



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING**

July 17, 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, July 17, 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. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

4. CONSENT ITEMS

4.1. Approval of April 17, 2024 Planning Commission Meeting Minutes

4.2. Approval of March 6, 2024 Planning Commission Meeting Minutes

5. BUSINESS ITEMS

5.3. LivAway Suites - Hotel in GRMU

Brady Morris is requesting approval of a site plan and conditional use permit application for a Hotel to be located within the GRMU (Geneva Road Mixed-Use) Zone of Vineyard City.

6. WORK SESSION

No work items were submitted.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is August 7, 2024

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 Madison Reed, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at madisonr@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:	07/16/2024
	/s/ Madison Reed
CERTIFIED (NOTICED) BY:	Madison Reed, Planning Technician



**MINUTES OF A REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION
April 17, 2024, at 6:00 PM**

Attendance:

Planning Commissioners: Vice-Chair Bryce Brady, Brad Fagg, Nathan Steele, and Caden Rhoton

Staff Present: Cache Hancey, Anthony Fletcher, Planner; Patrick James, Staff Engineer; Naseem Ghandour, Public Works Director

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

Vice-Chair Bryce Brady led the meeting in the pledge of allegiance and initiated a prayer.

2. PUBLIC COMMENTS

There were no public comments.

3. CONSENT ITEMS

There were no consent items.

4. BUSINESS ITEMS

4.1. GRMU Office Building Site Plan

 Planner Cache Hancey presented the Site Plan with all the iterations that have been made through the review process. These included updates to the site plan orientation, parking, landscaping, and accessing. He presented conditions for approval for creating an entrance off Geneva Rd.

 Discussion ensued on logistics and plan compliance where Planner Hancey shared relevant information.

 Conditions for the approval included paying the outstanding fees, redline corrections, subject to all federal state and local laws, ADA requirements, update the site plan, update the elevation plans, lighting specification on compliance with the code, and update the landscape plan with the set back and percentage requirements.

Commissioner Nathan Steele asked for clarification on pedestrian crossings.

 **MOTION: NATHAN STEELE MOVED TO APPROVE THE GRMU OFFICE BUILDING SITE PLAN APPLICATION AS REQUESTED BY JOE X WITH ATLAS DEVELOPMENT GROUP AND VINEYARD VISION HOLDINGS WITH THE PROPOSED CONDITIONS AT 6:12pm. COMMISSIONER FAGG SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

4.2. **Eastlake Warehouse Lot 01 Site Plan**

 Planner Hancey provided context on the power plant and presented the site plan. He presented updates from the review process and coordination with applicant towards compliance with the Vineyard Zoning Code. He introduced a conditional approval to maintain safety of an access point.

 Commissioner Steele asked if studies have taken place to inform safety measures.

 Conditions for approval included paying the outstanding fees, redline corrections, subject to all federal state and local laws, ADA requirements, applicant will work with the engineering department to determine a safe location of the standard drive access off 1750 N prior to the issuance of a building permit, and submittal of an updated site plan with the required bicycle parking at each building.

 Planner Hancey asked the applicant if they had an idea of when they want to start construction.

The applicant responded in mentioning plans for the following day of the meeting.

 **MOTION: COMMISSIONER STEELE MOVED TO APPROVE THE EASTLAKE WAREHOUSE LOT 01 SITE PLAN APPLICATION AS REQUESTED BY CHRIS KEPHART AND BRETT WOOD WITH THE CONDITIONS OF APPROVAL. COMMISSIONER FAGG WAS THE SECOND AT 6:19pm. THE MOTION CARRIED UNANIMOUSLY.**

4.3. **Orchards Site Plan Amendment**

 Planner Hancey presented on the Orchards Site Plan and the reasoning behind the request for amendment. The full landscaping was discussed to clarify and differentiate the 2016 approved landscaping plan and what was implemented.

 Discussions about these changes ensued.

Planner Hancey provided visual aids to reflect these differences.



Commissioner Steele initiated discussion on the decrease in the percent landscape and the increase in number of trees.

Planner Hancey noted the town homes are rentals that are individually platted and have an HOA.



Commissioner Steele asked about future enforcement and maintenance. Planner Hancey commented on how we may hold them to the standards.



Commissioners Caden Photon, Brady, and Steele expressed concern of creating more pedestrian accesses that connects better into the city sidewalk network (i.e., Center St.) including ADA access.



A recommended condition was proposed to open up the fence.



Concern about a single entrance was voiced.

Public Works Director Naseem Ghandour noted that they may utilize internal roads.

A discussion about access and connectivity continued to build concern.



Commissioner Brady suggested to continue to May 1st 2024 to address concerns.



MOTION: COMMISSIONER RHOTON MOVED TO CONTINUE ITEM 5.3 ORCHARD SITE PLAN TO MAY 1ST AT 6:45pm. COMMISSIONER FAGG SECONDED THE MOTION. THIS PUSHED UNANIMOUSLY.

5. WORK SESSION

No work items were submitted.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

Planners Anthony Fletcher and Cache Hancey put out fliers for the Firehouse for attendance.



Planner Fletcher discussed how his learnings from a conference may improve our city.



Planner Hancey included information on an open house for the lake front in town center to address concerns, the impact Vineyard awards, and the impact Vineyard fair.

 Staff Engineer Patrick James provided an update on the new phase of Utah City Development as well as an update on a trail that was identified as a high priority for UDOT.

 Commissioner Brady asked about an update for parking in the new phase. Planner Hancey discussed the thoughts and progress with parking structures, specifically for the FrontRunner Station.

7. **ADJOURNMENT**

Meeting Adjourned at 6.58 pm.

MINUTES CERTIFIED CORRECT ON:

CERTIFIED BY: /s/ Madison Reed
Madison Reed, Planner Technician



VINEYARD

STAY CONNECTED

**MINUTES OF A REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION
March 6, 2024, at 6:00 PM**

Attendance:

Planning commissioners: Chair Tay Gudmundson, Vice-Chair Bryce Brady, and Commissioners Brad Fagg, Graden Ostler, and Nathan Steele.

Staff present: Patrick James, Staff Engineer; Naseem Ghandour, Public Works Director; Anthony Jenkins, Cache Hancey, Planners; Morgan Brim, Community Development Director

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

Commissioner Ostler lead the meeting in the pledge of allegiance.

 2. PUBLIC COMMENTS

There were no public comments.

 3. CONSENT ITEMS

3.1. Approval of December 6, 2023, Joint Session and Regular Planning Commission Meeting Minutes.

3.2. Approval of the January 17, 2024, Planning Commission Meeting Minutes.

3.3. Approval of February 7, 2024 Planning Commission Meeting Minutes

 **MOTION: VICE-CHAIR BRADY MOTIONED TO APPROVE THE MEETING MINUTES AS PRESENTED AT 6:02pm. COMMISSIONER FAGG SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR TAY GUDMUNDSON, VICE-CHAIR BRYCE BRADY, BRAD FAGG, GRADEN OSTLER, AND NATHAN STEELE VOTED AYE. THE MOTION CARRIES UNANIMOUSLY.**



4. BUSINESS ITEMS



4.1. PUBLIC HEARING - General Plan Update - Goal 2 Technology Element



Community Development Director Morgan Brim introduced a general plan amendment discussed previously and addressed what has been done. Mr. Brim presented the Technology Element of the General Plan to provide guidance in safeguarding privacy and protection of sensitive information in technology implementation.

Mr. Brim worked with Commissioner Chris Bramwell in putting this together.



Commissioner Nathan Steele requested for clarification of the process, in the city attorney's role. Mr. Brim discussed the committee and how they perform reviews for insurance.



COMMISSIONER BRADY MOVED TO OPEN UP A PUBLIC HEARING AT 6:08 pm. CHAIR GUDMUNDSON WAS THE SECOND. CHAIR GUDMUNDSON, VICE-CHAIR BRADY, AND COMMISSIONERS BRAD FAGG, GRADEN OSTLER, AND NATHAN STEELE VOTED YES. THE MOTIONED CARRIED UNANIMOUSLY.



Resident Daria Evans requested for more clarification on the level of robustness of privacy.

Mr. Brim discussed the opportunity for developing a department to monitor privacy and personal information protection. The state is currently providing a code for privacy.

Mr. Brim noted this will guide the general plan and future movements in regard to how the city structure will grow to account for privacy.



THE PUBLIC HEARING WAS CLOSED AT 6:11pm BY CHAIR GUDMUNDSON AND GOT A SECOND BY MR. STEELE. THE VOTE INCLUDING NATHAN STEELE, BRYCE BRADY, TAY GUDMUNDSON, GRADEN OSTLER, AND BRAD FAGG WAS UNANIMOUS.



MOTION: VICE CHAIR BRADY MOTIONS TO APPROVE THE GENERAL PLAN UPDATE FOR A NEW TECHNOLOGY ELEMENT TO THE CITY COUNCIL WITH RECOMMENDATION AT 6:11pm. COMMISSIONER BRADLEY FAGG SECONDS THIS MOTION. THOSE VOTING AYE: NATHAN STEELE, BRYCE BRADY, TAY GUDMUNDSON, GRADEN OSTLER, AND BRAD FOGG. THE MOTION PASSED UNANIMOUSLY.

88 **4.2. GRMU Gateway Entry Sign**

89
90  Karla Mata with X Development proposed a Gateway Entry Sign along 400 N and
91 Geneva Road. Ms. Mata discussed the need for a monument sign in order to get
92 McDonalds' building permit approval. She noted that they intend to move the sign for
93 better visuals. Ms. Mata discussed the make-up this sign for Vineyard and the reasoning
94 behind its location.
95

96  Mr. Steele recommended making the sign larger. Mr. Brim noted that this fulfills a
97 standard, however the emphasis for Vineyard monument signs are on the other side of
98 400 North.
99

100  **MOTION: COMMISSIONER NATHAN STEELE MOVED TO ACCEPT**
101 **THE PLAN AS PRESENTED AT 6:18pm. COMMISSIONER FAGG WAS THE**
102 **SECOND FOR APPROVAL. TAY GUDMUNDSON, BRYCE BRADY, BRAD**
103 **FAGG, GRADEN OSTLER, AND NATHAN STEEL ALL VOTED AYE. THE**
104 **MOTION PASSED UNANIMOUSLY.**
105
106

107 **5. WORK SESSION**

108
109 **5.1. Transportation Master Plan Update.**
110

111  Staff Engineer, Patrick James, introduced an update to the Transportation Master
112 Plan (TMP). The City has contracted with Hales Engineering to conduct the TMP. This
113 included a capital facilities plan and impact fees analysis.
114

115  Josh Gibbins with Hales Engineering shared an update of the Master Plan to the
116 Commission. This included completing four plans with proposed projects within each:
117 Transportation Master Plan, Capital Facilities Plan, and two on Impact Fees. The focus is
118 city roads and their levels of service.
119

120  They shared the alternative scenario to enhance connectivity within the future
121 downtown area. Mr. Gibbins compared this alternative to the current MAG plan.
122

123  Tay Gudmundson asks what UDOT's response to this was. Mr. Gibbins expressed
124 that they were surprised and concluded that it will not be easy to persuade them. Public
125 Works Director Naseem Ghandour noted that this could provide an alternative to I-15.
126

127  Nathan Steele asks if this alternative is a UDOT ROW or City ROW. Mr. Gibbins
128 responded in saying that the alternative is UDOT facility, however the current plan is a
129 city ROW. It would remain a UDOT road.
130

131 Discussion ensued about the reality of the alternative plan.

132
133 **5.2. Vineyard Beach Improvement Update.**
134

135  Mr. Brim introduced Planner Anthony Fletcher to present this conversation
136 concerning Vineyard Beach Improvement projects. The presentation included current
137 conditions, progress updates, and an economic analysis.
138

139  Mr. Fletcher noted the start of construction planned for late spring of this year. This
140 plan was detailed and connected to future projects including the green loop. Visual aids
141 were provided to guide this introduction to the plan.
142

143  Bryce asks about the clean up process and the guidance from the state. Mr. Brim
144 noted that we would not be addressing the wetlands first and that the city is working on
145 permits for uplands. As the project moves forward the reports and permits would be
146 addressed.
147

148  Bryce commented on the necessity for teenaged groups of people as there is not
149 much of that throughout the city. Mr. Brim discussed ideas for a skate park or other
150 development.
151

152 Concerns about the dredging maintenance sparked a conversation.
153

154  David Lauret asks if there is a part of the plan to mitigate insect disturbances. Mr.
155 Fletcher responds by saying that there are plans, but currently nothing is solidified.
156

157  Resident Daria Evans expressed concern for the quality of nature and Huntsman's
158 inspiration for natural connections. Mr. Brim noted that the South end is intended for a
159 more quiet and peaceful space and that the Huntsman Cancer Institute is excited about the
160 current plans.
161

162  Mr. Brim introduced a parking plan as well as a loading/ unloading zone. It is
163 intended that there will be parking in the downtown areas. More attention will be
164 allocated to programming for parking.
165

166  Commissioner Ostler shared concern about power and the electric poles. Mr. Brim
167 commented that it is a concern that is being discussed with Rocky Mountain Power and it
168 would be a good investment to explore.
169

170 **6. STAFF, COMMISSION, AND COMMITTEE REPORTS**
171 **TAG UPDATE**
172

173  Mr. Brim informed the commission of Utah American Planning Association conference
174 and congratulated Mr. Fletcher on being awarded for the Technical Assistance for Governments
175 grant.



Mr. Ghandour briefed the commission on some of the master plans in progress.



Vice-chair Brady volunteered to be in attendance at the next Development Review Committee.



7. ADJOURNMENT

The meeting was adjourned at 7:28 pm.

MINUTES CERTIFIED CORRECT ON:

CERTIFIED BY: /s/ Madison Reed
Madison Reed, Planner Technician

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: July 17, 2024
Agenda Item: LivAway Suites - Hotel in GRMU
Department: Community Development
Presenter: Anthony Fletcher

Background/Discussion:

Brady Morris is requesting approval of a site plan and conditional use permit application for a hotel proposed to be located within the GRMU (Geneva Road Mixed-Use) Zone of Vineyard City. LivAway Suites is a new extended-stay hotel brand. It is expected to start construction in the fall of 2024. With a 14-month construction timeline (i.e. Proposed to be completed by late 2025).

The project is located at the Geneva Retail Frontage Subdivision, Lots 204 and 205. The site is 1.92 acres and has 122 parking stalls, 5 ADA stalls, and 12 bike stalls. The landscaping is approximately 15,300 square feet and meets city standards.

"Hotel use" within the GRMU will require the approval of a Conditional use permit to allow for its operation within the City according to our [Special Purpose District Zoning Code 7.12](#) (District Use Table). The applicant applied for a Conditional use permit as directed by staff and has met all requirements provided by [Vineyard Zoning Code \(VZC\) 15.30 Conditional Use](#)

The hotel is a four-story slab-on-grade, 59,712 square feet, and 126 hotel rooms. The hotel does not include conference rooms or a restaurant space. It is a wood-framed building with sections of a composition shingle roof and sections of a TPO roofing membrane. An automatic sprinkler system is provided per NFPA 13 standards. The building is used for guestrooms, registration, fitness, laundry, and mechanical electrical room. A two-hour-rated interior separation protects stair enclosures. Accessible rooms are located on the first through fourth floors. The roofing is a class "B" fire detection system (detectors, alarms, and sprinklers are included). The exterior materials of the building are brick (midnight black), EIFS (pure white and iron ore), and fiber cement siding (sandcastle).

The applicant appeared before the Development Review Committee (DRC) on July 11, during the DRC meeting at City Hall, to discuss the proposed project in detail and review comments provided by staff to guide their re-submission for approval.

Fiscal Impact:

Recommendation:

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

Conditions

1. The applicant shall meet all building design requirements.

2. The applicant shall make provision for a site plan amendment (for landscaping along the Geneva Road) once discussions with the Utah Department of Transportation (UDOT) are finalized on their plans to expand the Geneva Road.
3. The applicant shall provide an updated Landscaping Plan to meet the minimum required percentage of landscaping for the site.
4. The applicant shall observe the city's 'Nuisances General' ordinance outlined in the Municipal Code, Section 8.08.101(C)(2)(p).
5. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete or other material and designed to differentiate the area as a pedestrian/vehicle interface.
6. The applicant shall comply with all requirements provided by the Fire Marshal regarding fire access and maximize the safety and convenience of pedestrian flow throughout the site.
7. The applicant pays any outstanding fees and makes any redline corrections.
8. The applicant is subject to all federal, state, and local laws.

Sample Motion:

"I move to approve the site plan and Conditional Use Permit as requested by Brady Morris, the applicant, with the conditions"

Attachments:

1. 2024-07-15 LIVAWAY SUITES VINYARD
2. LivAway.VineyardUT.Exterior_Photometrics.05.13.24.30K
3. Architecture_Floor_Plans_and_Elevations



BENCHMARK
NORTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN ELEV = 4650.50'

LIVAWAY SUITES

327 N. GENEVA ROAD
VINEYARD, UTAH

INDEX OF DRAWINGS

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C-600	DETAILS
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C-603	DETAILS
L-100	LANDSCAPE PLAN
L-200	IRRIGATION PLAN
L-300	LANDSCAPE AND IRRIGATION DETAILS

DATE PRINTED
July 15, 2024

NOTICE TO CONTRACTOR

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

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

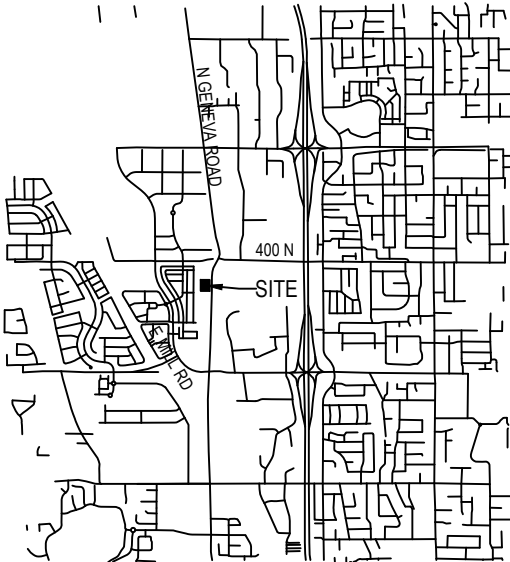
NOTICE TO DEVELOPER/CONTRACTOR

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

UTILITY DISCLAIMER

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

VICINITY MAP



NO SCALE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO VINEYARD CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = NORTH QUARTER CORNER SECTION 17, T6N, R2E SALT LAKE BASE & MERIDIAN ELEV. = 4650.50'.



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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

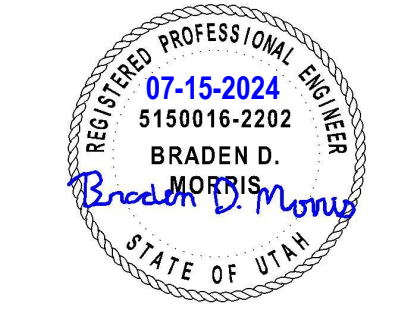
WWW.ENSIGNENG.COM

FOR:
W77 AQISITIONS, LLC
300 N TRIUMPH BLVD, STE 100
LEHI, UTAH 84043

CONTACT:
NICK BLAYDEN
PHONE: 425-999-1523

LIVAWAY SUITES

327 N. GENEVA ROAD
VINEYARD, UTAH



NO. DATE REVISION

COVER SHEET

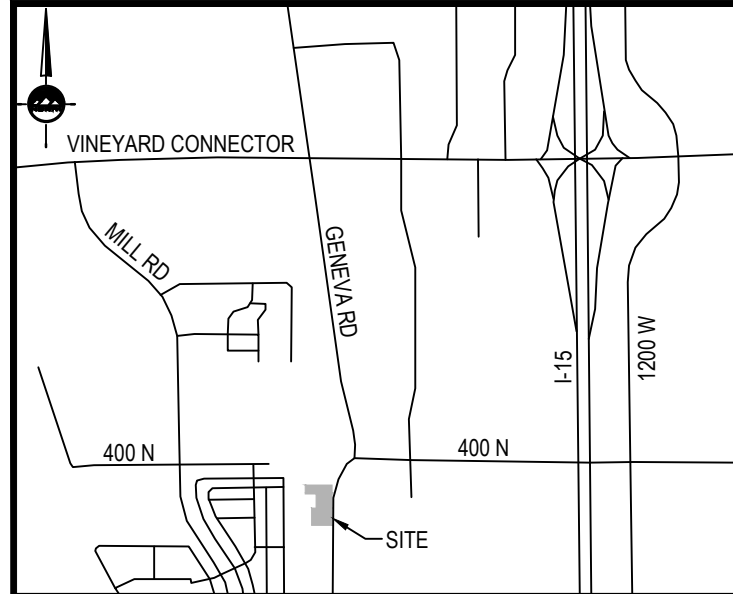
PROJECT NUMBER
6435V.3

PRINT DATE
2024-07-15

PROJECT MANAGER
B. MORRIS

DESIGNED BY
P. HUNTER

C-000

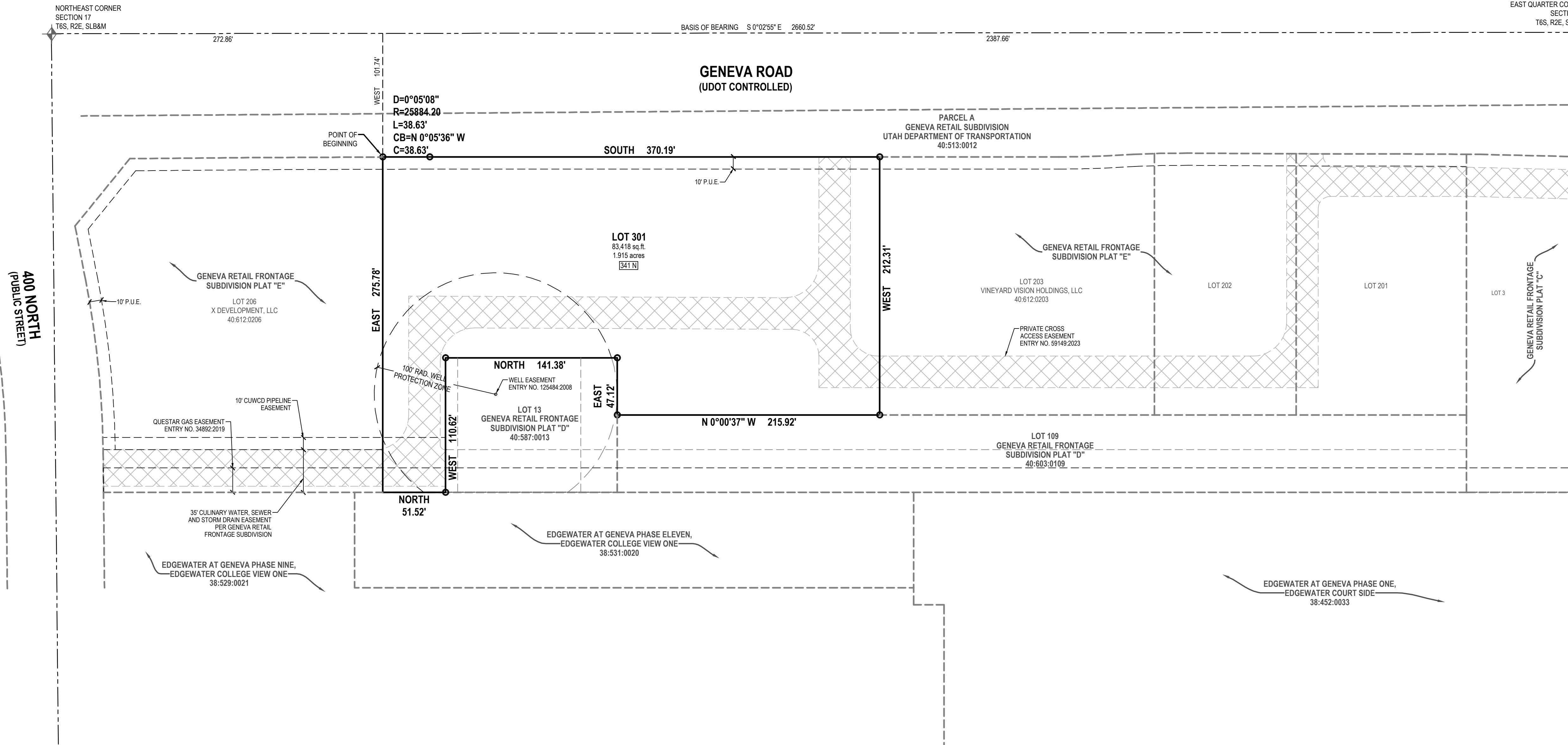


VICINITY MAP
(NOT TO SCALE)

