIDE DRAINAGE CLEAN OUT. SOLID COVER (BLACK). PROVIDE RISERS AS NEEDED TO TIE INTO CIVIL STORM DRAIN SYSTEM
8. TIE ALL LANDSCAPE DRAINAGE INTO CIVIL OR EXISTING STORM DRAINAGE
9. PROVIDE SLEEVES FOR IRRIGATION.
10. PROVIDE SLEEVES FOR IRRIGATION. RE: IRRIGATION PLANS

FINE GRADING NOTE

1. CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

GRADING NOTE

1. EXISTING CONDITIONS SHOWN HEREIN ARE FROM A SURVEY FILE PROVIDED BY XXXXX DATED XX-xx-20XX. ALL INTERPRETATIONS OR CLARIFICATIONS OF THE SURVEY SHALL BE MADE DIRECTLY BY THE SURVEYOR.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2650 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

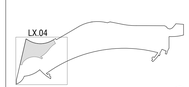
[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights in these documents, including electronic versions and digitals. There is no implied or full transfer of the design or underlying concept to a third party without full statutory written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

GRADING PLANS

Sheet Number

L4.04



LANDSCAPE CONSTRUCTION PLAN AREA 01A

SOILS LEGEND

SOIL PROFILE, TYPE 1

PLANTING BED SOIL WITH TREES
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 2

PLANTING BED SOIL, NO TREES
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 3

HIGH-USE LAWN WITH TREES
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 4

HIGH-USE LAWN, NO TREES
- 8" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 5

SAND BASED STRUCTURAL SOIL UNDER PAVING (CONCRETE, UNIT PAVING, AGGREGATE PAVING & PLAY MULCH)
- 4'-0" TOTAL DEPTH BELOW PAVING PROFILES, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 6

SEEDED AREA SOILS
- 6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 7

BIOSWALE/ RAIN GARDEN PLANTING SOILS
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 8

BEACH/ DUNE PLANTING SOILS
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 9

WETLAND PLANTING SOILS
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: CONSTRUCTION PLANS

SOILS NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SOILS AS INDICATED ON THE PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING WATERPROOFING, UTILITIES, ROADWAYS, STRUCTURES, PROTECTION BOARD AND ALL APPURTENANCES. PLAN PROVIDED FOR REFERENCE.
3. PRIOR TO SOIL INSTALLATION, CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE OWNER AND LANDSCAPE ARCHITECT TO DETERMINE SCOPE OF WORK AND PROJECT LIMITS.
4. CONTRACTOR TO CUSTOM BLEND SOILS TO MEET AGRONOMIC SOIL PERFORMANCE REQUIREMENTS REQUIRED BY THIS PROJECT. ALL SOIL TYPES MUST BE TESTED ANALYZING SOIL PROPERTIES INCLUDING BUT NOT LIMITED TOO COMPOSITION, pH, SALINITY, SOIL ORGANIC MATTER AND FERTILITY, NON-ESSENTIAL METALS, WATER PERCOLATION, CATION EXCHANGE CAPACITY. ALL TESTS MUST SHOW SOILS BLENDS TO MEET PLANTING SOIL PERFORMANCE REQUIREMENTS.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

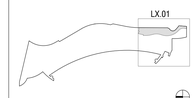
Landscape Architect: James Burnett

Registration No.: 1482

Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024

Job Code: VI-WFT

Permit Number: XXXXX

Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

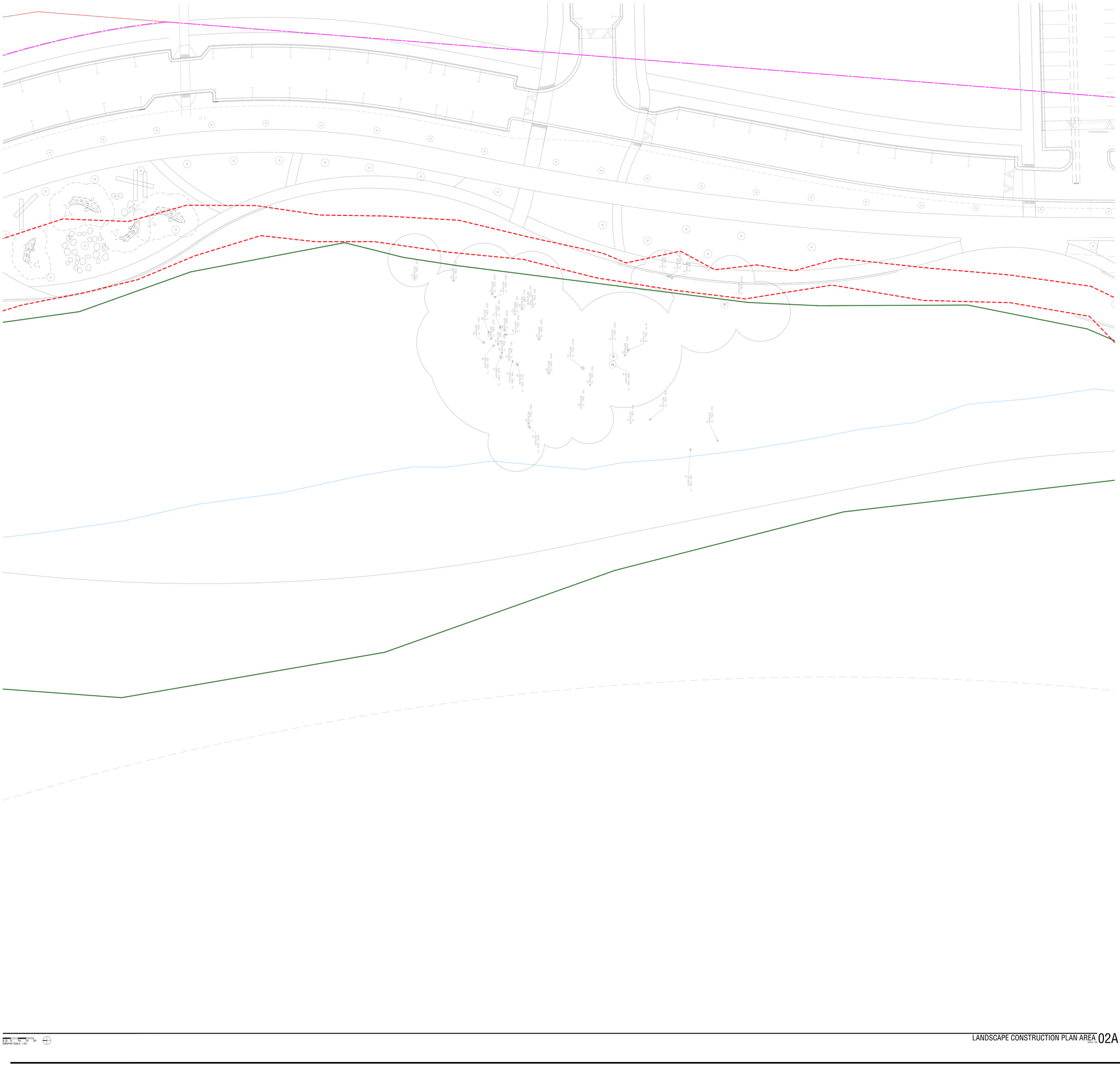
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

SOILS PLANS

Sheet Number

L4.11



SOILS LEGEND

SOIL PROFILE, TYPE 1

PLANTING BED SOIL WITH TREES
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 2

PLANTING BED SOIL, NO TREES
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 3

HIGH-USE LAWN WITH TREES
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 4

HIGH-USE LAWN, NO TREES
- 8" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 5

SAND BASED STRUCTURAL SOIL UNDER PAVING (CONCRETE, UNIT PAVING, AGGREGATE PAVING & PLAY MULCH)
- 4'-0" TOTAL DEPTH BELOW PAVING PROFILES, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 6

SEEDED AREA SOILS
- 6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 7

BIOSWALE/ RAIN GARDEN PLANTING SOILS
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 8

BEACH/ DUNE PLANTING SOILS
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 9

WETLAND PLANTING SOILS
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: CONSTRUCTION PLANS

SOILS NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SOILS AS INDICATED ON THE PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING WATERPROOFING, UTILITIES, ROADWAYS, STRUCTURES, PROTECTION BOARD AND ALL APPURTENANCES. PLAN PROVIDED FOR REFERENCE.
3. PRIOR TO SOIL INSTALLATION, CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE OWNER AND LANDSCAPE ARCHITECT TO DETERMINE SCOPE OF WORK AND PROJECT LIMITS.
4. CONTRACTOR TO CUSTOM BLEND SOILS TO MEET AGRONOMIC SOIL PERFORMANCE REQUIREMENTS REQUIRED BY THIS PROJECT. ALL SOIL TYPES MUST BE TESTED ANALYZING SOIL PROPERTIES INCLUDING BUT NOT LIMITED TOO COMPOSITION, pH, SALINITY, SOIL ORGANIC MATTER AND FERTILITY, NON-ESSENTIAL METALS, WATER PERCOLATION, CATION EXCHANGE CAPACITY. ALL TESTS MUST SHOW SOILS BLENDS TO MEET PLANTING SOIL PERFORMANCE REQUIREMENTS.

0 20 0 10 20 50
GRAPHIC SCALE 1:20

LANDSCAPE CONSTRUCTION PLAN AREA PART 1 02A

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

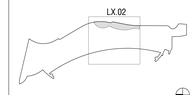
Landscape Architect: James Burnett

Registration No.: 1482

Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024

Job Code: VI-WFT

Permit Number: XXXXX

Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights in them, to the extent of the law, as the property of the Office of James Burnett. None of the designs or plans shall be used by or disclosed to any person or entity without the written permission and consent from The Office of James Burnett.

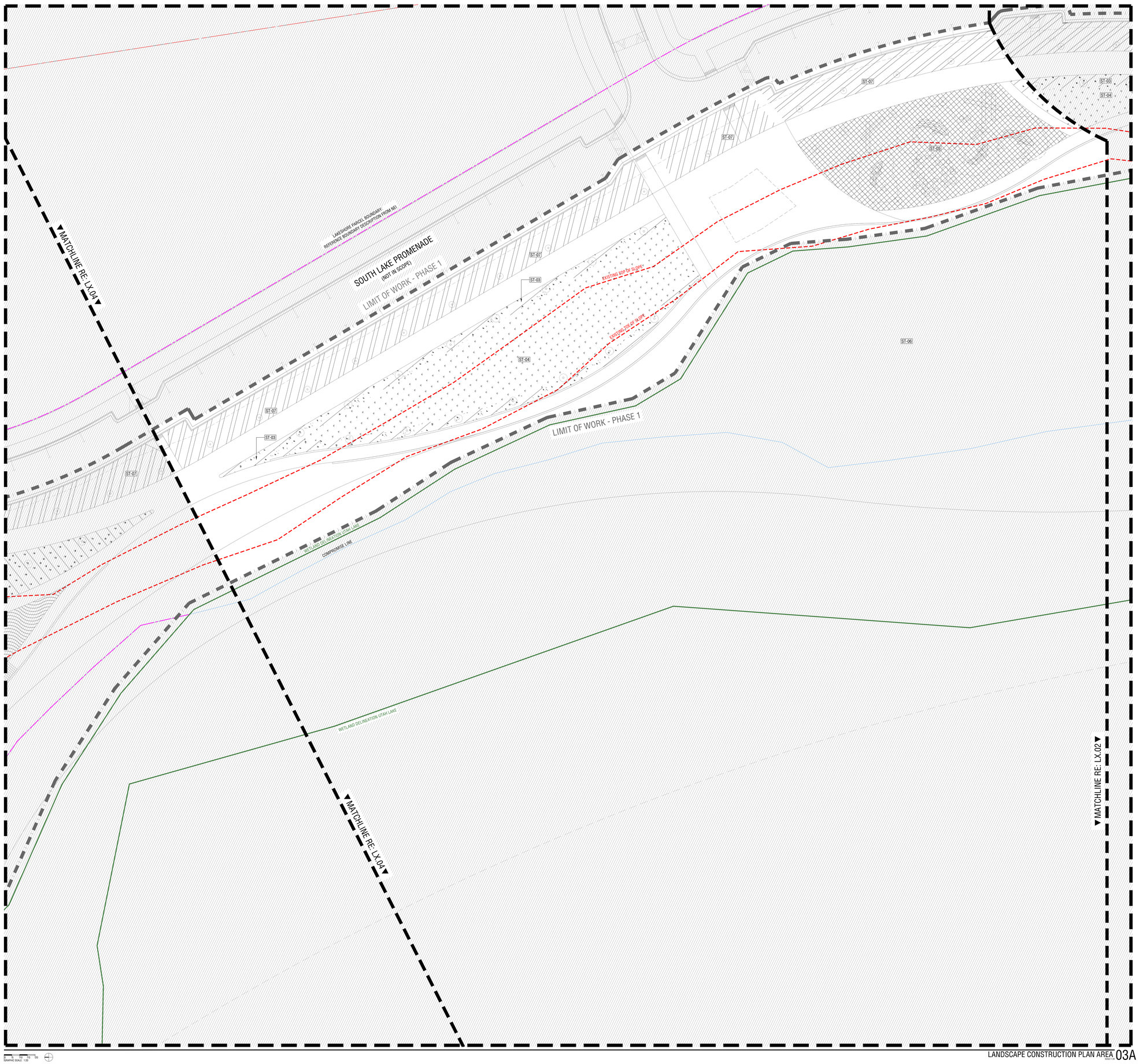
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

SOILS PLANS

Sheet Number

L4.12



LANDSCAPE CONSTRUCTION PLAN AREA 03A
SHEET NO.

SOILS LEGEND

SOIL PROFILE, TYPE 1

PLANTING BED SOIL WITH TREES
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 2

PLANTING BED SOIL, NO TREES
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 3

HIGH-USE LAWN WITH TREES
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 4

HIGH-USE LAWN, NO TREES
- 8" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 5

SAND BASED STRUCTURAL SOIL UNDER PAVING (CONCRETE, UNIT PAVING, AGGREGATE PAVING & PLAY MULCH)
- 4'-0" TOTAL DEPTH BELOW PAVING PROFILES, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 6

SEEDED AREA SOILS
- 6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 7

BIOSWALE/ RAIN GARDEN PLANTING SOILS
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 8

BEACH/ DUNE PLANTING SOILS
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 9

WETLAND PLANTING SOILS
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: CONSTRUCTION PLANS

SOILS NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SOILS AS INDICATED ON THE PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING WATERPROOFING, UTILITIES, ROADWAYS, STRUCTURES, PROTECTION BOARD AND ALL APPURTENANCES. PLAN PROVIDED FOR REFERENCE.
3. PRIOR TO SOIL INSTALLATION, CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE OWNER AND LANDSCAPE ARCHITECT TO DETERMINE SCOPE OF WORK AND PROJECT LIMITS.
4. CONTRACTOR TO CUSTOM BLEND SOILS TO MEET AGRONOMIC SOIL PERFORMANCE REQUIREMENTS REQUIRED BY THIS PROJECT. ALL SOIL TYPES MUST BE TESTED ANALYZING SOIL PROPERTIES INCLUDING BUT NOT LIMITED TOO COMPOSITION, pH, SALINITY, SOIL ORGANIC MATTER AND FERTILITY, NON-ESSENTIAL METALS, WATER PERCOLATION, CATION EXCHANGE CAPACITY. ALL TESTS MUST SHOW SOILS BLENDS TO MEET PLANTING SOIL PERFORMANCE REQUIREMENTS.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

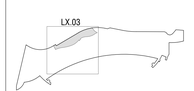
CITY OF VINEYARD CENTRAL
LAKEFRONT PHASE 1
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

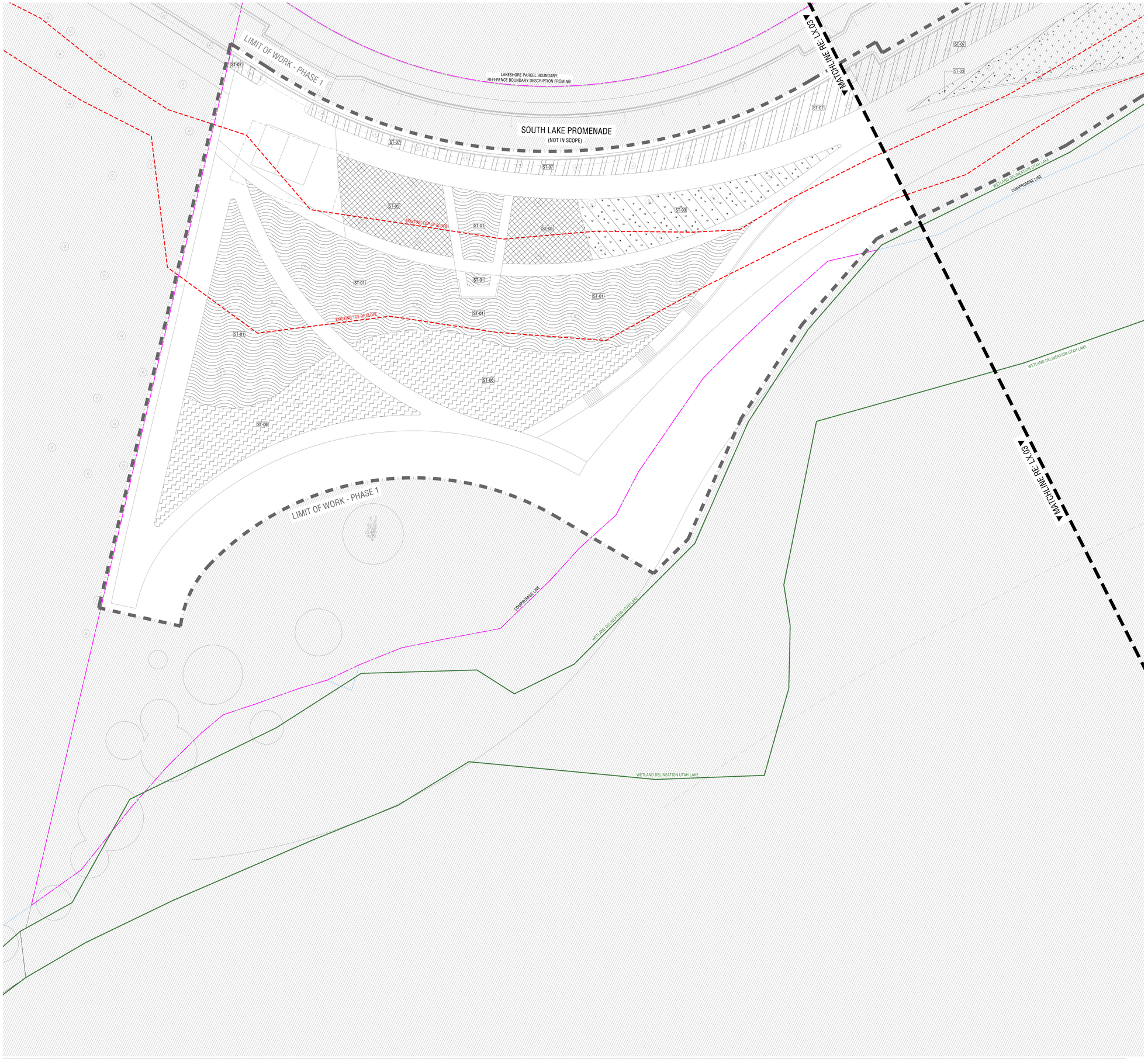
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights, including the right to exclusive use of these drawings unless purchased by the client and paid for. Client is hereby granted a limited license to the drawings and is a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

SOILS PLANS

Sheet Number

L4.13



SOILS LEGEND

SOIL PROFILE, TYPE 1

PLANTING BED SOIL WITH TREES
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 2

PLANTING BED SOIL, NO TREES
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 3

HIGH-USE LAWN WITH TREES
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 4

HIGH-USE LAWN, NO TREES
- 8" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 5

SAND BASED STRUCTURAL SOIL UNDER PAVING (CONCRETE, UNIT PAVING, AGGREGATE PAVING & PLAY MULCH)
- 4'-0" TOTAL DEPTH BELOW PAVING PROFILES, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 6

SEEDED AREA SOILS
- 6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 7

BIOSWALE/ RAIN GARDEN PLANTING SOILS
- 4'-0" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 8

BEACH/ DUNE PLANTING SOILS
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SOIL PROFILE, TYPE 9

WETLAND PLANTING SOILS
- 1'-6" TOTAL DEPTH, TYPICAL
- DETAIL: xx/ L4.XX

SYMBOLS AND ABBREVIATIONS

ROOTBALL LOCATION RE: CONSTRUCTION PLANS

SOILS NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SOILS AS INDICATED ON THE PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING WATERPROOFING, UTILITIES, ROADWAYS, STRUCTURES, PROTECTION BOARD AND ALL APPURTENANCES. PLAN PROVIDED FOR REFERENCE.
3. PRIOR TO SOIL INSTALLATION, CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE OWNER AND LANDSCAPE ARCHITECT TO DETERMINE SCOPE OF WORK AND PROJECT LIMITS.
4. CONTRACTOR TO CUSTOM BLEND SOILS TO MEET AGRONOMIC SOIL PERFORMANCE REQUIREMENTS REQUIRED BY THIS PROJECT. ALL SOIL TYPES MUST BE TESTED ANALYZING SOIL PROPERTIES INCLUDING BUT NOT LIMITED TOO COMPOSITION, pH, SALINITY, SOIL ORGANIC MATTER AND FERTILITY, NON-ESSENTIAL METALS, WATER PERCOLATION, CATION EXCHANGE CAPACITY. ALL TESTS MUST SHOW SOILS BLENDS TO MEET PLANTING SOIL PERFORMANCE REQUIREMENTS.

0 5 10 15 30
GRAPHIC SCALE: 1:30

LANDSCAPE CONSTRUCTION PLAN AREA 04A
SHEET 1 OF 1

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
1	2023.12.15	100% SCHEMATIC DESIGN
2	2024.03.15	PERMIT RESUBMITTAL

Seal

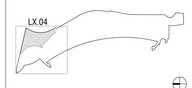
INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024

The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

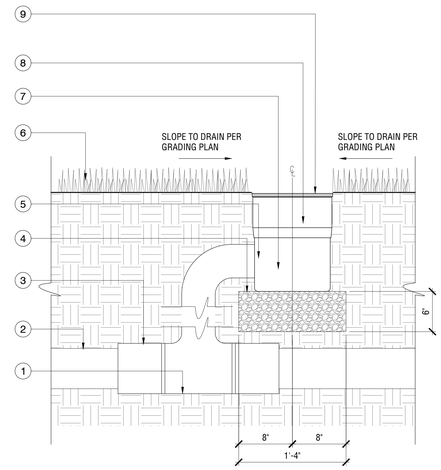
Sheet Title

SOILS PLANS

Sheet Number

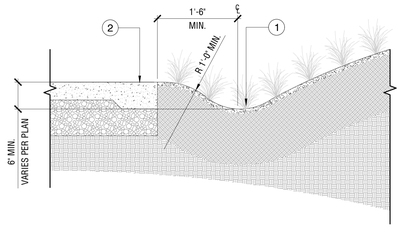
L4.14

1. FLOW LINE
   RE: GRADING PLAN
2. PIPE, RE: CIVIL GRADING PLAN
3. PVC CONNECTION
4. CRUSHED STONE
5. 1200 NGB BY NDS PRO
6. PLANTING, RE: PLANTING PLAN
7. NDS 6" BLACK RISER IF NEEDED
8. NDS 12" X 12" BLACK SQUARE CATCH BASIN
9. NDS 9" X 9 SQUARE CAST IRON GRATE, BLACK H20 LOAD RATING, RE: SPECIFICATIONS



DETAIL-CATCH BASIN 04
HP-VI-WFT-GRDR-04
GRAPHIC SCALE: 1" = 1'

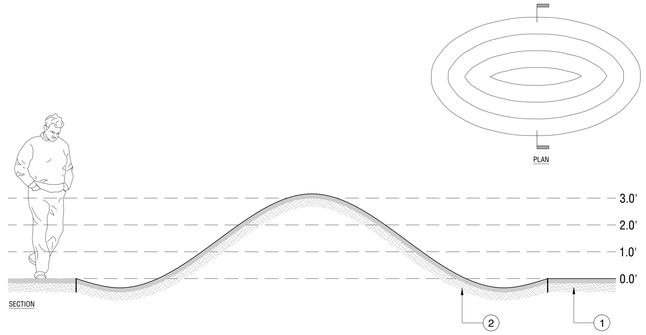
1. SHALLOW SWALE BETWEEN MOUNDED OR SLOPED PLANT BED AND ADJACENT PAVEMENT
2. ADJACENT PAVING, REFER TO PLANS
3. 6" MIN. WIDE BENCH AT EDGE OF PAVING



SECTION - PLANT BED EDGE SWALE, TYP. 08
HP-VI-WFT-GRDR-08
SCALE: 1" = 1'-0"

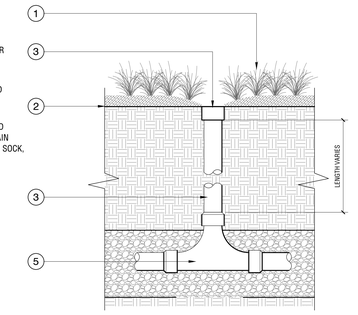
1. ADJACENT PAVING; RE: CONSTRUCTION PLANS
2. BERM; RE: GRADING PLANS

NOTES:
A. BERM 'EMERGING' FROM GROUND, SHARP EDGES AS SHOWN.
B. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING INSTALLATION.
C. CONTRACTOR ALLOW FOR BERM GRADING ADJUSTMENTS HORIZONTALLY AND VERTICALLY AS REQUESTED BY LANDSCAPE ARCHITECT.
D. CONTRACTOR TO BEWARE OF EXISTING UTILITIES LOCATED NEAR BERMS. ALL UTILITIES ARE TO BE PROTECTED IN PLACE. CONTRACTOR TO CALL "811" UNDERGROUND SERVICE ALERT.



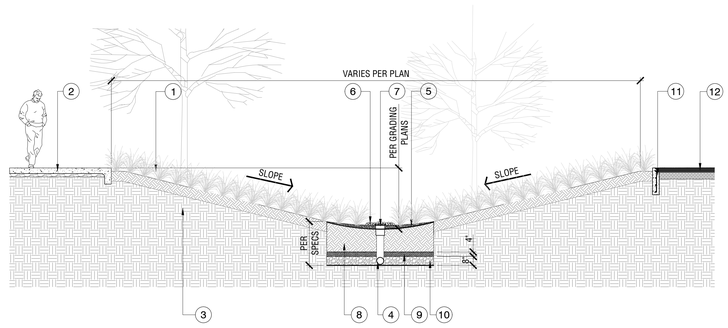
SECTION - BERM, TYP. 07
HP-VI-WFT-GRDR-07
SCALE: 1/2" = 1'-0"

1. PLANTING PER LANDSCAPE PLANS; RE: L600s
2. FINISHED GRADE
3. CLEAN-OUT COVER (BLACK)
4. NON-PERFORATED STANDPIPE
5. GRAVEL WRAPPED PERFORATED DRAIN PIPE WITH FILTER SOCK, RE: CIVIL



SECTION - TYPICAL CLEAN OUT 03
HP-VI-WFT-GRDR-03
SCALE: 1" = 1'-0"

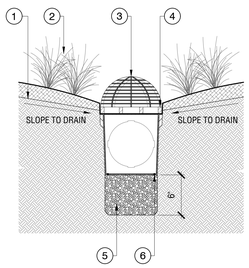
1. ADJACENT PLANTING
2. ADJACENT PAVING; RE: CONSTRUCTION PLANS
3. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
4. 6" PERFORATED PVC PIPE TO CONNECT TO INLETS
5. 3" MULCH
6. 1" TO 2" MEXICAN BEACH PEBBLE; RE: CONSTRUCTION SCHEDULDE
7. OVERFLOW INLET; RE: SPECS
8. FILTER MEDIA LAYER SPECIFIED MEDIA MIX
9. 4" LAYER OF COARSE SAND
10. 8" LAYER OF 1/4" PEA GRAVEL
11. DEEPENDED CONCRETE CURB; RE: CONSTRUCTION PLANS
12. DECOMPOSED GRANITE GRAVEL; RE: CONSTRUCTION SCHEDULE



SECTION - BIOSWALE, TYP. 06
HP-VI-WFT-GRDR-06
SCALE: 1/4" = 1'-0"

NOTE
UTILIZE CATCH BASIN RISER TO SUPPORT DRAIN SYSTEM ELEVATIONS

1. FINISHED GRADE
2. ADJACENT PLANTING PER PLANS
3. ATRIUM DRAIN COVER
4. ATRIUM GRATE PER SPECIFICATIONS. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION CATCH BASIN
5. DRAINAGE GRAVEL BELOW BASIN
6. DRILL 1/8" WEEP HOLE TYPICAL OF (4) PLACES AT BOTTOM CORNERS



SECTION - TYPICAL LANDSCAPE DRAIN IN PLANTING AREA 02
HP-VI-WFT-GRDR-02
SCALE: 1 1/2" = 1'-0"

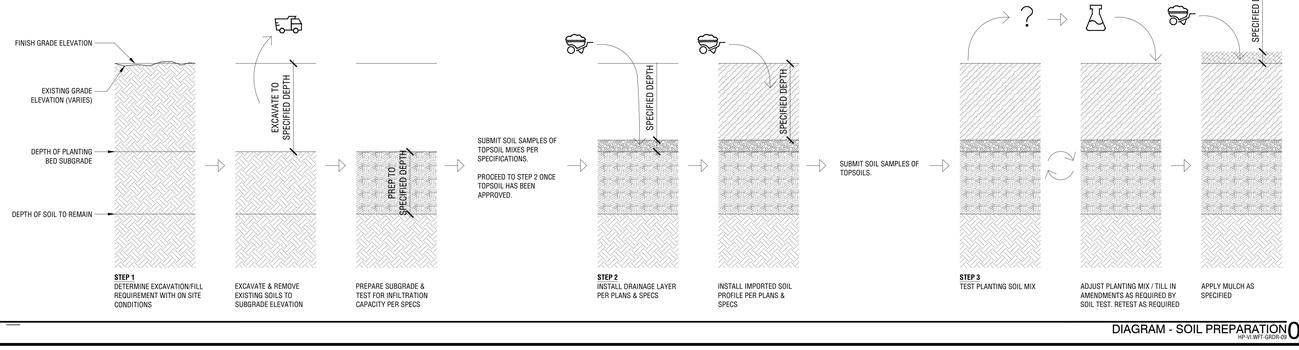
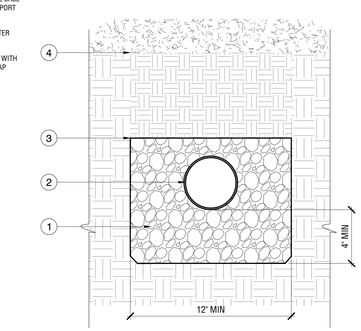


DIAGRAM - SOIL PREPARATION 05
HP-VI-WFT-GRDR-05
SCALE: NTS

1. 4" MINIMUM GRAVEL BASE DRAINAGE AND SUPPORT LAYER
2. 4" MINIMUM DIAMETER DRAINAGE PIPE
3. GEOTEXTILE FABRIC WITH MINIMUM 4" OVERLAP
4. FINISH GRADE



SECTION - TYPICAL LANDSCAPE SUBDRAINAGE 01
HP-VI-WFT-GRDR-01
SCALE: 3" = 1'-0"

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with to regard to these drawings and the designs contained therein in all its forms, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

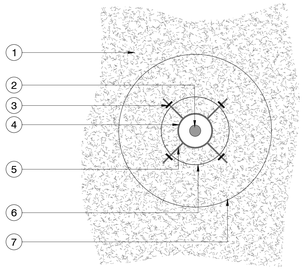
Sheet Title

SOILS AND GRADING DETAILS

Sheet Number

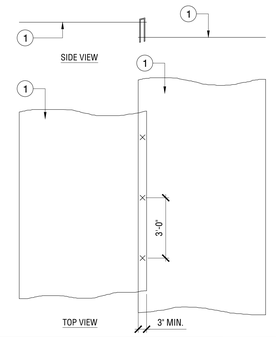
L4.20

1. EROSION CONTROL BLANKET; RE: SOIL PLANS FOR APPROXIMATE LOCATIONS; RE: SPECIFICATION
2. STEM/CROWN OF PLANT
3. (4) 8 GAUGE 6" x 1.5" x 6" STAPLE
4. CIRCULAR CUT OF TRIM OFFSET 3" FROM PERIMETER OF CROWN OR PLANT FOLIAGE
5. CROSS PATTERN CUT OF TRIM TO ALLOW PROPER PLACEMENT OF PLANT
6. ROOTBALL/CONTAINER SIZE, VARIES PER PLANT SPECIES
7. FOLIAGE OF PLANT MATERIAL, VARIES PER PLANT



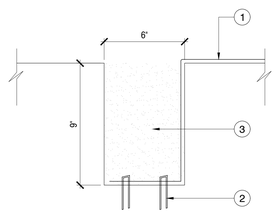
PLAN - EROSION CONTROL BLANKET PLANT CUT-OUT 04
SCALE: 3/8" = 1'-0" HP-VI.WFT-GRDR-12

1. EROSION CONTROL BLANKET



PLAN - EROSION CONTROL BLANKET STAPLE PANEL OVERLAP 03
SCALE: 3/8" = 1'-0" HP-VI.WFT-GRDR-11

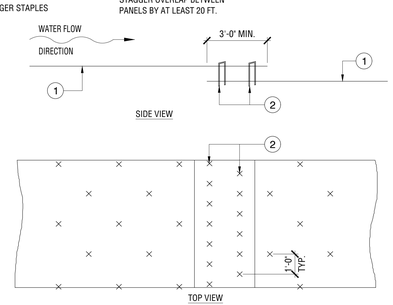
1. EROSION CONTROL BLANKET
2. STAPLES
3. COMPACTED SITE SOIL



SECTION - EROSION BLANKET INITIAL & TERMINAL CHANNEL TRENCH 06
SCALE: 3" = 1'-0" HP-VI.WFT-GRDR-14

1. EROSION CONTROL BLANKET
2. STAGGER STAPLES

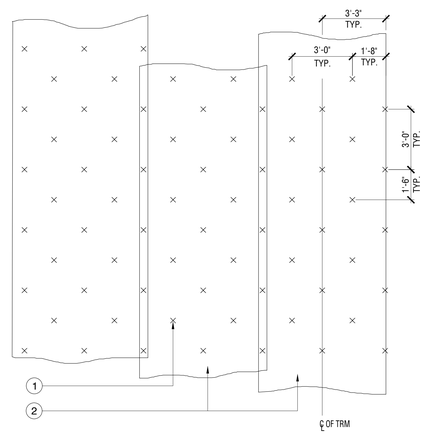
NOTE:
STAGGER OVERLAP BETWEEN PANELS BY AT LEAST 20 FT.



PLAN - EROSION CONTROL BLANKET STAPLE ROLL OVERLAP 05
SCALE: 3/8" = 1'-0" HP-VI.WFT-GRDR-13

1. 8 GAUGE 12" x 1.5" x 12" STAPLE
2. SEPARATE EROSION CONTROL BLANKET ROLLS

NOTES:
A. ADDITIONAL STAPLES ARE REQUIRED AT ANY PENETRATION AND IRREGULAR ELEVATION CHANGES OF THE GROUND SURFACE. ENSURE ALL FASTENERS ARE INSTALLED TO MAKE DIRECT CONTACT WITH EROSION CONTROL BLANKET AND SOIL.



