NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
July 25, 2024, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, July 25, 2024, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

1. CALL TO ORDER

2. BUSINESS ITEMS

2.1. The Cottonwoods Phase 5 Amended Plat (Fire Station Site Lot Consolidation)

Mike Olsen with Aimtec Group is requesting approval of the Cottonwoods Phase 5 Amended Plat.

3. WORK SESSION

3.1. Vineyard City Fire Station - Site Plan

Mike Olsen with Aimtec Group has prepared the following information regarding the proposed fire station within the Cottonwoods Neighborhood.

3.2. Utah City Block 13C - Site Plan

3.3. Utah City Block 4 (Bella's Market) - Site Plan

Bronson Tatton with Flagborough is seeking comments from the Development Review Committee regarding Block 4 of Utah City which comprises of the Bella's Market grocery store.

3.4. Utah City Blocks 13B & 18C - Site Plan

Bronson Tatton with Flagborough is seeking comments from the Development Review Committee regarding Blocks 13B and 18C of the Utah City Development.

4. STAFF, COMMISSION, AND COMMITTEE REPORTS

5. ADJOURNMENT

The next regularly scheduled meeting is August 1, 2024.
This meeting may be held in a way that will allow a commission member to participate electronically. The public is invited to participate in all public meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this

meeting should notify the Planning Department at least 24 hours prior to the meeting by calling (801) 226-1929.

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

AGENDA NOTICING COMPLETED ON:	7/23/2024
CERTIFIED (NOTICED) BY:	/s/ Madison Reed Madison Reed, Planning Technician

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Item:	The Cottonwoods Phase 5 Amended Plat (Fire Station Site Lot Consolidation)
Department:	Community Development Department
Presenter:	Cache Hancey

Background/Discussion:
This plat amendment will be combining two lots within the Cottonwoods Subdivision to allow for the construction of the proposed fire station.

Fiscal Impact:

Recommendation:
Staff recommends approval of the final plat amendment

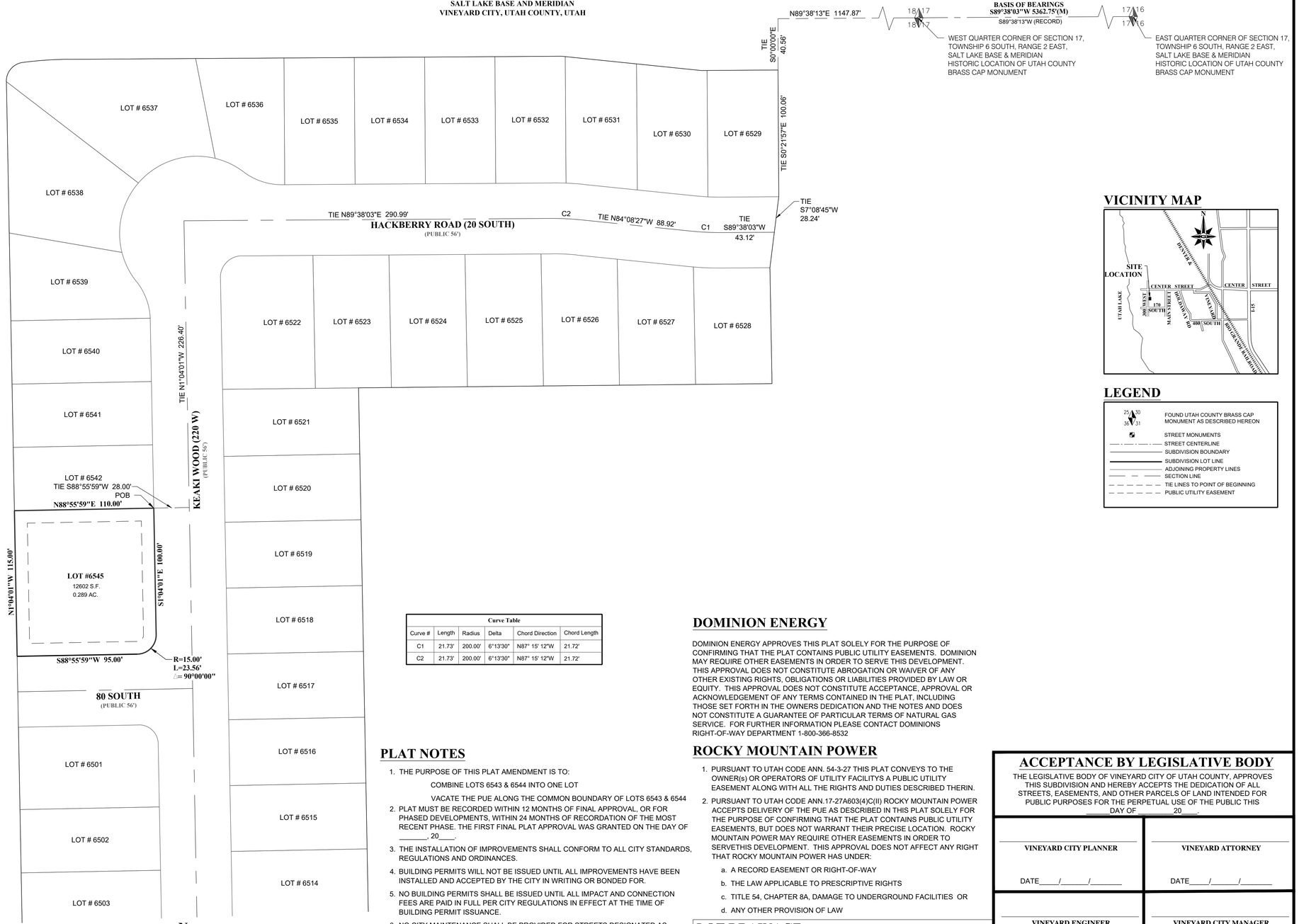
Sample Motion:
"I move to approve the Cottonwoods Phase 5 Amended Plat as presented..."

Attachments:
1. Cottonwoods Phase 5 Amended

THE COTTONWOODS PHASE 5 AMENDED

AMENDING LOTS 6543 & 6544

LOCATED IN SOUTHEAST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.73'	200.00'	6°13'30"	N87° 15' 12"W	21.72'
C2	21.73'	200.00'	6°13'30"	N87° 15' 12"W	21.72'

VICINITY MAP

LEGEND

25 30 36 31	FOUND UTAH COUNTY BRASS CAP MONUMENT AS DESCRIBED HEREON
	STREET MONUMENTS
	STREET CENTERLINE
	SUBDIVISION BOUNDARY
	SUBDIVISION LOT LINE
	ADJOINING PROPERTY LINES
	SECTION LINE
	TIE LINES TO POINT OF BEGINNING
	PUBLIC UTILITY EASEMENT

PLAT NOTES

1. THE PURPOSE OF THIS PLAT AMENDMENT IS TO:
   COMBINE LOTS 6543 & 6544 INTO ONE LOT
   VACATE THE PUE ALONG THE COMMON BOUNDARY OF LOTS 6543 & 6544
2. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF THE MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF _____, 20____.
3. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS AND ORDINANCES.
4. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
5. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
6. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
7. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
8. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
9. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
10. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINIONS RIGHT-OF-WAY DEPARTMENT 1-800-366-8532

ROCKY MOUNTAIN POWER

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

LOT DRAINAGE

AS APPROVED AND REQUIRED BY THE CITY OF VINEYARD

- AT MINIMUM, 50% OF ROOF DRAINS SHALL DRAIN TOWARDS THE STREET.
- ALL SIDE DOWNSPOUTS ARE TO BE DIVERTED TOWARD THE FRONT OR REAR OF THE LOT.
- YARDS TO BE POSITIVELY GRADED AWAY FROM ALL WINDOW WELLS
- HOA'S &/OR HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING LOT LINE DRAINAGE PATHWAYS THROUGH THEIR PROPERTIES PER DRAINAGE PLAN.
- ALL LOT LINES ARE TO BE MAINTAINED AS DRAINAGE PATHWAYS FOR ACCUMULATING RUNOFF FROM ADJOINING LOTS.
- ALL LOTS SHALL MEET THE INTERNATIONAL BUILDING CODE STANDARDS AND DRAIN AWAY FROM THE STRUCTURE.
- SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS.

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____20____.

VINEYARD CITY PLANNER DATE____/_____/_____	VINEYARD ATTORNEY DATE____/_____/_____
VINEYARD ENGINEER DATE____/_____/_____	VINEYARD CITY MANAGER DATE____/_____/_____
CLERK/RECORDER DATE____/_____/_____	

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE 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 THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE COTTONWOODS PHASE 5 AMENDED.

PROFESSIONAL LAND SURVEYOR
JOSH F. MADSEN
No. 5A52657
STATE OF UTAH
7-22-2025

JOSH F. MADSEN
LICENSE #5152657

BOUNDARY DESCRIPTION

ALL OF LOTS 6543 & 6544, THE COTTONWOODS PHASE 5 (UTAH COUNTY RECORDER ENTRY #95407:2022, MAP 18472)

CONTAINS 0.289 ACRES AND 1 LOT

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ____ DAY OF _____, A.D. 20 ____, PERSONALLY APPEARED BEFORE ME RYAN PETTIT , WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF VINEYARD HOMESTEADS POD 6, LLC A UTAH LIMITED LIABILITY COMPANY, BY PRO MANAGEMENT-UTAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSED HEREIN MENTIONED.

VINEYARD HOMESTEAD POD 6, LLC
BY PRO MANAGEMENT - UTAH, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY :_____
RYAN PETTIT, MANAGER

MY COMMISSION EXPIRES_____
NOTARY RESIDING AT_____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

THE COTTONWOODS PHASE 5 AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET THIS ____ DAY OF _____, A.D. 20.

_____
RYAN PETTIT, MANAGER OF VINEYARD HOMESTEADS POD6, LLC

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: NOTARY PUBLIC RESIDING AT:

THE COTTONWOODS PHASE 5 AMENDED

AMENDING LOTS 6543 & 6544

LOCATED IN SOUTHEAST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

Recorded # _____

State of Utah, County of UTAH, recorded and filed at the request of

Date ____ Time ____ Book_____Page _____:

Fee $ _____ Utah County Recorder

PROJECT: AIM.021

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 South 450 East (801)571-9414 Fax: (801) 571-9449

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Item:	Vineyard City Fire Station - Site Plan
Department:	Community Development Department
Presenter:	Cache Hancey

Background/Discussion:
Mike Olsen with Aimtec Group has prepared the following information regarding the proposed fire station within the Cottonwoods Neighborhood.

Fiscal Impact:

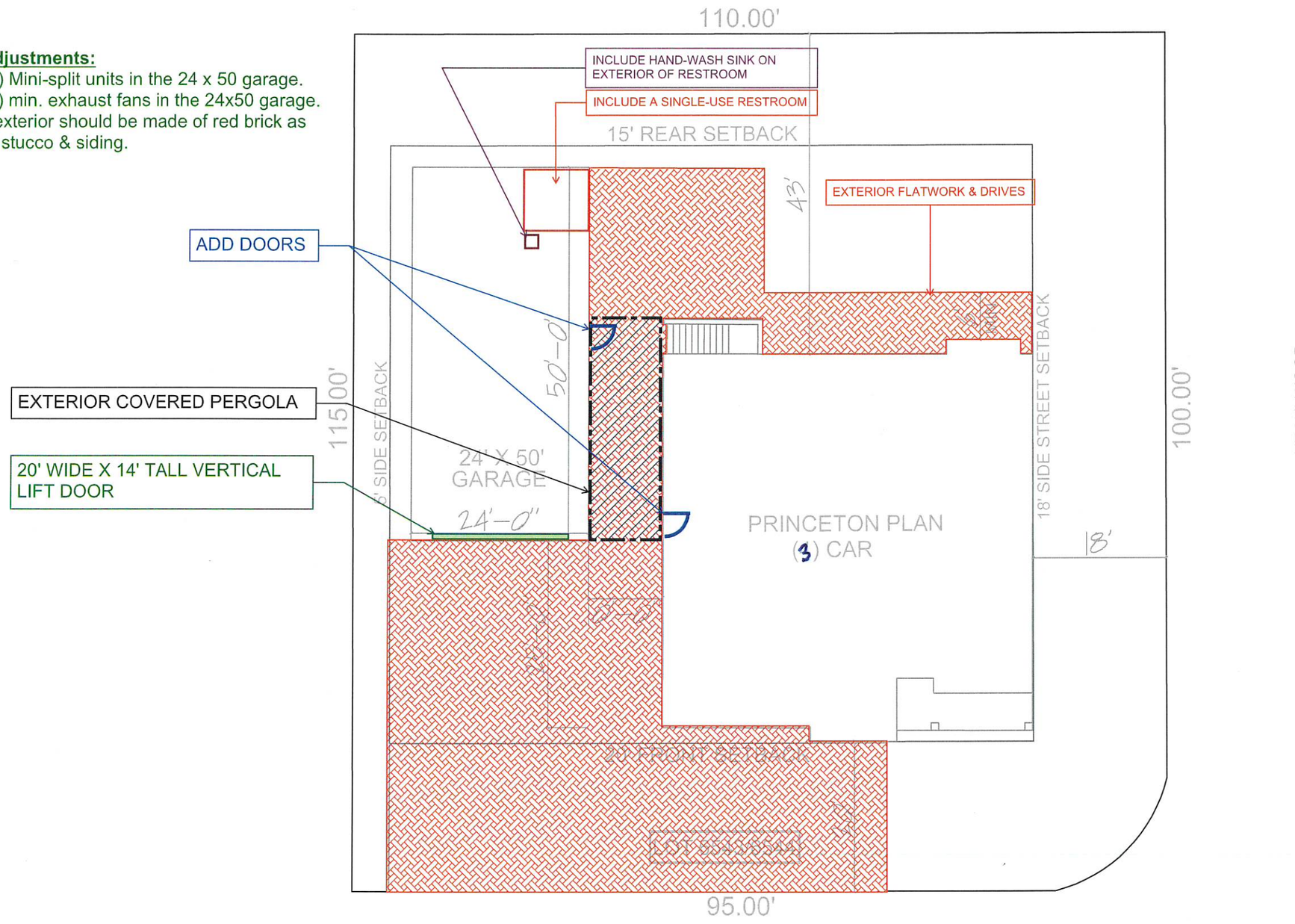
Recommendation:

Sample Motion:
No Action

Attachments:
1. SITE PLAN

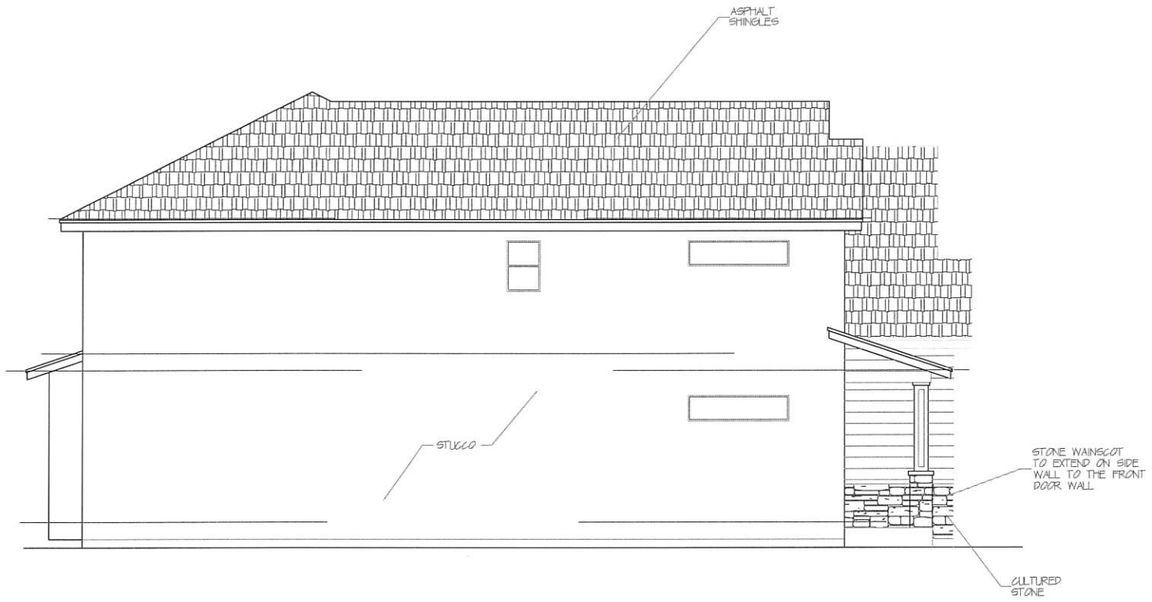
EXHIBIT A

General Adjustments:
- Include (2) Mini-split units in the 24 x 50 garage.
- Include (2) min. exhaust fans in the 24x50 garage.
- All of the exterior should be made of red brick as opposed to stucco & siding.



PLOT PLAN N.T.S.

LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH



LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"

NOTE:
PSI TEST SHOWING A BEARING CAPACITY OF 1500psf. (MIN.) TO BE PROVIDED PRIOR TO FOOTING INSPECTION. TEST TO BE SIGNED BY SOILS REPORT ENGINEER.

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DRAWING INDEX	
SHEET 1	FRONT AND LEFT SIDE ELEVATIONS
SHEET 2	REAR AND RIGHT SIDE ELEVATIONS
SHEET 3	FOUNDATION PLAN
SHEET 4	MAIN FLOOR PLAN
SHEET 5	UPPER FLOOR PLAN
SHEET 6	MAIN FLOOR FRAMING PLAN
SHEET 7	UPPER FLOOR FRAMING PLAN
SHEET 8	ROOF FRAMING PLAN
SHEET 9	ELECTRICAL PLANS
SHEET 10	FINISHED BASEMENT PLAN
SHEET N-1	STANDARD NOTES AND CROSS SECTION
SHEET SD1	ENGINEERING DETAILS
SHEET SD2	ENGINEERING DETAILS
SHEET SD3	ENGINEERING NOTES

2020 UPDATED PLAN

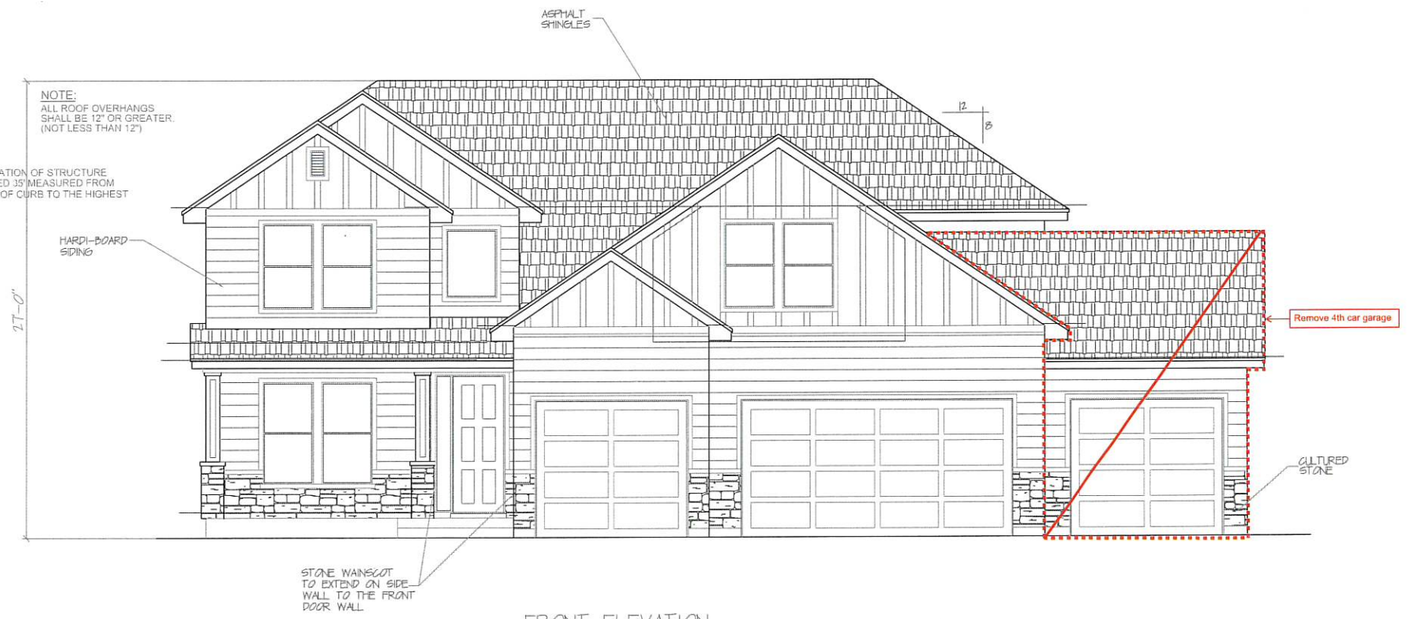
ELEVATION NOTES
ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER

ASPHALT SHINGLE, CLAY AND CONCRETE TILE, METAL SHINGLE, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLE, AND WOOD SHAKE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. IRC R905

PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAT 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. IRC R806

EXTERIOR SIDING SHALL COMPLY WITH R703.3.

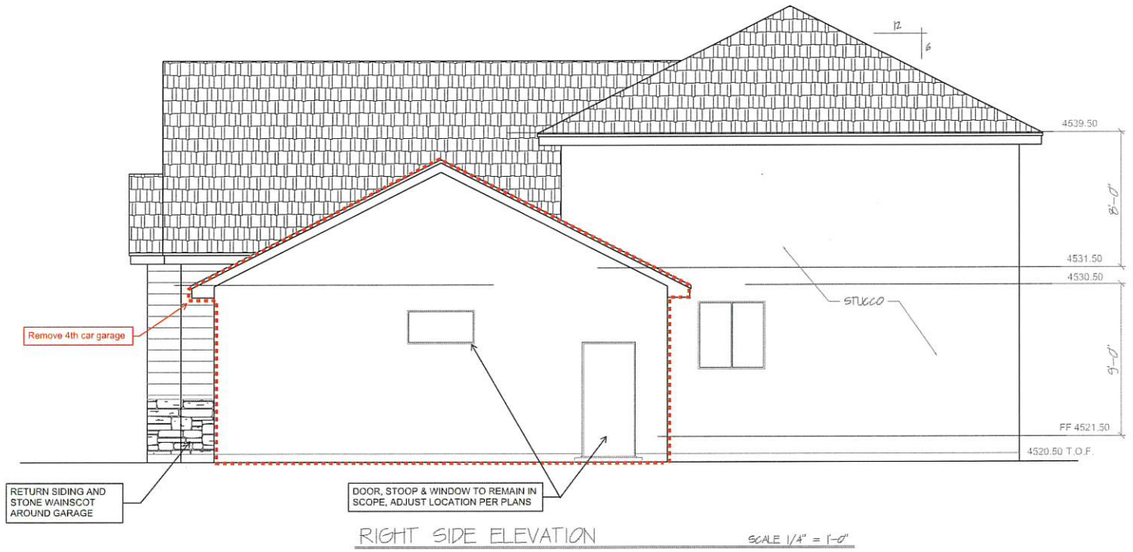
INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. A PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) IS REQUIRED FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5



FRONT ELEVATION SCALE 1/4" = 1'-0"

PRINCETON PLAN M-2960
LOT 7312 THE SYCAMORES
VINEYARD, UTAH

DATE
OCTOBER 2021
SCALE
NOTED
JOB NO.
M-2960 PLAN
SHEET
1



RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"

REAR ELEVATION SCALE 1/4" = 1'-0"

ELEVATION NOTES

ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER

ASPHALT SHINGLE, CLAY AND CONCRETE TILE, METAL SHINGLE, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLE, AND WOOD SHAKE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. IRC R905

PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAT 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. IRC R806

EXTERIOR SIDING SHALL COMPLY WITH R703.3.

INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. A PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) IS REQUIRED FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5

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2020 UPDATED PLAN

PRINCETON PLAN M-2960

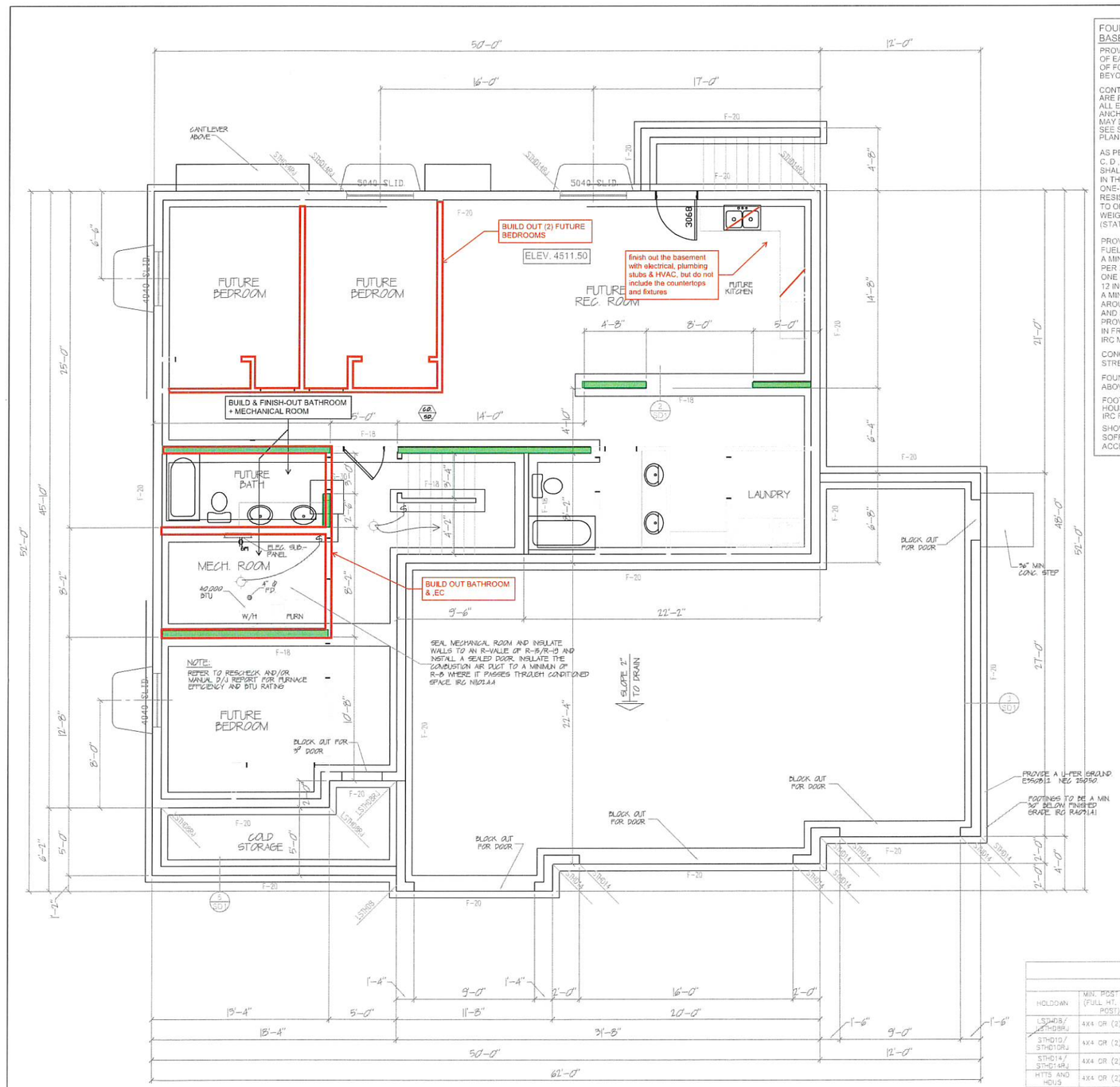
LOT 7312 THE SYCAMORES
VINEYARD, UTAH

DATE
OCTOBER 2021

SCALE
NOTED

JOB NO.
M-2960 PLAN

SHEET
2



FOUNDATION PLAN

(1810 SQ. COLD INCLUDING COLD STORAGE)

SCALE 1/4" = 1'-0"

FOUNDATION AND BASEMENT NOTES

PROVIDE (2) # 4 BARS AT EACH SIDE OF EACH WINDOW AND DOOR OPENING OF FOUNDATION WALL. EXTEND 24" MIN. BEYOND CORNERS OF OPENING.

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL ENGINEERING SPECIFICATIONS ANCHOR BOLT SIZES AND SPACING MAY DIFFER PER SPECIFIC SHEARWALLS SEE SHEARWALL SCHEDULE ON FLOOR PLAN.

AS PER SEISMIC DESIGN CATEGORIES C, D , D1 AND D2 WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT)

PROVIDE COMBUSTION AIR FOR ALL FUEL - BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BYU/HOUR INPUT, THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE A MINIMUM OF 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. IRC M1701

CONCRETE MIX TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 psi. IRC R402.2

FOUNDATION WALLS TO BE A MINIMUM 8 INCHES ABOVE ADJACENT FINISH GRADE. IRC R404.1.6

FOOTINGS FOR DECKS SUPPORTED BY THE HOUSE MUST BE FROST PROTECTED. IRC R403.1.4.1

SHOW 1/2" GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. IRC R311.2.2

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING / ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND / OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. NOTE: THE LISTING WILL NOT ALLOW YOU TO DRILL OR MODIFY THE PANEL OR COVER IN ANY WAY TO ACCOMPLISH THIS. IRC N1101.14

ROOMS CONTAINING FUEL-BURNING APPLIANCES SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM. SUCH ROOMS SHALL BE SEALED AND INSULATED TO R-VALUE OF R-15/R-19. THE MECHANICAL ROOM REQUIRES A SEALED DOOR. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO MINIMUM OF R-8. IRC N1102.4.4

TOP OF FOUNDATION WALLS TO BE A MIN. OF 6 INCHES ABOVE ADJACENT FINISHED GRADE. IRC R404.1.6

FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.

PROVIDE A PERIMETER FOUNDATION DRAIN, TO BE DRAINED TO AN APPROVED LOCATION. R405.1

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NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

2020 UPDATED PLAN

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8' IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL W7. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS.). NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.

6. OWNER\CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS, INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS, USE 5" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.

12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24" SPLICED IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE: STEM WALL	MIN. BOLT SIZE: SLAB ON GRADE
LSTHD8/ LSTHD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTT5 OR HDU5 W/PABB
HTT5 AND HDU5	4X4 OR (2) 2X4	SB5/8X24	PABB
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PABB (SEE PLAN)	SB1X30 OR PABB (SEE PLAN)
HDU14	6X6	SB1X30 OR PABB (SEE PLAN)	SB1X30 OR PABB (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN
4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
6. USE "9J" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

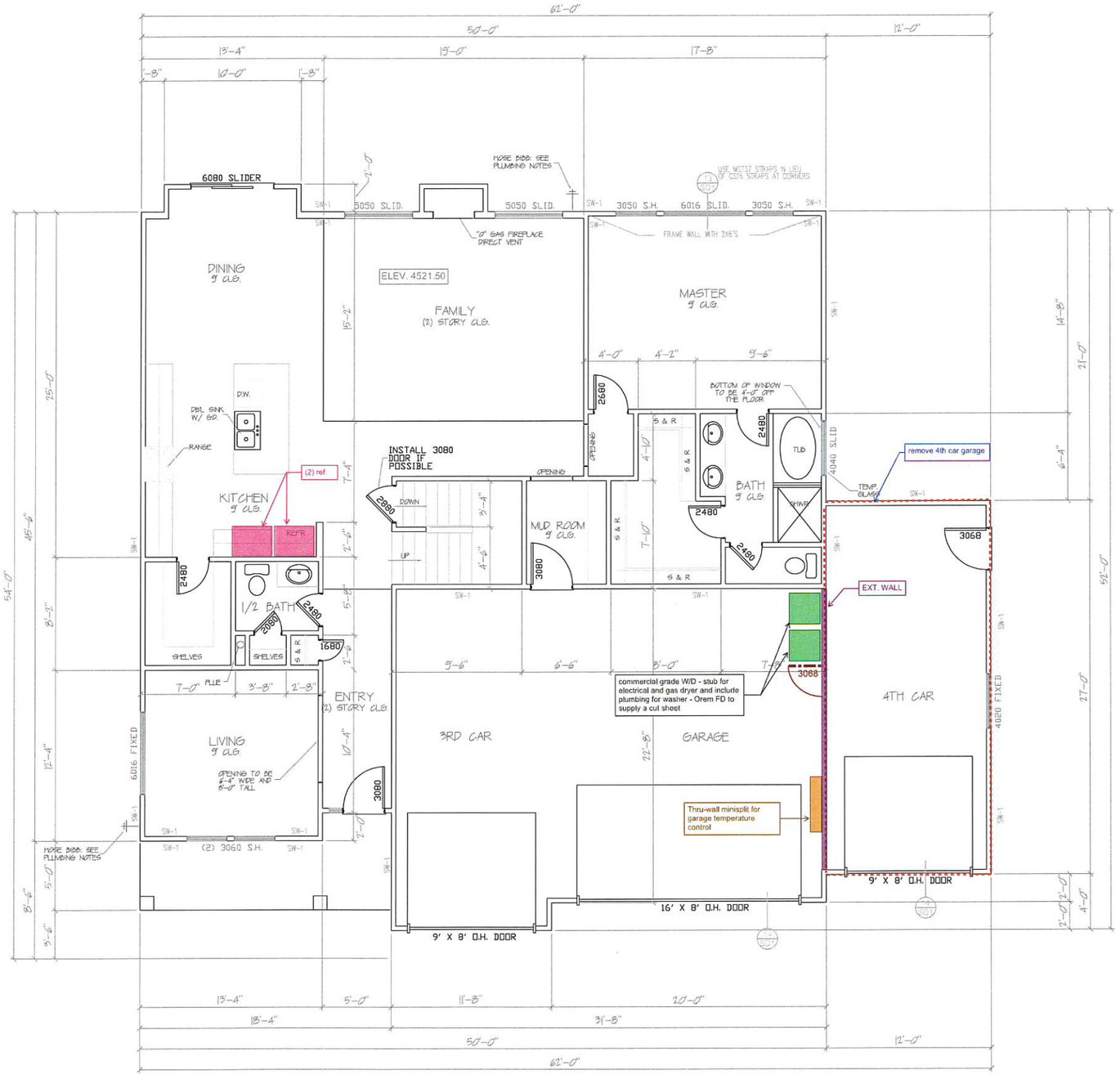
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING SIZE AND REINF. WIDTH	MIN. WALL FOOTING SIZE AND REINF. REINFORCING	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN (MIN. 7" EMBEDMENT)
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.		SEE PLAN		5/8" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	24" O.C.	#4	12" O.C.	36"*	(1) #4 X CONT	SEE NOTE #4 BELOW	5/8" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	16" O.C.	#4	12" O.C.	42"*	(3) #4 X CONT	SEE NOTE #4 BELOW	5/8" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	60"*	(5) #4 X CONT, #4 @ 17" O.C. TRANSVERSE	SEE NOTE #4 BELOW	5/8" X 10" @ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.		SEE PLAN		5/8" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.		SEE PLAN		5/8" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	5/8" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	5/8" X 10" @ 24" O.C.
11'-1" TO 12'-0"**	FLOOR	8"	#4	6" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	5/8" X 10" @ 24" O.C.
> 12'-0"*	REQ. ENG.	--	--	--	--	--	--	--	CONTACT YORK ENGR.	REQUIRED ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X 1/4" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 9" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERFORM SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

PRINCETON PLAN M-2360

LOT 7312 THE SYCAMORES
VINEYARD, UTAH

DATE: OCTOBER 2021
NOTED
JOB NO.: M-2360 PLAN
SHEET: 3



MAIN FLOOR PLAN SCALE 1/4" = 1'-0"

1716 SQ. FT.
2360 TOTAL SQ. FT.

FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS. ERIC ANDREYS CUSTOM HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.