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "F"

AMENDING LOTS 204 AND 205 OF GENEVA RETAIL FRONTAGE SUBDIVISION PLAT E

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
VINEYARD, UTAH COUNTY, UTAH



Domion Energy Utah - Note:
Questar Gas Company d/b/a Domion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Domion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-803(4)(C)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE FUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

EASEMENT NOTES

- Subject to notes, easements and recitals as shown on the Official Plats which are recorded in the Office of the County Recorder.
- East Commercial Area Land Use Covenant and the terms, conditions and limitations contained therein, recorded on November 22, 2010, as Entry No. 101636.2010 of Official Records.
- Grant of Easements, recorded November 25, 2008 as Entry No. 125484.2008 of Official Records, as affected by: Release and Grant of Easements, recorded December 17, 2009 as Entry No. 129375.2009 of Official Records, together with those Easements released and replaced or otherwise established by those certain Releases and Grants of Easements for Well Sites, recorded in the Official Records as follows: July 23, 2013 as Entry No. 70793.2013 and 70794.2013; April 4, 2018 as Entry No. 31521.2018; and March 25, 2021 as Entry No. 55804.2021, and subject to the reservations and easements set forth in the well site conveyances to Central Utah Water Conservancy District, including the following Special Warranty Deeds conveying Well Sites to Central Utah Water Conservancy District, recorded in the Official Records as follows: December 17, 2009 as Entry No. 129373.2009; April 4, 2018 as Entry No. 31522.2018; and March 25, 2021 as Entry No. 55803.2021, of Official Records.
- Declaration of Easements (Existing Water Drainage Systems) and the terms, conditions and limitations contained therein, recorded on December 21, 2009, as Entry No. 130273.2009 of Official Records. (No description-graphic exhibit only)
- Reservation, Declaration and Grant of Easements (Existing and Future Systems) and the terms, conditions and limitations contained therein, recorded on September 2, 2011, as Entry No. 62336.2011 of Official Records. (No description-graphic exhibit only)
- Reservation, Declaration and Grant of Easements (Existing and Future Systems) and the terms, conditions and limitations contained therein, recorded on June 19, 2014, as Entry No. 41851.2014 of Official Records. (No description-graphic exhibit only)

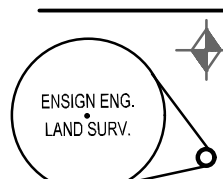
PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL STANDARDS, REGULATIONS AND ORDINANCES.
- BUILDING PERMIT WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREET DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- ALL DRAINAGE FROM A LOT SHALL BE CONTAINED WITHIN THE BOUNDARIES OF SUCH LOT UNLESS THE OWNER(S) OF THE LOTS AGREE TO CONSTRUCT A SHARED DRAINAGE FACILITY FOR USE BY SOME OR ALL LOTS LOCATED WITHIN THE "YARD PLAT" "B" SUBDIVISION. IN THE EVENT THAT A SHARED DRAINAGE FACILITY IS CONSTRUCTED, ALL SUCCESSOR OWNERS OF LOTS AGREE NOT TO CONSTRUCT ANY BUILDINGS OR OTHER IMPROVEMENTS, WHETHER TEMPORARY OR PERMANENT, THAT WOULD OBSTRUCT OR OTHERWISE INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE SHARED DRAINAGE FACILITY AND ASSOCIATED EASEMENTS.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE VINEYARD ZONING ORDINANCE.
- THE LOTS SHALL BE SUBJECT TO THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

NOTES

- CROSS ACCESS AND CROSS PARKING AGREEMENT IS PROPOSED ACROSS LOT. THE CROSS ACCESS SHALL BE REASONABLY FLUID BETWEEN ADJOINING LOTS. ACCESS POINTS TO GENEVA ROAD SHALL BE CONSISTENT WITH THE GENEVA ROAD ACCESS MANAGEMENT AGREEMENT.

LEGEND



SECTION CORNER

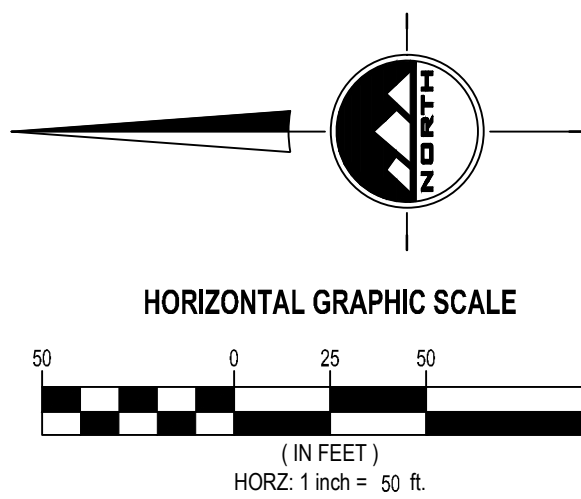
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG & LAND SURV" AT ALL LOT CORNERS. OFFSET PINS TO PLACED IN BACK OF CURBS

SECTION LINE

CENTERLINE

PROPERTY LINE

EASEMENT LINE



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.647.1100
TOOELE
Phone: 435.843.3560
CEDAR CITY
Phone: 435.865.1453
RICHLAND
Phone: 435.896.2843

SHEET 1 OF 1

PROJECT NUMBER : 6435V
MANAGER : BOM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 5/2/24

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "F", and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Amending all of Lots 204 and 205 of Geneva Retail Frontage Subdivision Plat "E", recorded September 19, 2023 as Entry No. 2023.2023 and Map Filing No. 18917 in the Office of the Utah County Recorder. Said lots being located in the Northeast Quarter of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Vineyard, Utah, said parcel being more particularly described as follows:

Beginning at a point being South 00°02'55" East 272.86 feet along the section line and West 101.74 feet from the Northeast Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running

thence Southerly 38.63 feet along the arc of a 25,884.20 foot radius curve to the right (center bears South 89°51'50" West and the chord bears South 00°05'36" East 38.63 feet with a central angle of 00°05'08"),
thence South 370.19 feet;
thence West 212.31 feet;
thence North 00°00'37" West 215.92 feet;
thence East 47.12 feet;
thence North 141.38 feet;
thence West 110.62 feet;
thence North 51.52 feet;
thence East 275.78 feet to the point of beginning.

Contains 83,418 Square Feet or 1.915 Acres

Basis of Bearing: NAD 83 Central Zone Utah.

DATE _____

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "F"

do hereby dedicate the streets, public utility easements and other public areas as indicated hereon for the perpetual use of the public. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

Steve Hutchings, Principal
X Development, LLC

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of _____ J.S.S.

On the _____ day of _____ A.D., 20____, Steve Hutchings, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of Utah, who after being duly sworn, acknowledged to me that he is the Principal of _____ X Development, a Limited Liability Company and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS _____ DAY OF _____ A.D. 20____.

VINEYARD CITY PLANNER/CITY PLANNER

DATE: ____/____/____

VINEYARD ATTORNEY

DATE: ____/____/____

VINEYARD ENGINEER

DATE: ____/____/____

CITY MANAGER

DATE: ____/____/____

CLERK/RECORDER

DATE: ____/____/____

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "F"

AMENDING LOTS 204 AND 205 OF GENEVA RETAIL FRONTAGE SUBDIVISION PLAT E

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN VINEYARD, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL



GENERAL NOTES

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

UTILITY NOTES

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

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

ABBREVIATIONS

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

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

LEGEND

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

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



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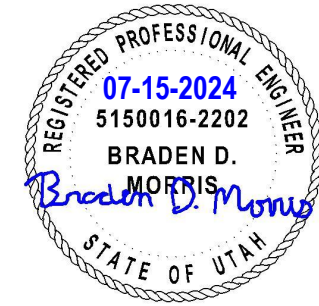
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LIVAWAY SUITES

327 N. GENEVA ROAD
VINEYARD, UTAH



NO. DATE REVISION

GENERAL NOTES

PROJECT NUMBER
6435V.3
PROJECT MANAGER
B. MORRIS
PRINT DATE
2024-07-15
DESIGNED BY
P. HUNTER

C-001

811

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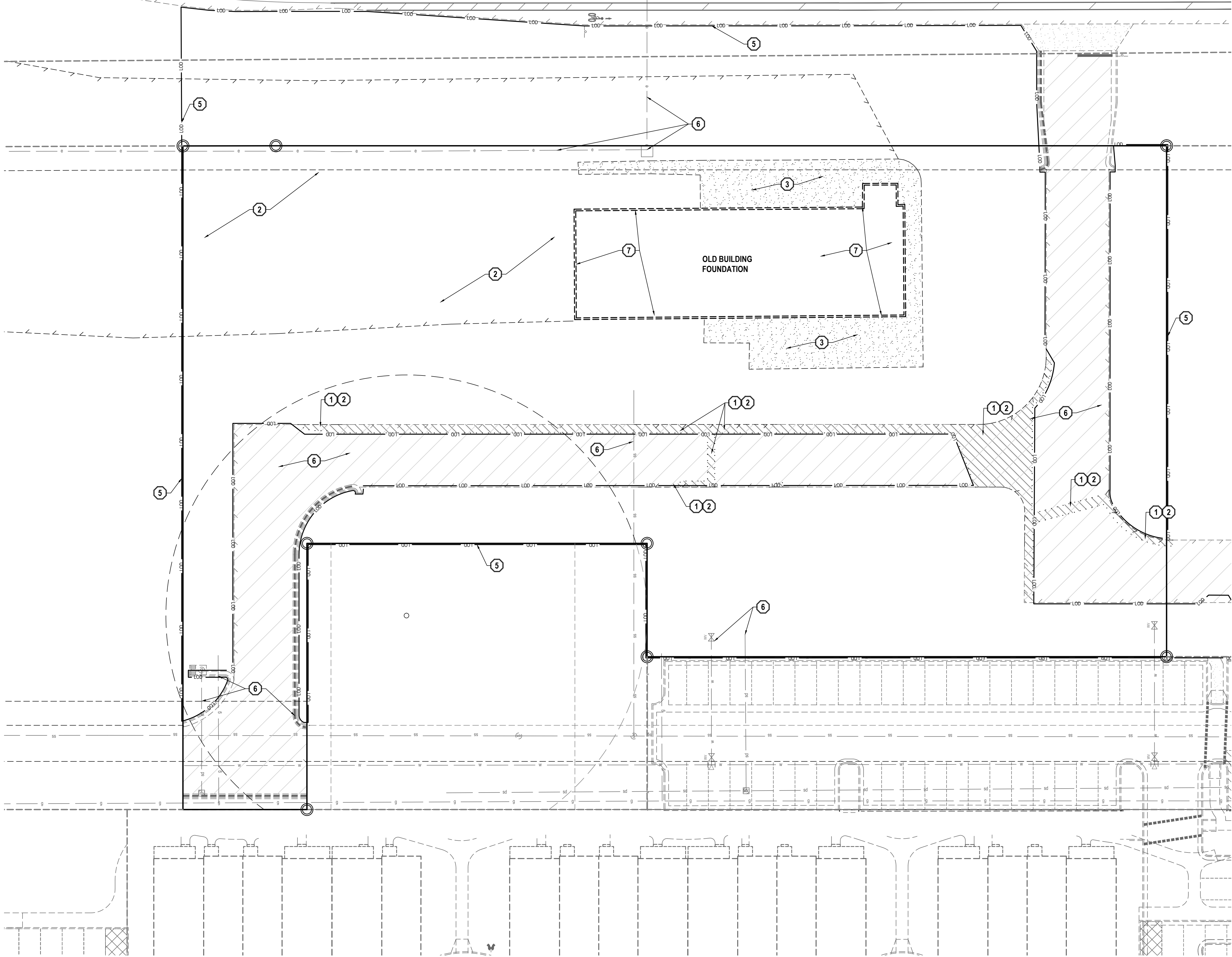
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COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'

GENEVA ROAD



- GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

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

4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.

5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.

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

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.

2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.

3. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE.

4. REMOVE AND PROPERLY DISPOSE OF EXISTING GRAVEL.

5. LIMITS OF DISTURBANCE.

6. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).

7. REMOVE AND PROPERLY DISPOSE OF EXISTING BUILDING FOUNDATION.

EN SIGN

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VINEYARD, UTAH

NO. DATE REVISION

DEMOLITION PLAN

PROJECT NUMBER
6435V.3

PRINT DATE
2024-07-15

PROJECT MANAGER
B. MORRIS

DESIGNED BY
P. HUNTER

C-100

Page 17 of 34

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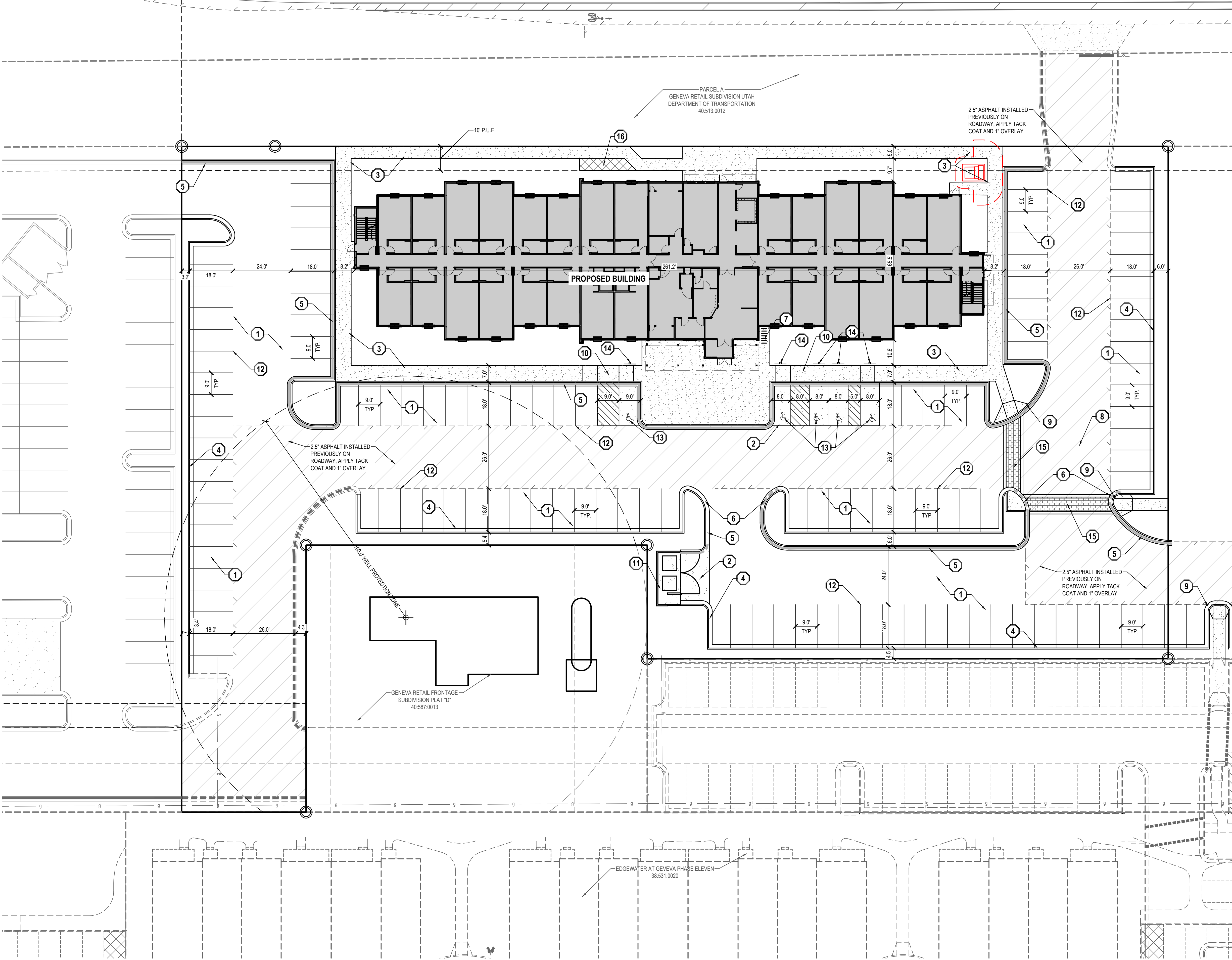
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GENEVA ROAD



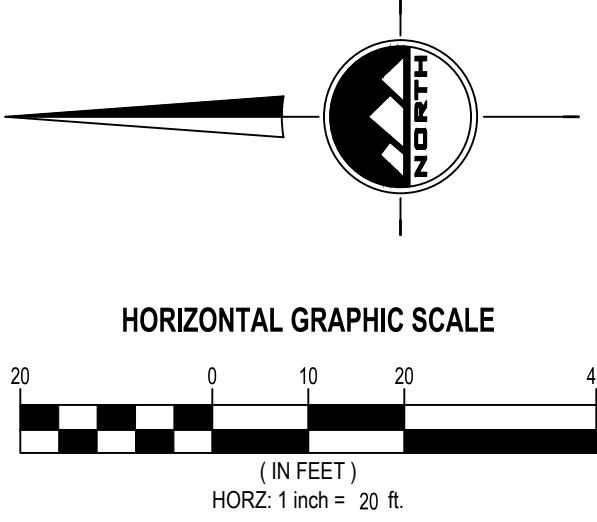
- VINEYARD TOWN SITE PLAN NOTES**
- A. ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
 - B. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
 - C. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THEN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
 - D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
 - E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.
 - F. THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOI, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-600.
 - CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-600.
 - 4" THICK CONCRETE SIDEWALK AND FLATWORK PER APWA STANDARD PLAN NO. 231.
 - 24" COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.2.
 - 24" REVERSE PAN CURB AND GUTTER PER DETAIL 5/C-600.
 - TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - 12 STALL INVERTED "U" BIKE RACK PER DETAIL 8/C-600 AND VINEYARD CITY STANDARDS AND SPECIFICATIONS.
 - PAINTED CROSSWALK MARKINGS PER M.U.T.C.D. STANDARDS.
 - PEDESTRIAN RAMP: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE WITH #4 EPOXY-COATED REBAR @ 24" O.C.E.W. PER DETAIL 6/C-600. SEE GRADING AND DRAINAGE PLAN FOR ELEVATION INFORMATION.
 - HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
 - TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE.
 - 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - ADA PARKING SIGN PER DETAIL 13/C-600 AND M.U.T.C.D. STANDARD PLANS.
 - INSTALL STAMPED CONCRETE IN CROSSWALKS PER DETAIL 13/C-600.
 - PET RELIEF AREA. SEE LANDSCAPE PLAN, L-100.

PARKING REQUIREMENTS

HOTEL REQUIREMENTS-		(1) SPACE PER ROOM PLUS (10) MINIMUM SPACES FOR VISITORS PARKING. THERE ARE NO MEETING ROOMS, FOOD SERVICES, OR OTHER COMMON AREAS. A 10% REDUCTION MAY BE GRANTED UPON RECEIVING A PARKING STUDY
NUMBER OF ROOMS -	126	
PARKING REQUIRED -	126 + 10 - 0.1(136) = 122	
PARKING PROVIDED -	122 STALLS (5 ADA STALLS INCL. 1 VAN ADA STALL)	
BIKE PARKING REQUIREMENTS-	10% REQUIRED VEHICLE STALLS	
BIKE PARKING REQUIRED -	12 BIKE STALLS	
BIKE PARKING PROVIDED -	12 BIKE STALLS	

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/HARDSCAPE	52,964	63.5%
BUILDING FOOTPRINT	15,234	18.3%
LANDSCAPING	15,220	18.2%
TOTAL SITE	83,418 1.915 ACRES	100%



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VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER

07-15-2024

5150016-2202

BRADEN D. MORRIS

STATE OF UTAH

NO.

DATE

REVISION

SITE PLAN

PROJECT NUMBER
6435V.3

PRINT DATE
2024-07-15

PROJECT MANAGER
B. MORRIS

DESIGNED BY
P. HUNTER

C-200

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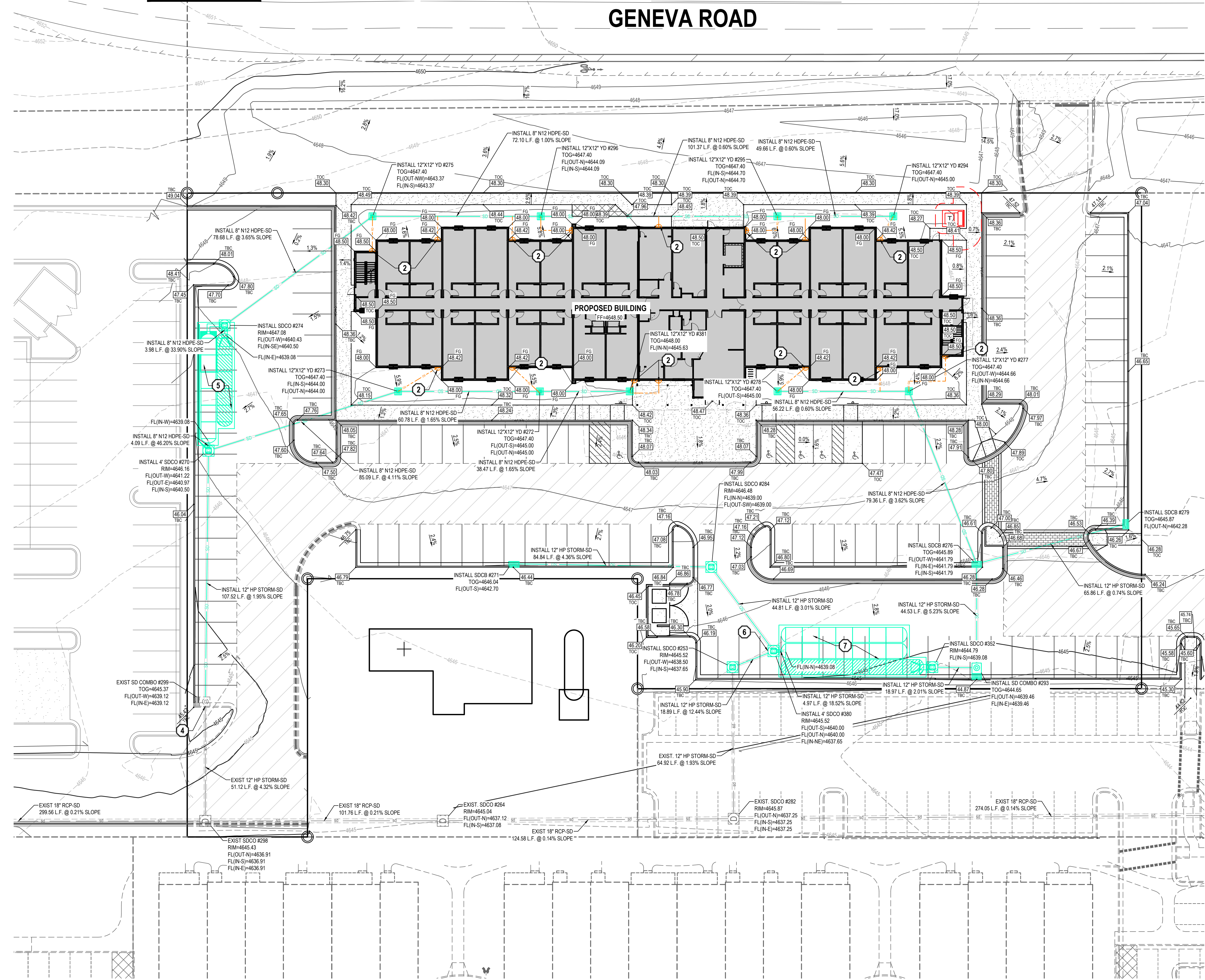
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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



- GENERAL NOTES
1.

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

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

ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5.

ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 46XX.XX ON THESE PLANS.
6.

LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7.

SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11.

ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14.

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

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

CLEANOUT BOX PER APWA PLAN NO. 331.
- 2

6\"/>

3

CURB INLET PER APWA PLAN NO. 315.