PLAN - EROSION CONTROL BLANKET STAPLE PATTERN 01
SCALE: 3/8" = 1'-0" HP-VI.WFT-GRDR-10

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

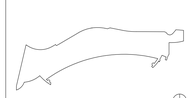
[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
	2023.12.15	100% SCHEMATIC DESIGN
	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map



Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and otherwise, in the drawings and specifications and all ideas, arrangements and designs embodied therein and not published. None of the foregoing is to be used on any work except that for which it is intended by the Office of James Burnett, and they are not to be assigned to any third party without first obtaining the written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

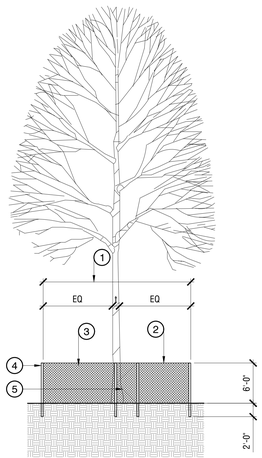
Sheet Title

SOILS AND GRADING DETAILS

Sheet Number

L4.21

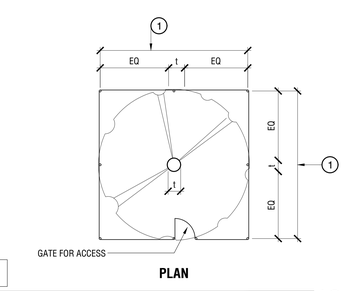
NOTES:
1. EXTENT & SIZE OF TREE PROTECTION IS INDICATED ON PLANS, IF NO DIMENSION GIVEN ON PLANS THEN SIZE OF TREE PROTECTION IS TO BE ELEVEN TIMES THE DIAMETER OF THE TRUNK, SQUARE, CENTERED ON THE TRUNK BOTH WAYS.
2. COORDINATE SITE FENCING WITH TREE PROTECTION FENCING. CONSULT LANDSCAPE ARCHITECT ANY CHANGES IN TREE PROTECTION FENCING.
3. LANDSCAPE ARCHITECT, TO CONFIRM SIZE OF AND APPROVE ALL TREE PROTECTION IN FIELD PRIOR TO CONSTRUCTION



1. RE PLANS; DIMENSION SHOWN ON PLAN OR IF NO DIMENSION SHOWN, ELEVEN TIMES TRUNK DIAMETER
2. TIE OVERLAPPING ENDS W/ METAL FASTENERS
3. 6' HIGH CHAIN LINK FENCING
4. METAL POSTS DRIVEN INTO GRADE 2', POSTS AS REQUIRED, 8'-0" O.C. MAX
5. GATE FOR ACCESS

t = TRUNK DIAMETER

ELEVATION



1. RE PLANS; DIMENSION SHOWN ON PLAN OR IF NO DIMENSION SHOWN, ELEVEN TIMES TRUNK DIAMETER

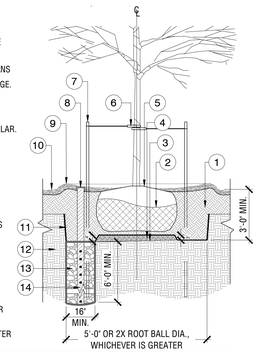
t = TRUNK DIAMETER

PLAN

0 14'-0" 8'-0"
SCALE: 1/8" = 1'-0"

SECTION - TYPICAL TREE PROTECTION DETAIL 13
HP-VI.WFT-PL-13

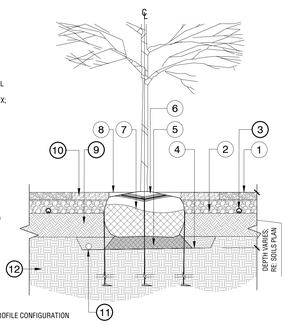
1. PLANTING MIX; RE: SPECS
2. REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
3. SLOPE FLOOR OF TREE PIT TO DRAIN; RE: PLANS
4. COMPACTED SUBGRADE MOUND FOR DRAINAGE. REPLACING MOUND WITH DRAINAGE GRAVEL ACCEPTABLE.
5. ROOT FLARE TO BE 3" ABOVE SPECIFIED SOIL MIX. NO MULCH WITHIN 4" OF ROOT COLLAR.
6. BLACK CORDED RUBBER HOSE, CONNECTED WITH 12" GAUGE GALV. WIRE TO POST.
7. (2) 8' LONG METAL T-POST, PAINTED BLACK. INSTALL POSTS MIN. 24" INTO UNDISTURBED SUB-GRADE. DO NOT DISTURB ROOTBALL.
8. 4" PVC INSPECTION TUBE WITH 4" VENT CAP. BOTTOM OF TUBE TO BE CONNECTED TO 4" PERFORATED DRAIN PIPE IN SUMP; RE: SPECS
9. 3" TALL EARTHEN SAUCER
10. 3" THICK MULCH LAYER
11. CONTRACTOR TO SCARIFY EDGE OF PLANTING PIT
12. UNDISTURBED SUBGRADE
13. DRAINAGE GRAVEL SUMP WRAPPED IN FILTER FABRICS; RE:SPECS
14. 4" PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC; RE: SPECS



0 1'-0" 3'-0"
SCALE: 3/8" = 1'-0"

TREE PLANTING W/ STAKE SUPPORT - SUMP DRAIN 11
HP-VI.WFT-PL-10

1. COMPACTED AND STABILIZED AGGREGATE, PROVIDE AT 2X ROOTBALL; RE: xx / L7.XX
2. DRAINAGE AGGREGATE, RE: SPEC 33 46 00
3. AERATION TUBE; RE: SPEC 32 91 15
4. SLOPE FLOOR OF TREE PIT TO DRAIN
5. COMPACT SUBGRADE MOUND UNDER ROOTBALL
6. ROOT FLARE TO BE 3" ABOVE SPECIFIED SOIL MIX; RE: SPECS
7. REMOVE BURLAP AND BASKET FROM TOP 1/3 MIN. OF ROOTBALL
8. LEAVE AGG. UNCOMPACTED OVER ROOTBALL
9. PLANTING MIX RE: SPECS AND SOILS PLANS
10. LIGHTLY COMPACTED, UNSTABILIZED AGG, RE:SPECS
11. TREE SUB-DRAINAGE; RE: DETAIL xx/ L7.XX AND CIVIL ENGINEER
12. UNDISTURBED SUBGRADE

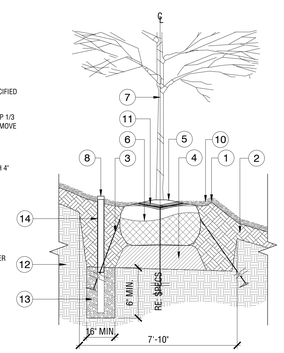


NOTE:
REFERENCE SOIL PLANS FOR ALL MIXES AND SOIL PROFILE CONFIGURATION

0 1'-0" 3'-0"
SCALE: 3/8" = 1'-0"

TREE PLANTING IN STABILIZED AGGREGATE 10
HP-VI.WFT-PL-08

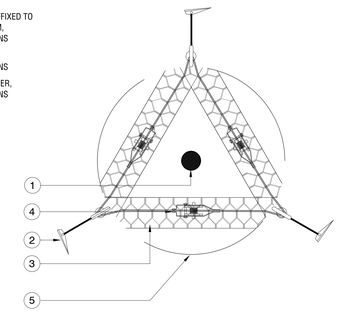
1. 6" BERM AND WATERING SAUCER
2. PLANTING MIX
3. PLATIPUS ANCHOR SYSTEM
4. COMPACTED SUBGRADE MOUND FOR DRAINAGE.
5. TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED SOIL MIX
6. REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
7. TREE TRUNK
8. 4" PVC INSPECTION TUBE. CAP END WITH 4" ROUND CAP NDS PART #11.
10. 3" MULCH LAYER NOT TO TOUCH TRUNK
11. ANCHOR MAT
12. UNDISTURBED SUBGRADE
13. DRAINAGE GRAVEL IN FILTER FABRIC
14. 4" ABS PERFORATED DRAIN PIPE IN FILTER FABRIC, RE: SPECS



0 1'-0" 3'-0"
SCALE: 3/8" = 1'-0"

SECTION - TREE PLANTING ON SLOPE 09
HP-VI.WFT-PL-07

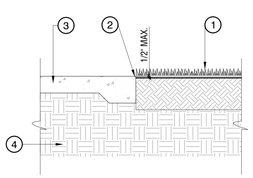
1. TREE TRUNK
2. ANCHOR CABLE AFFIXED TO DEADMAN SYSTEM, SEE SPECIFICATIONS
3. ANCHOR MAT, SEE SPECIFICATIONS
4. RATCHET TENSIONER, SEE SPECIFICATIONS
5. ROOTBALL



0 1'-0" 3'-0"
SCALE: 1" = 1'-0"

PLAN - TREE ANCHOR SYSTEM ON GRADE 06
HP-VI.WFT-PL-06

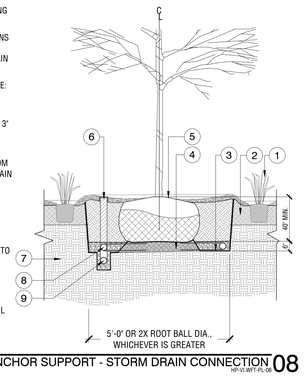
1. LAWN (REF PLANT DRAWINGS)
2. 1/4 - INCH RADIUS TOOLED EDGE
3. CONCRETE PAVING
4. COMPACTED SOIL SUB - GRADE



0 1'-0" 18"
SCALE: 3/4" = 1'-0"

SECTION - LAWN AT PEDESTRIAN CONCRETE PAVING 05
HP-VI.WFT-PL-11

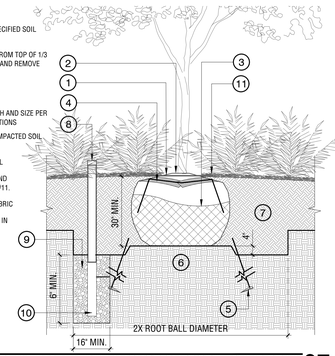
1. ADJACENT PLANTING; RE: PLANTING PLANS
2. AMENDED SOIL; RE: SPECIFICATIONS
3. SLOPE FLOOR OF TREE PIT TO DRAIN PIPE.
4. COMPACTED ROOTBALL PLINTH; RE: GEOTECHNICAL REPORT
5. ROOT FLARE TO BE 3" ABOVE SPECIFIED SOIL MIX, PULL MULCH 3" FROM ROOT FLARE, TYP.
6. 4" PVC INSPECTION TUBE W/ 4" ROUND CAP NDS PART #11. BOTTOM OF TUBE TO BE CONNECTED TO DRAIN PIPE AT BOTTOM OF PIT VIA 'T' CONNECTION.
7. PREPARED SUB-GRADE; RE: GEOTECHNICAL REPORT
8. 4" PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC. PIPE TO BE LAID IN BED OF 6" THICK DRAINAGE GRAVEL; RE: SPECIFICATIONS
9. SOLID CONNECTION TO EXISTING CONTINUOUS DRAIN LINE; RE: CIVIL ENGINEER PLANS



0 1'-0" 3'-0"
SCALE: 3/8" = 1'-0"

TREE W/ ANCHOR SUPPORT - STORM DRAIN CONNECTION 08
HP-VI.WFT-PL-05

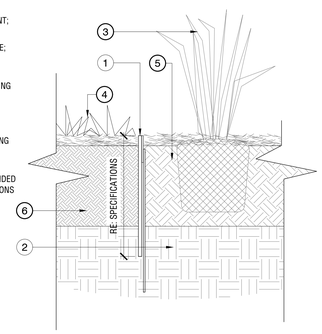
1. IRRIGATION DRIP LINE
2. ROOT FLARE TO BE 3" ABOVE SPECIFIED SOIL MIX
3. REMOVE BURLAP AND BASKET FROM TOP OF 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
4. ANCHOR MAT RE: SPECIFICATIONS
5. TREE ANCHOR-4 PER TREE DEPTH AND SIZE PER MANUFACTURER RECOMMENDATIONS
6. UNDISTURBED SOIL OR 95% COMPACTED SOIL MEDIUM
7. 80% COMPACTED PLANTING SOIL
8. 4" PVC INSPECTION TUBE. CAP END WITH 4" ROUND CAP NDS PART #11.
9. DRAINAGE GRAVEL IN FILTER FABRIC
10. 4" ABS PERFORATED DRAIN PIPE IN FILTER FABRIC
11. 2" MULCH LAYER



0 1'-0" 3'-0"
SCALE: 3/8" = 1'-0"

TREE PLANTING W/ TREE ANCHOR SUPPORT - SUMP DRAIN 07
HP-VI.WFT-PL-09

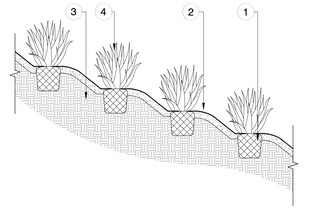
1. STEEL EDGE RESTRAINT; RE: SPECIFICATIONS
2. PREPARED SUB-GRADE; RE: GEOTECHNICAL REPORT
3. PLANTING; RE: PLANTING PLANS
4. TURF PLANTING; RE: PLANTING PLANS
5. ORNAMENTAL PLANTING AMENDED SOIL; RE: SPECIFICATIONS
6. TURF PLANTING AMENDED SOIL; RE: SPECIFICATIONS



0 1'-0" 3'-0"
SCALE: 1 1/2" = 1'-0"

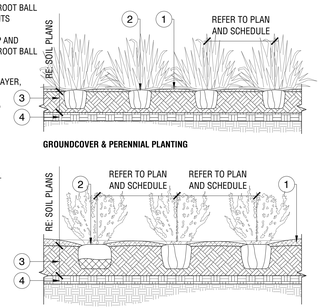
SECTION - LANDSCAPE TURF EDGING 04
HP-VI.WFT-PL-02

1. TOP OF ROOTBALL TO BE 1" ABOVE SOIL MIX, TYP.
2. 3" BERM AND WATERING SAUCER
3. PLANTING MIX
4. PLANTS



NOTES:
A. FOR CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND PLANTS
B. FOR B&B: REMOVE BURLAP AND BASKET FROM TOP 2/3 OF ROOT BALL AND REMOVE FROM SITE.

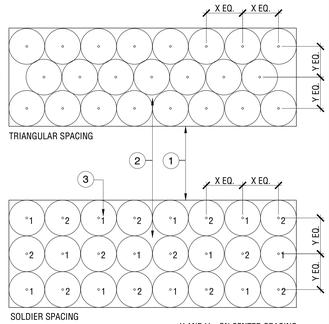
1. 2" DECOMPOSED GRANITE LAYER, TYP.
2. TOP OF ROOT BALL TO BE 1" ABOVE SOIL MIX, TYP.
3. PLANTING MIX. RE: SOIL PLANS
4. PREPARED SUBGRADE,. TILLED TO 4"-6" DEPTH, TYP.



0 1'-0" 3'-0"
SCALE: 1/2" = 1'-0"

DETAIL - SHRUB AND PERENNIAL PLANTING ON SLOPE 03
HP-VI.WFT-PL-03

1. EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
2. PLANT SPACING AS PER PLANS
3. ALTERNATION SEQUENCE WHEN TWO PLANT SPECIES OCCUR IN THE SAME PLANTING AREA



X AND Y = ON CENTER SPACING
RE: PLANTING PLANS

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

SECTION - GROUND COVER AND SHRUB PLANTING, TYP. 02
HP-VI.WFT-PL-01

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

CITY OF VINEYARD
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

DEVELOPER/ PROJECT LIASON

WOODBURY CORPORATION | FLAGSHIP HOMES

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT PHASE 1

[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE
1	2023.12.15	100% SCHEMATIC DESIGN
2	2024.03.15	PERMIT RESUBMITTAL

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: MARCH 15, 2024
The Office of James Burnett

Key Map

Issue Date: 03/15/2024
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

PLANTING DETAILS

Sheet Number

L7.01

Waterfront Impact Analysis

Date December 14, 2023

To Morgan Brim & Cache Hancey, City of Vineyard

From Chris Zahas, David Fiske, & Jennifer Shuch, Leland Consulting Group

Executive Summary / Purpose

The City of Vineyard, Utah engaged Leland Consulting Group, Inc. (LCG) to develop a ten-year economic development strategic plan. As part of this work, LCG is tasked with analyzing the potential fiscal and economic impacts of planned investments along a portion of Vineyard's Utah Lake waterfront.

Vineyard is a rapidly growing city in the Utah Valley with significant residential and commercial development planned between the FrontRunner station and the waterfront. Vineyard completed a Waterfront Master Plan in 2022, and the City applied to establish a Housing and Transit Reinvestment Zone adjacent to the FrontRunner station the same year.

Vineyard aims to transform its waterfront into a unique destination drawing visitors from throughout the region and beyond. Public investment into improvements along the waterfront are expected to have a transformative effect on the city, driving private investment into adjacent areas. Vineyard's embrace of its waterfront and investment in associated placemaking and amenities will be unique in the region, where the historic lack of recreation in the lake has caused other cities to face away from it. Vineyard leaders understand that people are drawn to water for reasons beyond swimming or boating, and that waterfront access will provide an opportunity for retail, dining, and entertainment. This unique amenity will drive investment in the areas adjacent to it because it will draw in the regional visitors needed to sustain mixed-use development. Vineyard's ambitious vision of a high quality, dense urban realm relies on the creation of a world-class waterfront destination along Utah Lake.

To accomplish its waterfront vision and spur private investment and an increase in visitors from region-wide destinations, the City of Vineyard requires an extension for its current Tourism, Recreation, Culture, and Convention (TRCC) Grant.

Investment into the Waterfront & Surrounding Areas

Public Investment

To date, the City has spent a total of nearly $300,000 on waterfront improvement projects, including:

- $222,150 on the Waterfront Master Plan
- $60,000 on the design for Phase 1 of implementation
- $17,500 for sand grooming equipment

The City plans significant additional investment in catalyst projects along the waterfront. The primary investment will be in expanding the beach to make it into a usable recreation amenity and mitigate some of the challenges associated with the lake, including algae blooms and mosquitos. This will help unlock additional investment into recreation along and adjacent to the beach and will make the area between the FrontRunner station and the beach a more attractive area for investment by developers, employers, residents, and businesses. High-priority beach-related improvements planned by the City include:

- Beach expansion
- A nature center along Utah Lake

In the immediate-term, the City plans to work with local partners to invest in:

- Trail placement and improvements along the Utah Lake Trail
- Beach-front park amenities and access improvements
- Expanded beach improvements
- Pedestrian bridge and park on the South Promenade
- North Promenade Event Lawn
- Marina Promenade and Beach Upland improvements

Future phases of investment will include pier structures, a new City Hall, and a marina.

Private Investment

City investment into catalytic waterfront projects will have a benefit beyond the shoreline. A pedestrian promenade will directly connect visitors who arrive via the FrontRunner station to the waterfront, bringing them directly through the Town Center and Mixed Use Promenade master planned areas (see Figure 1 below).

Figure 1. Map of Master Planned Areas between the FrontRunner Station and Waterfront in Vineyard



Source: Vineyard HTRZ Proposal.

These areas are expected to be built out over a 15-year time horizon, making them susceptible to changes in the local and national real estate market. Without access to a high-quality amenity, it is unlikely the ambitious plans for these areas will be fully realized. Therefore, the success of these developments and the benefits that will accrue to the City of

Vineyard are dependent on public investment in creating a high-quality waterfront that acts as a significant draw for residents, office workers, businesses, and tourists. The success of the Mixed Use Promenade in particular will be directly tied to public investment in the waterfront.

The table below is based on the most recent estimates from the City's HTRZ application. A total of $1.6 billion of private investment is expected in the Mixed Use Promenade over the next 15 years, out of a total of $8.7 billion in total investment into the Town Center, Promenade, and Village areas.

Figure 2. Anticipated Development in the Mixed Use Promenade over 15 Years

	Expected SF Development	Estimated Total Private Investment
Residential	4,405,100	$1,471,234,039
Office	200,000	$84,050,881
Retail	60,000	$26,200,360
Total	**4,665,100**	**$1,581,485,279**

Source: Vineyard HTRZ Proposal.

While waterfront improvements are expected to have the biggest impact on the directly adjacent Mixed Use Promenade, it is also likely to influence private investment in the Town Center and Mixed Use Village. These two areas are expected to attract $7.1 billion in private investment over the next 15 years. While other factors, such as the FrontRunner Station and HTRZ program will provide development incentives, it is likely that the full expected buildout will only be accomplished if there is a destination amenity that generates interest in the city. The developers of Utah City are also planning to build out a resort-focused destination directly adjacent to the beach, which will include a mix of experiential uses connecting the beach with adjacent Lindon Marina. Completion of the waterfront improvements is essential to executing this plan, which aims to create a contiguous tourism destination along Utah Lake. The Utah City development is also expected to include **between 750 and 900 hotel rooms**, including an extended stay hotel serving the Huntsman Cancer Institute as well as tourism-focused rooms closer to the lake.

Figure 3. Anticipated Development in the Town Center and Mixed Use Village over 15 Years

	Town Center		Mixed Use Village	
	Expected SF Development	Estimated Total Private Investment	Expected SF Development	Estimated Total Private Investment
Residential	11,012,750	$5,090,902,942	2,359,875	$668,615,293
Office	2,250,000	$1,061,383,024	160,000	$69,420,694
Retail	500,000	$214,310,754	30,000	$14,292,506
Total	**13,762,750**	**$6,366,596,719**	**2,549,875**	**$752,328,492**

Source: Vineyard HTRZ Proposal.

Benefits of High-Quality Placemaking

Because of its proximity to Utah Lake, Vineyard does not currently have what is known as a 360-degree trade area, which retailers typically look for before opening a new location. Therefore, in order to improve the feasibility of retail and mixed-use neighborhoods, the city has to draw more people in from the north, east, and south. This can be accomplished through the development of a high-quality destination that attracts a wide array of visitors at a variety of times during the day and week. Access to water is an important amenity – generally, people want to be near water. Utah Lake is a particularly scenic body of water, but most cities along its banks do not take advantage of it. Even without improvements, community feedback at engagement events found that over 11% of those who attended visit the lake every day, while an additional 36% visit a couple of times per week (per the Vineyard Waterfront Master Plan). Vineyard aims to build on this unique amenity to make it more functional, accessible, and enjoyable.

Communities nationwide have been investing in their waterfronts as an economic development strategy. Vancouver, Washington has been particularly successful in drawing in a high volume of visitors through waterfront placemaking and development (see Case Study: Vancouver Waterfront). In their 2023 ULI presentation on waterfront and public realm activation in mid-sized cities, economic development advisors JLP+D argued:

> *Capital follows people.*
>
> *People follow place.*
>
> *Place needs investment.*

In other words, if Vineyard wants to attract new residents, visitors, and businesses, it needs to invest in high-quality placemaking. The JLP+D presentation cited examples of public waterfront improvement initiatives generating private investment including Pittsburgh's Three Rivers Park, Denver's Confluence Park, the Chattanooga Waterfront, and the Downtown Jacksonville Riverfront. In Pittsburgh, $130 million in public investment spurred $2.6 billion in private real estate development. Although Vineyard is a smaller city than Pittsburgh, its ambitious urban vision combined with investment into the waterfront could yield similar results, as discussed in the Fiscal Impacts section of this document. In fact, the Huntsman Cancer Institute, which announced earlier in 2023 that it intends to open a new facility in Vineyard, cited the planned improvements along the waterfront as one of the reasons it is choosing to locate here. HCI is still conducting due diligence as it finalizes its plans – if the planned waterfront improvements are not completed, it could potentially jeopardize this exciting employment opportunity.

Fiscal Impacts

The main fiscal impacts of investment in the waterfront are the sales and property tax revenue expected to be generated by private investment. Retail relies on a trade area with a baseline number of residents, which varies based on the type of retail. As stated previously, Vineyard lacks what is known as a 360-degree trade area due to Utah Lake on its western border. Therefore, the success of retail in the Mixed Use Promenade depends on the density of uses surrounding it, including housing and office space, and destinations like the waterfront that will draw visitors from throughout the region. Without the waterfront as a draw, retail is unlikely to succeed. LCG assumes that successful retail in the Mixed Use Promenade will be supported by a variety of users, including residents, visitors and office users, all of which have been integrated into the following analysis.

The analysis below assumes that the average sales per square foot of anticipated retail development will be $471. This takes into account typical sales per square foot for the types of retail most likely to locate in a walkable urban area, including apparel, health and beauty, leisure and entertainment, beverages, and a variety of types of dining. Applying the sales tax rate in Vineyard (7.25%) to the 60,000 square feet of expected retail would yield annual sales tax revenues of roughly $2.05 million at full build-out.

Vineyard's property tax millage rate is 0.009553 if water is included (0.009541 without water). Based on current regional market data, LCG assumes that at full build out the 4.7 million square feet of expected development in the Mixed Use Promenade is worth an average of $300 per square foot, the annual property tax generated by this development would be roughly $13.4 million. Together, the property and sales tax expected to be generated in this area is $15.4 million per year. Assuming 225 square feet of office space per employee, 150 square feet of retail space per employee, and a hospitality staff to room ratio of one-to-one, full buildout would add over 2,000 new jobs. Without high-quality placemaking along Vineyard's waterfront, the proposed development in the Mixed Use Promenade is unlikely to fully achieve these benefits.

Figure 4. Expected Fiscal and Employment Impacts of Waterfront Investment on the Mixed Use Promenade

Expected Investment	
Private	$1,581,485,279
Total	**$1,581,485,279**

Fiscal Impacts	*Annual, from Full Build-Out*
Property Tax	$13,369,710
Sales Tax	$2,047,219
Lodging Tax	$1,581,972
Total	**$16,998,901**

Employment	
Retail	400
Office	889
Hospitality	825
Total	**2,114**

Visitors

According to spatial data aggregator PlacerAI, 10,200 people have visited the waterfront area of Vineyard a total of 13,400 times over the past twelve months (1.32 times per visitor, on average). Visitors typically spend around 55 minutes at the waterfront, and the weekends are the busiest times. April and May 2023 were particularly busy times at the waterfront. Between April 10, 2023 and May 10, 2023, 2,200 people visited the waterfront. Annualized, that would be 26,400 visitors per year – a 159% increase over the past twelve months.

Investing in placemaking and other waterfront amenities, particularly beach improvements that will make the area more pleasant and suitable for recreation, will prime the area for a significant increase in visitors who have until now not had the opportunity to visit a waterfront destination in the region. While there is no precedent in Utah for a waterfront attraction such as the one envisioned in Vineyard, there are national precedents that show the immense potential for public waterfront investment to drive tourism. In the case study below, investments in Vancouver, Washington's riverfront are estimated to have increased visitor traffic by 652%. Given Vineyard's unique appeal within the region, its close proximity to other tourism destinations like Sundance Resort, the Provo airport, regional convention space, and its ease of access from the Vineyard FrontRunner station, it can be expected that Vineyard's investments will drive a similar, if not more substantial, increase in annual visitations.

The Utah City developers are planning for between 750 and 900 hotel rooms, including an extended-stay hotel serving the Huntsman Cancer Institute. Assuming an occupancy rate of 69.5%, approximately 521 to 625 rooms are likely to be

occupied on a given day. At a RevPAR (revenue per available room) of $94.36, which is the market average over the twelve months ending December 2023, these hotel rooms could generate average lodging taxes of between $1.4 and $1.7 million per year.

Case Study: Vancouver Waterfront

$75 Million	$955 Million	$1.6 Billion	4,000
In Public Investment	In Development 2017-2023	In Expected Total Development 2017-2030	Jobs Expected by 2030

812,000	652%	902%	98%
Visitors over the Past 12 Months	Increase in Annual Visitors Since 2017	Increase in Weekend Visits Since 2017	Increase in Visitors Year over Year

Sources: Johnson Economics, PlacerAI.

The Vancouver Waterfront development in Vancouver, Washington was completed through a partnership with Gramor, the City of Vancouver, the BNSF railroad, the Port of Vancouver and other partners. Gramor purchased the former Boise mill site in the early 2000s, just after the City completed its long-term vision for an active riverfront. Gramor believed in the City's vision, which was codified in a development agreement. The buildout of the waterfront took significant time and infrastructure investment to accomplish, and included moving a railroad line and rebuilding a train trestle to allow for better access to the site. Public agencies dedicated a total of $75 million in infrastructure funding to make the project possible. However, the success of the project and the high building values have made up for the large up-front investment.

Between 2017 and 2023, nearly two million square feet of commercial and multifamily space has been built via private investment at the Vancouver Waterfront, including 288 hotel rooms and 961 multifamily units. According to data aggregator CoStar, an additional 2.2 million square feet of development is planned, including 650 new multifamily units. Phased development has helped the project succeed – the main section of the waterfront was built at a high density with surface parking lots behind. Those surface lots are now being redeveloped into denser, more active uses. While it does not provide visitors direct access to the water, the Vancouver Waterfront benefits from the common desire to be near water, and the lack of opportunities for riverside shopping, dining, and recreation in the Portland metro area.

By creating a high-quality waterfront walking trail connecting a series of parks, Vancouver made itself a destination for visitors from throughout the region. It has won awards from the Washington chapter of the American Society of Landscape Architects (WASLA), the American Public Works Association, and Fodor's Travel. In 2022, SmartAsset ranked Vancouver as the eighth fastest growing city in the US, in part due to the 16.4% growth in establishments over the previous five years. Much of that growth was due to development along the waterfront.

A 2023 report by Johnson Economics found that the expected $1.6 billion investment into new construction at the Vancouver Waterfront by 2030 (including the $955.4 million already invested through 2023) generates an average of $26.5 million in taxes annually. Between 2017 and 2030, the project will have generated $344.1 million in state and local taxes. In addition to tax revenue, the project is expected to support over 4,000 jobs by 2030.

Figure 5. Photos of Vancouver, Washington's Waterfront



Sources: Vancouver Business Journal, City of Vancouver, Visit Vancouver, The Waterfront Vancouver USA.

Conclusions

A substantial amount of development is planned over the next 15 years in the Mixed Use Promenade area of Vineyard, which includes the waterfront. However, the success and scale of this development depends on whether Vineyard is able to attract a wide array of visitors from throughout the region. Catalytic development at the waterfront is essential to this. Investment into making the waterfront a unique and high-quality space for shopping, dining, entertainment, and recreation will increase confidence and interest in Vineyard among businesses and investors. If the full buildout of the

Mixed Use Promenade is achieved as currently planned, it will generate significant property and sales tax revenue and add at least 2,000 new jobs to the economy.

City of Vineyard Lakefront Park

FLAGBOROUGH + CITY OF VINEYARD

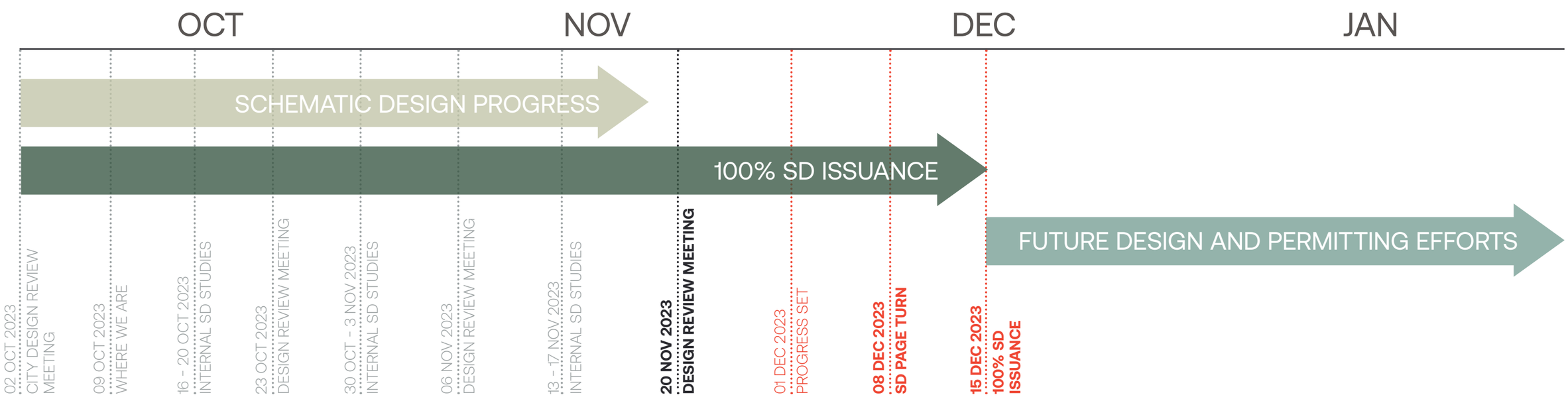
MEETING 04

NOVEMBER 20, 2023

Agenda

1. Scope Understanding
2. Design Updates and Studies
3. Material Review
4. Planting Review

PROJECT SCHEDULE: LOOKING AHEAD



OCT	NOV	DEC	JAN
KEY LANDSCAPE FEATURE REVIEW	SITE MATERIALITY & FEATURE DEVELOPMENT	LAYOUT UPDATES & PLANTING DEVELOPMENT	PERMIT ISSUANCE SUPPORT
• PROGRAMMING CONSENSUS ON BUILDING & STRUCTURES PIERS, BOARDWALKS, VERTICAL ELEMENTS & BUILDINGS • SITE GRADING DEVELOPMENT • SITE SECTIONAL STUDIES • EXISTING CONDITIONS AND JURISDICTIONAL COORDINATION • LAKE ROAD LAYOUT COORDINATION	• DESIGN REFINEMENT OF BUILDING & STRUCTURES PIERS, BOARDWALKS, VERTICAL ELEMENTS & BUILDINGS • SITE GRADING DEVELOPMENT AND DESIGN VALIDATION • DEVELOPMENT OF ANCILLARY SITE ELEMENTS: TRELLIS, FENCES, WALLS, STAIRS, RAMPS • AMENITIES DEVELOPMENT: SITE & FIXED FURNISHING, BOLLARDS, BIKE RACKS, BENCHES, SIGNAGE, LIGHTING • UTILITY COORDINATION AS REQUIRED	• REVIEW PLANTING PALETTE DEVELOPMENT • REVIEW HARDSCAPE MATERIAL PALETTE DEVELOPMENT • ISSUE 100% SD	• REVIEW OF SCHEMATIC DESIGN PACKAGE • COORDINATE FUTURE MILESTONES

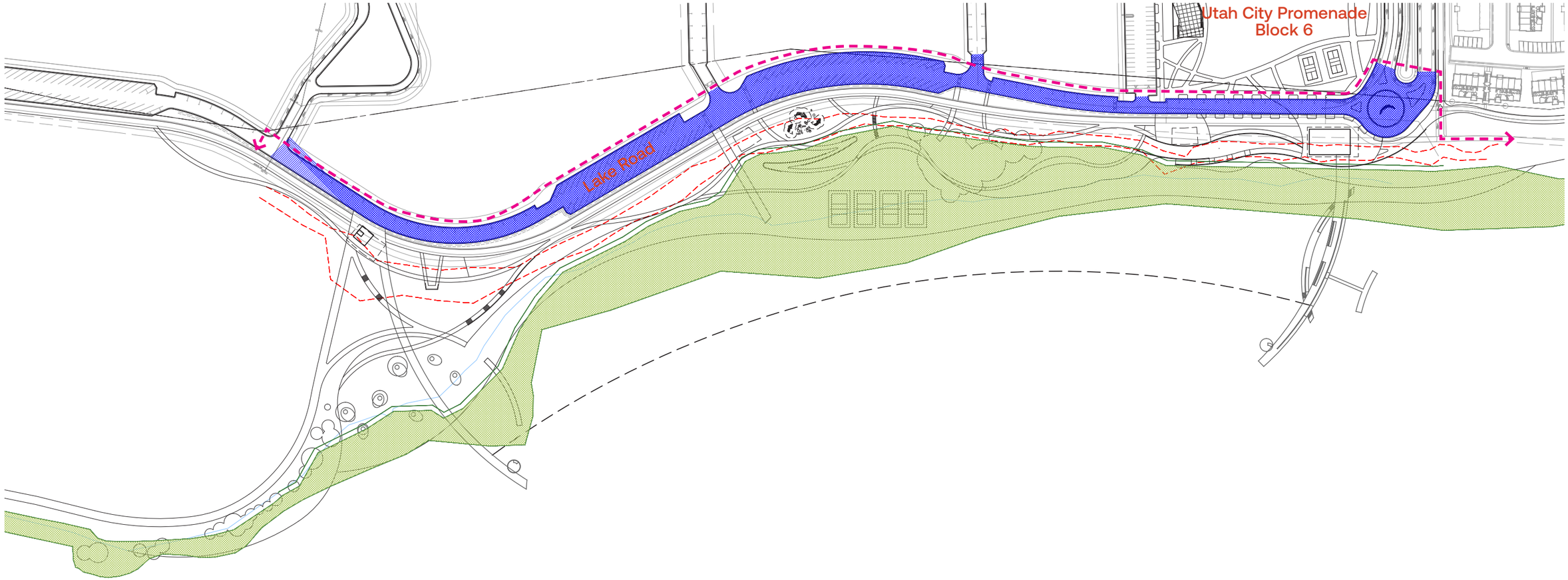
PHASING AND IMPLEMENTATION DISCUSSION



PHASE 1A - UPPER BLUFF DEMO AND GRADING (START SPRING/ SUMMER 2024, COMPLETE WINTER 2024)

- EXISTING VEGETATION REMOVAL; CLEAR AND GRUBBING
- MASS GRADING FROM BACK OF CURB TO BASE OF EXISTING BLUFF AREA. INTENT IS TO SET PRELIMINARY SUBGRADES.

PHASING AND IMPLEMENTATION DISCUSSION



PHASE 1B - LAKE ROAD DEMOLITION AND RECONSTRUCTION (START SUMMER 2024, COMPLETE WINTER 2024)

- DEMOLISH AND CLEAR EXISTING LAKE ROAD
- OVEREXCAVATION AND RE-GRADE ROADWAY TO FINAL ELEVATION AND ALIGNMENTS
- INSTALL BACKBONE UTILITIES AND STUBB INTO WATERFRONT PARK AS REQUIRED
- INSTALL CURB AND GUTTER PROFILES
- INSTALL BASE COURSE OF ROADWAY
- INSTALL TEMPORARY TRAIL NORTH OF LAKE ROAD UNTIL PERMANENT MULTI-USE TRAIL ON SOUTH SIDE OPENS

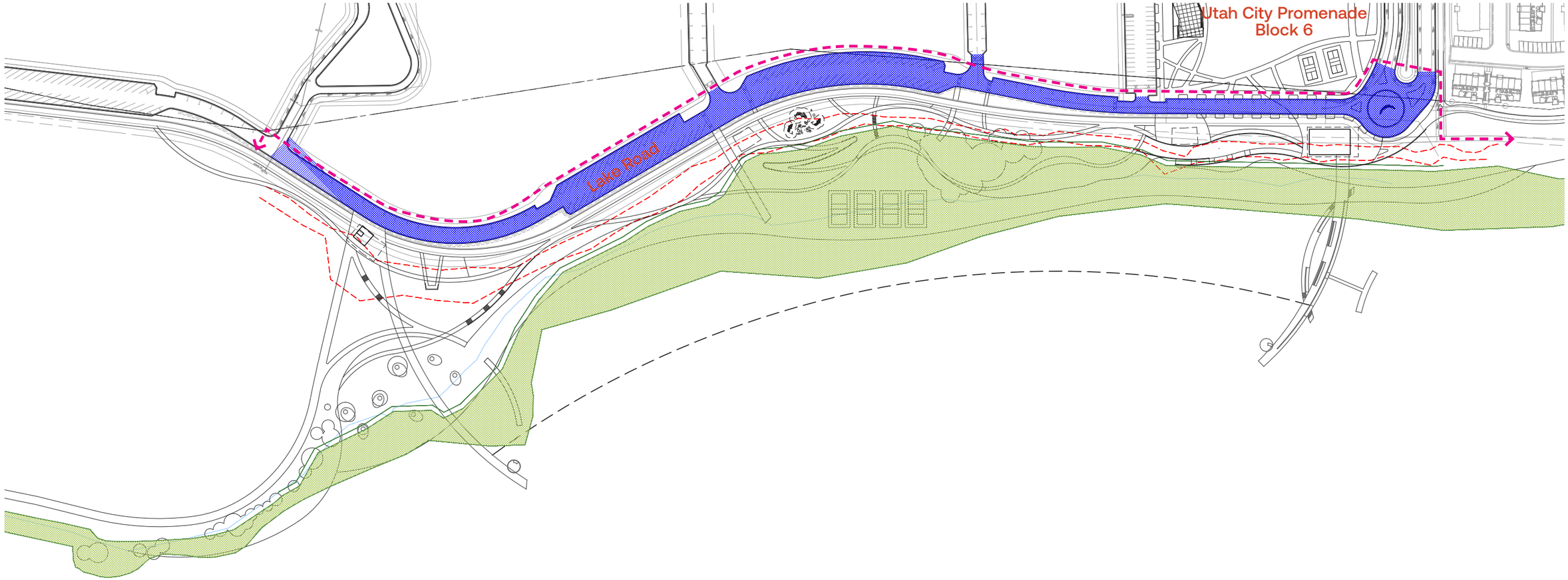
PHASING AND IMPLEMENTATION DISCUSSION



PHASE 2 - UPPER BLUFF PARK DEVELOPMENT (START SUMMER 2024-COMPLETE SPRING 2025, CONTINGENT ON PHASE 1 COMPLETION)

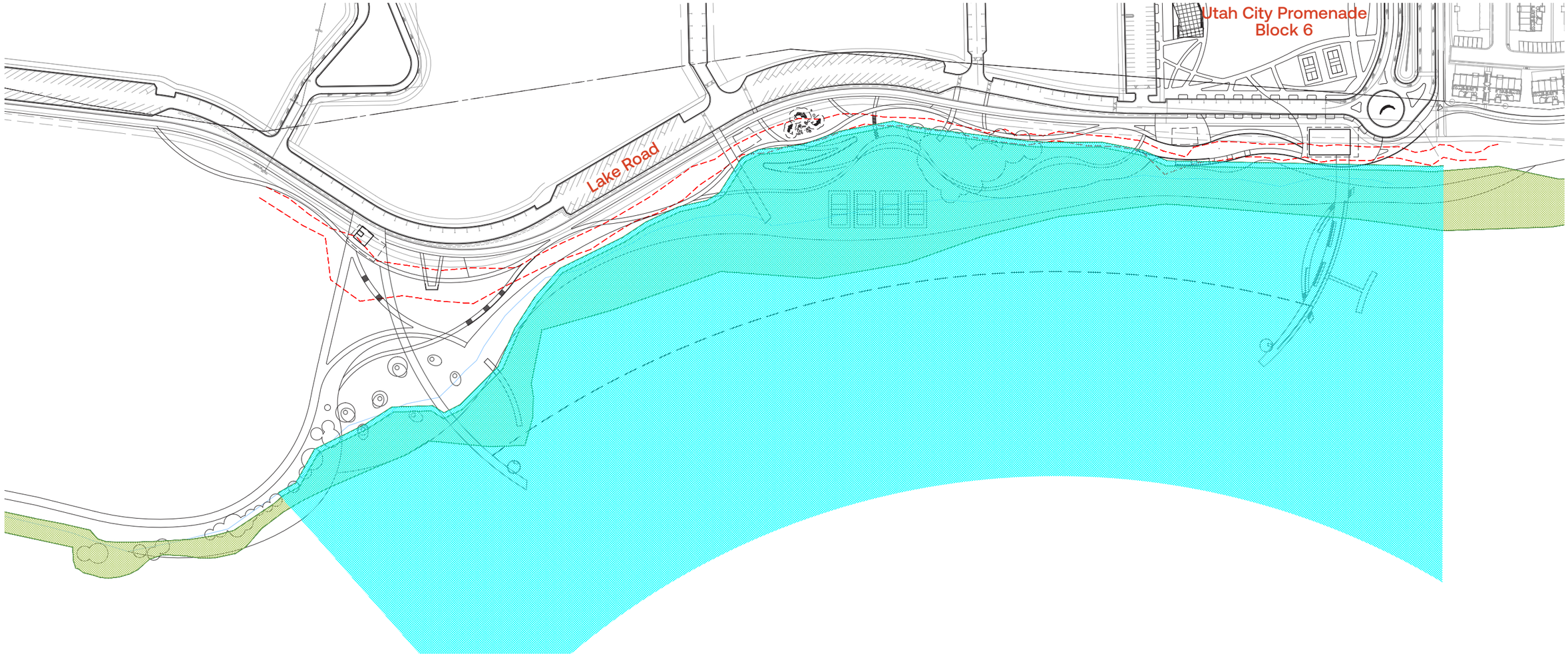
- PARK BUILDING, SITE STRUCTURE, RETAINING WALL INSTALLATION. INCLUDE FOUNDATIONS FOR FUTURE PIER AND ELEVATED WALKWAY CONNECTIONS
- INSTALL PATHWAYS, RAMPS AND STAIRS.
- BRING PARK GRADES UP TO FINISH FLOOR AND TOP OF PAVING ELEVATIONS.
- INSTALL ALL UPPER BLUFF HARDSCAPE, ELECTRICAL, LIGHTING, UTILITY AND SITE AMENITIES, INCLUDING PLAY EQUIPMENT AND RAILING.
- INSTALL IRRIGATION, AMENDED SOILS, LANDSCAPE DRAINAGE AND PLANT MATERIAL.

