NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
August 1, 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, August 1, 2024, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

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

2. **CONSENT ITEMS**

   2.1. Approval of the February 1, 2024 Development Review Committee Draft Minutes.

3. **WORK SESSION**

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

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

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

5. **ADJOURNMENT**

The next regularly scheduled meeting is Thursday, August 8, 2024.

This meeting may be held in a way that will allow a committee 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 Vineyard City Hall, delivered electronically to city staff and each member of the DRC

AGENDA NOTICING COMPLETED ON:	July 30, 2024
CERTIFIED (NOTICED) BY:	/s/. Madison Reed Madison Reed, Planning Technician

STAFF REPORT

Meeting Date:	August 1, 2024
Agenda Item:	**Utah City Blocks 18C and 13B Site Plan**
Department:	Community Development Department
Presenter:	Cache Hancey

Background/Discussion:
Blocks 18C and 13B consist of 608 residential units with multiple amenity and commercial spaces located throughout the site. The site plans are being reviewed together as there is proposed a pedestrian bridge crossing Dover Street connecting the two buildings. The following items need to be addressed prior to the site plan moving forward with the Planning Commission:

- A scope of work has not been submitted
- Parking: there is a shortage of parking by about 114 parking stalls (more information is needed regarding the commercial and amenity space before a total parking minimum is calculated).
    - This is eligible for a 30 stall reduction for bicycle parking
- Transparency: There are 5 facades that do not meet the 35% transparency requirement
- No Bicycle parking details have been provided (style, count, etc)
- No temporary landscape plan for the surface lots has been provided
- The landscaping plan does not include species information, count, and sizes
    - Please include total % of area landscaped
- No photometric plan has been provided (please include the temporary lots)
- A breakdown of other uses being proposed. If the other use is an amenity space, such as the fitness center or bike storage, please label that. If it is open to the public, such as a cafe or market, it needs to be labeled so. Each use needs to be assigned as open to the public or private/amenity space

Fiscal Impact:

Recommendation:

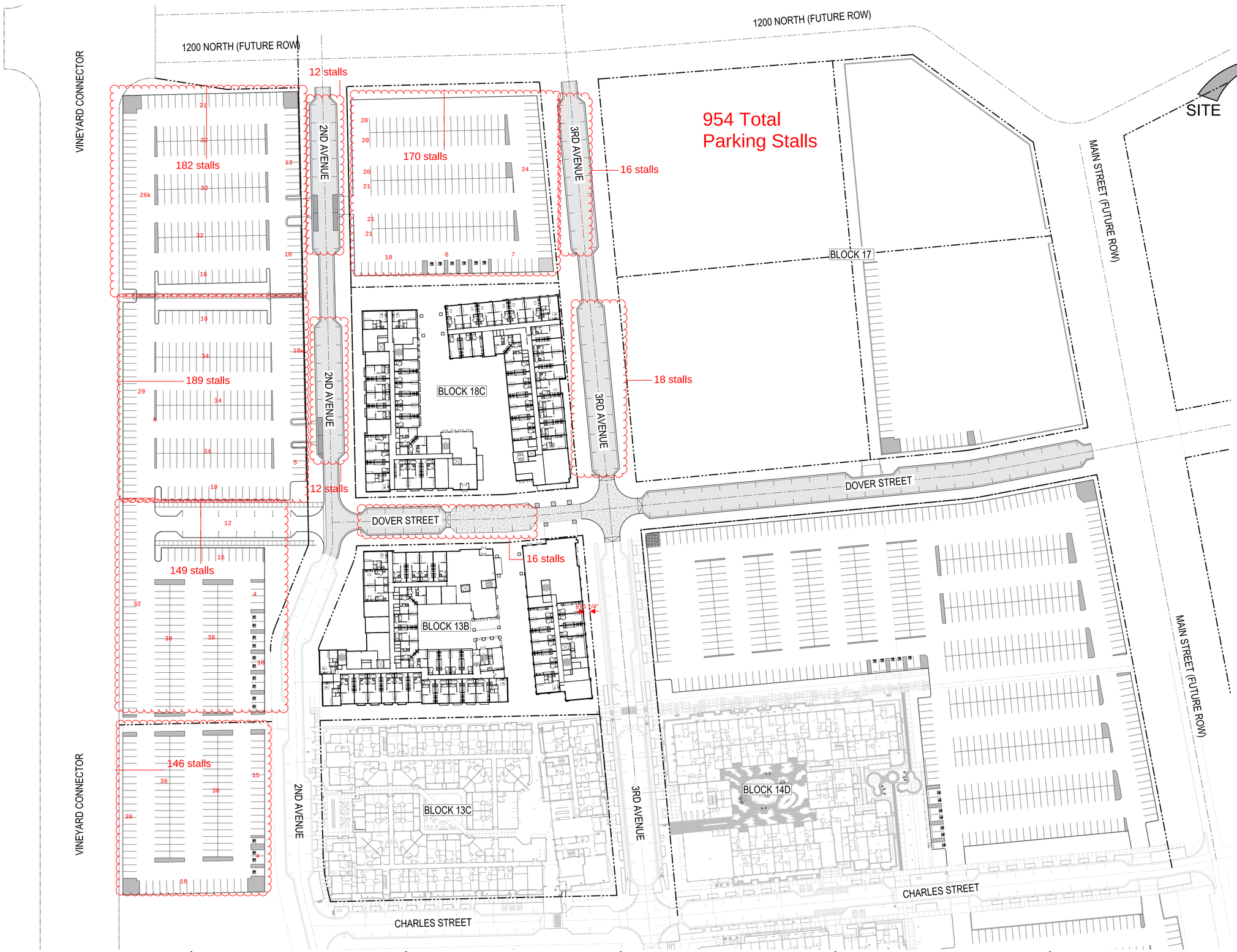
Sample Motion:
No motion may be made.