4

INSTALL 1.50\"/>

5

UNDERGROUND DETENTION BASIN:
ADD STORMTECH MC-3500 CHAMBERS PER DETAILS ON C-602.
INSTALL PER MANUFACTURER'S RECOMMENDATIONS
SEE DRAINAGE REPORT FOR CALCULATIONS OF BASIN 1.
STORAGE REQUIRED = 2,336 CF
STORAGE PROVIDED = 2,499 CF
80TH PERCENTILE STORAGE REQUIRED = 811 CF
TOP OF STONE = 4643.83
TOP OF CHAMBERS = 4642.83
80TH PERCENTILE STORAGE ELEVATION = 4639.58
BOTTOM OF CHAMBERS = 4639.08
BOTTOM OF STONE = 4638.33

6

INSTALL 2.19\"/>

7

UNDERGROUND DETENTION BASIN:
ADD STORMTECH MC-3500 CHAMBERS PER DETAILS ON C-603.
INSTALL PER MANUFACTURER'S RECOMMENDATIONS
SEE DRAINAGE REPORT FOR CALCULATIONS OF BASIN 2.
STORAGE REQUIRED = 4,312 CF
STORAGE PROVIDED = 4,375 CF
80TH PERCENTILE STORAGE REQUIRED = 1,537 CF
TOP OF STONE = 4643.83
TOP OF CHAMBERS = 4642.83
80TH PERCENTILE STORAGE ELEVATION = 4639.58
BOTTOM OF CHAMBERS = 4639.08
BOTTOM OF STONE = 4638.33

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327 N. GENEVA ROAD

VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER

07-15-2024

5150016-2202

BRADEN D. MORRIS

STATE OF UTAH

NO. DATE REVISION

GRADING AND DRAINAGE PLAN

PROJECT NUMBER
6435V.3

PRINT DATE
2024-07-15

PROJECT MANAGER
B. MORRIS

DESIGNED BY
P. HUNTER

C-300

Page 19 of 34

811

Know what's below.
Call before you dig.

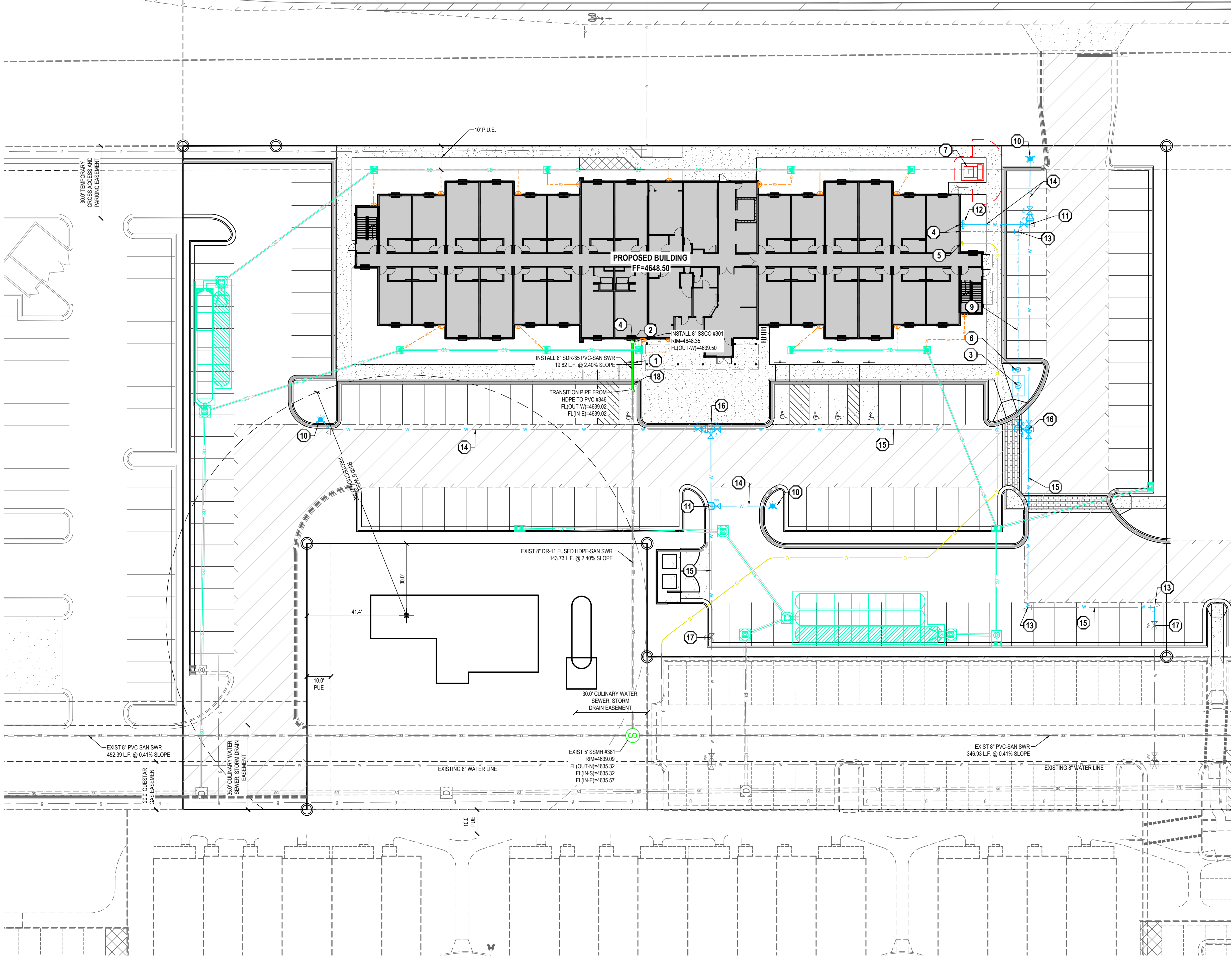
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'

GENEVA ROAD



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

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING.
 2. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. CONNECTION PER VINEYARD CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS. SIZE, LENGTH, AND SLOPE PER PLAN.
 3. SANITARY SEWER CLEANOUT PER VINEYARD CITY STANDARDS AND SPECIFICATIONS.
 4. 3" CULINARY WATER METER AND CONCRETE VAULT PER CITY OF VINEYARD STANDARDS AND SPECIFICATIONS. COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON CULINARY SERVICE LINE ONCE IT ENTERS THE BUILDING.
 5. SEE MECHANICAL PLANS FOR CONTINUATION.
 6. PROPOSED GAS SERVICE TO BUILDING AND METER. COORDINATE WITH DOMINION ENERGY FOR GAS MAIN LOCATION.
 7. 1.0" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR. INSTALL BACKFLOW PREVENTION DEVICE AND CAGE PER DETAILS 1 & 14 ON SHEET L-300. SEE SHEET L-200 FOR IRRIGATION PLAN.
 8. ELECTRICAL TRANSFORMER AND 4" ELECTRIC SERVICE CONDUIT. SEE ELECTRICAL SITE PLAN FOR DETAILS.
 9. LIGHT POLE. SEE LIGHTING AND PHOTOMETRIC PLANS FOR EXACT LOCATION AND DETAILS.
 10. INSTALL 4" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS. FROM METER TO BUILDING.
 11. FIRE HYDRANT ASSEMBLY COMPLETE PER TOWN OF VINEYARD STANDARD DRAWING #17 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE".
 12. 8"x6" TEE W/ THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING #18 AND SPECIFICATIONS.
 13. FIRE DEPARTMENT CONNECTION.
 14. 90° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING #14 AND SPECIFICATIONS.
 15. 6" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE". COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON WATER LINE ONCE IT ENTERS THE BUILDING.
 16. 8" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE". COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON WATER LINE ONCE IT ENTERS THE BUILDING.
 17. 8"x8" TEE W/ THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING #18 AND SPECIFICATIONS.
 18. CONNECT TO EXISTING WATER LINE.
 19. CONNECT TO EXISTING SANITARY SEWER LINE.

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NO.

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PROJECT MANAGER
B. MORRIS

DESIGNED BY
P. HUNTER

C-400

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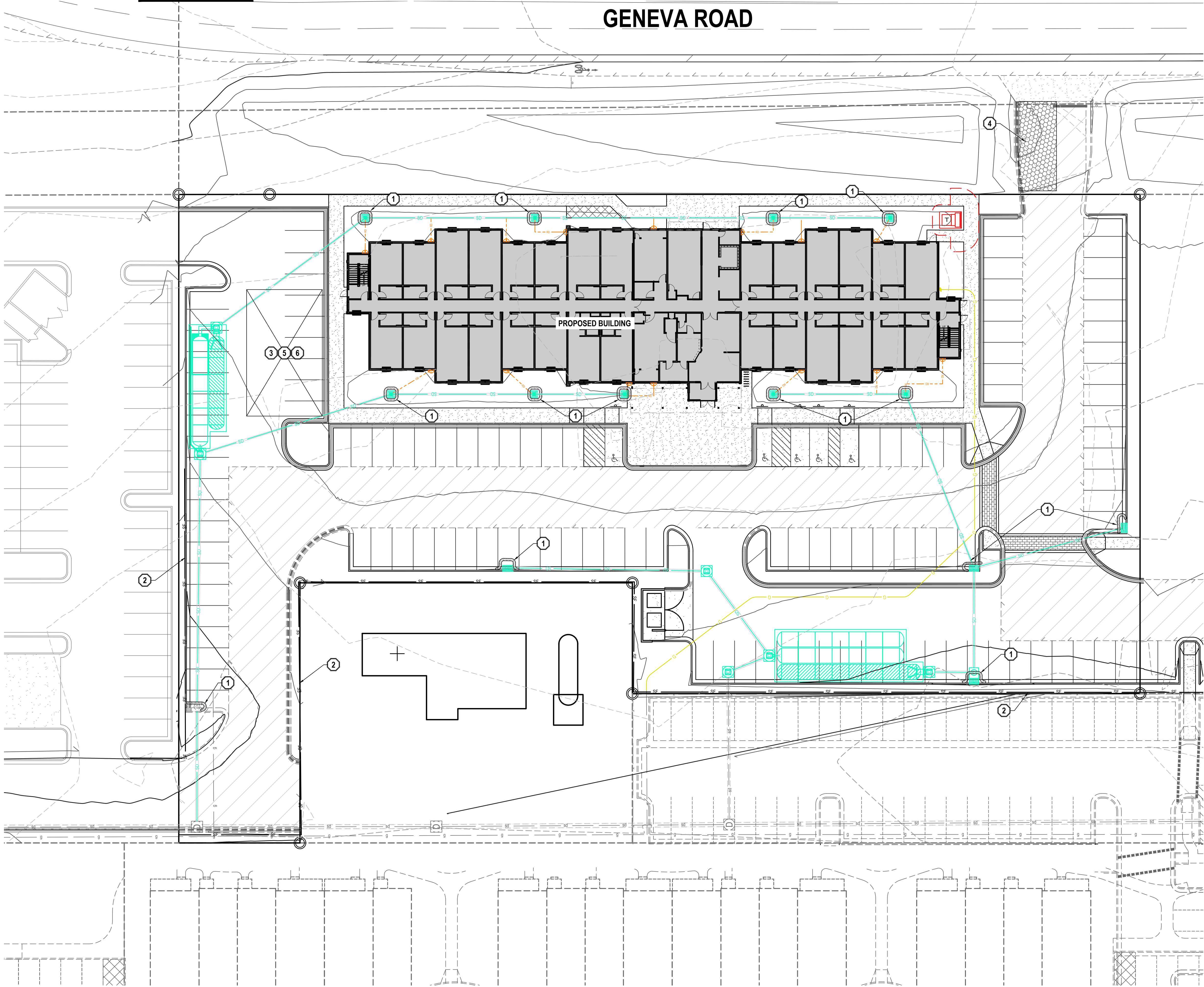
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NORTHEAST CORNER OF SECTION 17,
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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'

GENEVA ROAD



GENERAL NOTES

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

SCOPE OF WORK:

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

- INLET PROTECTION PER DETAIL 9/C-600.
- SILT FENCE PER DETAIL 10/C-600.
- PORTABLE TOILET PER DETAIL 11/C-600.
- VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 12/C-600.
- SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- SUGGESTED STOCKPILE AREA.

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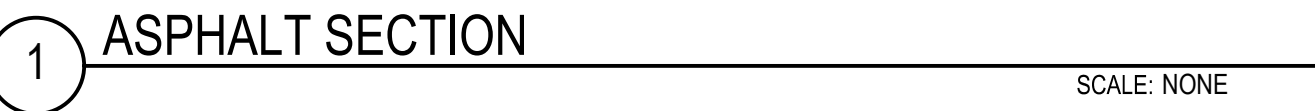
ERROSION CONTROL
PLAN

PROJECT NUMBER
6435V.3
PRINT DATE
2024-07-15
PROJECT MANAGER
B. MORRIS
DESIGNED BY
P. HUNTER

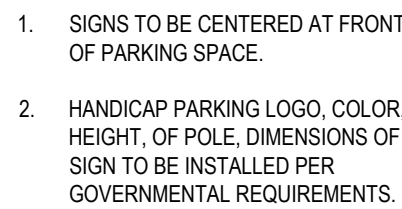
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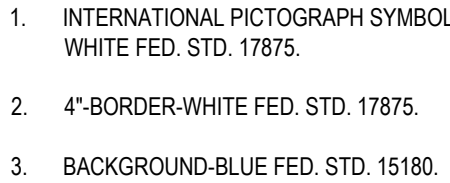
1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD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



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



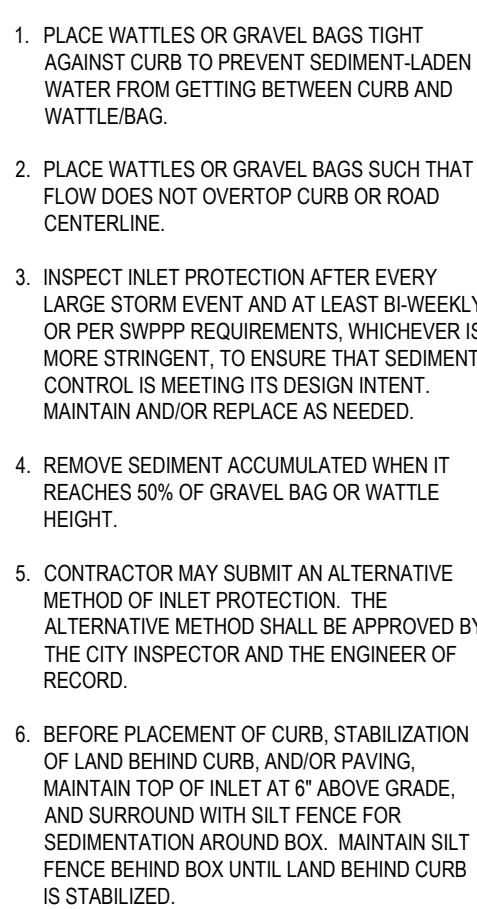
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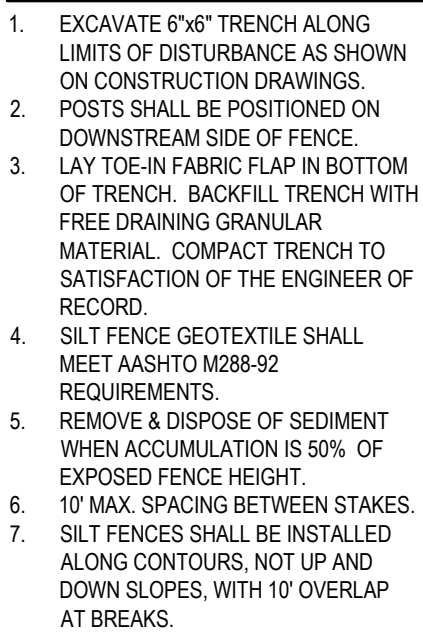
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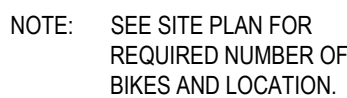


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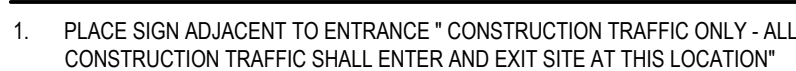


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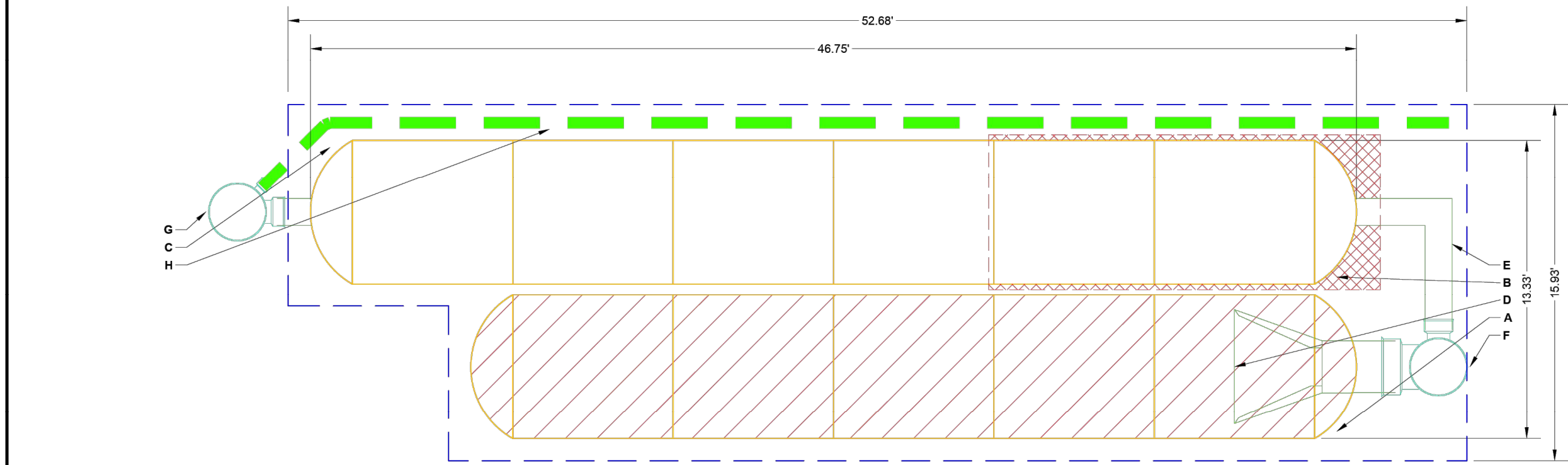
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PROPOSED LAYOUT: NORTH BED		PROPOSED ELEVATIONS		PART TYPE		ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
11	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT UNPAVED):	4650.83						
4	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4644.83					2.06'	
12	STONE ABOVE (IN)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4644.33						
9	STONE BELOW (IN)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4644.33					26.36'	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4643.83					1.35'	
2499	INSTALLED SYSTEM VOLUME (CFT) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE	4643.83						
790	SYSTEM AREA (SQ FT)	TOP OF MC-3500 CHAMBER	4643.83						
137.2	SYSTEM PERIMETER (IN)	12" X 12" TOP MANIFOLD INVERT	4639.33						
		24" ISOLATOR ROW PLUS INVERT	4639.33						
		12" BOTTOM CONNECTION INVERT	4639.33						
		UNDERDRAIN INVERT	4638.33						
		BOTTOM OF STONE	4638.33						



- NOTES**
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
 - DOE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
 - THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 - THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
 - NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
- REMOVE OPEN LID ON NYLOPLAST INLINE DRAIN
- REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR PLUS ROWS

- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B.3. CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLOW WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

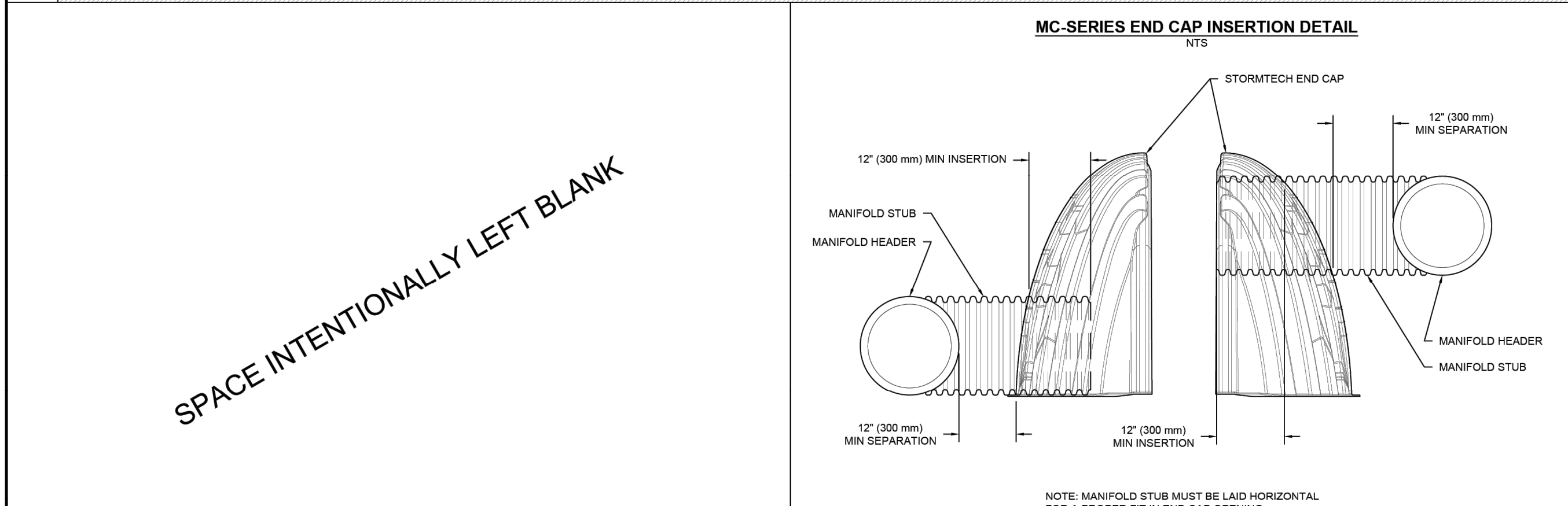
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

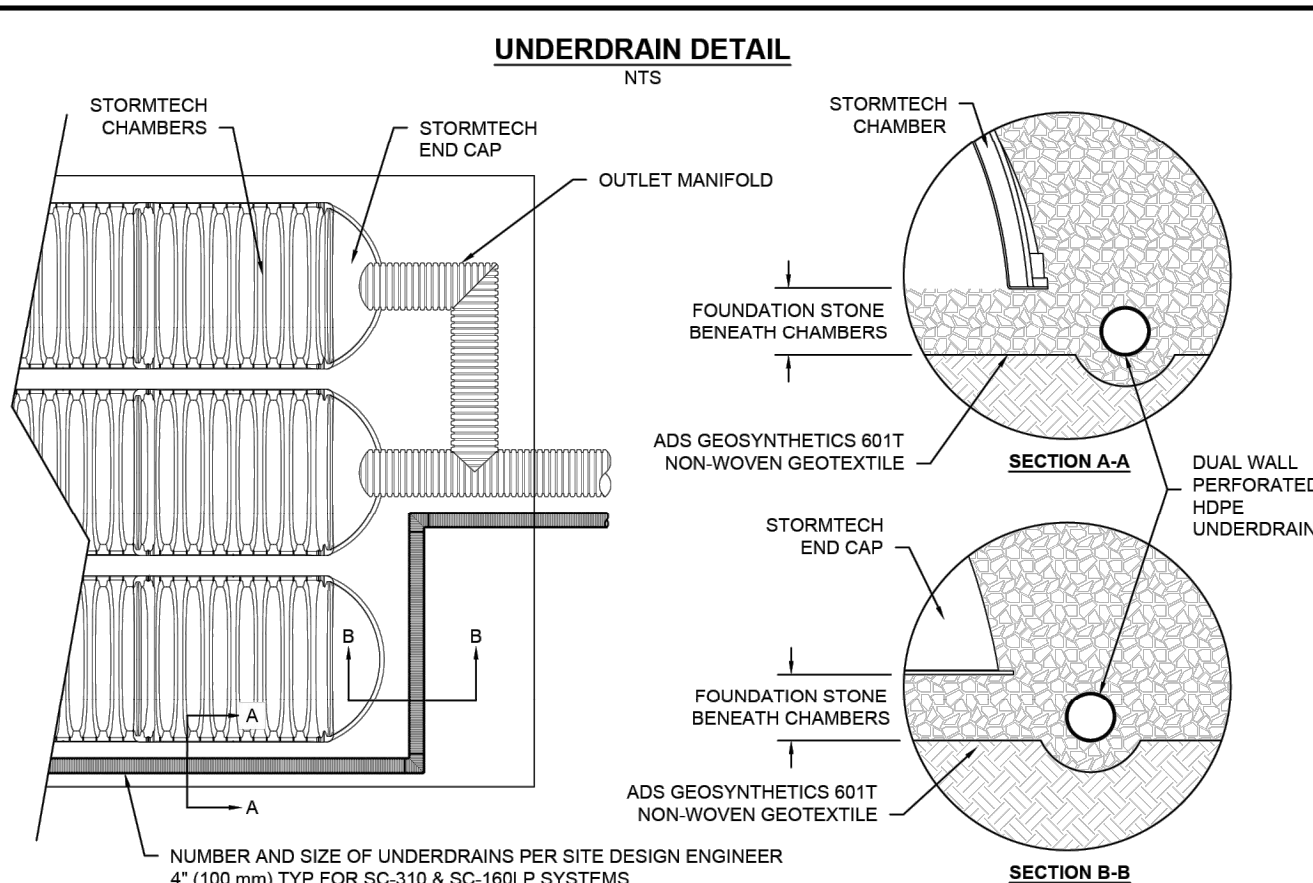
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MC-3500 ISOLATOR ROW PLUS DETAIL



MC-SERIES END CAP INSERTION DETAIL

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.