VENT DRYER TO OUTSIDE W/ MIN. 4" VENT

HOSE BIBBS: NON-FREEZE TYPE BACKFLOW PREVENTER. IRC P2902.3.3, P2903.6

DOOR FROM GARAGE TO HOUSE IS TO BE 20 MIN. FIRE-RATED SELF-CLOSING DOOR

PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IRC R807. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECH. EQUIPMENT IN ATTICS.

5/8" TYPE 'X' GYP. ON GARAGE WALLS AND CEILING ADJACENT TO LIVING AREAS

GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. IRC TABLE R308.3

NOT LESS THAN 1/2 INCH GYPSUM BOARD SHALL BE USED ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY THE ASSEMBLY SHALL BE PROTECTED WITH NOT LESS THAN 5/8 TYPE "X" GYPSUM BOARD ON THE CEILING. NOT LESS THAN 1/2 INCH GYPSUM BOARD SHALL BE USED ON THE STRUCTURE SUPPORTING THE SEPARATION. IRC R302.5

DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. DOORS SHALL BE EQUIPPED WITH SELF-LATCHING HARDWARE (INCLUDING A SELF-CLOSING DEVICE) IRC R302.5

LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES. IRC R311.7.6

SHOWERS SHALL HAVE DOORS SIZED TO PROVIDE A MINIMUM OF 22" INCH NET CLEAR OPENING. P2708.1.1

NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 5 AIR CHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES. w.c.IRC R303.4, N1102.4.1.2.

BLOWER DOOR TEST IS REQUIRED AT FINAL.

TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325. IRC R309.4

PROVIDE AIRSPACE AT TOPS, SIDES AND ENDS OF GIRDERS ENTERING EXTERIOR CONCRETE OR MASONRY WALLS UNLESS WOODS RESISTANT TO DECAY ARE USED. IRC R317.1 #4

NO WOOD SHALL BE NEARER THAN 3" IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE. THIS INCLUDES DECKS AND SIDING. IRC R317.1 #2

FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. IRC R302.11

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING: EDGE	NAIL SPACING: FIELD	STAPLE EQ.	BOTT. PL. TO RIM ATTACHMENT	RIM/BLOCK TO PL. ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

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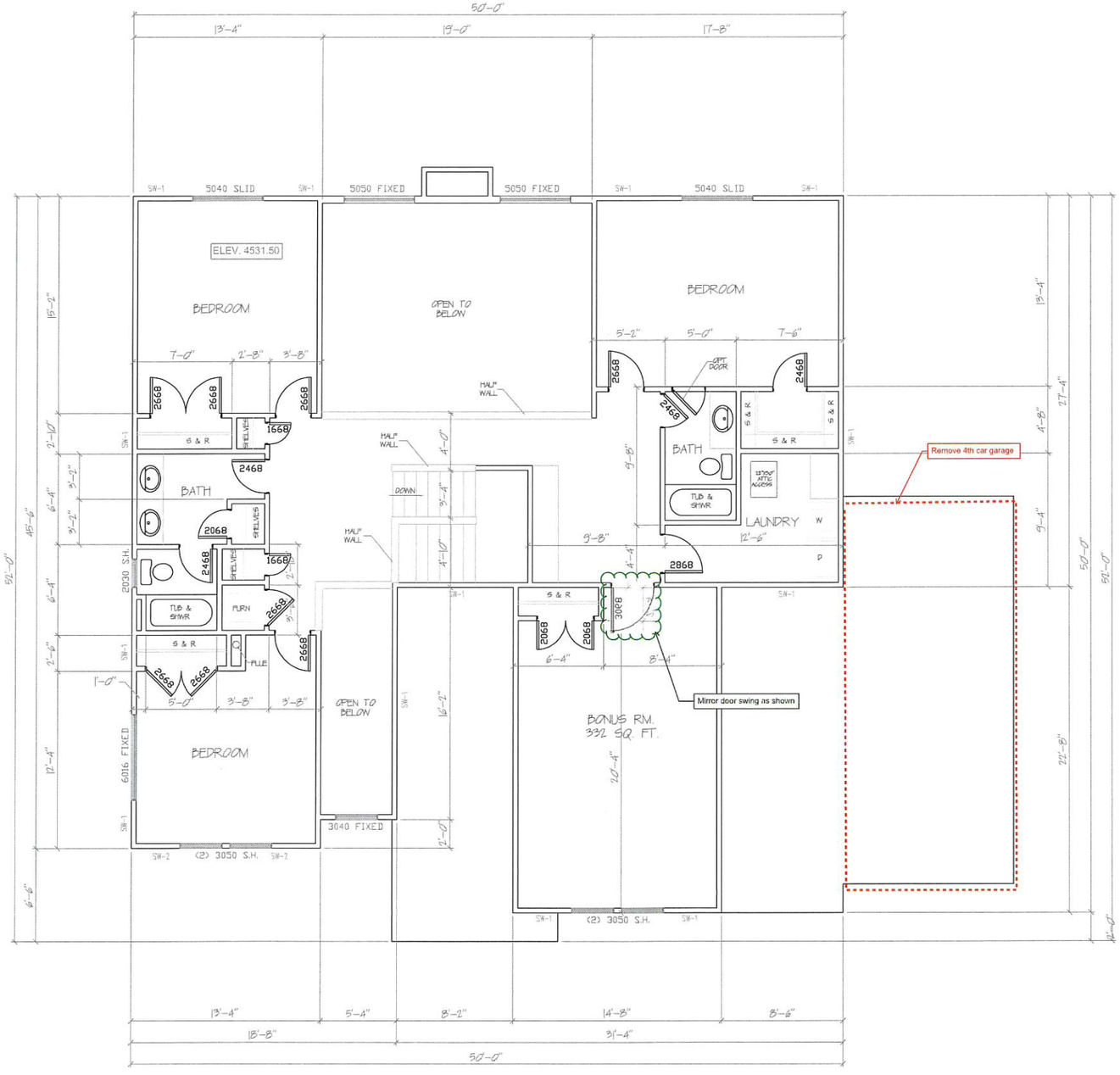
(801)569-2346

2020 UPDATED PLAN

PRINCETON PLAN M-2360

LOT 731 THE SYCAMORES
VINEYARD, UTAH

DATE: OCTOBER 2021
SCALE: NOTED
JOB NO.: M-2360 PLAN
SHEET: 4



UPPER FLOOR PLAN SCALE 1/4" = 1'-0"

1244 SQ. FT.
2960 TOTAL SQ. FT.
(+332 SQ. FT. FOR BONUS ROOM)

FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS. ERIC ANDREWS CUSTOM HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.

VENT DRYER TO OUTSIDE W/ MIN. 4" VENT

PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IRC R807. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECH. EQUIPMENT IN ATTICS.

GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. IRC TABLE R308.3

SHOWERS SHALL HAVE DOORS SIZED TO PROVIDE A MINIMUM OF 22" INCH NET CLEAR OPENING. P2708.1.1

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING: EDGE	NAIL SPACING: FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

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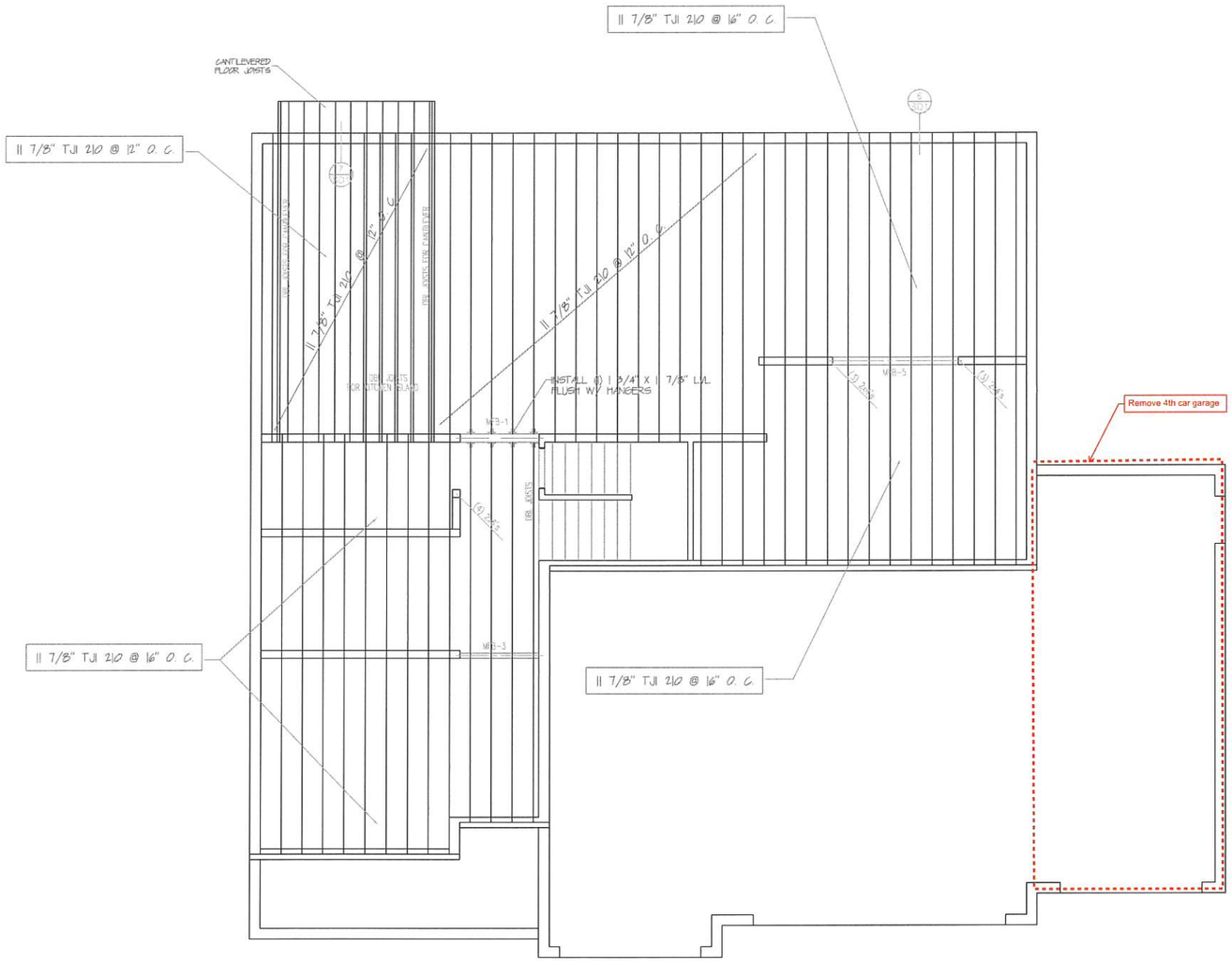
(801)569-2346

2020 UPDATED PLAN

PRINCETON PLAN M-2960
LOT 732 THE SYCAMORES
VINEYARD, UTAH

DATE: OCTOBER 2021
SCALE: NOTED
JOB NO.: M-2960 PLAN
SHEET: 5



MAIN FLOOR FRAMING PLAN SCALE 1/4" = 1'-0"

MAIN FLOOR BEAM SCHEDULE

MFB-1	(1) 1 3/4" X 11 7/8" LVL
MFB-2	NOT USED
MFB-3	(2) 2 X 8
MFB-4	NOT USED
MFB-5	(2) 1 3/4" X 9 1/4" LVL

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3 X3 X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ⅜" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O, SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

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(801)569-2346

2020 UPDATED PLAN

PRINCETON PLAN M-2960

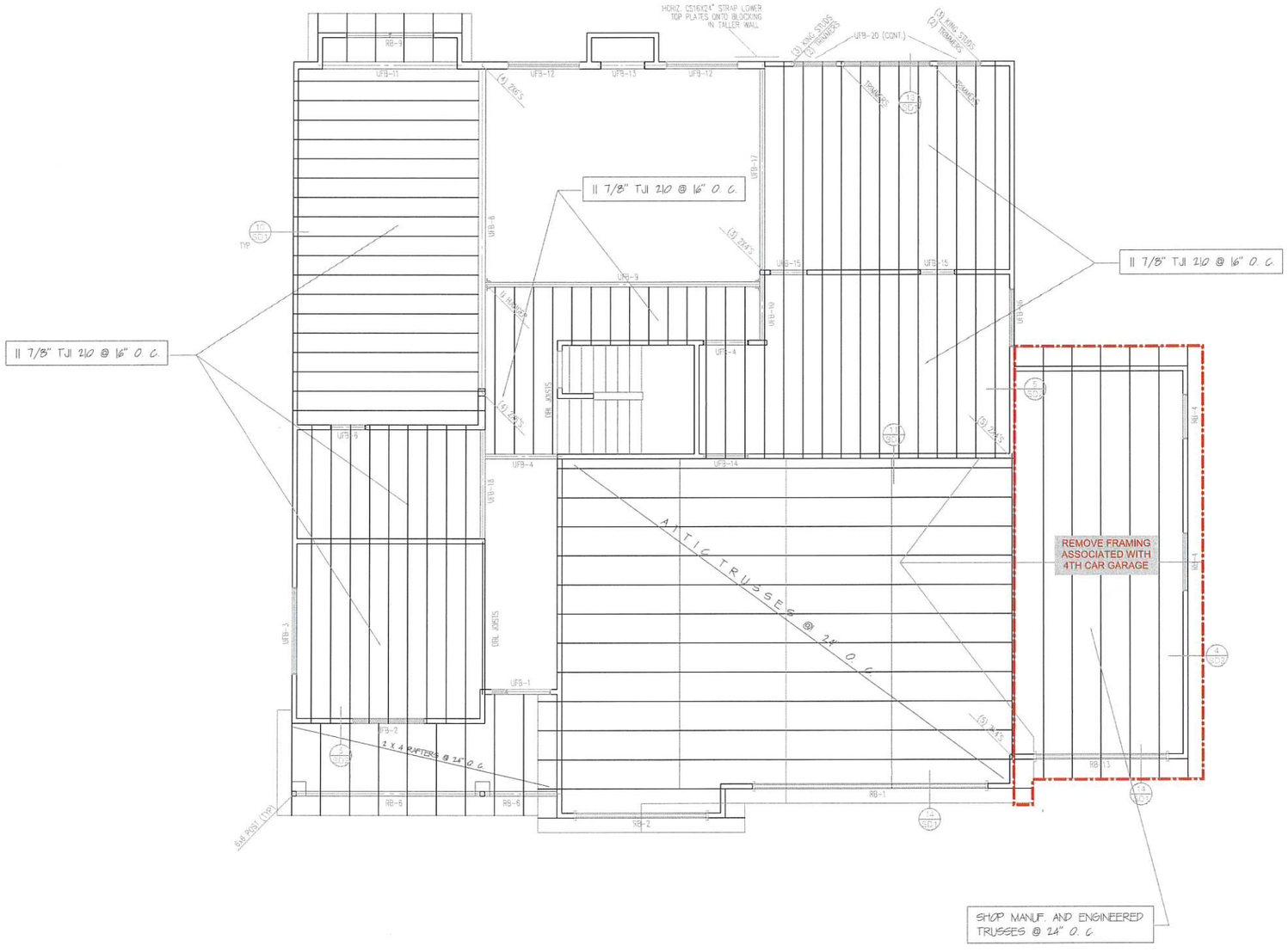
LOT 7312 THE SYCAMORES
VINEYARD, UTAH

DATE
OCTOBER 2021

SCALE
NOTED

JOB NO.
M-2960 PLAN

SHEET
6



UPPER FLOOR FRAMING PLAN SCALE 1/4" = 1'-0"

UPPER FLOOR BEAM SCHEDULE

UFB-1	(2) 2 X 6
UFB-2	(2) 2 X 6
UFB-3	(2) 2 X 6
UFB-4	(2) 2 X 8
UFB-5	(2) 2 X 6
UFB-6	(2) 2 X 6
UFB-7	(2) 2 X 6
UFB-8	(3) 1 3/4" X 18" LVL
UFB-9	(2) 1 3/4" X 11 7/8" LVL
UFB-10	(2) 2 X 10
UFB-11	(2) 1 3/4" X 9 1/4" LVL
UFB-12	(2) 2 X 6
UFB-13	(2) 2 X 6
UFB-14	(2) 2 X 6
UFB-15	(2) 2 X 6
UFB-16	(2) 2 X 6
UFB-17	(2) 1 3/4" X 9 1/4" LVL
UFB-18	(2) 2 X 10
UFB-19	NOT USED
UFB-20	(2) 1 3/4" X 14" LVL

ROOF BEAM SCHEDULE

RB-1	(2) 1 3/4" X 11 7/8" LVL
RB-2	(2) 2 X 10
RB-3	(2) 2 X 8
RB-4	(2) 2 X 6
RB-5	(2) 2 X 6
RB-6	(3) 2 X 10
RB-7	(2) 2 X 10
RB-8	(2) 2 X 8
RB-9	(2) 2 X 6
RB-10	(2) 1 3/4" X 7 1/4" LVL
RB-11	(2) 2 X 10
RB-12	(2) 1 3/4" X 7 1/4" LVL
RB-13	(2) 1 3/4" X 11 7/8" LVL

CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X8 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X8 @12" O.C., USE LSL 2X8 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 5' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

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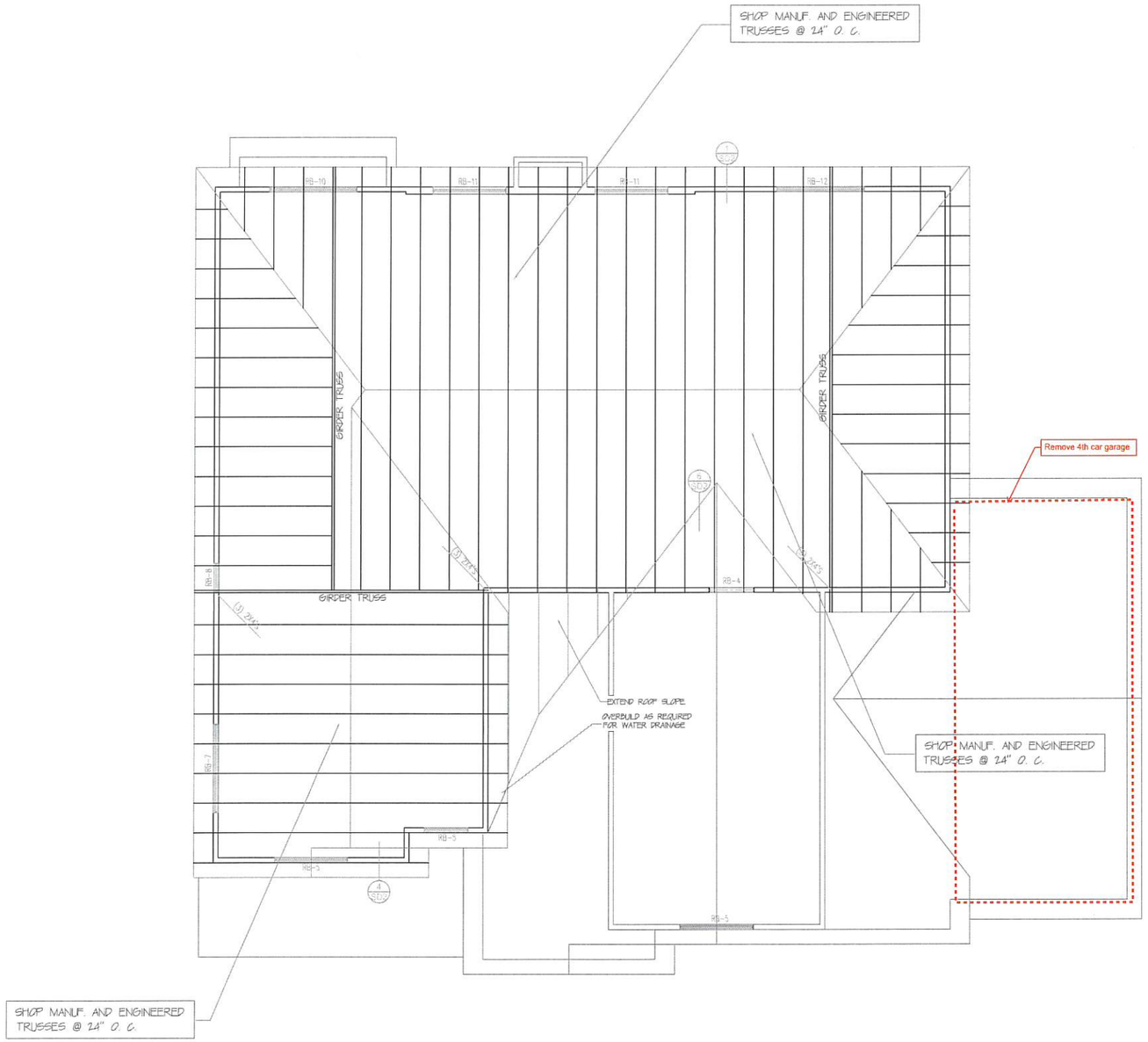
2020 UPDATED PLAN

PRINCETON PLAN M-2960

LOT 732 THE SYCAMORES
VINEYARD, UTAH

DATE	OCTOBER 2021
SCALE	NOTED
JOB NO.	M-2960 PLAN
SHEET	7



ROOF FRAMING PLAN SCALE 1/4" = 1'-0"

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR 90OF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER-LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER-LEVEL STRAPS AND SHALL BE CENTERED ON PIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O., SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X8 HEADERS]. USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 18" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 6' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 5' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

ROOF BEAM SCHEDULE

RB-1	(2) 1 ¾" X 11 ⅞" LVL
RB-2	(2) 2 X 10
RB-3	(2) 2 X 8
RB-4	(2) 2 X 6
RB-5	(2) 2 X 6
RB-6	(3) 2 X 10
RB-7	(2) 2 X 10
RB-8	(2) 2 X 8
RB-9	(2) 2 X 6
RB-10	(2) 1 ¾" X 7 ¼" LVL
RB-11	(3) 2 X 10
RB-12	(2) 1 ¾" X 7 ¼" LVL
RB-13	(2) 1 ¾" X 11 ⅞" LVL

TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O, SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.

GOVERNING CODE		2018 IRC
SEISMIC		CATEGORY= D2 I = 1.00 R = 6.5 Fa = 1.4
ULT. WIND SPEED (3-SECOND GUST)		115 MPH EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	30 PSF
	DEFLECTION LL=L/360 TL=L/240	
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION LL=L/360 TL=L/240	
DECK LOADS	DEAD	12 PSF
	LIVE	40 PSF
SOIL BEARING PRESSURE		1500 PSF
EQUIVALENT FLUID PRESSURE		38 PCF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.

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(801)569-2346

2020 UPDATED PLAN

PRINCETON PLAN M-2960

LOT 732 THE SYCAMORES
VINEYARD, UTAH

DATE
OCTOBER 2021

SCALE
NOTED

JOB NO.
M-2960 PLAN

SHEET
8

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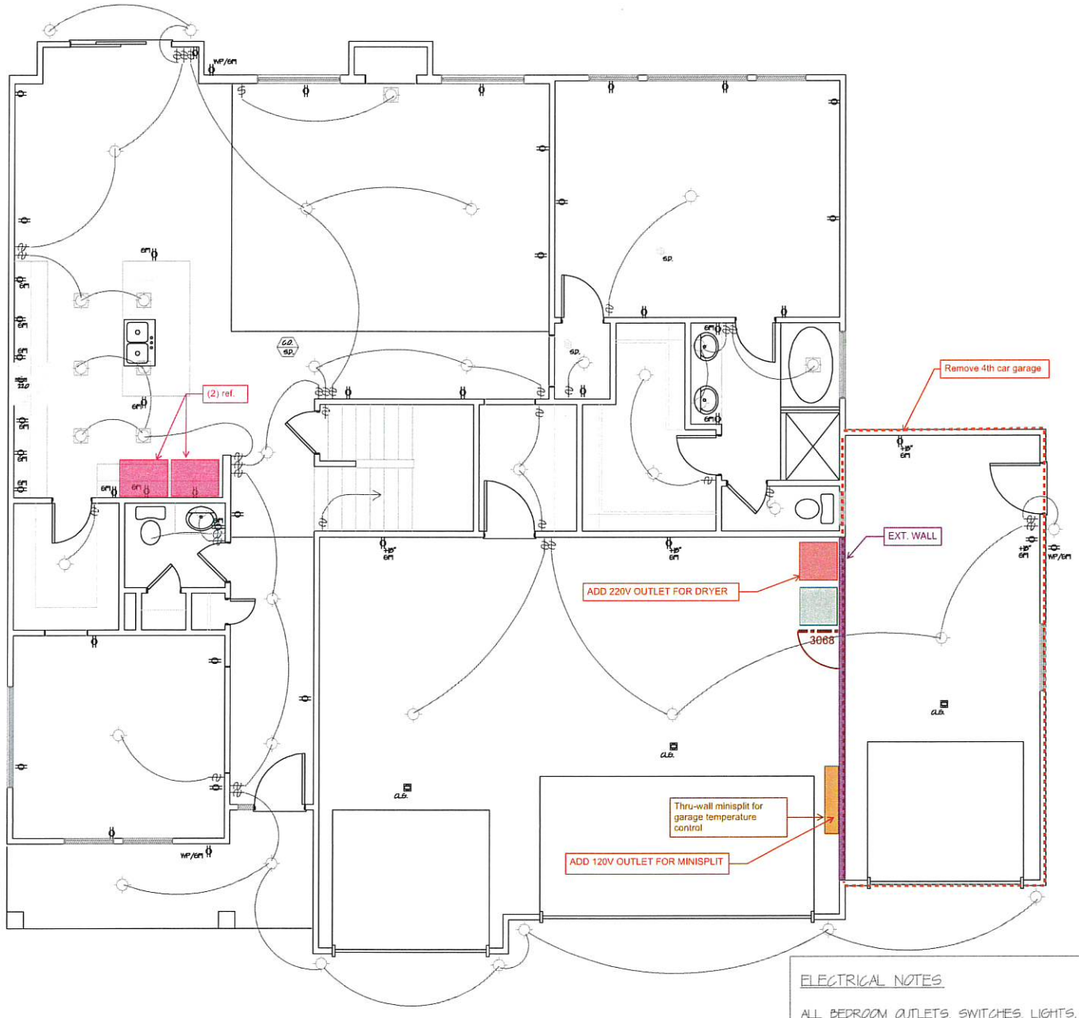
2020 UPDATED PLAN



ELECTRICAL PLAN SCALE: 1/4" = 1'-0"

MAIN FLOOR

ELECTRICAL LEGEND

ELECTRICAL NOTES

ALL BEDROOM OUTLETS, SWITCHES, LIGHTS, AND SMOKE DETECTORS TO BE ARC FAULT PROTECTED.

ALL 120V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE.

GARAGE ELECTRICAL OUTLETS TO BE A MIN. OF 18" ABOVE THE GARAGE FLOOR.

PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE A MIN. 2 HOUR LISTING.

PROVIDE BUBBLE COVERS ON ALL EXTERIOR OUTLETS.

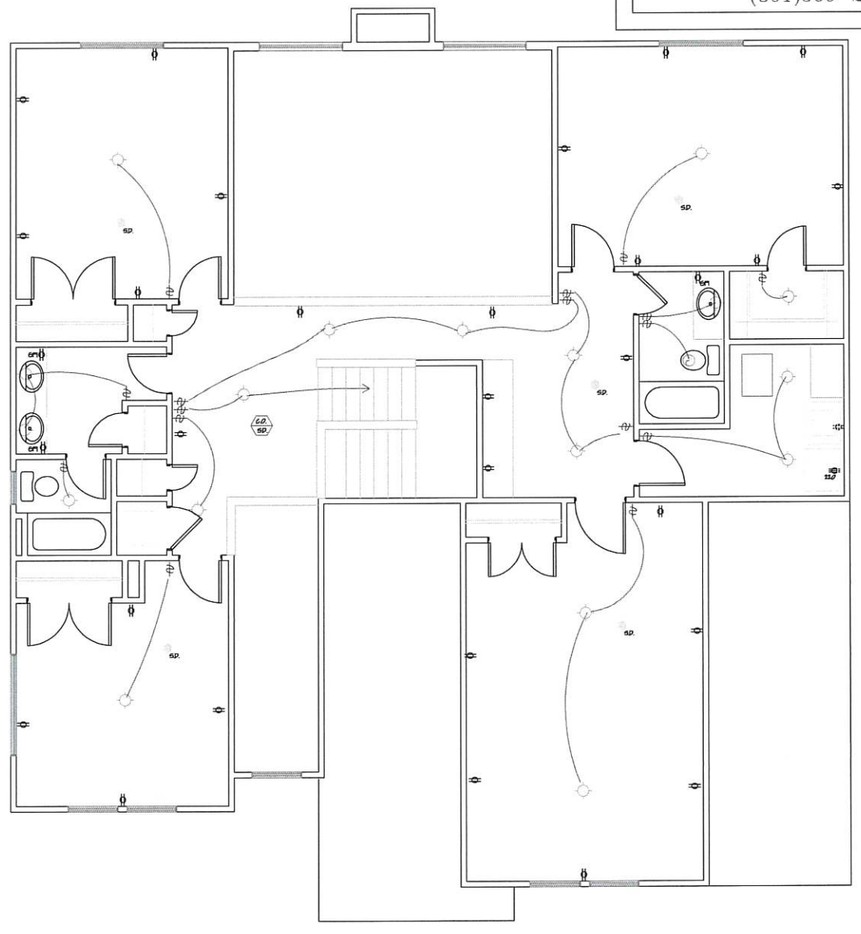
CEILING FANS TO HAVE FAN RATED BOX.

CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS.

LIGHTS IN CLOSETS SHALL CONFORM TO CLEARANCES SPECIFIED IN THE I.R.C.

SMOKE ALARMS ARE REQUIRED IN ALL BEDROOMS, HALLWAYS IN THE IMMEDIATE VICINITY OF BEDROOMS, ALL LEVELS OF DWELLING, INCLUDING BASEMENT.

PROVIDE A WATER PROOF, GFI PROTECTED 110V OUTLET WITHIN 25' OF A/C COMPRESSOR.