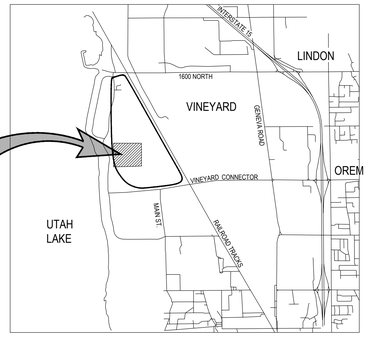
Attachments:
1. Site Plan Submittal
2. Landscape Plan

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

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

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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 BEFORE HAND. 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 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.

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		NEW	EXISTING	
		MONUMENT LINE			SECTION CORNER (FOUND)
		CENTER LINE			SECTION CORNER (NOT FOUND)
		SUBJECT PROPERTY LINE			
		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			TELEPHONE MANHOLE
G	g	NATURAL GAS LINE			TRAFFIC SIGNAL BOX
OHC	ohc	OVERHEAD COMMUNICATIONS			WATER MANHOLE
OHP	ohp	OVERHEAD POWER LINE			WATER VALVE
OHT	oht	OVERHEAD TELEPHONE LINE			WATER METER
OHTV	ohtv	OVERHEAD TELEVISION LINE			FIRE HYDRANT
P	p	POWER LINE			SANITARY SEWER MANHOLE
P/C	p/c	POWER/COMMUNICATIONS LINE	SSCO	SSCO	SANITARY SEWER CLEANOUT
P/T	p/t	POWER/TELEPHONE LINE			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			STORM DRAIN CLEANOUT
S	s	SANITARY SEWER LINE			STORM DRAIN COMBO BOX
ST	st	STEAM LINE			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			
72	4572	CONTOUR LINE			
		CURB & GUTTER (STD)			
		CURB & GUTTER (OUTFALL)			
		CONCRETE PAVEMENT			
		STD. DUTY ASPHALT			
		HEAVY DUTY ASPHALT			

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	NIR	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	FNCWO	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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Civil Engineering • Consulting & Landscape Architecture
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