UNDERDRAIN DETAIL

4

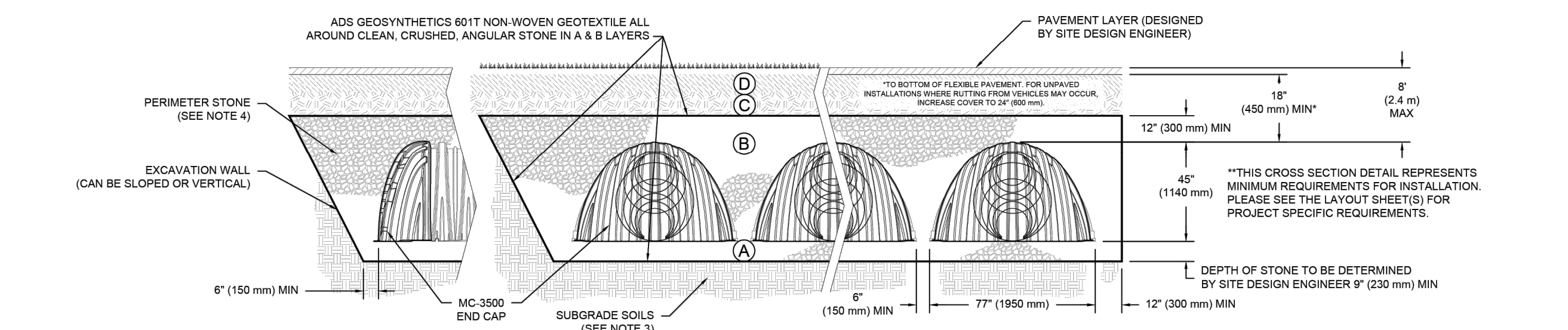
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MC-3500 TECHNICAL SPECIFICATION			
NOMINAL CHAMBER SPECIFICATIONS SIZE (W X H X INSTALLED LENGTH) CHAMBER STORAGE MINIMUM INSTALLED STORAGE* WEIGHT NOMINAL END CAP SPECIFICATIONS SIZE (W X H X INSTALLED LENGTH) END CAP STORAGE MINIMUM INSTALLED STORAGE* WEIGHT *ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A WELDED CROWN PLATE END WITH "C" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"			
PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B	---	31.16" (791 mm)	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	29.04" (738 mm)	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	26.36" (670 mm)	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	23.39" (594 mm)	1.50" (38 mm)
MC3500IEPP15T	15" (375 mm)	20.03" (509 mm)	1.77" (45 mm)
MC3500IEPP18T	18" (450 mm)	14.48" (368 mm)	2.06" (52 mm)
MC3500IEPP24TW	24" (600 mm)	---	2.75" (70 mm)
MC3500IEPP24BW	---	---	---
MC3500IEPP24WC	---	---	---

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. AASHTO M43 ¹ A-1, A-2, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ² AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ² AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACTION OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:**
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.30 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
 - MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT². THE ASG IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-3500 CROSS SECTION DETAIL

DATE: _____ **PROJECT #:** _____ **NOT TO SCALE**

DRAWN: DG **CHECKED: N/A** **REV:** _____

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VINEYARD, UT, USA

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Chamber System
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SHEET
1 OF 1

REGULATED PROFESSIONAL ENGINEER
07-15-2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO. DATE REVIEW

DETAILS

PROJECT NUMBER 6455V.3 **PRINT DATE** 2024-07-15
PROJECT MANAGER B. MORRIS **DESIGNED BY** P. HUNTER

C-602

EN SIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

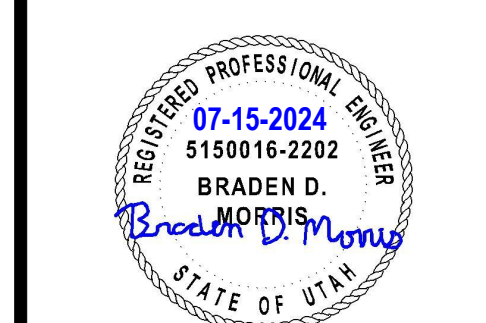
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

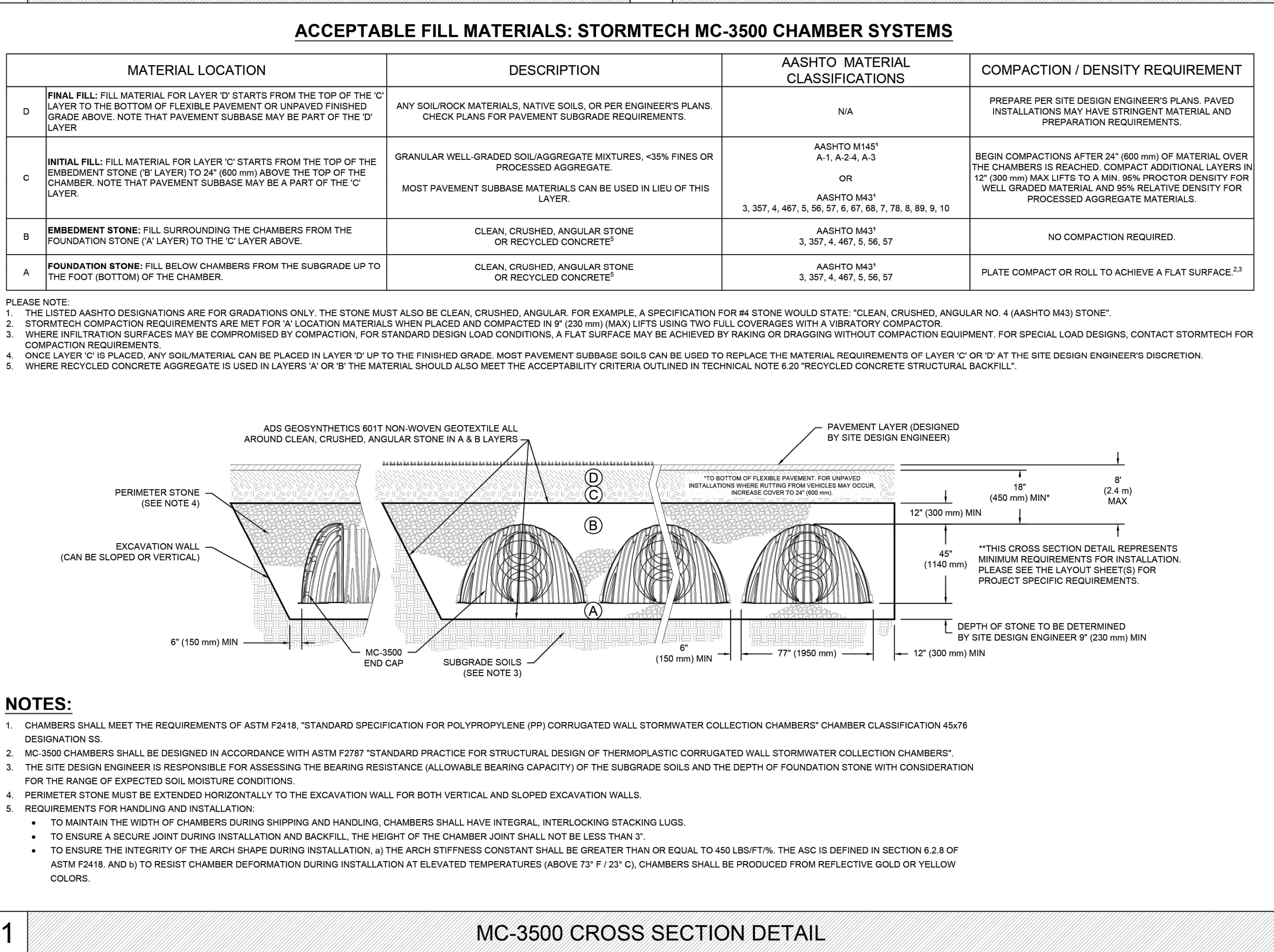
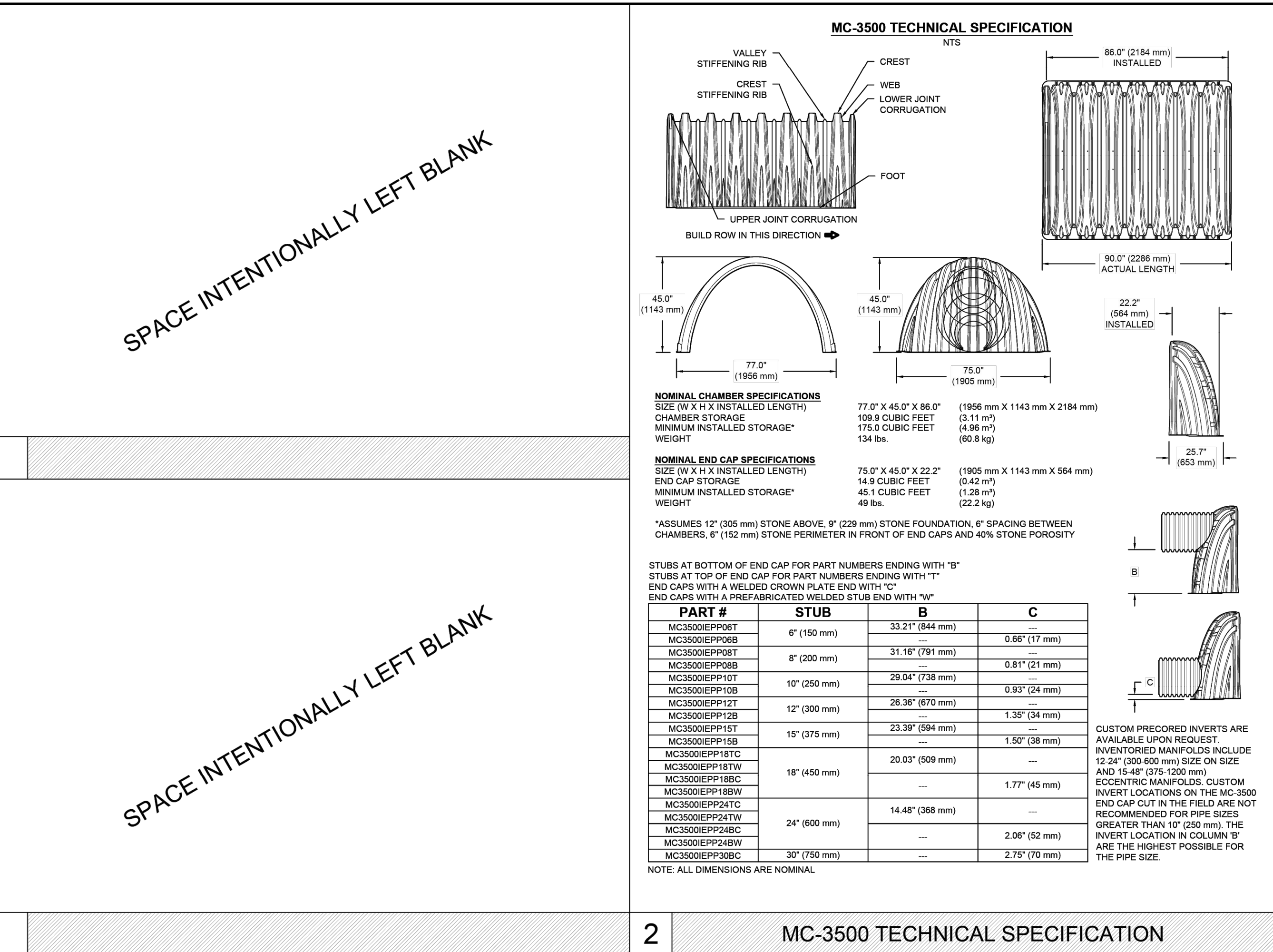
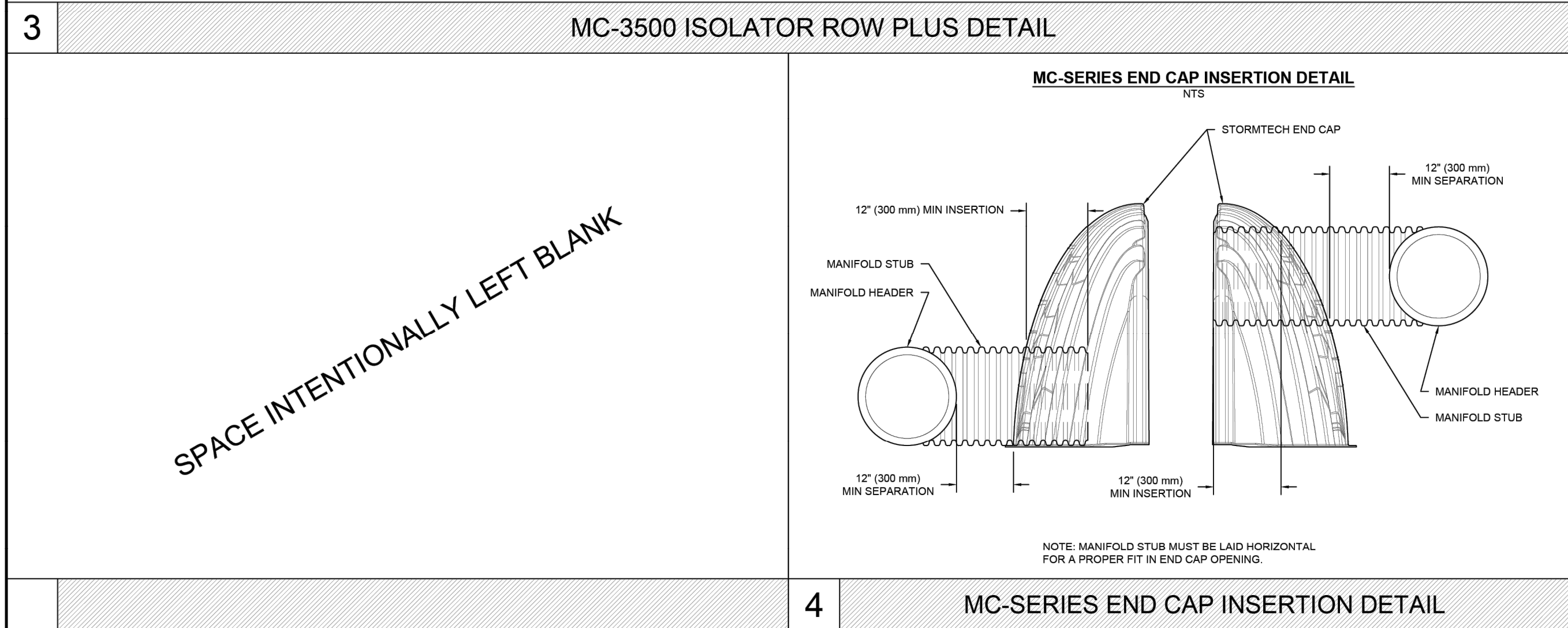
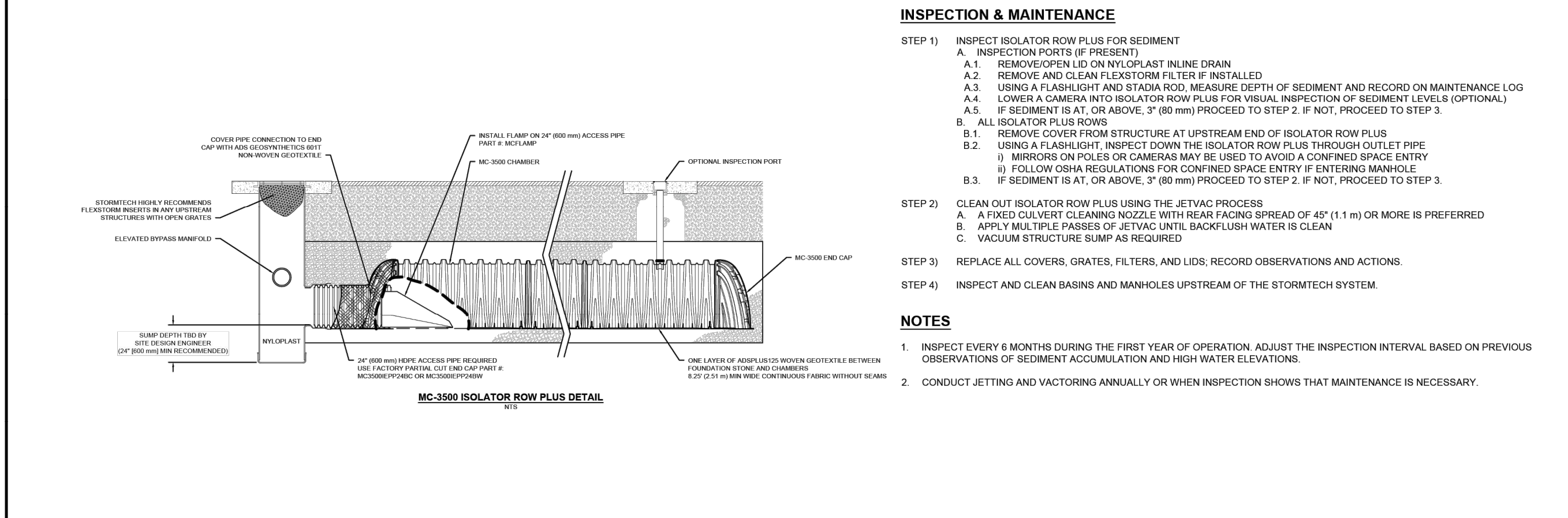
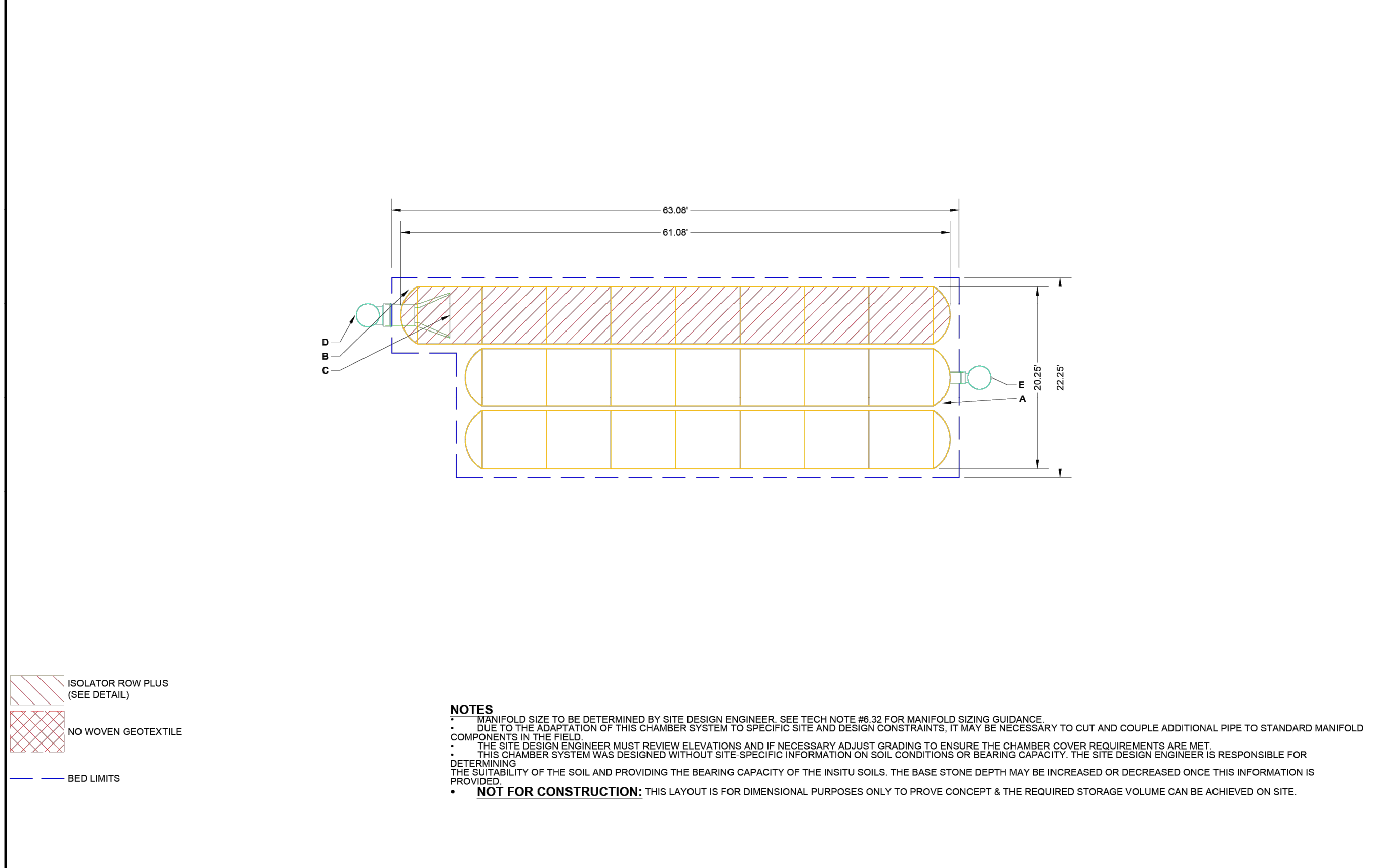
FOR:
W77 ACQUISITIONS, LLC
300 N TRIUMPH BLVD, STE 100
LEHI, UTAH 84043

CONTACT:
NICK BLAYDEN
PHONE: 425-999-1523

LIVAWAY SUITES
327 N. GENEVA ROAD
VINEYARD, UTAH



PROPOSED LAYOUT: SOUTH BED				PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER	
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	
22	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4650.83				
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4644.83				
12	STONE ABOVE (IN)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4644.33				
9	STONE BELOW (IN)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4644.33				
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4644.33				
4375	INSTALLED SYSTEM VOLUME (CFT) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE	4642.83				
1304	SYSTEM AREA (SQ FT)	24" ISOLATOR ROW PLUS INVERT:	4639.33				
179.7	SYSTEM PERIMETER (IN)	12" BOTTOM CONNECTION INVERT:	4639.08				
		BOTTOM OF MC-3500 CHAMBER:	4638.33				



DATE: PROJECT #:

DRAWN: DG CHECKED: N/A REV:

NOT TO SCALE

LIVAWAY SUITES

VINEYARD, UT, USA

StormTech® Chamber System

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SHEET 1 OF 1

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LIVAWAY SUITES

327 N. GENEVA ROAD
VINEYARD, UTAH

REGULATED PROFESSIONAL ENGINEER
07-15-2024
5150016-2202
BRADEN D.
Broaden D. Morris
STATE OF UTAH

NO. DATE REVIEW

DETAILS

PROJECT NUMBER 6435V.3 PRINT DATE 2024-07-15
PROJECT MANAGER B. MORRIS DESIGNED BY P. HUNTER

C-603

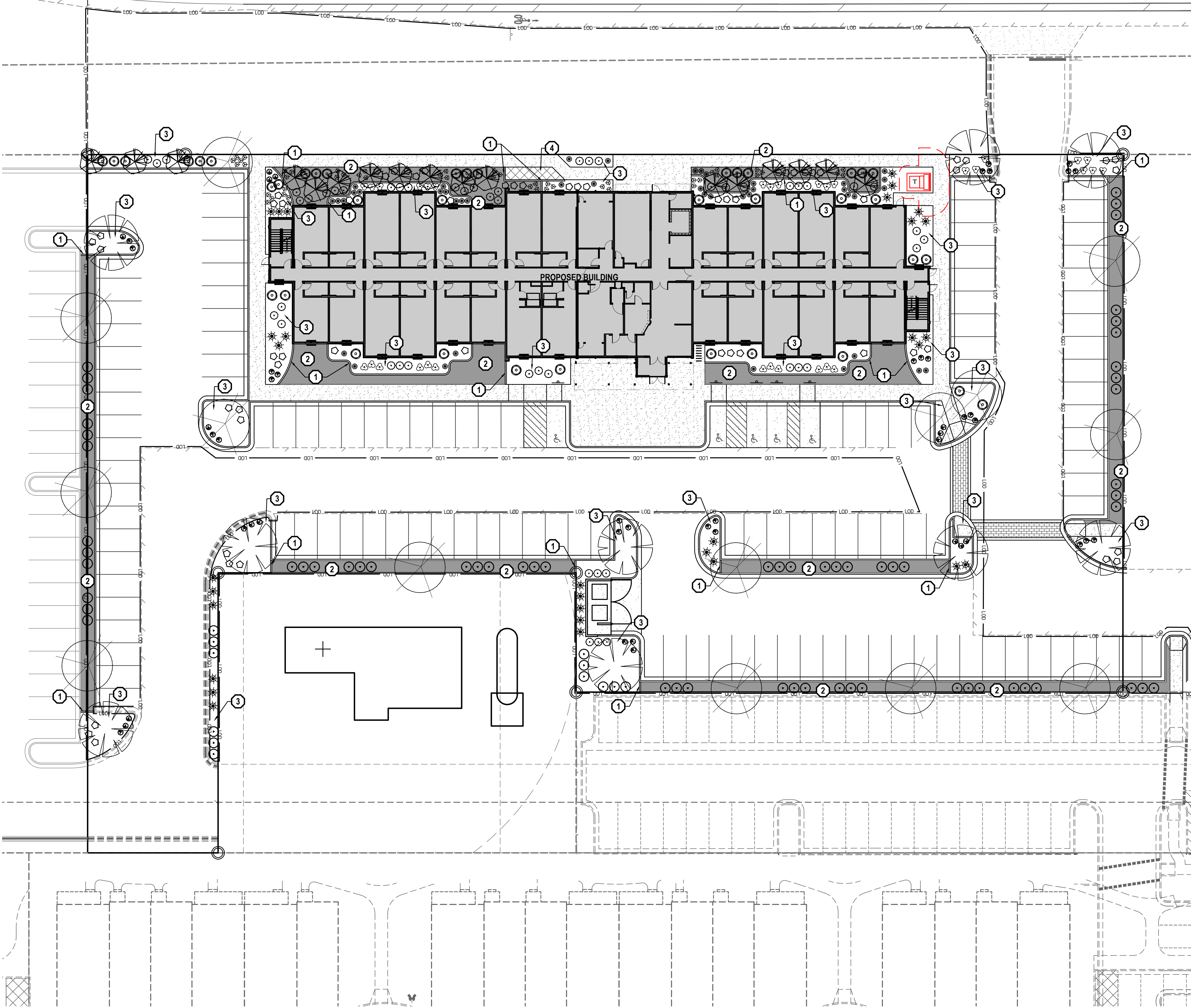
811

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

BENCHMARK

NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

GENEVA ROAD



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
14		Eastern Redbud	Cercis canadensis	2" Cal.
9		Japanese Zelkova	Zelkova serrata	2" Cal.
17		Amur Maple	Acer ginnala 'Flame'	2" Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
50		Ivory Halo Dogwood	Cornus alba 'Bailhalo'	5 Gallon
39		Emerald Speeder Japanese Yew	Taxus cuspidata 'Monloo'	5 Gallon
59		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
75		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon
31		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
48		Fountain Grass	Pennisetum setaceum	1 Gallon

Annuals-Perennials

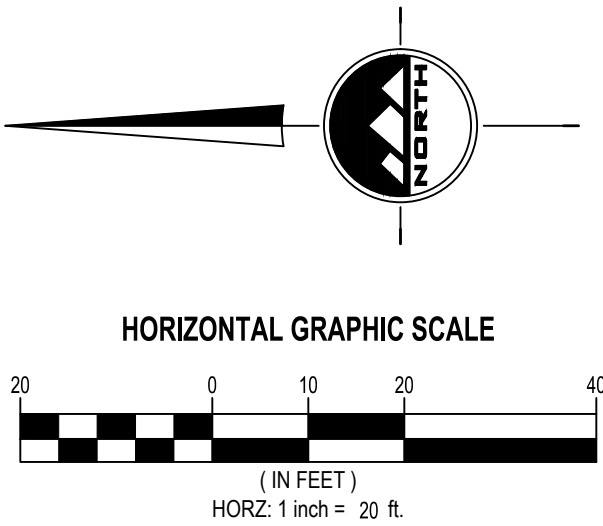
Qty	Symbol	Common Name	Botanical Name	Plant Size
52		Daylily	Hemerocallis	1 Gallon
32		Black-Eyed Susan	Rudbeckia hirta	1 Gallon
42		Rockrose	Helianthemum nummularium	1 Gallon

- 1
- Install 6" Concrete Edging

2

3

4



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LEHI, UTAH 84043

CONTACT:
NICK BLAYDEN
PHONE: 425-999-1523

LIVAWAY SUITES

327 N. GENEVA ROAD

VINEYARD, UTAH

NO.	DATE	REVISION
-----	------	----------

LANDSCAPE PLAN

PROJECT NUMBER 6435V.3	PRINT DATE 2024-07-15
PROJECT MANAGER B. MORRIS	DESIGNED BY P. HUNTER

L-100

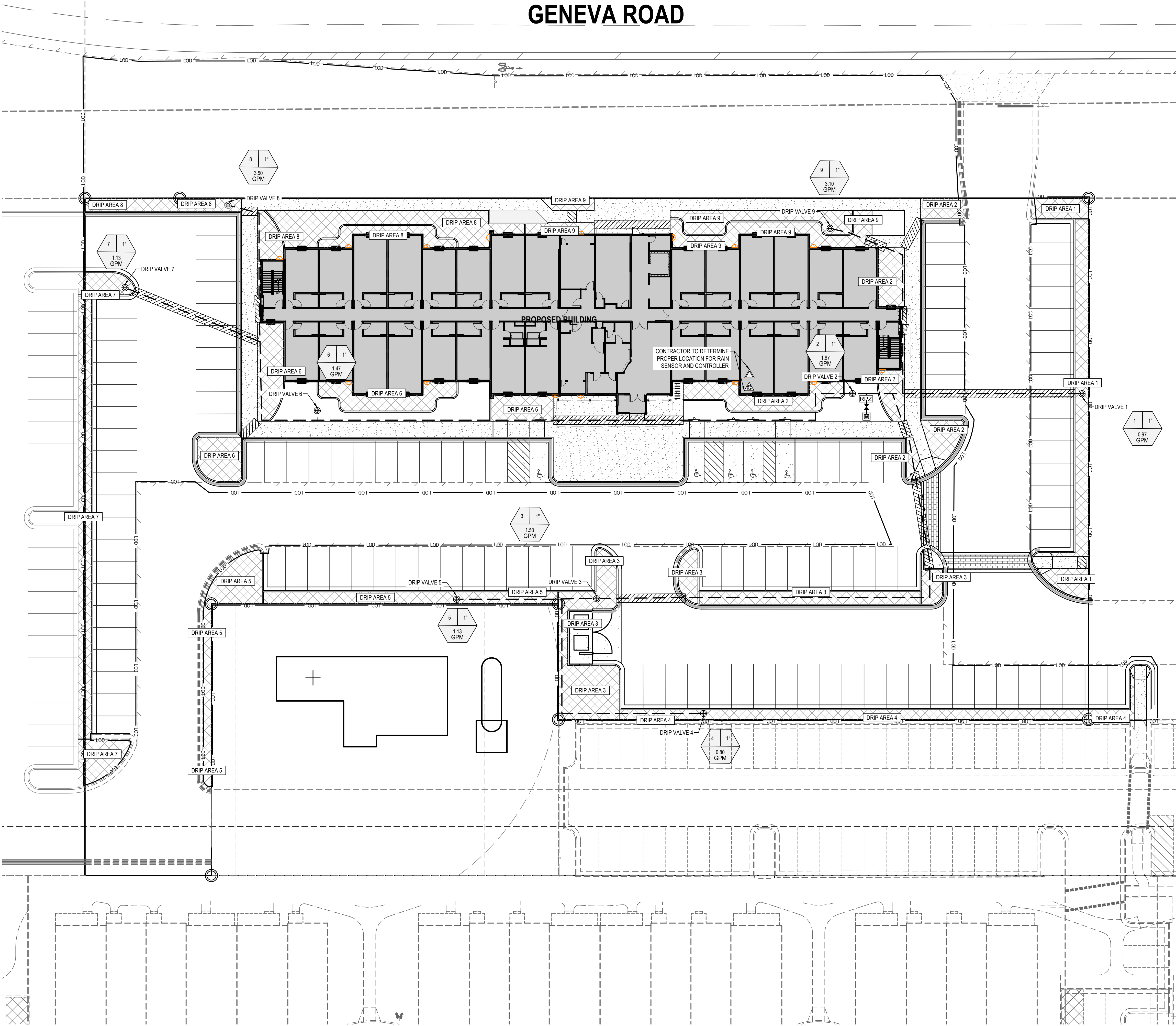
811

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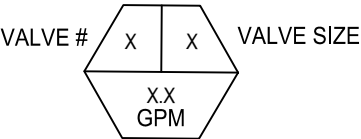
BENCHMARK

NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'



Irrigation		
Qty	Symbol	Description
9		Rain Bird X CZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Mainline - Schedule 40 PVC
1		1 inch meter
1		Rain Bird RSD-BEX Rain Sensor
1		Rain Bird ESP-LX Plus Controller
1		Mueller 1" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree
** NOTES **
THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.
COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.



EN SIGN

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300 N TRIUMPH BLVD, STE 100
LEHI, UTAH 84043
CONTACT:
NICK BLAYDEN
PHONE: 425-999-1523

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327 N. GENEVA ROAD

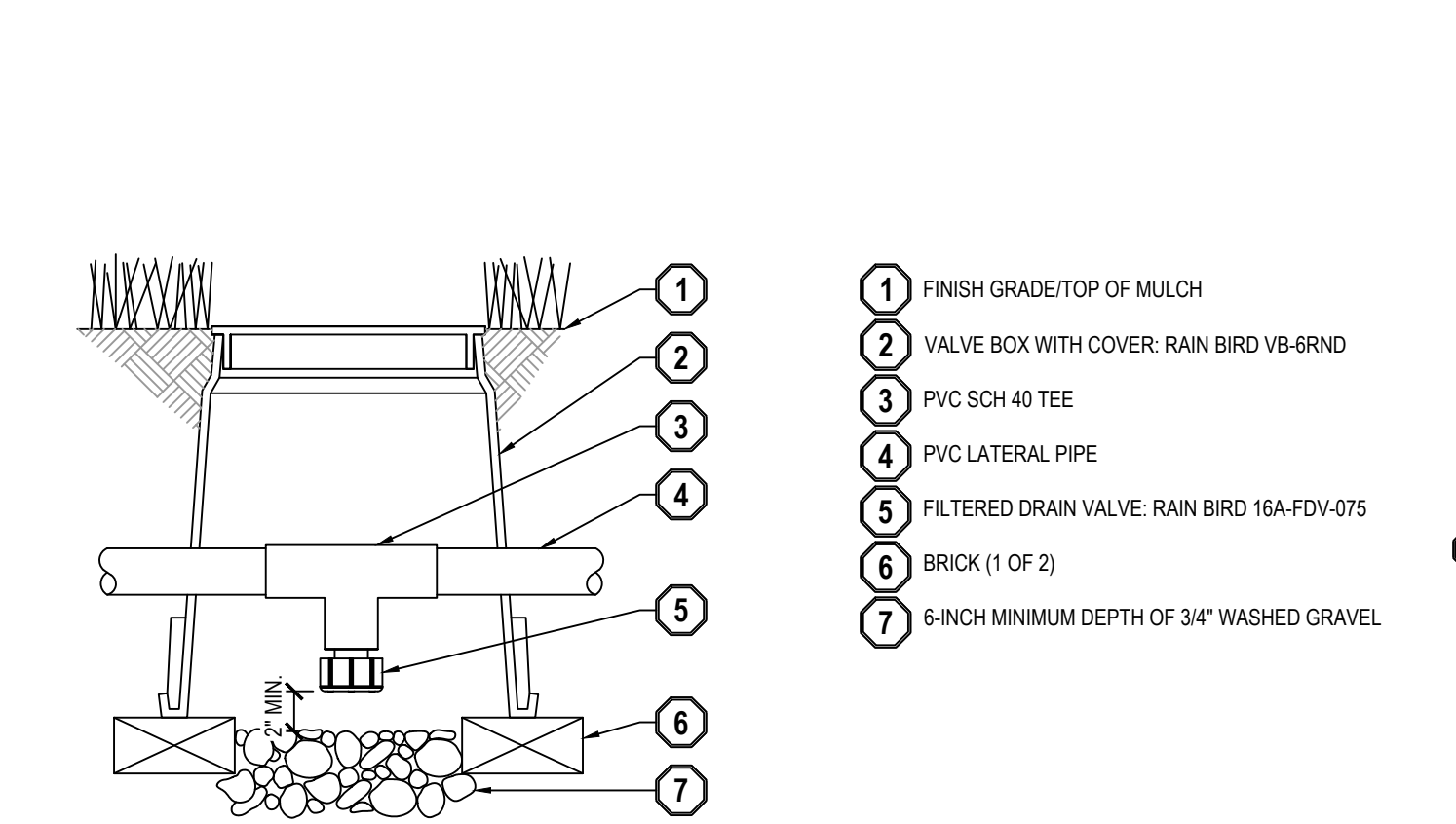
VINEYARD, UTAH

NO.	DATE	REVISION
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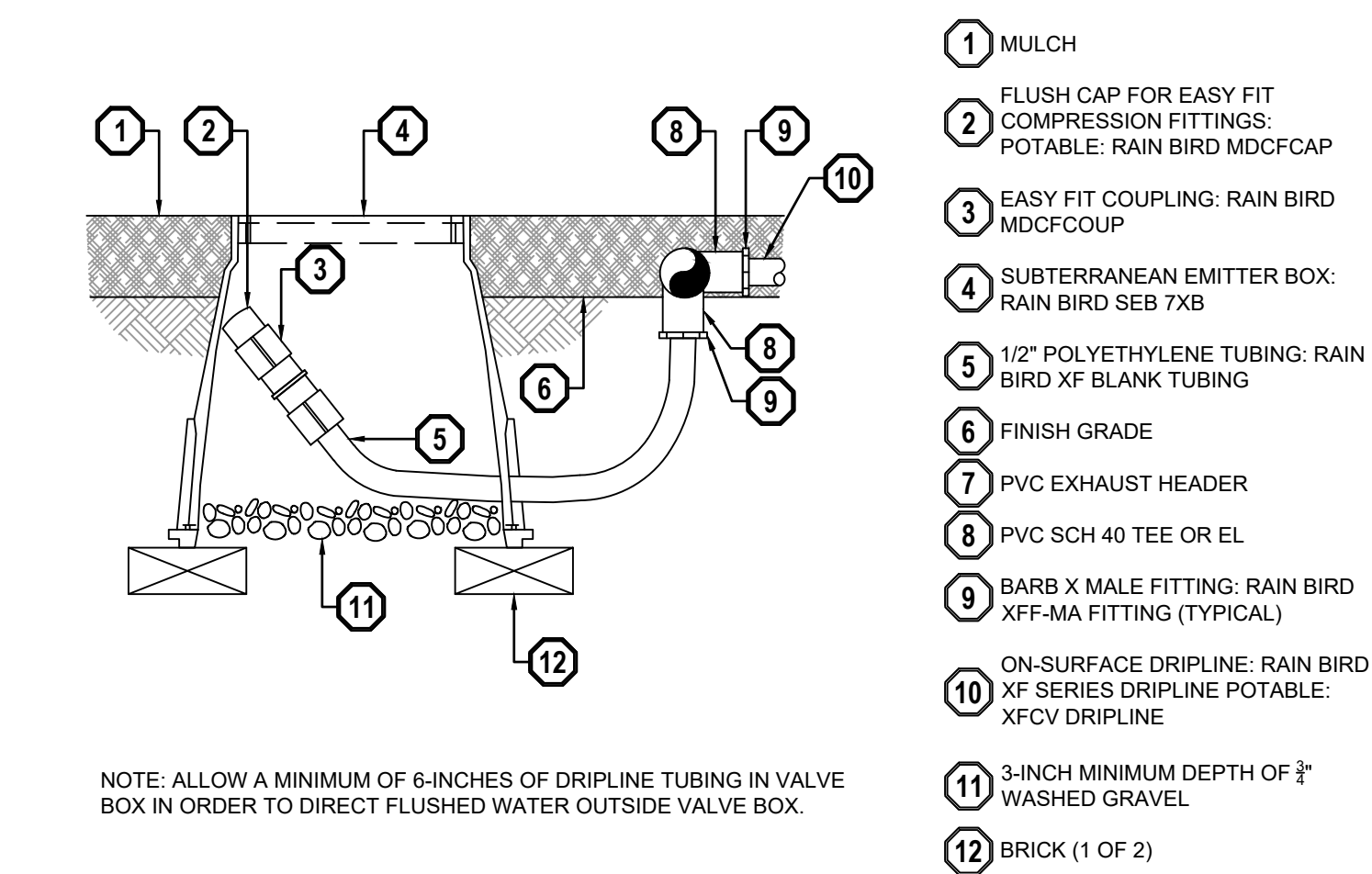
IRRIGATION PLAN