ELECTRICAL PLAN SCALE: 1/4" = 1'-0"

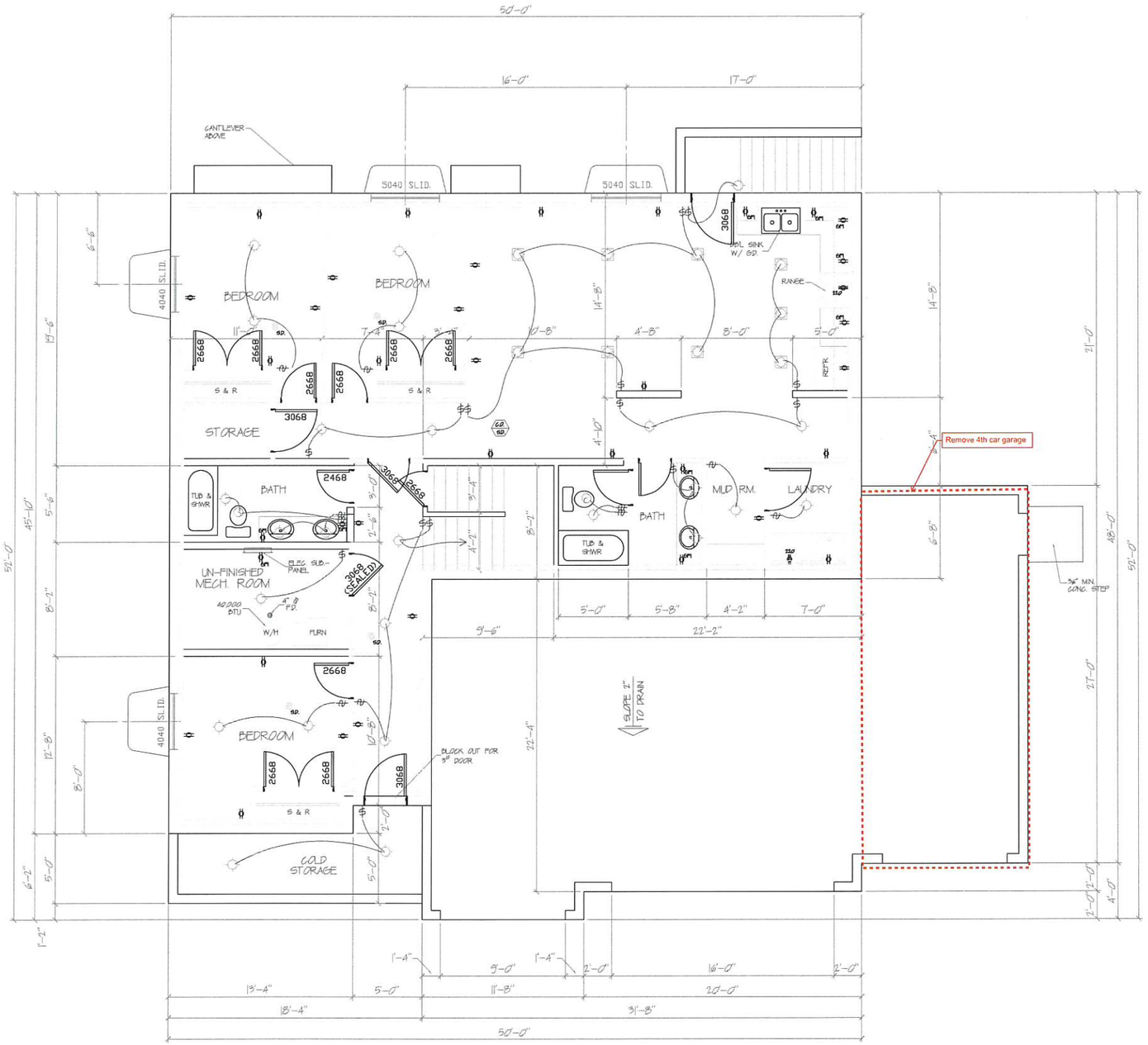
UPPER FLOOR

PRINCETON PLAN M-2960

LOT 731, THE SYCAMORES

VINEYARD, UTAH

DATE: OCTOBER 2021
SCALE: NOTED
JOB NO.: M-2960 PLAN
SHEET: 9



BASEMENT PLAN SCALE 1/4" = 1'-0"

1610 FINISHED
90 SQ. FT. UN-FINISHED
110 SQ. FT. COLD STORAGE

FOUNDATION AND BASEMENT NOTES

PROVIDE (2) #4 BARS AT EACH SIDE OF EACH WINDOW AND DOOR OPENING OF FOUNDATION WALL. EXTEND 24" MIN. BEYOND CORNERS OF OPENING.

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL ENGINEERING SPECIFICATIONS ANCHOR BOLT SIZES AND SPACING MAY DIFFER PER SPECIFIC SHEARWALLS SEE SHEARWALL SCHEDULE ON FLOOR PLAN

AS PER SEISMIC DESIGN CATEGORIES C, D1, D2, AND D3, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT)

PROVIDE COMBUSTION AIR FOR ALL FUEL - BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BYU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE A MINIMUM OF 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. IRC M1701

CONCRETE MIX TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 psi. IRC R402.2

FOUNDATION WALLS TO BE A MINIMUM 6 INCHES ABOVE ADJACENT FINISH GRADE. IRC R404.1.6

FOOTINGS FOR DECKS SUPPORTED BY THE HOUSE MUST BE FROST PROTECTED. IRC R403.1.4.1

SHOW 1-2" GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. IRC R311.2.2

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING / ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND / OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. NOTE: THE LISTING WILL NOT ALLOW YOU TO DRILL OR MODIFY THE PANEL OR COVER IN ANY WAY TO ACCOMPLISH THIS. IRC N1101.14

ROOMS CONTAINING FUEL-BURINIG APPLIANCES SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM. SUCH ROOMS SHALL BE SEALED AND INSULATED TO R-VALUE OF R-15/R-19. THE MECHANICAL ROOM REQUIRES A SEALED DOOR. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO MINIMUM OF R-8. IRC N1102.4.4

TOP OF FOUNDATION WALLS TO BE A MIN. OF 6 INCHES ABOVE ADJACENT FINISHED GRADE. IRC R404.1.6

FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 6 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.

PROVIDE A PERIMETER FOUNDATION DRAIN. TO BE DRAINED TO AN APPROVED LOCATION. R405.1

ELECTRICAL LEGEND

ELECTRICAL NOTES

ALL BEDROOM OUTLETS, SWITCHES, LIGHTS, AND SMOKE DETECTORS TO BE ARC FAULT PROTECTED.

ALL 120V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE.

GARAGE ELECTRICAL OUTLETS TO BE A MIN. OF 18" ABOVE THE GARAGE FLOOR.

PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE A MIN. 2 HOUR LISTING.

PROVIDE BUBBLE COVERS ON ALL EXTERIOR OUTLETS.

CEILING FANS TO HAVE FAN RATED BOX.

CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS.

LIGHTS IN CLOSETS SHALL CONFORM TO CLEARANCES SPECIFIED IN THE 2015 I.R.C.

SMOKE ALARMS ARE REQUIRED IN ALL BEDROOMS, HALLWAYS IN THE IMMEDIATE VICINITY OF BEDROOMS, ALL LEVELS OF DWELLING, INCLUDING BASEMENT.

PROVIDE A WATER PROOF, GFI PROTECTED 110V OUTLET WITHIN 25' OF A/C COMPRESSOR.

FLASH ALL AROUND THE METER BASE.

PROVIDE (2) UNI-STRUTS MIN. FOR SERVICE RISER.

PROVIDE A CORROSION RESISTANT TAPE ON RISER.

PROVIDE A U-FER GROUND. E3508.1.2 NEC 250.50.

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(801)569-2346

2020 UPDATED PLAN

FINISHED BASEMENT PRINCETON PLAN

LOT 73\2 THE SYCAMORES
VINEYARD, UTAH

DATE: OCTOBER 2021
SCALE: NOTED
JOB NO.: PRINCETON PLAN
SHEET: 10

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Item:	Utah City Block 13C - Site Plan
Department:	Community Development Department
Presenter:	Cache Hancey

Background/Discussion:
Flagborough has applied for a site plan for Block 13C in the Utah City Development. Utah City consists of 350 acres bounded by the Utah Provo Main Rail Line to the east, Utah Lake on the west, 800 North to the South and the Lindon Marina on the north. Block 13C is located at the corner of Charles Street and Third Avenue in Utah City, within the Downtown Mixed- Use District (DTMU). Blocks 5, 6, 8, and 14 have previously been approved by the Planning Commission.
The total square footage, number of units, and number of bedrooms in Block 13C is currently unknown.
The site plan application shows 490 surface parking stalls for the buildings. Section 3.14.010.2.d of the Special Purpose Zoning District Code allows for parking lots as a temporary use. If the temporary parking lot is not developed as a parking structure, building, or open space within seven years from the date of approval, the property owner shall submit a new parking lot plan with a 25% increase of landscaping coverage as required by code. The master plan of Utah City shows surface parking lots converting to building pads or structured parking. The total number of bedrooms must be provided by the applicant to verify the parking requirement has been met.
Block 13C does not meet all the building requirements as outline in Section 3.10 of the Building Standards. The ground floor of all street facing elevations must have a minimum transparency of 35% for residential uses (Table: 3.10.020(1) Building Standards). The south and north elevations do not meet this requirement. Block 13C has a minimum height of 48' 10" and a maximum height of 83' 6". The materials consist of concrete, brick, stone, , metal, stucco, and glass, which are allowed materials. There is aluminum also listed, which is a prohibited material (3.10.050).
The landscaping plan submitted was not yet complete enough for a full planning review.

Fiscal Impact:

Recommendation:
Staff recommends continuing the item to another DRC meeting to allow time for the applicant to address comments.

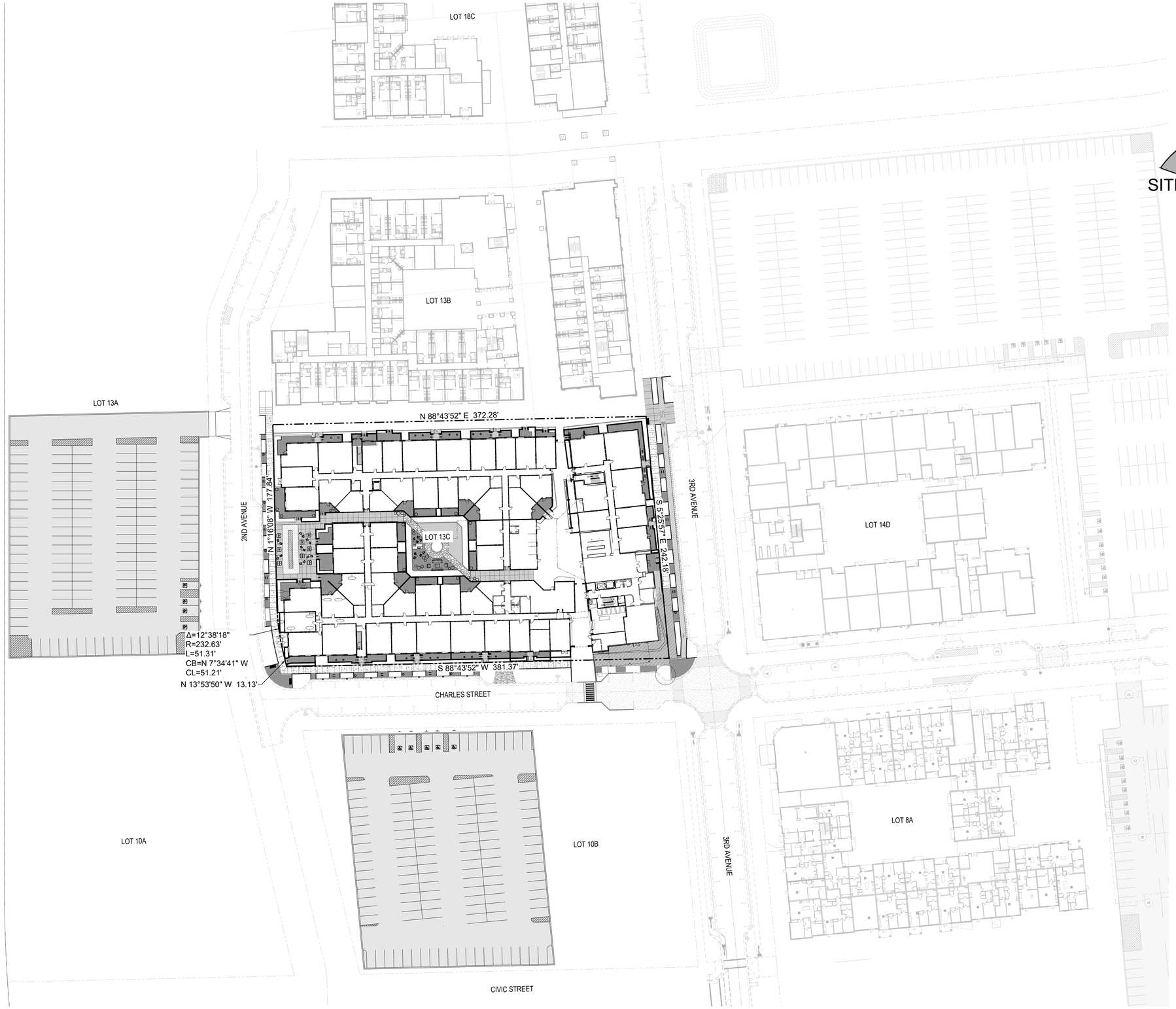
Sample Motion:
No Action

Attachments:
1. Redline comments for Block 13C

VINEYARD STATION - BLOCK 13 BLDG 13C

100% DESIGN DEVELOPMENT PLANS

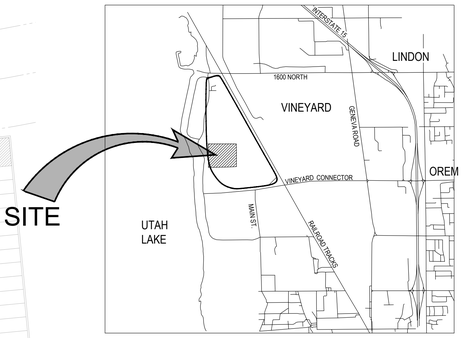
VINEYARD, UTAH



NORTH

SCALE: 1" = 40'

0 20' 40' 80' 120'



VICINITY MAP

N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	OVERALL CIVIL SITE PLAN
C1.02	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO VINEYARD CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO VINEYARD CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

905 Congress Avenue
Austin, Texas 78701
t. 512.457.8400
nelsenpartners.com

McNEIL ENGINEERING™
8610 SOUTH SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
(801) 255-7700
mcneilengineering.com

LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

Vineyard Station - Block 13 Bldg 13C
Woodbury Corporation & Flagship Homes
Vineyard, UT

Date
26 JUNE 2024
Revisions

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

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Project No.
24005-13C

C0.00

CIVIL COVER SHEET

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES 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 DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. 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.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. 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. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. 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 EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE. UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE
B&C	BAR & CAP	E	EAST
BC	BUILDING CORNER	EB	ELECTRIC BOX
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING
BM	BENCHMARK	F	FIRE
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION
BOT	BOTTOM	FDMN	FOUND MONUMENT
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE
℄	CENTERLINE	FH	FIRE HYDRANT
CATV	CABLE TELEVISION	FL	FLOW LINE
CBR	CONCRETE BARRIER	FNC	FENCE
CC	CURB CUT	FNCCL	CHAIN LINK FENCE
COL	COLUMN	FNCIRN	IRON FENCE
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE
CONC	CONCRETE	FNCWD	WOOD FENCE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC
CP	CONTROL POINT	FOW	FRONT OF WALK
CTREE	CONIFEROUS TREE	FT	FEET
CUFT	CUBIC FOOT	G	NATURAL GAS
CUYD	CUBIC YARD	GAR	GARAGE
DEL	DELINEATOR	GB	GRADE BREAK
DIA or Ø	DIAMETER	GL	GROUND LIGHT
GM	GAS METER	PCC	POINT OF COMPOUND CURVE
GMH	GAS MANHOLE	PI	POINT OF INTERSECTION
GUY	GUY WIRE	PM	PARKING METER
GV	GAS VALVE	PP	POWER POLE
HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE
HG	HEADGATE	PRK	PARKING STRIPE
HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION
HP	HIGH POINT	PT	POINT OF TANGENCY
HW	HEADWALL or HIGH WATER	PWR	POWER
HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE
ICO	IRRIGATION CLEANOUT	R	RANGE
ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE
IE	INVERT ELEVATION	RD	ROOF DRAIN
IRR	IRRIGATION	REV	REVISION
LF	LINEAR FEET	ROW	RIGHT-OF-WAY
LIP	LIP OF GUTTER	RR	RAILROAD
LP	LOW POINT or LIGHT POLE	S	SOUTH
MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS
MIN	MINIMUM	SD	STORM DRAIN
MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN
MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX
MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE
N	NORTH	SEC	SECTION
NG	NATURAL GROUND	SPECS	SPECIFICATIONS
NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN
NR	NAIL & RIBBON	SQ	SQUARE
NW	NAIL & WASHER	SQFT	SQUARE FEET
NTS	NOT TO SCALE	SQYD	SQUARE YARD
OG	ORIGINAL GROUND	SS	SANITARY SEWER
OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT
OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE
OHP	OVERHEAD POWER	ST	STEAM
OHT	OVERHEAD TELEPHONE	STA	STATION
OHTV	OVERHEAD TELEVISION	STD	STANDARD
℄	PROPERTY LINE	STM	STORM
PB	POWER BOX	SYL	SOLID YELLOW LINE
PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE
T	TOWNSHIP		
TBC	TOP BACK OF CURB		
TELE	TELEPHONE		
TFC	TOP FACE OF CURB		
TFG	TOP FINISH GRADE		
TL	TREE LINE		
TMH	TELEPHONE MANHOLE		
TOA	TOP OF ASPHALT		
TOC	TOP OF CONCRETE		
TOF	TOP OF FOOTING		
TOG	TOP OF GRATE		
TOE	TOE OF SLOPE		
TOP	TOP OF SLOPE or TOP OF PIPE		
TOW	TOP OF WALL		
TR	TELEPHONE RISER		
TV	TELEVISION		
TW	FINISH GRADE AT TOP OF WALL		
TRANS	TRANSFORMER		
TSP	TRAFFIC SIGNAL POLE		
TSB	TRAFFIC SIGNAL BOX		
UD	UNDERDRAIN		
UGC	UNDERGROUND COMMUNICATIONS		
UGP	UNDERGROUND POWER		
UGT	UNDERGROUND TELEPHONE		
U.N.O	UNLESS NOTED OTHERWISE		
UP	UTILITY POLE		
VCP	VITRIFIED CLAY PIPE		
VP	VERTICAL PIPE		
W	WEST or WATER		
WM	WATER METER		
WMH	WATER MANHOLE		
WS	WATER SURFACE		
WTR	WATER		
WV	WATER VALVE		
WW	WATERWAY		

LEGEND

NEW	EXISTING		NEW	EXISTING	
		MONUMENT LINE			SECTION CORNER (FOUND)
		CENTER LINE			
		SUBJECT PROPERTY LINE			SECTION CORNER (NOT FOUND)
		ADJACENT PROPERTY LINE			STREET MONUMENT
		EASEMENT LINE			BRASS CAP MONUMENT
		DITCH FLOWLINE			POWER POLE
X	X	FENCE LINE			UTILITY POLE
ATMS	atms	ATMS CABLE	GUY	GUY	GUY ANCHOR
TV	tv	CABLE TV LINE	TRANS	TRANS	POWER TRANSFORMER
C	c	COMMUNICATIONS LINE			TRAFFIC SIGNAL CABINET
FO	fo	FIBER-OPTIC CABLE			LIGHT POLE
F	f	FIRE LINE	TR	TR	TELEPHONE RISER
IRR	irr	IRRIGATION LINE	T	T	TELEPHONE MANHOLE
G	g	NATURAL GAS LINE			TRAFFIC SIGNAL BOX
OHC	ohc	OVERHEAD COMMUNICATIONS	W	W	WATER MANHOLE
OHP	ohp	OVERHEAD POWER LINE			WATER VALVE
OHT	oht	OVERHEAD TELEPHONE LINE	WM	WM	WATER METER
OHTV	ohtv	OVERHEAD TELEVISION LINE			FIRE HYDRANT
P	p	POWER LINE	S	S	SANITARY SEWER MANHOLE
P/C	p/c	POWER/COMMUNICATIONS LINE	SSCO	SSCO	SANITARY SEWER CLEANOUT
P/T	p/t	POWER/TELEPHONE LINE	SD	SD	STORM DRAIN MANHOLE
P/T/C	p/t/c	POWER/TELE/COMM LINE			STORM DRAIN CURB INLET
RD	rd	ROOF DRAIN LINE			STORM DRAIN CATCH BASIN
SW	sw	SECONDARY WATER LINE	SD	SD	STORM DRAIN CLEANOUT
S	s	SANITARY SEWER LINE			STORM DRAIN COMBO BOX
ST	st	STEAM LINE	MB	MB	MAILBOX
SD	sd	STORM DRAIN LINE			SIGN
T	t	TELEPHONE LINE			FLOW DIRECTION
T/C	t/c	TELEPHONE/COMM LINE	44.00 TOC	*44.00 EX TOC*	SPOT ELEVATION
UD	ud	UNDERDRAIN			CONIFEROUS TREE
UGC	ugc	UNDERGROUND COMMUNICATIONS			DECIDUOUS TREE
UGP	ugp	UNDERGROUND POWER LINE			
UGT	ugt	UNDERGROUND TELEPHONE LINE			
UGTV	ugtv	UNDERGROUND TELEVISION			
W	w	WATER LINE			
172	4572	CONTOUR LINE			
		CURB & GUTTER (STD)			
		CURB & GUTTER (OUTFALL)			

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Nelsen Partners, Inc.
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905 Congress Avenue
Austin, Texas 78701
t. 512.457.8400
nelsenpartners.com

McNEIL ENGINEERING™
8610 SOUTH SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
(801) 255-7700
mcneilengineering.com

LICENSED PROFESSIONAL ENGINEER
No. 280090
THEODORE J. DIDAS
07/01/2024
STATE OF UTAH

Vineyard Station - Block 13 Bldg 13C

Woodbury Corporation & Flagship Homes

Vineyard, UT

Date
26 JUNE 2024
Revisions

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Project No.
24005-13C

C0.01

NOTES, LEGEND AND ABBREVIATIONS

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

PARKING LEGEND

BUILDING 13C PARKING
490 STALLS REQUIRED
490 STALLS PROVIDED

We need to see the breakdown of total number of units and bedrooms to verify parking requirements. Required parking is 1.5 spaces/ bedroom + .25 visitor spaces/ unit+ 5 spaces /1,000 square feet of food + 2 spaces / 1,000 square feet office space.
We need to see available bike rack spaces as well. .05/ bedroom.

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION, PLANTING, AND HARDSCAPE DETAILS.

ALL WORK TO COMPLY WITH VINEYARD CITY STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

VINEYARD CONNECTOR (UDOT ROW)

LOT 13A

LOT 13B

LOT 13C

PARKING ON BLOCK 14 IN BUILDING 14D SCOPE OF WORK

LOT 14D

2ND AVENUE

3RD AVENUE

345'-1 3/4"

N 88°43'52" E 372.28'

S 5°25'57" E 242.18'

S 88°43'52" W 381.37'

N 1°16'08" W 147.84'

Δ=12°38'18"
R=232.63'
L=51.31'
CB=N 7°34'41" W
CL=51.21'

N 13°53'50" W 13.13'

CHARLES STREET

The courtyard is too small to be counted as an amenity. It is only .08 acres and needs to be at least .1 acre.

LOT 10A

LOT 10B

LOT 8A

CIVIC STREET

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

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Austin, Texas 78701
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OVERALL CIVIL SITE PLAN

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE LANDSCAPE SITE PLAN FOR ADDITIONAL SITE MATERIALS AND INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH VINEYARD CITY STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. 3" THICK STANDARD DUTY ASPHALT PAVEMENT WITH 8" GRANULAR BASE PER DETAIL "A1", SHEET C5.02.
2. FLARED CONCRETE DRIVE APPROACH PER VINEYARD CITY STANDARD DETAIL 6 ON SHEET C5.01.
3. 12" WIDE, 6" TALL ASPHALT CURB.
4. 4" WIDE SOLID WHITE PARKING STALL STRIPE LINES.
5. 5.0' WIDE BIKE LANE. 3" THICK STANDARD DUTY ASPHALT PAVEMENT WITH 8" GRANULAR BASE PER DETAIL "A1", SHEET C5.02.
6. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL "B3", SHEET C5.02.
7. ADA PARKING SIGN. SEE DETAIL "B3", SHEET C5.02.
8. PAINTED ADA SYMBOL. SEE DETAIL "A3", SHEET C5.02.
9. 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.

PARKING TABULATION:

PROVIDED PARKING STALLS: 490
PROVIDED ADA ACCESSIBLE STALLS: 9

TOTAL PARKING STALLS: 490 STALLS

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ARCHITECTS & PLANNERS

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Austin | Scottsdale

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Austin, Texas 78701
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CIVIL
SITE PLAN

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NOTICE!

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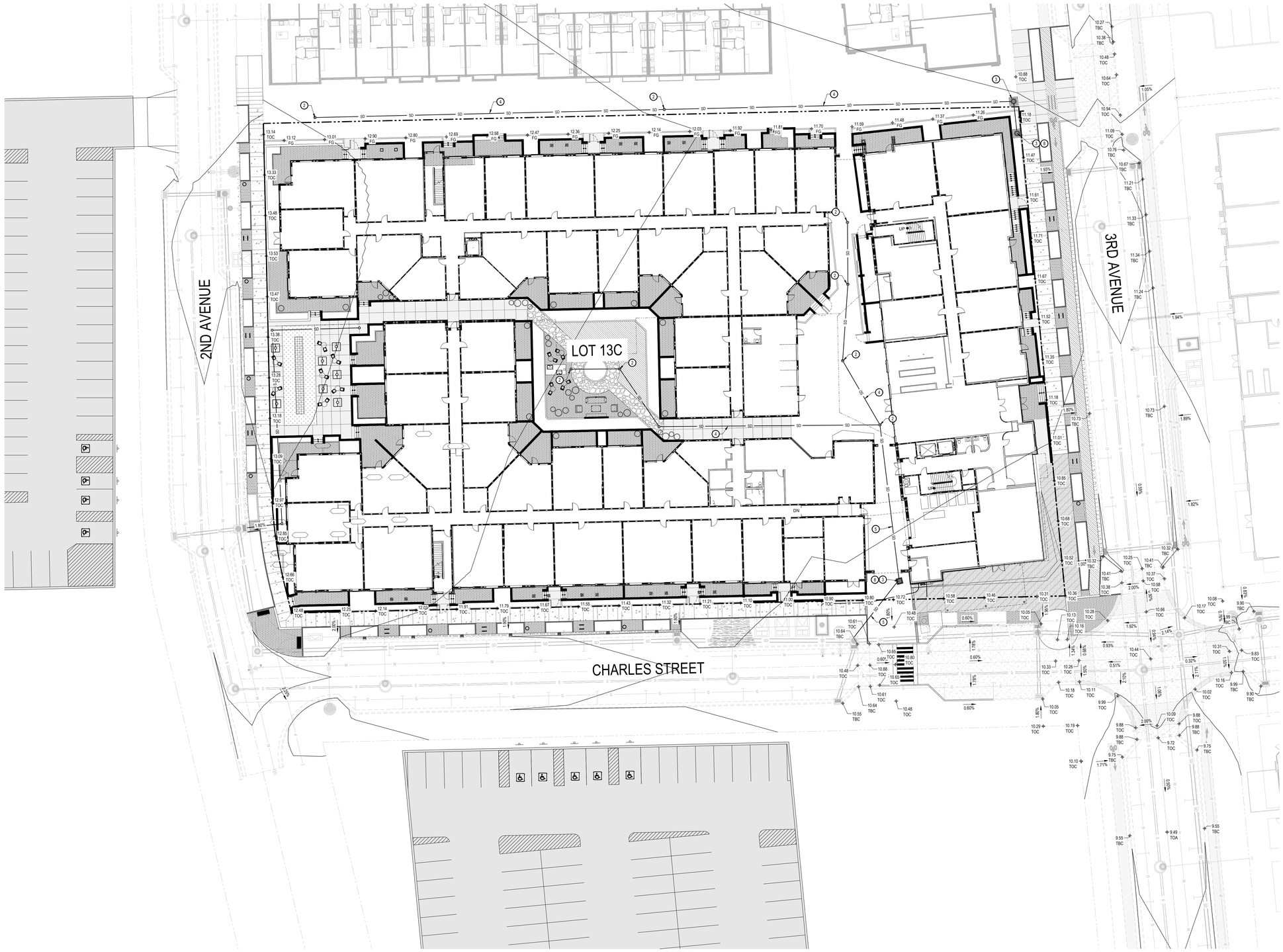

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION, PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN INLINE BASIN WITH DECORATIVE GRATE PER DETAIL 'A5' ON SHEET C5.02. COORDINATE WITH LANDSCAPE PLANS FOR PEDESTRIAN SAFE GRATE. HDPE PIPE MINIMUM SLOPE OF 0.50%. CONNECT TO PIPES WITH INSERTA TEE OR APPROVED EQUAL.
3. STORM DRAIN CLEANOUT BOX. SEE DETAIL 'C5', SHEET C5.02.
4. 8" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
5. 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
6. 6" HDPE ROOF DRAIN LINE AT 1.0% MINIMUM SLOPE. SEE PLUMBING PLAN FOR CONNECTION TO THE BUILDING. CONNECT TO STORM DRAIN LINE WITH INSERTA TEE OR APPROVED EQUAL.
7. STORM CLEANOUT PER DETAIL 'B4' ON SHEET C5.02.
8. INSTALL SNOUT OIL/ WATER DEBRIS SEPARATOR OVER OUTLET PIPE PER DETAIL 'A5', SHEET C5.01.

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

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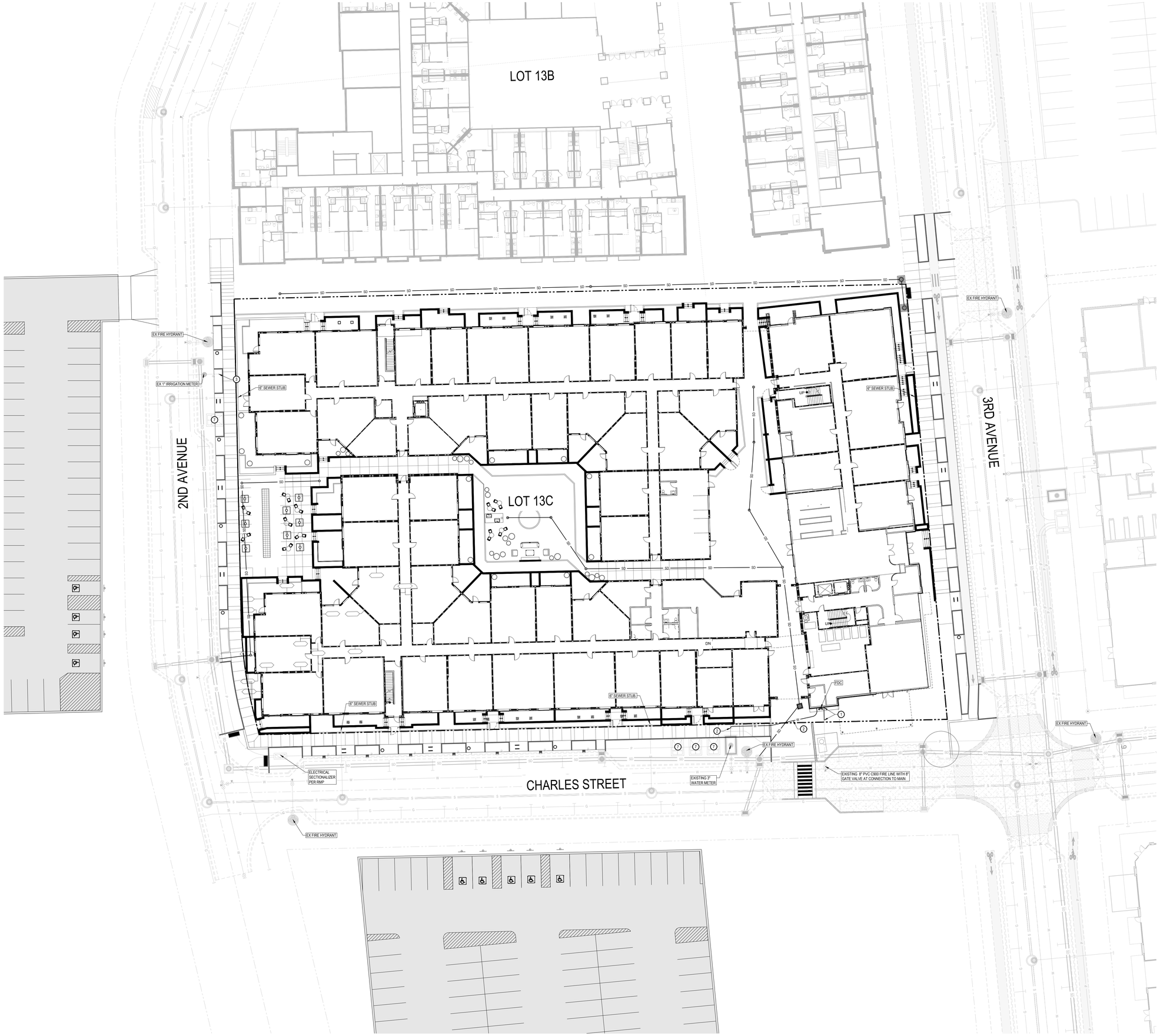
GRADING AND DRAINAGE PLAN



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH VINEYARD CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH VINEYARD CITY STANDARDS STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL SEWER LINES.