PHASING AND IMPLEMENTATION DISCUSSION



PHASE 3- LAKE ROAD COMPLETION (COMPLETE SPRING/ SUMMER 2025, ALIGN W/ PHASE 2 AND OVERPASS COMPLETEITON)

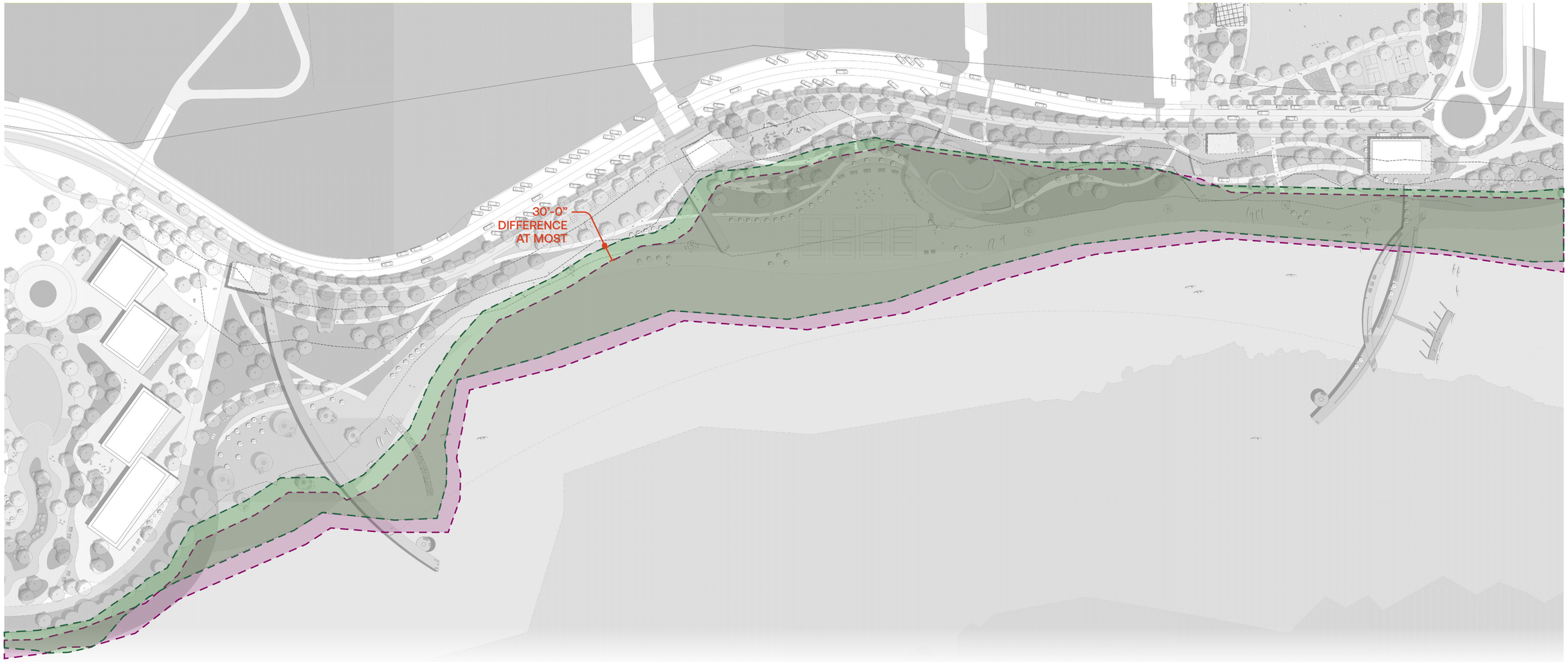
- INSTALL PAVING/ HARDSCAPE TO FINAL ELEVATION. INCLUDE ALL TRAFFIC CONTROL DEVISES INCLUDING SIGNAGE, STRIPING AND CUSTOM PAVING.
- REMOVE TEMPORARY TRAIL NORTH OF LAKE ROAD AND OPEN PERMANENT MULTI-USE TRAIL ON SOUTH SIDE



PHASE 4+5 - WETLAND & LAKE EDGE DEVELOPMENT (START FALL 2024 PENDING PERMITS-COMPLETE SPRING 2026)

- DREDGING OF LAKE
- MASS GRADING OF LAKE EDGE
- WETLAND MODIFICATION WORK
- CONSTRUCTION OF SAND SAVER WALLS AND SUPPORT INFRASTRUCTURE
- PIER AND JETTY INFRASTRUCTURE CONSTRUCTION
- BEACH SAND IMPORT
- INSTALLATION OF BEACH AMENITIES
- PIER AND JETTY CONSTRUCTION AND COMPLETION
- BRING PARK GRADES UP TO FINISH FLOOR AND TOP OF PAVING ELEVATIONS.
- INSTALL ALL REMAINING HARDSCAPE, ELECTRICAL, LIGHTING, UTILITY AND SITE AMENITIES ELEVATED WALKWAYS.
- INSTALL IRRIGATION, AMENDED SOILS, LANDSCAPE DRAINAGE AND PLANT MATERIAL.

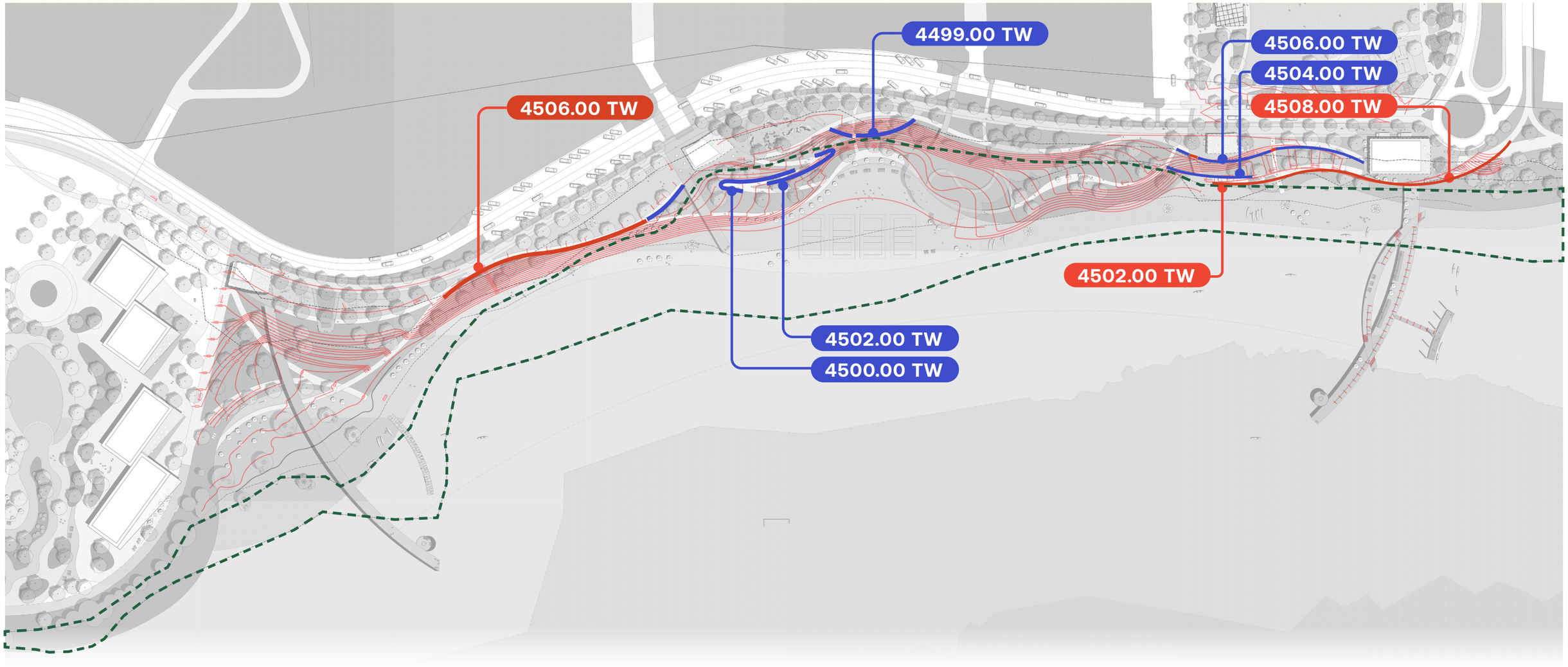
PHASING AND IMPLEMENTATION - WETLAND DELINATION



New Wetland Delineation Line

Former Wetland Delineation Line

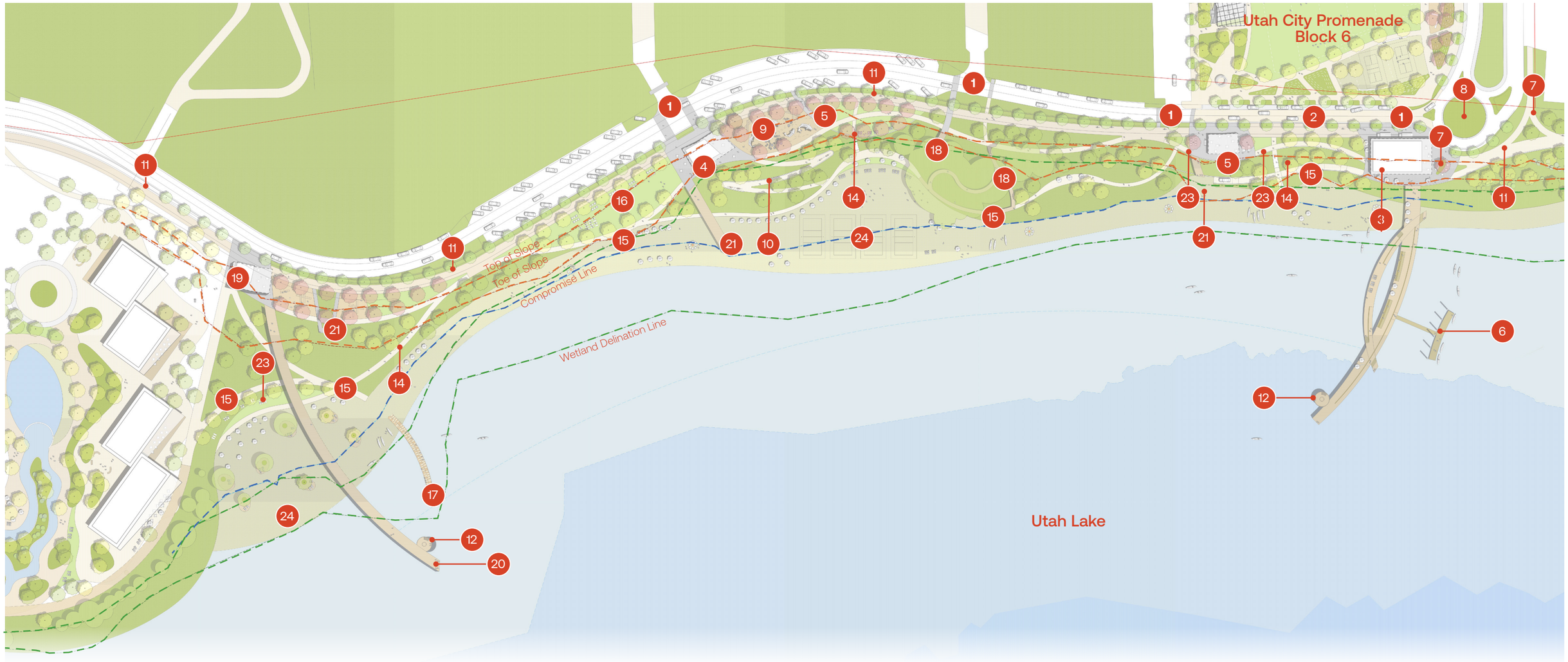
PHASING AND IMPLEMENTATION - WALLS



Phase 1 Retaining Wall (to be removed)

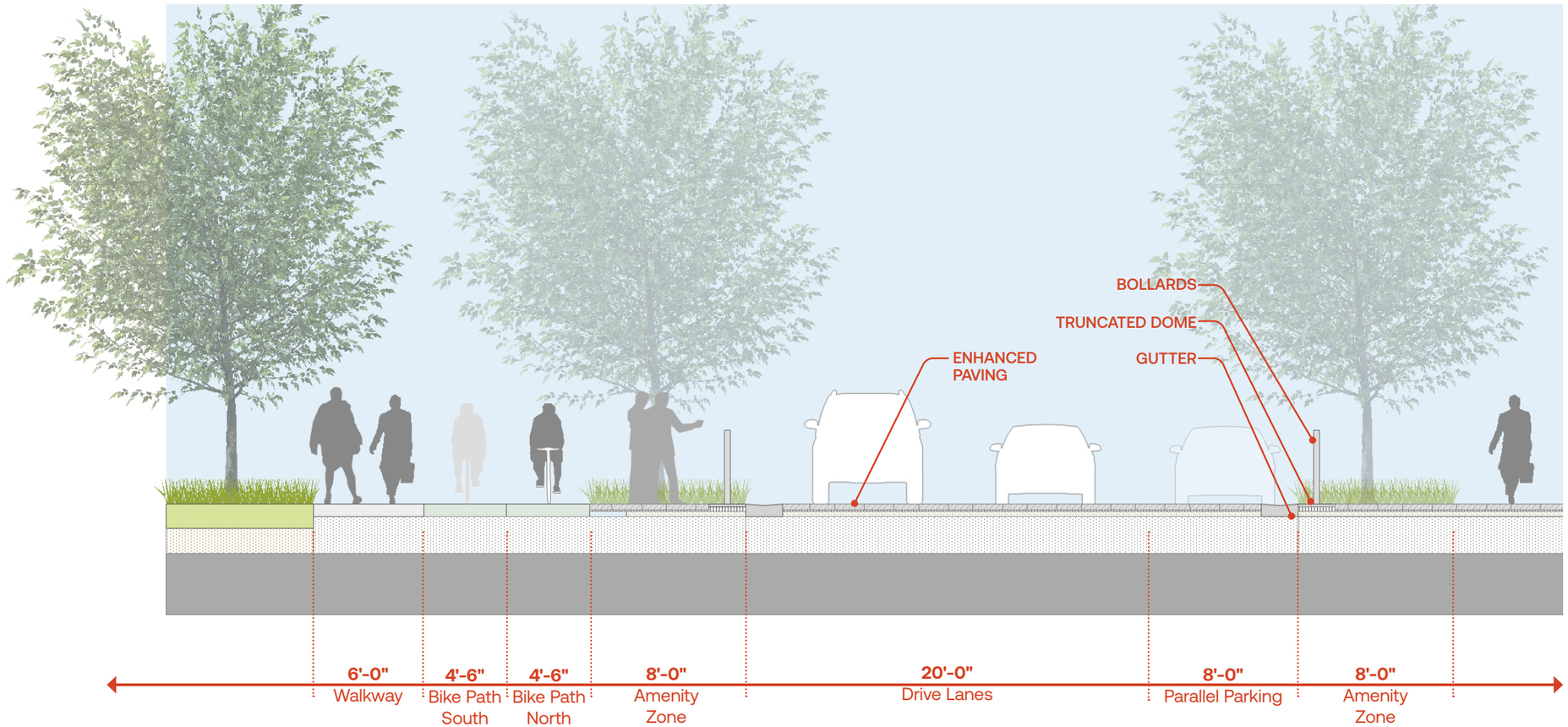
Full Phase Retaining Walls (to remain)

UPDATED SITE PLAN



1 Crosswalks
2 Curbless Street
3 Restaurant/ Restroom Appx. 4000 sf
4 Community Pavilion + Small Restroom
5 Shade Structure
6 Southern Pier w/ Boat Launch
7 Plaza Area/ Memorial
8 Art Element
9 Play Area
10 Play Area Terrace
11 Multi-Use Trail
12 Lookout Tower/ Icon
13 Northern Pier
14 Stairs
15 Ramp
16 Event Lawn
17 Fishing Jetty
18 Boardwalk/ Elevated Walkway
19 North Restroom Building
20 Northern Pier
21 Overlook/ Icon
22 Native Grasses + Wetland
23 Lawn
24 Beach

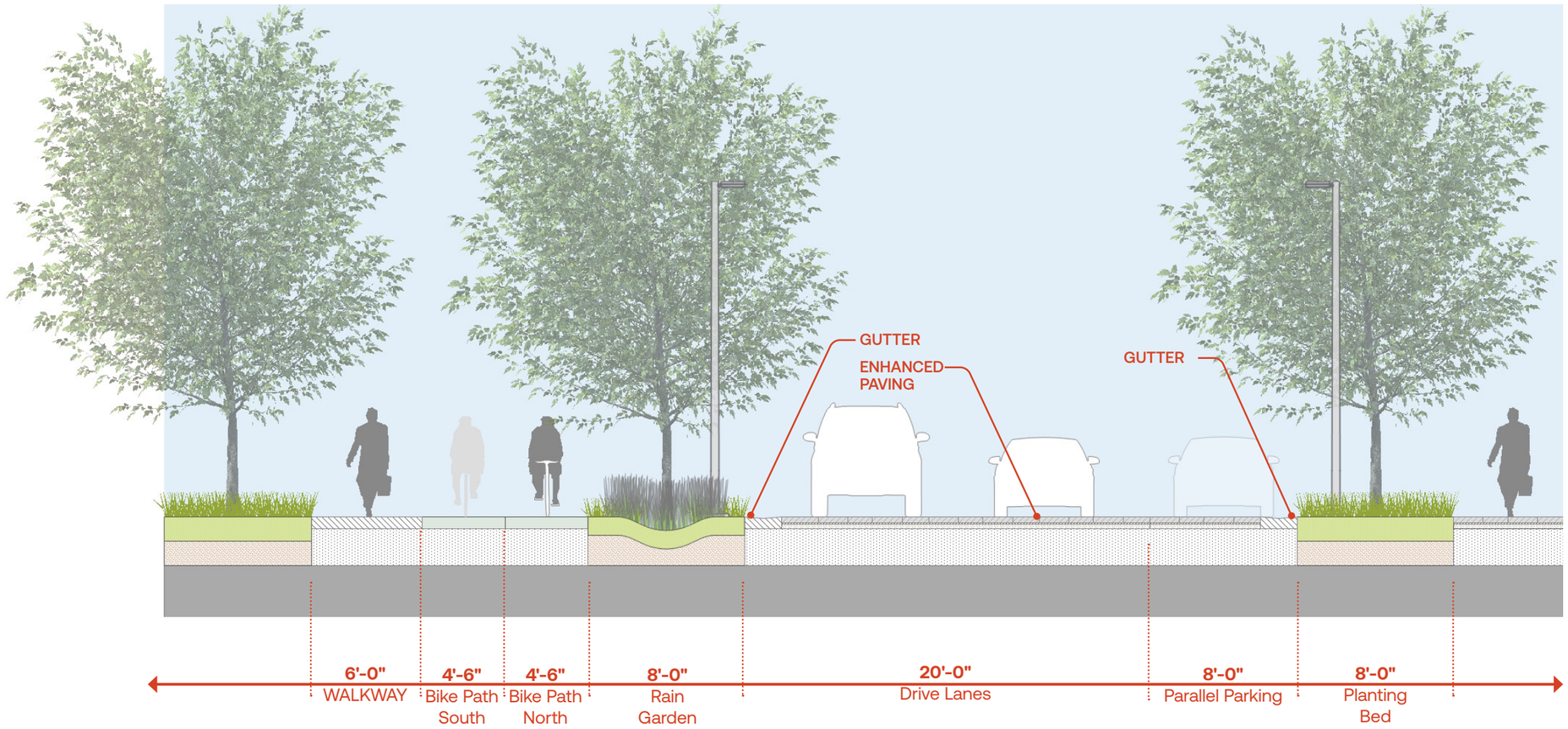
LAKE ROAD SECTION A





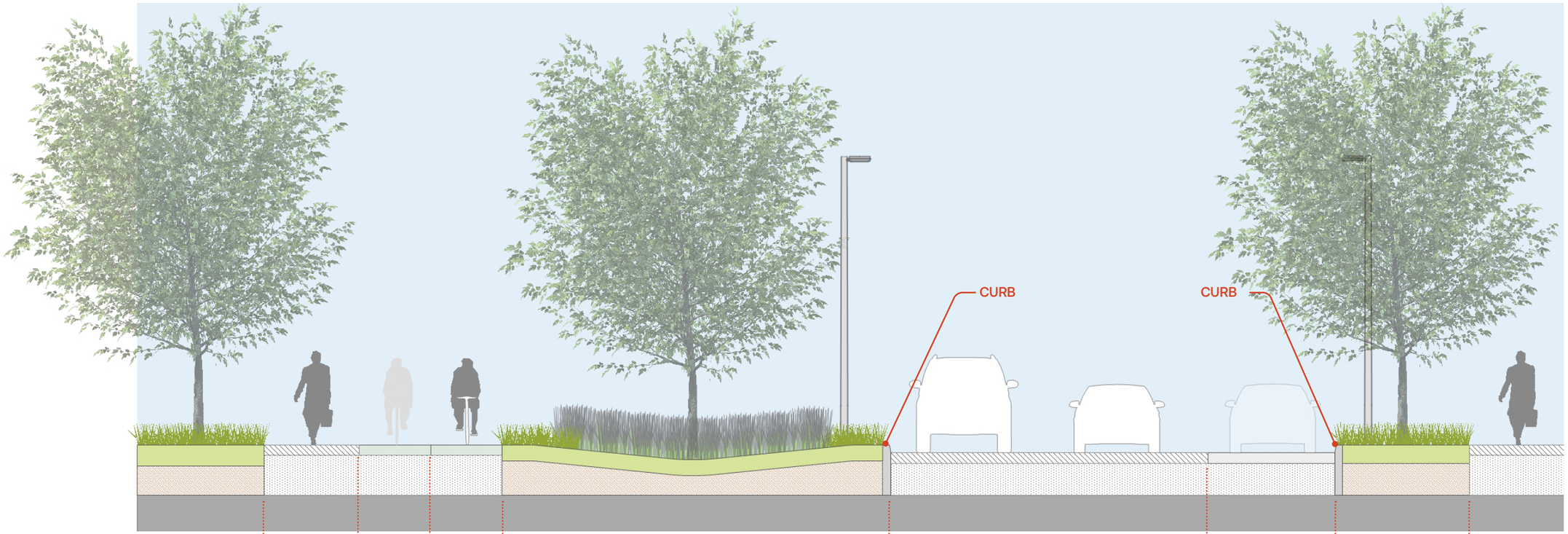
SECTION

LAKE ROAD SECTION B





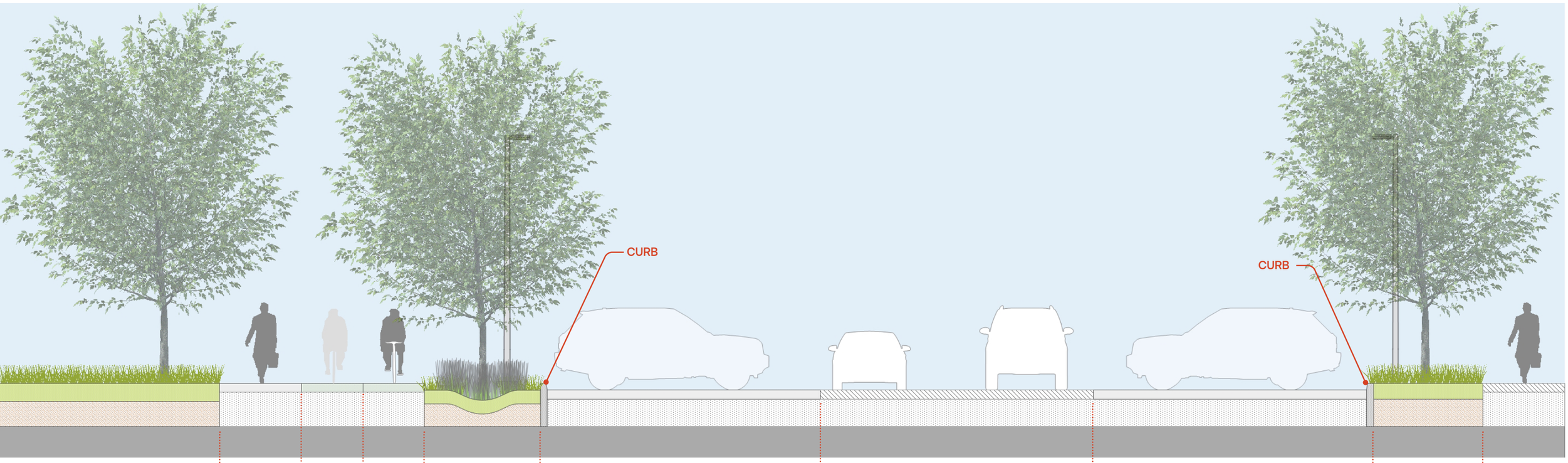
LAKE ROAD SECTION C





SECTION

LAKE ROAD SECTION D



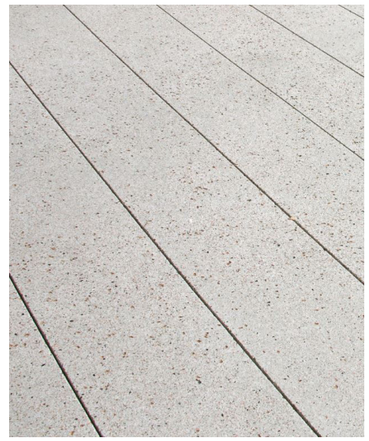


SECTION

Material Palette Review


RAILING

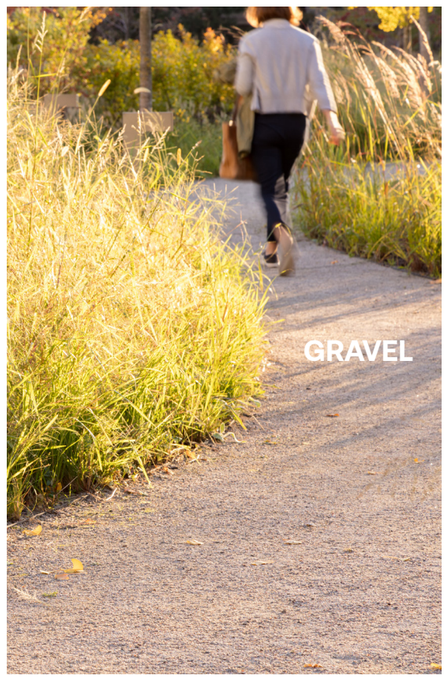

UNIT PAVERS








CONCRETE


GRAVEL


WOOD DECKS

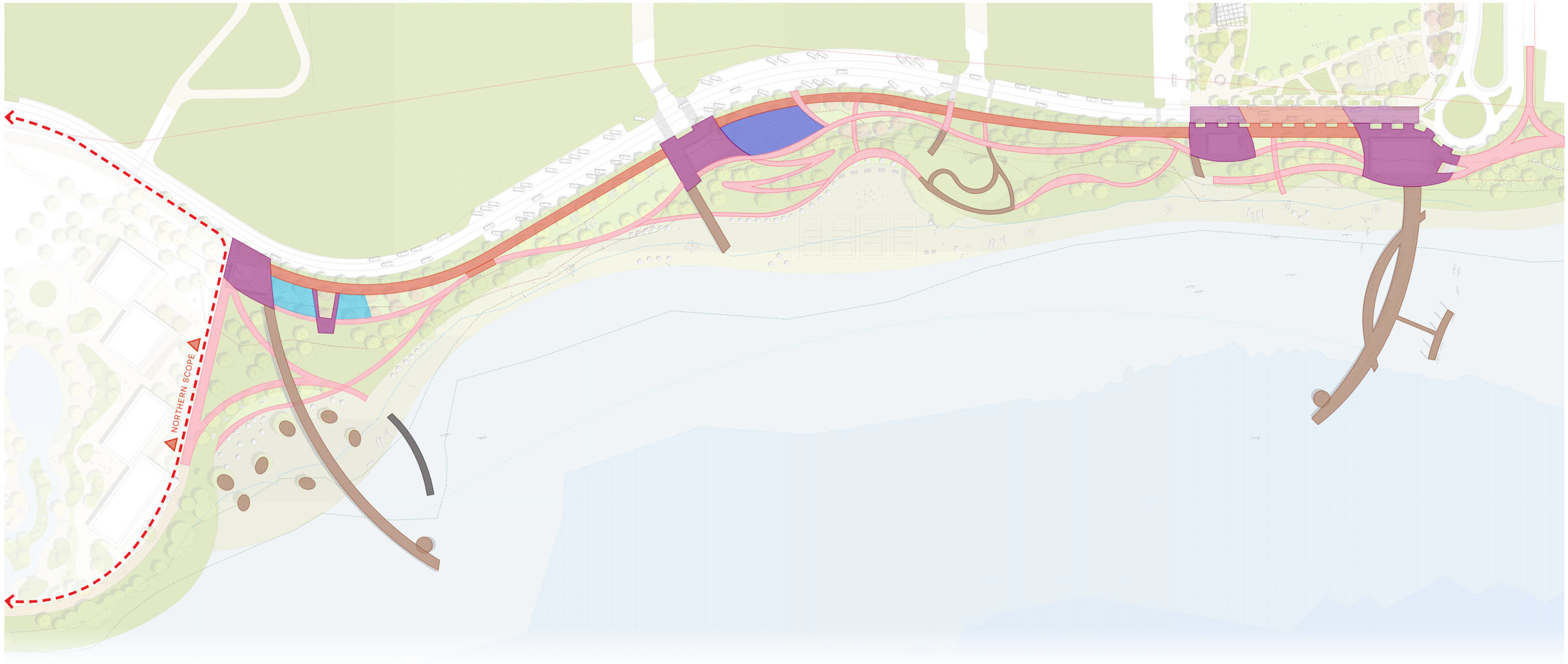

RETAINING WALLS
BEACH SAND






PAVING TRANSITIONS

OVERALL HARDSCAPE PLANS



LEGEND

- Unit Paving
- Concrete Paving Type 1
- Concrete Paving Type 2
- Wood Decking
- Aggregate Paving
- Play Mulch
- Beach Sand
- Stone - Jetty

HARDSCAPE MATERIALS PALETTE

Concrete Unit Paver | Ackerstone





*Standard and Shot Blast Finishes

Gray Concrete Paving | N/A





*Etch, Sandblast and Broom Finishes
*Sawcut Jointing

Retaining Walls | N/A





*Formliner Broom Finish
*Scott System #143

Aggregate Paving | Rock Utah

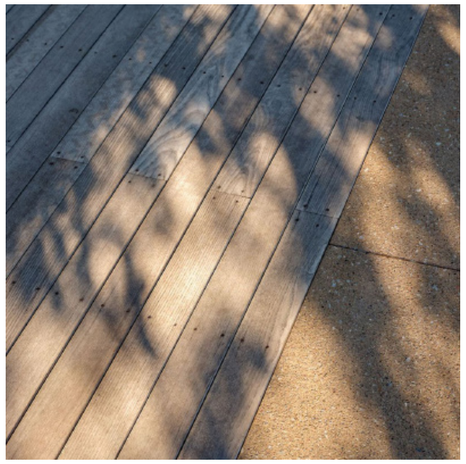




*Travertine Insta-Path
*Pre-mixed w/ Stabilizer Binder

Wood Decking





*Thermory Ash w/ Stain
*Kebony Clear
*Ipe w/ Oil at Install

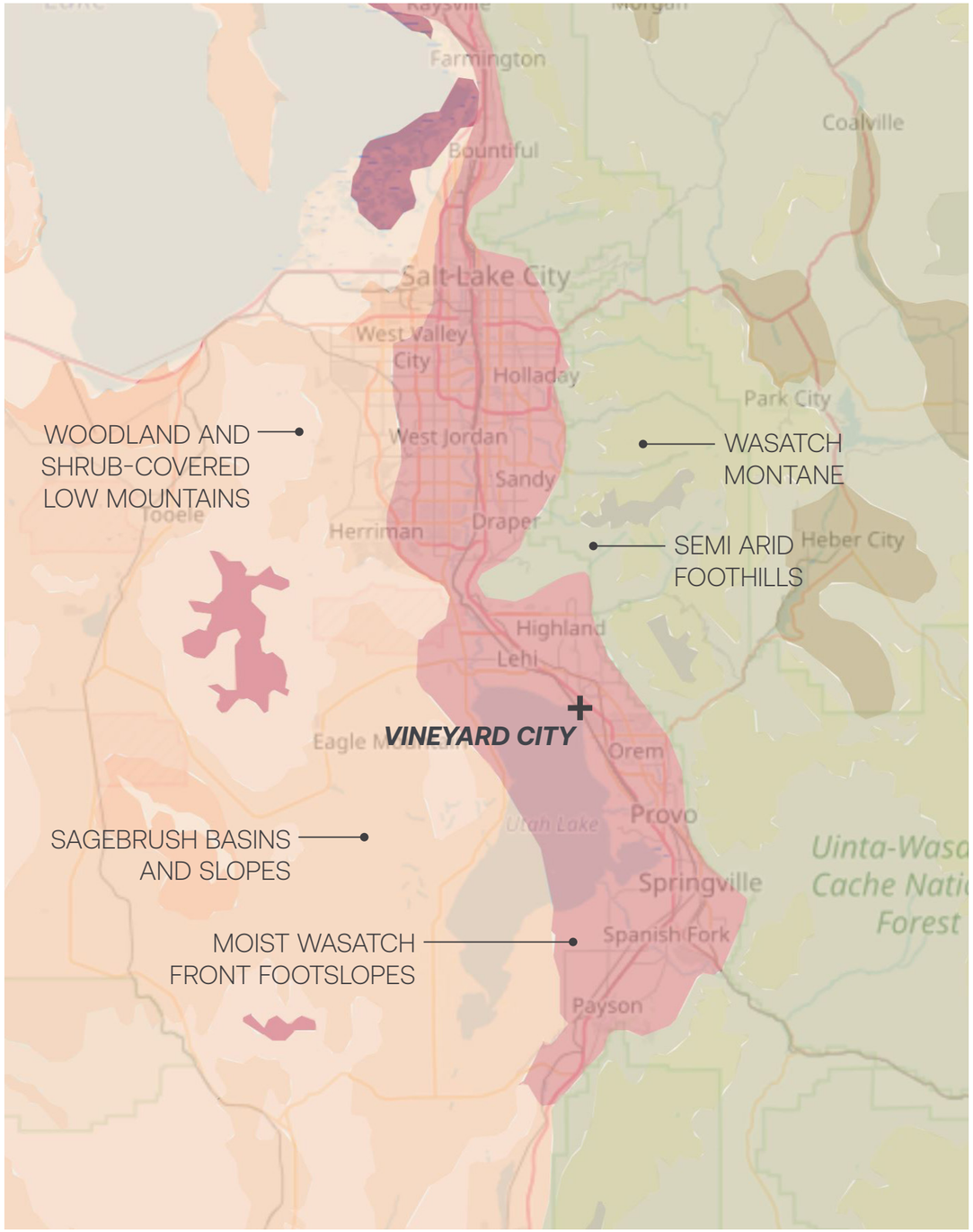
Planting Palette Review

ECOREGION - PLANTING ANALYSIS

ECOREGION

This region is dominant with Moist Wasatch Front Footslopes with Mollosil soils. The ecoregion is known for productive agricultural landscapes. The adjacent ecoregions include shrubland dominated Semi-Arid foothills and Sagebrush Basin. Species from these regions can be seen adjacent to our site.

Some of the species from Semi-Arid Foothills include widely spaced juniper and pinyon in a matrix of sagebrush, grama grass, mountain mahogany, and Gambel oak. Maple-oak scrub is common in the north but, southward, it is gradually replaced by pinyonjuniper woodland at lower elevations and ponderosa pine at upper elevations. Sagebrush basin includes sagebrush species and bunchgrasses.

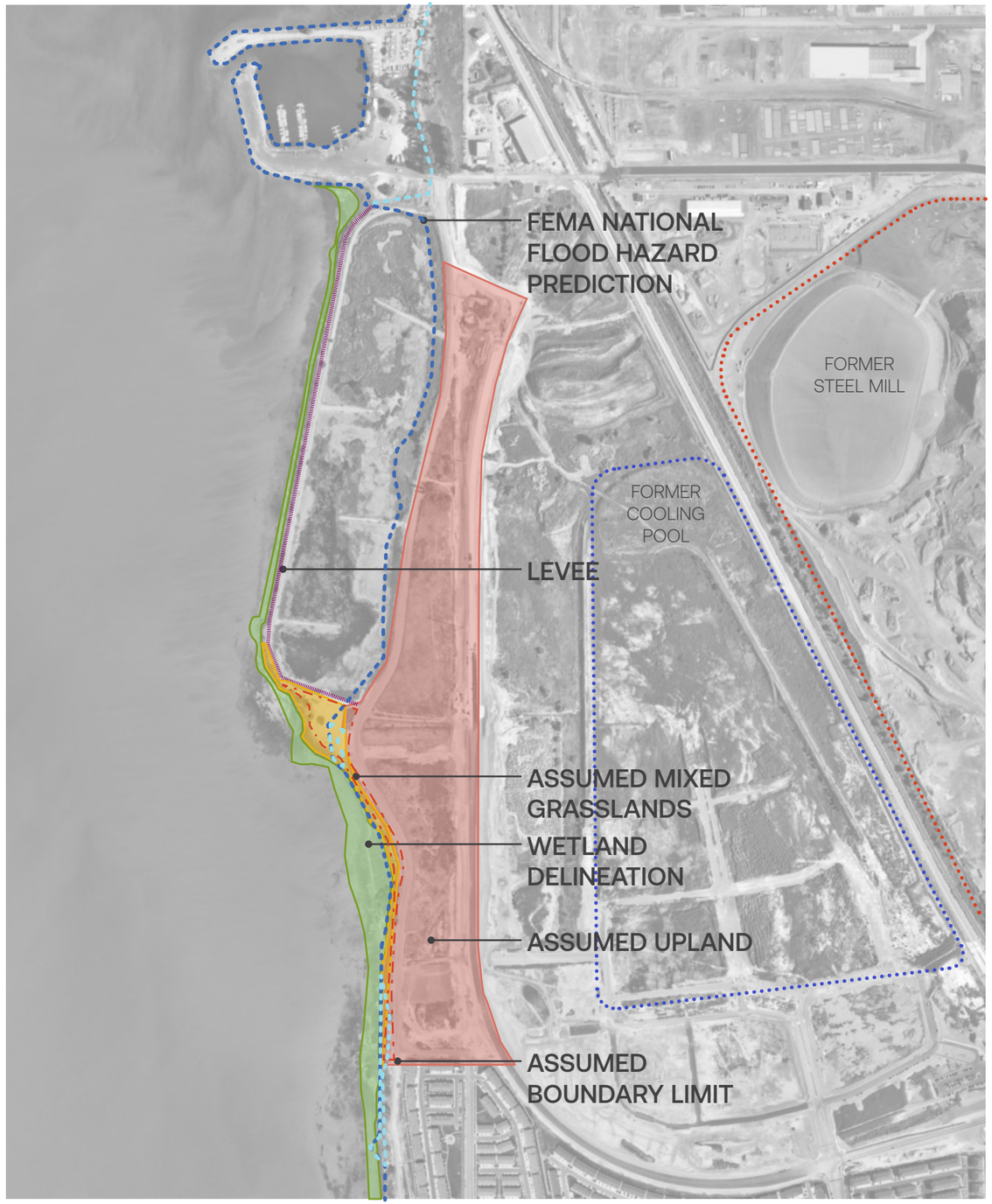








ECOREGION - EXISTING LANDSCAPE CONDITIONS



UPLANDS

Identified by exisiting conditions that do not follow wetland indicatiors for soil, vegetation, and hydrology per the Corps of Egineering Welands Delination Manual (USACE).

Characterized by Dominant Existing Plants:
Intermediate Wheatgrass (*Thinopyrum intermedium*)
Cheatgrass (*Bromus tectorum*)
Common Orache (*Atriplex patula*)
Povertyweed (*Iva Axillaris*)

Takeaways: Uplands should be scrubbed of invansive species



MIXED GRASSLANDS

Identified to be present along lakefront with plants typically occurring in lower elevation riparian communities.

Takeaways: This typology of mixed grasslands occurs uniquely along the lakefront edge.