PROJECT NUMBER 6435V.3	PRINT DATE 2024-07-15
PROJECT MANAGER B. MORRIS	DESIGNED BY P. HUNTER

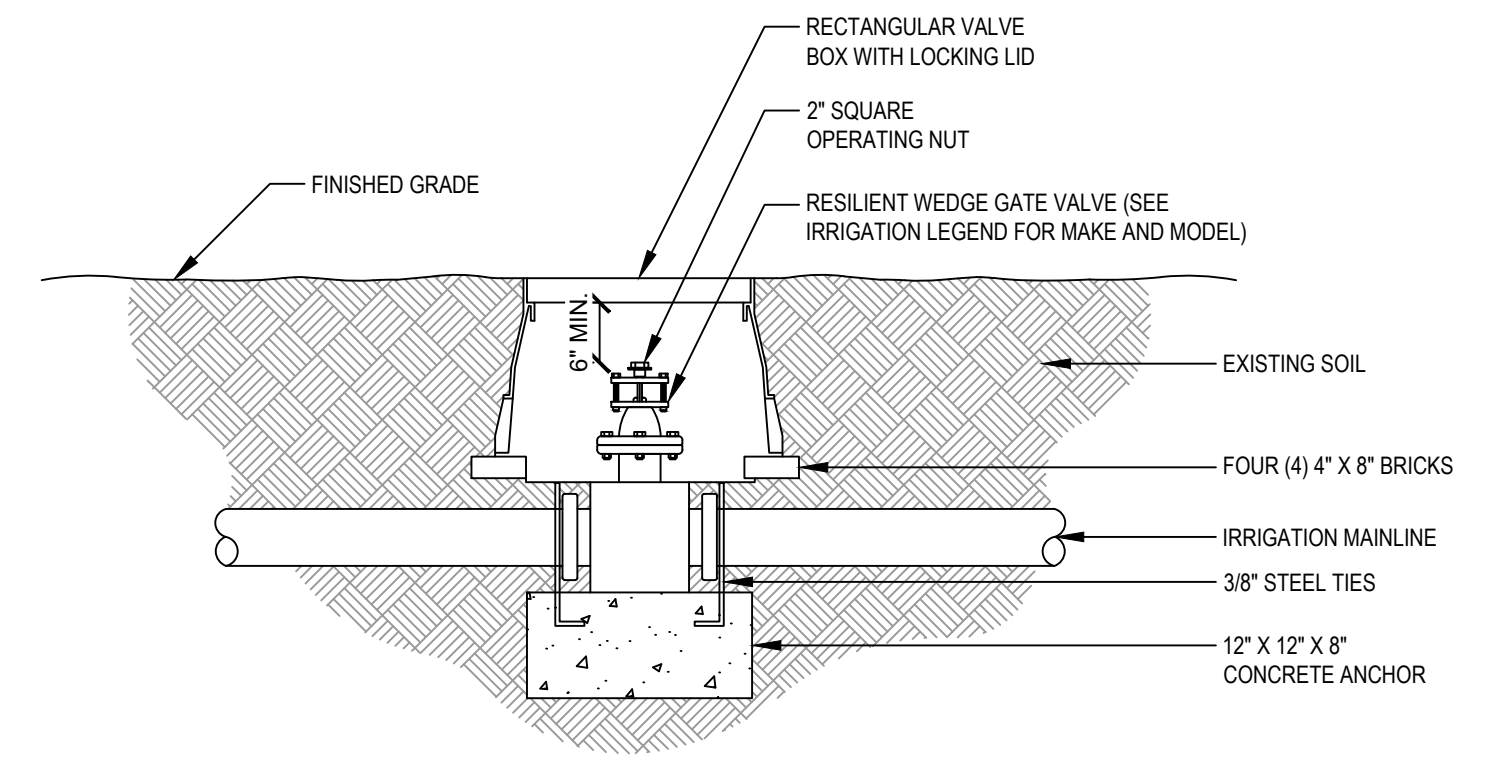
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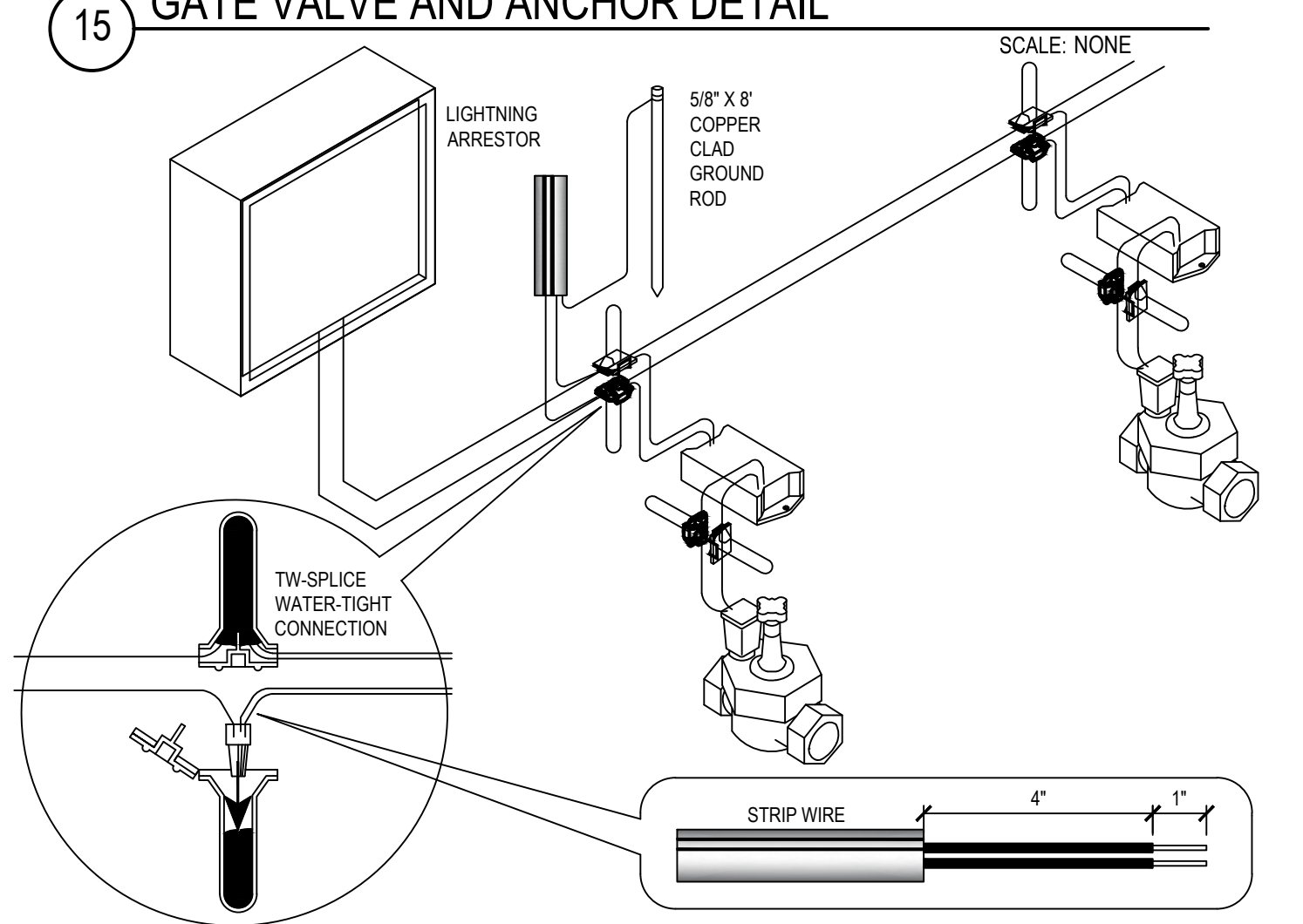
13 LATERAL LINE DRAIN VALVE DETAIL
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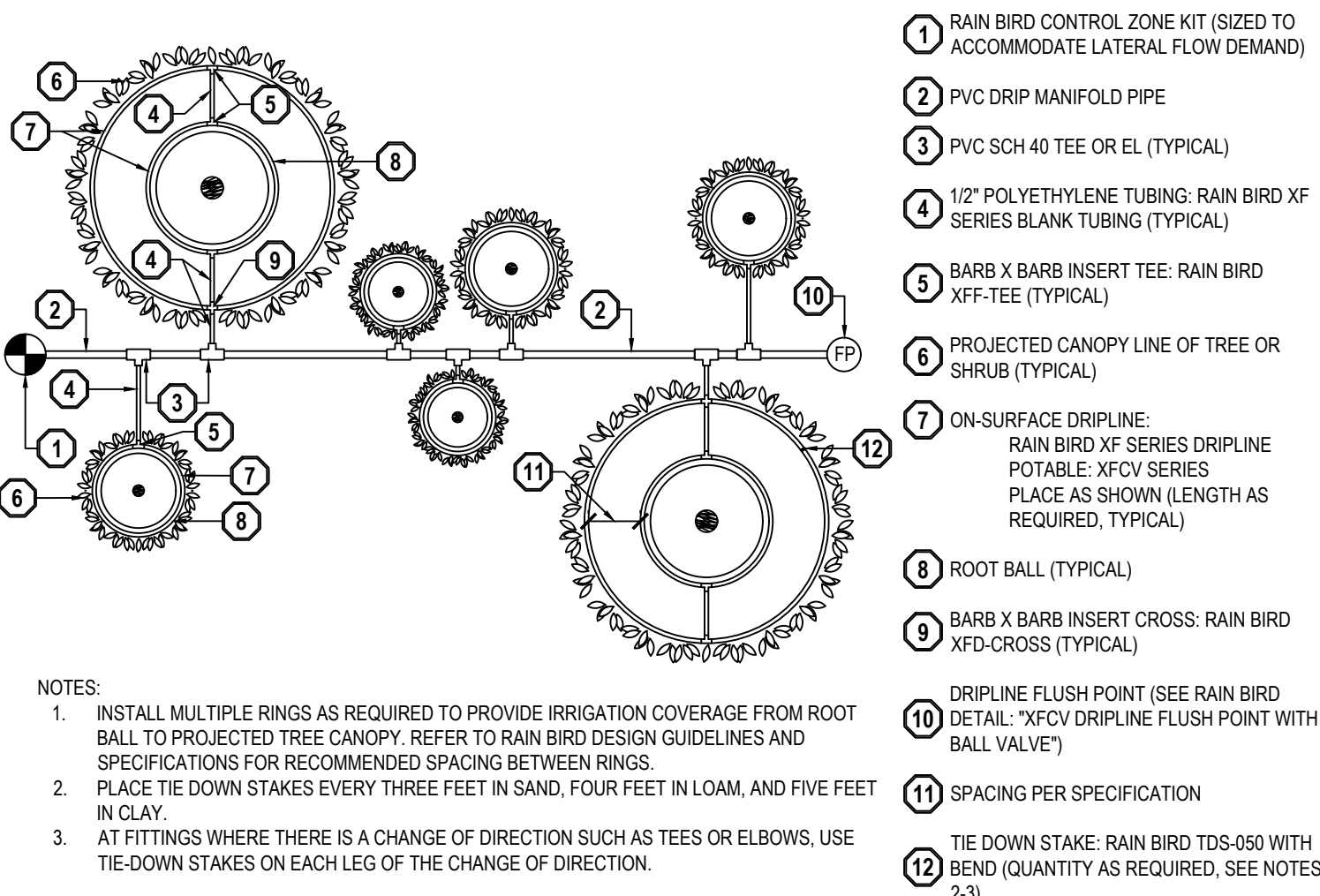
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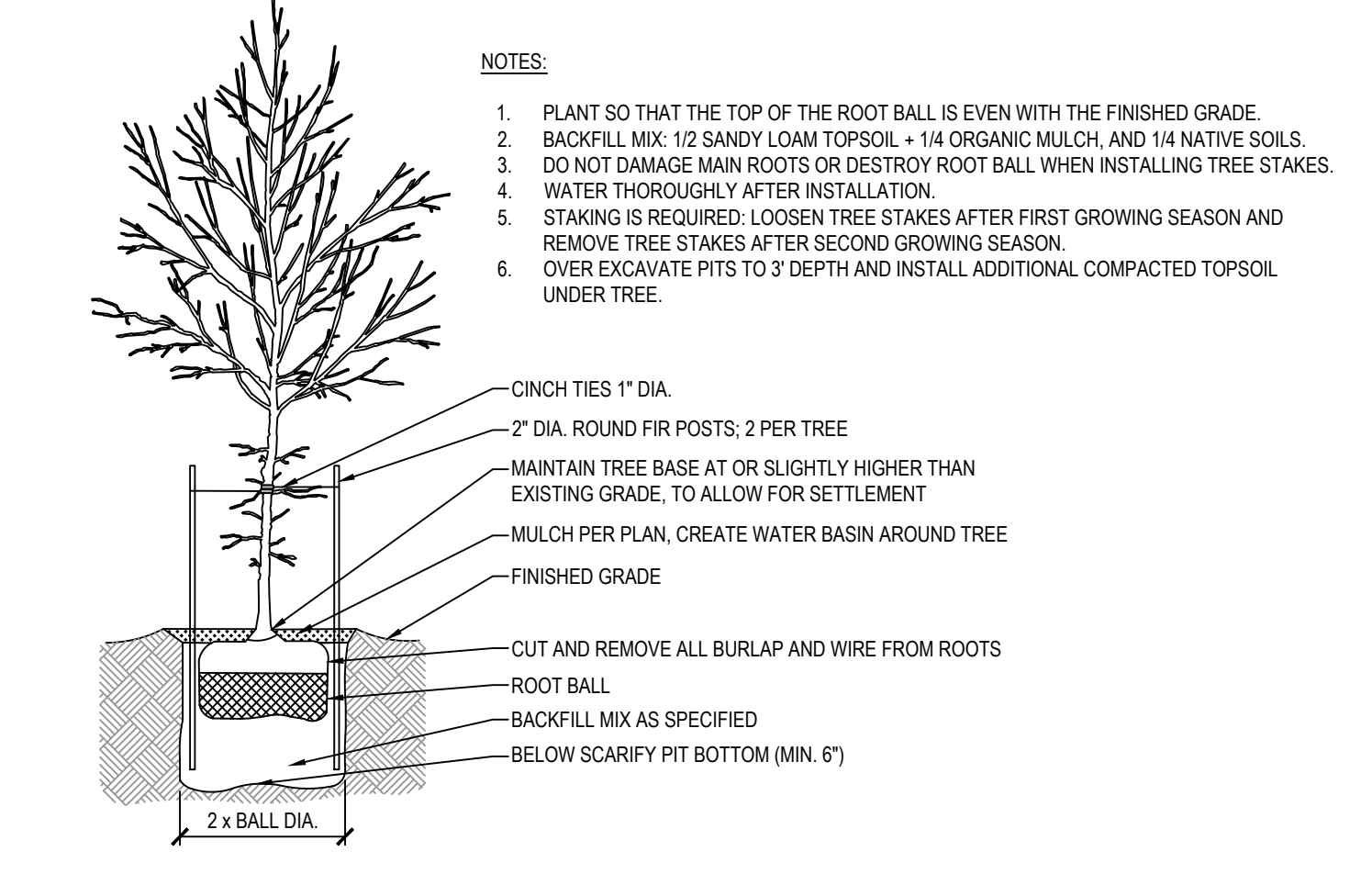
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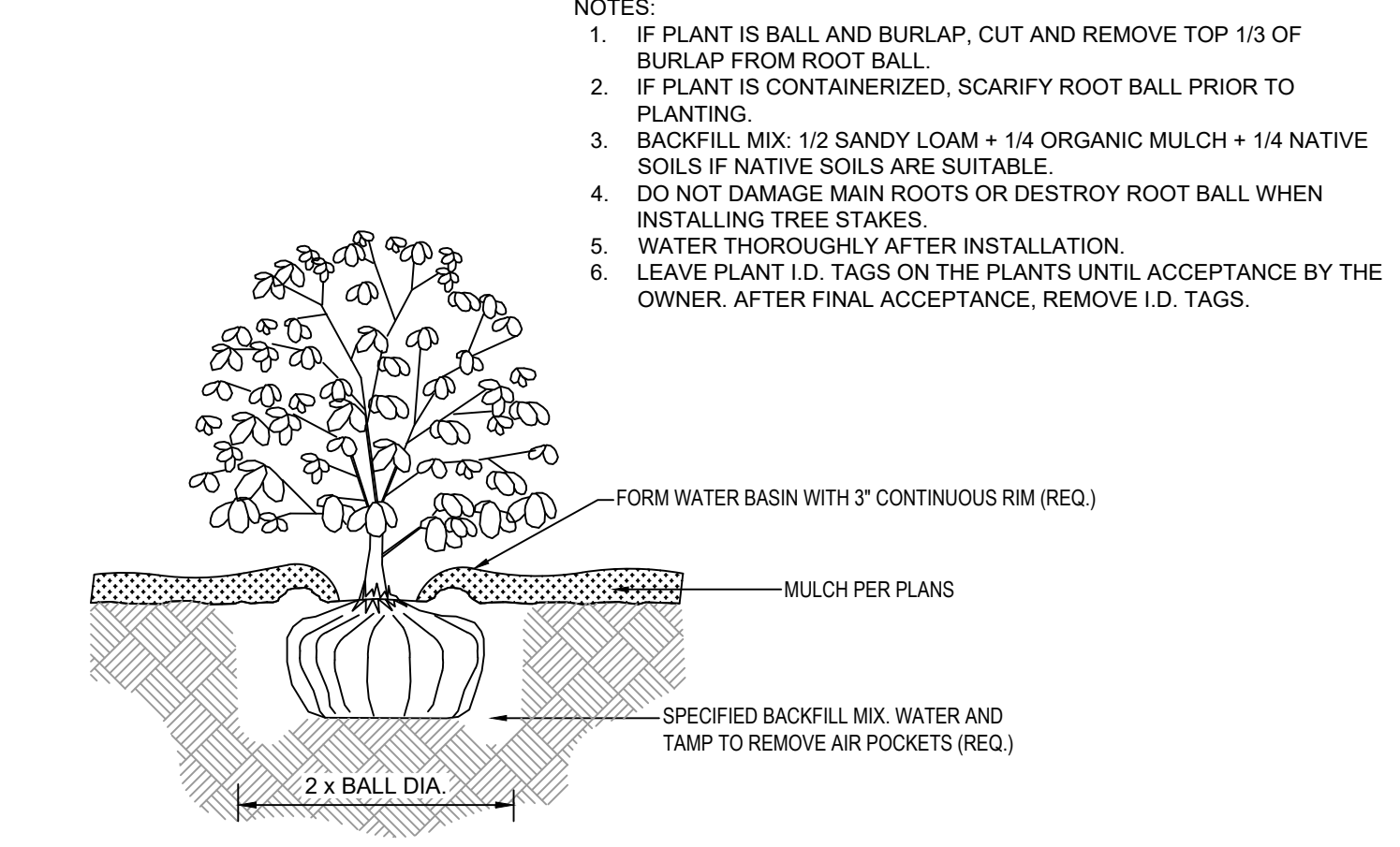
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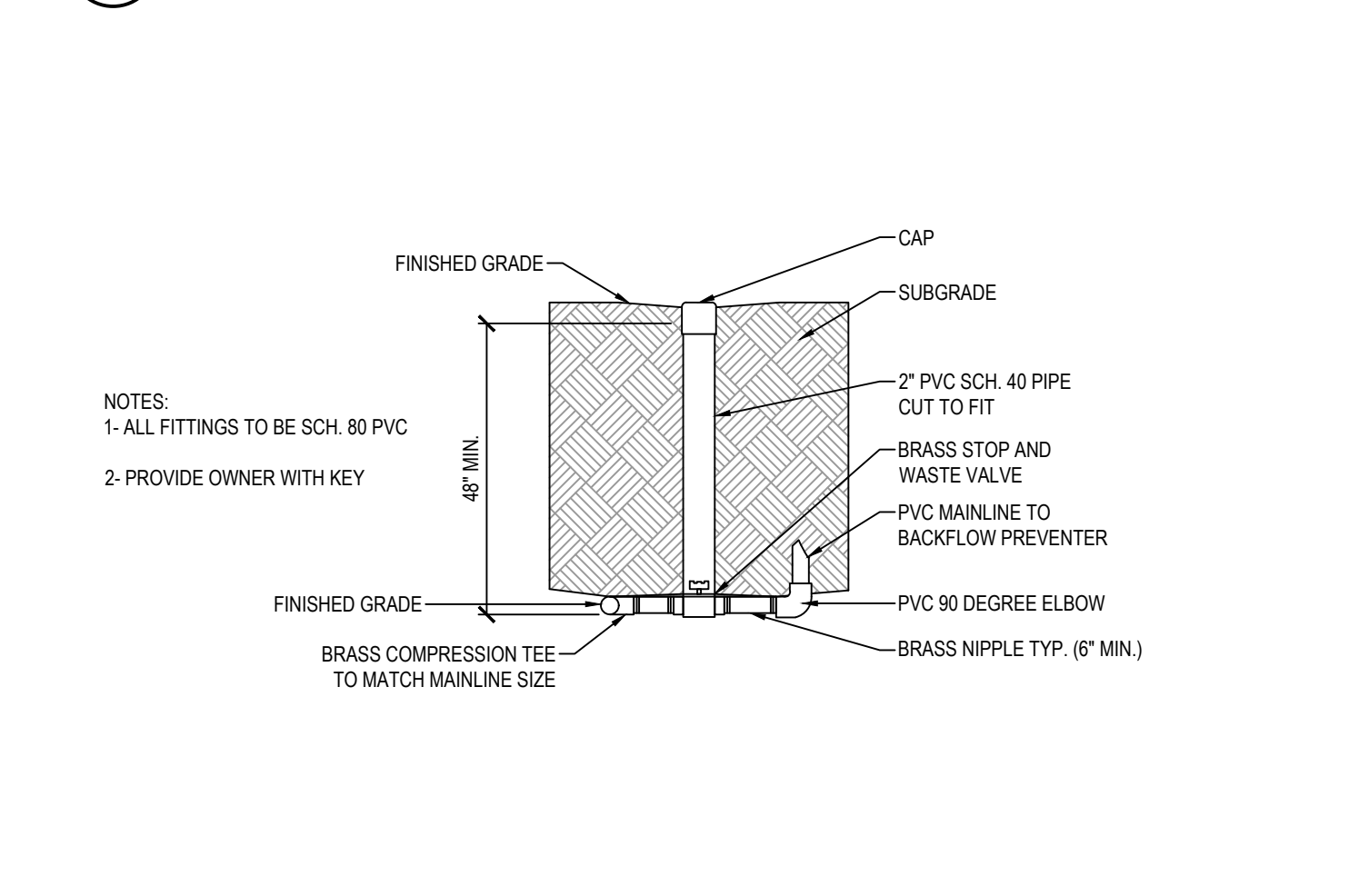
9 ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
SCALE: NONE



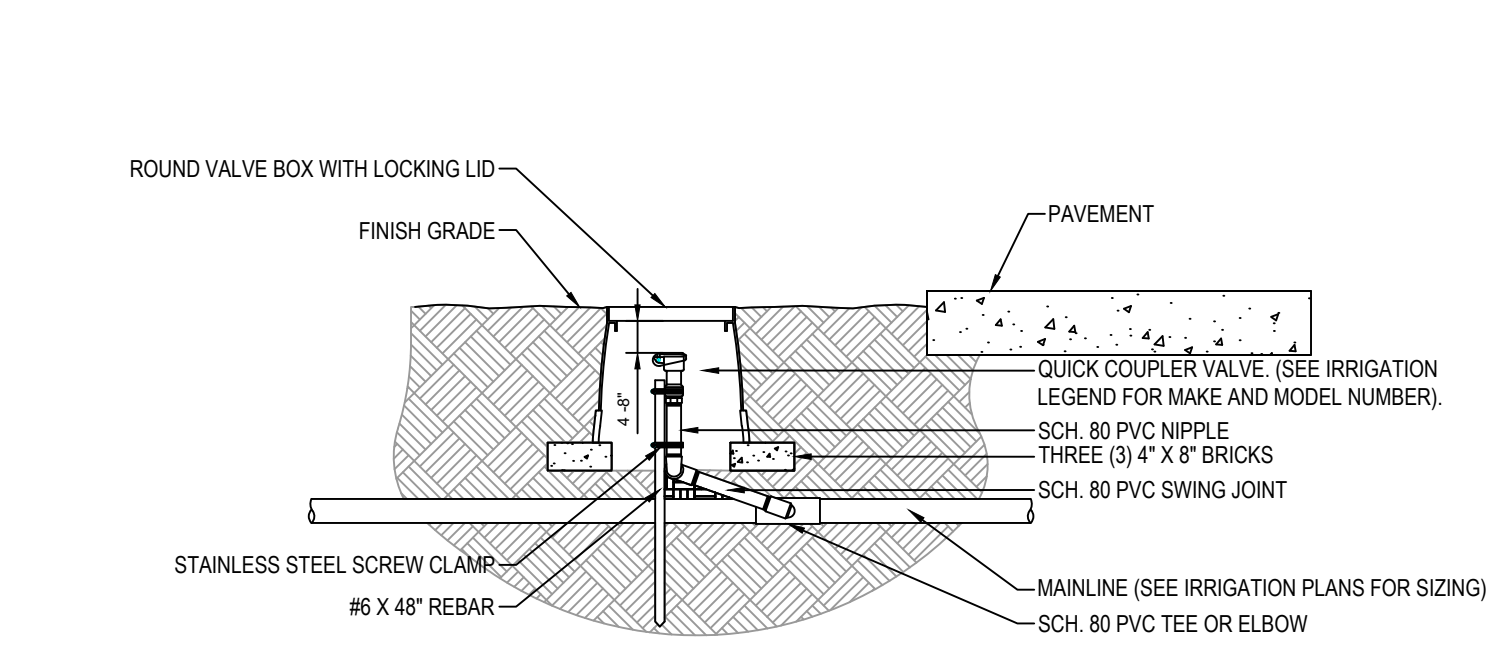
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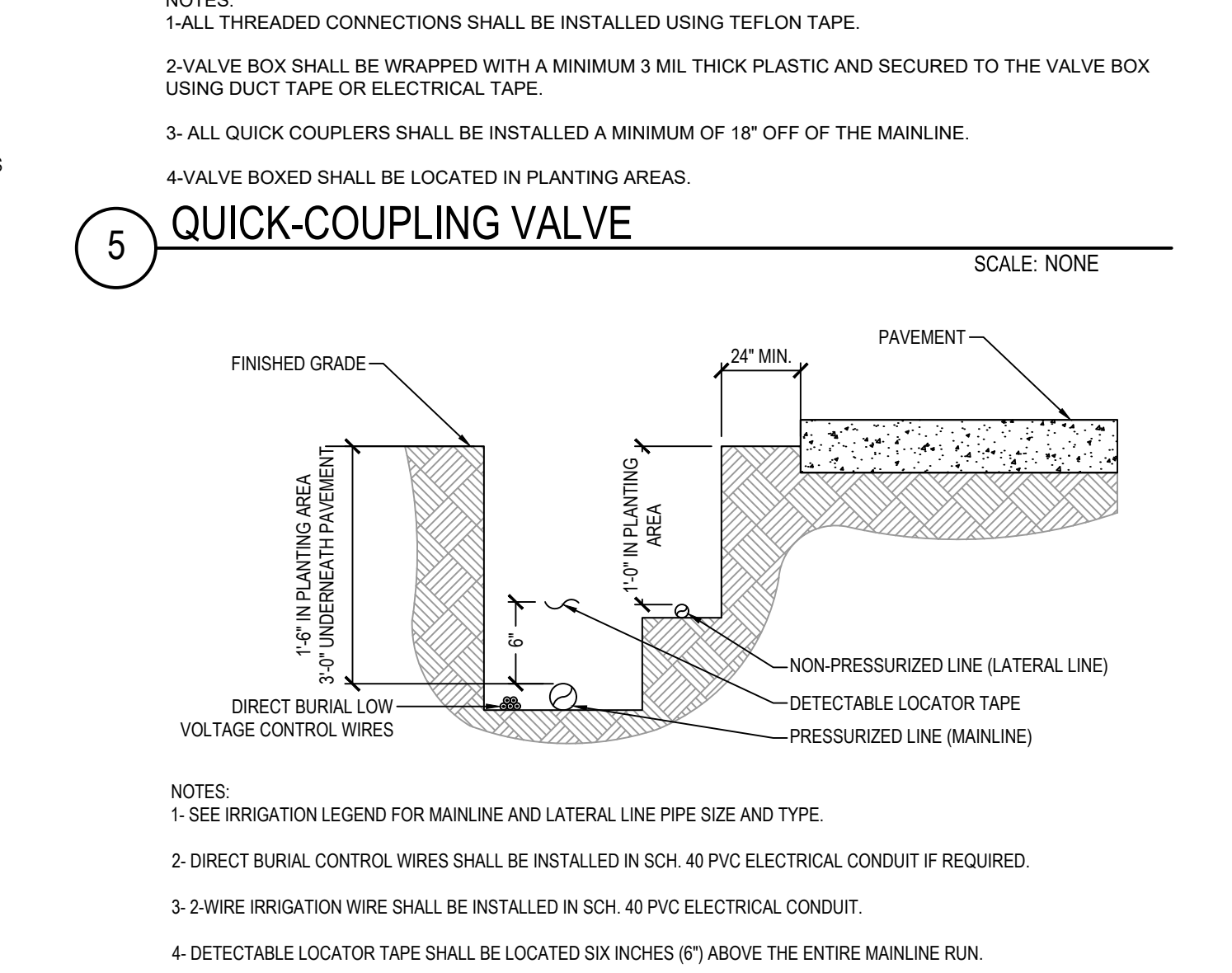
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SCALE: NONE