A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION. PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE, ANY DESIGN DISCREPANCIES ARE TO BE REPORTED TO ENGINEER. PRIOR TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

UTILITY PROVIDERS:
WATER: VINEYARD CITY
SEWER: VINEYARD CITY/ TIMPANOGOS SPECIAL SERVICE DISTRICT
NATURAL GAS: DOMINION ENERGY
ELECTRICAL POWER: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK/ COMCAST

KEYED NOTES:

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

1. 8" BLUE PVC C-900 DR-18 FIRE LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. TRENCHING PER VINEYARD CITY PLANS NO. 13 ON SHEET C5.01 AND THRUST BLOCKING PER VINEYARD CITY PLANS NO. 18 ON SHEET C5.01. SEE DETAIL 'A' THIS SHEET FOR FIRE RISER DETAIL. COORDINATE RISER LOCATION IN THE BUILDING WITH PLUMBING AND FIRE PLANS.
2. CONTINUE 3" CTS SDR9 POLY CULINARY WATER PIPE TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
3. CONTINUE 1" LANDSCAPE SERVICE PER VINEYARD CITY STD DRAWING 19'. SEE LANDSCAPE PLANS FOR POINT OF CONNECTION AND BACK FLOW PREVENTION DEVICE. INSTALL "RP" TYPE BACKFLOW PREVENTER PER VINEYARD STANDARDS AND SPECIFICATIONS. ALL BACKFLOW PREVENTERS SHALL BE TESTED PRIOR TO FINAL INSPECTION.
4. SANITARY SEWER CLEANOUT, PER VINEYARD CITY PLAN NO. 20.
5. 6" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE VINEYARD CITY PLANS NO. 20 AND NO. 13 FOR PIPING AND TRENCHING. 1.0% MINIMUM SLOPE.
6. APPROXIMATE LOCATION OF NEW NATURAL GAS FACILITIES. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
7. APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS.

Blue Stakes of UTAH811 Bluestakes.org

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Project No.
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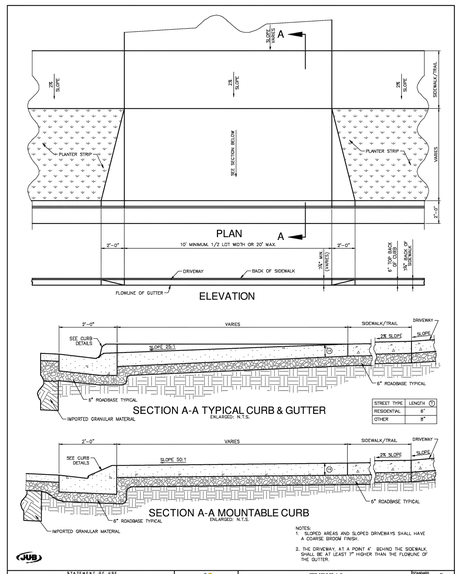
CIVIL SITE UTILITY PLAN



STREET TYPE	LENGTH (T)
RESIDENTIAL	8"
OTHER	8"

NOTES:
1. SLOPED AREAS AND SLOPED DRIVEWAYS SHALL HAVE A COARSE BROOM FINISH.
2. THE DRIVEWAY, AT A POINT 4' BEHIND THE SIDEWALK, SHALL BE AT LEAST 7" HIGHER THAN THE FLOWLINE OF THE GUTTER.

JUB

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REVISIONS		
DESCRIPTION	BY	DATE
1		
2		
3		

VINEYARD

TYPICAL CURB APPROACH	Drawing No. 6
TOWN OF VINEYARD	Project No. 24005-13C
	Date SEPTEMBER 1, 2016

NOTES:
1. THE FIGURE (100ft) AT THE THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW (←→) INDICATES THRUST DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I.
4. ALL BOLTS AND RODS SHALL BE COATED AND WRAPPED WITH 8 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK.
5. WHERE SUFFICIENT BEARING SURFACE IS NOT AVAILABLE FOR THRUST BLOCK, MEGALUG OR EQUAL RESTRAINED JOINTS SHALL BE USED. ALL MEGALUGS OR EQUAL RESTRAINING DEVICES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION, INCLUDING ANY JOINT RESTRAINT. ANY USE OF MEGALUG OR CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.
6. MEGALUGS OR EQUAL REQ'D AT ALL FITTING TO PIPE JOINTS.

TABLE 1

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE KNOWN.

LINE PRESSURE: psi
TEST PRESSURE (at 1.5) psi
SOIL BEARING STRENGTH psf
SOIL BEARING STRENGTH (DETERMINED FROM A GEOTECHNICAL INVESTIGATION)

SIDE THRUST (lbs.) PER 1 PSI LINE PRESSURE

PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	22	31	17	9	5
6	31.17	49	69	37	19	10
8	56.85	86	121	66	34	17
10	86.62	131	185	100	51	26
12	122.72	187	262	142	72	37
14	168.33	255	358	194	99	50
16	219.56	332	466	253	129	65
18	277.59	417	588	319	163	82
20	342.41	514	727	394	201	101
24	490.69	735	1040	563	287	145
30	757.69	1137	1608	870	444	223

TABLE 2

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

LINE PRESSURE: 150 psi
TEST PRESSURE (at 1.5) 190 psi
SOIL BEARING STRENGTH 1,000 psf

AREA OF BEARING REQUIRED (sq. ft.)

PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	1.7	2.4	1.3	0.7	0.3
6	31.17	3.9	5.5	3.0	1.5	0.8
8	56.85	6.8	9.7	5.3	2.7	1.3
10	86.62	10.4	14.8	8.0	4.1	2.0
12	122.72	14.8	21.0	11.3	5.7	2.9
14	168.33	20.2	28.8	15.5	7.8	4.0
16	219.56	26.3	37.3	20.2	10.3	5.2
18	277.59	33.3	47.1	25.5	13.0	6.5
20	342.41	41.1	58.1	31.4	16.0	8.1
24	490.69	58.8	83.2	45.0	22.0	11.6
30	757.69	90.9	128.6	69.4	35.5	17.9

EXAMPLE FOR TABLE 1:
8-INCH 90° BEND
LINE PRESSURE = 100 psi
FROM TABLE, THRUST FOR 1 psi =121 lbs
SOIL BEARING STRENGTH = 500 psf, r 121 lbs/psi = 12,100 lbs
SOIL BEARING STRENGTH = 2,000 psf
AREA OF BEARING REQUIRED FOR THRUST BLOCK IS 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sf. ft.)

* PIPE AREA IS BASED ON LARGEST ACTUAL INSIDE DIAMETER OF DUCTILE IRON PIPE.

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REVISIONS		
DESCRIPTION	BY	DATE
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2		
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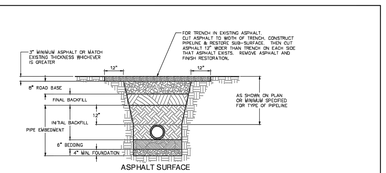
VINEYARD

THRUST BLOCK DETAILS	Drawing No. 18
TOWN OF VINEYARD	Project No. 24005-13C
	Date SEPTEMBER 1, 2016



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

JUB

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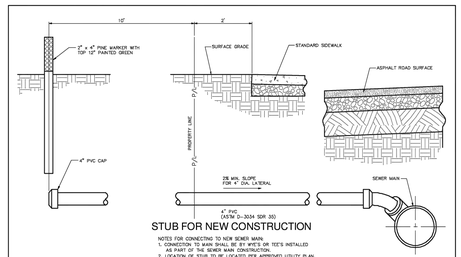
REVISIONS		
DESCRIPTION	BY	DATE
1		
2		
3		

VINEYARD

TYPICAL TRENCH SECTION	Drawing No. 13
TOWN OF VINEYARD	Project No. 24005-13C
	Date SEPTEMBER 1, 2016



NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO BE MADE BY WYE OR TEE'S INSTALLED DURING CONSTRUCTION OF NEW MAIN.
2. LOCATION OF STUB TO BE LOCATED PER APPROVED UTILITY PLAN.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.
4. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.
2. INSERTA-TEE OR EQUAL INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
3. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.

JUB

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REVISIONS		
DESCRIPTION	BY	DATE
1		
2		
3		

VINEYARD

TYPICAL SEWER LATERAL	Drawing No. 20
TOWN OF VINEYARD	Project No. 24005-13C
	Date SEPTEMBER 1, 2016

PLAN VIEW

SNOUT CONFIGURATION

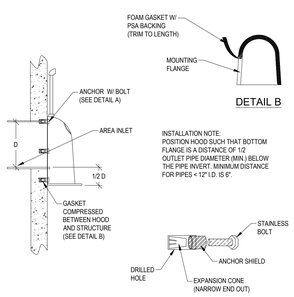
STRUCTURE DIMENSIONS:
PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

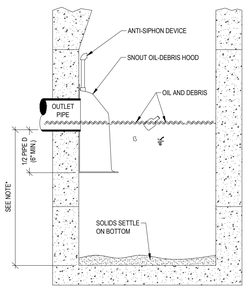
SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	
48.0"-95.9" O.D.	96 F	FITS 72" DIAM STRUCTURE ONLY

NOTE:
USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

SPECIFICATIONS:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS





NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	
	SP-SN	

SNOUT OIL-WATER-DEBRIS SEPARATOR A5

SCALE: N.T.S.

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905 Congress Avenue
Austin, Texas 78701
t. 512.457.8400
nelsenpartners.com

McNEIL ENGINEERING
8610 SOUTH SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
(801) 255-7700
mcneilengineering.com

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07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

Vineyard Station - Block 13 Bldg 13C

Woodbury Corporation & Flagship Homes

Vineyard, UT

Date
26 JUNE 2024
Revisions

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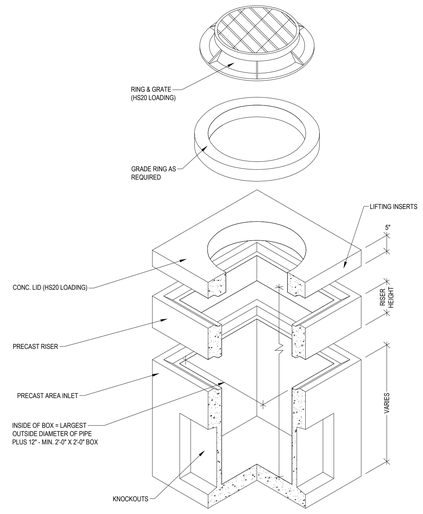
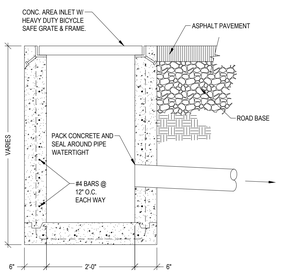
Project No.
24005-13C

C5.01
CIVIL DETAILS

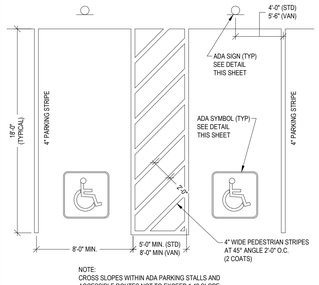


NOTES:
1. AREA INLETS SHALL BE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
3. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
4. DURACRETE, OR EQUAL.
5. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
6. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
7. IF DEPTH OF BOX IS OVER 3 1/2', MIN. 3'-0" X 3'-0" BOX IS TO BE USED.

STORM AREA INLET/ CLEANOUT BOX C5
SCALE: N.T.S.

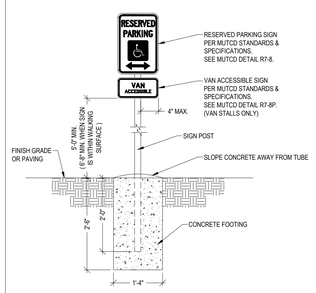


AREA INLET B1
SCALE: N.T.S.

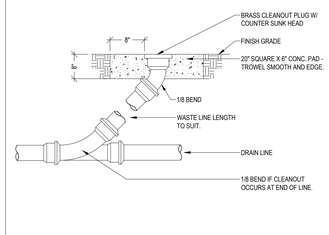


NOTE:
CROSS SLOPES WITHIN ADA PARKING STALLS AND ACCESSIBLE ROUTES NOT TO EXCEED 1:48 SLOPE.

ADA PARKING DETAIL B2
SCALE: N.T.S.



ADA PARKING SIGN B3
SCALE: N.T.S.

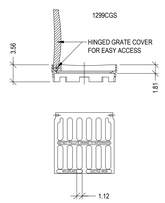


CLEANOUT DETAIL B4
SCALE: N.T.S.

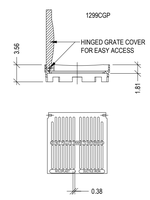
NYLOPLAST 12" GRATES/COVERS

STANDARD GRATE MEETS H-20 LOAD RATING.
PEDESTRIAN GRATE MEETS H-10 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOCKING DEVICE AVAILABLE UPON REQUEST.

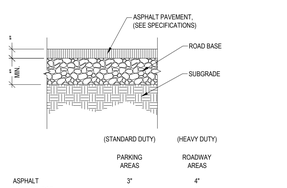
12" BASIN	
ADAPTER SIZE	MINIMUM ANGLE BETWEEN ADAPTERS
4"-4"	50°
4"-6"	55°
4"-8"	65°
4"-10"	75°
4"-12"	85°
6"-6"	65°
6"-8"	75°
6"-10"	85°
6"-12"	95°
8"-8"	80°
8"-10"	88°
8"-12"	102°
10"-10"	90°
10"-12"	115°
12"-12"	150°



STANDARD GRATE
APPROX. DRAIN AREA = 60.62 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.

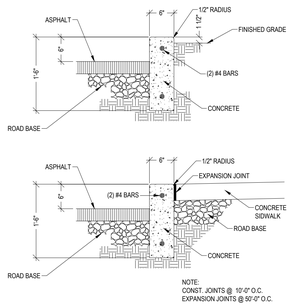


PEDESTRIAN GRATE
APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.



NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION A1
SCALE: N.T.S.



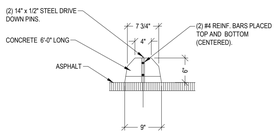
NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

CURB WALL DETAIL A2
SCALE: N.T.S.

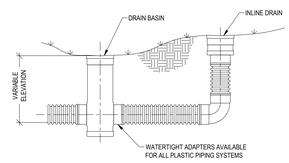
PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

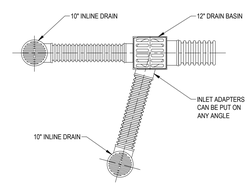
PAINTED ADA SYMBOL A3
SCALE: N.T.S.



CONCRETE WHEEL STOP A4
SCALE: N.T.S.



SECTION VIEW



PLAN VIEW

DRAIN BASIN / INLINE DRAIN DETAIL A5
SCALE: N.T.S.

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Nelsen Partners, Inc.
Austin | Scottsdale

905 Congress Avenue
Austin, Texas 78701
t. 512.457.8400
nelsenpartners.com

McNEIL ENGINEERING™
8610 SOUTH SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
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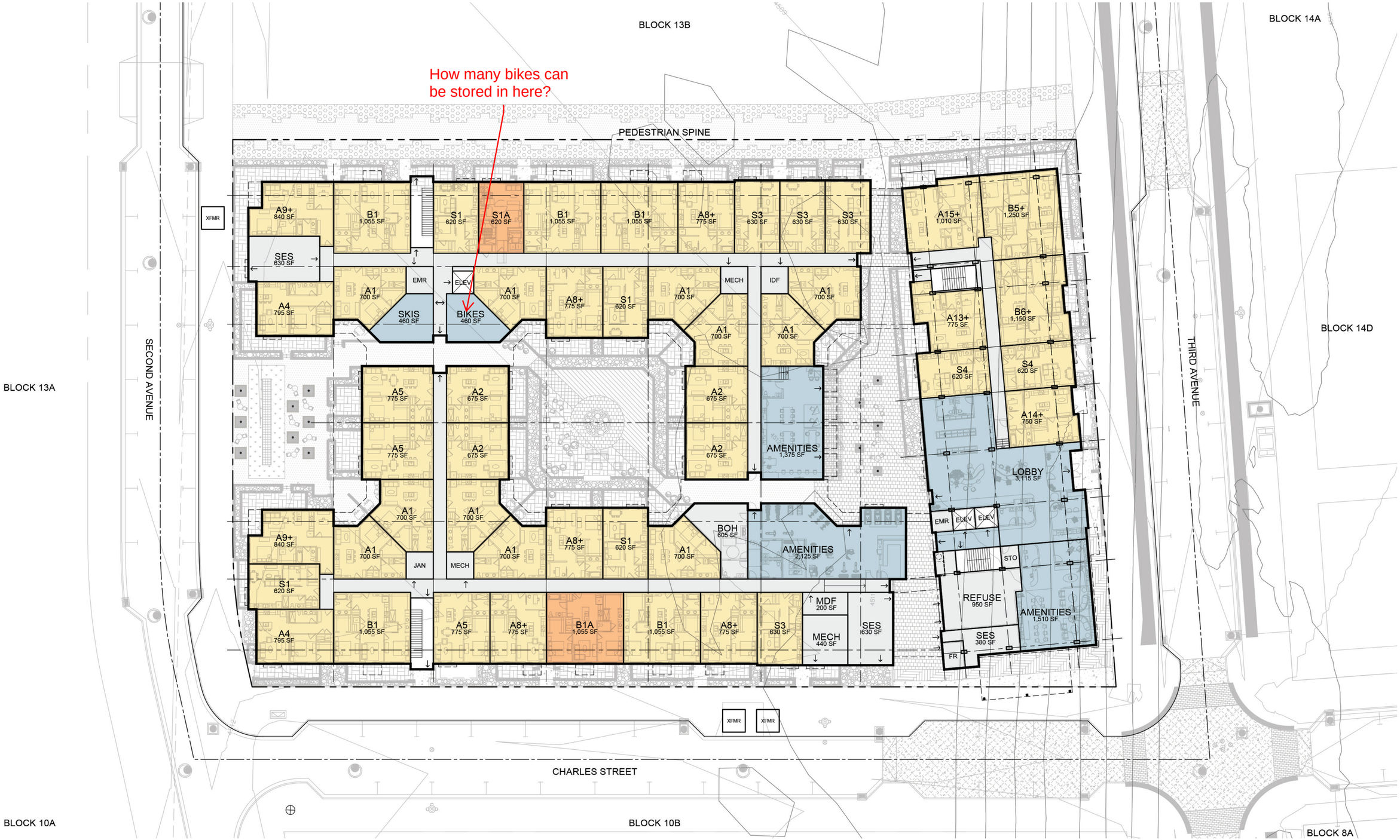
Project No.
24005-13C

C5.02
CIVIL DETAILS



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UTAHCITY

UTAH CITY | BLOCK 13C

DESIGN DEVELOPMENT PROGRESS

VINEYARD, UT | 24005 | JUNE 04, 2024

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Floor Plan 3

Level 1 - Grade

SCALE: 1" = 40'-0" 0' 20' 40'

East Elevation

South Elevation

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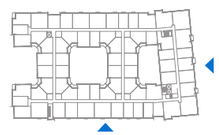

UTAH CITY | BLOCK 13C

DESIGN DEVELOPMENT PROGRESS

VINEYARD, UT | 24005 | JUNE 18, 2024

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Elevations

Overall Building

SCALE: 1" = 40'-0" 0' 20' 40'

West Elevation

North Elevation

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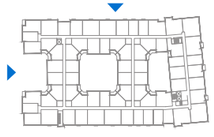

UTAH CITY | BLOCK 13C

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Elevations

Overall Building

SCALE: 1" = 40'-0" 0' 20' 40'

Courtyard West Elevation - Typical

Courtyard South Elevation

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Tower West Elevation

Courtyard North Elevation

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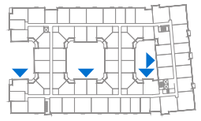

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Elevations

Overall Building

SCALE: 1" = 40'-0" 0' 20' 40'

Paseo East Elevation

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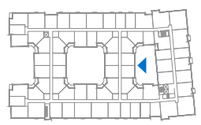

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Elevations

Overall Building

SCALE: 1" = 40'-0" 0' 20' 40'

CONC-1
CONCRETE

CAST IN PLACE
CONC WALLS
TYPICAL GREY

BR-1
BRICK

PACIFIC CLAY
MODULAR & THIN
VENEER
PUEBLO FLASHED

BR-2
BRICK

PACIFIC CLAY
MODULAR & THIN
VENEER
BROWN FLASHED

BR-3
BRICK

PACIFIC CLAY
MODULAR & THIN
VENEER
RED FLASHED

S-1
STONE

DELTA
NATURAL STONE
INDIANA LIMESTONE
GREY SANDBLAST

S-2
STONE

DELTA
NATURAL STONE
IVORY WHITE
HONED

ACM-1
ACM

UNEEK
ACM ASCENT
ANTRHA ZINC

ACM-2
ACM

UNEEK
ACM ASCENT
DBR DRK BRONZE
ANODIZED

M-1
METAL

UNEEK
PEAK PM12
12", NSG GREY

M-2
METAL

UNEEK
MEADOW MFP100
12", DBR DRK BRONZE
ANODIZED

M-3
METAL

LUMA BUILT
MOSAIC
6" PLANK FL
LT TABLE WALNUT
BALCONY CEILING

M-4
METAL

UNITED METAL DECK
CORRUGATED METAL
FOR MECH SCREEN
SW9163 COLOR

M-5
METAL

BRAKE METAL
FLASHING
MATCH DRK BRONZE
ANODIZED

STC-1
STUCCO

MASTER WALL
VERSATEX 0.5
SW7035

STC-2
STUCCO

MASTER WALL
VERSATEX 0.5
SW7029

G-1
GLASS

VITRO
SOLARBAN 70
OPTIGRAY+CLEAR

G-2
GLASS

AMSCO
COZE
CARDINAL LOE2-270

Aluminum is a prohibited material. 3.10.050.1.e

TPO
ROOF

CARLISLE
TPO ROOFING
GRAY

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Material Palette
Precedents

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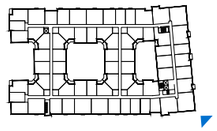

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Perspective
SE Corner

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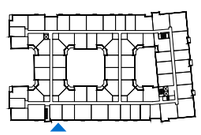

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Perspective
Southwest Facade

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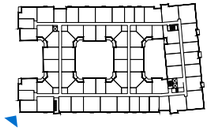

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Perspective
SW Corner

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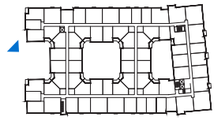

UTAH CITY | BLOCK 13C

DESIGN DEVELOPMENT PROGRESS

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Perspective

West Facade

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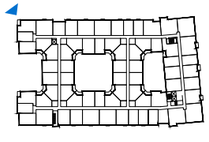

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Perspective
West Facade

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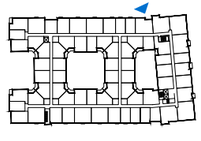

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Perspective
North Facade

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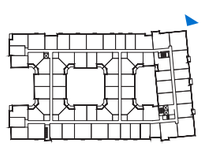

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Perspective
NE Corner

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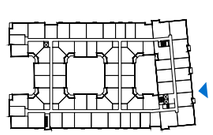

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Perspective
East / Lobby Facade

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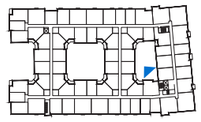

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Perspective
East Courtyard

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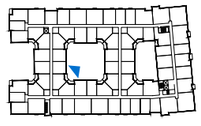

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Perspective
West Courtyard

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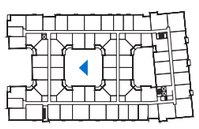

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Perspective
West Courtyard

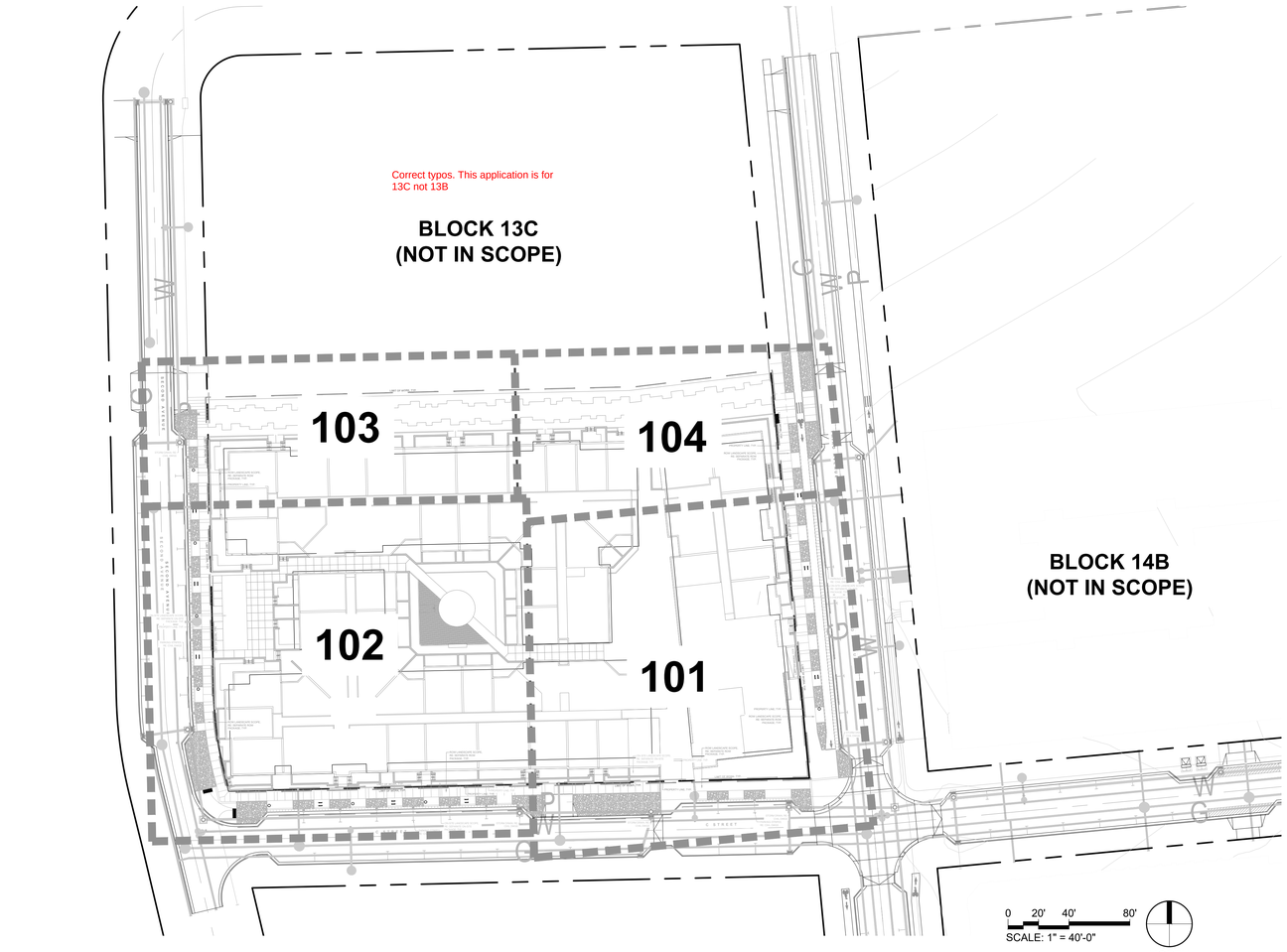
Show distance to promenade amenities and aquatic center. Three of the following uses must be within 1/4 of all residences:
Fitness center (must include free weights, machines, or programmed classes)
Commercial grade outdoor fitness equipment
Swimming pool
hot tub
Commercial grade splash pad
Sports court
Plazas (must meet the standards in 3.12.030 Plazas)
Rooftop patio or garden
Community garden
Dog park
Additional amenities may be added to the list with the approval of the City Planner and Planning Commission at the site plan review.

VINEYARD MULTIFAMILY BLOCK 13B - ON SITE

50% DESIGN DEVELOPMENT

The landscape plan is too incomplete to complete a full review. The plan should also include information about live plants, trees, shrubs, and grasses. We need to see information such as number of plants, size of plants, and plant type to verify the landscape code is being met.

SHEET KEY PLAN:



LAYOUT NOTES

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

GRADING NOTES

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

TEAM INFORMATION:

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

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

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

LANDSCAPE ARCHITECT:
DIG STUDIO INC.
3003 N. CENTRAL AVE., SUITE 800
PHOENIX, AZ 85012
602.595.4101
CONTACT: LAUREN JARRETT

CIVIL & STRUCTURAL ENGINEER:
MCNEIL ENGINEERING
8610 SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
801-255-7700
CONTACT: TED DIDAS

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

ABBREVIATIONS

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

ABBREVIATION SYMBOLS

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

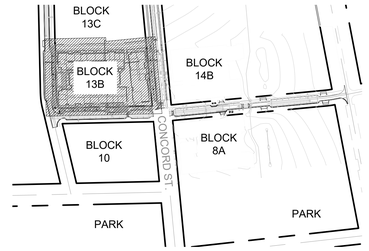
ADDITIONAL LANDSCAPE NOTE

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

MAINTENANCE RESPONSIBILITY

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

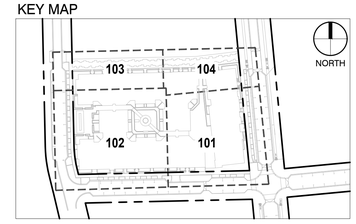
VICINITY MAP



SHEET INDEX

DESCRIPTION	NO.
LANDSCAPE COVER SHEET	LC100
MATERIALS SCHEDULE	LM100
MATERIALS PLAN	LM101
MATERIALS PLAN	LM102
MATERIALS PLAN	LM103
MATERIALS PLAN	LM104
PERSPECTIVE IMAGES	LS301
PLANTING SCHEDULE	LP100
PLANTING PLAN	LP101
PLANTING PLAN	LP102
PLANTING PLAN	LP103
PLANTING PLAN	LP104

KEY MAP



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ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

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FLAGBOROUGH
VINEYARD, UTAH

Date
05/07/2024
Revisions

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Project No.
24005

LANDSCAPE COVER SHEET

LC100

REFERENCE NOTES SCHEDULE

	1 - PAVING & SURFACING										
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	THICKNESS	SUBMITTAL	SHOP DRAWING	MOCK-UP
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	4,259 SF	/	DAYTON PRODUCTS / DAVIS COLORS	TOP CAST 25	EXPOSED AGGREGATE	SAN DIEGO BUFF	PER DETAIL	X		X
1-04	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)	812 SF	/	ACKERSTONE	4X16 RUNNING BOND	SMOOTH, MICRO CHAMFER	STANDFORD SAND	8 CM	X		X
1-05	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	7,523 SF	/	ACKERSTONE	4X16 RUNNING BOND	SMOOTH, MICRO CHAMFER	MESA BIEGE	8 CM	X		X
1-06	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	1,481 SF	/	ACKERSTONE	3X18 HERRINGBONE	33% SHOTBLAST, 33% SMOOTH, 33% SHOTBLAST AND GRIND	LIGHT SLATE	8 CM	X		
1-08	NATURAL STONE PAVER TYPE A (PEDESTRIAN)	734 SF	/	DELTA STONE	4"X4" STACKED BOND SANDSTONE PAVERS	SANDBLAST	MOUNTAIN VALLEY NATURAL	8 CM	X		X
1-09	1"-3" DECORATIVE ROCK MULCH	4,865 SF		BLACK BUTTE MINING	DECORATIVE ROCK MULCH	WASHED AND RAKED	HONEYCOMB	1" - 3"	X		X
1-10	3/8"-3/4" DECORATIVE ROCK MULCH	201 SF		BLACK BUTTE MINING	DECORATIVE ROCK MULCH	WASHED AND RAKED	HONEYCOMB	3/8"-3/4"	X		X
1-12	SYNTHETIC TURF (STANDARD)	807 SF		SYNLAWN	PLAY PREMIUM - 80 OZ.		FIELD GREEN / LIME & TURF GREEN	1-1/2"	X		
1-13	SYNTHETIC TURF (PLAY)	787 SF									

	2 - WALLS & FENCES										
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	HEIGHT	SUBMITTAL	SHOP DRAWING	MOCK-UP
2-01	CURB TYPE 1	898 LF		DAYTON SUPERIOR	TOP CAST 05 BLUE	ACID ETCH	NATURAL GREY	RE: DTL	X		X
2-02	WALL TYPE 1 (PATIO) FINISH TO MATCH ARCH	1,868 LF						RE: DTL	X		X
2-05	PATIO FENCE TYPE 1	163 LF						18"	X	X	
2-06	PATIO FENCE TYPE 2	609 LF						24"	X	X	
2-07	PATIO FENCE TYPE 3	15 LF						36"	X	X	
2-08	PATIO PRIVACY SCREEN	54 LF									
2-09	PATIO FENCE GATE	8						4`	X	X	
2-11	CIP CONCRETE STEPS TYPE 1	259 LF									
2-12	CIP CONCRETE RAMP	20 LF									

	3 - METALS										
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING	MOCK-UP
3-01	HANDRAIL (STAIRS)	228 LF				STAINLESS STEEL			X	X	
3-02	HANDRAIL (RAMP)	44 LF									

	5 - FURNISHINGS										
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING	SAMPLE
5-01	TREE GRATE	13									
5-02	WALHOLLA SCULPTURAL PLAY STRUCTURE	1		GORIC	WALLHOLLA				X	X	
5-03	CHAIR TYPE A	34		LANDSCAPE FORMS	PARC CENTRE		METALIC BRONZE		X		
5-04	TABLE TYPE A	17		LANDSCAPE FORMS	PARC CENTRE; 30" ROUND		METALIC BRONZE		X		
5-06	PLANTER POT TYPE A	8		ATELIER VIERKANT	OF		WHITE	OF70	X		
5-07	PLANTER POT TYPE B	13		ATELIER VIERKANT	OF		WHITE	OF80	X		
5-08	PLANTER POT TYPE C	5		ATELIER VIERKANT	OF		WHITE	OF90	X		
5-09	LOUNGE SEATING TYPE A	1		DEDON	TIBBO 3-SEAT		WARM GRAY		X		
5-10	LOUNGE SEATING TYPE B	2		DEDON	TIBBO LOUNGE CHAIR XL		WARM GRAY		X		
5-11	COFFEE TABLE	1		DEDON	TIBBO COFFEE TABLE L				X		

The landscape plan is too incomplete to complete a full review. The plan should also include information about live plants, trees, shrubs, and grasses. We need to see information such as number of plants, size of plants, and plant type to verify the landscape code is being met.