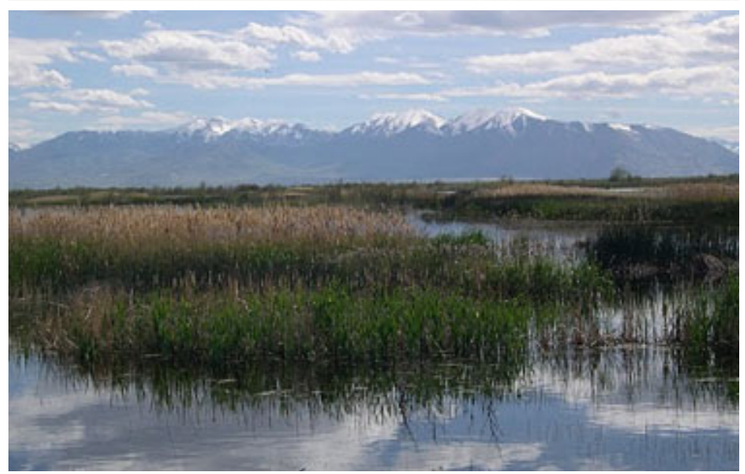


FRESHWATER EMERGENT WETLANDS

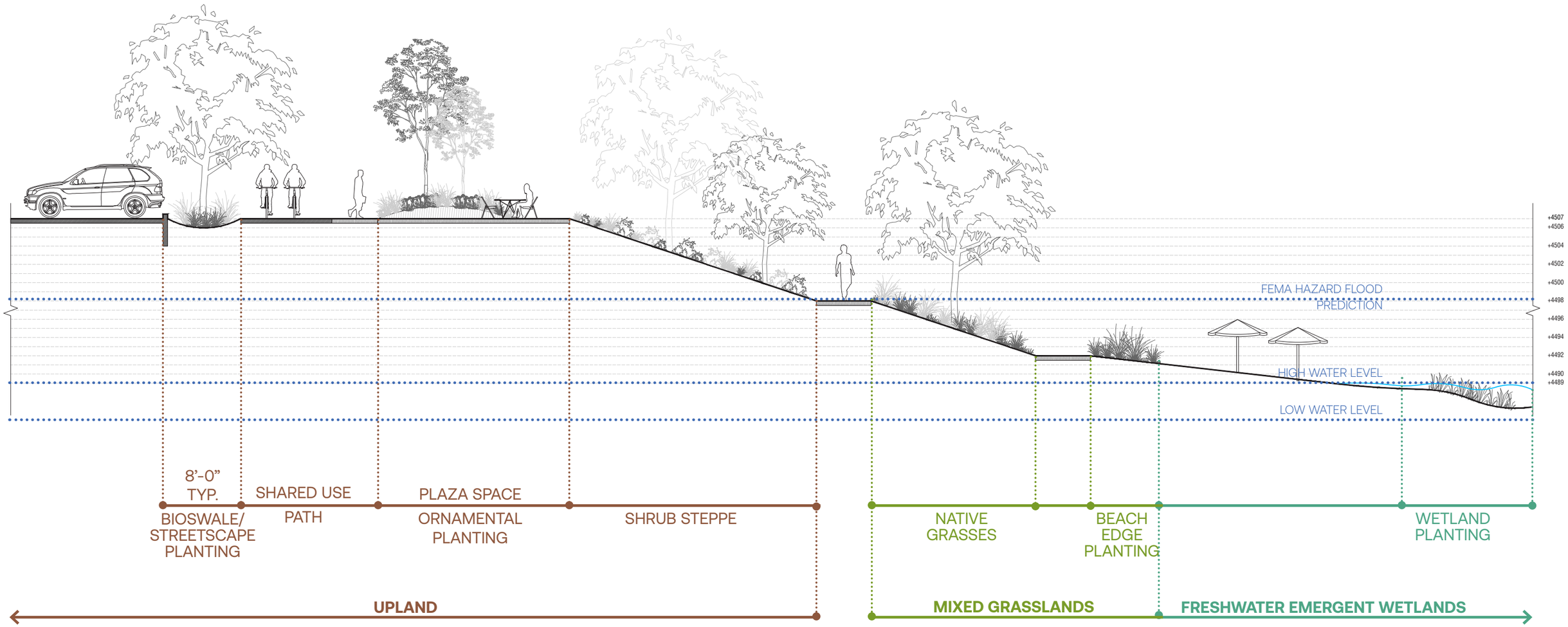
Identified by exisiting conditions exhibiting wetland indicatiors for soil, vegetation, and hydrology per the Corps of Egineering Welands Delination Manual (USACE).

Characterized by Dominant Existing Plants:
Common Reed (*Phragmites australis*)
Broadleaf Cattail (*Typha latifolia*)
Common Duckweed (*Lemna minor*)
Hardstem Bulrush (*Schoenoplectus acutus*)

Takeaways: Wetland edges should be scrubbed of invasive species.



PLANTING ANALYSIS- PROPOSED CONDITIONS SECTION



OVERALL TREE PLAN



LEGEND

- Street Tree
- Canopy Tree
- Specimen Tree
- Existing Tree
- Accent Tree

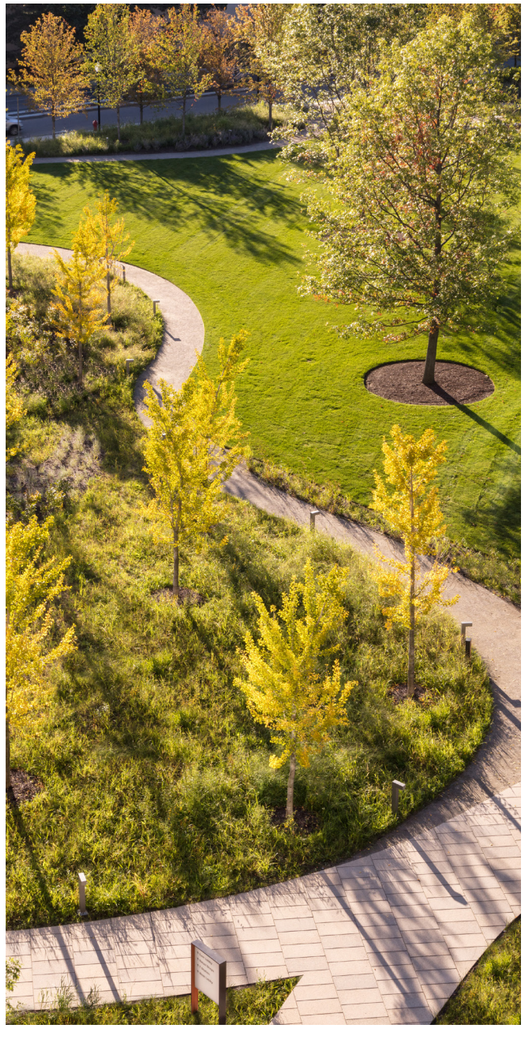
PLANTING PALETTE - TREES

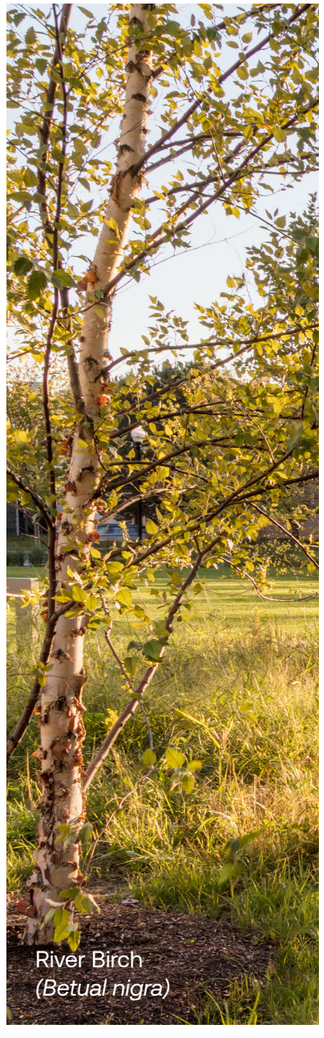
* suggested plant per masterplan





Sunburst Honeylocust
(Gleditsia triacanthos inermis 'Suncole')





River Birch
(Betual nigra)





STREET TREES

Pacific Sunset Maple	*Acer truncatum x platanoides*
Redmond American Linden	*Tilia americana 'Redmond'*
	Plant Botanical Name

CANOPY TREES

Bur Oak	*Quercus macrocarpa*
Sunburst Honeylocust	*Gleditsia triacanthos inermis 'Suncole'*

SPECIMEN TREES

Quacking Aspen	*Populous tremuloides*
Austrian Pine	*Pinus nigra*
Blue Colorodo Spruce	*Picea pungens 'Glauca'*

ACCENT TREES

* Red Birch	*Betual occidentalis*
River Birch	*Betual Nngra*
European Hornbeam	*Carpinus betulus*

OVERALL PLANTING PLAN

LEGEND

UPLAND

- Streetscape/ Bioswale Planting
- Ornamental “Ethereal” Planting
- Shrub Steppe

MIXED GRASSLANDS

- Native Grasses
- Turf
- Beach Edge

EMERGENT WETLANDS

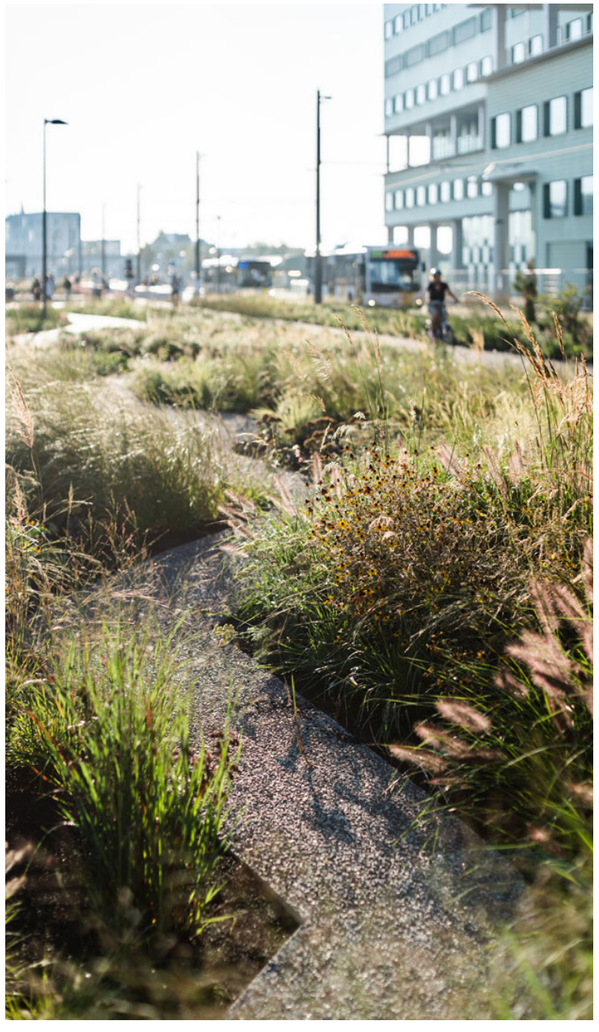
- Wetland

PLANTING PALETTE - UPLANDS

* suggested plant per masterplan



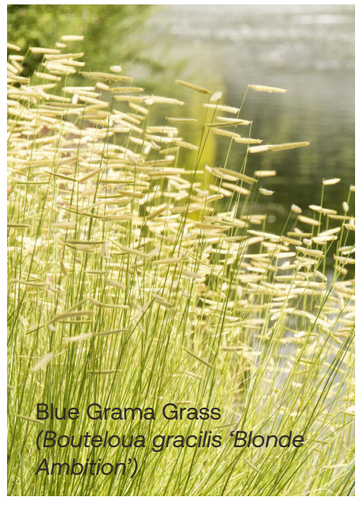












STREETSCAPE

Blue Heaven Little Bluestem	*Schizachyrium scoparium 'Minnbluea'*
Blue Idaho Fescue	*Festuca idahoensis 'Siskiyou Blue'*
Cinquefoil	*Physocarpus opulifolius*
Russian Sage	*Perovskia atriplicifolia*

ETHEREAL

Blue Grama Grass	*Bouteloua gracilis 'Blonde Ambition'*
Forsythia	*Forsythia 'Lynwood Gold'*
Russian Sage	*Perovskia atriplicifolia*
Rock Columbine	*Aquilegia scopulorum*
Artic Fire Dogwood	*Cornus sericea 'Artic Fire' TM*

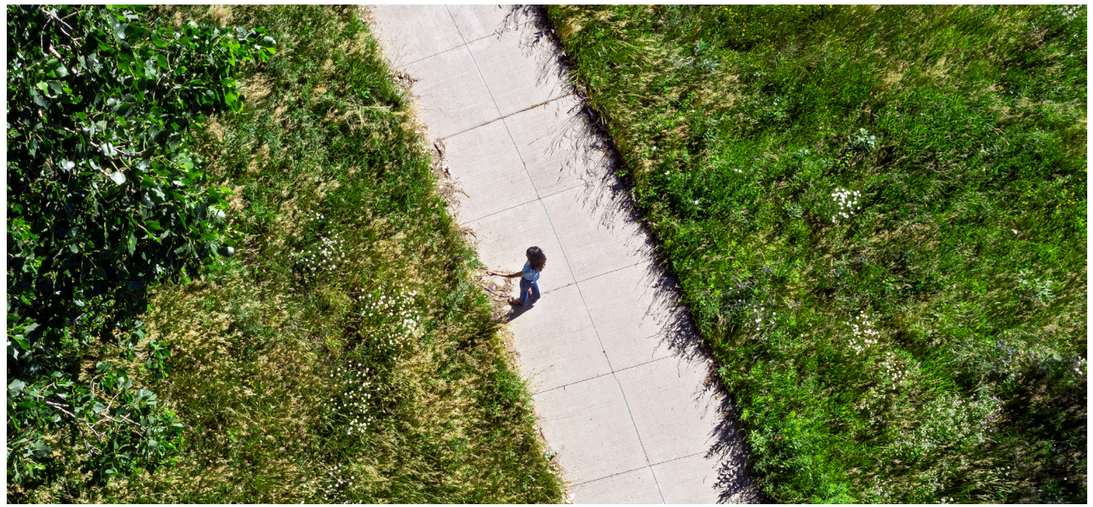
SHRUB STEPPE

* Silver Sagebush	*Artemisia cana*
Spreading English Yew	*Taxus baccata 'repandens'*
** Crested Wheatgrass	*Agropyron cristatum*
** Plains Coreopsis	*Coreopsis tinctoria*
** Prairie Coneflower	*Ratibida columnifera*

**notes: hydroseed/ seeded mix

PLANTING PALETTE - MIXED GRASSLANDS

* suggested plant per masterplan













NATIVE GRASSES

* Tufted Hairgrass	*Deschampsia caespitosa*
** Sandberg Bluegrass	*Poa secunda*
** Bottlebrush Squirreltail	*Elymus elymoides*
** Crested Wheatgrass	*Agropyron cristatum*

**notes: hydroseed/ seeded mix

BEACH EDGE

* Tufted Hairgrass	*Deschampsia caespitosa*
* Hardstem Bulrush	*Schoenoplectus acutus*
Baltic Rush	*Juncus balticus*

PLANTING PALETTE - EMERGENT WETLANDS

* suggested plant per masterplan









Nebraska Sedge
(Carex nebrascensis)



Spike Rush
(Eleocharis palustris)

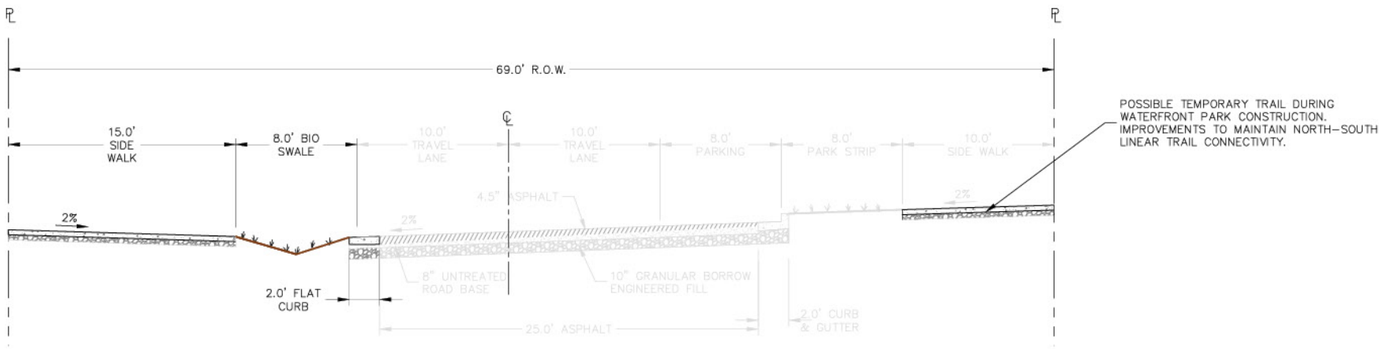


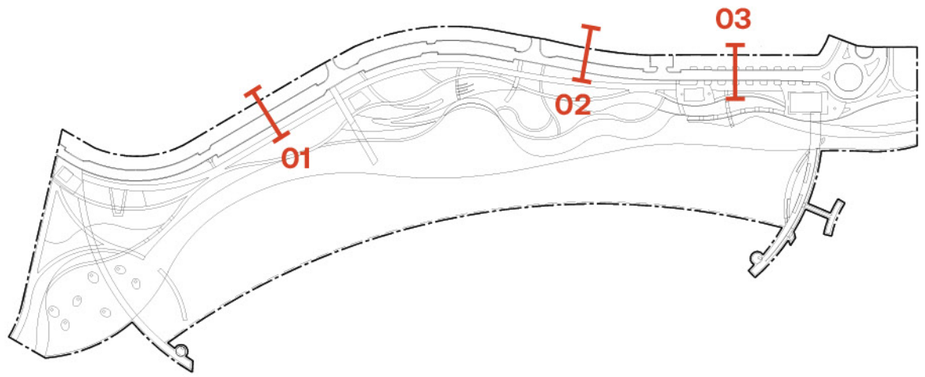
FRESHWATER WETLAND

* Nebraska Sedge	*Carex nebrascensis*
* Hardstem Bulrush	*Schoenoplectus acutus*
Typhia Latifolia	*Cattail*
Common Spike Rush	*Eleocharis palustris*

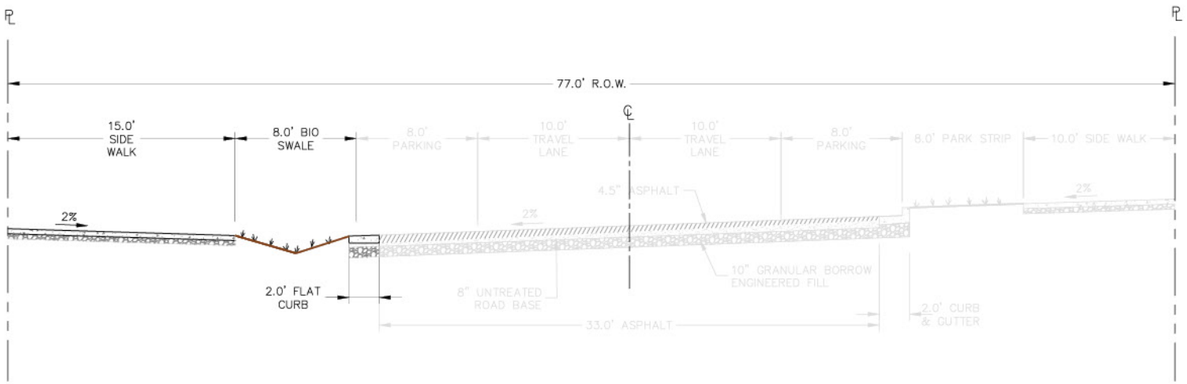
OJB

LAKE ROAD SECTIONS

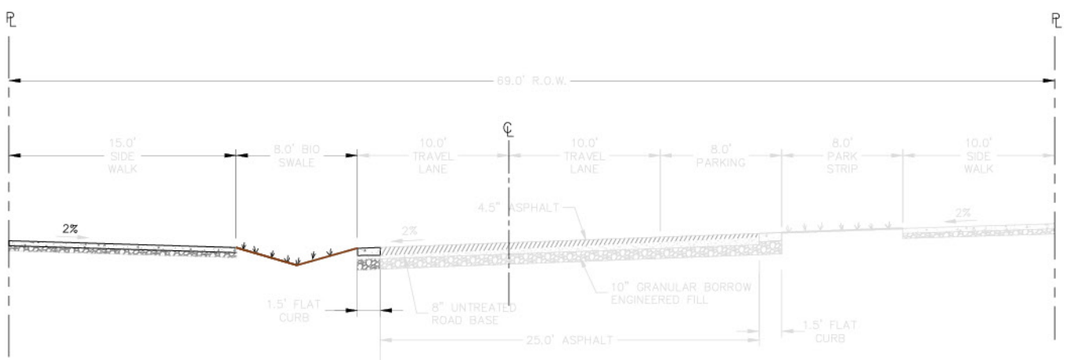




SECTION 01: 69' ROW PARALLEL PARKING ON EAST SIDE



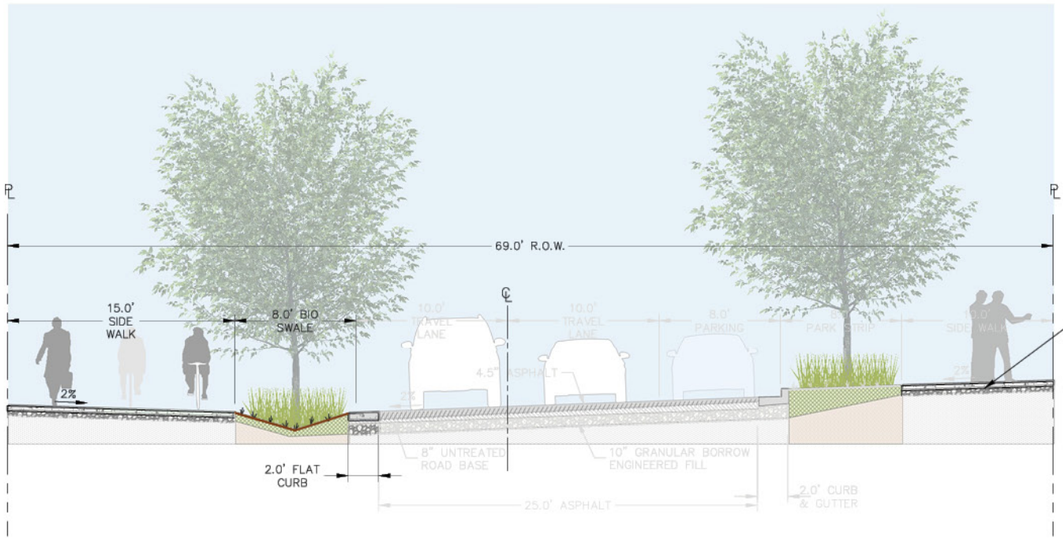
SECTION 02: 77' ROW PARALLEL PARKING ON BOTH SIDES

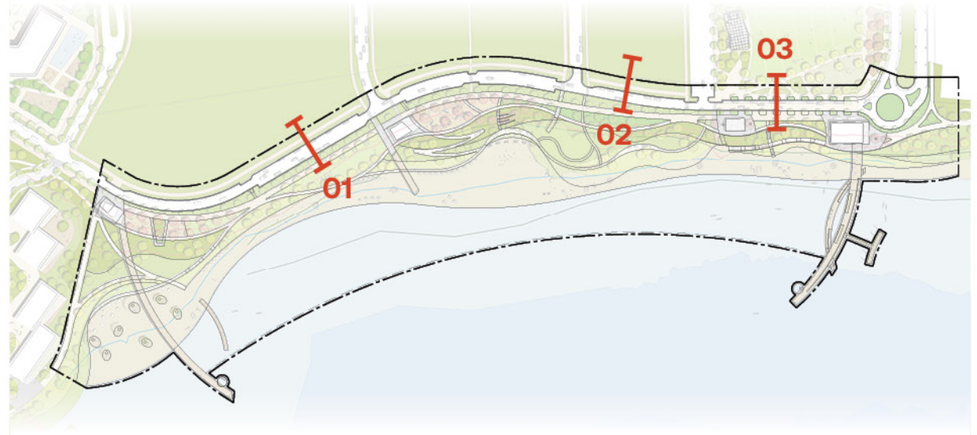


SECTION 03: 69' ROW CURB-LESS CONDITION

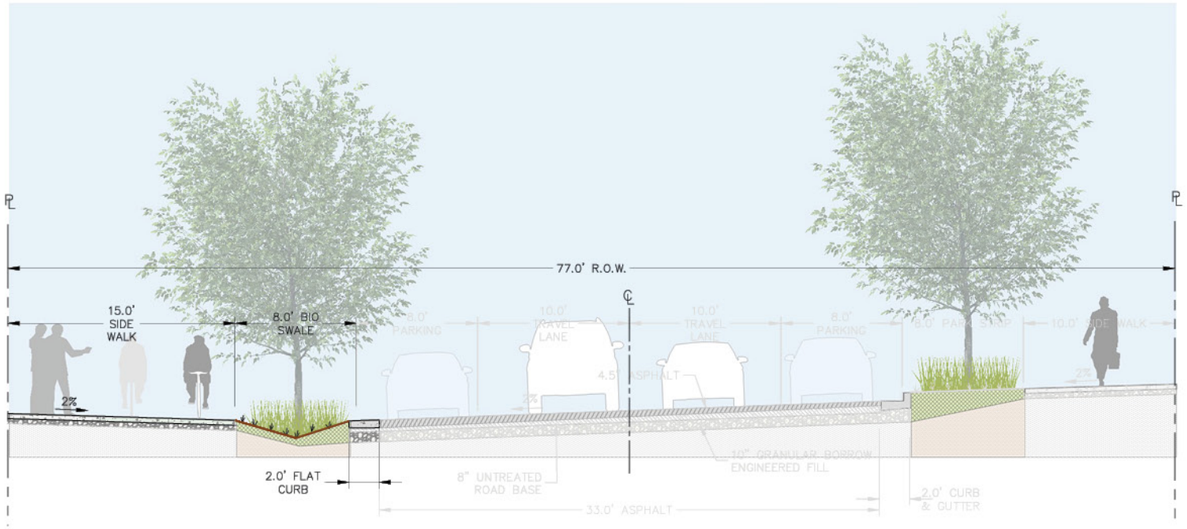
SECTIONS

LAKE ROAD SECTIONS

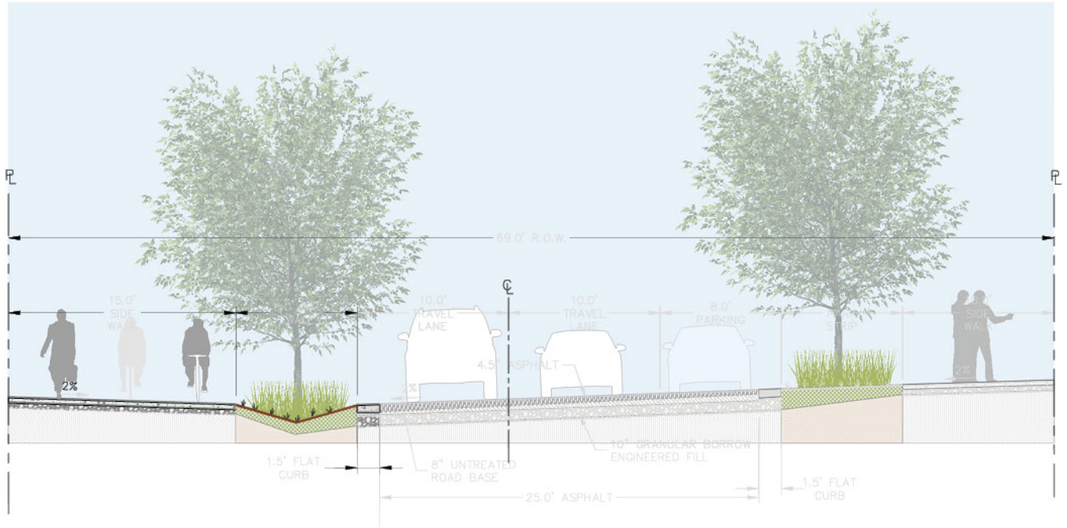




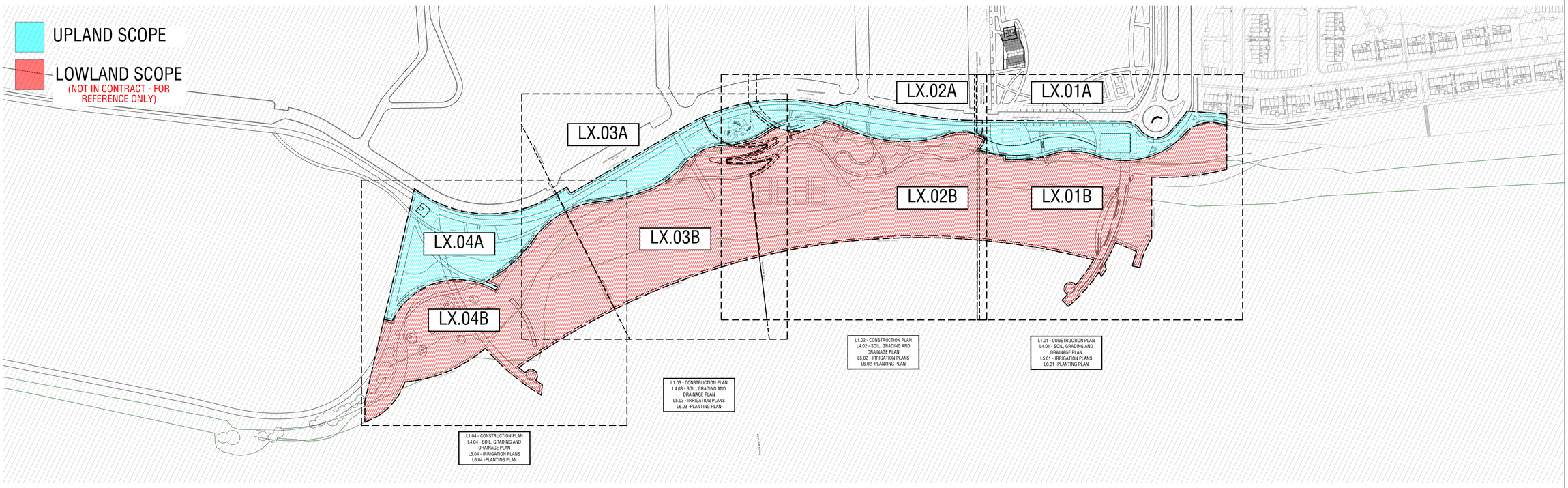
SECTION 01: 69' ROW PARALLEL PARKING ON EAST SIDE



SECTION 02: 77' ROW PARALLEL PARKING ON BOTH SIDES



SECTION 03: 69' ROW CURB-LESS CONDITION



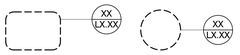
ORIENTATION-PLAN 01

GENERAL ABBREVIATIONS

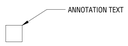
@	AT	EQ	EQUAL	=	MOMENT CONNECTION		
A.BOLT	ANCHOR BOLT	ES	EACH SIDE			T	TOP
AC	ACRE	ESMT	EASMENT	N	NORTHING	TA	TURF AREA
ADA	AMERICANS WITH DISABILITIES ACT	EW	EACH WAY	NF	NEAR FACE	TBD	TO BE DETERMINED
ADJ	ADJUSTABLE, ADJACENT	EX, EXIST	EXISTING	NIC	NOT IN CONTRACT	TC	TOP OF CURB
ALT	ALTERNATE	EXP JT	EXPANSION JOINT	MANF.	NUMBER	TEMP	TEMPORARY
ARCH	ARCHITECTURAL, ARCHITECT	EXT	EXTERIOR	NTS	NOT TO SCALE	TD	TYPICAL DETAIL
ANCH	ANCHOR	E-W	EAST WEST	N-S	NORTH SOUTH	TJ	TYPICAL JOINT
						TLL	TOP LOWER LAYER
B&B	BALLED & BURLAPPED	FF	FAR FACE	OF	OUTSIDE FACE	TOC	TOP OF CURB
BC	BOTTOM OF CURB	FFE	FINISH FLOOR ELEVATION	O.C.	ON CENTER	TS	TOP OF STAIRS
BLDG	BUILDING	FG	FINISH GRADE	OD	OUTSIDE DIAMETER	TUL	TOP UPPER LAYER
BLK	BLOCK	FIN	FINISHED	OPEN	OPENING	TYP.	TYPICAL
BLVD	BOULEVARD	FL	FLOOR	OPP	OPPOSITE	TW	TOP OF WALL
BM	BEAM	FS	FINISH SURFACE	OWSJ	OPEN WEB STEEL JOIST		
BMRK	BENCHMARK	FT	FOOT/FEET	O\H	OVERHEAD	UL	UPPER LEVEL
B, BOT	BOTTOM	FTG	FOOTING			U/N	UNLESS OTHERWISE NOTED
B.O.C.	BOTTOM OF CURB	FV	FIELD VERIFY	PA	PLANTING AREA	U/S	UNDERSIDE
BRDG	BRIDGING			PC	PRECAST	UV	UTILITY VALE
BS	BOTTOM OF STAIR	GA	GAUGE	PLC	PLACE		
BSMT	BASEMENT	GAL	GALLON	PL	PLATE	VERT	VERTICAL
		GALV	GALVANIZED	PLF	POUNDS PER FOOT	VB	VERTICAL BRACING
CA, CB	COLUMN ABOVE, COLUMN BELOW	GB	GRADE BREAK, GRADE BEAM	PROJ	PROJECTION	VIF	VERIFY IN FIELD
C/C, O/C	CENTER TO CENTER	GEN	GENERAL	PSI	POUNDS PER SQUARE INCH	VSC	VERTICALLY SLOTTED CONNECTION
C/W	CONNECT WITH	GEOTECH	GEOTECHNICAL ENGINEER	PSF	POUNDS PER SQUARE FOOT		
CAL.	CALIPER	GR	GRATE	PT	PRESSURE TREATED	W/	WITH
CANT	CANTILEVER	GV	GAS VALVE	POT	POINT OF BEGINNING	WV	WATER VALVE
CB	CATCH BASIN			PV	PHOTOVOLTAIC	WWF	WELDED WIRE FABRIC, WELDED WIDE FLANGE
C.I.P.	CAST IN PLACE	H, HORZ	HORIZONTAL	PVC	POLYVINYL CHLORIDE		SECTION
CJ	CONTROL JOINT	HF	FACTORED HORIZONTAL FORCE, KIPS				
C JT	CONSTRUCTION JOINT	HH	HOOKED EACH END	QTY	QUANTITY		
CL	CENTER LINE	HP	HIGH POINT				
CLR	CLEAR	HSC	HORIZONTALLY STRUCTURAL SECTION	R	RADIUS		
C.L.F.	CHAIN LINK FENCE	HSS	HOLLOW STRUCTURAL SECTION	RECPT.D.	RECEPTACLE		
CLL	CONTRACT LIMIT LINE	HT.	HEIGHT	RE:	REFERENCE, REFER TO		
COL	COLUMN			RE: ARCH	REFER TO ARCHITECTURAL DRAWINGS		
CONC.	CONCRETE	ID	INSIDE DIAMETER	RE: CIVIL	REFER TO CIVIL DRAWINGS		
CONSTR	CONSTRUCTION	IF	INSIDE FACE	RE: ELECT	REFER TO ELECTRICAL DRAWINGS		
CONT.	CONTINUOUS	INT	INTERIOR	RE: MEP	REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS		
CONN	CONNECTION	INV	INVERT	RE: STRUCT	REFER TO STRUCTURAL DRAWINGS		
C/W	CONNECT WITH			RE: PLUMB	REFER TO PLUMBING DRAWINGS		
		JT	JOINT	RE: GEOTECH	REFER TO GEOTECHNICAL DRAWINGS		
DC	DEPRESSED CURB			REINF	REINFORCE, REINFORCEMENT		
DET	DETAIL	LB(S)	POUND(S)	REQ'D	REQUIRED		
DTL	DETAIL	LFG	LANDFILL GAS	REV	REVISION, REVISED		
DG	DECOMPOSED GRANITE	LG	LONG	R/W	REINFORCE WITH		
DIA,Ø	DIAMETER	L.G.	LEGAL GRADE				
DIAG	DIAGONAL	LL	LIVE LOAD, LOWER LAYER	SPEC	SPECIFICATIONS		
DIM	DIMENSION	LLH	LONG LEG HORIZONTAL	SPECS	SPECIFICATIONS		
DIP	DUCTILE IRON PIPE	LLV	LONG LEG VERTICAL	SDF	STEP DOWN FOOTING		
DL	DEAD LOAD	LP	LOW POINT	SECT	SECTION		
DWG(S)	DRAWING(S)	LVL	LEVEL	SFC	STEEL FACED CURB		
DWL(S)	DOWEL			SIM	SIMILAR		
		MAX	MAXIMUM	SL	SLAB		
E	EASTING	MANUF	MANUFACTURER	SOG	SLAB ON GRADE		
EA	EACH	MECH	MECHANICAL	SQ	SQUARE		
EE	EACH END	MEP	MECHANICAL, ELECTRICAL & PLUMBING	STA	STATION		
EF	EACH FACE	MH	MANHOLE	ST	STREET		
EJ	EXPANSION JOINT	MIN	MINIMUM	STD	STANDARD		
ELEV.	ELEVATION	MISC	MISCELLANEOUS	STRUCT	STRUCTURAL		
ELECT	ELECTRICAL	ML	MIDDLE LAYER	SYM	SYMBOL		
E.O.C	END OF CURVE	MOM	MOMENT	SS	STAINLESS STEEL		
		MSE	MECHANICALLY STABILIZED EARTH				

GENERAL DRAWING SYMBOLS

AREA OF DETAIL ENLARGEMENT



ANNOTATION STYLE



CENTERLINE



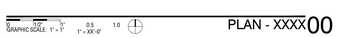
CONSTRUCTION CALLOUT



DIMENSION STYLE



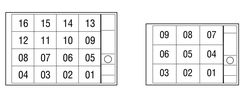
DRAWING TITLE



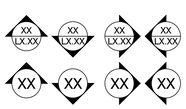
DETAIL TAGS



DETAIL SHEET NUMBERING



ELEVATION TAGS



MATCHLINE



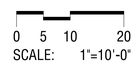
NORTH ARROW



PLANTING CALLOUT



SCALE BAR



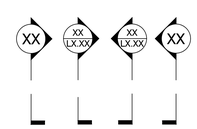
SPOT ELEVATION



SLOPE



SECTION TAGS



PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED
WOODBURY CORPORATION
FLAGSHIP HOMES

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE

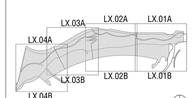
Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023

The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

ORIENTATION PLANS

Sheet Number

G0.03

CONSTRUCTION SCHEDULE CONT.

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
FENCING AND GATES								
FE-01		GUARDRAIL, TYPICAL	-	-	**POST:** GALVANIZED STEEL **PANEL:** BARRIER GLASS WITH MOUNTING	**POST:** POWDERCOATED **PANEL:** LAMINATED TEMPERED	**POST:** TBD **PANEL:** N/A	PROVIDE 3'-6" MINIMUM TALL POST TO POST EXTERIOR BARRIER GLASS FRAMED SYSTEM TO EXCEED CODE REQUIREMENTS. PROVIDE FULLY FUNCTIONAL BARRIER SYSTEM WITH DRAINAGE AND STRUCTURAL MOUNTING AS REQUIRED. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
FE-02		HANDRAIL, TYPICAL	-	-	**POST:** GALVANIZED STEEL **PANEL:** BARRIER GLASS WITH MOUNTING	**POST:** POWDERCOATED **PANEL:** LAMINATED TEMPERED	**POST:** TBD **PANEL:** N/A	PROVIDE 3'-6" MINIMUM TALL POST TO POST EXTERIOR BARRIER GLASS FRAMED SYSTEM TO EXCEED CODE REQUIREMENTS. PROVIDE FULLY FUNCTIONAL BARRIER SYSTEM WITH DRAINAGE AND STRUCTURAL MOUNTING AS REQUIRED. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
WOOD PIERS AND DECKS								
WD-01		SOUTH BEACH PIER	-	-	-	-	-	-
WD-02		SOUTH BEACH OVERLOOK	-	-	-	-	-	-
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
WD-06		NORTH BEACH PIER	-	-	-	-	-	-
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
MISCELLANEOUS								
MI-01		ROADWAY CURB, TYPICAL	RE: CIVIL	RE: CIVIL	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	REFERENCE CIVIL ENGINEERING PLANS
MI-02		FLUSH ROADWAY CURB	RE: CIVIL	RE: CIVIL	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	REFERENCE CIVIL ENGINEERING PLANS
MI-03		CURB RAMP	RE: CIVIL	RE: CIVIL	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	-
MI-04		CROSSWALK	RE: CIVIL	RE: CIVIL	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	REFERENCE CIVIL ENGINEERING PLANS

ALLOWANCES

SITE SIGNAGE, WAYFINDING AND ENVIRONMENTAL GRAPHICS: CONTRACTOR TO PROVIDE ALLOWANCE WITH APPROVAL FROM OWNER FOR ANY SITE SIGNAGE AND ENVIRONMENTAL GRAPHICS PACKAGE TO BE INCORPORATED INTO SITE DESIGN OF THE PARK SCOPE OF WORK TO INCLUDE WAYFINDING SIGNS AT ALL KEY INTERSECTIONS AND CROSSWALKS, INTERPRETIVE GRAPHICS WITH LANDSCAPE AREAS, USE AND RULE SIGNAGE AT ALL SPORTS FIELDS, SPORTS COURTS, DOG PARKS, LAWNS AND PLAY AREAS. INCLUDE AN ALLOWANCE WITH APPROVAL FROM OWNER FOR SIGNAGE PACKAGE SPECIFIC TO THE RESTROOM BUILDINGS.

BIKE PARKING SCOPE: CONTRACTOR TO PROVIDE ALLOWANCE WITH APPROVAL FROM OWNER FOR BIKE RACKS. LOCATE A MINIMUM OF TWO (2) GROUPS OF BIKE RACKS IN EACH BLOCK. MINIMUM QUANTITY OF BIKE RACKS TO MEET CITY REQUIREMENTS.