GENERAL NOTES LEGEND AND ABBREVIATIONS

C0.01

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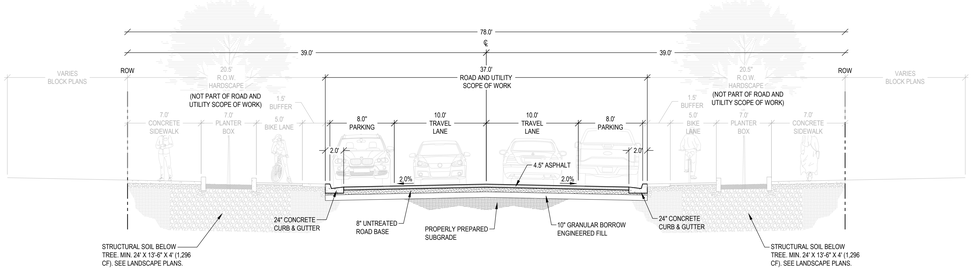
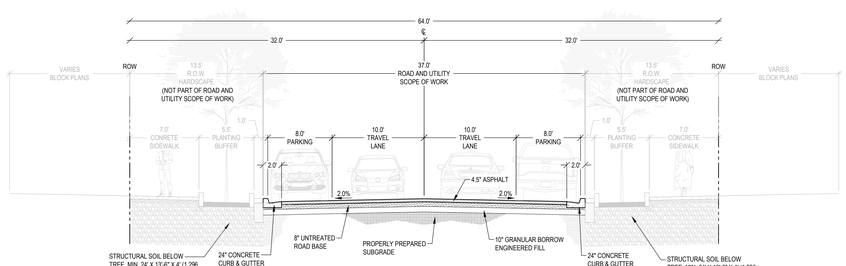


TYPICAL 3RD AVENUE CROSS SECTION (A)

SCALE: N.T.S.



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

SCALE: N.T.S.

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REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
DESIGNED BY: CCW
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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.

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

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UTILITY PROVIDERS:
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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.
10. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH ROCKY MOUNTAIN POWER.
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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.
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15. 15" DIAMETER RCP STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
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 UTAH811 Bluestakes.org

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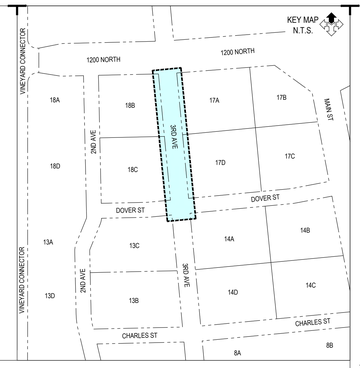
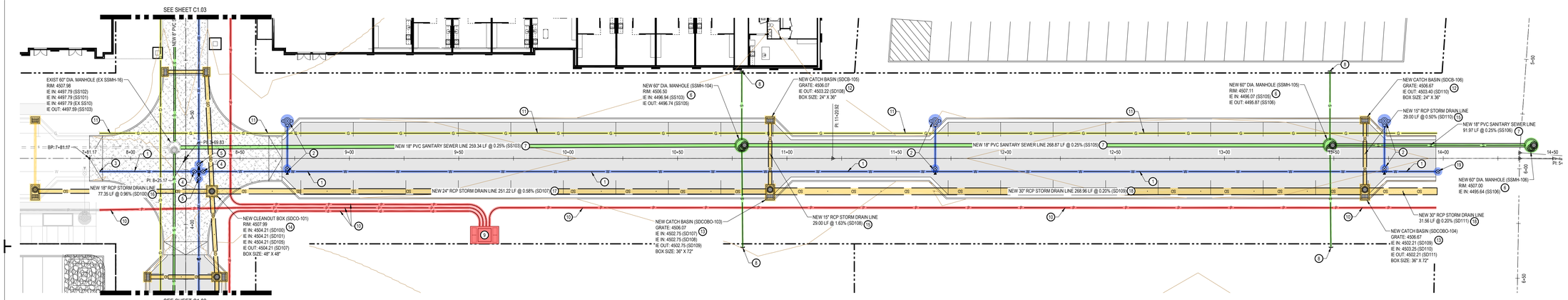
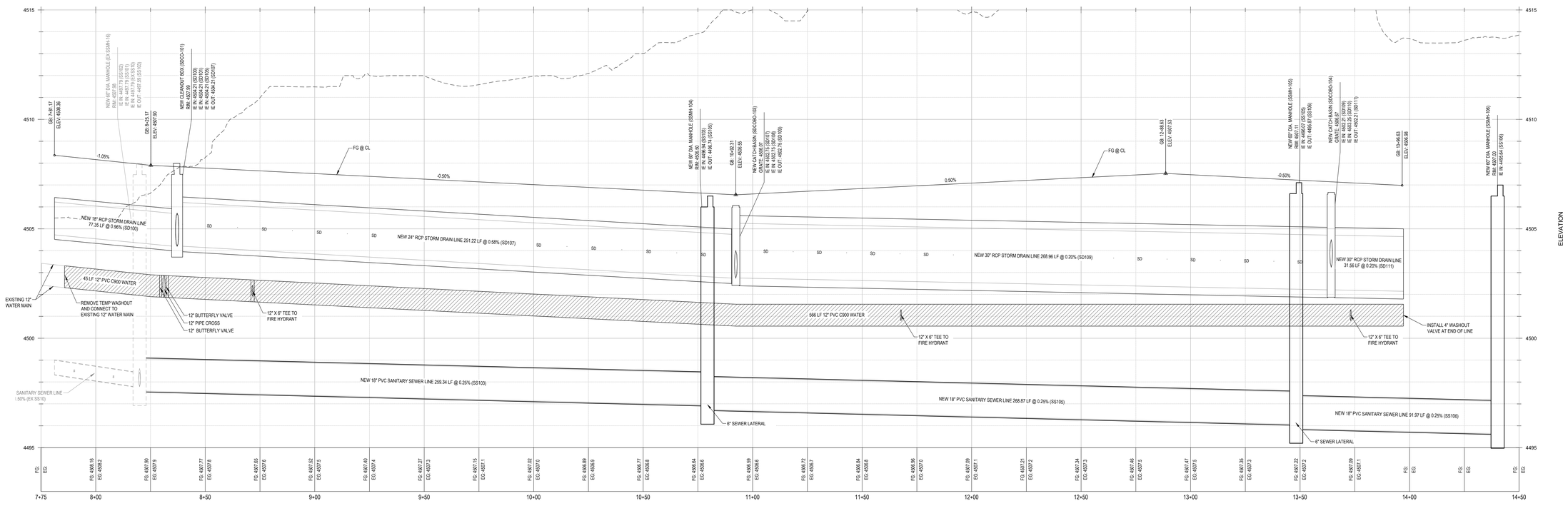