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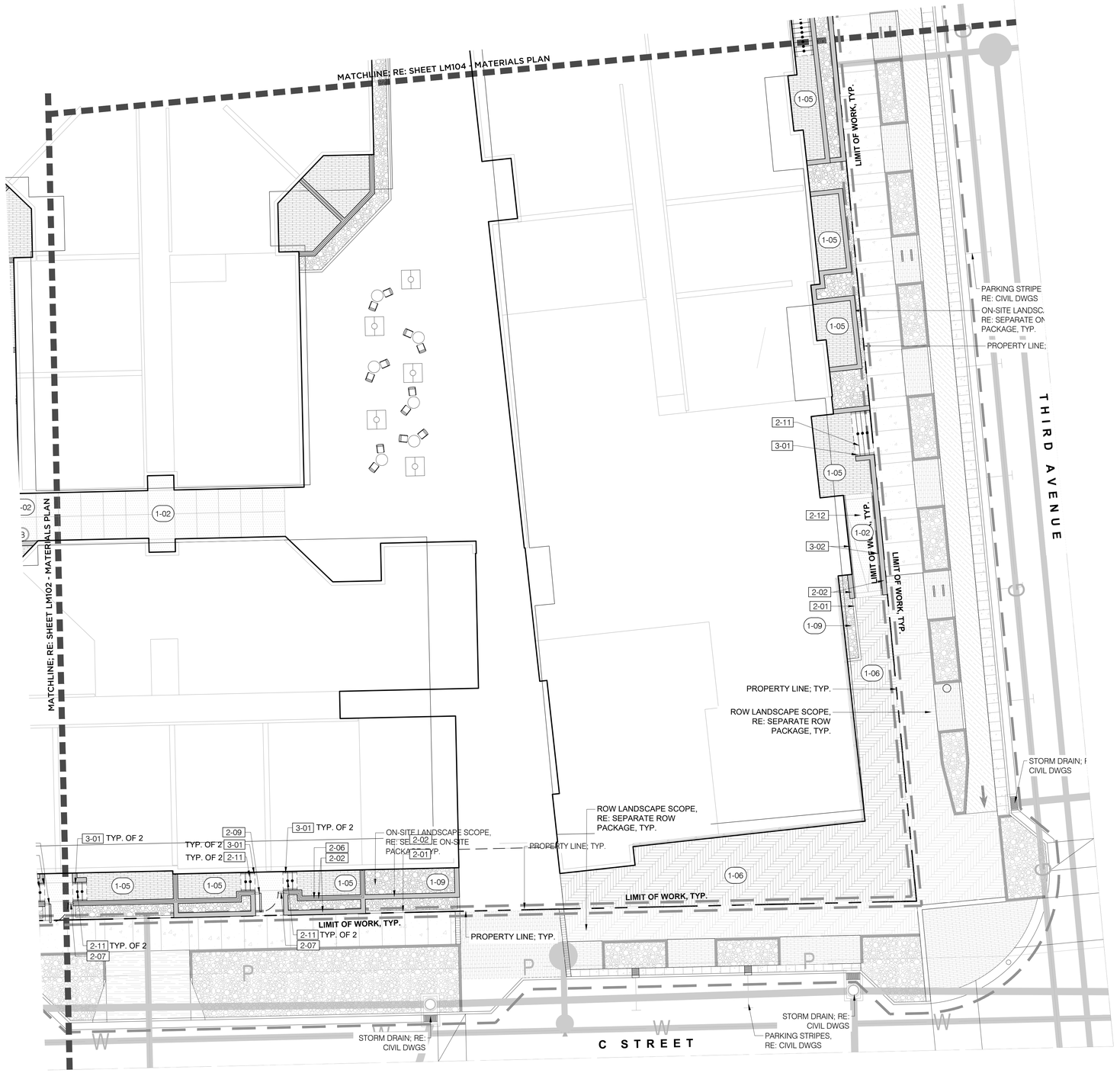
MATERIALS SCHEDULE
LM100



1 MATERIALS PLAN

ViewportScale

NORTH

0 5' 10' 20'

SCALE: 1" = 10'-0"

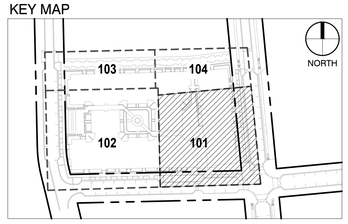
REFERENCE NOTES SCHEDULE

	1 - PAVING & SURFACING	
CODE	DESCRIPTION	DETAIL
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	/
1-04	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)	/
1-05	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	/
1-06	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	/
1-08	NATURAL STONE PAVER TYPE A (PEDESTRIAN)	/
1-09	1"-3" DECORATIVE ROCK MULCH	
1-10	3/8"-3/4" DECORATIVE ROCK MULCH	
1-12	SYNTHETIC TURF (STANDARD)	
1-13	SYNTHETIC TURF (PLAY)	
	2 - WALLS & FENCES	
CODE	DESCRIPTION	DETAIL
2-01	CURB TYPE 1	
2-02	WALL TYPE 1 (PATIO) FINISH TO MATCH ARCH	
2-05	PATIO FENCE TYPE 1	
2-06	PATIO FENCE TYPE 2	
2-07	PATIO FENCE TYPE 3	
2-08	PATIO PRIVACY SCREEN	
2-09	PATIO FENCE GATE	
2-11	CIP CONCRETE STEPS TYPE 1	
2-12	CIP CONCRETE RAMP	
	3 - METALS	
CODE	DESCRIPTION	DETAIL
3-01	HANDRAIL (STAIRS)	
3-02	HANDRAIL (RAMP)	
	5 - FURNISHINGS	
CODE	DESCRIPTION	DETAIL
5-01	TREE GRATE	
5-02	WALHOLLA SCULPTURAL PLAY STRUCTURE	
5-03	CHAIR TYPE A	
5-04	TABLE TYPE A	
5-06	PLANTER POT TYPE A	
5-07	PLANTER POT TYPE B	
5-08	PLANTER POT TYPE C	
5-09	LOUNGE SEATING TYPE A	
5-10	LOUNGE SEATING TYPE B	
5-11	COFFEE TABLE	

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
EV	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



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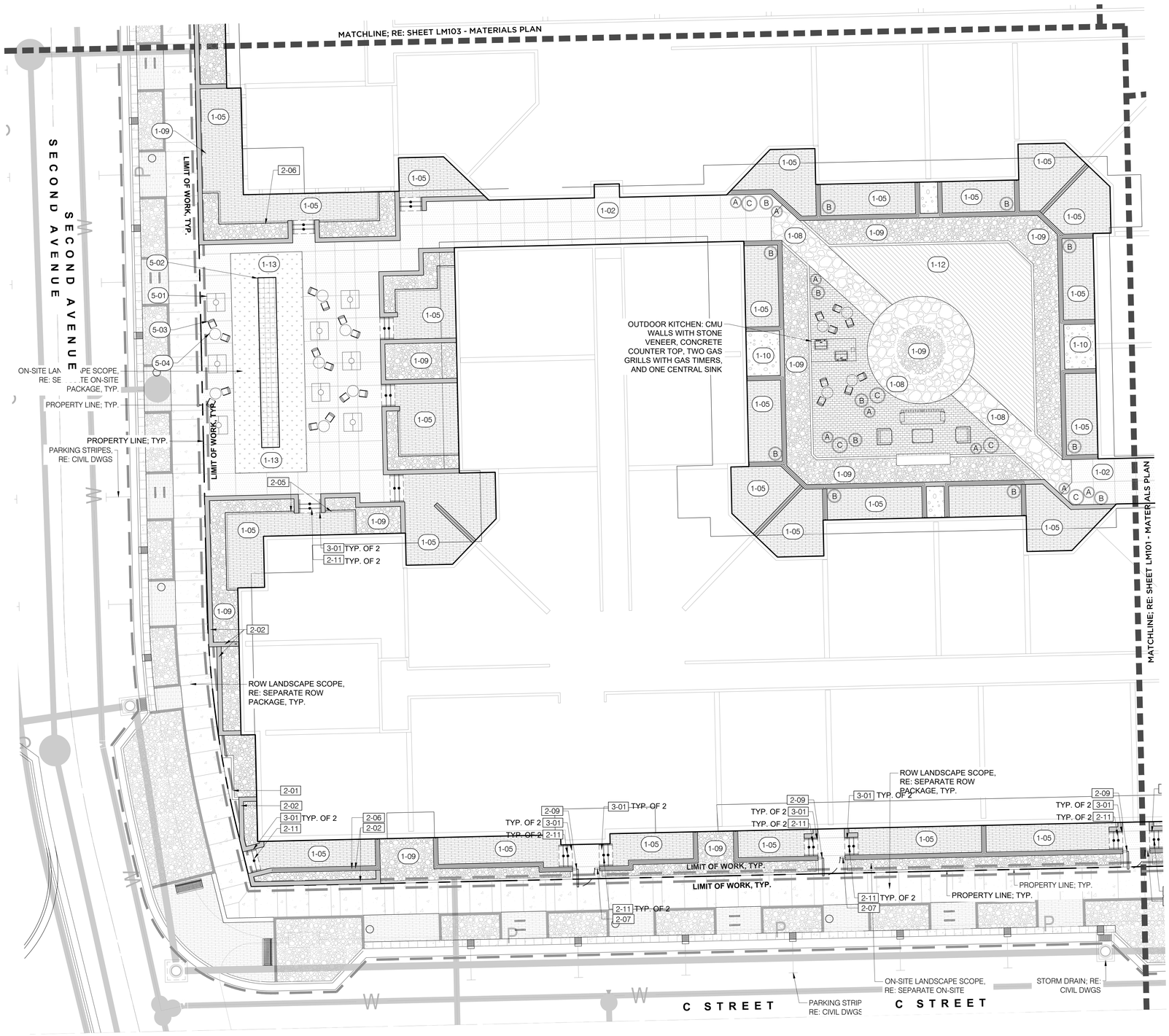
MATERIALS PLAN
LM101



1 MATERIALS PLAN

ViewportScale

NORTH

0 5' 10' 20'

SCALE: 1" = 10'-0"

REFERENCE NOTES SCHEDULE

	1 - PAVING & SURFACING	
CODE	DESCRIPTION	DETAIL
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	/
1-04	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)	/
1-05	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	/
1-06	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	/
1-08	NATURAL STONE PAVER TYPE A (PEDESTRIAN)	/
1-09	1"-3" DECORATIVE ROCK MULCH	
1-10	3/8"-3/4" DECORATIVE ROCK MULCH	
1-12	SYNTHETIC TURF (STANDARD)	
1-13	SYNTHETIC TURF (PLAY)	

	2 - WALLS & FENCES	
CODE	DESCRIPTION	DETAIL
2-01	CURB TYPE 1	
2-02	WALL TYPE 1 (PATIO) FINISH TO MATCH ARCH	
2-05	PATIO FENCE TYPE 1	
2-06	PATIO FENCE TYPE 2	
2-07	PATIO FENCE TYPE 3	
2-08	PATIO PRIVACY SCREEN	
2-09	PATIO FENCE GATE	
2-11	CIP CONCRETE STEPS TYPE 1	
2-12	CIP CONCRETE RAMP	

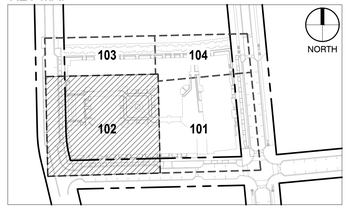
	3 - METALS	
CODE	DESCRIPTION	DETAIL
3-01	HANDRAIL (STAIRS)	
3-02	HANDRAIL (RAMP)	

	5 - FURNISHINGS	
CODE	DESCRIPTION	DETAIL
5-01	TREE GRATE	
5-02	WALHOLLA SCULPTURAL PLAY STRUCTURE	
5-03	CHAIR TYPE A	
5-04	TABLE TYPE A	
5-06	PLANTER POT TYPE A	
5-07	PLANTER POT TYPE B	
5-08	PLANTER POT TYPE C	
5-09	LOUNGE SEATING TYPE A	
5-10	LOUNGE SEATING TYPE B	
5-11	COFFEE TABLE	

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



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Project No.
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MATERIALS PLAN
LM102

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	1 - PAVING & SURFACING	
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1-04	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)	/
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1-06	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	/
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1-09	1"-3" DECORATIVE ROCK MULCH	
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2-06	PATIO FENCE TYPE 2	
2-07	PATIO FENCE TYPE 3	
2-08	PATIO PRIVACY SCREEN	
2-09	PATIO FENCE GATE	
2-11	CIP CONCRETE STEPS TYPE 1	
2-12	CIP CONCRETE RAMP	
	3 - METALS	
CODE	DESCRIPTION	DETAIL
3-01	HANDRAIL (STAIRS)	
3-02	HANDRAIL (RAMP)	
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CODE	DESCRIPTION	DETAIL
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5-03	CHAIR TYPE A	
5-04	TABLE TYPE A	
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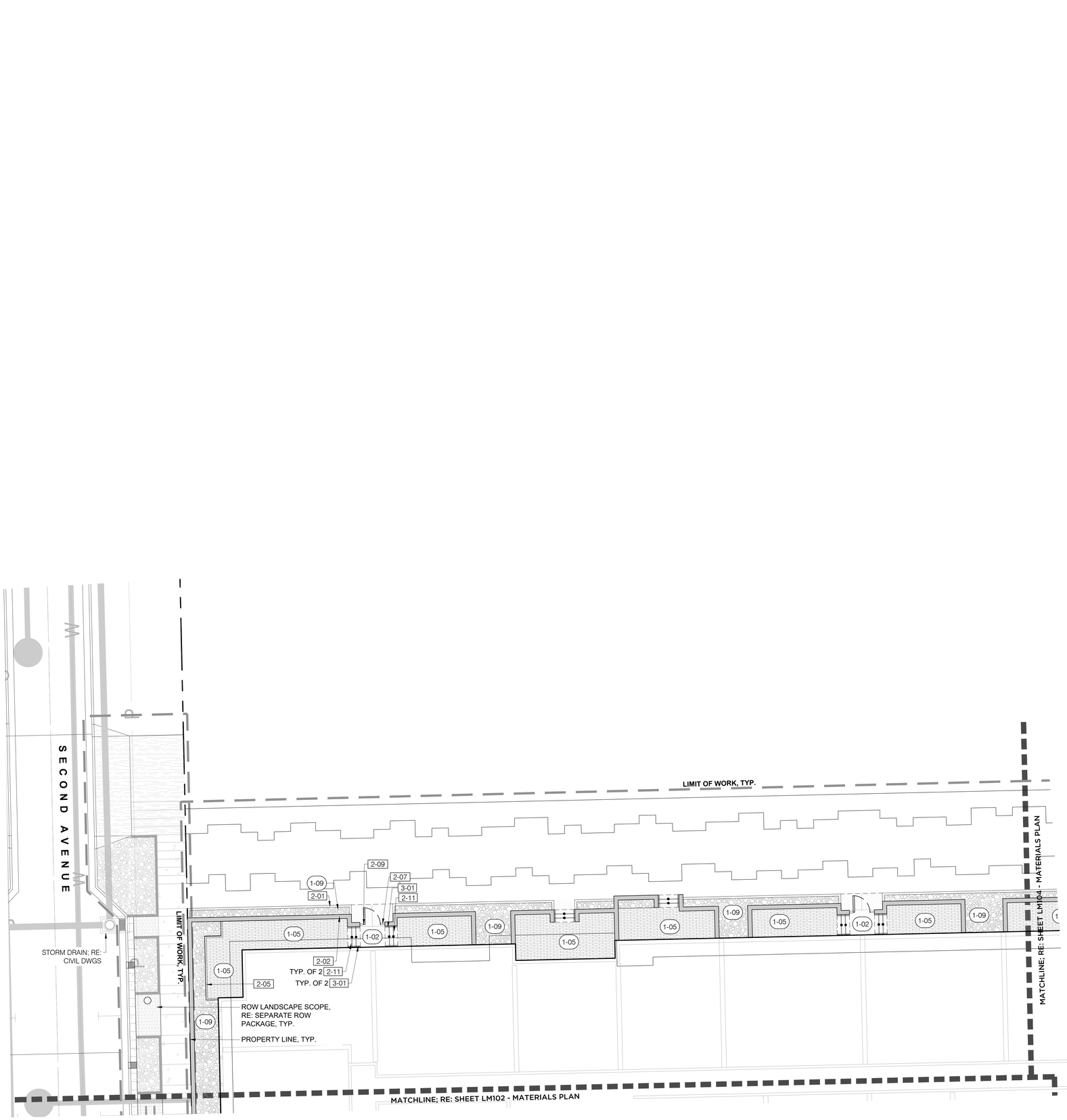
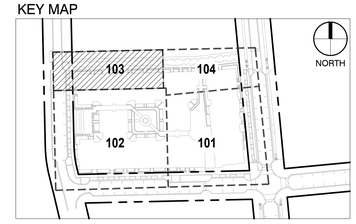
5-07	PLANTER POT TYPE B	
5-08	PLANTER POT TYPE C	
5-09	LOUNGE SEATING TYPE A	
5-10	LOUNGE SEATING TYPE B	
5-11	COFFEE TABLE	



LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



1 MATERIALS PLAN
ViewportScale

NORTH

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

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MATERIALS PLAN
LM103

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2-09	PATIO FENCE GATE	
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	3 - METALS	
CODE	DESCRIPTION	DETAIL
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CODE	DESCRIPTION	DETAIL
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5-08	PLANTER POT TYPE C	
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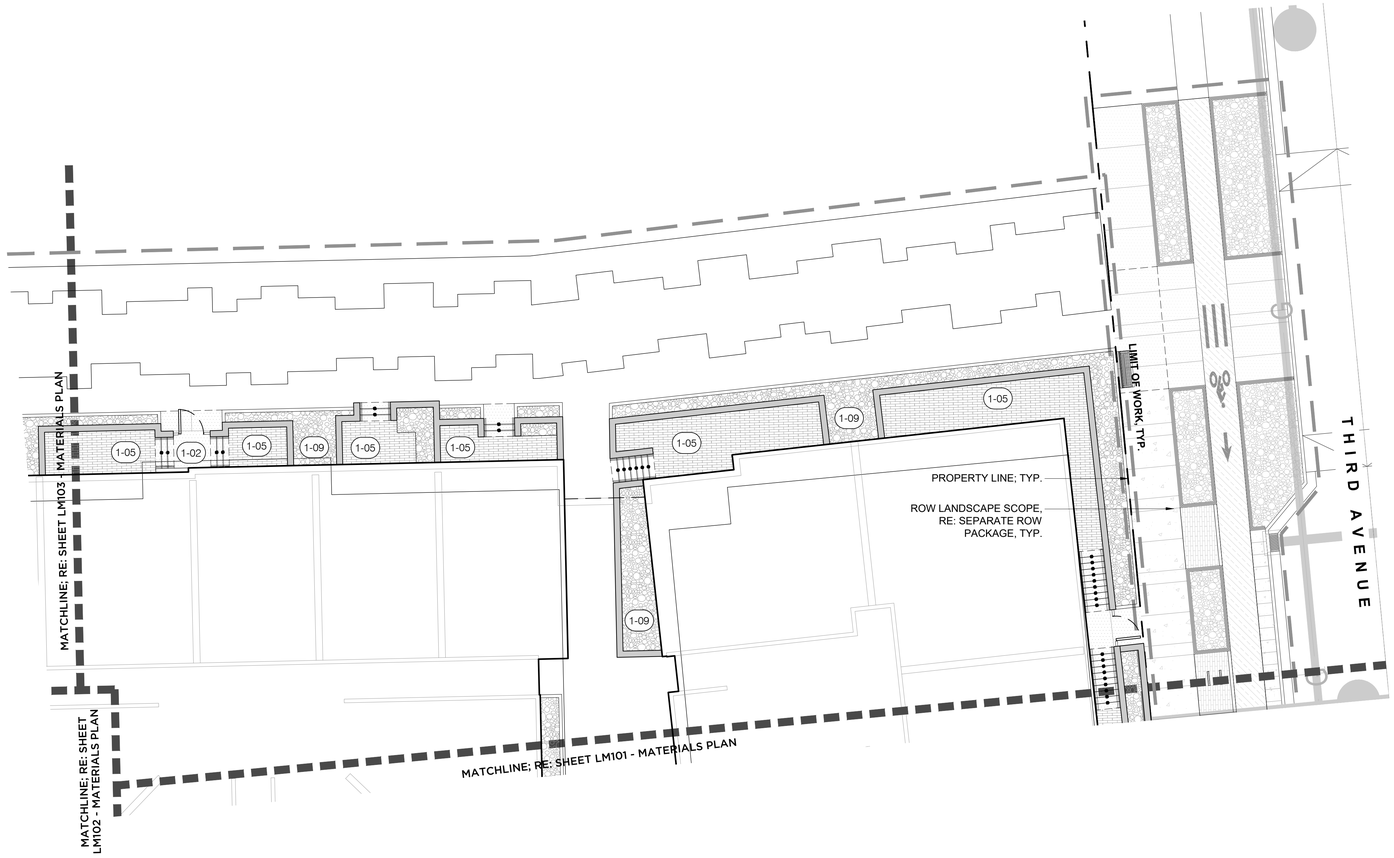
5-10	LOUNGE SEATING TYPE B	
5-11	COFFEE TABLE	



1 MATERIALS PLAN
ViewportScale

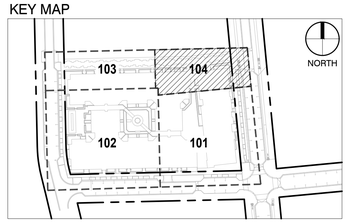
NORTH

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

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



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MATERIALS PLAN
LM104

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	CAR LCS	8	CARPINUS BETULUS 'LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	12	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	13	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	SS	1	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
SHRUB AREAS				
	SHR B13	5,151 SF	SHRUBS B13	VARIES

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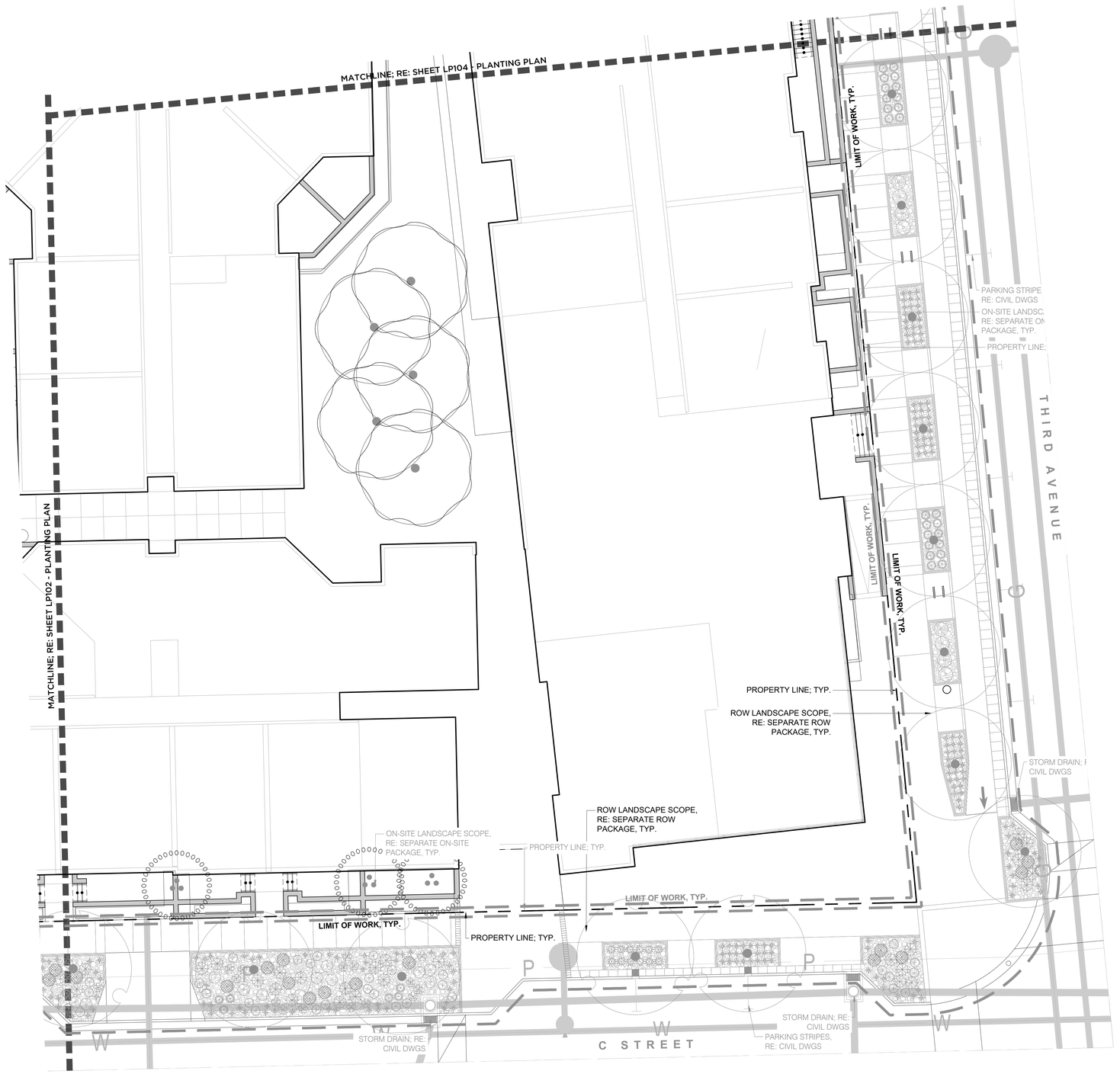
PLANTING SCHEDULE
LP100



1 PLANTING PLAN
ViewportScale

NORTH

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

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	CAR LCS	CARPINUS BETULUS 'LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	SS	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
SHRUB AREAS			
	SHR B13	SHRUBS B13	VARIES

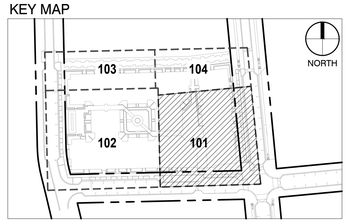
PLANT SC

SYMBOL	CO
TREES	
	AC
	GL
	UL
ACCENTS	
	BC
	CA
	FE
	HE
	SC
DECIDUOUS SHRUE	
	CA
	CC
EVERGREEN SHRUE	
	MA
PERENNIALS	
	PE
	SE

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



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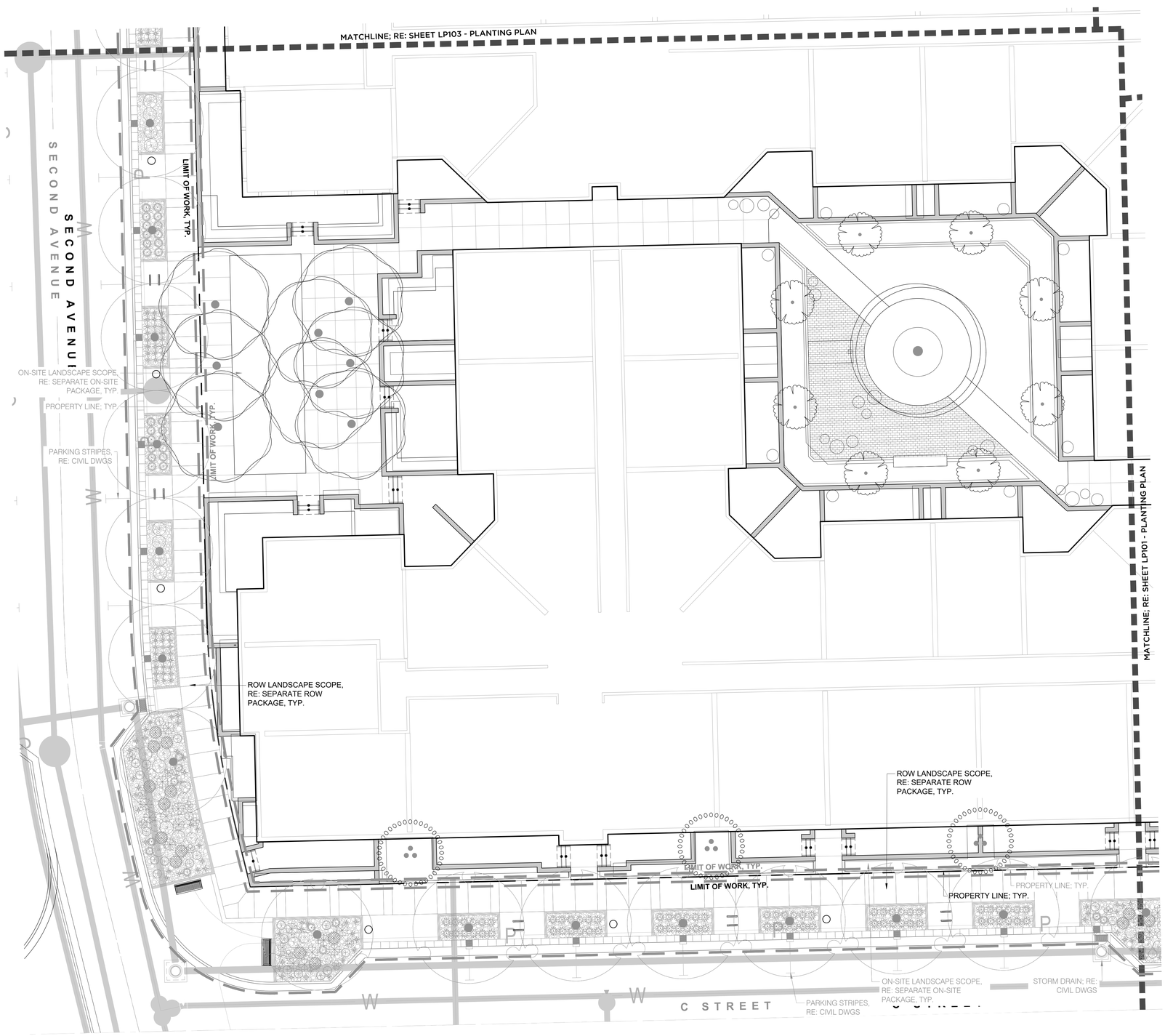
PLANTING PLAN

LP101



1 PLANTING PLAN
ViewportScale

NORTH

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

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	CAR LCS	CARPINUS BETULUS 'LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	SS	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
SHRUB AREAS			
	SHR B13	SHRUBS B13	VARIES

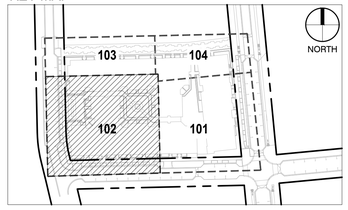
PLANT SC

SYMBOL	CO
TREES	
	AC
	GL
	UL
ACCENTS	
	BC
	CA
	FE
	HE
	SC
DECIDUOUS SHRUE	
	CA
	CC
EVERGREEN SHRUE	
	MA
PERENNIALS	
	PE
	SE

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



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Project No.
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PLANTING PLAN