MOVEABLE SITE FURNISHING: CONTRACTOR TO PROVIDE $200,000 ALLOWANCE WITH OWNER APPROVAL FOR MOVABLE FURNITURE. INCLUDE FIXED BENCHES, 4-TOP TABLES AND CHAIRS, 2-TOP TABLES AND CHAIRS, LOUNGE CHAIRS w/ OTTOMANS, ADIRONDACK CHAIRS, AND WASTE/ RECYCLING RECEPTACLES AS BASIS OF DESIGN SCOPE.

PARK LIGHTING SCOPE: CONTRACTOR TO PROVIDE ALLOWANCE WITH APPROVAL OF OWNER FOR CODE MINIMUM LIGHTING FOR ALL PATHWAYS, SEATING AND ACTIVITY AREAS IN SCOPE OF WORK. INCLUDE SCOPE FOR LIGHTING DOG PARK, PLAY AREAS AND BUILDINGS NOT ALREADY EXPLICITLY NOTED TO HAVE INTEGRAL LIGHTING INCLUDED. INCLUDE FULL CONTROL AND DIMMING SYSTEM FOR ENTIRE SCOPE OF WORK.

PLANTING SCHEDULE

KEY	SYM	COMMON/BOTANICAL NAME	SIZE AND SPACING	REQUIRED CHARACTERISTICS	COMMENTS
PA-01		STREETSCAPE PLANTING	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE.
PA-02		ORNAMENTAL PLANTING AREA	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE.
PA-03		SODDED TURFGRASS LAWN	N/A	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE FREE OF PEST, WEEDS AND DISEASES. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
PA-04		SHRUB STEPPE	RANGE AND FOOTHILLS SEED MIX, PROVIDED BY GRANITE SEED COMPANY	PURE LIVE SEED, FREE OF WEEDS	SUBMIT SOURCE DATA TO LANDSCAPE ARCHITECT. REFERENCE SEED MIX ATTACHED. APPLY QUICKGUARD STERILE TRICATE COVER CROP AT INSTALLATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE. INCLUDE INORGANIC TACKIFIER AND EROSION CONTROL BLANKETS.
NOT INCLUDED IN UPPER WATERFRONT PACKAGE					
AS-01		ARTIFICIAL TURF	N/A	N/A	REFERENCE MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE SBR BASE/ IMPACT LAYER.
LS-01		PLAY MULCH	N/A	N/A	REFERENCE MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE SBR BASE/ IMPACT LAYER.
NOT INCLUDED IN UPPER WATERFRONT PACKAGE					
DG-01		AGGREGATE PAVING, TYPE 1	¾" TO PAN DECOMPOSED GRANITE	COMPACTED w/ ORGANIC STABILIZER BINDER	4" DEPTH WITH BLACK STEEL EDGING PER SPECIFICATIONS AT ENTIRE PERIMETER UNLESS LOCATED ADJACENT TO PAVING. DO NOT PROVIDE COMPACTED AGGREGATE BASE AT EXISTING TREE ROOTS. PROVIDE SAMPLES AND MOCKUP FOR APPROVAL BY LANDSCAPE ARCHITECT.

TREE SCHEDULE

KEY	SYM	COMMON/BOTANICAL NAME	SIZE	SPACING	REQUIRED CHARACTERISTICS	COMMENTS
EX	EX	EXISTING TREE	N/A	PER PLANS	FIELD GROWN	N/A
T1	T1	STREET TREE, TYPICAL	4" CAL. (100%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
T2	T2	CANOPY TREE	4" CAL. (40%) 6" CAL. (40%) 8" CAL. (20%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
T3	T3	SPECIMEN TREE	4" CAL. (40%) 6" CAL. (40%) 8" CAL. (20%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
T4	T4	ACCENT TREE	4" CAL. (40%) 6" CAL. (40%) 8" CAL. (20%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

CONSTRUCTION SCHEDULE

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
CONCRETE PAVING								
CP-01A		VEHICULAR RATED CONCRETE PAVING - TYPE 1	01/ L3.01	-	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-01B		PEDESTRIAN RATED CONCRETE PAVING - TYPE 1	02/ L3.01	-	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UNIT PAVERS								
UP-01A		VEHICULAR RATED CONCRETE UNIT PAVING - TYPE 1	07/ L3.01	-	ACKERTSTONE OR APPROVED EQUAL	ACID ETCH	TBD	80MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. PAVER SIZE AND LAYOUT TBD. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-01B		PEDESTRIAN RATED CONCRETE UNIT PAVING - TYPE 1	06/ L3.01	-	ACKERTSTONE OR APPROVED EQUAL	ACID ETCH	TBD	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. PAVER SIZE AND LAYOUT TBD. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-02A		VEHICULAR RATED CONCRETE UNIT PAVING - TYPE 2	07/ L3.01	-	ACKERTSTONE OR APPROVED EQUAL	ACID ETCH	TBD	80MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. PAVER SIZE AND LAYOUT TBD. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-02B		PEDESTRIAN RATED CONCRETE UNIT PAVING - TYPE 2	06/ L3.01	-	ACKERTSTONE OR APPROVED EQUAL	ACID ETCH	TBD	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. PAVER SIZE AND LAYOUT TBD. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-03		TACTILE PAVING	12/ L3.01	-	CAST IRON	NATURAL	NATURAL	WET SET PLATES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE PRODUCT DATA AND SHOP DRAWINGS FOR REVIEW AND APPROVAL
STAIRS AND RAMPS								
SR-01		STAIRS AT SOUTH BEACH	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60' PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-02		RAMP AT SOUTH BEACH	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60' PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-03		STAIRS AT CENTRAL BEACH	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60' PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
SR-05		STAIRS AT NORTH BEACH	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60' PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
SITE ELEMENTS								
SE-01		SOUTH PLAZA RESTAURANT PAVILION	N/A	-	-	-	-	BUILDING NOT IN BASE PARK DESIGN SCOPE.
SE-02		SOUTH PLAZA RESTROOM PAVILION	N/A	-	-	-	-	BUILDING NOT IN BASE PARK DESIGN SCOPE.
SE-03		PLAY AREA RESTROOM AND OFFICE PAVILION	N/A	-	-	-	-	BUILDING NOT IN BASE PARK DESIGN SCOPE.
SE-04		NORTH PLAZA RESTROOM AND STORAGE PAVILION	N/A	-	-	-	-	BUILDING NOT IN BASE PARK DESIGN SCOPE.
SE-05		MULTI-USE TRAIL	-	-	-	-	-	-
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
SE-08		FOOD TRUCK OUTLETS	-	-	-	-	-	-
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
SITE FURNISHING								
SF-01		PICNIC TABLE, TYPICAL	05-08/L3.02	-	**FOUNDATION:** REINFORCED CAST IN PLACE CONCRETE	N/A	NATURAL GREY	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, PRECAST, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
SF-02		UMBRELLA, TYPICAL	-	-	**BASE/ FRAME:** CARBON STEEL **SEAT TOP FRAME:** CARBON STEEL **SEAT TOP:** NOM. ¾" x 4" IPE WOOD	**BASE/FRAME:** PAINTED **SEAT TOP FRA:** PAINTED **SEAT TOP:** OILED	**BASE/FRAME:** TBD **SEAT TOP FRAME:** TBD **SEAT TOP:** NATURAL	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
SF-05		BENCH, TYPICAL	-	-	**BASE/ FRAME:** CARBON STEEL **SEAT TOP FRAME:** CARBON STEEL **SEAT TOP:** NOM. ¾" x 4" IPE WOOD	**BASE/FRAME:** PAINTED **SEAT TOP FRA:** PAINTED **SEAT TOP:** OILED	**BASE/FRAME:** TBD **SEAT TOP FRAME:** TBD **SEAT TOP:** NATURAL	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
SF-06		FIRE FEATURE, TYPICAL	-	-	-	-	-	CONTRACTOR TO PROVIDE GAS, AUTOMATIC SHUT OFF, ALL POWER, AND ELECTRICAL CONNECTIONS. SUBMIT SHOP DRAWINGS AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL. RE: CIVIL, MEP AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
SF-07		BOLLARD, TYPICAL	01-02/ L3.02					
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
SITE WALLS								
SW-01		LANDSCAPE RETAINING WALL , TYPE 1	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SW-02		LANDSCAPE RETAINING WALLS, TYPE 2	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SW-03		LANDSCAPE RETAINING WALLS, TYPE 3	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SW-04		LANDSCAPE RETAINING WALLS, TYPE 4	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
NOT INCLUDED IN UPPER WATERFRONT PACKAGE								
SW-07		LANDSCAPE RETAINING WALLS, TYPE 7	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SW-08		LANDSCAPE RETAINING WALLS, TYPE 8	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SW-09		LANDSCAPE RETAINING WALLS, TYPE 9	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
PLAY EQUIPMENT AND DOG PARK								
PE-01A		WOOD TROUT PLAY STRUCTURE, TYPE 1	-	-	-	-	-	-
PE-01B		WOOD TROUT PLAY STRUCTURE, TYPE 2	-	-	-	-	-	-
PE-02		CLIMBING ROCKS	-	-	-	-	-	-
PE-03		WOOD PLAY LOGS	-	-	-	-	-	-
PE-04		DOG PARK	-	-	-	-	-	-

PROJECT TEAM

OWNER

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

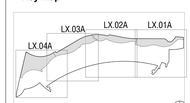
CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023
The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all forms, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION SCHEDULE- UPLAND

Sheet Number

L.100A

CONSTRUCTION SCHEDULE CONT.

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
FENCING AND GATES								
FE-01		GUARDRAIL, TYPICAL	-	-	**POST:** GALVANIZED STEEL **PANEL:** BARRIER GLASS WITH MOUNTING	**POST:** POWDERCOATED **PANEL:** LAMINATED TEMPERED	**POST:** TBD **PANEL:** N/A	PROVIDE 3'-6" MINIMUM TALL POST TO POST EXTERIOR BARRIER GLASS FRAMED SYSTEM TO EXCEED CODE REQUIREMENTS. PROVIDE FULLY FUNCTIONAL BARRIER SYSTEM WITH DRAINAGE AND STRUCTURAL MOUNTING AS REQUIRED. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
FE-02		HANDRAIL, TYPICAL	-	-	**POST:** GALVANIZED STEEL **PANEL:** BARRIER GLASS WITH MOUNTING	**POST:** POWDERCOATED **PANEL:** LAMINATED TEMPERED	**POST:** TBD **PANEL:** N/A	PROVIDE 3'-6" MINIMUM TALL POST TO POST EXTERIOR BARRIER GLASS FRAMED SYSTEM TO EXCEED CODE REQUIREMENTS. PROVIDE FULLY FUNCTIONAL BARRIER SYSTEM WITH DRAINAGE AND STRUCTURAL MOUNTING AS REQUIRED. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
FE-03		FENCE AT CHILDREN'S PLAY AREA	-	-	**POST:** GALVANIZED STEEL **PANEL:** BARRIER GLASS WITH MOUNTING	**POST:** POWDERCOATED **PANEL:** LAMINATED TEMPERED	**POST:** TBD **PANEL:** N/A	PROVIDE 3'-6" MINIMUM TALL POST TO POST EXTERIOR BARRIER GLASS FRAMED SYSTEM TO EXCEED CODE REQUIREMENTS. PROVIDE FULLY FUNCTIONAL BARRIER SYSTEM WITH DRAINAGE AND STRUCTURAL MOUNTING AS REQUIRED. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
WOOD PIERS AND DECKS								
WD-01		SOUTH BEACH PIER	-	-	-	-	-	-
WD-02		SOUTH BEACH OVERLOOK	-	-	-	-	-	-
WD-03		CENTRAL BEACH OVERLOOK	-	-	-	-	-	-
WD-04		CENTRAL BEACH PIER	-	-	-	-	-	-
WD-05		WOOD DECK PLATFORM	-	-	-	-	-	-
WD-06		NORTH BEACH PIER	-	-	-	-	-	-
WD-07		ELEVATED BOARDWALK AT EXISTING TREE GROVE	-	-	-	-	-	-
MISCELLANEOUS								
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
ALLOWANCES								
SITE SIGNAGE, WAYFINDING AND ENVIRONMENTAL GRAPHICS: CONTRACTOR TO PROVIDE ALLOWANCE WITH APPROVAL FROM OWNER FOR ANY SITE SIGNAGE AND ENVIRONMENTAL GRAPHICS PACKAGE TO BE INCORPORATED INTO SITE DESIGN OF THE PARK SCOPE OF WORK TO INCLUDE WAYFINDING SIGNS AT ALL KEY INTERSECTIONS AND CROSSWALKS, INTERPRETIVE GRAPHICS WITH LANDSCAPE AREAS, USE AND RULE SIGNAGE AT ALL SPORTS FIELDS, SPORTS COURTS, DOG PARKS, LAWNS AND PLAY AREAS. INCLUDE AN ALLOWANCE WITH APPROVAL FROM OWNER FOR SIGNAGE PACKAGE SPECIFIC TO THE RESTROOM BUILDINGS.							
BIKE PARKING SCOPE: CONTRACTOR TO PROVIDE ALLOWANCE WITH APPROVAL FROM OWNER FOR BIKE RACKS. LOCATE A MINIMUM OF TWO (2) GROUPS OF BIKE RACKS IN EACH BLOCK. MINIMUM QUANTITY OF BIKE RACKS TO MEET CITY REQUIREMENTS.								
MOVEABLE SITE FURNISHING: CONTRACTOR TO PROVIDE $200,000 ALLOWANCE WITH OWNER APPROVAL FOR MOVABLE FURNITURE. INCLUDE FIXED BENCHES, 4-TOP TABLES AND CHAIRS, 2-TOP TABLES AND CHAIRS, LOUNGE CHAIRS w/ OTTOMANS, ADIRONDACK CHAIRS, AND WASTE/ RECYCLING RECEPTACLES AS BASIS OF DESIGN SCOPE.								
PARK LIGHTING SCOPE: CONTRACTOR TO PROVIDE ALLOWANCE WITH APPROVAL OF OWNER FOR CODE MINIMUM LIGHTING FOR ALL PATHWAYS, SEATING AND ACTIVITY AREAS IN SCOPE OF WORK. INCLUDE SCOPE FOR LIGHTING DOG PARK, PLAY AREAS AND BUILDINGS NOT ALREADY EXPLICITLY NOTED TO HAVE INTEGRAL LIGHTING INCLUDED. INCLUDE FULL CONTROL AND DIMMING SYSTEM FOR ENTIRE SCOPE OF WORK.								

PLANTING SCHEDULE

KEY	SYM	COMMON/BOTANICAL NAME	SIZE AND SPACING	REQUIRED CHARACTERISTICS	COMMENTS
NOT INCLUDED IN LOWER WATERFRONT PACKAGE					
PA-04		SHRUB STEPPE	RANGE AND FOOTHILLS SEED MIX, PROVIDED BY GRANITE SEED COMPANY	PURE LIVE SEED, FREE OF WEEDS	SUBMIT SOURCE DATA TO LANDSCAPE ARCHITECT. REFERENCE SEED MIX ATTACHED. APPLY QUICKGUARD STERILE TRICATE COVER CROP AT INSTALLATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE. INCLUDE INORGANIC TACKIFIER AND EROSION CONTROL BLANKETS.
PA-05		NATIVE GRASSES	RANGE AND FOOTHILLS SEED MIX, PROVIDED BY GRANITE SEED COMPANY	PURE LIVE SEED, FREE OF WEEDS	SUBMIT SOURCE DATA TO LANDSCAPE ARCHITECT. REFERENCE SEED MIX ATTACHED. APPLY QUICKGUARD STERILE TRICATE COVER CROP AT INSTALLATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE. INCLUDE INORGANIC TACKIFIER AND EROSION CONTROL BLANKETS.
PA-05		BEACH GRASSES	RANGE AND FOOTHILLS SEED MIX, PROVIDED BY GRANITE SEED COMPANY	PURE LIVE SEED, FREE OF WEEDS	SUBMIT SOURCE DATA TO LANDSCAPE ARCHITECT. REFERENCE SEED MIX ATTACHED. APPLY QUICKGUARD STERILE TRICATE COVER CROP AT INSTALLATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE. INCLUDE INORGANIC TACKIFIER AND EROSION CONTROL BLANKETS.
PA-07		WETLAND PLANTING	10% 7-GALLON MATERIAL @ 36 INCHES ON CENTER 20% 5-GALLON MATERIAL @ 30 INCHES ON CENTER 30% 3-GALLON MATERIAL @ 24 INCHES ON CENTER 40% 1-GALLON MATERIAL @ 18 INCHES ON CENTER	HEALTHY AND FREE OF PESTS/ DISEASES	PROVIDE 1/4" x 6" ALUMINIUM EDGING (COLOR BLACK) TO SEPARATE ALL BEDS FROM TURF, 3" DEEP MULCH AND GRAVEL AREAS. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. TO RECEIVE 100% AUTOMATIC IRRIGATION WATER COVERAGE.
AS-01		ARTIFICIAL TURF	N/A	N/A	REFERENCE MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE SBR BASE/ IMPACT LAYER.
NOT INCLUDED IN LOWER WATERFRONT PACKAGE					
LS-02		BEACH SAND	N/A	N/A	-
NOT INCLUDED IN LOWER WATERFRONT PACKAGE					

TREE SCHEDULE

KEY	SYM	COMMON/BOTANICAL NAME	SIZE	SPACING	REQUIRED CHARACTERISTICS	COMMENTS
EX	EX	EXISTING TREE	N/A	PER PLANS	FIELD GROWN	N/A
T1	T1	STREET TREE, TYPICAL	4" CAL. (100%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
T2	T2	CANOPY TREE	4" CAL. (40%) 6" CAL. (40%) 8" CAL. (20%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
T3	T3	SPECIMEN TREE	4" CAL. (40%) 6" CAL. (40%) 8" CAL. (20%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
T4	T4	ACCENT TREE	4" CAL. (40%) 6" CAL. (40%) 8" CAL. (20%)	PER PLANS	FIELD GROWN	MATCHED SPECIMENS, CROWN AND BRANCHING TYPICAL OF SPECIES, LIMBED UP TO 6'. PROVIDE TREE UNDERDRAIN FOR EACH TREE AND TIE INTO STORM SYSTEM OR ON SITE RETENTION AS NOTED ON GRADING AND DRAINGA PLANS. UTILIZE PLATIPUS TREE ANCHORING SYSTEM WHERE LOCATED IN SEATING AND PLAY AREAS. UTILIZE LODGE POLE TREE STAKING IN LARGE OPEN LANDSCA AREAS. PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE. CONTRACTOR TO PROVIDE SUPPLIER INFORMATION AND PHOTOGRAPHIC IMAGES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

CONSTRUCTION SCHEDULE

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
CONCRETE PAVING								
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
CP-01B		PEDESTRIAN RATED CONCRETE PAVING - TYPE 1	02/ L3.01	-	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UNIT PAVERS								
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
UP-03		TACTILE PAVING	12/ L3.01	-	CAST IRON	NATURAL	NATURAL	WET SET PLATES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE PRODUCT DATA AND SHOP DRAWINGS FOR REVIEW AND APPROVAL
STAIRS AND RAMPS								
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
SR-03		STAIRS AT CENTRAL BEACH	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60" PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-04		RAMP AT CENTRAL BEACH PLAY AREA	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60" PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
SR-06		STAIRS AT SOUTH PIER, TYPE 1	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60" PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-07		STAIRS AT SOUTH PIER, TYPE 2	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60" PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-08		STAIRS AT SOUTH PIER, TYPE 3	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60" PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-09		STAIRS AT SOUTH PIER, TYPE 4	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60" PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-10		RAMP AT SOUTH PIER, TYPE 1	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60" PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-11		RAMP AT SOUTH PIER, TYPE 2	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60" PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-12		RAMP AT SOUTH PIER, TYPE 3	-	-	**STRUCTURE:** REINFORCED CAST IN PLACE CONCRETE **TREAD/ RISER:** WAUSAU-TECTURA TILE OR EQUAL	**STRUCTURE:** N/A **TREAD/ RISER:** ACID ETCH	**STRUCTURE:** N/A **TREAD/ RISER:** TBD	CAST IN PLACE CONCRETE BASE, REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. MORTAR SET TREAD AND RISERS 60" PRECAST LENGTH, WITH STAINLESS STEEL HANDRAILS SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE ELEMENTS								
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
SE-06		VOLLEYBALL COURTS	-	-	**CURB:** REINFORCED CAST IN PLACE CONCRETE **SAND:** VOLLEYBALL USA OR EQUAL **POST/NET:** VOLLEYBALL USA OR EQUAL	**CURB:** BROOM **SAND:** VOLLEYBALL SAND **POST/NET:** P6N4	**CURB:** NATURAL GRAY **SAND:** WHITE **POST/NET:** RED & WHITE	QUANITY PER PLANS. STAKE AND FIELD VERIFY LAYOUT FOR REVIEW BY OWNER AND DESIGN TEAM PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND COURT LAYOUT DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
SE-07		FISHING JETTY	-	-	-	-	-	-
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
SE-09		WOOD SEAT STRUCTURE AT SOUTH PIER	-	-	-	-	-	-
SE-10		BOAT DOCK	-	-	-	-	-	-
SE-11		VERTICAL OVERLOOK AT PIER	-	-	-	-	-	-
SE-12		SAND SAVER WALL	-	-	-	-	-	-
SE-13		SAND SAVER WALL TO PIER TERMINATION	-	-	-	-	-	-
SE-14		BEACH	-	-	-	-	-	-
SITE FURNISHING								
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
SF-02		UMBRELLA, TYPICAL	-	-	**BASE/ FRAME:** CARBON STEEL **SEAT TOP FRAME:** CARBON STEEL **SEAT TOP:** NOM. $\frac{3}{4}$" x 4" IPE WOOD	**BASE/FRAME:** PAINTED **SEAT TOP FRA:** PAINTED **SEAT TOP:** OILED	**BASE/FRAME:** TBD **SEAT TOP FRAME:** TBD **SEAT TOP:** NATURAL	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
SF-03		SEAT WALL AT CENTRAL BEACH	-	-	KORNEGAY DUNE DS-40 SERIES	LIGHT SANDBLAST	TBD	QUANTITY AND LAYOUT PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. PROVIDE IRRIGATION CONNECTION AND CONNECTION TO CIVIL DRAINAGE SYSTEM. INCLUDED WATERPROOFING SEALER ON INTERIOR. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
SF-04		CHILDREN'S PLAY AREA SWING SEATS	-	-	**FOUNDATION:** REINFORCED CAST IN PLACE CONCRETE **SEAT BAR:** **OPT 1:** REINFORCED CAST IN PLACE CONCRETE **OPT 2:** WAUSAU-TECTURA TILE OR EQUAL **OPT 3:** C.I.P CONCRETE W/ LIMESTONE VENEER **SEAT FRAME:** CARBON STEEL **SEAT TOP:** NOM. $\frac{3}{4}$" x 4" IPE WOOD	N/A **OPT 1:** FORMLINER FINISH **OPT 2:** ACID ETCH **OPT 3:** NATURAL PAINTED OILED	NATURAL GREY **OPT 1:** TBD **OPT 2:** TBD **OPT 3:** TBD TBD NATURAL	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, PRECAST, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
SF-06		FIRE FEATURE, TYPICAL	-	-	-	-	-	CONTRACTOR TO PROVIDE GAS, AUTOMATIC SHUT OFF, ALL POWER, AND ELECTRICAL CONNECTIONS. SUBMIT SHOP DRAWINGS AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL. RE: CIVIL, MEP AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
SF-08		OUTDOOR BEACH SHOWERS	-					
SITE WALLS								
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
SW-03		LANDSCAPE RETAINING WALLS, TYPE 3	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
SW-05		LANDSCAPE RETAINING WALLS, TYPE 5	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SW-06		LANDSCAPE RETAINING WALLS, TYPE 6	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SW-07		LANDSCAPE RETAINING WALLS, TYPE 7	-	-	REINFORCED CAST IN PLACE CONCRETE	SMOOTH ARCHITECTURAL FINISH	NATURAL GRAY	FORMED AND FINISHED CAST IN PLACE CONCRETE WALL, REINFORCED PER STRUCTURAL ENGINEER. SMOOTH SURFACE AT TOP OF WALL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT.
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								
PLAY EQUIPMENT AND DOG PARK								
NOT INCLUDED IN LOWER WATERFRONT PACKAGE								

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED

WOODBURY CORPORATION | FLAGSHIP HOMES

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

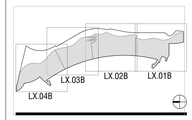
CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023
The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights in the drawings, including the right of reproduction. The drawings shall not be changed or copied, in whole or in part, without the written permission and consent of the Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
CONSTRUCTION SCHEDULE - LOWLAND
(NOT IN CONTRACT - FOR REFERENCE ONLY)

Sheet Number
L.100B



LANDSCAPE CONSTRUCTION PLAN AREA 01A

GRAPHIC SCALE: 1:20

CONSTRUCTION SCHEDULE

REFERENCE L1.00A FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
		CONCRETE PAVING	
	CP-01A	VEHICULAR RATED CONCRETE PAVING - TYPE 2	
	CP-01B	PEDESTRIAN RATED CONCRETE PAVING - TYPE 2	
		UNIT PAVING	
	UP-01A	VEHICULAR RATED UNIT PAVING - TYPE 1	
	UP-01B	PEDESTRIAN RATED UNIT PAVING - TYPE 1	
	UP-02A	VEHICULAR RATED UNIT PAVING - TYPE 2	
	UP-03	TACTILE PAVING	
		STAIRS AND RAMPS	
	SR-01	STAIRS AT SOUTH BEACH	
	SR-02	RAMP AT SOUTH BEACH	
	SR-03	STAIRS AT CENTRAL BEACH	
	SR-05	STAIRS AT NORTH BEACH, TYPE 1	
		SITE ELEMENTS	
	SE-01	SOUTH PLAZA RESTAURANT PAVILION	
	SE-02	SOUTH PLAZA RESTROOM PAVILION	
	SE-03	PLAY AREA RESTROOM AND OFFICE PAVILION	
	SE-04	NORTH PLAZA RESTROOM / STORAGE PAVILION	
	SE-05	MULTI-USE TRAIL	
	SE-08	FOOD TRUCK OUTLETS	
		SITE FURNISHING	
	SF-01	PICNIC TABLE, TYPICAL	
	SF-02	UMBRELLA, TYPICAL	
	SF-03	CHAIR, TYPICAL	
	SF-05	BENCH, TYPICAL	
	SF-07	BOLLARD, TYPICAL	
		SITE WALLS	
	SW-01	LANDSCAPE RETAINING WALL , TYPE 1	
	SW-02	LANDSCAPE RETAINING WALLS, TYPE 2	
	SW-03	LANDSCAPE RETAINING WALLS, TYPE 3	
	SW-04	LANDSCAPE RETAINING WALLS, TYPE 4	
	SW-07	LANDSCAPE RETAINING WALLS, TYPE 7	
	SW-08	LANDSCAPE RETAINING WALLS, TYPE 8	
	SW-09	LANDSCAPE RETAINING WALLS, TYPE 9	
		PLAY EQUIPMENT	
	PE-01A	WOOD TROUT PLAY STRUCTURE, TYPE 1	
	PE-01B	WOOD TROUT PLAY STRUCTURE, TYPE 2	
	PE-02	CLIMBING ROCKS	
	PE-03	WOOD PLAY LOGS	
	PE-04	DOG PARK	
		FENCING AND GATES	
	FE-01	GUARDRAIL, TYPICAL	
	FE-02	HANDRAIL, TYPICAL	
	FE-03	FENCE AT CHILDREN'S PLAY AREA	
		WOOD PIERS AND DECKS	
	WD-01	SOUTH BEACH PIER	
	WD-02	SOUTH BEACH OVERLOOK	
	WD-06	NORTH BEACH PIER	
		MISCELLANEOUS	
	MI-01	ROADWAY CURB, TYPICAL	
	MI-02	FLUSH ROADWAY CURB	
	MI-03	CURB RAMP	
	MI-04	CROSSWALK	
		PLANTING AREAS	
	PA-01	STREETSCAPE PLANTING	
	PA-02	ORNAMENTAL PLANTING AREA	
	PA-03	SODDED TURFGRASS LAWN	
	PA-04	SHRUB STEPPE	
	AS-01	ARTIFICIAL TURF	
	LS-01	PLAY MULCH	
	DG-01	AGGREGATE PAVING, TYPE 1	

TREES

EX	EX	EXISTING TREE
T1	T1	STREET TREE, TYPICAL
T2	T2	CANOPY TREE
T3	T3	SPECIMEN TREE
T4	T4	ACCENT TREE

SYMBOLS AND ABBREVIATIONS

	SAWCUT JOINT	04/L3.01
	EXPANSION JOINT	04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

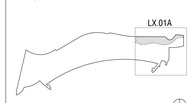
CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023
The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights, including rights of reproduction and publication, even though claims to copyright may be registered and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS- UPLAND

Sheet Number

L1.01A



LANDSCAPE CONSTRUCTION PLAN AREA 01B
SCALE 1:20

CONSTRUCTION SCHEDULE

REFERENCE L1.00A FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01B	PEDESTRIAN RATED CONCRETE PAVING - TYPE 2	
UNIT PAVING			
	UP-03	TACTILE PAVING	
STAIRS AND RAMPS			
	SR-03	STAIRS AT CENTRAL BEACH	
	SR-04	RAMP AT CENTRAL BEACH PLAY AREA	
	SR-06	STAIRS AT SOUTH PIER, TYPE 1	
	SR-07	STAIRS AT SOUTH PIER, TYPE 2	
	SR-08	STAIRS AT SOUTH PIER, TYPE 3	
	SR-09	STAIRS AT SOUTH PIER, TYPE 4	
	SR-10	RAMP AT SOUTH PIER , TYPE 1	
	SR-11	RAMP AT SOUTH PIER, TYPE 2	
	SR-12	RAMP AT SOUTH PIER, TYPE 3	
SITE ELEMENTS			
	SE-06	VOLLEYBALL COURTS	
	SE-07	FISHING JETTY	
	SE-09	WOOD SEAT STRUCTURE AT SOUTH PIER	
	SE-10	BOAT DOCK	
	SE-11	VERTICAL OVERLOOK AT PIER	
	SE-12	SAND SAVER WALL	
	SE-13	SAND SAVER WALL TO PIER TERMINATION	
	SE-14	BEACH	
SITE FURNISHING			
	SF-02	UMBRELLA, TYPICAL	
	SF-03	SEAT WALL AT CENTRAL PARK	
	SF-04	CHILDREN'S PLAY AREA SWING SEATS	
	SF-06	FIRE FEATURE, TYPICAL	
	SF-08	OUTDOOR SHOWER	
SITE WALLS			
	SW-03	LANDSCAPE RETAINING WALLS, TYPE 3	
	SW-05	LANDSCAPE RETAINING WALLS, TYPE 5	
	SW-06	LANDSCAPE RETAINING WALLS, TYPE 6	
	SW-07	LANDSCAPE RETAINING WALLS, TYPE 7	
PLAY EQUIPMENT			
FENCING AND GATES			
	FE-01	GUARDRAIL, TYPICAL	
	FE-02	HANDRAIL, TYPICAL	
WOOD PIERS AND DECKS			
	WD-01	SOUTH BEACH PIER	
	WD-02	SOUTH BEACH OVERLOOK	
	WD-03	CENTRAL BEACH OVERLOOK	
	WD-04	CENTRAL BEACH PIER	
	WD-05	WOOD DECK PLATFORM	
	WD-06	NORTH BEACH PIER	
	WD-07	ELEVATED BOARDWALK AT EXISTING TREE	
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	
	MI-02	FLUSH ROADWAY CURB	
	MI-03	CURB RAMP	
	MI-04	CROSSWALK	
PLANTING AREAS			
	PA-03	SODDED TURFGRASS LAWN	
	PA-04	SHRUB STEPPE	
	PA-05	NATIVE GRASSES	
	PA-06	BEACH GRASSES	
	PA-07	WETLAND PLANTING	
	AS-01	ARTIFICIAL TURF	
TREES			
EX	EX	EXISTING TREE	
T1	T1	STREET TREE, TYPICAL	
T2	T2	CANOPY TREE	
T3	T3	SPECIMEN TREE	
T4	T4	ACCENT TREE	
SYMBOLS AND ABBREVIATIONS			
		SAWCUT JOINT	04/L3.01
		EXPANSION JOINT	04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED
WOODBURY CORPORATION | FLAGSHIP HOMES

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

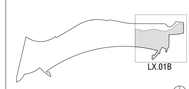
CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023
The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights in them. Drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS - LOWLANDS

(NOT IN CONTRACT - FOR REFERENCE ONLY)

Sheet Number

L1.01B



LANDSCAPE CONSTRUCTION PLAN AREA 02A

SCALE 1:30

GRAPHIC SCALE: 1:30

CONSTRUCTION SCHEDULE

REFERENCE L1.00A FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01A	VEHICULAR RATED CONCRETE PAVING - TYPE 2	
	CP-01B	PEDESTRIAN RATED CONCRETE PAVING - TYPE 2	
UNIT PAVING			
	UP-01A	VEHICULAR RATED UNIT PAVING - TYPE 1	
	UP-01B	PEDESTRIAN RATED UNIT PAVING - TYPE 1	
	UP-02A	VEHICULAR RATED UNIT PAVING - TYPE 2	
	UP-03	TACTILE PAVING	
STAIRS AND RAMPS			
	SR-01	STAIRS AT SOUTH BEACH	
	SR-02	RAMP AT SOUTH BEACH	
	SR-03	STAIRS AT CENTRAL BEACH	
	SR-05	STAIRS AT NORTH BEACH, TYPE 1	
SITE ELEMENTS			
	SE-01	SOUTH PLAZA RESTAURANT PAVILION	
	SE-02	SOUTH PLAZA RESTROOM PAVILION	
	SE-03	PLAY AREA RESTROOM AND OFFICE PAVILION	
	SE-04	NORTH PLAZA RESTROOM / STORAGE PAVILION	
	SE-05	MULTI-USE TRAIL	
	SE-08	FOOD TRUCK OUTLETS	
SITE FURNISHING			
	SF-01	PICNIC TABLE, TYPICAL	
	SF-02	UMBRELLA, TYPICAL	
	SF-03	CHAIR, TYPICAL	
	SF-05	BENCH, TYPICAL	
	SF-07	BOLLARD, TYPICAL	
SITE WALLS			
	SW-01	LANDSCAPE RETAINING WALL , TYPE 1	
	SW-02	LANDSCAPE RETAINING WALLS, TYPE 2	
	SW-03	LANDSCAPE RETAINING WALLS, TYPE 3	
	SW-04	LANDSCAPE RETAINING WALLS, TYPE 4	
	SW-07	LANDSCAPE RETAINING WALLS, TYPE 7	
	SW-08	LANDSCAPE RETAINING WALLS, TYPE 8	
	SW-09	LANDSCAPE RETAINING WALLS, TYPE 9	
PLAY EQUIPMENT			
	PE-01A	WOOD TROUT PLAY STRUCTURE, TYPE 1	
	PE-01B	WOOD TROUT PLAY STRUCTURE, TYPE 2	
	PE-02	CLIMBING ROCKS	
	PE-03	WOOD PLAY LOGS	
	PE-04	DOG PARK	
FENCING AND GATES			
	FE-01	GUARDRAIL, TYPICAL	
	FE-02	HANDRAIL, TYPICAL	
	FE-03	FENCE AT CHILDREN'S PLAY AREA	
WOOD PIERS AND DECKS			
	WD-01	SOUTH BEACH PIER	
	WD-02	SOUTH BEACH OVERLOOK	
	WD-06	NORTH BEACH PIER	
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	
	MI-02	FLUSH ROADWAY CURB	
	MI-03	CURB RAMP	
	MI-04	CROSSWALK	
PLANTING AREAS			
	PA-01	STREETSCAPE PLANTING	
	PA-02	ORNAMENTAL PLANTING AREA	
	PA-03	SODDED TURFGRASS LAWN	
	PA-04	SHRUB STEPPE	
	AS-01	ARTIFICIAL TURF	
	LS-01	PLAY MULCH	
	DG-01	AGGREGATE PAVING, TYPE 1	
TREES			
	EX	EXISTING TREE	
	T1	STREET TREE, TYPICAL	
	T2	CANOPY TREE	
	T3	SPECIMEN TREE	
	T4	ACCENT TREE	
SYMBOLS AND ABBREVIATIONS			
		SAWCUT JOINT	04/L3.01
		EXPANSION JOINT	04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

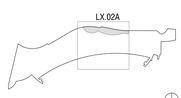
△	DATE	ISSUE

Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023
The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights, including rights of reproduction and publication, even in the event that the project is abandoned and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS - UPLANDS

Sheet Number

L1.02A



CONSTRUCTION SCHEDULE

REFERENCE L1.00A FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01B	PEDESTRIAN RATED CONCRETE PAVING - TYPE 2	
UNIT PAVING			
	UP-03	TACTILE PAVING	
STAIRS AND RAMPS			
	SR-03	STAIRS AT CENTRAL BEACH	
	SR-04	RAMP AT CENTRAL BEACH PLAY AREA	
	SR-06	STAIRS AT SOUTH PIER, TYPE 1	
	SR-07	STAIRS AT SOUTH PIER, TYPE 2	
	SR-08	STAIRS AT SOUTH PIER, TYPE 3	
	SR-09	STAIRS AT SOUTH PIER, TYPE 4	
	SR-10	RAMP AT SOUTH PIER , TYPE 1	
	SR-11	RAMP AT SOUTH PIER, TYPE 2	
	SR-12	RAMP AT SOUTH PIER, TYPE 3	
SITE ELEMENTS			
	SE-06	VOLLEYBALL COURTS	
	SE-07	FISHING JETTY	
	SE-09	WOOD SEAT STRUCTURE AT SOUTH PIER	
	SE-10	BOAT DOCK	
	SE-11	VERTICAL OVERLOOK AT PIER	
	SE-12	SAND SAVER WALL	
	SE-13	SAND SAVER WALL TO PIER TERMINATION	
	SE-14	BEACH	
SITE FURNISHING			
	SF-02	UMBRELLA, TYPICAL	
	SF-03	SEAT WALL AT CENTRAL PARK	
	SF-04	CHILDREN'S PLAY AREA SWING SEATS	
	SF-06	FIRE FEATURE, TYPICAL	
	SF-08	OUTDOOR SHOWER	
SITE WALLS			
	SW-03	LANDSCAPE RETAINING WALLS, TYPE 3	
	SW-05	LANDSCAPE RETAINING WALLS, TYPE 5	
	SW-06	LANDSCAPE RETAINING WALLS, TYPE 6	
	SW-07	LANDSCAPE RETAINING WALLS, TYPE 7	
PLAY EQUIPMENT			
FENCING AND GATES			
	FE-01	GUARDRAIL, TYPICAL	
	FE-02	HANDRAIL, TYPICAL	
WOOD PIERS AND DECKS			
	WD-01	SOUTH BEACH PIER	
	WD-02	SOUTH BEACH OVERLOOK	
	WD-03	CENTRAL BEACH OVERLOOK	
	WD-04	CENTRAL BEACH PIER	
	WD-05	WOOD DECK PLATFORM	
	WD-06	NORTH BEACH PIER	
	WD-07	ELEVATED BOARDWALK AT EXISTING TREE	
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	
	MI-02	FLUSH ROADWAY CURB	
	MI-03	CURB RAMP	
	MI-04	CROSSWALK	
PLANTING AREAS			
	PA-03	SODDED TURFGRASS LAWN	
	PA-04	SHRUB STEPPE	
	PA-05	NATIVE GRASSES	
	PA-06	BEACH GRASSES	
	PA-07	WETLAND PLANTING	
	AS-01	ARTIFICIAL TURF	
TREES			
	EX	EXISTING TREE	
	T1	STREET TREE, TYPICAL	
	T2	CANOPY TREE	
	T3	SPECIMEN TREE	
	T4	ACCENT TREE	
SYMBOLS AND ABBREVIATIONS			
		SAWCUT JOINT	04/L3.01
		EXPANSION JOINT	04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE

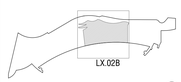
Seal

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023

The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights, including the copyright thereto. Reproduction of these drawings in whole or in part, whether bound and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS - LOWLANDS

(NOT IN CONTRACT - FOR REFERENCE ONLY)