3RD AVENUE
HORIZ: 1"=20'
VERT: 1"=2'



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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

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

C2.01

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GENERAL NOTES:

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Blue Stakes of UTAH811 Bluestakes.org

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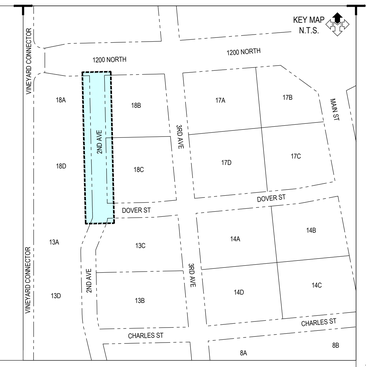

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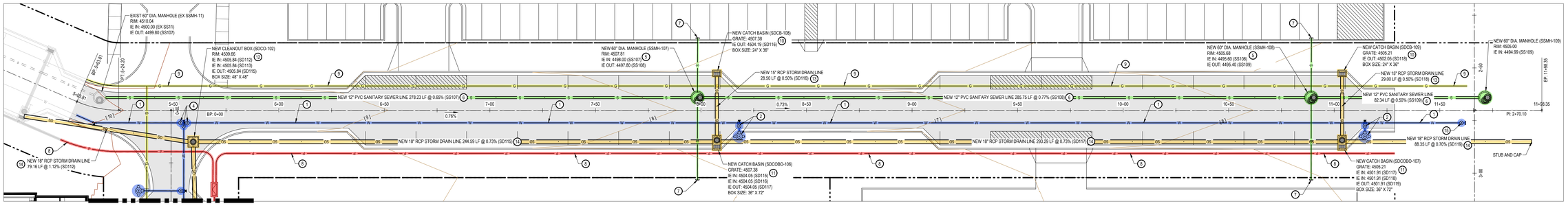
LICENSED PROFESSIONAL ENGINEER 07/01/2024 No. 280090 THEODORE J. DIDAS STATE OF UTAH