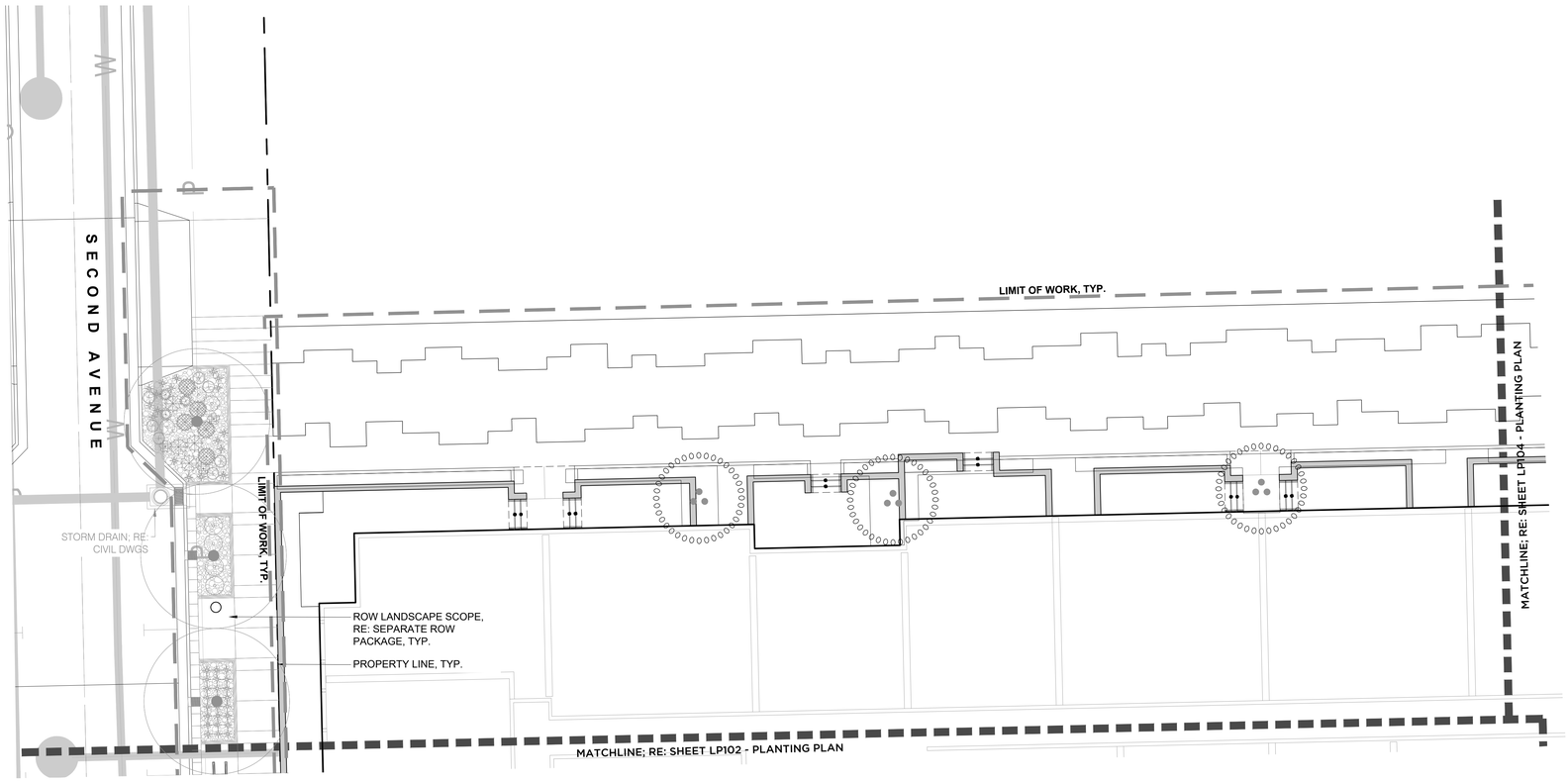
LP102

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	CAR LCS	CARPINUS BETULUS 'LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	SS	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
SHRUB AREAS			
	SHR B13	SHRUBS B13	VARIES

PLANT SC

SYMBOL	CO
TREES	
	AC
	GL
	UL
ACCENTS	
	BC
	CA
	FE
	HE
	SC
DECIDUOUS SHRUE	
	CA
	CC
EVERGREEN SHRUE	
	MA
PERENNIALS	
	PE
	SE



1 PLANTING PLAN
ViewportScale

NORTH

0 5' 10' 20'
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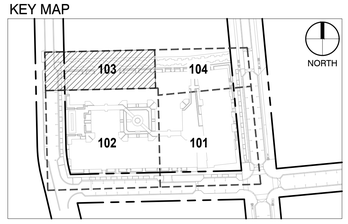
LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



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PLANTING PLAN

LP103

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
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	SHR B13	SHRUBS B13	VARIES

PLANT SC

SYMBOL	CO
TREES	
	AC
	GL
	UL
ACCENTS	
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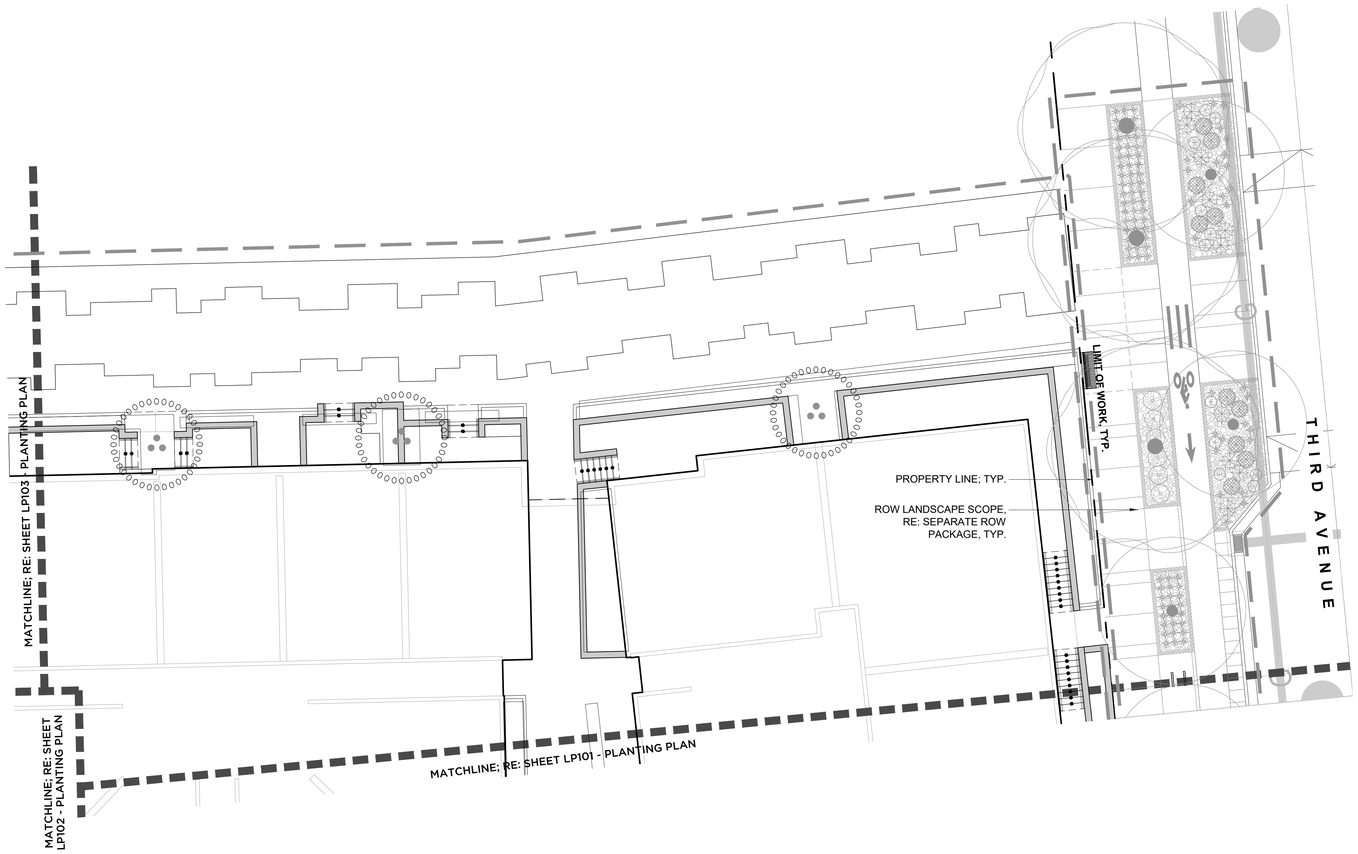
	CC
EVERGREEN SHRUE	
	MA
PERENNIALS	
	PE
	SE



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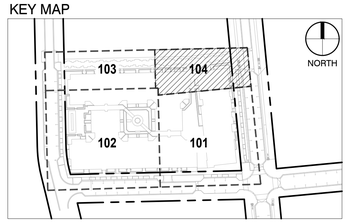
KEY MAP



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PLANTING PLAN

LP104

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Item:	Utah City Block 4 (Bella's Market) - Site Plan
Department:	Community Development Department
Presenter:	Anthony Fletcher

Background/Discussion:
Bronson Tatton with Flagborough is seeking comments from the Development Review Committee regarding Block 4 of Utah City which comprises of the Bella's Market grocery store.

Fiscal Impact:

Recommendation:

Sample Motion:
No Action

Attachments:
1. Utah City Block 4 Site Plan
2. Utah City Block 4 Landscaping Plan

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES 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 DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. 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.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. 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. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ½" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. 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 EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)
		CONCRETE PAVEMENT
		STD. DUTY ASPHALT
		HEAVY DUTY ASPHALT

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
SIG	SIG	TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
FH	FH	FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
MB	MB	STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	*44.00 EX TOC*	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	E	EAST	GV	GAS VALVE	PP	POWER POLE
ADA	AMERICANS WITH DISABILITIES ACT	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE
B&C	BAR & CAP	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION
BC	BUILDING CORNER	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY
BLUE	BLUE STAKED ELECTRIC	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER
BLUFO	BLUE STAKED FIBER OPTIC	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE
BLUG	BLUE STAKED NATURAL GAS	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE
BLUIRR	BLUE STAKED IRRIGATION	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE
BLUSD	BLUE STAKED STORM DRAIN	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN
BLUSS	BLUE STAKED SANITARY SEWER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION
BLUT	BLUE STAKED TELEPHONE	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY
BLUW	BLUE STAKED WATER	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD
BM	BENCHMARK	FD	FOUND	LP	LOW POINT or LIGHT POLE	S	SOUTH
BOB	BOTTOM OF BOX	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS
BOL	BOLLARD	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEGOUNOUT BOX
BW	BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SL&M	SALT LAKE BASE & MERIDIAN
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE
DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE
						TFC	TOP FACE OF CURB
						TL	TREE LINE
						TMH	TELEPHONE MANHOLE
						TOA	TOP OF ASPHALT
						TOC	TOP OF CONCRETE
						TOE	TOE OF SLOPE
						TOP	TOP OF SLOPE or TOP OF PIPE
						TOW	TOP OF WALK
						TR	TELEPHONE RISER
						TV	TELEVISION
						TW	TOP OF WALL
						TRANS	TRANSFORMER
						TSP	TRAFFIC SIGNAL POLE
						TSB	TRAFFIC SIGNAL BOX
						UD	UNDERDRAIN
						UGC	UNDERGROUND COMMUNICATIONS
						UGP	UNDERGROUND POWER
						UGT	UNDERGROUND TELEPHONE
						UGTV	UNDERGROUND TELEVISION
						U.N.O.	UNLESS NOTED OTHERWISE
						UP	UTILITY POLE
						VCP	VITRIFIED CLAY PIPE
						VP	VERTICAL PIPE
						W	WEST or WATER
						WM	WATER METER
						WMH	WATER MANHOLE
						WS	WATER SURFACE
						WTR	WATER
						WV	WATER VALVE
						WW	WATERWAY

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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
PROJECT PHASE - ISSUE DATE

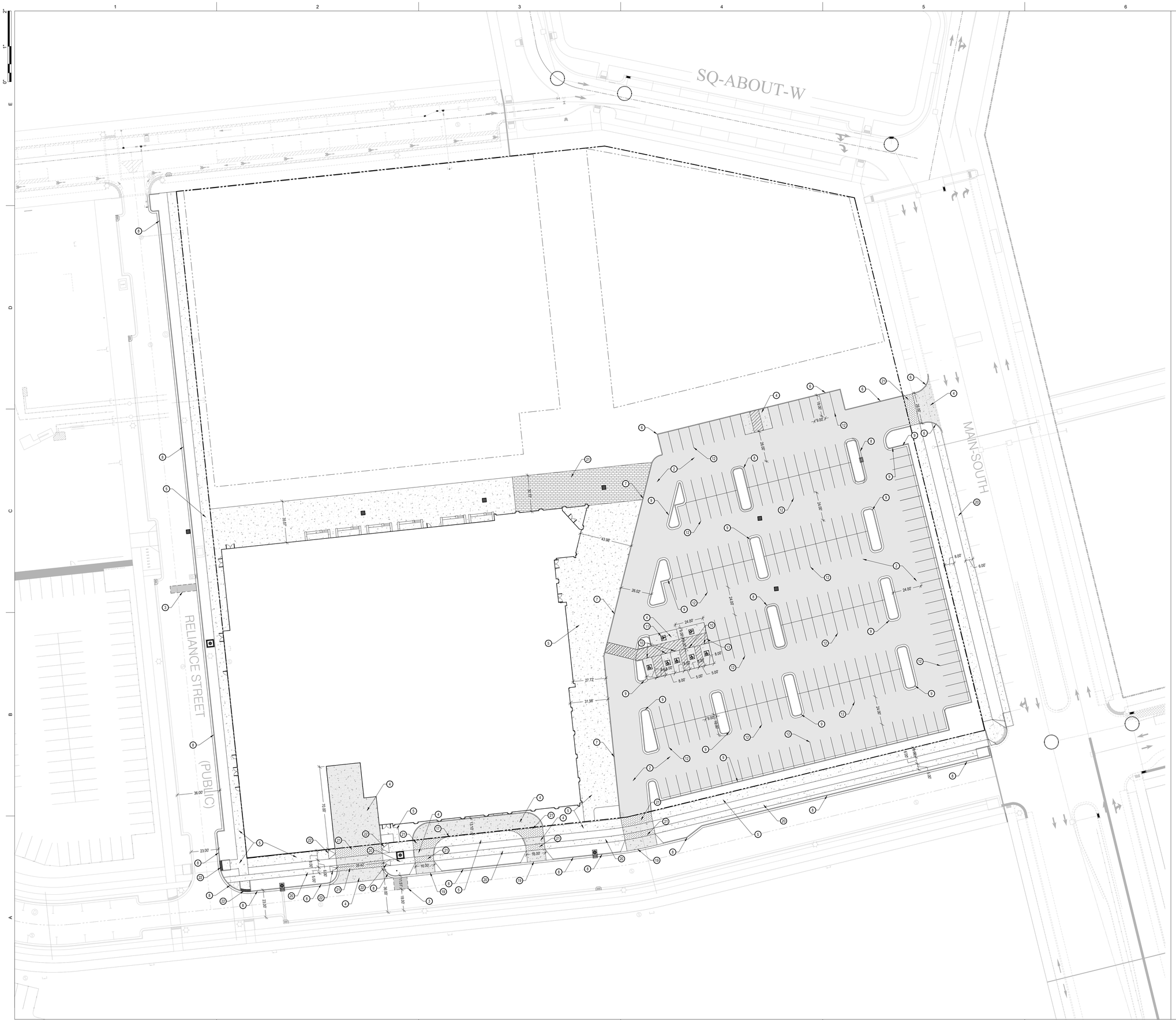
LICENSED PROFESSIONAL ENGINEER
7/1/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

△	DATE	REVISION

PROJECT NUMBER 24054

NOTES AND LEGEND

C0.01



GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

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

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. ~~HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.~~
2. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
3. ASPHALT T-PATCH. PER APWA PLAN NO. 255.
4. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
5. CONCRETE SIDEWALK PER VINEYARD CITY STANDARD DRAWING 4, SEE SHEET C5.02.
6. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
7. FLUSH CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
8. 24" CONCRETE CURB AND GUTTER PER VINEYARD CITY STANDARD DRAWING 5, SEE SHEET C5.02.
9. 24" CONCRETE RELEASE CURB AND GUTTER PER VINEYARD CITY STANDARD DRAWING 5, SEE SHEET C5.02.
10. ADA PARKING SIGN. SEE DETAIL 'D3', SHEET C5.01.
11. PAINTED ADA SYMBOL. SEE DETAIL 'D2', SHEET C5.01.
12. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
13. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
14. ~~12" WIDE SOLID WHITE PEDESTRIAN CROSSWALK~~
15. ~~PAINTED 12" WIDE SOLID WHITE STOP BAR AND WORD 'STOP'.~~
16. ~~NEW 24" STOP SIGN. SEE MUTCD DETAIL R1-1.~~
17. BOLLARD, REFER TO ARCHITECTURAL PLANS
18. ~~DUMPSTER ENCLOSER. SEE ARCHITECTURAL PLANS FOR DETAILS.~~
19. FLARED DRIVE APPROACH PER VINEYARD CITY STANDARD DRAWING 6, SEE SHEET C5.02
20. BIKE LANE, WIDTH VARIES. PER VINEYARD CITY STANDARD DRAWING 4, SEE SHEET C5.02
21. CONCRETE PAVERS WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
22. ADA SIDEWALK RAMPS, PER VINEYARD CITY STANDARD DRAWING 7B, SEE SHEET C5.02

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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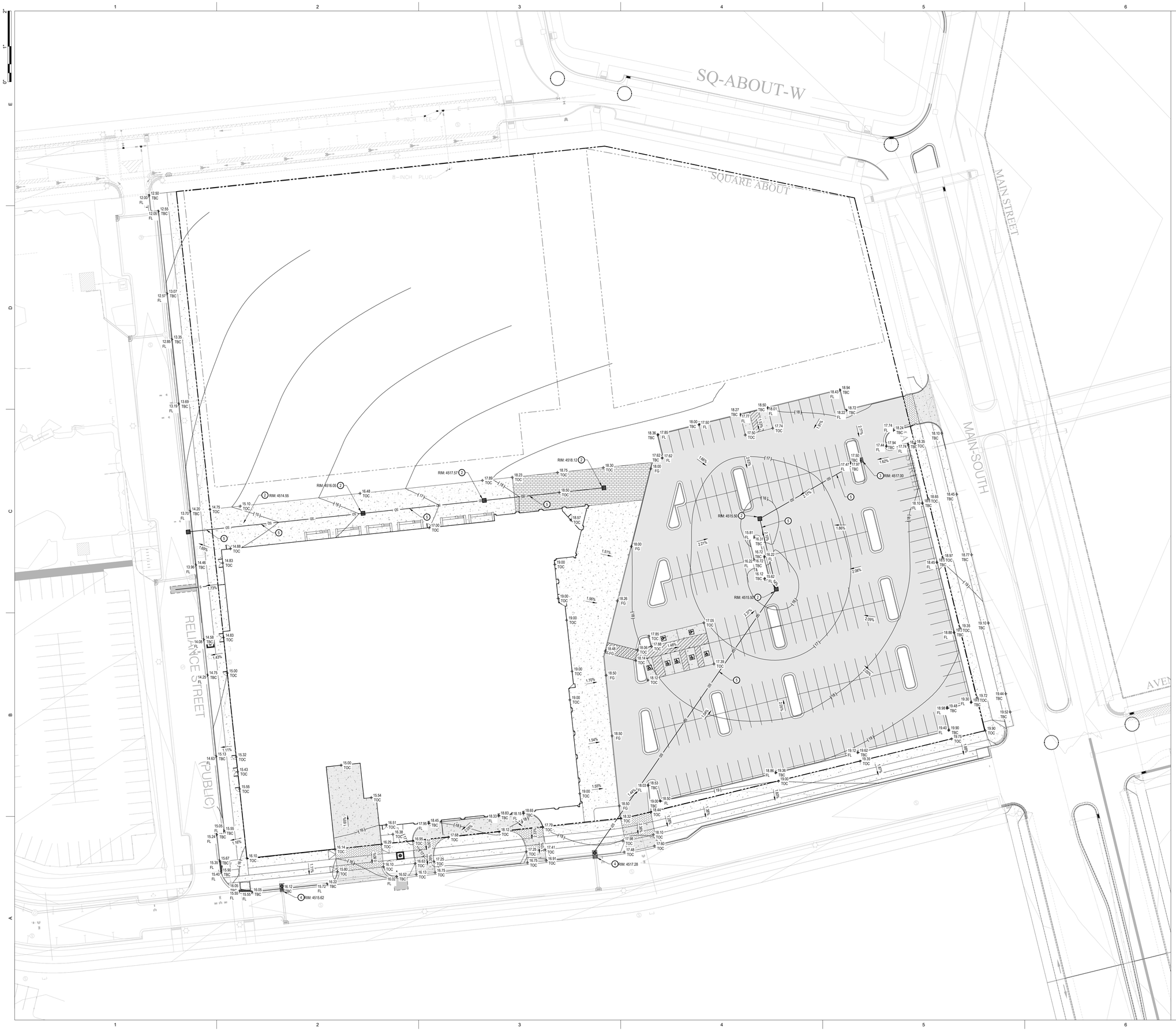
CIVIL
SITE
PLAN

C1.01



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'C3', SHEET C5.01.
3. STORM DRAIN GUTTER INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE, PER VINEYARD CITY STANDARD DRAWING 8, SEE SHEET C5.02.
4. STORM DRAIN CUTTER INLET COMBINATION BOX PER VINEYARD CITY STANDARD DRAWING 9, SEE SHEET C5.02.
5. 12" DIAMETER HOPE STORM DRAIN LINE.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
PROJECT PHASE - ISSUE DATE

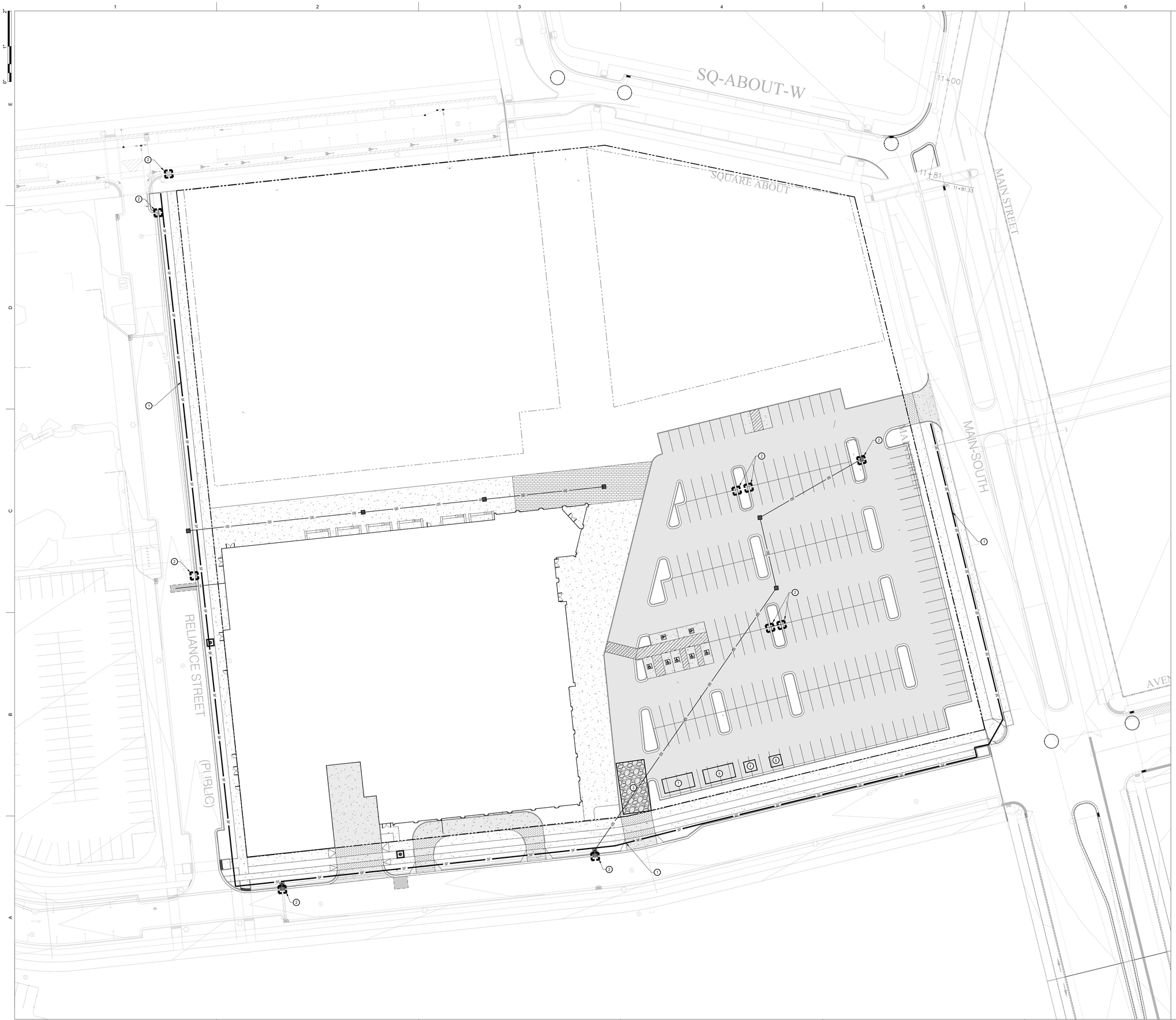
LICENSED PROFESSIONAL ENGINEER
7/1/2024
No. 280090
THEODORE J. DIDAY
STATE OF UTAH

△ DATE REVISION

PROJECT NUMBER 24054

GRADING AND DRAINAGE PLAN

C2.01



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY, DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD. ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.03.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5'. SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

AVOID CUTTING UNDERGROUND UTILITIES IT'S COSTLY.
Call BEFORE YOU Dig
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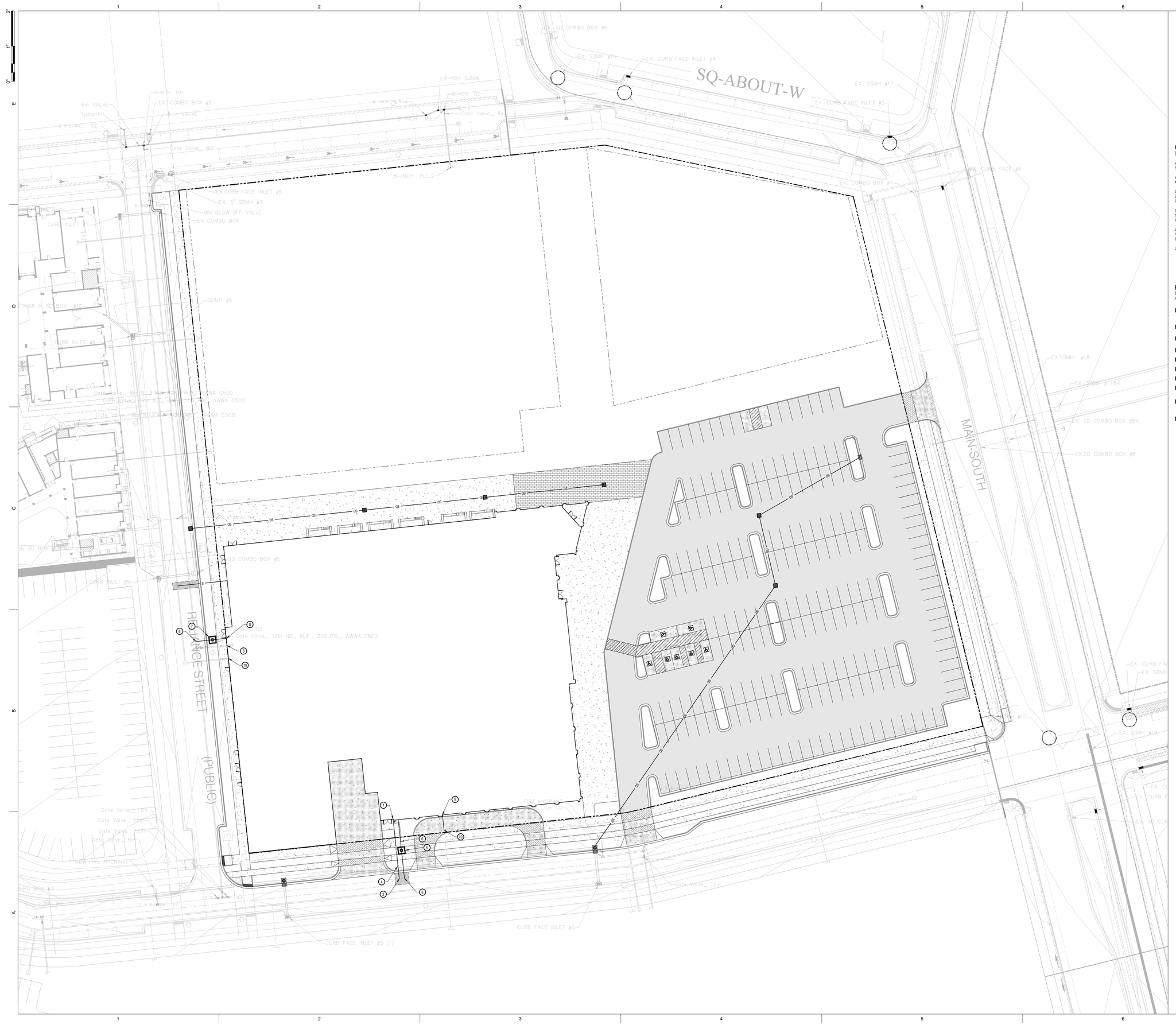
EROSION CONTROL PLAN

C2.02



GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY ALERT PHONE NUMBERS
- WATER: WATER PROVIDER
- SEWER: SEWER DISTRICT
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

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

1. 8" DIP CLASS 52 FIRE LINE WITH POLYWRAP INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE VINEYARD CITY STANDARD DRAWING 13, SHEET C5.02 FOR TRENCHING AND VINEYARD CITY STANDARD DRAWING 18, SHEET C5.02 FOR THRUST BLOCKING.
2. CONNECT NEW 8" FIRE LINE TO EXISTING 12" WATER LINE.
3. CONNECT TO EXISTING 8" FIRE LINE STUB. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION
4. 8" GATE VALVE WITH VALVE BOX.
5. 3" WATER SERVICE METER SET, PER VINEYARD CITY STANDARD DRAWING 19A, SEE SHEET C5.02
6. 3" TYPE 'K' COPPER WATER SERVICE LINE. CONNECT TO 12" WATER MAIN.
7. 2" WATER SERVICE METER SET,PER VINEYARD CITY STANDARD DRAWING 19, SEE SHEET C5.02
8. 2" TYPE 'K' COPPER WATER SERVICE LINE. CONNECT TO 12" WATER MAIN.
9. 4" PVC SDR-35 SANITARY SEWER LATERAL. INCLUDING NEW CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE VINEYARD CITY STANDARD DRAWING 20 FOR TRENCHING AND CLEANOUTS, SHEET C5.03.
10. CONNECT NEW SEWER TO EXISTING UTILITY STUB. CONTRACTOR TO FIELD VERIFY ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.

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UTILITY PLAN

C4.01

	CONCRETE PAVEMENT	ROAD BASE
DRIVEWAYS	5"	6"
DUMPSTER PAD	6"	6"

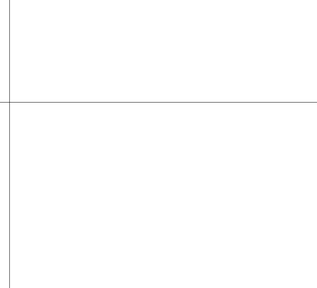
NOTE:
PAVEMENT SECTIONS PER PSI GEOTECH REPORT 07062007

CONCRETE PAVEMENT SECTION D1
SCALE: N.T.S.

PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

PAINTED ADA SYMBOL D2
SCALE: N.T.S.



ADA PARKING SIGN D3
SCALE: N.T.S.

	(STANDARD DUTY) PARKING AREAS	(HEAVY DUTY) ROADWAY AREAS
ASPHALT	3"	4"
BASE COURSE	8"	12"

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION C1
SCALE: N.T.S.

NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

CURB WALL DETAIL C2
SCALE: N.T.S.

NOTES:
1. JUNCTION BOX SHALL BE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
3. DURACRETE, OR EQUAL.
4. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
5. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
6. IF DEPTH OF BOX IS OVER 3 1/2', MIN. 3'-0" X 3'-0" BOX IS TO BE USED.

JUNCTION BOX C3
SCALE: N.T.S.