Sheet Number

L1.02B



LANDSCAPE CONSTRUCTION PLAN AREA 03A

GRAPHIC SCALE 1:20

CONSTRUCTION SCHEDULE

REFERENCE L1.00A FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
		CONCRETE PAVING	
	CP-01A	VEHICULAR RATED CONCRETE PAVING - TYPE 2	
	CP-01B	PEDESTRIAN RATED CONCRETE PAVING - TYPE 2	
		UNIT PAVING	
	UP-01A	VEHICULAR RATED UNIT PAVING - TYPE 1	
	UP-01B	PEDESTRIAN RATED UNIT PAVING - TYPE 1	
	UP-02A	VEHICULAR RATED UNIT PAVING - TYPE 2	
	UP-03	TACTILE PAVING	
		STAIRS AND RAMPS	
	SR-01	STAIRS AT SOUTH BEACH	
	SR-02	RAMP AT SOUTH BEACH	
	SR-03	STAIRS AT CENTRAL BEACH	
	SR-05	STAIRS AT NORTH BEACH, TYPE 1	
		SITE ELEMENTS	
	SE-01	SOUTH PLAZA RESTAURANT PAVILION	
	SE-02	SOUTH PLAZA RESTROOM PAVILION	
	SE-03	PLAY AREA RESTROOM AND OFFICE PAVILION	
	SE-04	NORTH PLAZA RESTROOM / STORAGE PAVILION	
	SE-05	MULTI-USE TRAIL	
	SE-08	FOOD TRUCK OUTLETS	
		SITE FURNISHING	
	SF-01	PICNIC TABLE, TYPICAL	
	SF-02	UMBRELLA, TYPICAL	
	SF-03	CHAIR, TYPICAL	
	SF-05	BENCH, TYPICAL	
	SF-07	BOLLARD, TYPICAL	
		SITE WALLS	
	SW-01	LANDSCAPE RETAINING WALL , TYPE 1	
	SW-02	LANDSCAPE RETAINING WALLS, TYPE 2	
	SW-03	LANDSCAPE RETAINING WALLS, TYPE 3	
	SW-04	LANDSCAPE RETAINING WALLS, TYPE 4	
	SW-07	LANDSCAPE RETAINING WALLS, TYPE 7	
	SW-08	LANDSCAPE RETAINING WALLS, TYPE 8	
	SW-09	LANDSCAPE RETAINING WALLS, TYPE 9	
		PLAY EQUIPMENT	
	PE-01A	WOOD TROUT PLAY STRUCTURE, TYPE 1	
	PE-01B	WOOD TROUT PLAY STRUCTURE, TYPE 2	
	PE-02	CLIMBING ROCKS	
	PE-03	WOOD PLAY LOGS	
	PE-04	DOG PARK	
		FENCING AND GATES	
	FE-01	GUARDRAIL, TYPICAL	
	FE-02	HANDRAIL, TYPICAL	
	FE-03	FENCE AT CHILDREN'S PLAY AREA	
		WOOD PIERS AND DECKS	
	WD-01	SOUTH BEACH PIER	
	WD-02	SOUTH BEACH OVERLOOK	
	WD-06	NORTH BEACH PIER	
		MISCELLANEOUS	
	MI-01	ROADWAY CURB, TYPICAL	
	MI-02	FLUSH ROADWAY CURB	
	MI-03	CURB RAMP	
	MI-04	CROSSWALK	
		PLANTING AREAS	
	PA-01	STREETSCAPE PLANTING	
	PA-02	ORNAMENTAL PLANTING AREA	
	PA-03	SODDED TURFGRASS LAWN	
	PA-04	SHRUB STEPPE	
	AS-01	ARTIFICIAL TURF	
	LS-01	PLAY MULCH	
	DG-01	AGGREGATE PAVING, TYPE 1	
		TREES	
	EX	EXISTING TREE	
	T1	STREET TREE, TYPICAL	
	T2	CANOPY TREE	
	T3	SPECIMEN TREE	
	T4	ACCENT TREE	
		SYMBOLS AND ABBREVIATIONS	
		SAWCUT JOINT	04/L3.01
		EXPANSION JOINT	04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD STAY CONNECTED | WOODBURY CORPORATION | FLAGSHIP HOMES

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

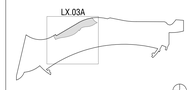
CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023
The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, solutions and common law right with regard to these drawings and the designs contained therein in all formats, including printed and electronic. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS - UPLANDS

Sheet Number

L1.03A



LANDSCAPE CONSTRUCTION PLAN AREA 03B

GRAPHIC SCALE 1:20

CONSTRUCTION SCHEDULE

REFERENCE L1.00A FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
		CONCRETE PAVING	
	CP-01B	PEDESTRIAN RATED CONCRETE PAVING - TYPE 2	
		UNIT PAVING	
	UP-03	TACTILE PAVING	
		STAIRS AND RAMPS	
	SR-03	STAIRS AT CENTRAL BEACH	
	SR-04	RAMP AT CENTRAL BEACH PLAY AREA	
	SR-06	STAIRS AT SOUTH PIER, TYPE 1	
	SR-07	STAIRS AT SOUTH PIER, TYPE 2	
	SR-08	STAIRS AT SOUTH PIER, TYPE 3	
	SR-09	STAIRS AT SOUTH PIER, TYPE 4	
	SR-10	RAMP AT SOUTH PIER , TYPE 1	
	SR-11	RAMP AT SOUTH PIER, TYPE 2	
	SR-12	RAMP AT SOUTH PIER, TYPE 3	
		SITE ELEMENTS	
	SE-06	VOLLEYBALL COURTS	
	SE-07	FISHING JETTY	
	SE-09	WOOD SEAT STRUCTURE AT SOUTH PIER	
	SE-10	BOAT DOCK	
	SE-11	VERTICAL OVERLOOK AT PIER	
	SE-12	SAND SAVER WALL	
	SE-13	SAND SAVER WALL TO PIER TERMINATION	
	SE-14	BEACH	
		SITE FURNISHING	
	SF-02	UMBRELLA, TYPICAL	
	SF-03	SEAT WALL AT CENTRAL PARK	
	SF-04	CHILDREN'S PLAY AREA SWING SEATS	
	SF-06	FIRE FEATURE, TYPICAL	
	SF-08	OUTDOOR SHOWER	
		SITE WALLS	
	SW-03	LANDSCAPE RETAINING WALLS, TYPE 3	
	SW-05	LANDSCAPE RETAINING WALLS, TYPE 5	
	SW-06	LANDSCAPE RETAINING WALLS, TYPE 6	
	SW-07	LANDSCAPE RETAINING WALLS, TYPE 7	
		PLAY EQUIPMENT	
		FENCING AND GATES	
	FE-01	GUARDRAIL, TYPICAL	
	FE-02	HANDRAIL, TYPICAL	
		WOOD PIERS AND DECKS	
	WD-01	SOUTH BEACH PIER	
	WD-02	SOUTH BEACH OVERLOOK	
	WD-03	CENTRAL BEACH OVERLOOK	
	WD-04	CENTRAL BEACH PIER	
	WD-05	WOOD DECK PLATFORM	
	WD-06	NORTH BEACH PIER	
	WD-07	ELEVATED BOARDWALK AT EXISTING TREE	
		MISCELLANEOUS	
	MI-01	ROADWAY CURB, TYPICAL	
	MI-02	FLUSH ROADWAY CURB	
	MI-03	CURB RAMP	
	MI-04	CROSSWALK	
		PLANTING AREAS	
	PA-03	SODDED TURFGRASS LAWN	
	PA-04	SHRUB STEPPE	
	PA-05	NATIVE GRASSES	
	PA-06	BEACH GRASSES	
	PA-07	WETLAND PLANTING	
	AS-01	ARTIFICIAL TURF	
		TREES	
EX	EX	EXISTING TREE	
T1	T1	STREET TREE, TYPICAL	
T2	T2	CANOPY TREE	
T3	T3	SPECIMEN TREE	
T4	T4	ACCENT TREE	
		SYMBOLS AND ABBREVIATIONS	
		SAWCUT JOINT	04/L3.01
		EXPANSION JOINT	04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD STAY CONNECTED | WOODBURY CORPORATION | FLAGSHIP HOMES

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

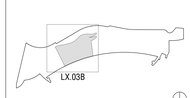
CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

	DATE	ISSUE

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023
The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and electronic. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS - LOWLAND

(NOT IN CONTRACT - FOR REFERENCE ONLY)

Sheet Number

L1.03B



LANDSCAPE CONSTRUCTION PLAN AREA 04A

CONSTRUCTION SCHEDULE

REFERENCE L1.00A FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
		CONCRETE PAVING	
	CP-01A	VEHICULAR RATED CONCRETE PAVING - TYPE 2	
	CP-01B	PEDESTRIAN RATED CONCRETE PAVING - TYPE 2	
		UNIT PAVING	
	UP-01A	VEHICULAR RATED UNIT PAVING - TYPE 1	
	UP-01B	PEDESTRIAN RATED UNIT PAVING - TYPE 1	
	UP-02A	VEHICULAR RATED UNIT PAVING - TYPE 2	
	UP-03	TACTILE PAVING	
		STAIRS AND RAMPS	
	SR-01	STAIRS AT SOUTH BEACH	
	SR-02	RAMP AT SOUTH BEACH	
	SR-03	STAIRS AT CENTRAL BEACH	
	SR-05	STAIRS AT NORTH BEACH, TYPE 1	
		SITE ELEMENTS	
	SE-01	SOUTH PLAZA RESTAURANT PAVILION	
	SE-02	SOUTH PLAZA RESTROOM PAVILION	
	SE-03	PLAY AREA RESTROOM AND OFFICE PAVILION	
	SE-04	NORTH PLAZA RESTROOM / STORAGE PAVILION	
	SE-05	MULTI-USE TRAIL	
	SE-08	FOOD TRUCK OUTLETS	
		SITE FURNISHING	
	SF-01	PICNIC TABLE, TYPICAL	
	SF-02	UMBRELLA, TYPICAL	
	SF-03	CHAIR, TYPICAL	
	SF-05	BENCH, TYPICAL	
	SF-07	BOLLARD, TYPICAL	
		SITE WALLS	
	SW-01	LANDSCAPE RETAINING WALL , TYPE 1	
	SW-02	LANDSCAPE RETAINING WALLS, TYPE 2	
	SW-03	LANDSCAPE RETAINING WALLS, TYPE 3	
	SW-04	LANDSCAPE RETAINING WALLS, TYPE 4	
	SW-07	LANDSCAPE RETAINING WALLS, TYPE 7	
	SW-08	LANDSCAPE RETAINING WALLS, TYPE 8	
	SW-09	LANDSCAPE RETAINING WALLS, TYPE 9	
		PLAY EQUIPMENT	
	PE-01A	WOOD TROUT PLAY STRUCTURE, TYPE 1	
	PE-01B	WOOD TROUT PLAY STRUCTURE, TYPE 2	
	PE-02	CLIMBING ROCKS	
	PE-03	WOOD PLAY LOGS	
	PE-04	DOG PARK	
		FENCING AND GATES	
	FE-01	GUARDRAIL, TYPICAL	
	FE-02	HANDRAIL, TYPICAL	
	FE-03	FENCE AT CHILDREN'S PLAY AREA	
		WOOD PIERS AND DECKS	
	WD-01	SOUTH BEACH PIER	
	WD-02	SOUTH BEACH OVERLOOK	
	WD-06	NORTH BEACH PIER	
		MISCELLANEOUS	
	MI-01	ROADWAY CURB, TYPICAL	
	MI-02	FLUSH ROADWAY CURB	
	MI-03	CURB RAMP	
	MI-04	CROSSWALK	
		PLANTING AREAS	
	PA-01	STREETSCAPE PLANTING	
	PA-02	ORNAMENTAL PLANTING AREA	
	PA-03	SODDED TURFGRASS LAWN	
	PA-04	SHRUB STEPPE	
	AS-01	ARTIFICIAL TURF	
	LS-01	PLAY MULCH	
	DG-01	AGGREGATE PAVING, TYPE 1	
		TREES	
EX	EX	EXISTING TREE	
T1	T1	STREET TREE, TYPICAL	
T2	T2	CANOPY TREE	
T3	T3	SPECIMEN TREE	
T4	T4	ACCENT TREE	
		SYMBOLS AND ABBREVIATIONS	
		SAWCUT JOINT	04/L3.01
		EXPANSION JOINT	04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED
WOODBURY CORPORATION
FLAGSHIP HOMES

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

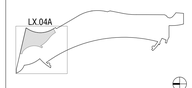
CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023
The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawing are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights in the property and the ideas and designs contained herein in all media, including printed and digital. These drawings are not to be used on any project not prepared for by the party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS - UPLAND

Sheet Number

L1.04A



LANDSCAPE CONSTRUCTION PLAN AREA 04B

GRAPHIC SCALE 1:20

CONSTRUCTION SCHEDULE

REFERENCE L1.00A FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
		CONCRETE PAVING	
	CP-01B	PEDESTRIAN RATED CONCRETE PAVING - TYPE 2	
		UNIT PAVING	
	UP-03	TACTILE PAVING	
		STAIRS AND RAMPS	
	SR-03	STAIRS AT CENTRAL BEACH	
	SR-04	RAMP AT CENTRAL BEACH PLAY AREA	
	SR-06	STAIRS AT SOUTH PIER, TYPE 1	
	SR-07	STAIRS AT SOUTH PIER, TYPE 2	
	SR-08	STAIRS AT SOUTH PIER, TYPE 3	
	SR-09	STAIRS AT SOUTH PIER, TYPE 4	
	SR-10	RAMP AT SOUTH PIER , TYPE 1	
	SR-11	RAMP AT SOUTH PIER, TYPE 2	
	SR-12	RAMP AT SOUTH PIER, TYPE 3	
		SITE ELEMENTS	
	SE-06	VOLLEYBALL COURTS	
	SE-07	FISHING JETTY	
	SE-09	WOOD SEAT STRUCTURE AT SOUTH PIER	
	SE-10	BOAT DOCK	
	SE-11	VERTICAL OVERLOOK AT PIER	
	SE-12	SAND SAVER WALL	
	SE-13	SAND SAVER WALL TO PIER TERMINATION	
	SE-14	BEACH	
		SITE FURNISHING	
	SF-02	UMBRELLA, TYPICAL	
	SF-03	SEAT WALL AT CENTRAL PARK	
	SF-04	CHILDREN'S PLAY AREA SWING SEATS	
	SF-06	FIRE FEATURE, TYPICAL	
	SF-08	OUTDOOR SHOWER	
		SITE WALLS	
	SW-03	LANDSCAPE RETAINING WALLS, TYPE 3	
	SW-05	LANDSCAPE RETAINING WALLS, TYPE 5	
	SW-06	LANDSCAPE RETAINING WALLS, TYPE 6	
	SW-07	LANDSCAPE RETAINING WALLS, TYPE 7	
		PLAY EQUIPMENT	
		FENCING AND GATES	
	FE-01	GUARDRAIL, TYPICAL	
	FE-02	HANDRAIL, TYPICAL	
		WOOD PIERS AND DECKS	
	WD-01	SOUTH BEACH PIER	
	WD-02	SOUTH BEACH OVERLOOK	
	WD-03	CENTRAL BEACH OVERLOOK	
	WD-04	CENTRAL BEACH PIER	
	WD-05	WOOD DECK PLATFORM	
	WD-06	NORTH BEACH PIER	
	WD-07	ELEVATED BOARDWALK AT EXISTING TREE	
		MISCELLANEOUS	
	MI-01	ROADWAY CURB, TYPICAL	
	MI-02	FLUSH ROADWAY CURB	
	MI-03	CURB RAMP	
	MI-04	CROSSWALK	
		PLANTING AREAS	
	PA-03	SODDED TURFGRASS LAWN	
	PA-04	SHRUB STEPPE	
	PA-05	NATIVE GRASSES	
	PA-06	BEACH GRASSES	
	PA-07	WETLAND PLANTING	
	AS-01	ARTIFICIAL TURF	

TREES

EX	EX	EXISTING TREE
T1	T1	STREET TREE, TYPICAL
T2	T2	CANOPY TREE
T3	T3	SPECIMEN TREE
T4	T4	ACCENT TREE

SYMBOLS AND ABBREVIATIONS

	SAWCUT JOINT	04/L3.01
	EXPANSION JOINT	04/L3.01

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

VINEYARD
STAY CONNECTED
WOODBURY CORPORATION | FLAGSHIP HOMES

VINEYARD CITY
125 S MAIN STREET
VINEYARD, UT 84059
PHONE 801-226-1929

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

FUTURE CONSULTANT TEAM

OJB

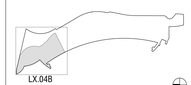
CITY OF VINEYARD CENTRAL LAKEFRONT
[Confirm Address]
Vineyard, UT 84059

△	DATE	ISSUE

Seal

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: DECEMBER 15, 2023
The Office of James Burnett

Key Map



Issue Date: 12/15/2023
Job Code: VI-WFT
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and electronic. These drawings are not to be used by any party other than those engaged in the party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

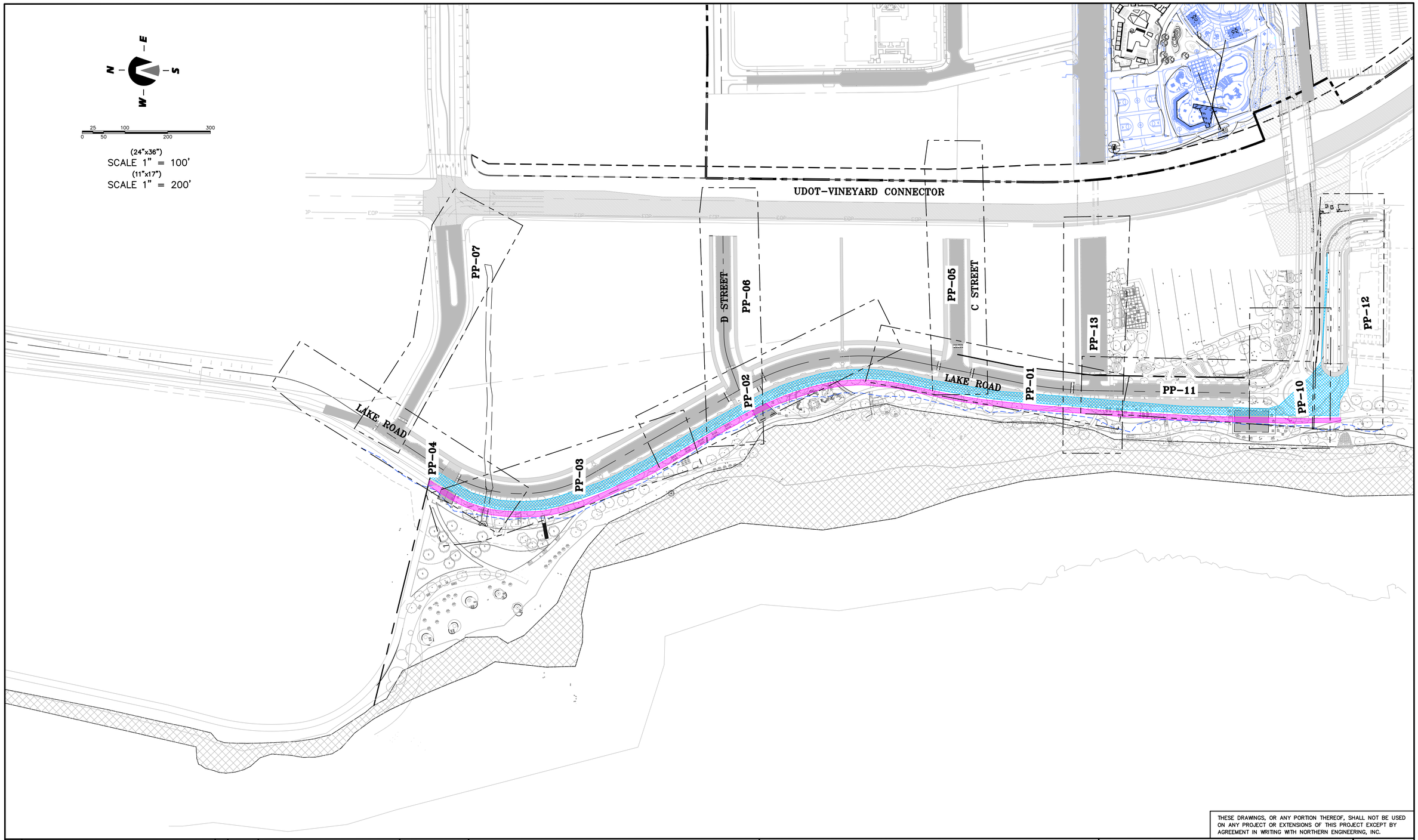
Sheet Title

CONSTRUCTION PLANS - LOWLAND

(NOT IN CONTRACT - FOR REFERENCE ONLY)

Sheet Number

L1.04B



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P INDEX SHEET.dwg

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

DOWNTOWN VINEYARD
LAKE ROAD (75%)

PLAN & PROFILE INDEX SHEET

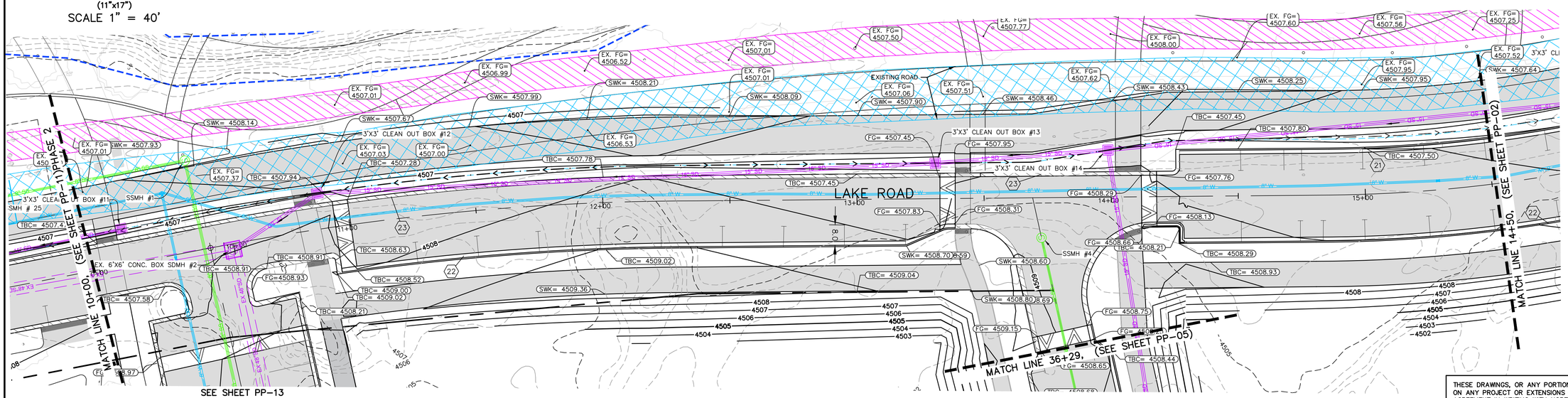
VINEYARD, UTAH

JOB NO. 3-07-045

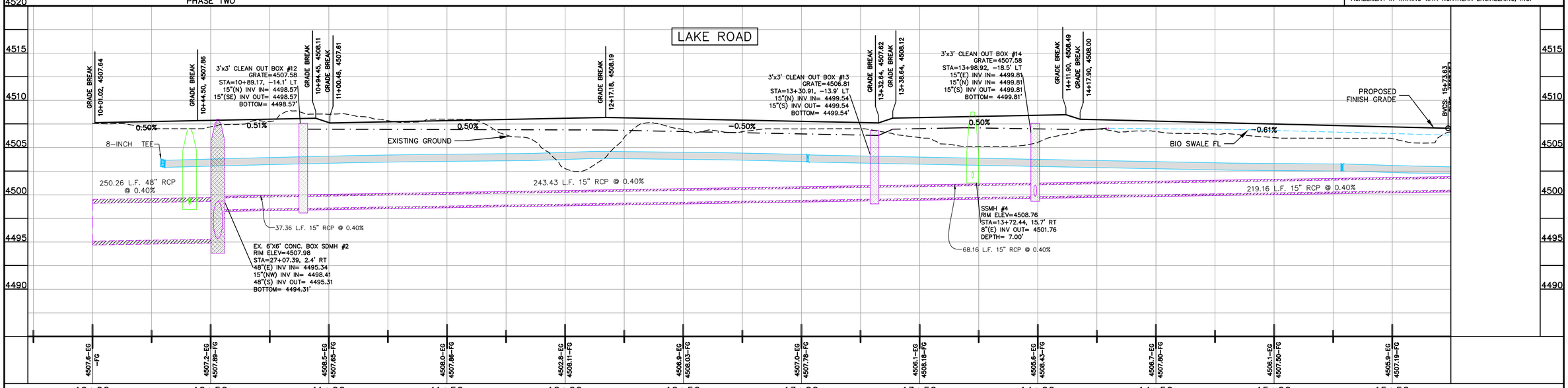
SHEET NO. ID-01

(20) NEW 2' CURB OPENING AS PER CITY STANDARDS
(21) NEW 2' STANDARD CURB & GUTTER AS PER CITY STANDARDS
(22) NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS
(23) 18" FLAT CONCRETE HEADER
(24) 24" FLAT CONCRETE HEADER

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:16 PM

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

DOWNTOWN VINEYARD
LAKE ROAD (75%)

LAKE ROAD
STA: 26+00.00 - 29+57.22
VINEYARD, UTAH

JOB NO. 3-07-045
SHEET NO. PP-01

20 NEW 2' CURB OPENING AS PER CITY STANDARDS
21 NEW 2' STANDARD CURB & GUTTER AS PER CITY STANDARDS
22 NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS
23 18" FLAT CONCRETE HEADER
24 24" FLAT CONCRETE HEADER

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

MATCH LINE 15+50, (SEE SHEET PP-02)
MATCH LINE 28+80, (SEE SHEET PP-06)
MATCH LINE 21+00, (SEE SHEET PP-03)
LAKE ROAD
3'X3' CLEAN OUT BOX #15
3'X3' CLEAN OUT BOX #16
3'X3' CLEAN OUT BOX #17
3'X3' CLEAN OUT BOX #23
2" WATER SERVICE W/ 2" METER
6" SEWER LATERAL
SSMH #6
EX. TOP SLOPE

LOW PT STA: 16+28.66
LOW PT ELEV: 4506.88
PVI STA: 16+23.63
PVI ELEV: 4506.74
K: 89.94
LVC: 100.00

HIGH PT STA: 20+89.97
HIGH PT ELEV: 4508.86
PVI STA: 20+90.03
PVI ELEV: 4508.98
K: 99.89
LVC: 100.00

PROPOSED FINISH GRADE
EXISTING GROUND
BIO SWALE FL
FINISH GRADE
BVCS: 15+73.63 BVCE: 4507.05
EVCS: 16+73.63 EVCE: 4506.99
GRADE BREAK 18+32.42, 4507.79
GRADE BREAK 18+38.48, 4508.23
GRADE BREAK 19+27.89, 4508.67
GRADE BREAK 19+33.89, 4508.20
GBVCS: 20+40.03 GBVCE: 4508.73

3'x3' CLEAN OUT BOX #15
GRATE=4506.53
STA=16+24.02, -22.1' LT
15"(N) INV IN= 4500.69
15"(S) INV OUT= 4500.69
BOTTOM= 4500.69'

3'x3' CLEAN OUT BOX #16
GRATE=4506.65
STA=16+73.41, -21.9' LT
15"(N) INV IN= 4500.88
15"(S) INV OUT= 4500.88
BOTTOM= 4500.88'

3'x3' CLEAN OUT BOX #17
GRATE=4506.63
STA=18+63.50, -22.0' LT
15"(NW) INV IN= 4501.61
15"(NE) INV IN= 4501.61
15"(S) INV OUT= 4501.61
BOTTOM= 4500.61'

3'x3' CLEAN OUT BOX #23
GRATE=4507.44
STA=19+46.38, -22.0' LT
15"(SE) INV OUT= 4501.94
BOTTOM= 4501.94'

0.50%
0.50%
0.50%

L.F. 15" RCP @ 0.40%
47.43 L.F. 15" RCP @ 0.40%
181.71 L.F. 15" RCP @ 0.40%
82.04 L.F. 15" RCP @ 0.40%

SSMH #6
RIM ELEV=4508.60
STA=18+97.70, 10.1' RT
6"(SW) INV IN= 4498.85
8"(E) INV OUT= 4498.65
DEPTH= 9.95'

4507.50-FG
4505.9-EG 4507.19-FG
4504.1-EG 4506.92-FG
4505.1-EG 4506.90-FG
4506.2-EG 4507.12-FG
4505.3-EG 4507.37-FG
4505.9-EG 4507.62-FG
4506.5-EG 4508.29-FG
4506.5-EG 4508.53-FG
4505.7-EG 4508.28-FG
4505.5-EG 4508.53-FG
4505.0-EG 4508.78-FG
4505.6-EG 4508.85-FG

-00 15+50 16+00 16+50 17+00 17+50 18+00 18+50 19+00 19+50 20+00 20+50 21+00

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:16 PM

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

DOWNTOWN VINEYARD
LAKE ROAD (75%)

LAKE ROAD
STA: 15+50 - 21+00.00
VINEYARD, UTAH

JOB NO. 3-07-045
SHEET NO. PP-02

20 NEW 2' CURB OPENING AS PER CITY STANDARDS

21 NEW 2' STANDARD CURB & GUTTER AS PER CITY STANDARDS

22 NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS

23 18" FLAT CONCRETE HEADER

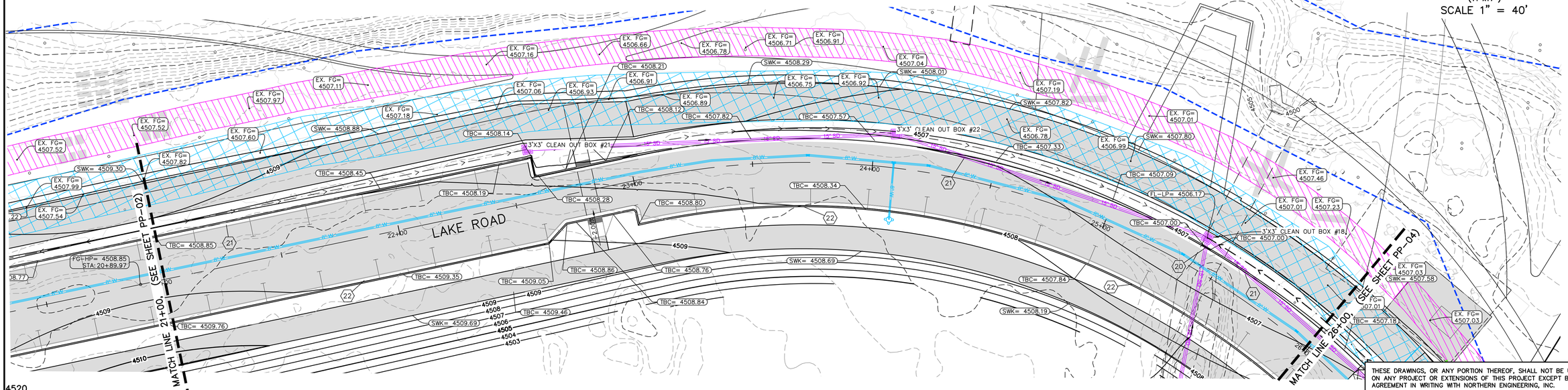
24 24" FLAT CONCRETE HEADER

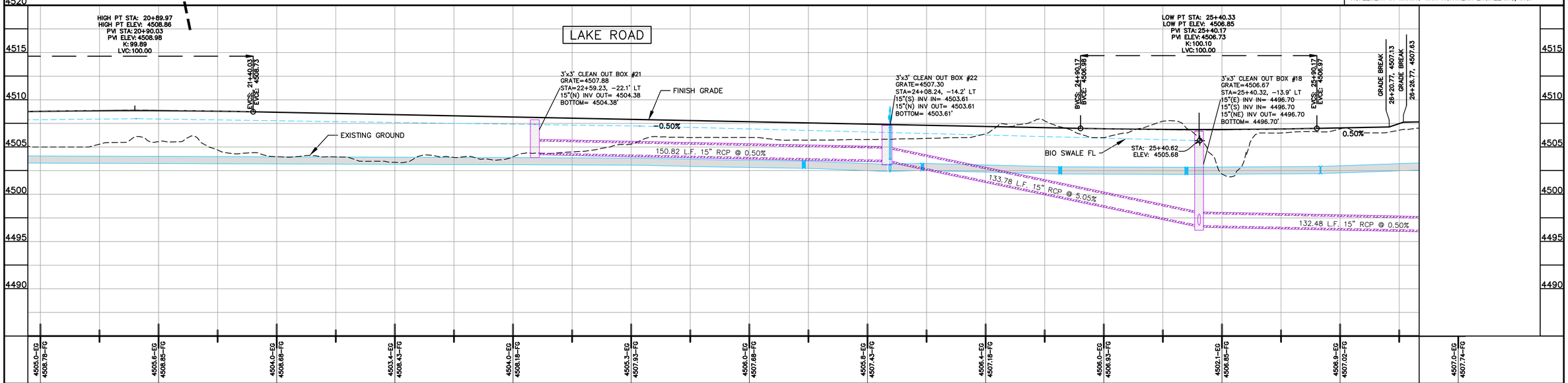
33 BICYCLE TRAIL MERGE SIGN

N NE E S

0 2 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'





THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:21 PM

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

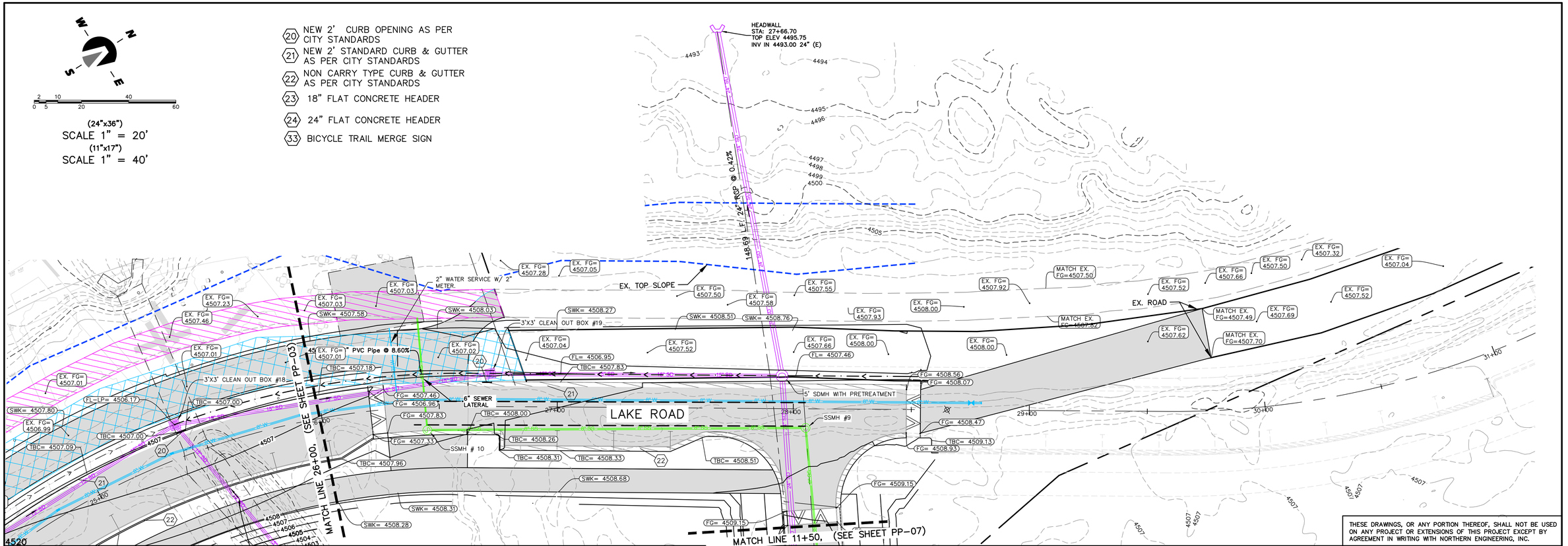
DOWNTOWN VINEYARD
LAKE ROAD (75%)

LAKE ROAD
STA: 21+00 – 26+00.00
VINEYARD, UTAH

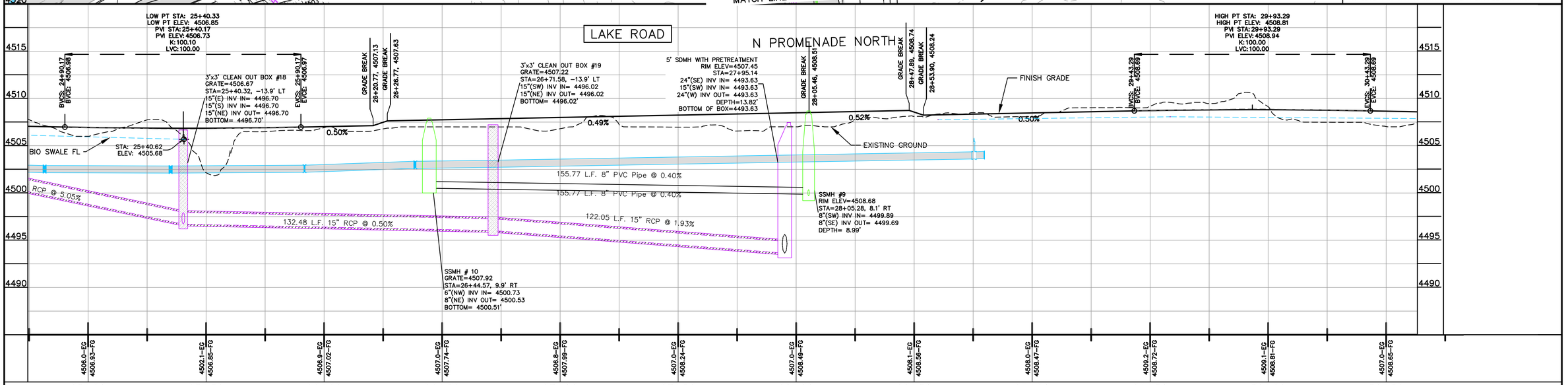
JOB NO. 3-07-045
SHEET NO. PP-03

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

20 NEW 2' CURB OPENING AS PER CITY STANDARDS
21 NEW 2' STANDARD CURB & GUTTER AS PER CITY STANDARDS
22 NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS
23 18" FLAT CONCRETE HEADER
24 24" FLAT CONCRETE HEADER
33 BICYCLE TRAIL MERGE SIGN



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:21 PM

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

DOWNTOWN VINEYARD
LAKE ROAD (75%)

LAKE ROAD
STA: 26+00.00 – 29+57.22
VINEYARD, UTAH

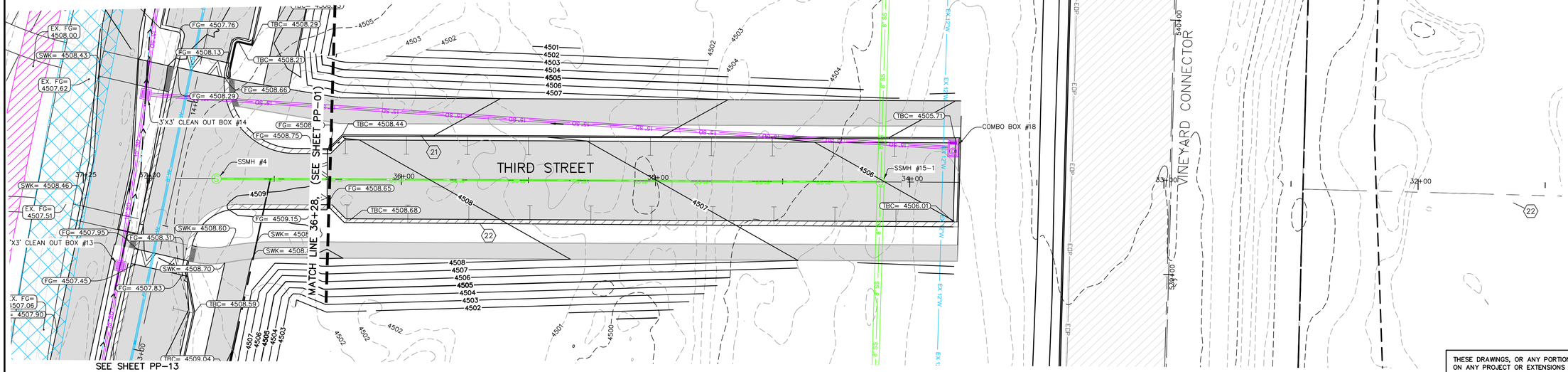
JOB NO. 3-07-045
SHEET NO. PP-04

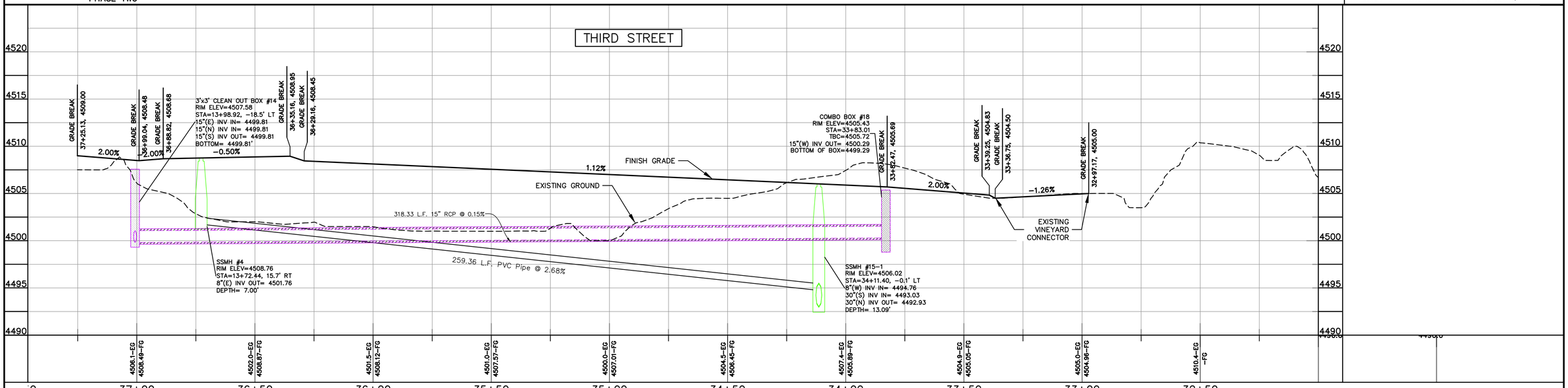
20 NEW 2' CURB OPENING AS PER CITY STANDARDS
21 NEW 2' STANDARD CURB & GUTTER AS PER CITY STANDARDS
22 NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS
23 18" FLAT CONCRETE HEADER