2ND AVENUE
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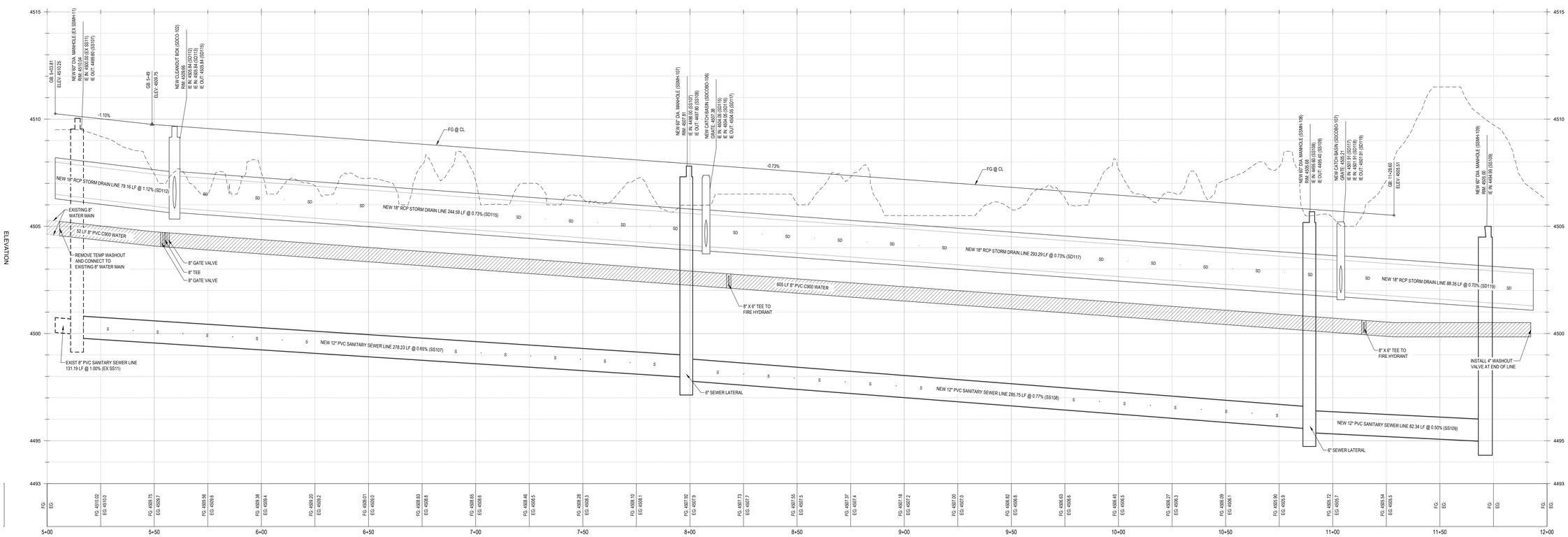

VINEYARD STATION PHASE 4

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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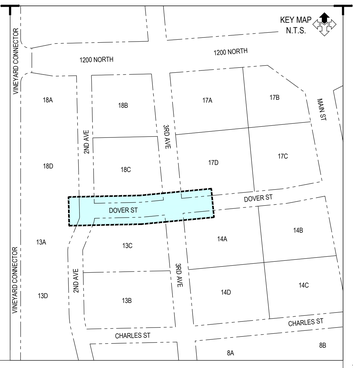