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CIVIL DETAILS

C5.01

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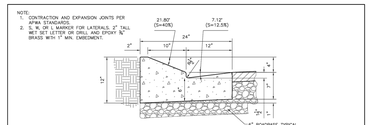
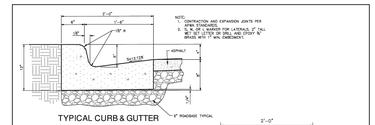
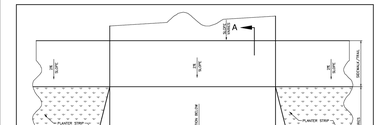
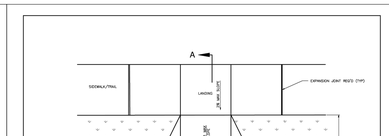
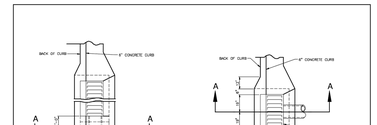
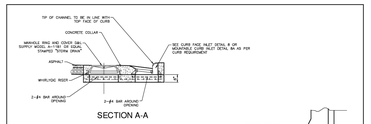


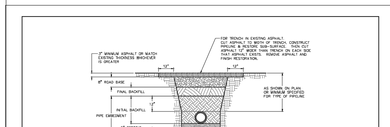


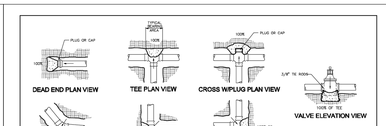


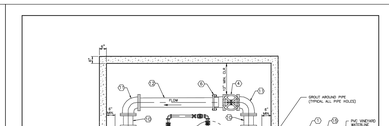


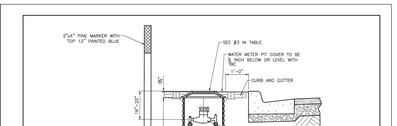


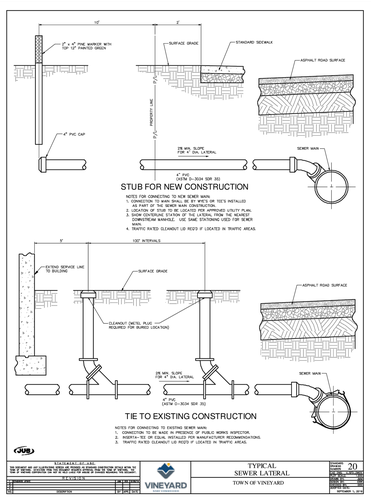










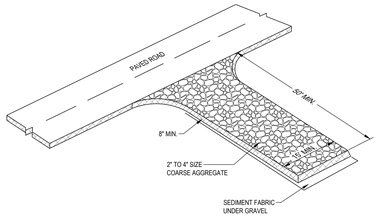


DATE	REVISION

PROJECT NUMBER 24054

CITY DETAILS

C5.02



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ▪ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

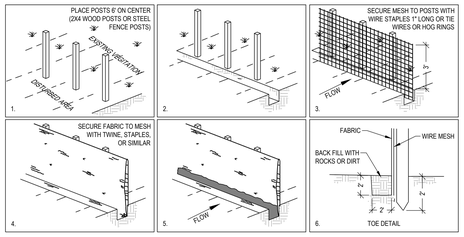
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- □ TRAINING

■ HIGH ▪ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ▪ CONTROL SITE PERIMETER
- ▪ CONTROL INTERNAL EROSION

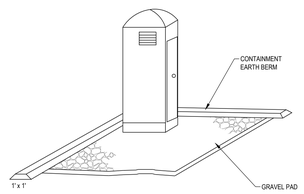
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ▪ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- □ TRAINING

■ HIGH ▪ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- ▪ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ▪ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- □ TRAINING

■ HIGH ▪ MEDIUM □ LOW

PORTABLE TOILETS C5
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:

A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS `FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

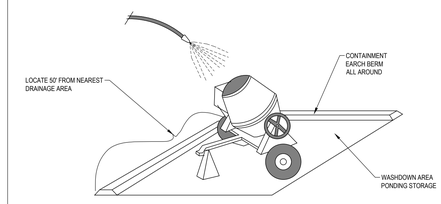
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225

SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ▪ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

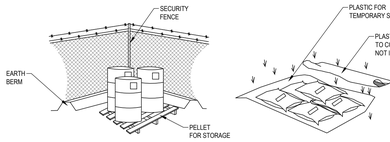
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ▪ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ▪ MAINTENANCE
- ▪ TRAINING

■ HIGH ▪ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A3
SCALE: N.T.S.



- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- ▪ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
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- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ▪ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- ■ TRAINING

■ HIGH ▪ MEDIUM □ LOW

MATERIALS STORAGE A5
SCALE: N.T.S.

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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
PROJECT PHASE - ISSUE DATE

LICENSED PROFESSIONAL ENGINEER
7/1/2024
No. 280090
THEODORE J. DIDAY
STATE OF UTAH

△ DATE REVISION

PROJECT NUMBER 24054

EROSION DETAILS

C5.03

PLANT SCHEDULE

TREES

BOTANICAL NAME	COMMON NAME
Acer grandidentatum x saccharum 'Hipzam'	Highland Park Maple
Acer tataricum x plantanoides 'Pacific Sunset'	Pacific Sunset Maple
Betula nigra 'BNMTF'	Dura Heat River Birch
Cercis occidentalis	Western Redbud Multi-Trunk
Crateagus crus-galli inermis	Thornless Cockspur Hawthorn
Cupressus arizonica	Arizona Cypress
Ginko Biloba	Maidenhair Tree
Gleditsia triacanthos inermis 'Suncole'	Sunburst Honey Locust
Gelditsia triacanthos inermis 'Skycole'	Skyline Honey Locust
Picea pungens 'Baker'	Redmond American Linden
Tilia americana 'Redmond'	Frontier Elm
Ulmus x 'Frontier'	Baker Colorado Spruce

SHRUBS

BOTANICAL NAME	COMMON NAME
Amelanchier alnifolia 'Obelisk'	Standing Ovation Serviceberry
Caryopteris x clandonensis 'Blue Mist'	Blue Mist Bluebeard
Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood
Dryopteris marginalis	Marginal Shield Fern
Ericameria nauseosa speciosa	Blue Rabbitbrush
Juniperus scopulorum 'Moonglow'	Moonglow Juniper
Krascheninnikovia lanata	Winterfat
Lavandula x intermedia 'Gros Bleu'	Gros Bleu Lavendin
Perovskia abrotanoides	Russian Sage
Physocarpus opulifolius	Ninebark
Physocarpus opulifolius 'SMNPOTWG'	Tiny Wine Gold Ninebark
Potentilla fruticosa 'Kupinpa'	Happy Face Pink Paradise Bush Cinquefoil
Prunus besseyi 'P011S'	Pawnee Buttes Sand Cherry
Rhus aromatica 'Gro-Low'	Pro-Low Fragrant Sumac
Rosa spp.	Shrub Rose
Salvia dorrii	Desert Sage
Symphoricarpos occientalis	Western Snowberry
Thuja occidentalis 'Tom Thumb'	Tom Thumb American Arborvitae

ORNAMENTAL GRASSES

BOTANICAL NAME	COMMON NAME
Bouteloua curtipendula	Side Oats Grama Grass
Bouteloua Gracilis	Blue Grama Grass
Calamagrostis x acutiflora "Karl Foerster'	Karl Foerster Feather Reed Grass
Helictotrichon sempervierens	Blue Oat Grass
Panicum Virgatum	Switch Grass
Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle

PERENNIALS

BOTANICAL NAME	COMMON NAME
Asclepias tuberosa	Butterfly Milkweed
Eschscholzia californica	California Poppy
Heuchera micrantha 'Palace Purple'	Palace Purple Crevice Alumroot
Hosta x 'So Sweet'	So Sweet Hosta
Monarda odoratissima	Mountain Bee Balm
Penstemon strictus	Rocky Mountain Penstemon
Penstemon utahensis	Utah Penstemon
Rudbeckia hirta	Black-Eyed Susan
Salvia clevelandii	Cleveland Sage

GROUND COVERS

BOTANICAL NAME	COMMON NAME
Poa pratensis	Kentucky Bluegrass and Perennial Ryegrass Blend

A1 SITE LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0" 15' 30' 60'

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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
SITE PLAN SUBMITTAL - JULY 1, 2024

△	DATE	REVISION

PROJECT NUMBER 24054

SITE LANDSCAPE PLAN (30.1)

AS102

6/27/2024 8:16:26 PM

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Item:	Utah City Blocks 13B & 18C - Site Plan
Department:	Community Development Department
Presenter:	Cache Hancey

Background/Discussion:
Bronson Tatton with Flagborough is seeking comments from the Development Review Committee regarding Blocks 13B and 18C of the Utah City Development.

Fiscal Impact:

Recommendation:

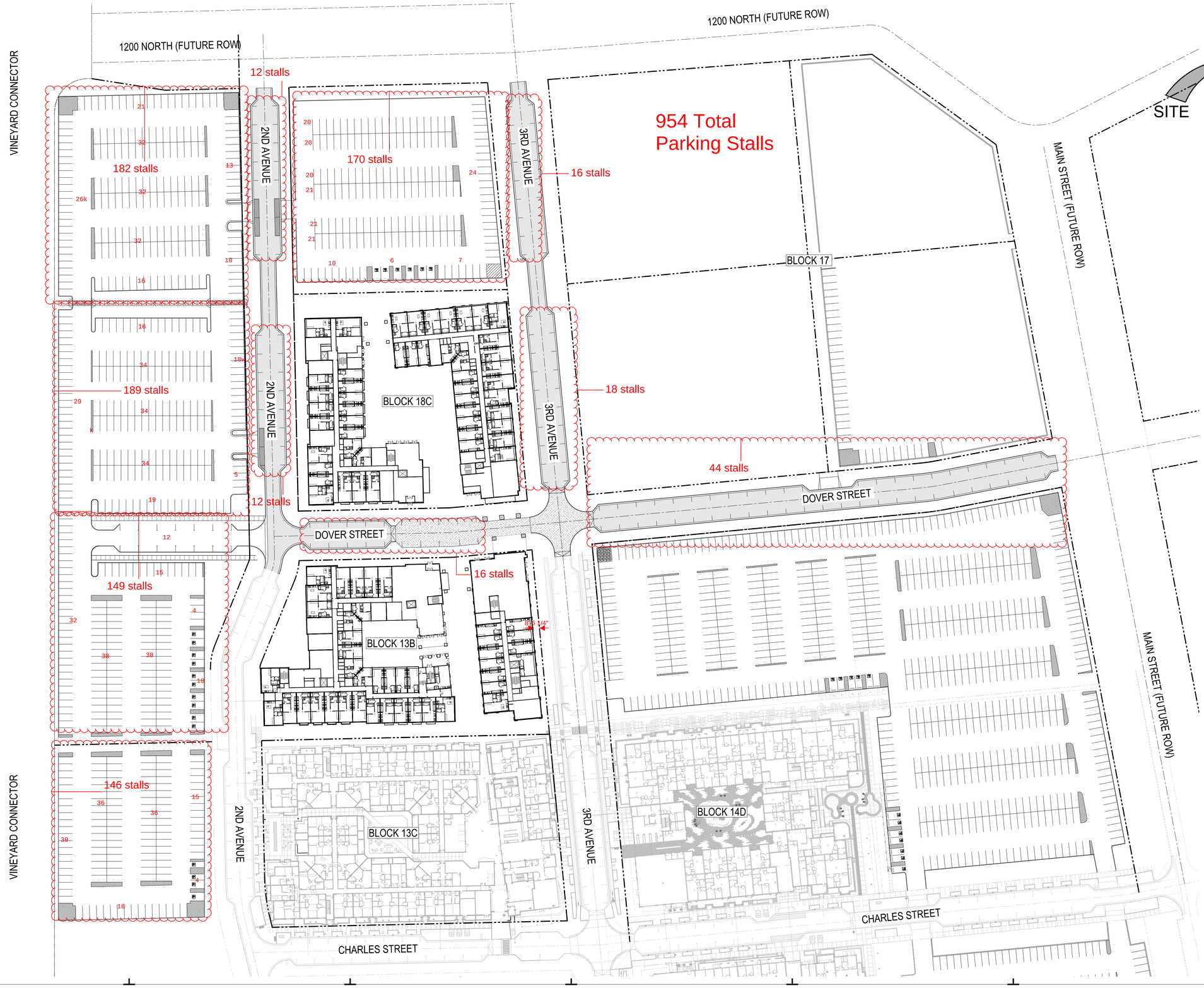
Sample Motion:
No Action

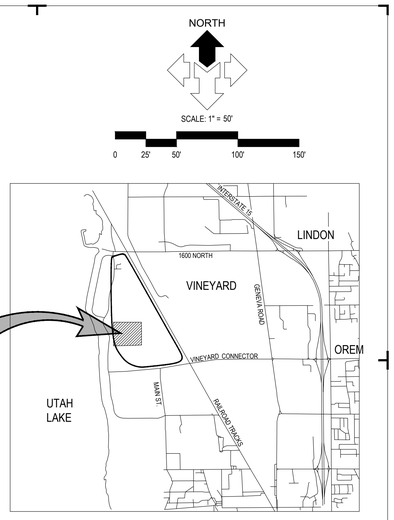
Attachments:
1. Utah City Blocks 13B & 18C Site Plan

VINEYARD STATION - PHASE 4

CONSTRUCTION PLANS

VINEYARD, UTAH





VICINITY MAP

N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	3RD AVENUE STA. 7+75 - 14+50
C1.02	2ND AVENUE STA. 5+00 - 12+00
C1.03	DOVER STREET STA. 0+00 - 5+00
C1.04	DOVER STREET STA. 5+00 - 12+00
C2.01	2ND AND 3RD AVENUE GRADING DETAIL
C2.02	DOVER STREET GRADING DETAIL
C3.01	EROSION CONTROL PLAN
C4.01	SITE PAVING PLAN
C8.01	CIVIL DETAILS
C8.02	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO VINEYARD CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO VINEYARD CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO VINEYARD CITY STANDARDS AND SPECIFICATIONS

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GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES 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 DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. 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.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. 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. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL "D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 95% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. 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 EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW UTILITY LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO A FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)
		CONCRETE PAVEMENT
		STD. DUTY ASPHALT
		HEAVY DUTY ASPHALT

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
		WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
		STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
		STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	44.00 EX TOC	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
ADA	AMERICANS WITH DISABILITIES ACT	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TL	TREE LINE
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TMH	TELEPHONE MANHOLE
B&C	BAR & CAP	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TOA	TOP OF ASPHALT
BC	BUILDING CORNER	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOC	TOP OF CONCRETE
BLUE	BLUE STAKED ELECTRIC	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOE	TOE OF SLOPE
BLUFO	BLUE STAKED FIBER OPTIC	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOP	TOP OF SLOPE or TOP OF PIPE
BLUG	BLUE STAKED NATURAL GAS	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOW	TOP OF WALK
BLUIRR	BLUE STAKED IRRIGATION	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TR	TELEPHONE RISER
BLUSD	BLUE STAKED STORM DRAIN	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TV	TELEVISION
BLUSS	BLUE STAKED SANITARY SEWER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TW	TOP OF WALL
BLUT	BLUE STAKED TELEPHONE	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TRANS	TRANSFORMER
BLUW	BLUE STAKED WATER	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TSP	TRAFFIC SIGNAL POLE
BM	BENCHMARK	FD	FOUND	LP	LOW POINT or LIGHT POLE	S	SOUTH	TSB	TRAFFIC SIGNAL BOX
BOB	BOTTOM OF BOX	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	UD	UNDERDRAIN
BOL	BOLLARD	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	UGC	UNDERGROUND COMMUNICATIONS
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	UGP	UNDERGROUND POWER
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEANOUT BOX	UGT	UNDERGROUND TELEPHONE
BW	BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGTV	UNDERGROUND TELEVISION
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	U.N.O.	UNLESS NOTED OTHERWISE
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UP	UTILITY POLE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	VCP	VITRIFIED CLAY PIPE
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	VP	VERTICAL PIPE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	W	WEST or WATER
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	WM	WATER METER
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	WMH	WATER MANHOLE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	WS	WATER SURFACE
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WTR	WATER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WV	WATER VALVE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WW	WATERWAY
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD		
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM		
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE		
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		
DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP		
DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB		
DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE		

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LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024

GENERAL NOTES LEGEND AND ABBREVIATIONS

C0.01

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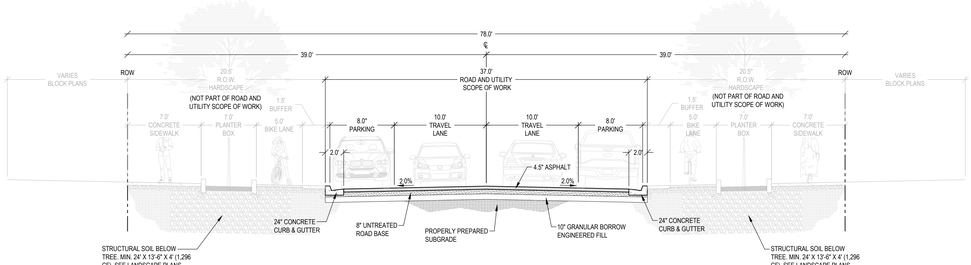
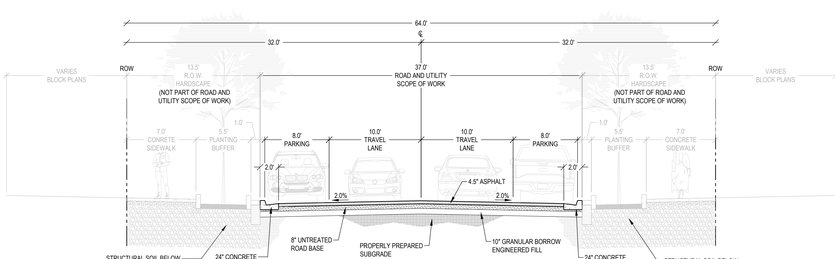


TYPICAL 3RD AVENUE CROSS SECTION (A)

SCALE: N.T.S.



TYPICAL 2ND AVENUE CROSS SECTION
TYPICAL DOVER STREET CROSS SECTION (C)

SCALE: N.T.S.

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VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
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OVERALL SITE PLAN

C1.01

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GENERAL NOTES:

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH VINEYARD CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH VINEYARD CITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL SEWER LINES. SEE PROFILES FOR PROPOSED DEPTH OF SEWER LINES.

A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL WATER LINES. SEE PROFILES FOR PROPOSED DEPTH OF WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES WITH DOMINION ENERGY PRIOR TO CONSTRUCTION.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION, PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. ANY DESIGN DISCREPANCIES ARE TO BE REPORTED TO ENGINEER, PRIOR TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

UTILITY PROVIDERS:
WATER: VINEYARD CITY
SEWER: VINEYARD CITY
STORM: VINEYARD CITY
NATURAL GAS: DOMINION ENERGY
ELECTRICAL POWER: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK/ COMCAST

KEYED NOTES:

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

1. 12" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. TRENCHING PER VINEYARD STANDARD DETAIL 13 AND THRUST BLOCKING PER VINEYARD STANDARD DETAIL 18 ON SHEET C8.01.
2. FIRE HYDRANT ASSEMBLY COMPLETE, PER VINEYARD STANDARD DETAIL 17 ON SHEET C8.01, INCLUDING 2' WIDE 4" THICK CONCRETE ACCESS PAD TO HYDRANT.
3. CONNECT NEW 12" PVC C-900 DR-18 WATER LINE TO EXISTING STUBBED 12" WATER MAIN.
4. 12" BUTTERFLY VALVE WITH VALVE BOX. SEE APWA PLAN NO. 574 FOR VALVE BOX DETAIL ON C8.01.
5. 8" GATE VALVE WITH VALVE BOX. SEE APWA PLAN NO. 574 FOR VALVE BOX DETAIL ON C8.01.
6. 5' DIAMETER SANITARY SEWER MANHOLE, PER VINEYARD STANDARD DETAIL 14 ON SHEET C8.01.
7. 18" PVC PS46 SANITARY SEWER MAIN, INCLUDING ALL FITTINGS. TRENCHING PER VINEYARD STANDARD DETAIL 13 ON SHEET C8.01.
8. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS AT 1.0% MINIMUM SLOPE. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. TRENCHING PER VINEYARD STANDARD DETAIL 13, AND SEWER LATERAL CONNECTION TO THE MAIN PER VINEYARD STANDARD DETAIL 20 ON SHEET C8.01. STUB AND CAP FOR FUTURE CONNECTION.
9. ELECTRICAL SECTIONALIZER. SEE ELECTRICAL PLANS FOR DETAILS.
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12. STORM DRAIN CURB FACE INLET WITH HEAVY DUTY BICYCLE SAFE GRATE PER VINEYARD STANDARD DETAIL 8 ON SHEET C8.01.
13. STORM DRAIN COMBO BOX WITH HEAVY DUTY BICYCLE SAFE GRATE PER VINEYARD STANDARD DETAIL 9 ON SHEET C8.01.
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16. 18" DIAMETER RCP STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
17. 24" DIAMETER RCP STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
18. 30" DIAMETER RCP STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
19. INSTALL 4" WASHOUT VALVE PER APWA PLAN 571 AT END OF MAIN, PER DETAIL ON SHEET C8.01.

NORTH
SCALE: 1" = 20'
0 10' 20' 40' 60'

Blue Stakes of UTAH 811 Bluestakes.org

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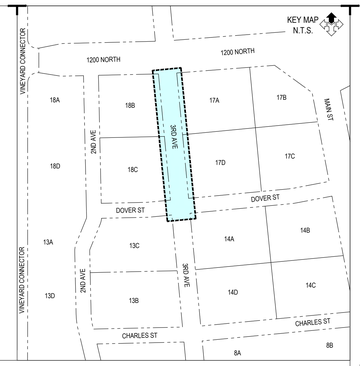
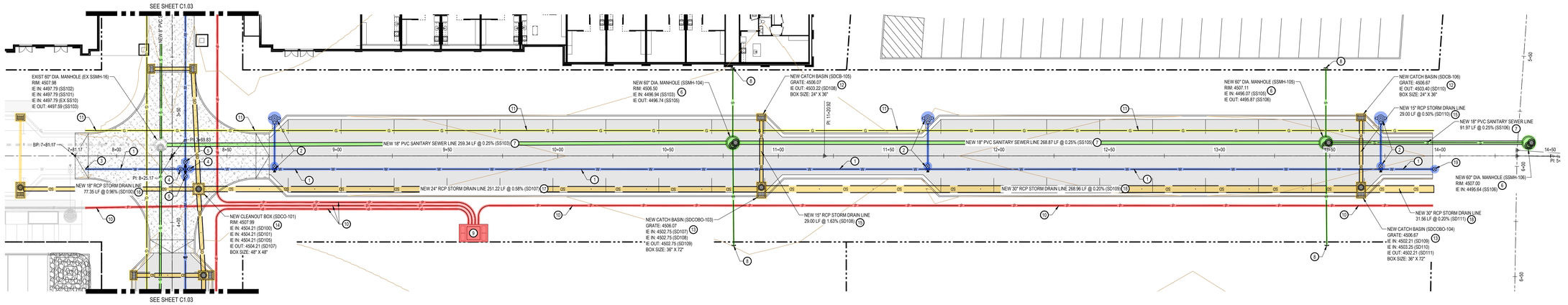
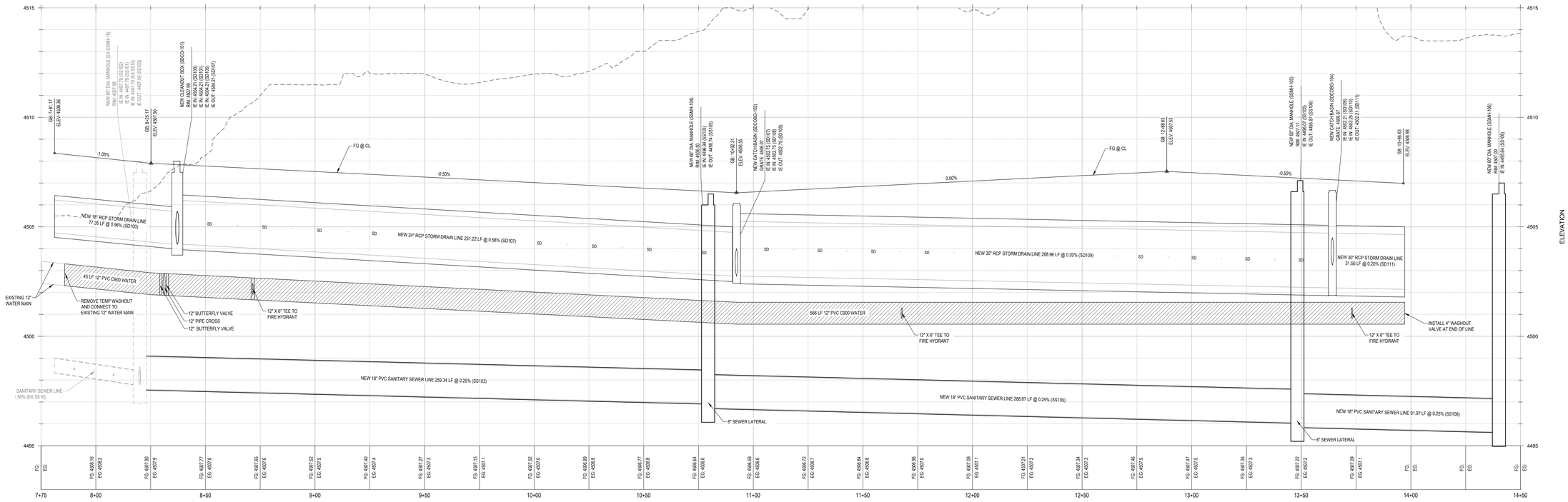
KEY MAP N.T.S.





3RD AVENUE
HORIZ: 1"=20'
VERT: 1"=2'



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Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024

3RD AVENUE
STA. 7+75 - 14+50

C2.01

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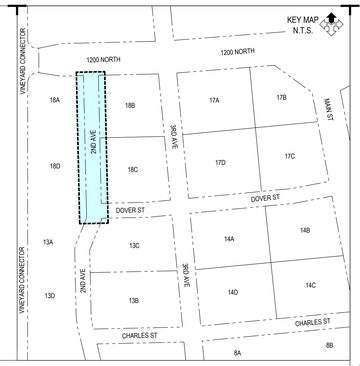

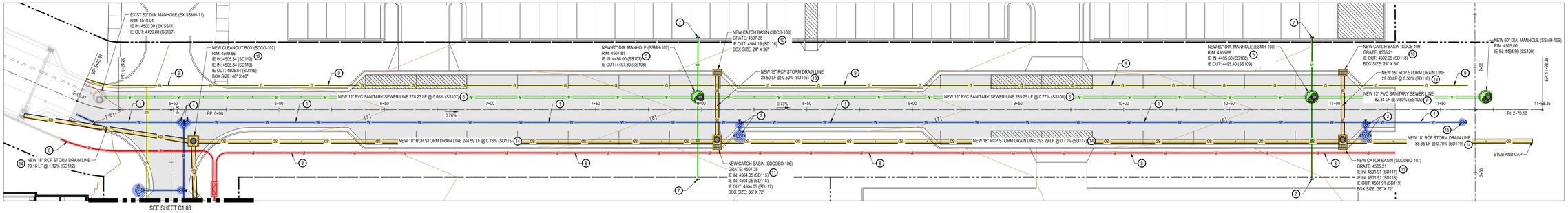

2ND AVENUE
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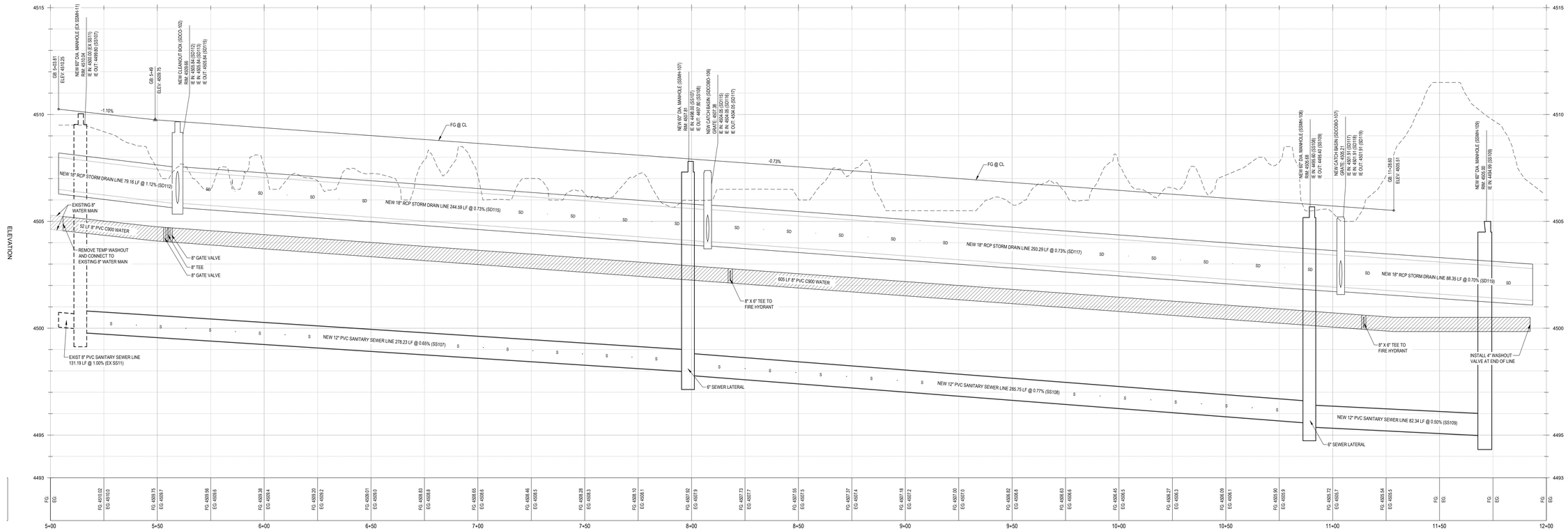

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LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION PHASE 4

VINEYARD, UTAH

REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024

2ND AVENUE STA. 5+00 - 12+00

C1.02

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Blue Stakes of UTAH811 Bluestakes.org

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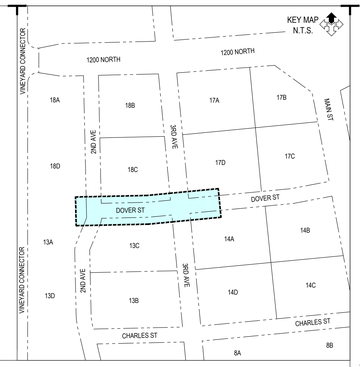

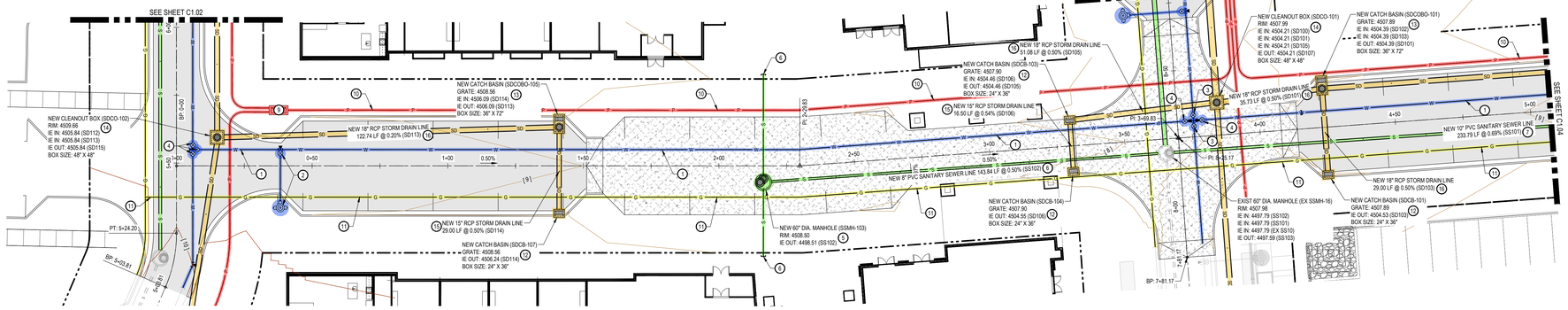

DOVER STREET
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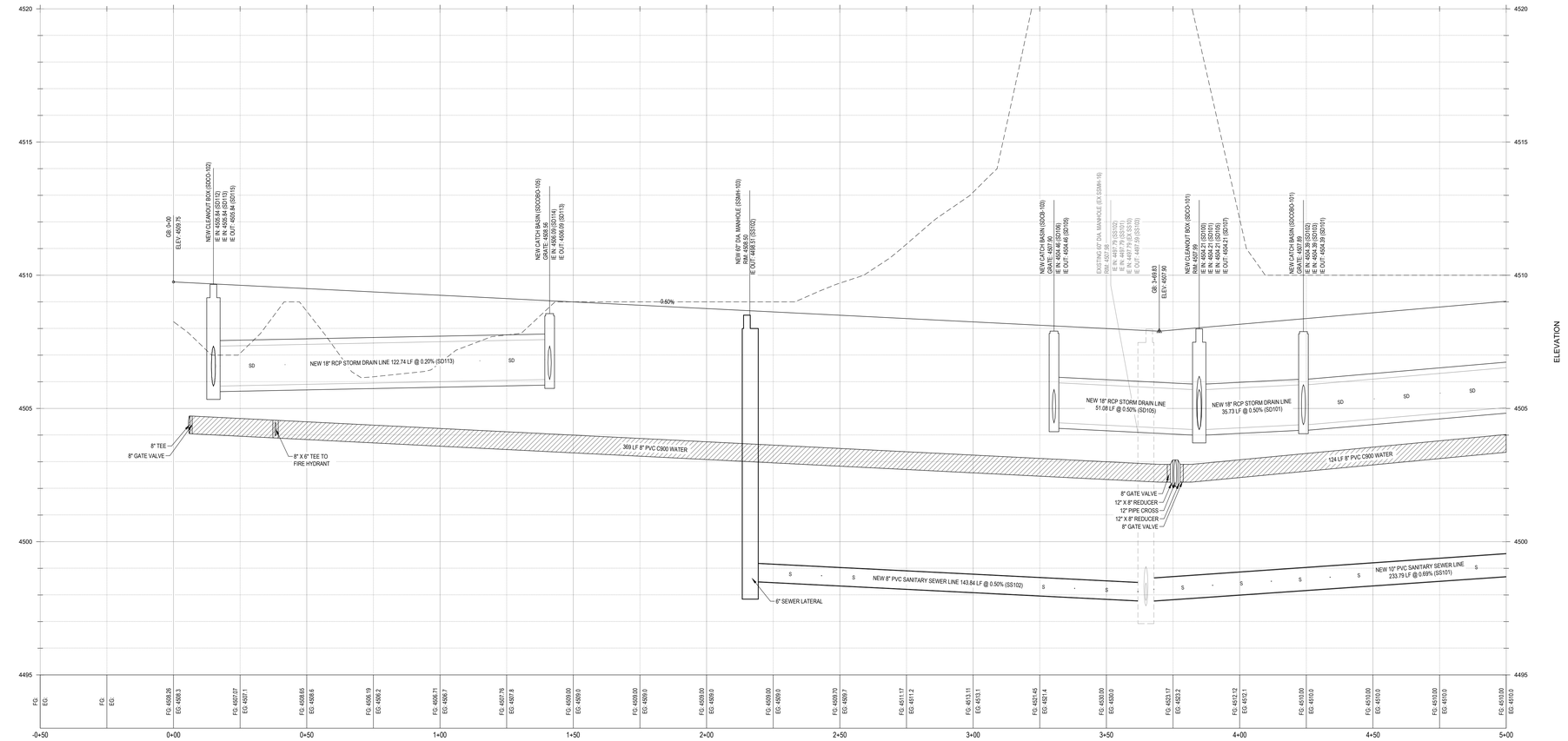