N
W – – E
S

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'





THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:21 PM

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

DOWNTOWN VINEYARD
LAKE ROAD (75%)

THIRD STREET
STA: 34+50 – 36+88.00
VINEYARD, UTAH

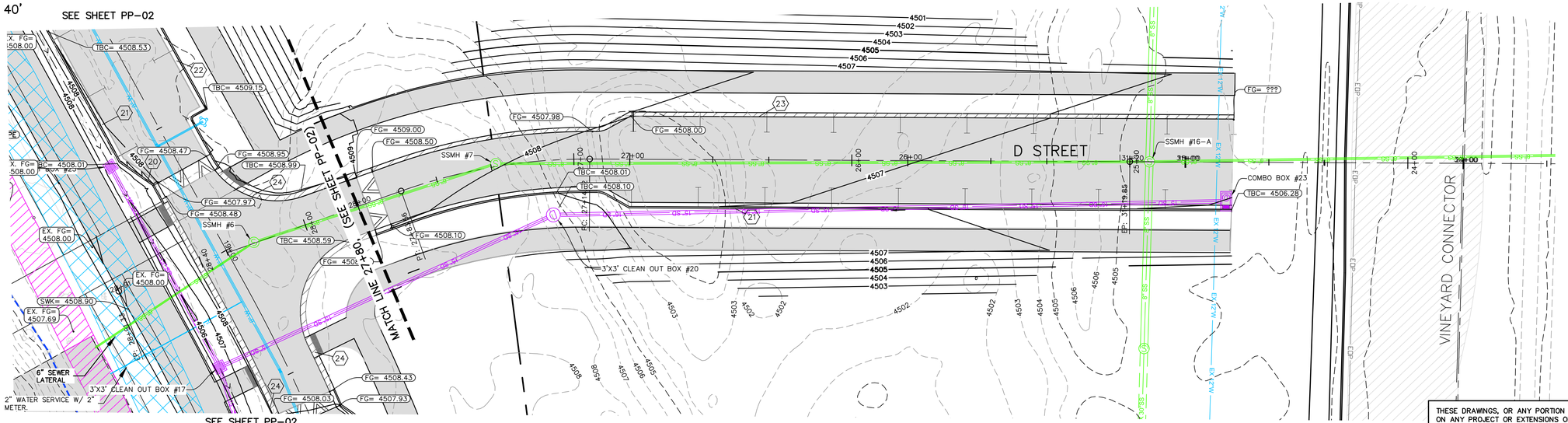
JOB NO. 3-07-045
SHEET NO. PP-05

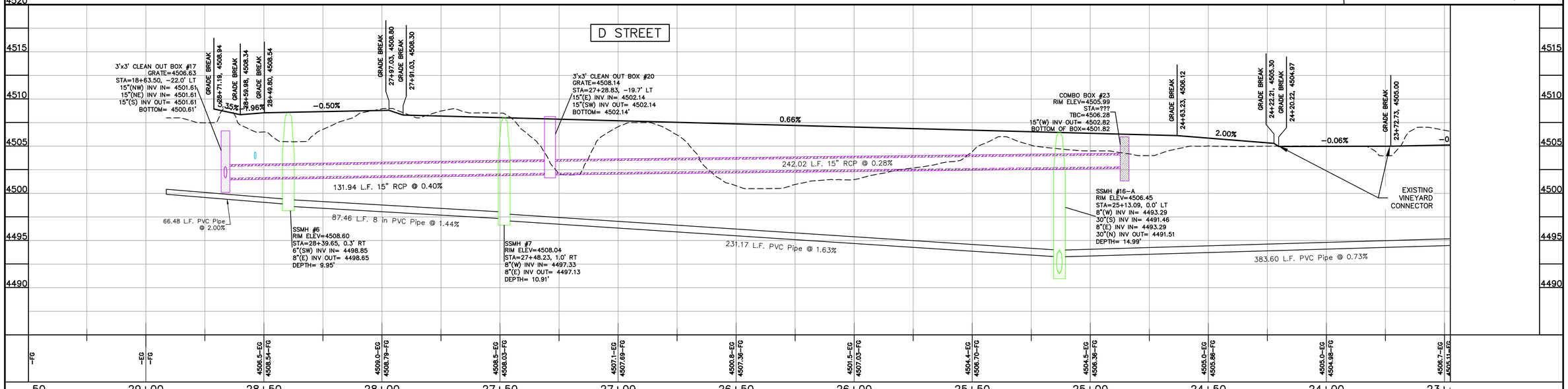
N
W – – E
S

0 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

20 NEW 2' CURB OPENING AS PER CITY STANDARDS
21 NEW 2' STANDARD CURB & GUTTER AS PER CITY STANDARDS
22 NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS
23 18" FLAT CONCRETE HEADER
24 24" FLAT CONCRETE HEADER
33 BICYCLE TRAIL MERGE SIGN
34 BIKE LANE ENDS SIGN





THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:21 PM

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

DOWNTOWN VINEYARD
LAKE ROAD (75%)

D STREET
STA: 34+50 – 36+88.00
VINEYARD, UTAH

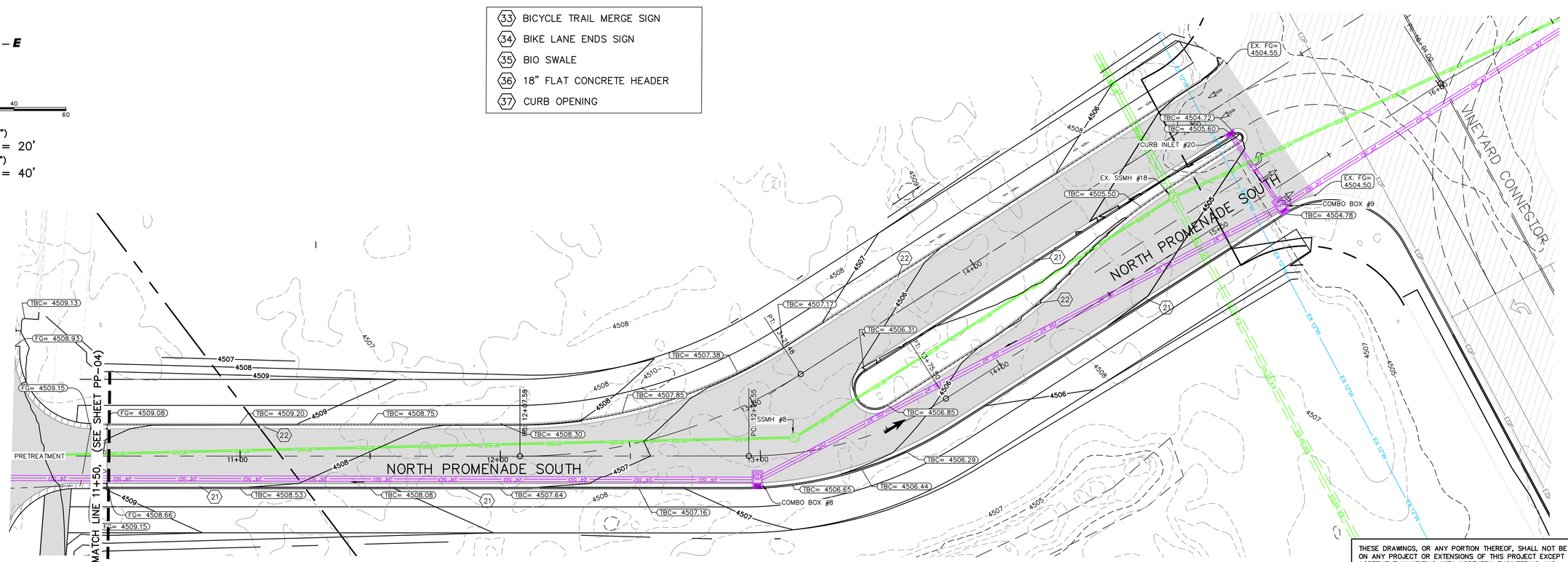
JOB NO. 3-07-045
SHEET NO. PP-06

N
W – – E
S

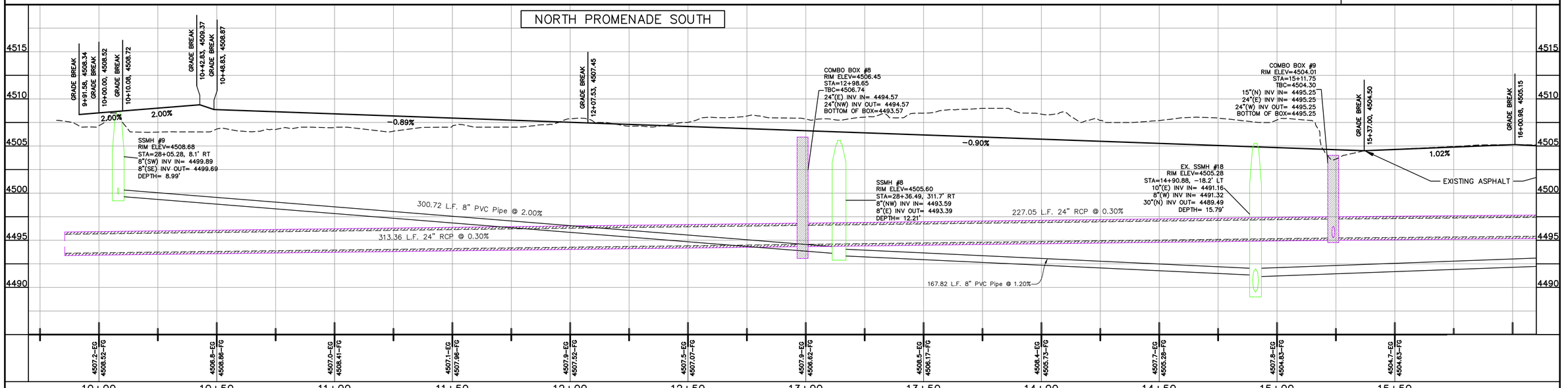
2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

33 BICYCLE TRAIL MERGE SIGN
34 BIKE LANE ENDS SIGN
35 BIO SWALE
36 18" FLAT CONCRETE HEADER
37 CURB OPENING



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:21 PM

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

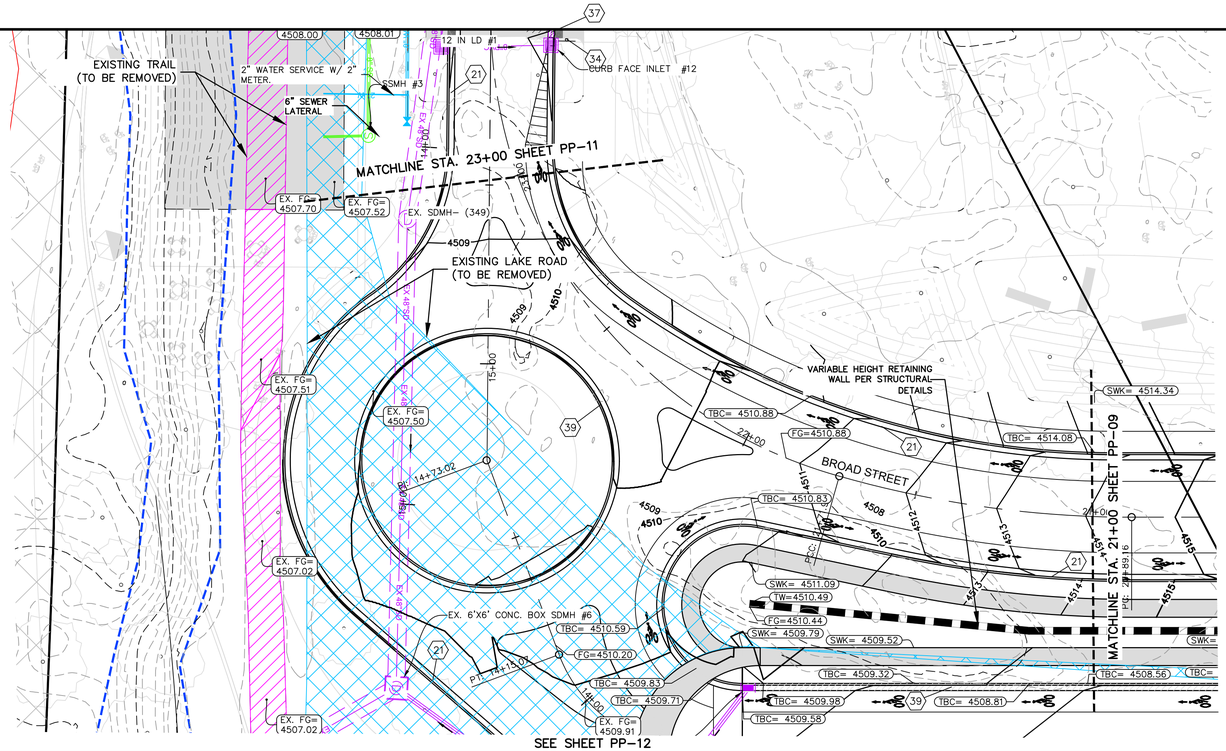
DOWNTOWN VINEYARD
LAKE ROAD (75%)

NORTH PROMENADE SOUTH PH2
STA:10+00 –15+91.87
VINEYARD, UTAH

JOB NO. 3-07-045
SHEET NO. PP-07

CONSTRUCTION NOTES

21	NEW 2' STANDARD CURB & GUTTE AS PER CITY STANDARDS
22	NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS
23	18" FLAT CONCRETE HEADER
24	24" FLAT CONCRETE HEADER
33	BICYCLE TRAIL MERGE SIGN
34	BIKE LANE ENDS SIGN
35	BIO SWALE
36	18" FLAT CONCRETE HEADER
37	CURB OPENING
38	24" FLAT CONCRETE HEADER
39	24" NON CARRY TYPE C&G



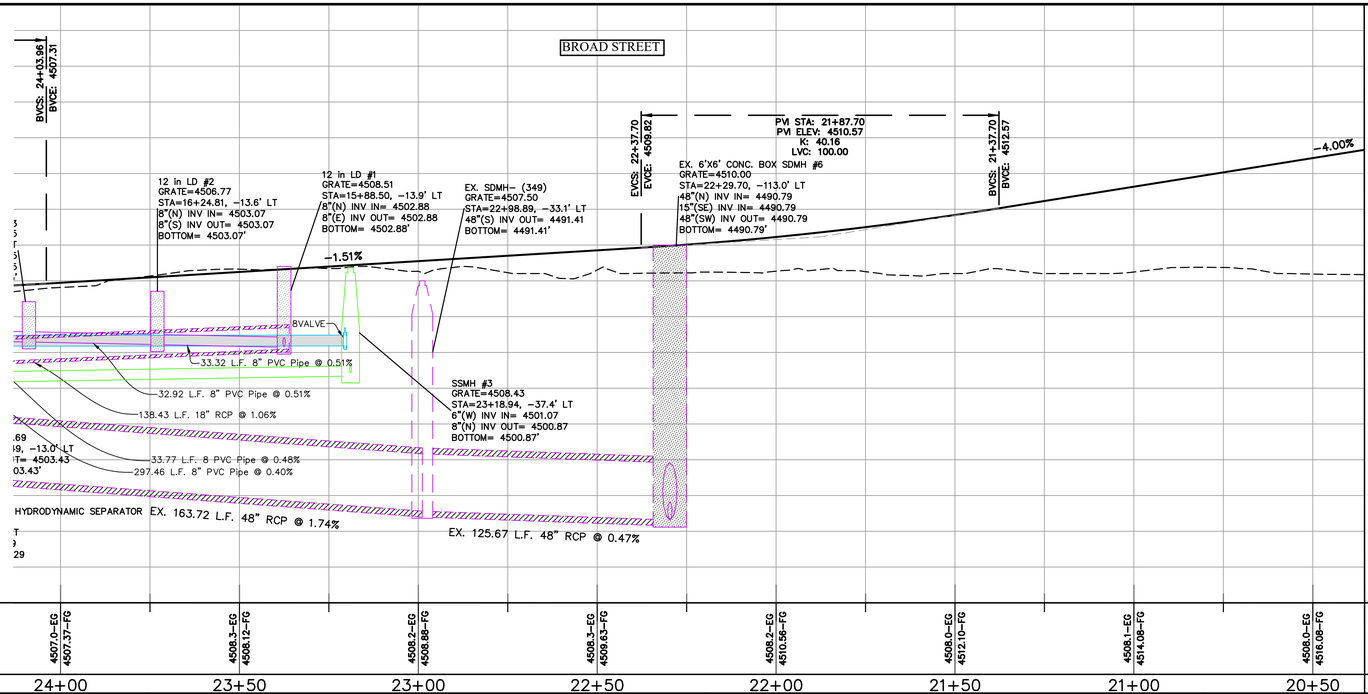
(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'

NOTES TO CONTRACTOR:

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



5				DESIGNED BY:	DATE:	
4				DRAWN BY:	DATE:	
3				CHECKED BY:	DATE:	
2				APPROVED:	DATE:	
1				COGO FILE:	DATE:	
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:	

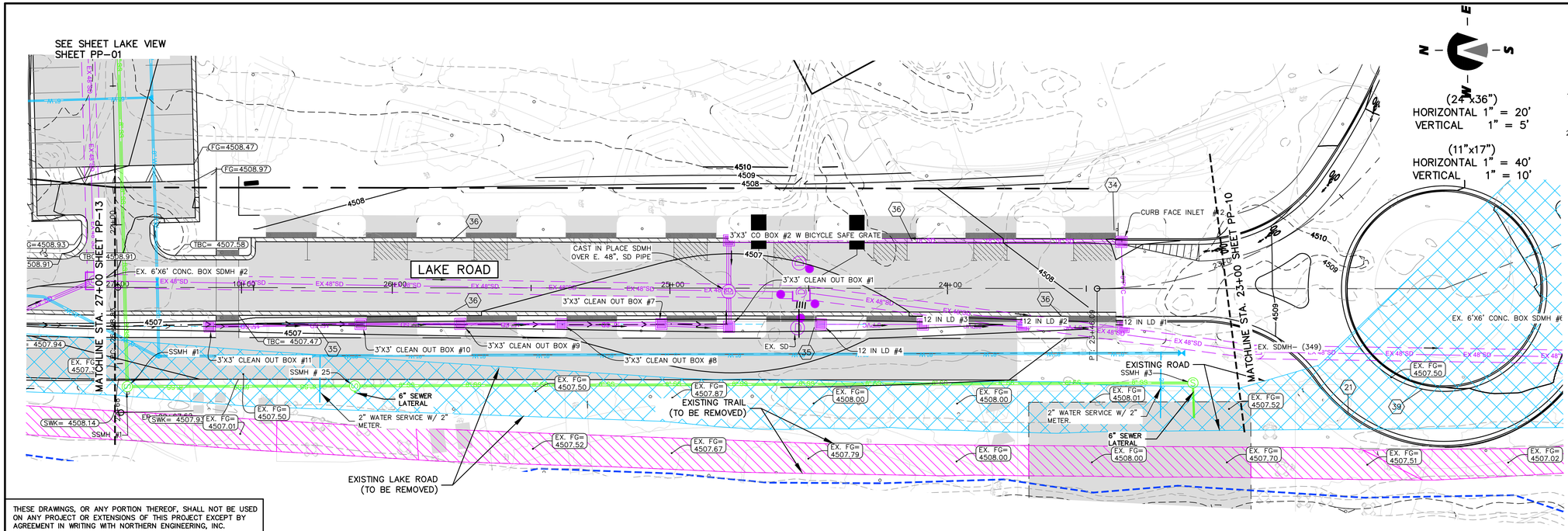
K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:21 PM

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

DOWNTOWN VINEYARD
LAKE ROAD (75%)

SOUTH PROMENADE SOUTH WEST
STA: 21+00 – 23+00
VINEYARD, UTAH

JOB NO. 3-07-045
SHEET NO. PP-10



(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'

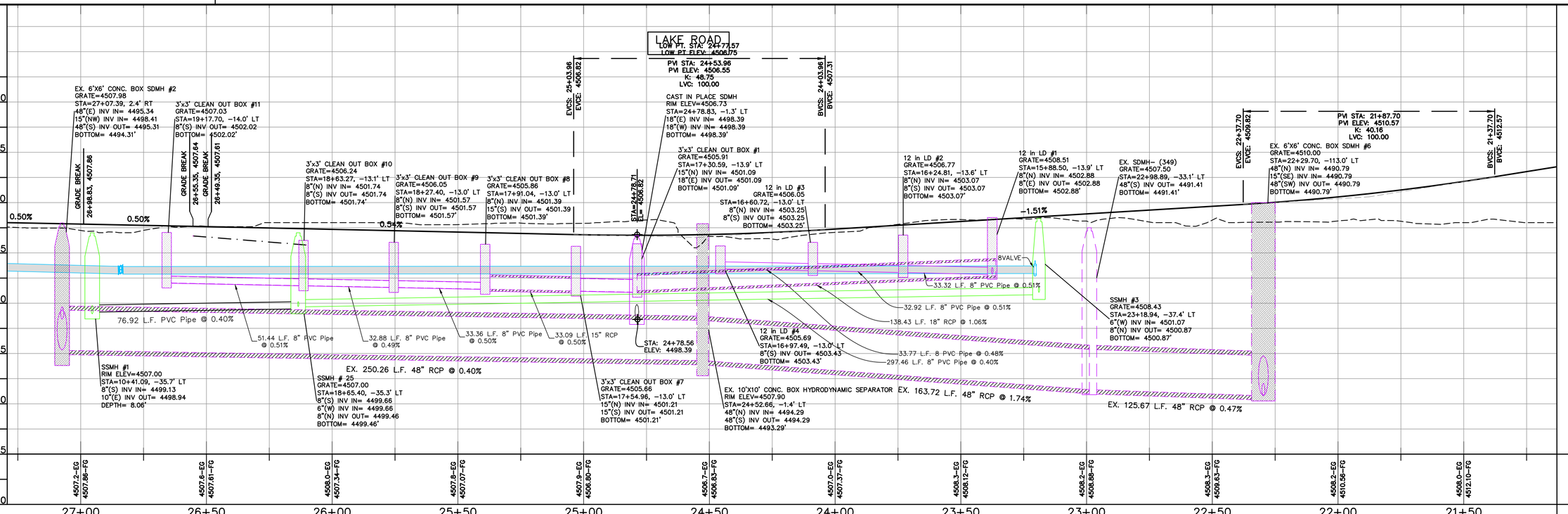
NOTES TO CONTRACTOR:

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION NOTES :

21 NEW 2' STANDARD CURB & GUTTER AS PER CITY STANDARDS
22 NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS
23 18" FLAT CONCRETE HEADER
24 24" FLAT CONCRETE HEADER
33 BICYCLE TRAIL MERGE SIGN
34 BIKE LANE ENDS SIGN
35 BIO SWALE
36 18" FLAT CONCRETE HEADER
37 CURB OPENING
38 24" FLAT CONCRETE HEADER
39 24" NON CARRY TYPE C&G

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:21 PM

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

DOWNTOWN VINEYARD
LAKE ROAD (75%)

LAKE ROAD STA: 23+00 – 27+00

VINEYARD, UTAH

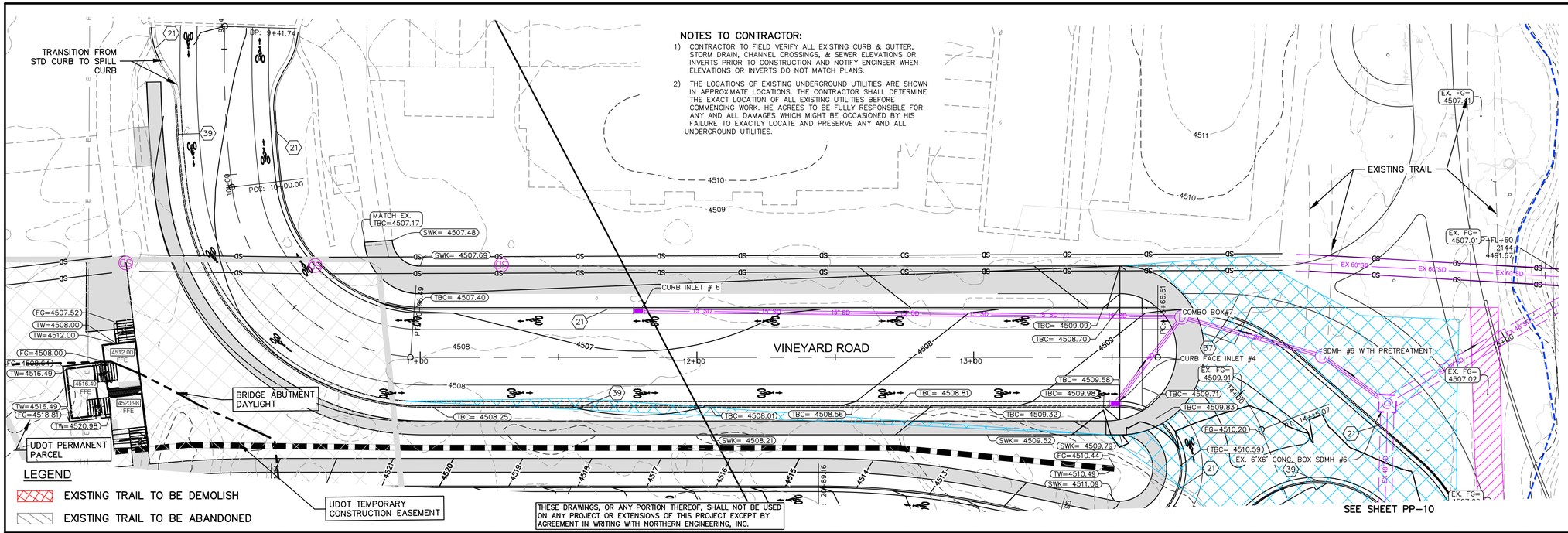
JOB NO. 3-07-045

SHEET NO. PP—11

NOTES TO CONTRACTOR:

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

LEGEND

EXISTING TRAIL TO BE DEMOLISH

EXISTING TRAIL TO BE ABANDONED

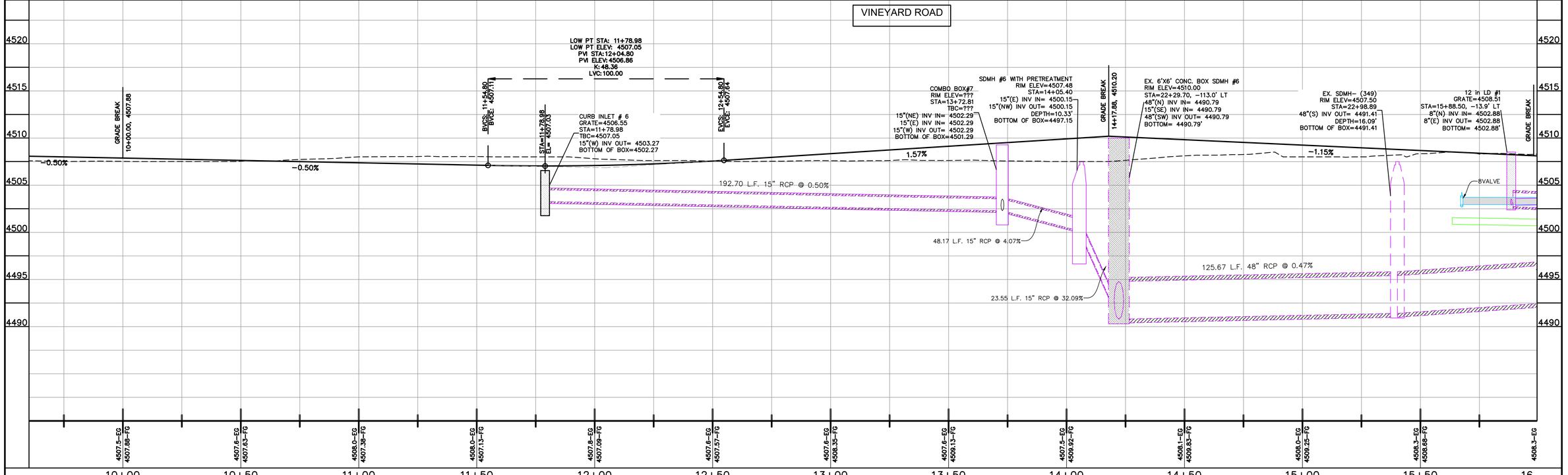
S – E – M – N

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

CONSTRUCTION NOTES :

21 NEW 2' STANDARD CURB & GUTTER AS PER CITY STANDARDS
22 NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS
23 18" FLAT CONCRETE HEADER
24 24" FLAT CONCRETE HEADER
33 BICYCLE TRAIL MERGE SIGN
34 BIKE LANE ENDS SIGN
35 BIO SWALE
36 18" FLAT CONCRETE HEADER
37 CURB OPENING
38 24" FLAT CONCRETE HEADER
39 24" NON CARRY TYPE C&G



NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

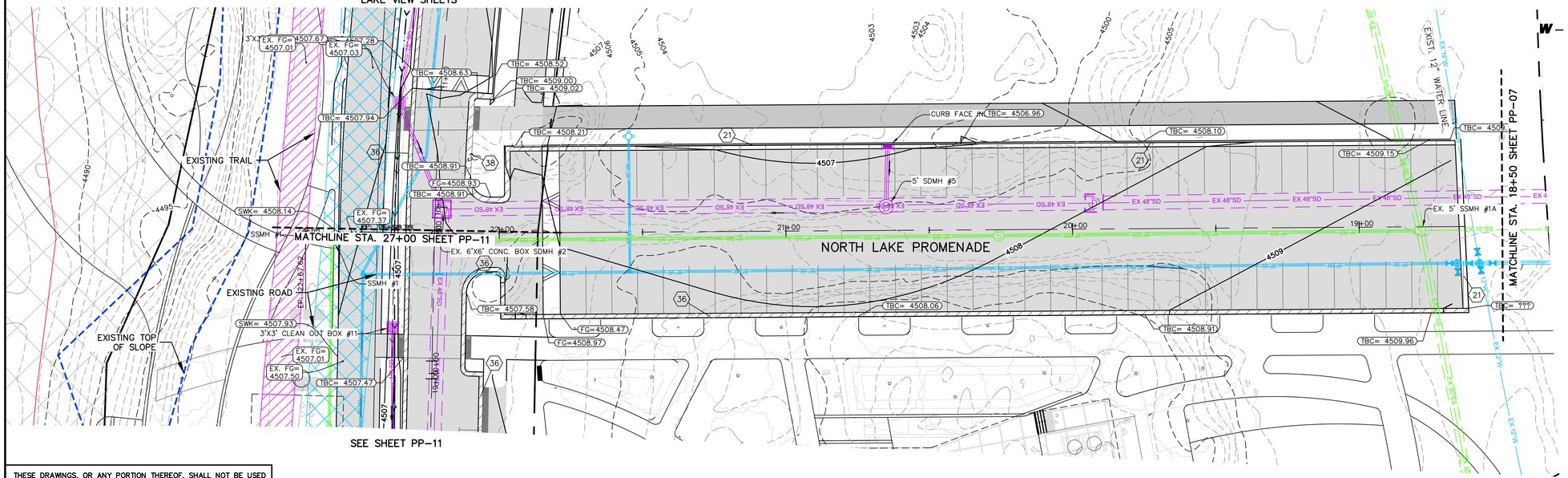
K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:21 PM

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

DOWNTOWN VINEYARD LAKE ROAD (75%)

VINEYARD ROAD STA:10+00 – 26+98.33
VINEYARD, UTAH

JOB NO. 3-07-045
SHEET NO. PP–12



(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'

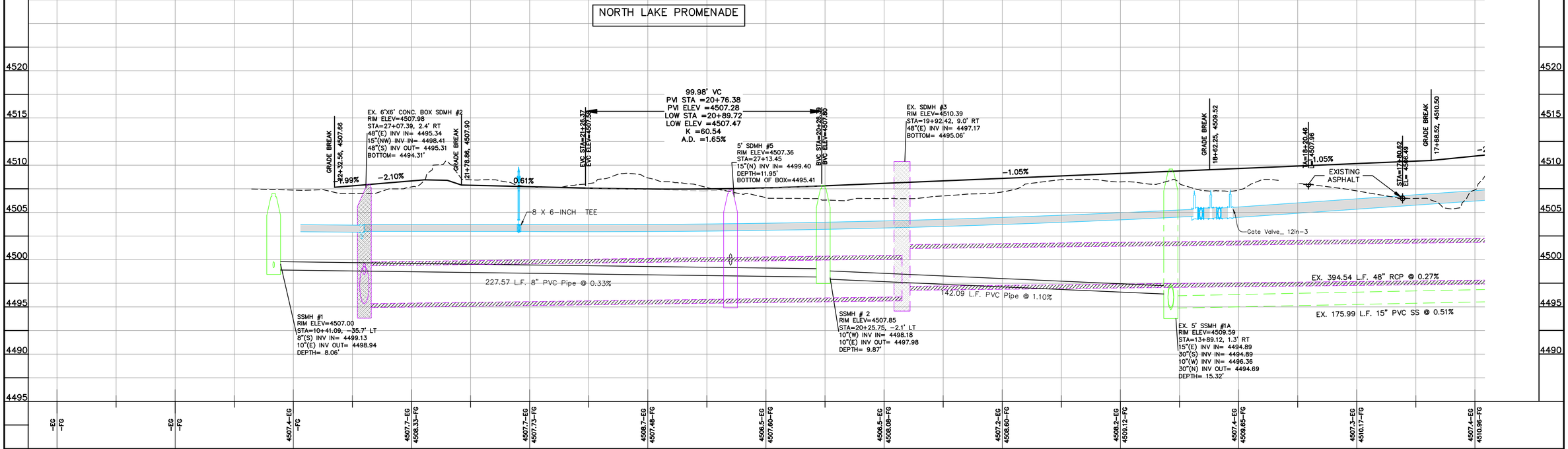
NOTES TO CONTRACTOR:

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION NOTES :

21 NEW 2' STANDARD CURB & GUTTER AS PER CITY STANDARDS
22 NON CARRY TYPE CURB & GUTTER AS PER CITY STANDARDS
23 18" FLAT CONCRETE HEADER
24 24" FLAT CONCRETE HEADER
33 BICYCLE TRAIL MERGE SIGN
34 BIKE LANE ENDS SIGN
35 BIO SWALE
36 18" FLAT CONCRETE HEADER
37 CURB OPENING
38 24" FLAT CONCRETE HEADER
39 24" NON CARRY TYPE C&G

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

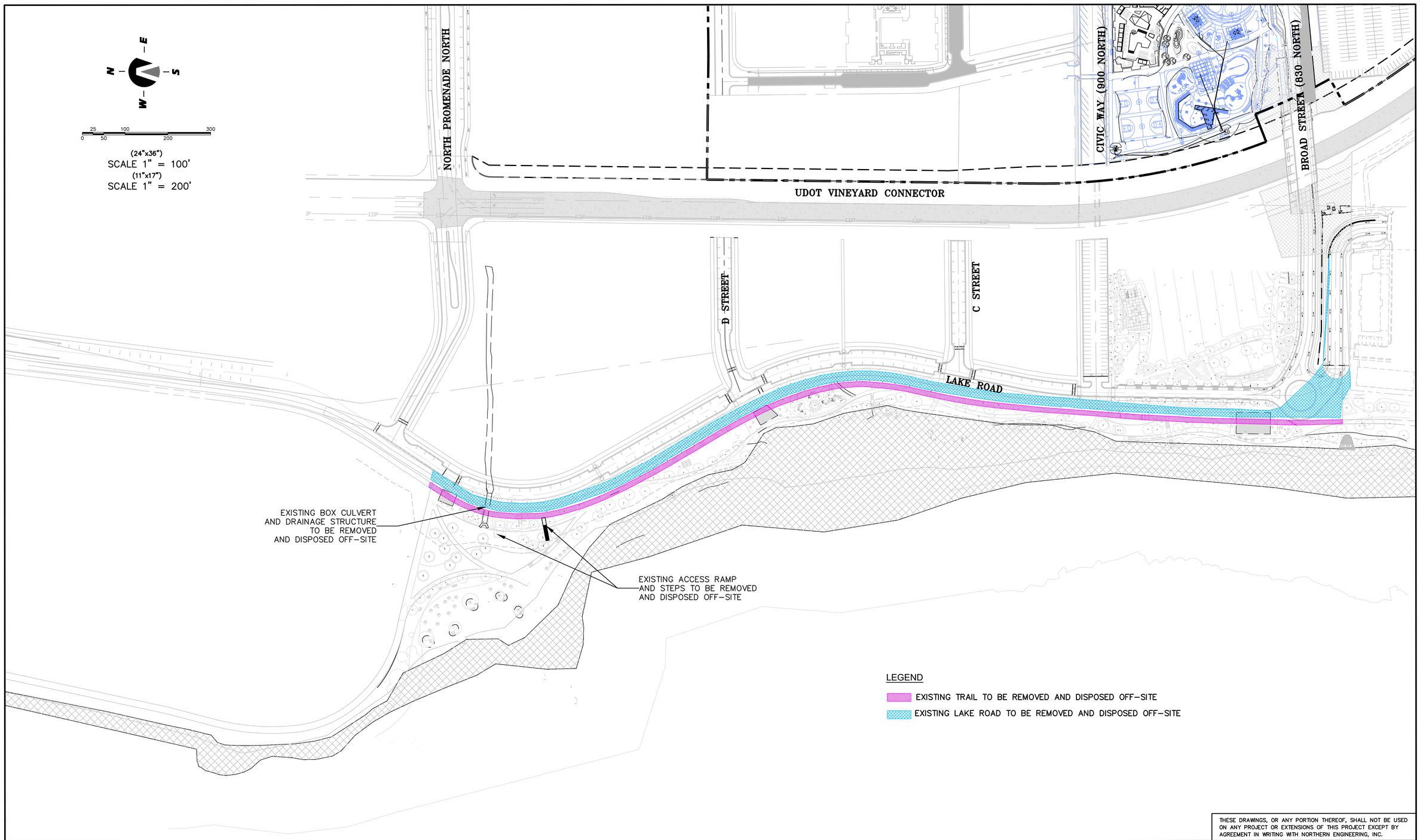
K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\P&P SHEETS.dwg 3/25/2024 1:21 PM

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

DOWNTOWN VINEYARD
LAKE ROAD (75%)

NORTH LAKE PROMENADE
STA: 23+00 - 26+98.33
VINEYARD, UTAH

JOB NO. 3-07-045
SHEET NO. PP-13



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

X:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\DEMOLITION PLAN.dwg

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

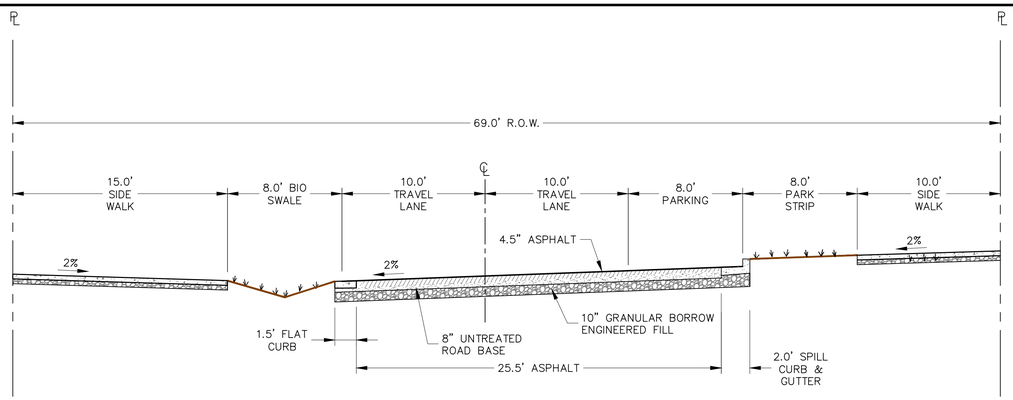
DOWNTOWN VINEYARD
LAKE ROAD (75%)