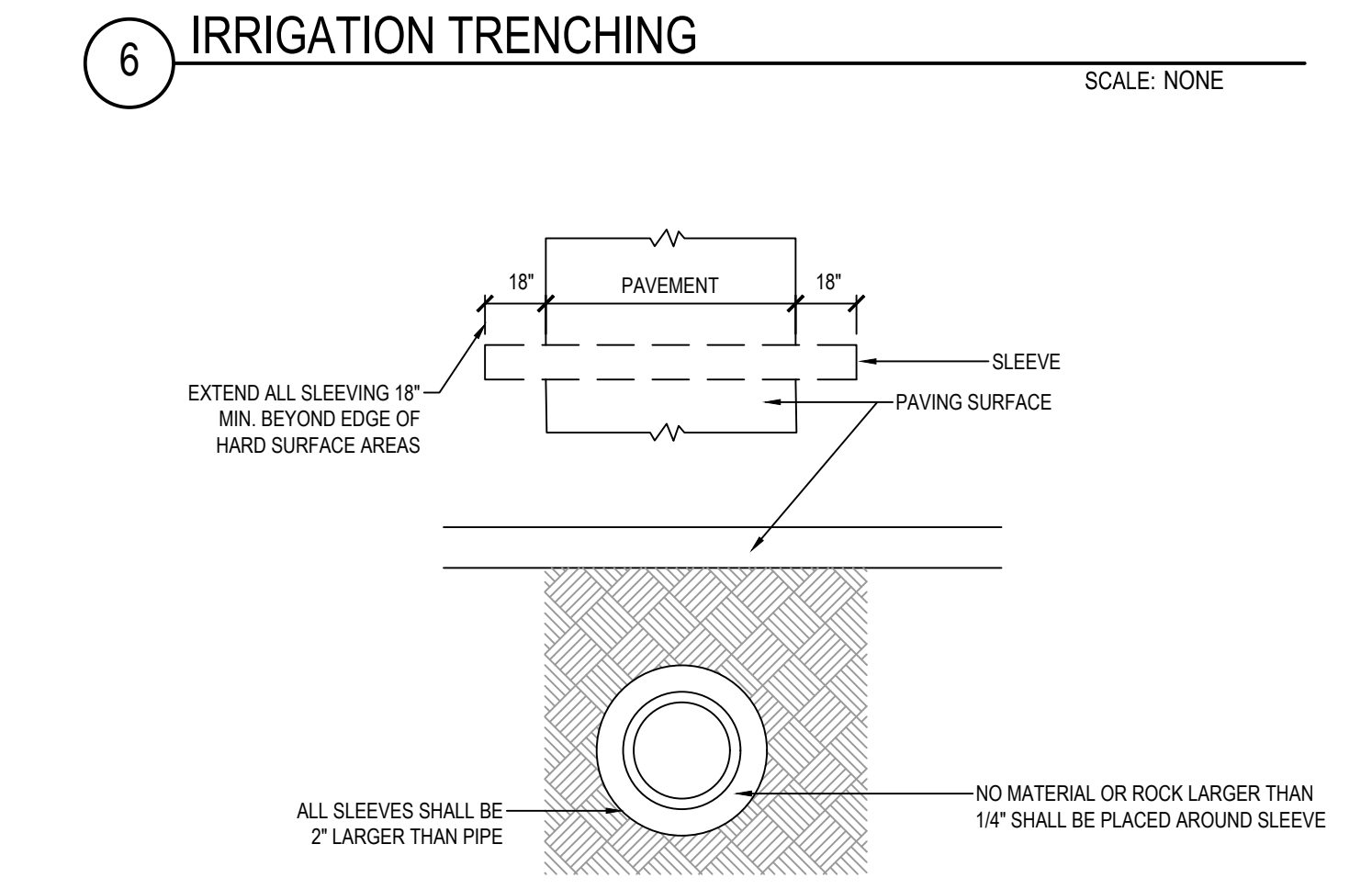
12 STOP AND WASTE VALVE ASSEMBLY
SCALE: NONE



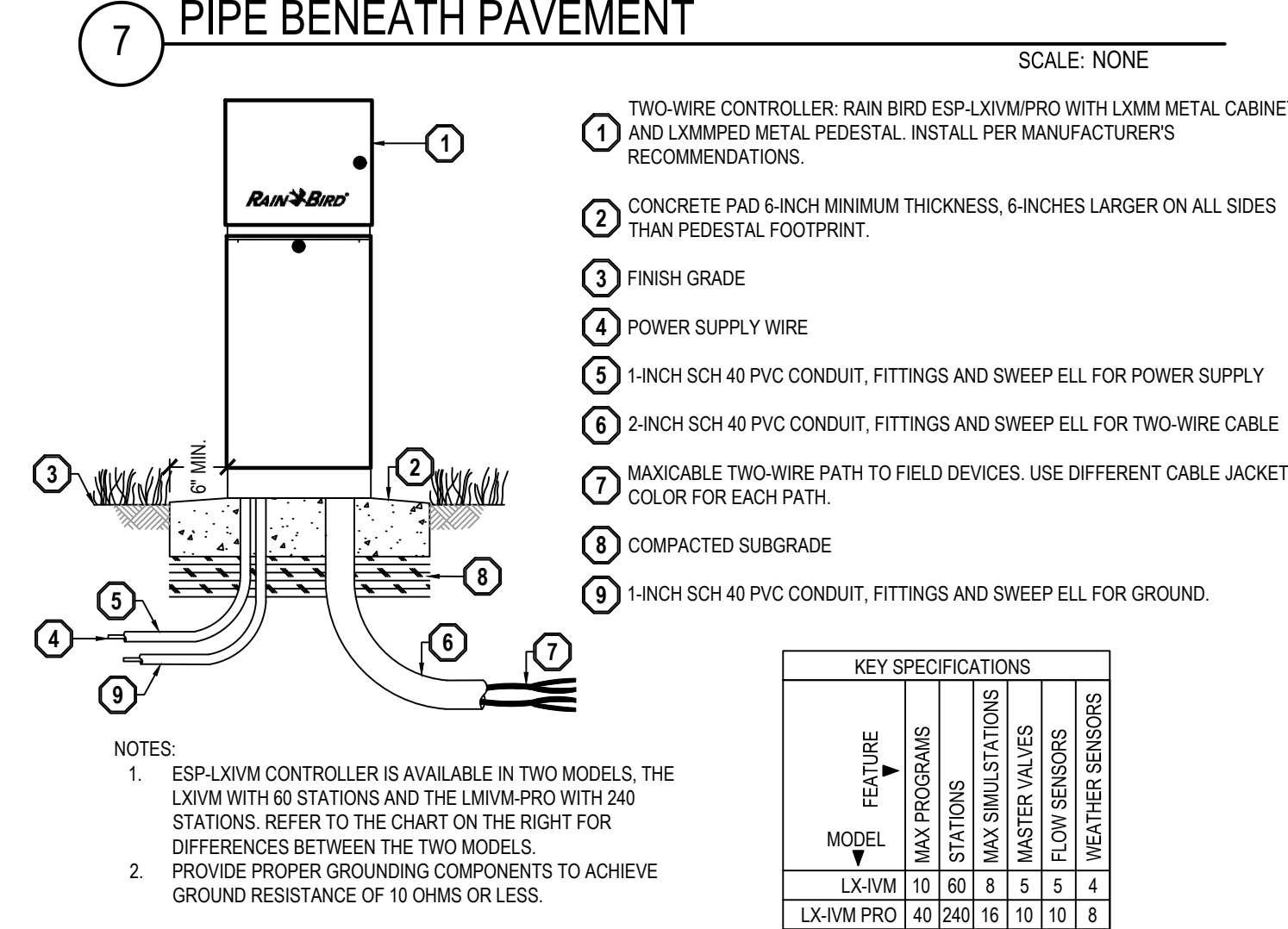
5 QUICK-COUPLING VALVE
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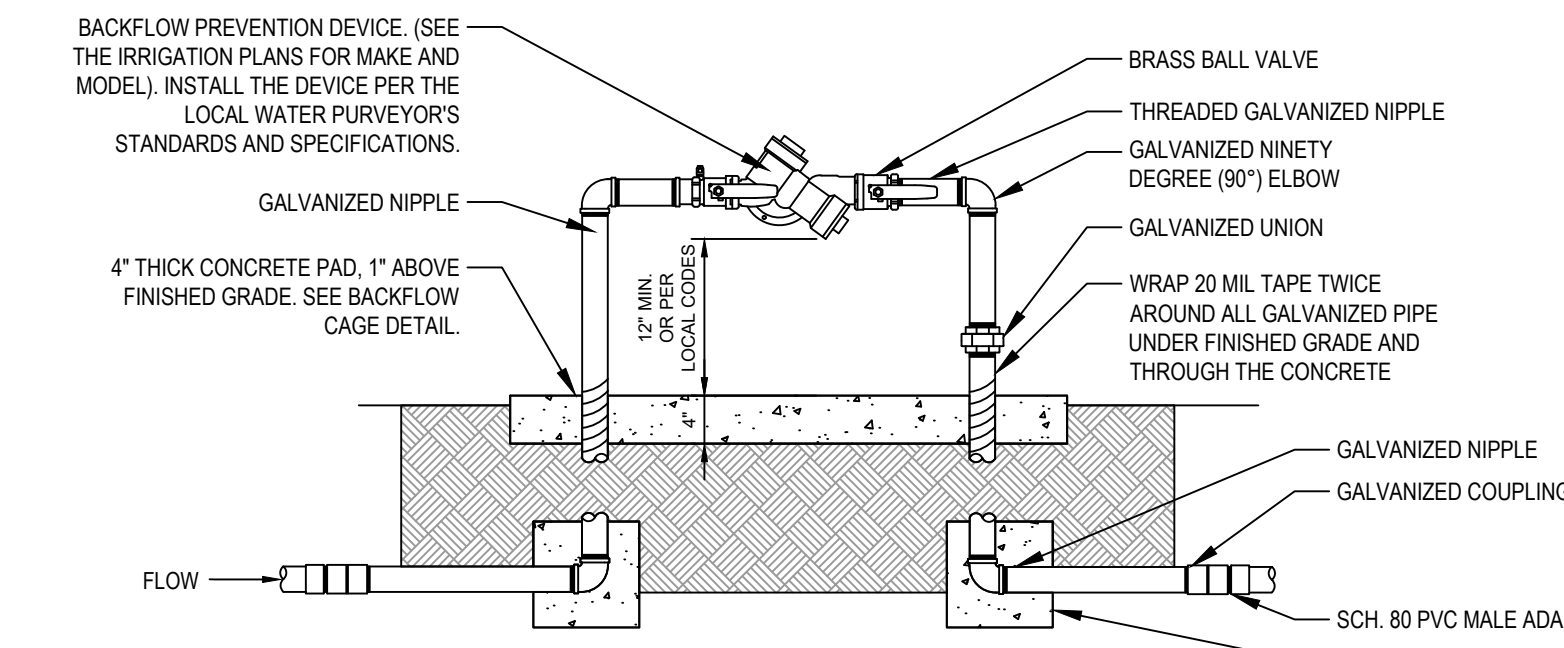
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SCALE: NONE



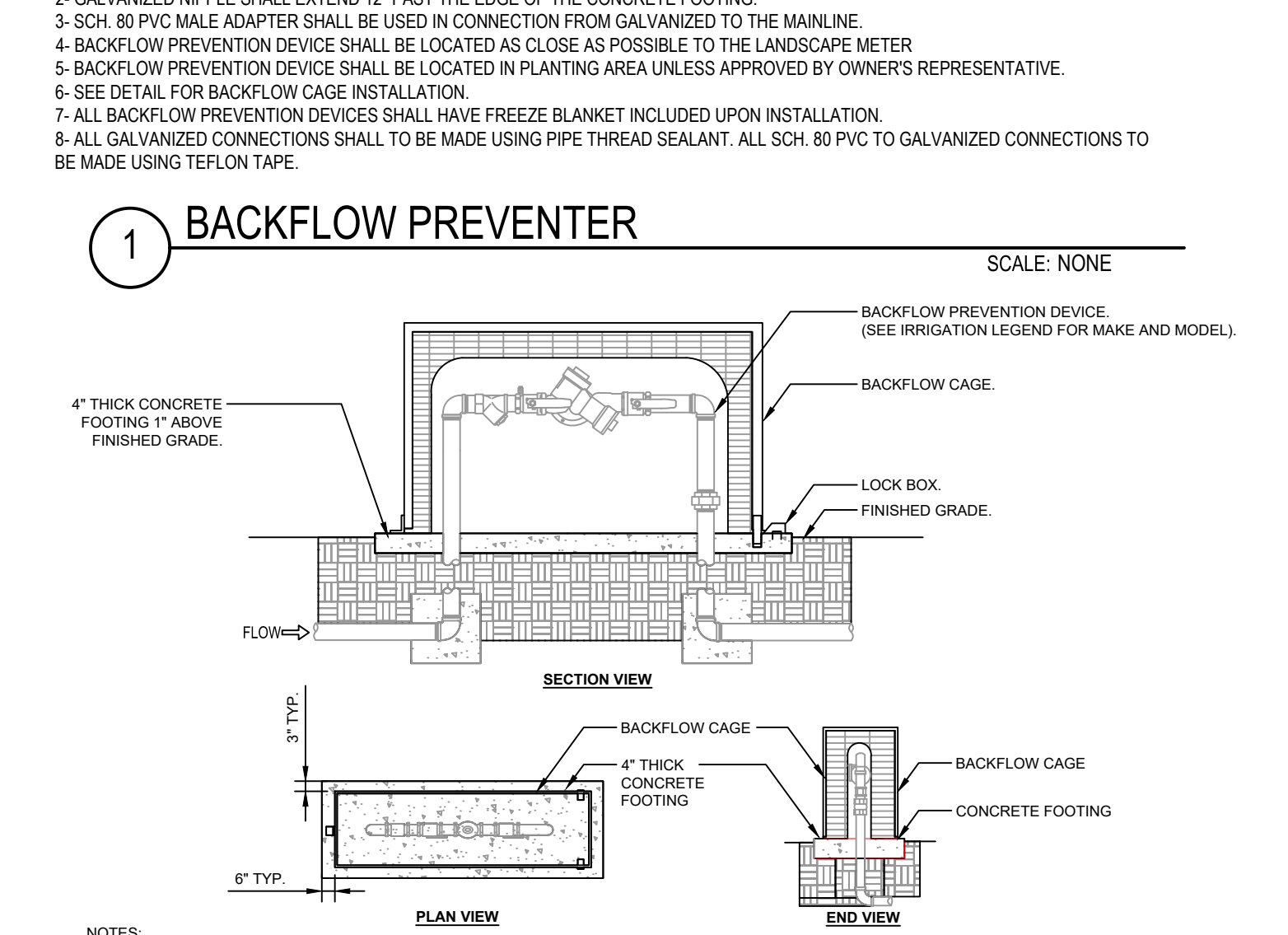
7 PIPE BENEATH PAVEMENT
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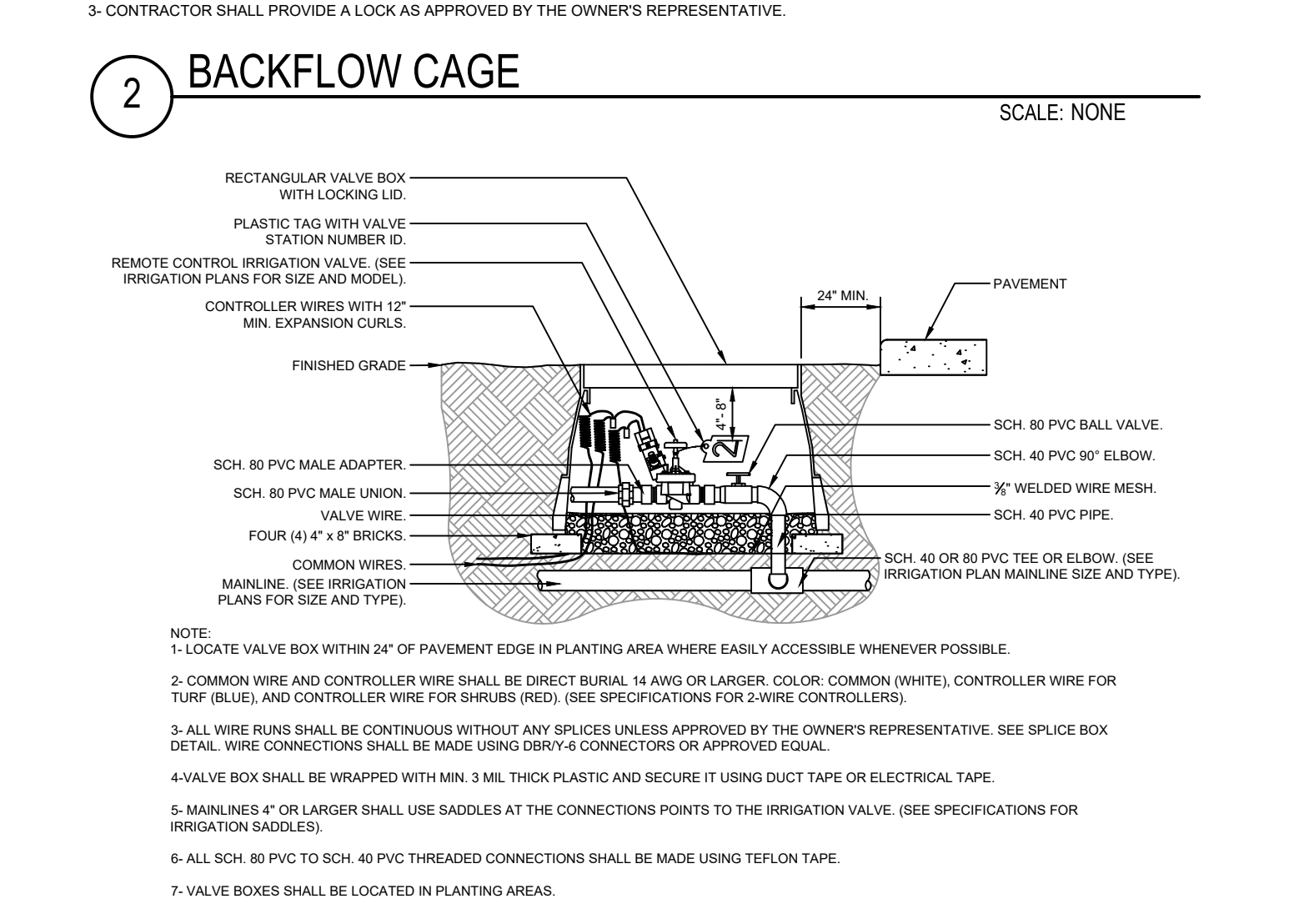
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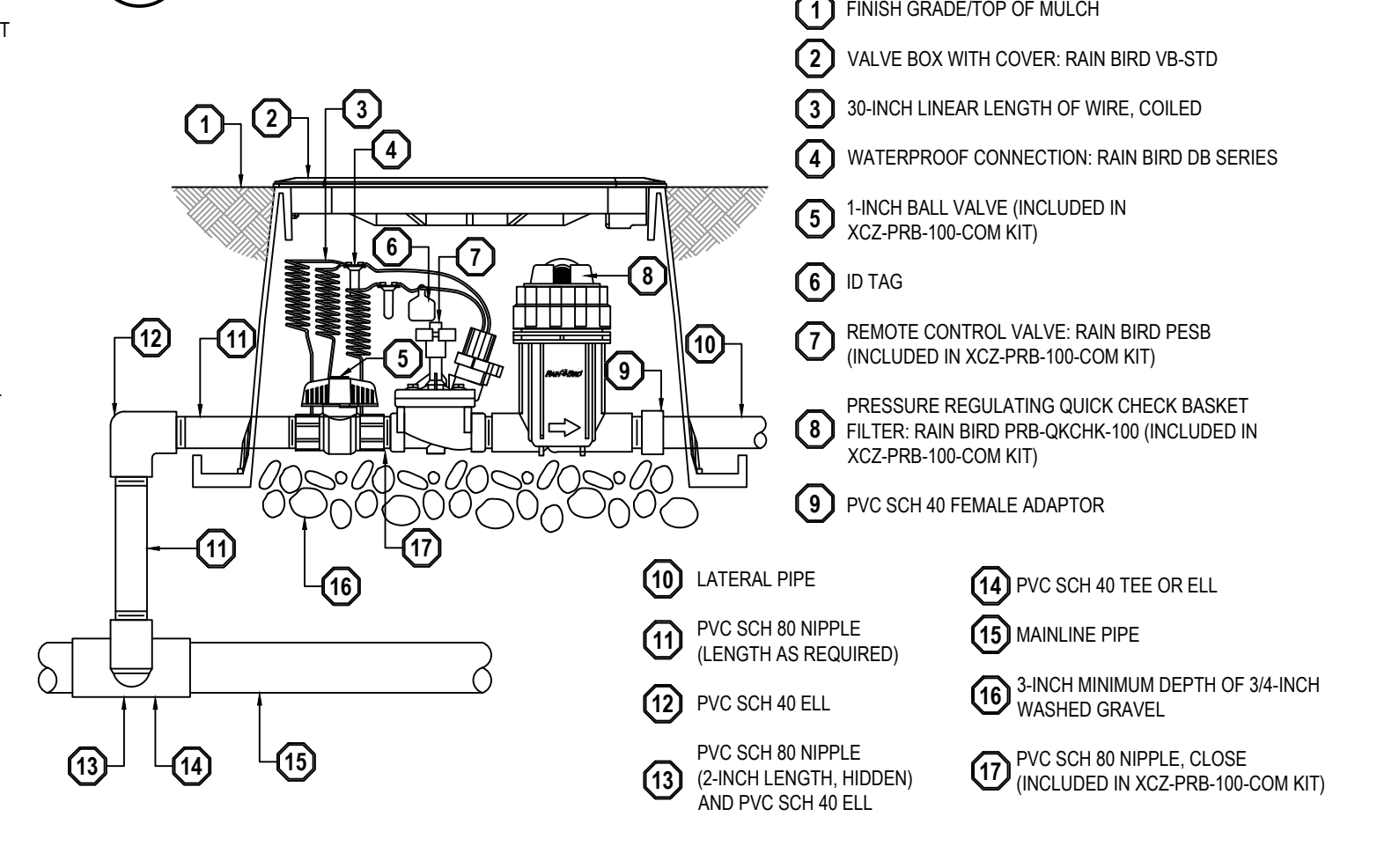
1 BACKFLOW PREVENTER
SCALE: NONE



2 BACKFLOW CAGE
SCALE: NONE



3 CONTROL VALVE
SCALE: NONE



4 DRIP CONTROL ZONE KIT
SCALE: NONE

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LEHI, UTAH 84043

CONTACT:
NICK BLAYDEN
PHONE: 425-999-1523

LIVAWAY SUITES

327 N. GENEVA ROAD

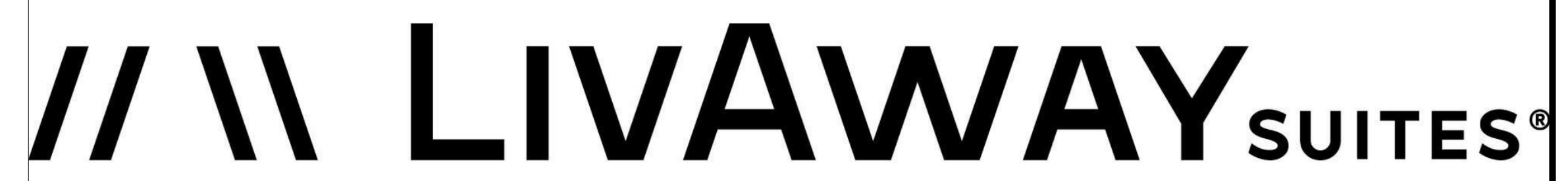
VINEYARD, UTAH

LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER 6435V.3	PRINT DATE 2024-07-15
PROJECT MANAGER B. MORRIS	DESIGNED BY P. HUNTER

L-300

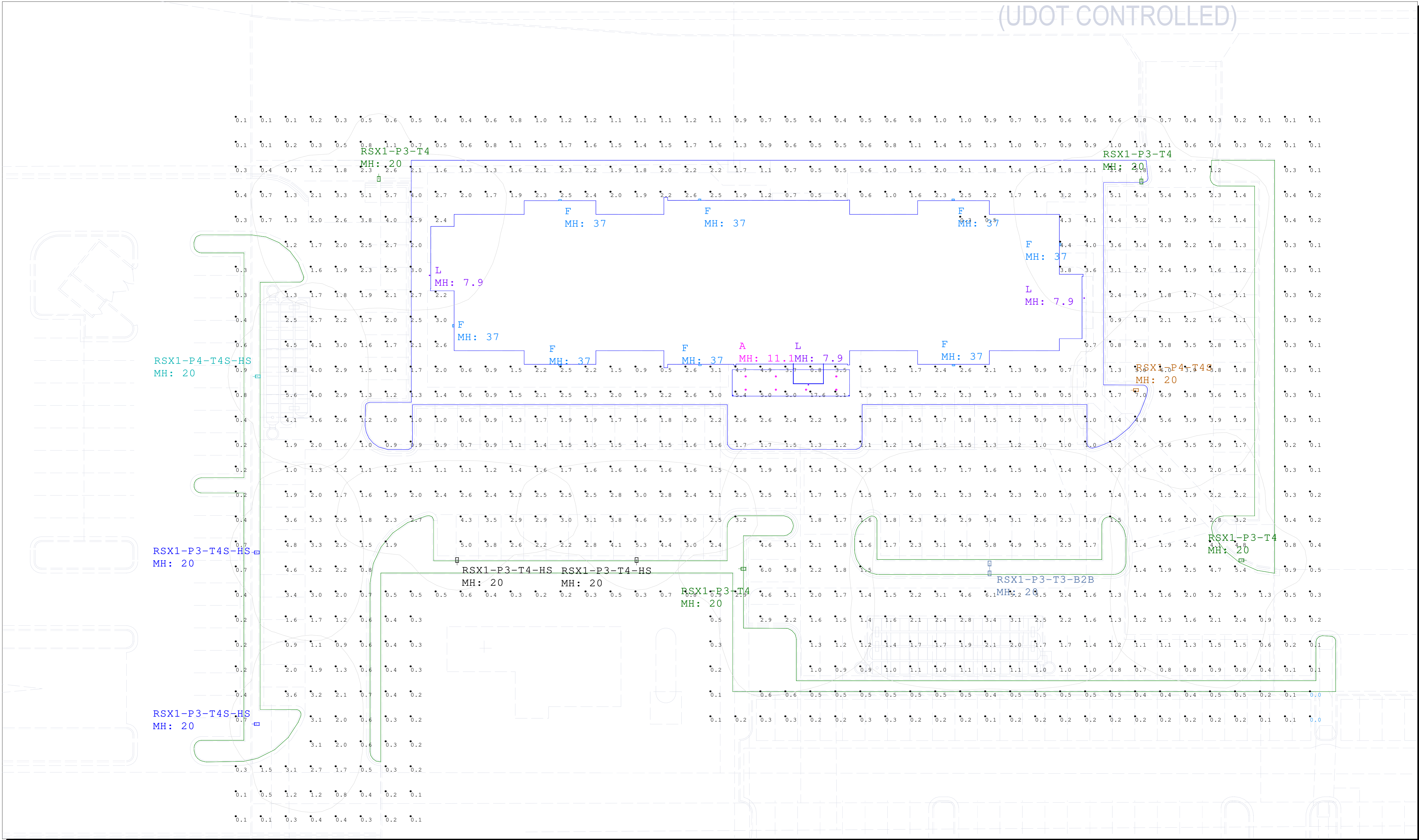
Page 28 of 34



EXTERIOR LIGHTING PLAN

SHEET L01 : PHOTOTMETRIC STUDY & LIGHTING SCHEDULE

SHEET L02 : RENDERINGS



Scale: 1 inch= 20 Ft.