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LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
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VINEYARD STATION PHASE 4

VINEYARD, UTAH

REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024

DOVER STREET STA. 0+00 - 5+00

C1.03

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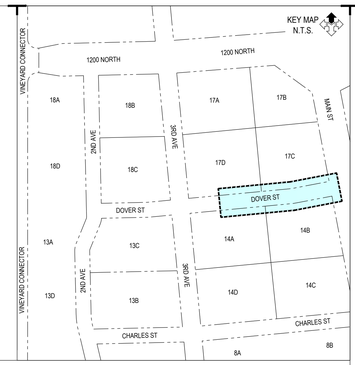

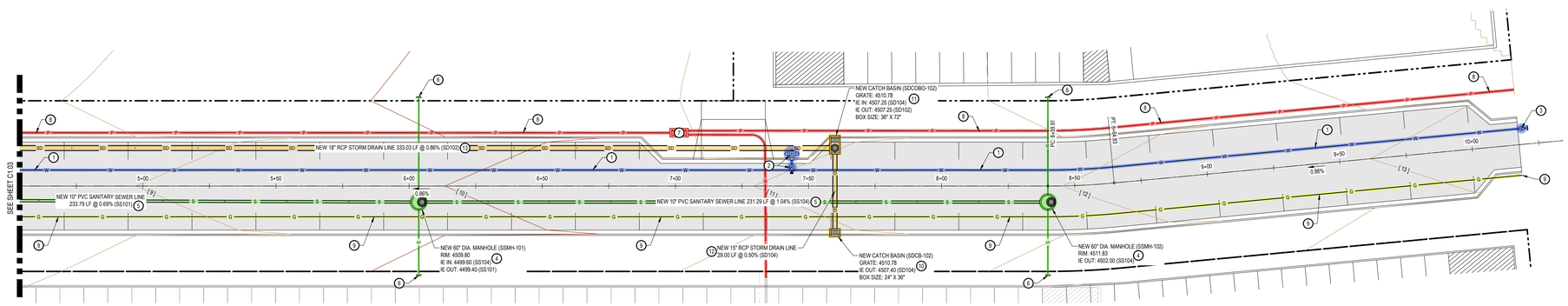

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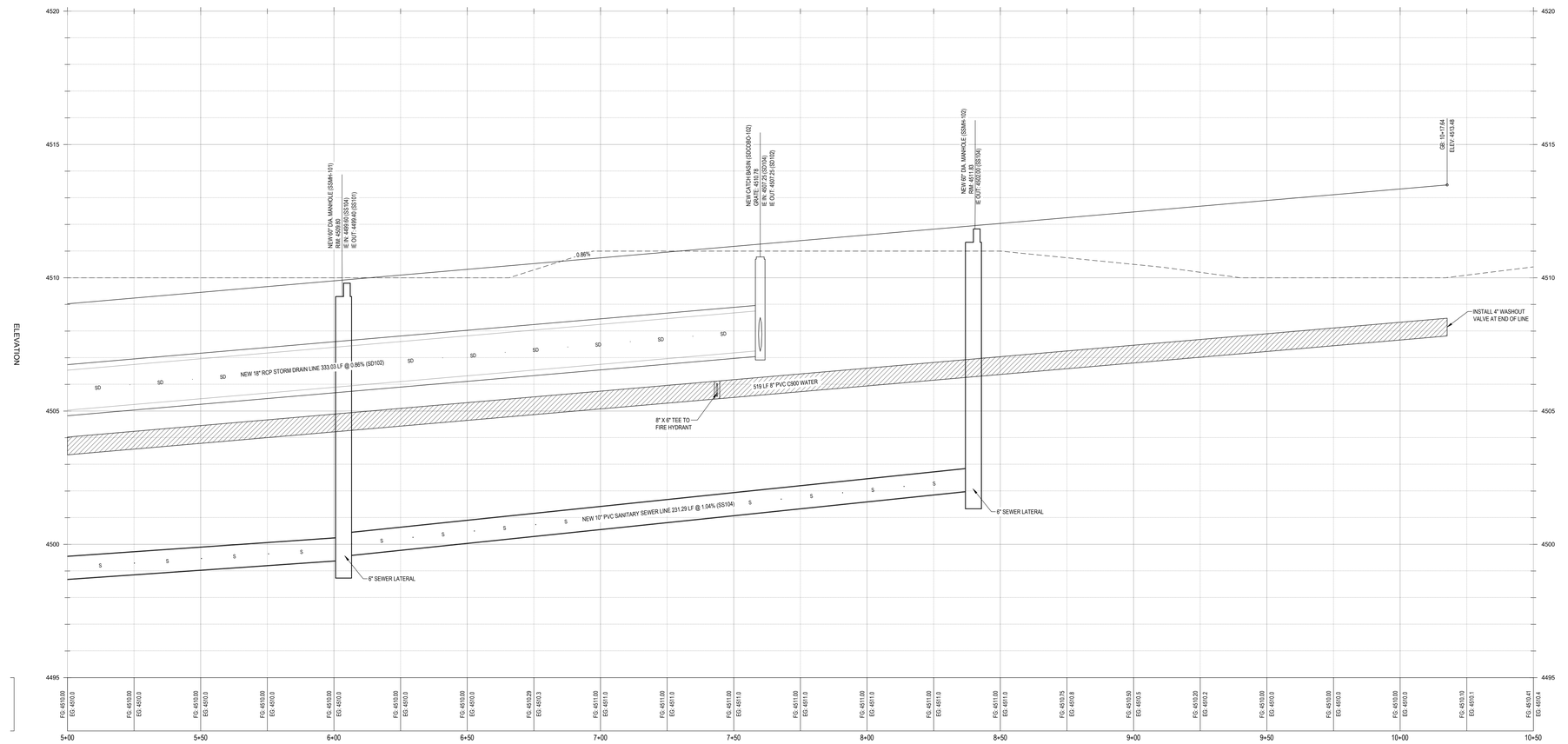
HORIZ: 1"=20'
VERT: 1"=2'



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LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024

2ND AVENUE STA. 5+00 - 12+00

C1.02

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NOTICE!

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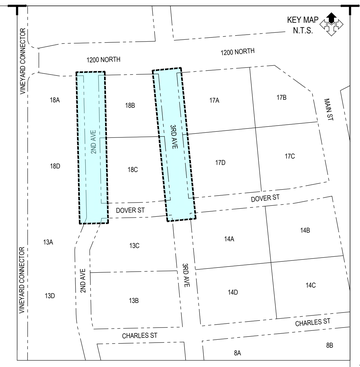
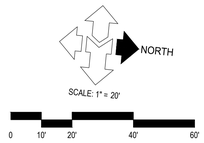
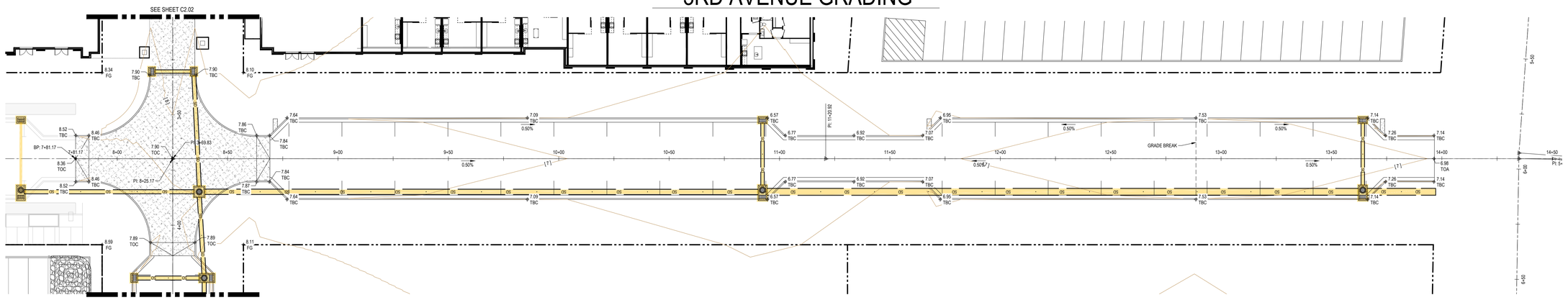
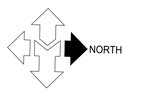




3RD AVENUE GRADING





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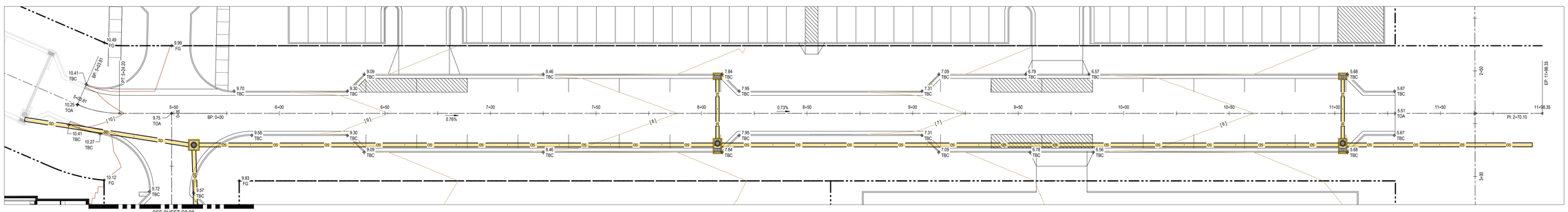

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STATE OF UTAH

REVISIONS

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CHECKED BY: TJD
DATE: 07-01-2024

VINEYARD STATION PHASE 4

VINEYARD, UTAH

2ND AND 3RD AVENUE GRADING

C2.01

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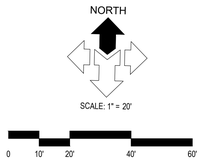

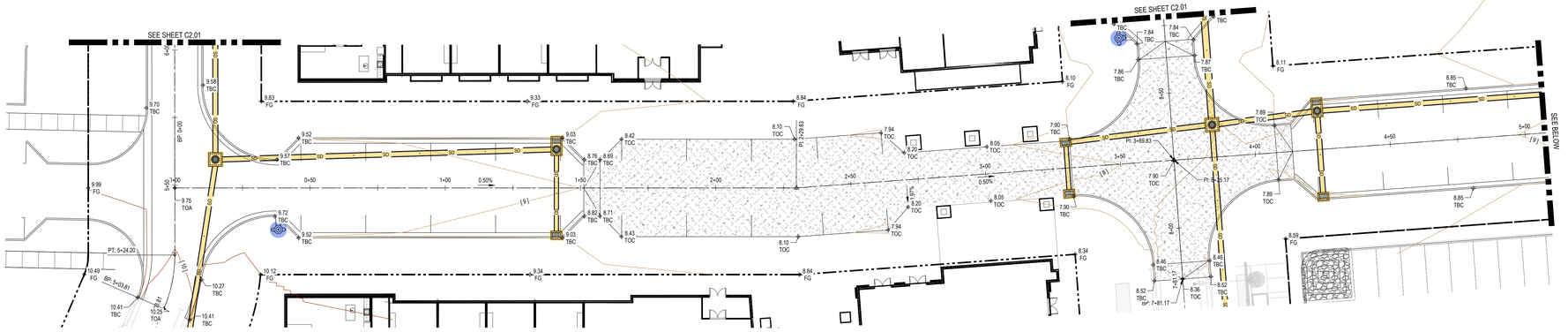

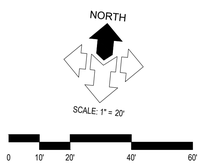

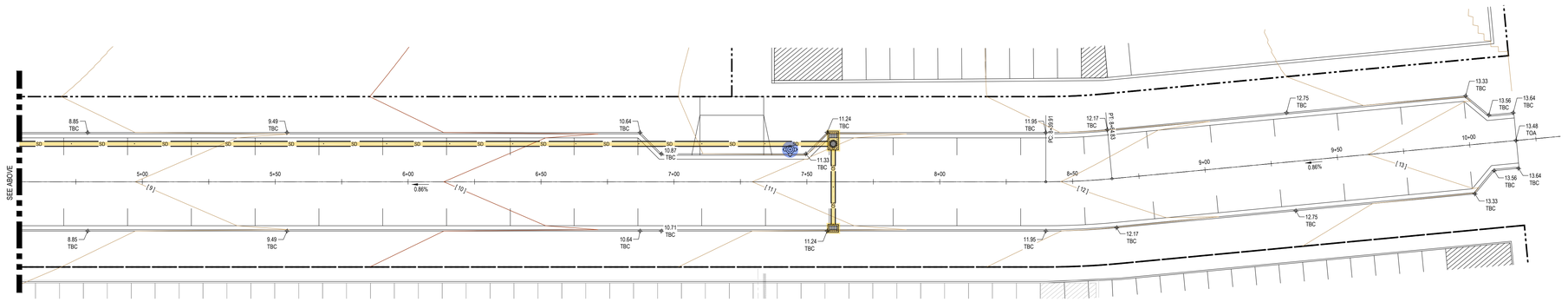

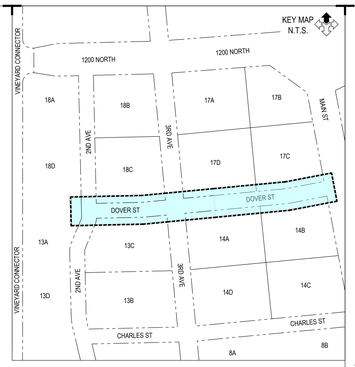

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LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024

DOVER STREET GRADING

C2.02

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GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'D7', SHEET C8.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'B1', SHEET C8.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'B7', SHEET C8.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'B9', SHEET C8.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 8" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'D9', SHEET C8.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'B3', SHEET C8.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

⇨ FLOW PATH OF 100-YEAR STORM EVENT.

NORTH

SCALE: 1" = 50'

0 25' 50' 100' 150'

VINEYARD CONNECTOR

1200 NORTH (FUTURE ROW)

2ND AVENUE

3RD AVENUE

DOVER STREET

MAIN STREET (FUTURE ROW)

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VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

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DESIGNED BY: CCW
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EROSION CONTROL PLAN

C3.01

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GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

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

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. VEHICULAR CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'A1', SHEET C8.01. REFER TO LANDSCAPE PLANS FOR COLOR, FINISH AND PATTERNING.
2. CONCRETE PAVER, TYPE 1, PER LANDSCAPE PLANS. PAVER SHALL BE ABLE TO SUPPORT HS-20 LOADING.
3. DECORATIVE DETECTABLE WARNING SURFACE. COORDINATE WITH LANDSCAPE FOR TYPE AND COLOR.
4. RIBBED TACTILE PAVER. COORDINATE WITH LANDSCAPE FOR TYPE AND COLOR.
5. HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'A2', SHEET C8.01.
6. 24" CONCRETE CURB AND GUTTER PER VINEYARD STANDARD PLAN #5 ON SHEET C8.01.
7. BOLLARD. COORDINATE WITH LANDSCAPE FOR TYPE AND COLOR.
8. CONTRACTOR TO DEPRESS CURB AT LOCATIONS OF FUTURE DRIVE APPROACHES.

NOTICE!

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SITE PAVING PLAN

C4.01

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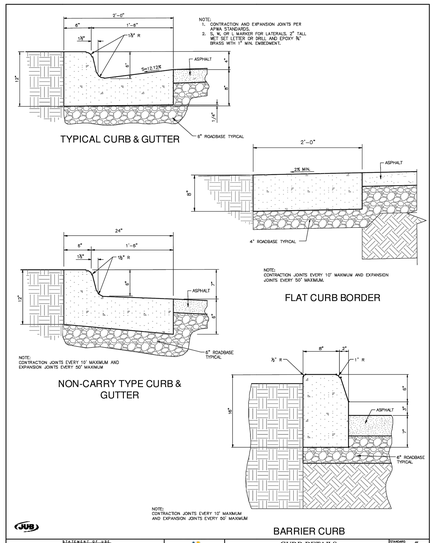
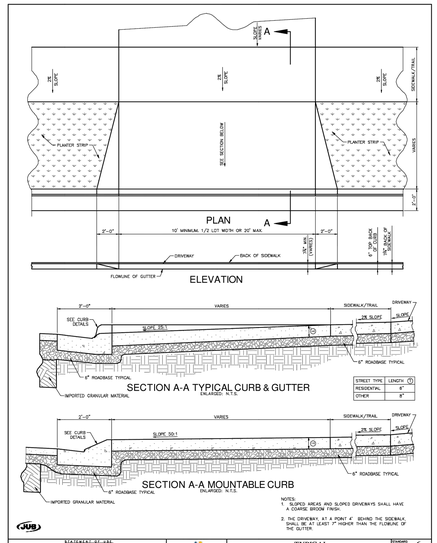
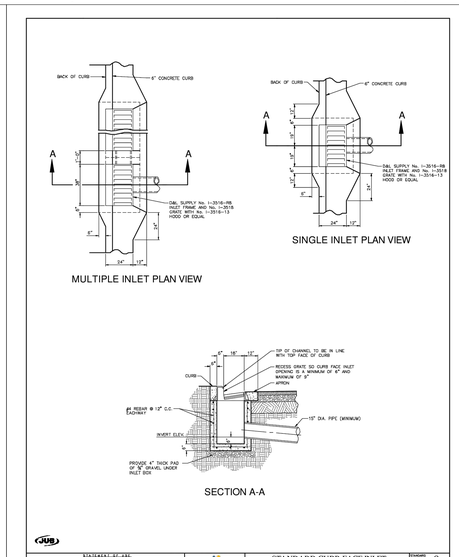


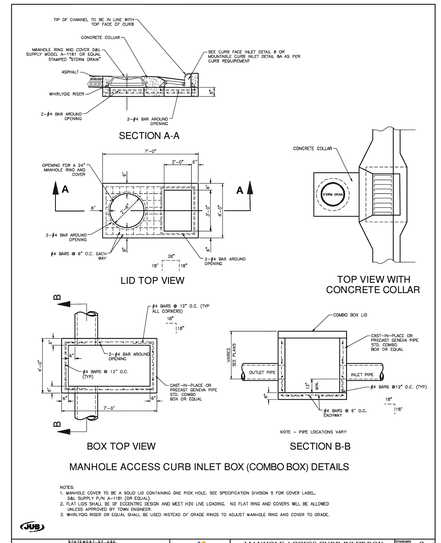
CURB DETAILS	STANDARD DRAWING NO. C
TOWN OF VINEYARD	SCALE: N.T.S.



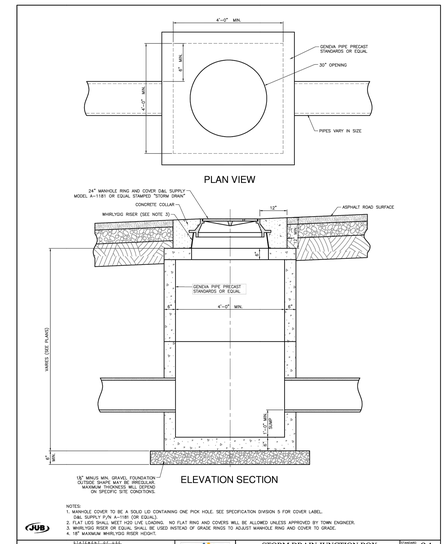
TYPICAL CURB APPROACH	STANDARD DRAWING NO. 6
TOWN OF VINEYARD	SCALE: N.T.S.



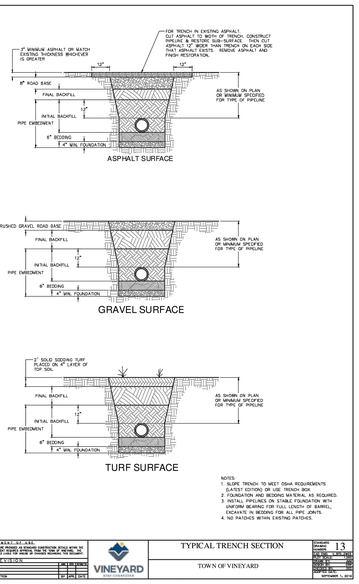
STANDARD CURB FACE INLET DETAIL	STANDARD DRAWING NO. 8
TOWN OF VINEYARD	SCALE: N.T.S.



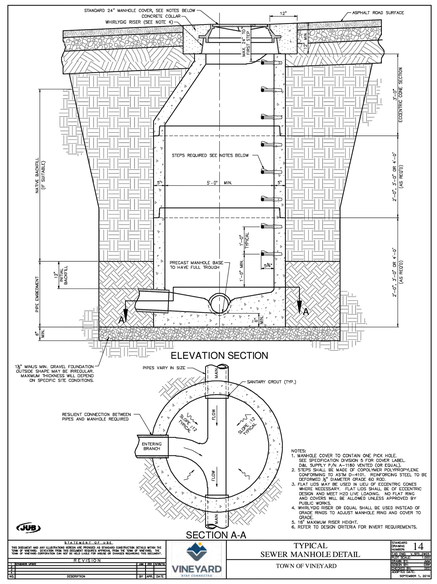
MANHOLE ACCESS CURB INLET BOX (COMBO BOX) DETAIL	STANDARD DRAWING NO. 9
TOWN OF VINEYARD	SCALE: N.T.S.



STORM DRAIN JUNCTION BOX DETAIL	STANDARD DRAWING NO. 9A
TOWN OF VINEYARD	SCALE: N.T.S.



TYPICAL TRENCH SECTION	STANDARD DRAWING NO. 13
TOWN OF VINEYARD	SCALE: N.T.S.



TYPICAL SEWER MANHOLE DETAIL	STANDARD DRAWING NO. 14
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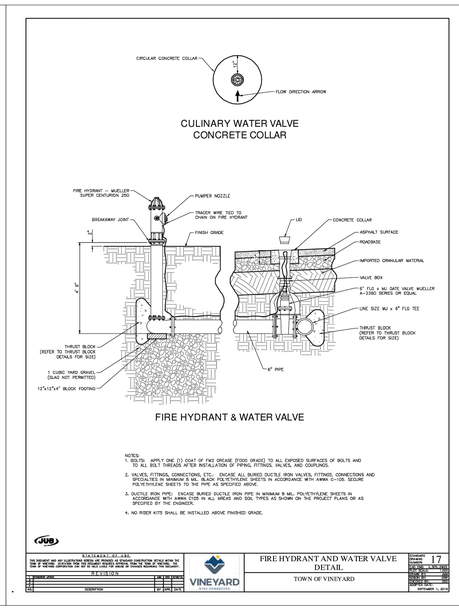

FIRE HYDRANT AND WATER VALVE DETAIL	STANDARD DRAWING NO. 17
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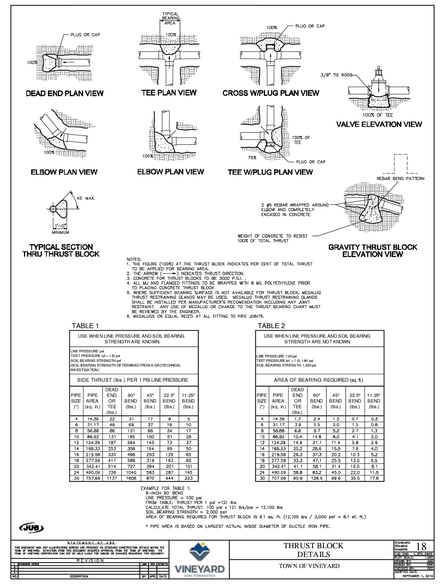
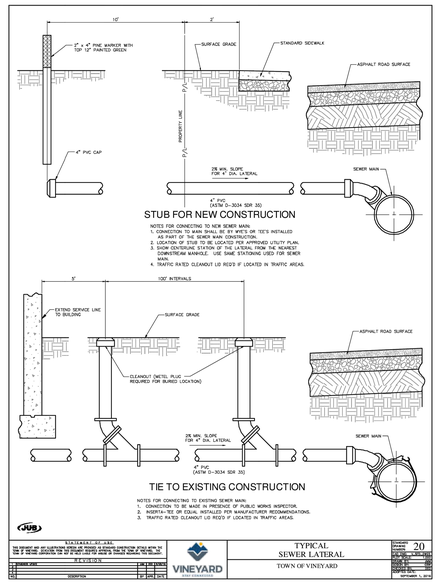
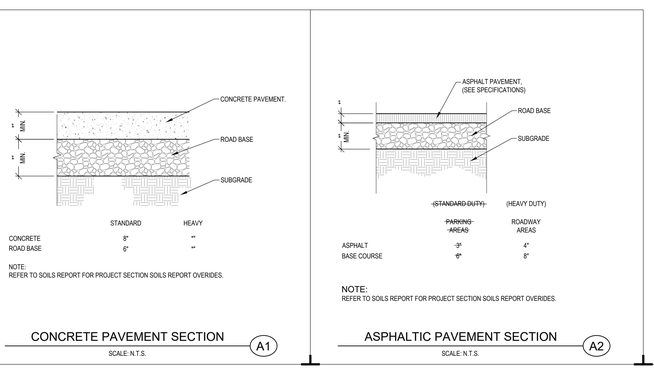


THRUST BLOCK DETAILS	STANDARD DRAWING NO. 18
TOWN OF VINEYARD	SCALE: N.T.S.



TYPICAL SEWER LATERAL	STANDARD DRAWING NO. 20
TOWN OF VINEYARD	SCALE: N.T.S.



NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

NOTE:
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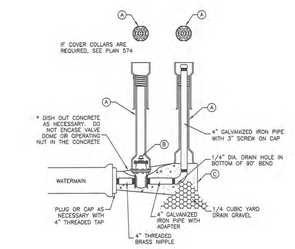
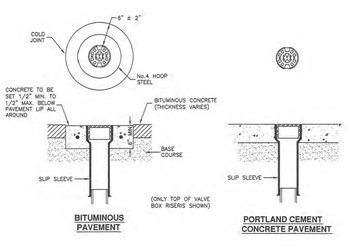


LEGEND		
No.	ITEM	DESCRIPTION
A	VALVE BOX WITH LID	2 PIECE CAST IRON
B	4" GATE VALVE WITH SCREW ENDS	2" x 2" OPERATING NUT
C	CONCRETE THRUST BLOCK	PLAN 561



ADWA Utah Chapter — *4" Washout valve* — Plan 571 February 2011

ADWA Utah Chapter — *Cover collar for water valve box* — Plan 574 August 2001

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VINEYARD, UTAH

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REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024

CIVIL DETAILS

C8.01

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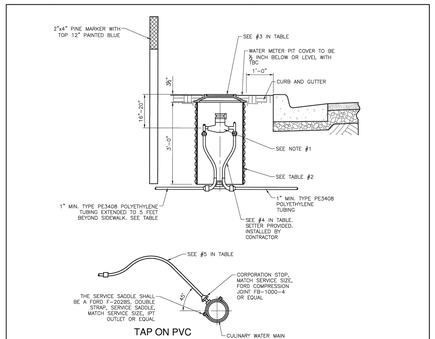

TAP ON PVC PIPE

NOTES:
1. ¾" – 1" METERS PROVIDED AND INSTALLED BY CITY. 1½" – 2" METERS PROVIDED BY CITY, INSTALLED BY CONTRACTOR.
2. WATER SERVICE TO BE LOCATED PER APPROVED UTILITY PLAN.
3. ALL CONNECTIONS SHALL BE MADE USING PACK JOINTS (COMPRESSION) TYPE FITTINGS WITH INSERTS.
4. ALL PVC PIPE SHALL HAVE TRACER WIRE REQUIRED, ATTACHED TO WIRE AT MAIN AND EXTENDED INTO METER BOX.
5. WATER METER TO BE LOCATED 2' MIN. FROM DRIVEWAYS.

TABLE

	1	2	3	4	5
METER SIZE	BADGER METER MODEL	METER BOX SIZE, ADS/HDPE WHITE	LID D&L FOUNDRY 2" HOLE *	FORD COPPERSETTERS PART # *	
¾"	M-25	21" x 36"	L-2244	VBHC731BW444QNL	1" POLY
1"	M-70	21" x 36"	L-2244	VBHC741BW444QNL	1" POLY
1½"	M-120	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBH76181166NL	1½" POLY
2"	M-170	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBH77181177NL	2" POLY

* OR EQUIVALENT UPON APPROVAL BY TOWN/CITY

JUB

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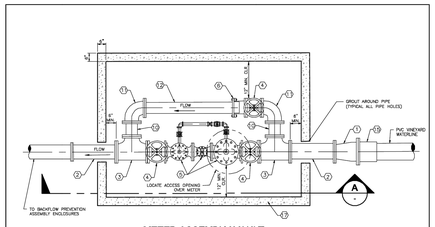
NO.	REVISIONS	BY	APP'D	DATE

VINEYARD — SMART GROWTH

TYPICAL CULINARY WATER CONNECTION

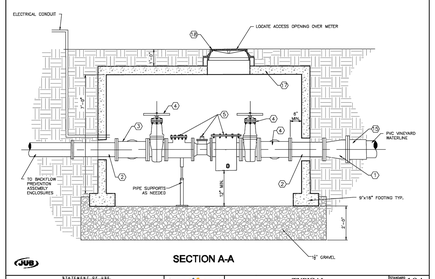
TOWN OF VINEYARD

Project No: 10367.B
Drawing No: 19
Designed: CCW
Drawn: CCW
Checked: TJD
Date: SEPTEMBER 11, 2019



METER ASSEMBLY VAULT

NOTES:
1. FOR LIST OF MATERIALS SEE STANDARD DRAWING 19A.
2. VAULT TO BE LOCATED OUTSIDE OF THE ROADWAY.



SECTION A-A

JUB

STATEMENT OF USE:
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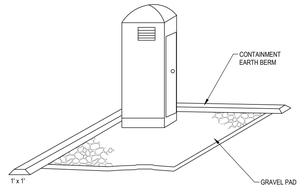
NO.	REVISIONS	BY	APP'D	DATE

VINEYARD — SMART GROWTH

TYPICAL METER ASSEMBLY

TOWN OF VINEYARD

Project No: 10367.B
Drawing No: 19A
Designed: CCW
Drawn: CCW
Checked: TJD
Date: SEPTEMBER 11, 2019



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ■ HOUSEKEEPING PRACTICES
- ■ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

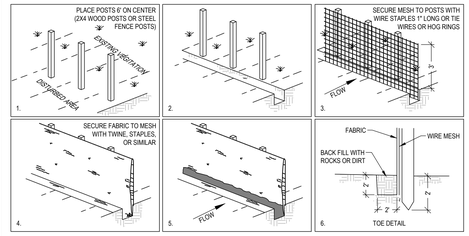
- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- □ TRAINING

■ HIGH ■ MEDIUM □ LOW

PORTABLE TOILETS

SCALE: N.T.S. — D5



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ■ CONTROL SITE PERIMETER
- ■ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- □ TRAINING

■ HIGH ■ MEDIUM □ LOW

SILT FENCE

SCALE: N.T.S. — D7

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LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION PHASE 4

VINEYARD, UTAH

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST. COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

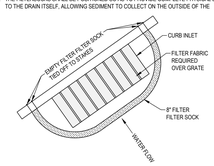
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS FILTREXX FILTERSOCK PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-826-8041 OR VISIT WEBSITE AT FILTREXX.COM); CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-826-8041 OR VISIT WEBSITE AT FILTREXX.COM); CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

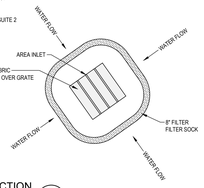
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

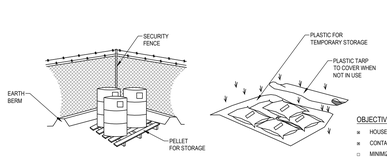
WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225



SEDIMENT BARRIER / FILTER SOCK PROTECTION

SCALE: N.T.S. — B1





- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ■ HOUSEKEEPING PRACTICES
- ■ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

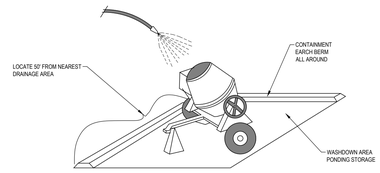
- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- ■ TRAINING

■ HIGH ■ MEDIUM □ LOW

MATERIALS STORAGE

SCALE: N.T.S. — B3



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF SITE, PERFORMING ON SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ■ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
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- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

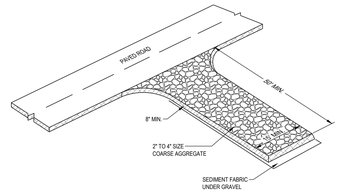
- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ■ MAINTENANCE
- ■ TRAINING

■ HIGH ■ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S. — B5



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ■ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
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IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- □ TRAINING

■ HIGH ■ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S. — B7

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024

CIVIL DETAILS

C8.02

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