PHASE I DEMOLITION PLAN

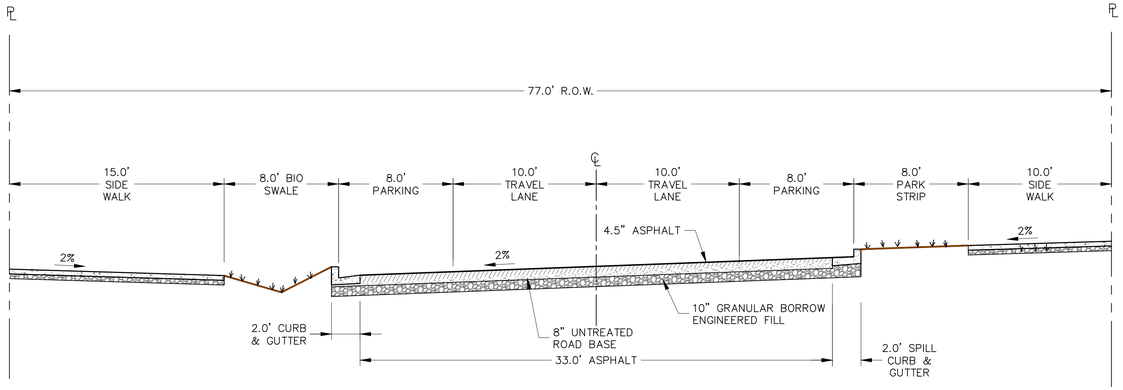
VINEYARD, UTAH

JOB NO. 3-07-045

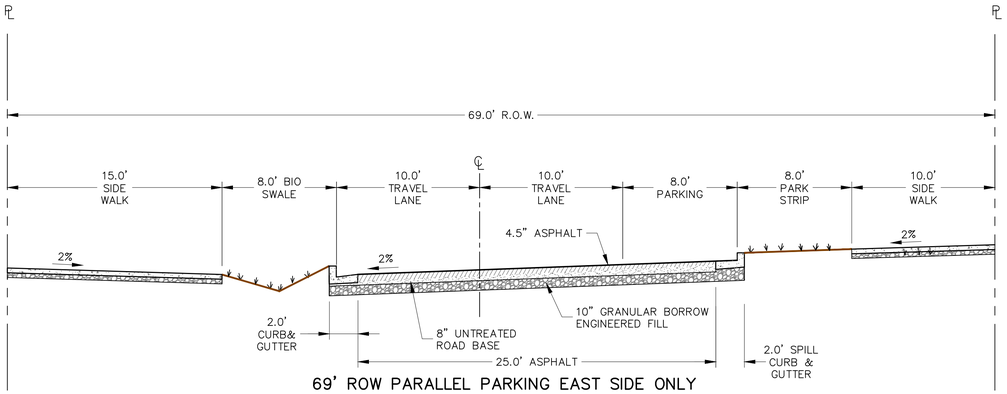
SHEET NO. D-01



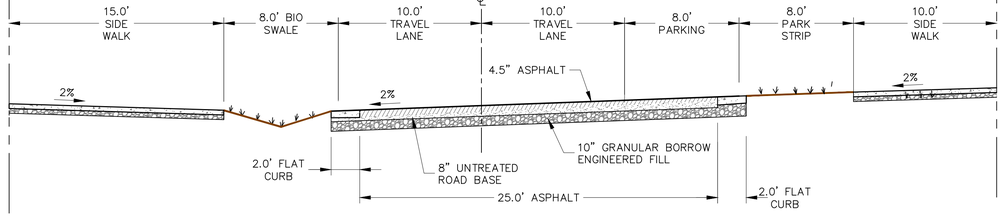
69' ROW PARALLEL PARKING EAST SIDE ONLY
(15,8,10,10,8,8,10)
STA 11+00.56 TO 13+32.56



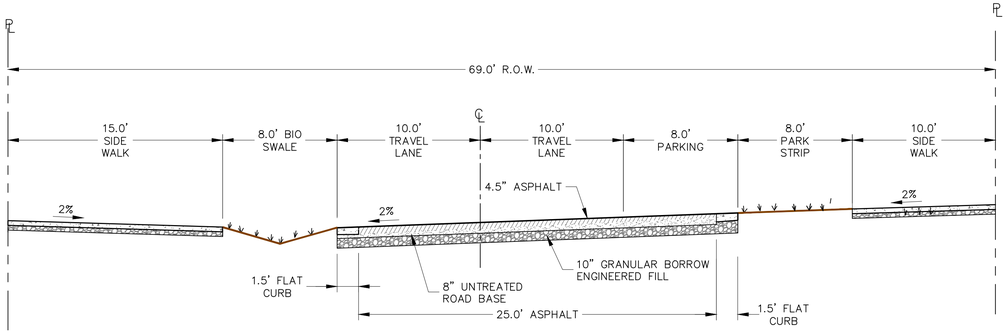
77' ROW PARALLEL PARKING BOTH SIDES
(15,8,8,10,10,8,8,10)
STA 14+29.15 TO 16+22.41
STA 16+26.04 TO 18+21.32
STA 19+50.08 TO 23+00.91



69' ROW PARALLEL PARKING EAST SIDE ONLY
(15,8,10,10,8,8,10)
STA 23+00.91 TO 26+20.77



69' ROW PARALLEL PARKING EAST SIDE ONLY
(15,8,10,10,8,8,10)
STA 26+78.03 TO 27+67.66



69' ROW VINEYARD ROAD
(15,8,10,10,8,8,10)
STA 23+49.29 TO 26+48.67

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\LAKE VIEW ROAD\LAKE RD SECTIONS.dwg 3/25/2024 1:13 PM

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

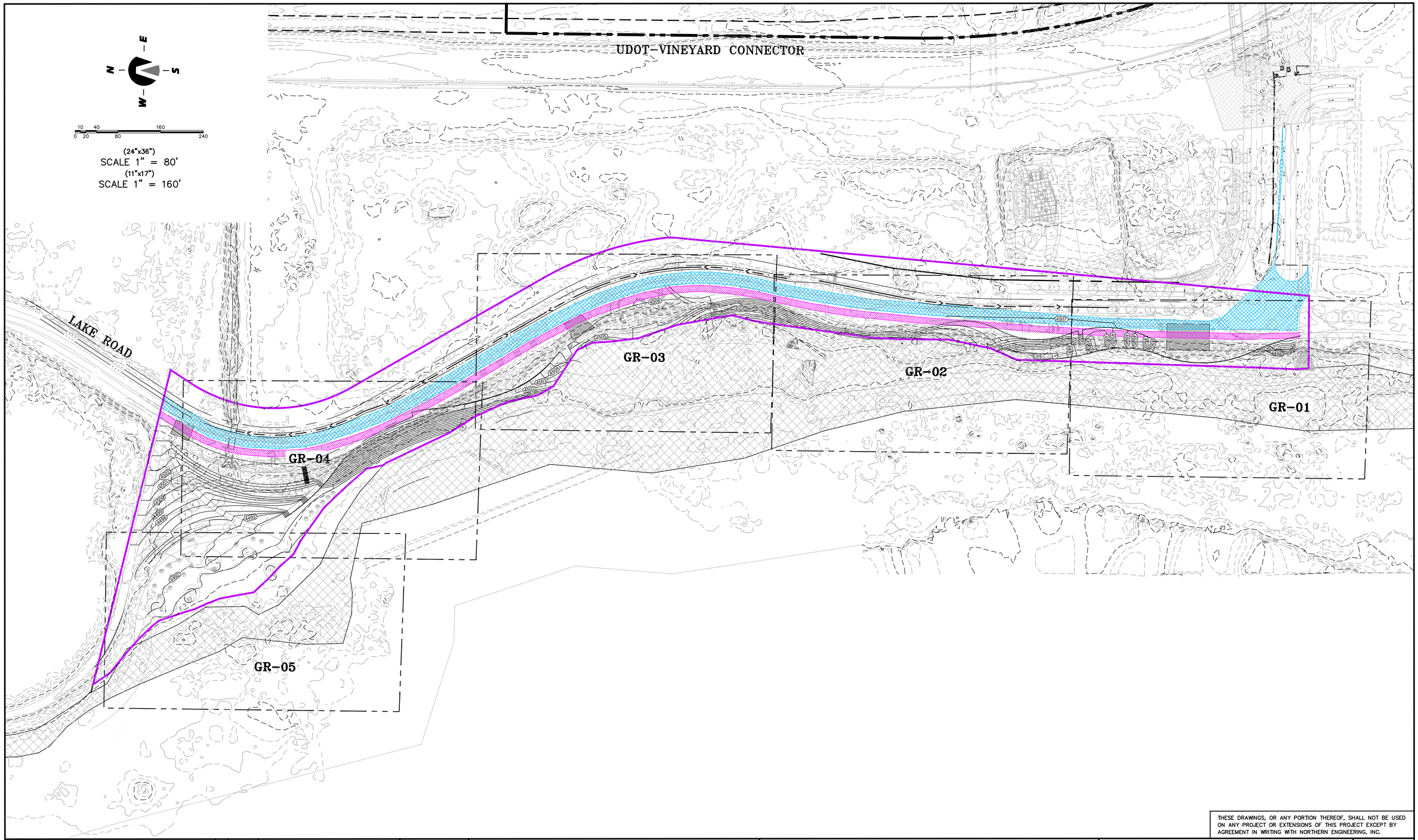
DOWNTOWN VINEYARD
LAKE ROAD (75%)

TYPICAL ROAD CROSS–SECTIONS

VINEYARD, UTAH

JOB NO. 3-07-045

SHEET NO. CS–02



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\WATER FRONT PARK MASS GRADING\MASS GRADING INDEX SHEET.dwg

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

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

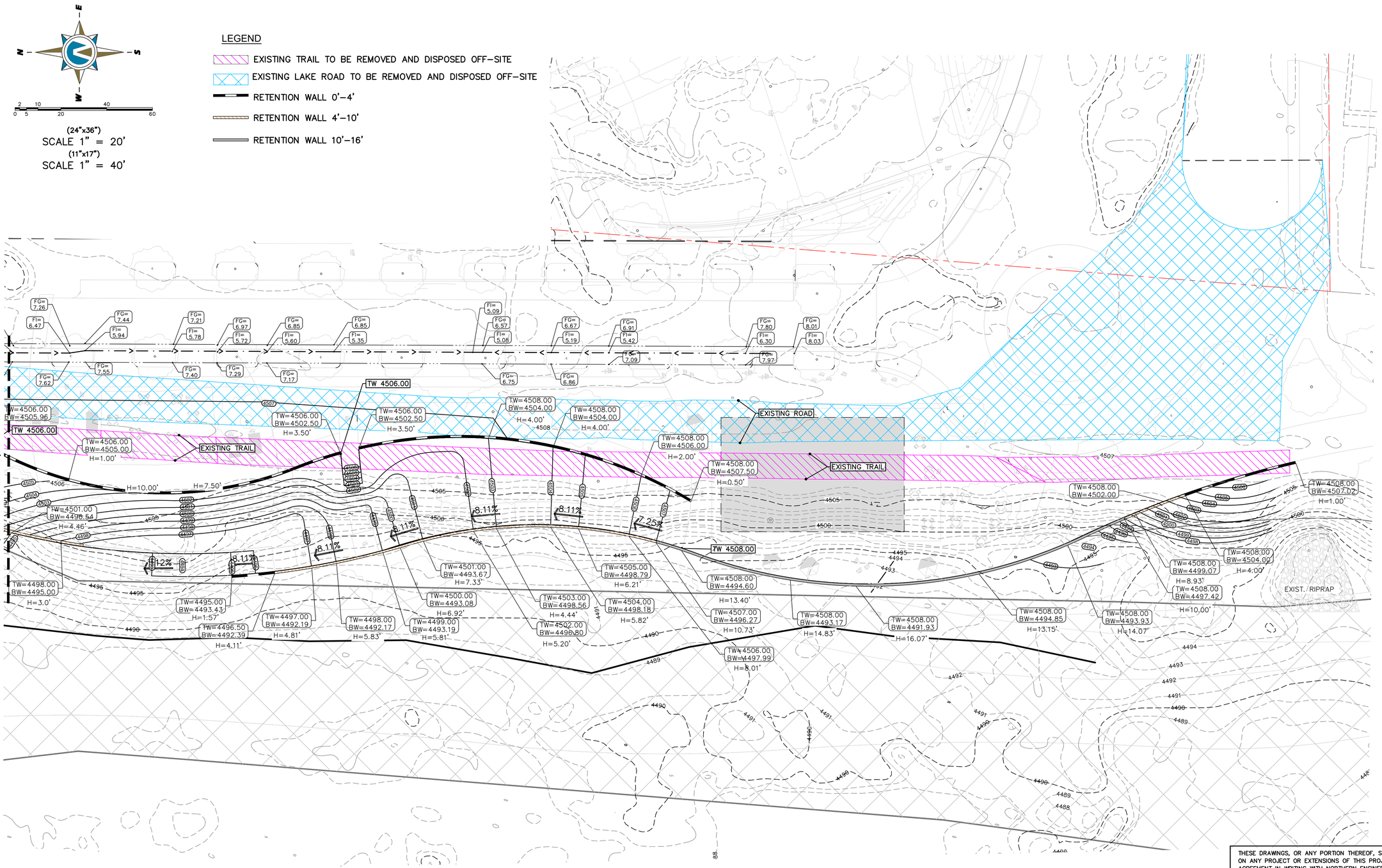
DOWNTOWN VINEYARD WATERFRONT PARK

PHASE I MASS GRADING INDEX SHEET

VINEYARD, UTAH

JOB NO. 3–07–045

SHEET NO. ID–01



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\WATER FRONT PARK MASS GRADING\MASS GRADING SHEETS.dwg

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

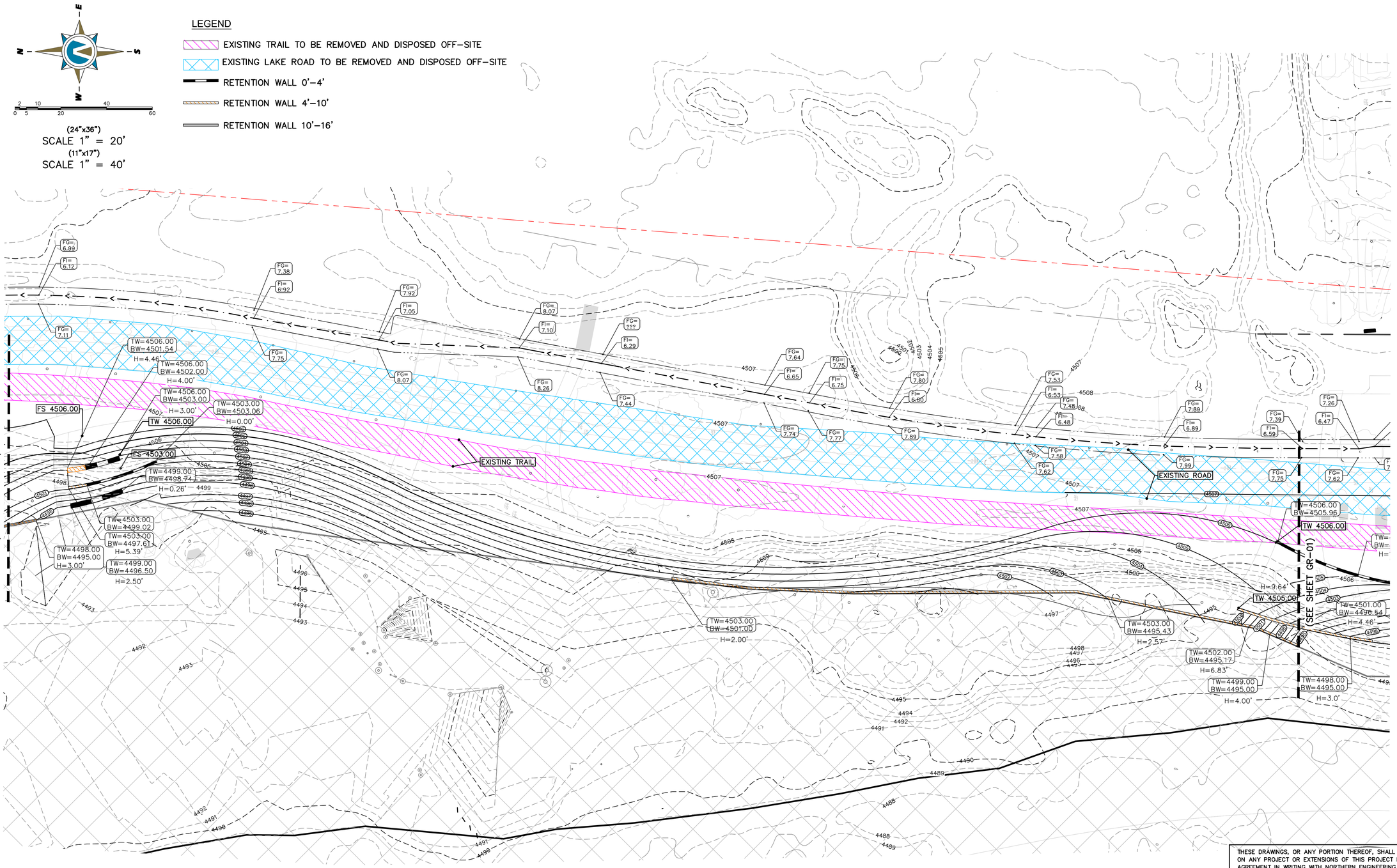
DOWNTOWN VINEYARD WATERFRONT PARK

PHASE I MASS GRADING PLAN

VINEYARD, UTAH

JOB NO. 3-07-045

SHEET NO. GR-01



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\WATER FRONT PARK MASS GRADING\MASS GRADING SHEETS.dwg

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

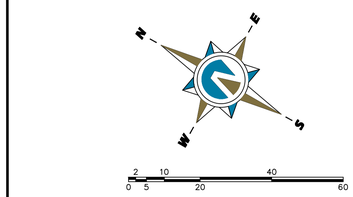
DOWNTOWN VINEYARD WATERFRONT PARK

MASS GRADING PLAN

VINEYARD, UTAH

JOB NO. 3-07-045

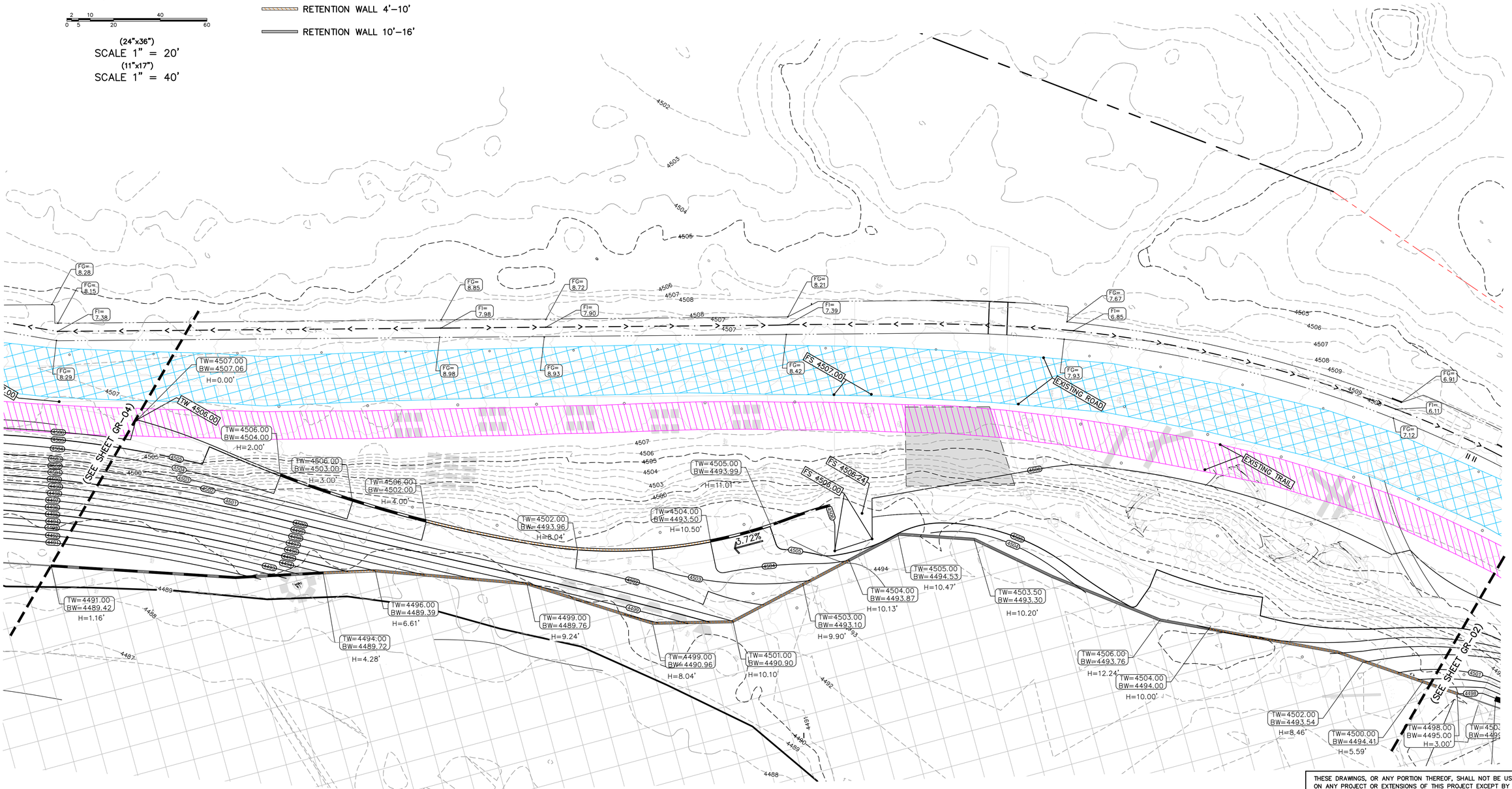
SHEET NO. GR-02



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

LEGEND

- EXISTING TRAIL TO BE REMOVED AND DISPOSED OFF-SITE
- EXISTING LAKE ROAD TO BE REMOVED AND DISPOSED OFF-SITE
- RETENTION WALL 0'-4'
- RETENTION WALL 4'-10'
- RETENTION WALL 10'-16'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\WATER FRONT PARK MASS GRADING\MASS GRADING SHEETS.dwg

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

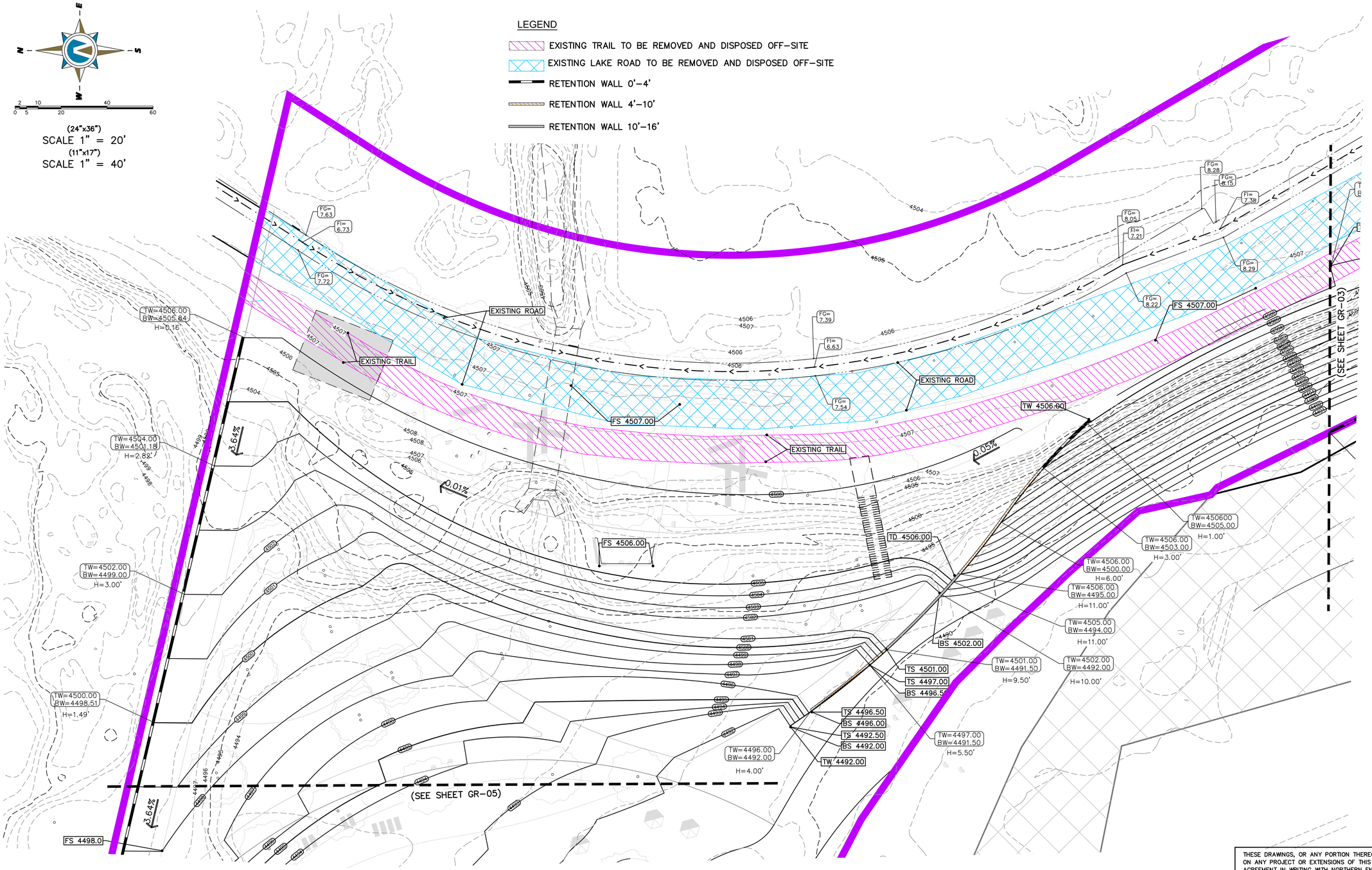
DOWNTOWN VINEYARD WATERFRONT PARK

MASS GRADING PLAN

VINEYARD, UTAH

JOB NO. 3-07-045

SHEET NO. GR-03



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\WATER FRONT PARK MASS GRADING\MASS GRADING SHEETS.dwg

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

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

DOWNTOWN VINEYARD WATERFRONT PARK

MASS GRADING PLAN

VINEYARD, UTAH

JOB NO. 3-07-045

SHEET NO. GR-04

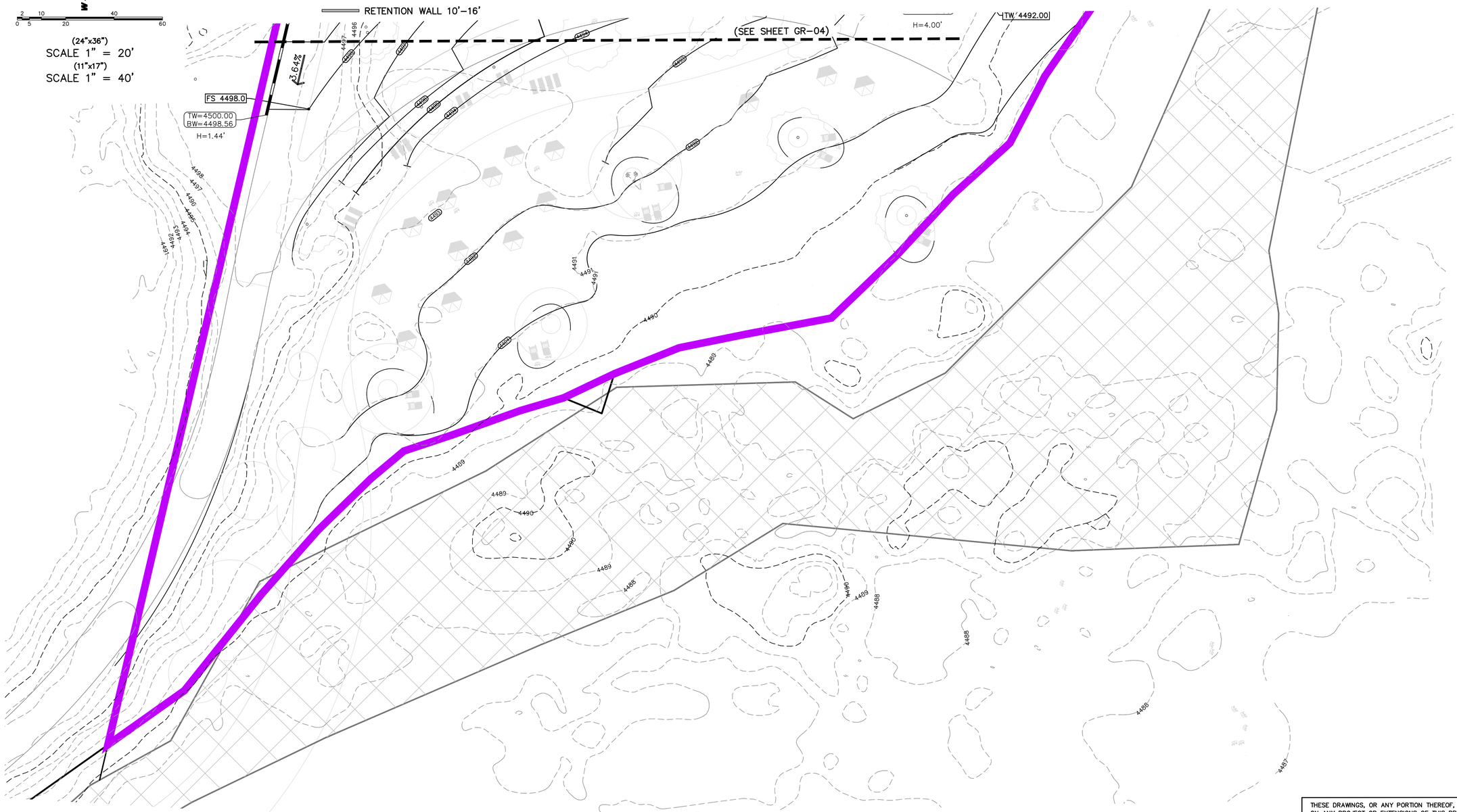
LEGEND

- EXISTING TRAIL TO BE REMOVED AND DISPOSED OFF-SITE
- EXISTING LAKE ROAD TO BE REMOVED AND DISPOSED OFF-SITE
- RETENTION WALL 0'-4'
- RETENTION WALL 4'-10'
- RETENTION WALL 10'-16'

N E S W

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\WATER FRONT PARK MASS GRADING\MASS GRADING SHEETS.dwg

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

DOWNTOWN VINEYARD WATERFRONT PARK

MASS GRADING PLAN

VINEYARD, UTAH

JOB NO. 3-07-045

SHEET NO. GR-05

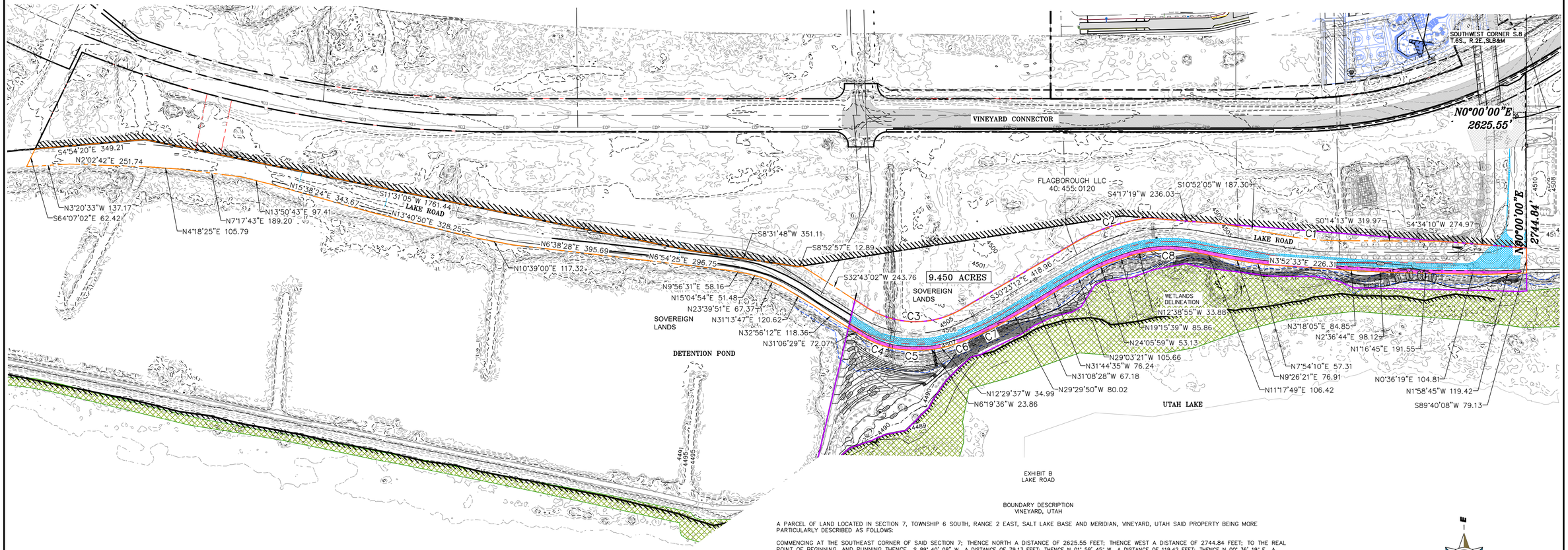


EXHIBIT B
LAKE ROAD

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	185.57'	964.17'	185.29'	S5°44'49"W	11°01'40"
C2	248.86'	592.00'	247.03'	S18°20'38"E	24°05'08"
C3	316.09'	287.00'	300.36'	S1°09'55"W	63°06'14"
C4	102.14'	316.08'	101.70'	N20°04'15"E	18°30'55"
C5	104.04'	623.57'	103.92'	N1°44'02"E	9°33'35"
C6	91.88'	774.14'	91.83'	N19°06'28"W	6°48'01"
C7	106.30'	1289.18'	106.27'	N26°15'34"W	4°43'27"
C8	151.98'	420.86'	151.15'	N0°32'39"W	20°41'25"

LEGEND

- WETLANDS DELINEATION
- UTAH LAKE COMPROMISE LINE (ELEV = ±4489.05)
- EXISTING TRAIL TO BE DEMOLISH
- EXISTING TRAIL TO BE ABANDONED

BOUNDARY DESCRIPTION
VINEYARD, UTAH

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH A DISTANCE OF 2625.55 FEET; THENCE WEST A DISTANCE OF 2744.84 FEET; TO THE REAL POINT OF BEGINNING, AND RUNNING THENCE S 89° 40' 08" W A DISTANCE OF 79.13 FEET; THENCE N 01° 58' 45" W A DISTANCE OF 119.42 FEET; THENCE N 00° 36' 19" E A DISTANCE OF 104.81 FEET; THENCE N 01° 16' 45" E A DISTANCE OF 191.55 FEET; THENCE N 02° 36' 44" E A DISTANCE OF 98.12 FEET; THENCE N 03° 18' 05" E A DISTANCE OF 84.85 FEET; THENCE N 03° 52' 33" E A DISTANCE OF 226.31 FEET; THENCE N 07° 54' 10" E A DISTANCE OF 57.31 FEET; THENCE N 09° 26' 21" E A DISTANCE OF 76.91 FEET; THENCE N 11° 17' 49" E A DISTANCE OF 106.42 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN CENTRAL ANGLE OF 20° 41' 25", HAVING A RADIUS OF 420.86 FEET; AND WHOSE LONG CHORD BEARS N 00° 32' 39" W A DISTANCE OF 151.15 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE N 12° 38' 55" W A DISTANCE OF 33.88 FEET; THENCE N 19° 15' 39" W A DISTANCE OF 85.86 FEET; THENCE N 24° 05' 59" W A DISTANCE OF 53.13 FEET; THENCE N 29° 03' 21"W A DISTANCE OF 105.66 FEET; THENCE N 31° 44' 35"W A DISTANCE OF 76.24 FEET; THENCE N 31° 08' 28" W A DISTANCE OF 67.18 FEET; THENCE N 29° 29' 50"W A DISTANCE OF 80.02 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 04° 43' 27", HAVING A RADIUS OF 1289.18 FEET, AND WHOSE LONG CHORD BEARS N 26° 15' 34" W A DISTANCE OF 106.27 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVE.SAID CURVE TURNING TO THE RIGHT THROUGH AN CENTRAL ANGLE OF 06° 48' 01", HAVING A RADIUS OF 774.14 FEET, AND WHOSE LONG CHORD BEARS N 19° 06' 28"W A DISTANCE OF 91.83 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE N 12° 29' 37" W A DISTANCE OF 34.99 FEET; THENCE N 06° 19' 36"W A DISTANCE OF 23.86 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 09° 33' 35", HAVING A RADIUS OF 623.57 FEET, AND WHOSE LONG CHORD BEARS N 01° 44' 02" E A DISTANCE OF 103.92 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN CENTRAL ANGLE OF 18° 30' 55", HAVING A RADIUS OF 316.08 FEET, AND WHOSE LONG CHORD BEARS N 20° 04' 15" E A DISTANCE OF 101.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE N 31° 06' 29" E A DISTANCE OF 72.07 FEET; THENCE N 32° 56' 12" E A DISTANCE OF 118.36 FEET; THENCE N 31° 13' 47" E A DISTANCE OF 120.62 FEET; THENCE N 23° 39' 51" E A DISTANCE OF 67.37 FEET; THENCE N 15° 04' 54" E A DISTANCE OF 51.48 FEET; THENCE N 09° 56' 31" E A DISTANCE OF 58.16 FEET; THENCE N 06° 54' 25" E A DISTANCE OF 296.75 FEET; THENCE N 06° 38' 28" E A DISTANCE OF 395.69 FEET; THENCE N 10° 39' 00" E A DISTANCE OF 117.32. FEET; THENCE N 13° 40' 50" E A DISTANCE OF 328.25 FEET; THENCE N 15° 38' 24" E A DISTANCE OF 343.67 FEET; THENCE N 13° 50' 43" E A DISTANCE OF 97.41 FEET; THENCE N 07° 17' 43" E A DISTANCE OF 189.20 FEET; THENCE N 04° 18' 25" E A DISTANCE OF 105.79 FEET; THENCE N 02° 02' 42" E A DISTANCE OF 251.74 FEET; THENCE N 03° 20' 33" W A DISTANCE OF 137.17 FEET; THENCE S 64° 07' 02" E A DISTANCE OF 62.42 FEET; THENCE S 04° 54' 20" E A DISTANCE OF 349.21 FEET; THENCE S 11° 31' 05" W A DISTANCE OF 1761.44 FEET; THENCE S 08° 31' 48" W A DISTANCE OF 351.11 FEET; THENCE S 08° 52' 57" E A DISTANCE OF 12.89 FEET; THENCE S 32° 43' 02" W A DISTANCE OF 243.76 FEET; TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN CENTRAL ANGLE OF 63° 06' 14", HAVING A RADIUS OF 287.00 FEET; AND WHOSE LONG CHORD BEARS S 01° 09' 55" W A DISTANCE OF 300.36 FEET; THENCE S 30° 23' 12" E A DISTANCE OF 418.96 FEET; TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 05' 08", HAVING A RADIUS OF 592.00 FEET, AND WHOSE LONG CHORD BEARS S 18° 20' 38" E A DISTANCE OF 247.03 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S 04° 17' 19" W A DISTANCE OF 236.03 FEET; THENCE S 10° 52' 05" W A DISTANCE OF 187.30 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11° 01' 40", HAVING A RADIUS OF 964.17 FEET, AND WHOSE LONG CHORD BEARS S 05° 44' 49" W A DISTANCE OF 185.29 FEET; THENCE S 00° 14' 13" W A DISTANCE OF 319.97 FEET; THENCE S 04° 34' 10.3" W A DISTANCE OF 274.97 FEET TO THE POINT OF BEGINNING.

(24"x36")
SCALE 1" = 150'
(11"x17")
SCALE 1" = 300'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-07-045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\WATER FRONT PARK MASS GRADING\-LAKESHORE-MASS GRADING-EXHIBIT.dwg 3/25/2024 3:59 PM

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

WATERFRONT

LAKESHORE OVERALL MASS GRADING EXHIBIT

VINEYARD, UTAH

JOB NO. 07-045

SHEET NO. 2