STATISTICAL SUMMARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot Left	Illuminance	Fc	2.77	5.8	0.9	3.08	6.44
Sidewalk at Grade	Illuminance	Fc	1.80	4.1	0.3	6.00	13.67
Vinyard-Property Line	Illuminance	Fc	0.29	0.9	0.0	N.A.	N.A.
Parking Lot Front	Illuminance	Fc	2.02	6.1	0.4	5.05	15.25
Parking Lot Right	Illuminance	Fc	2.62	6.4	0.8	3.28	8.00

FIXTURE SCHEDULE

Luminaire Schedule								
Qty	Symbol	Label	Arrangement	Description	Lum. Watts	Total Watts	Lum. Lumens	LLF
7		A	Single	Maxim 57613	13	91	930	0.850
8		F	Single	LED-WPFC-80W	81	648	9481	0.850
3		L	Single	EVYW070410L30MVBK	12	36	1200	0.850
1		RSX1-P3-T3-B2B	Back-Back	RSX1 LED P3 30K R3	109.44	218.88	12763	0.850
4		RSX1-P3-T4	Single	RSX1 LED P3 30K R4	109.44	437.76	12930	0.850
2		RSX1-P3-T4-HS	Single	RSX1 LED P3 30K R4 HS	109.44	218.88	8497	0.850
2		RSX1-P3-T4S-HS	Single	RSX1 LED P3 30K R4S HS	109.44	218.88	8748	0.850
1		RSX1-P4-T4S	Single	RSX1 LED P4 30K R4S	133.1431	133.143	14555	0.850
1		RSX1-P4-T4S-HS	Single	RSX1 LED P4 30K R4S HS	133.14	133.14	10206	0.850



Head Office
400 S. Record St.
Dallas, TX 75202

EXTERIOR LIGHTING PLAN

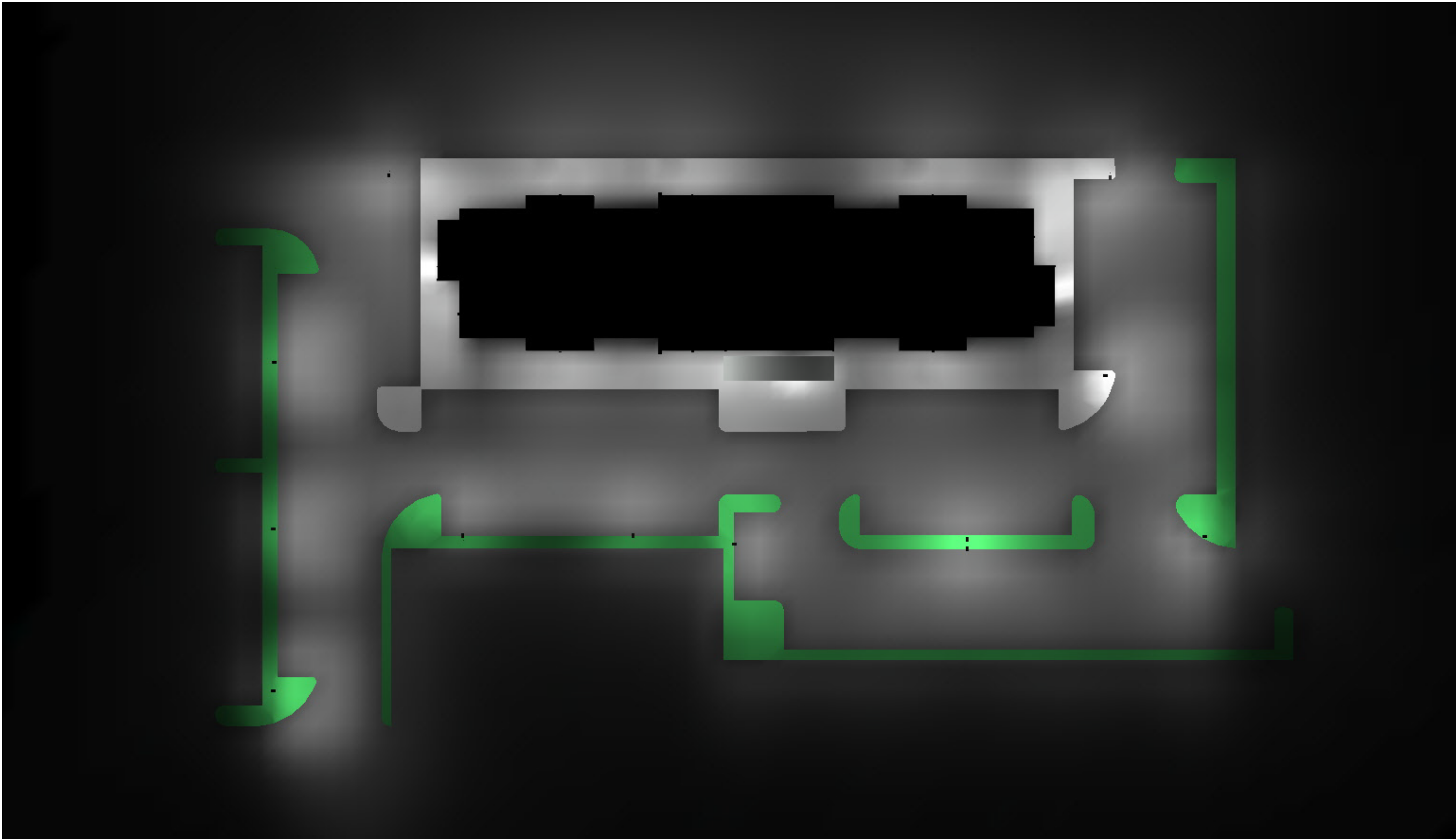
LivAway Suites
VINEYARD, UT

DESIGNER: KM

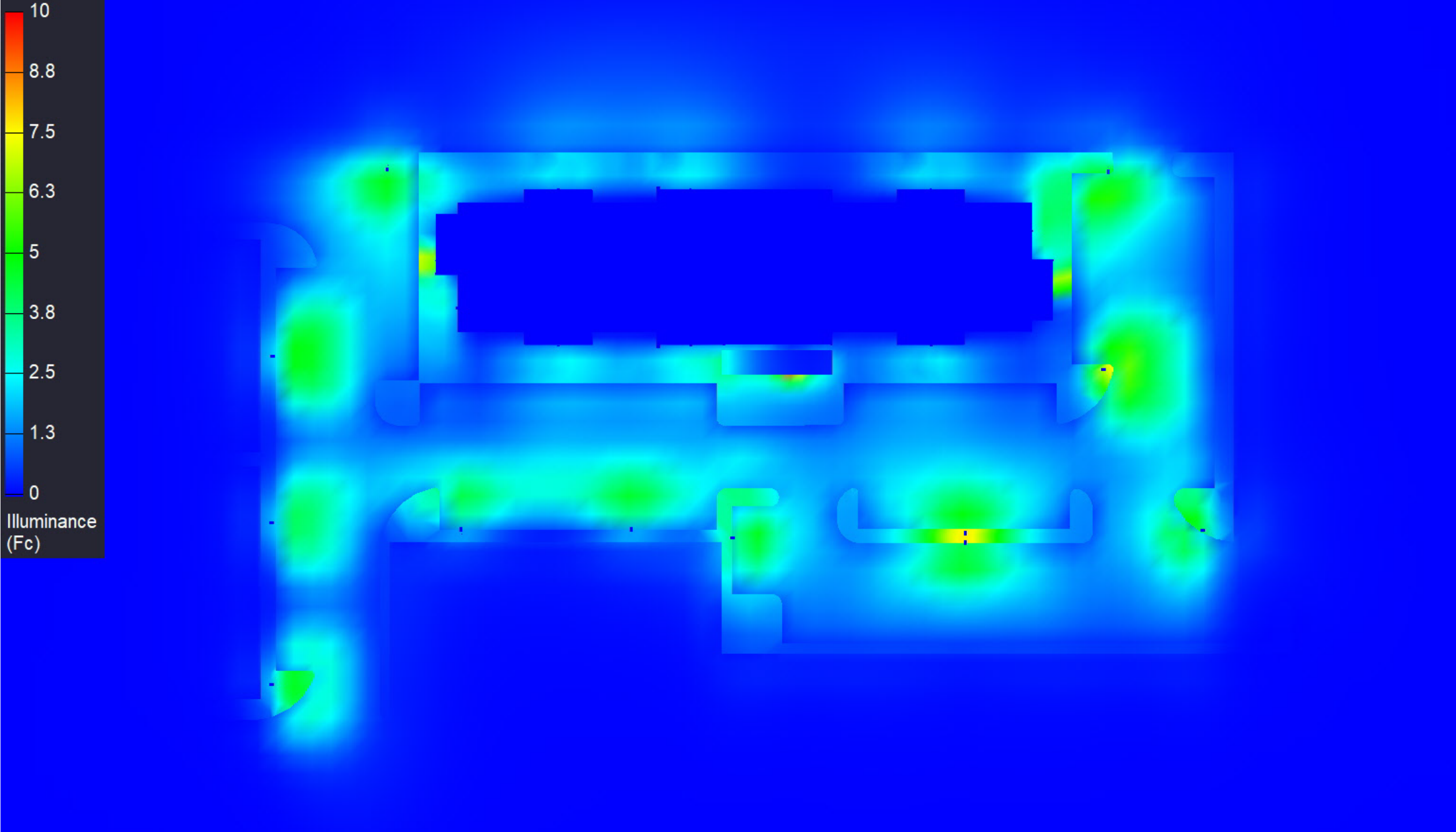
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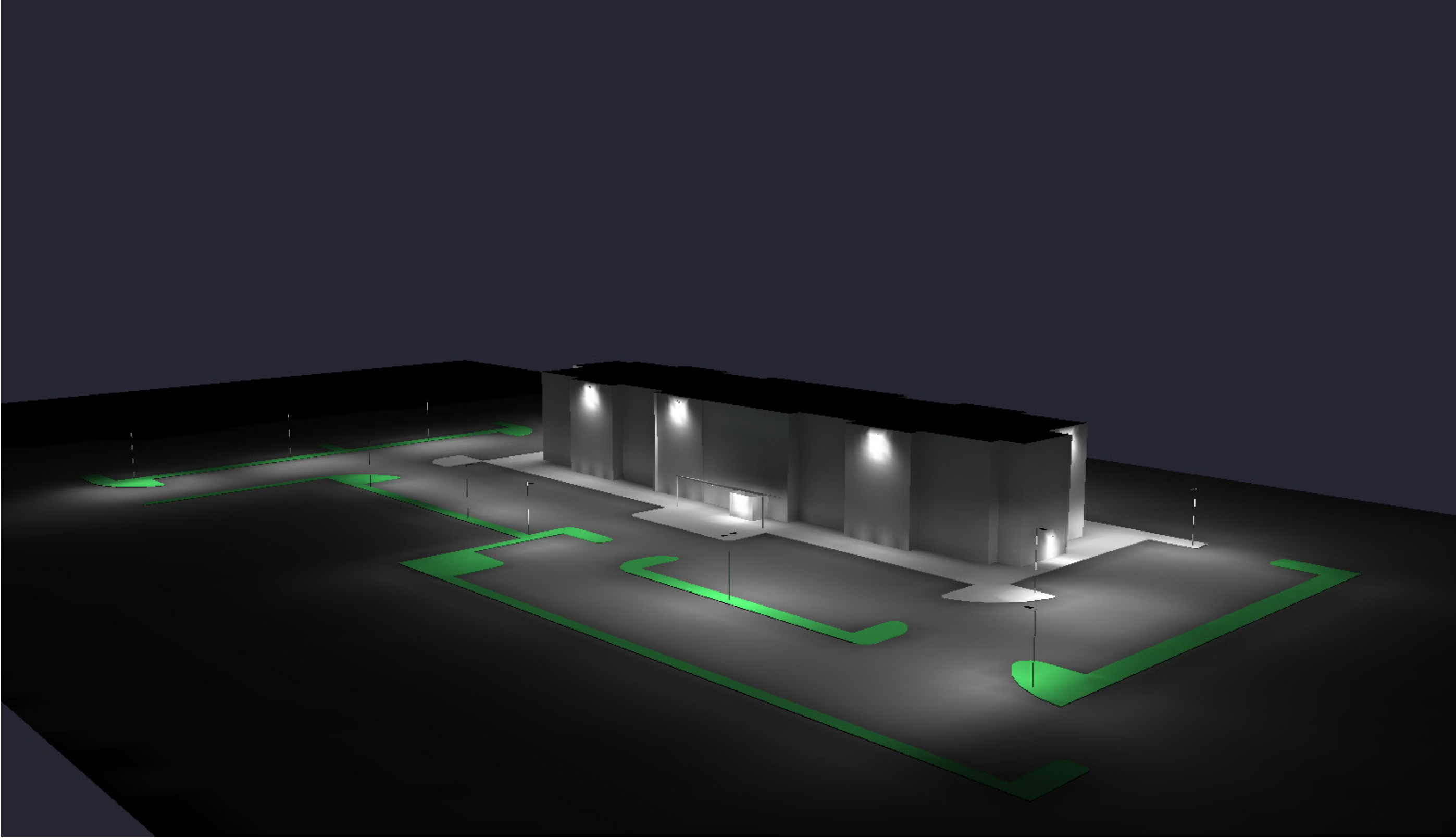
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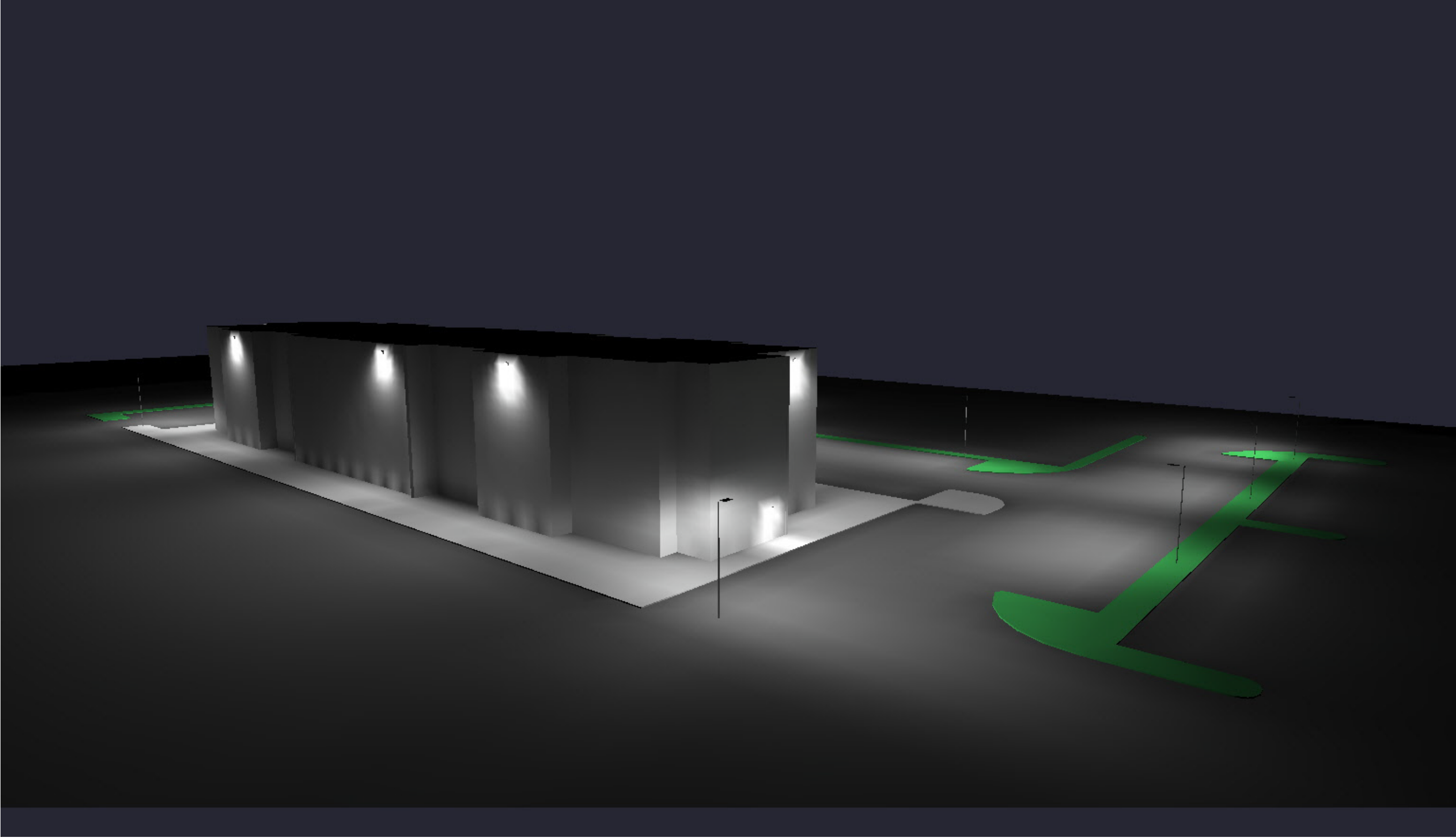
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Render Image - View Name : Vinyard Pseudo Plan-



Render Image - View Name : Perspective Front



Render Image - View Name : Perspective Back



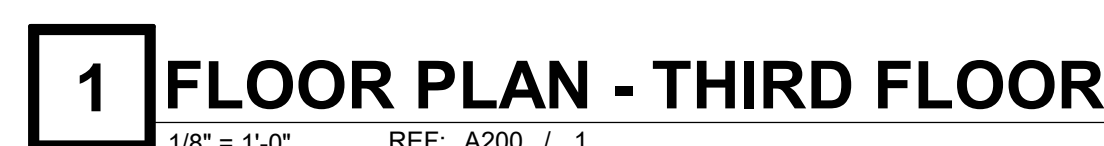
Head Office
400 S. Record St.
Dallas, TX 75202

EXTERIOR LIGHTING RENDERINGS

LivAway Suites
VINEYARD, UT

DESIGNER: KM
DATE: 5/13/2024
REV: -

L02



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[illegible]

PROJECT ADDRESS
327 N. GENEVA ROAD
VINEYARD, UT 84059

PROJECT MANAGER:
RR
CHECKED BY:

DRAWN BY:

DOCUMENT DATE:
05/01/2024

PROJECT NO.
_____. _____. _____. _____. _____. _____.
31000636

PROJECT PHASE
_____. _____. _____. _____. _____. _____.
SCHEMATIC DESIGN

PROFESSIONAL SEAL

SHEET TITLE
FLOOR PLAN -
THIRD & FOURTH
FLOOR
SHEET NO.
A102



- 1 GUTTERS, DOWNSPOUTS, DOOR HOODS, HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, PTAC GLASS AND RUBBER SEALS SHALL BE INSTALLED. MISCELLANEOUS METAL SHALL BE PAINTED BLACK UNO.
- 2 GC TO COORDINATE SIGNAGE WITH SELECTED SIGN VENDOR. PROVIDE POWER, BLOCKING, ETC. AS REQUIRED.
- 3 EXTERIOR PENETRATIONS TO BE CENTERED ON FINISHING BLOCK AT CEMENT BOARD AND BRICK FINISHES
- 4 PAINT PENETRATIONS TO MATCH ADJACENT SURFACE COLOR UNO.
- 5 PROVIDE 1/2" ASPIR FOR WINDOW ELEVATIONS AND GLAZING SCHEDULE FOR LOCATION AND TYPE OF GLAZING
- 6 REFER TO CIVIL GRADING, GRADE SHALL BE 3" SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE REF 13 - A501
- 7 FOR DOWNSPOUT COLLECTION AT GRADE

KEYNOTE LEGEND	
5.01	ALUMINUM GUTTERS AND DOWNSPOUTS, PREFINISHED BLACK
5.03	GUTTER, PREFINISHED BLACK
5.04	SCUPPER WITH COLLECTOR HEAD, REFINISHED BLACK
5.05	OVERFLOW SCUPPER, PREFINISHED BLACK
6.05	PTFE GRILL AND EXPOSED SLEEVE, REFINISHED BLACK
7.04	COMPOSITION SHINGLES - BLACK
7.05	RIDGE VENT, REF L3 - A502
7.9	12"X12" ATTIC VENT, PAINT TO MATCH SW 7069 "IRON ROSE"
9.9	SHED METAL COPING, PEFINISH BLACK
11.01	CARD READER
11.01	ILLUMINATED BUILDING SIGNAGE BY OWNER, FOR J-BOX LOCATION REF ELEC
26.01	EXTERIOR LIGHT FIXTURE, REF ELEC
26.02	EXTERIOR LIGHT FIXTURE, ALUM WITH CENTERLINE OF DOOR, REF ELEC
28.01	CCTV CAMERA LOCATION; REF ELEC AND VERIFY ALL REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN
B-001	THIN MODULAR BRICK - INTERSTATE BRICK, "MIDNIGHT BLUE"
EF-001	EIFS - SW 7005 "PURE WHITE"
EF-002	EIFS - SW 7069 "IRON ROSE"
FC-001	WOODSTONE FIBER CEMENT PLANT LOGS - "SAND CASTLE" PROVIDE GRASS 2-TONE TRIM TO MATCH BOY
FC-002	FIBER CEMENT TRIM, PAINT SW 7069 "IRON ROSE"
P-5	SHERWIN WILLIAMS PAINT SW 7069 "IRON ROSE"

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[illegible]

PROJECT NAME

/// Συνδυασμός

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VINEYARD, UT 84059

PROJECT MANAGER:

RR
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05/01/2024

PROJECT NO. _____

31000636

PROJECT PHASE

SCHEMATIC DESIGN

PROFESSIONAL SEAL

CHEEK TITLE

SHEET TITLE _____

EXTERIOR

EXTERIOR ELEVATIONS

SHEET NO.

A200

A200

Page 34