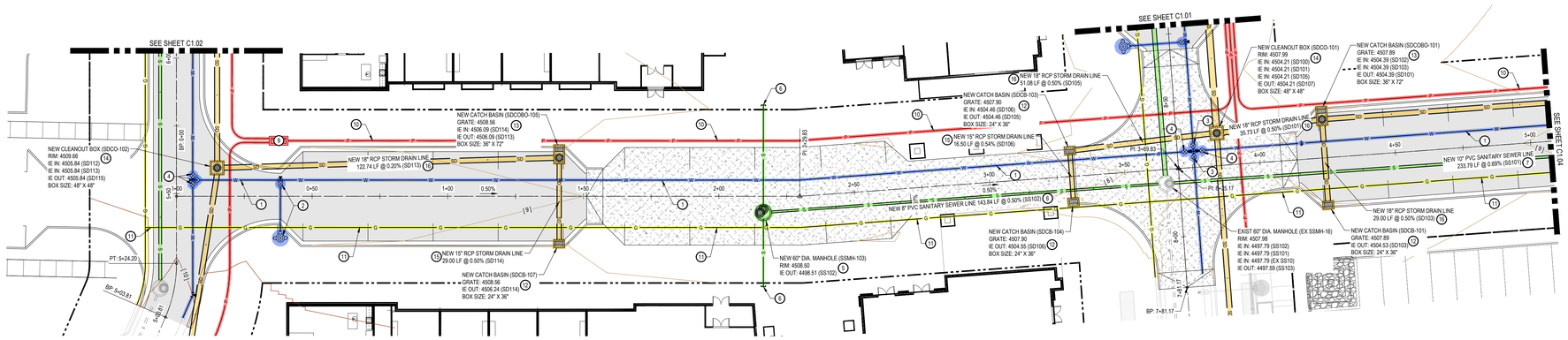

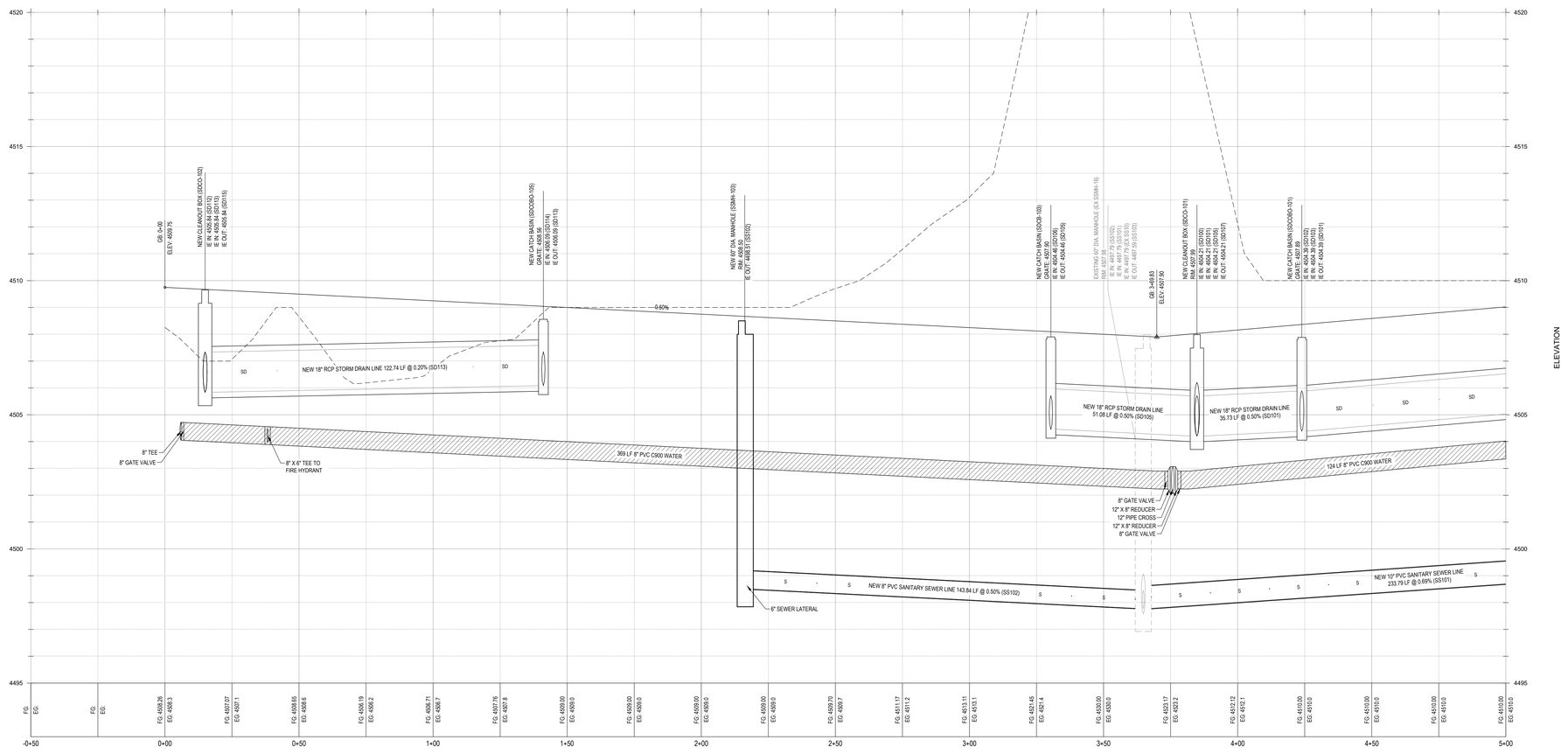

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LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

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
STA. 0+00 - 5+00

C1.03

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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. 8" 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. INSTALL 4" WASHOUT VALVE PER APWA PLAN 571 AT END OF MAIN, PER DETAIL ON SHEET C8.01.
4. 5' DIAMETER SANITARY SEWER MANHOLE, PER VINEYARD STANDARD DETAIL 14 ON SHEET C8.01.
5. 8" PVC SDR-35 SANITARY SEWER MAIN, INCLUDING ALL FITTINGS. TRENCHING PER VINEYARD STANDARD DETAIL 13 ON SHEET C8.01.
6. 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.
7. ELECTRICAL SWITCH GEAR. SEE ELECTRICAL PLANS FOR DETAILS.
8. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH ROCKY MOUNTAIN POWER.
9. APPROXIMATE LOCATION OF NEW NATURAL GAS MAIN. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY.
10. STORM DRAIN CURB FACE INLET WITH HEAVY DUTY BICYCLE SAFE GRATE PER VINEYARD STANDARD DETAIL 8 ON SHEET C8.01.
11. STORM DRAIN COMBO BOX WITH HEAVY DUTY BICYCLE SAFE GRATE PER VINEYARD STANDARD DETAIL 9 ON SHEET C8.01.
12. 15" DIAMETER RCP STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
13. 18" DIAMETER RCP STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.

NORTH

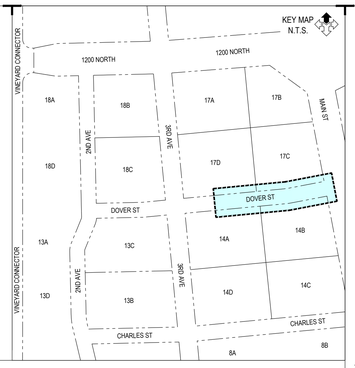
SCALE: 1" = 20'

0 10' 20' 40' 60'

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.

Blue Stakes of UTAH 811 Bluestakes.org



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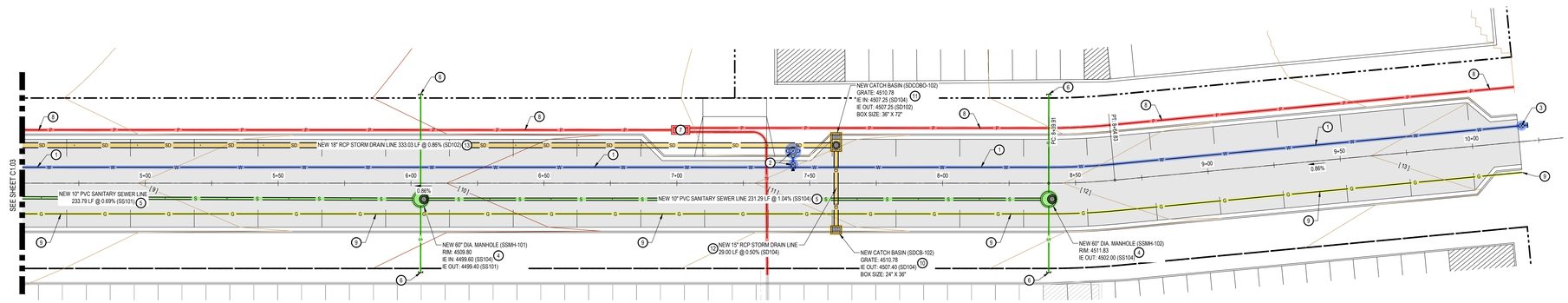
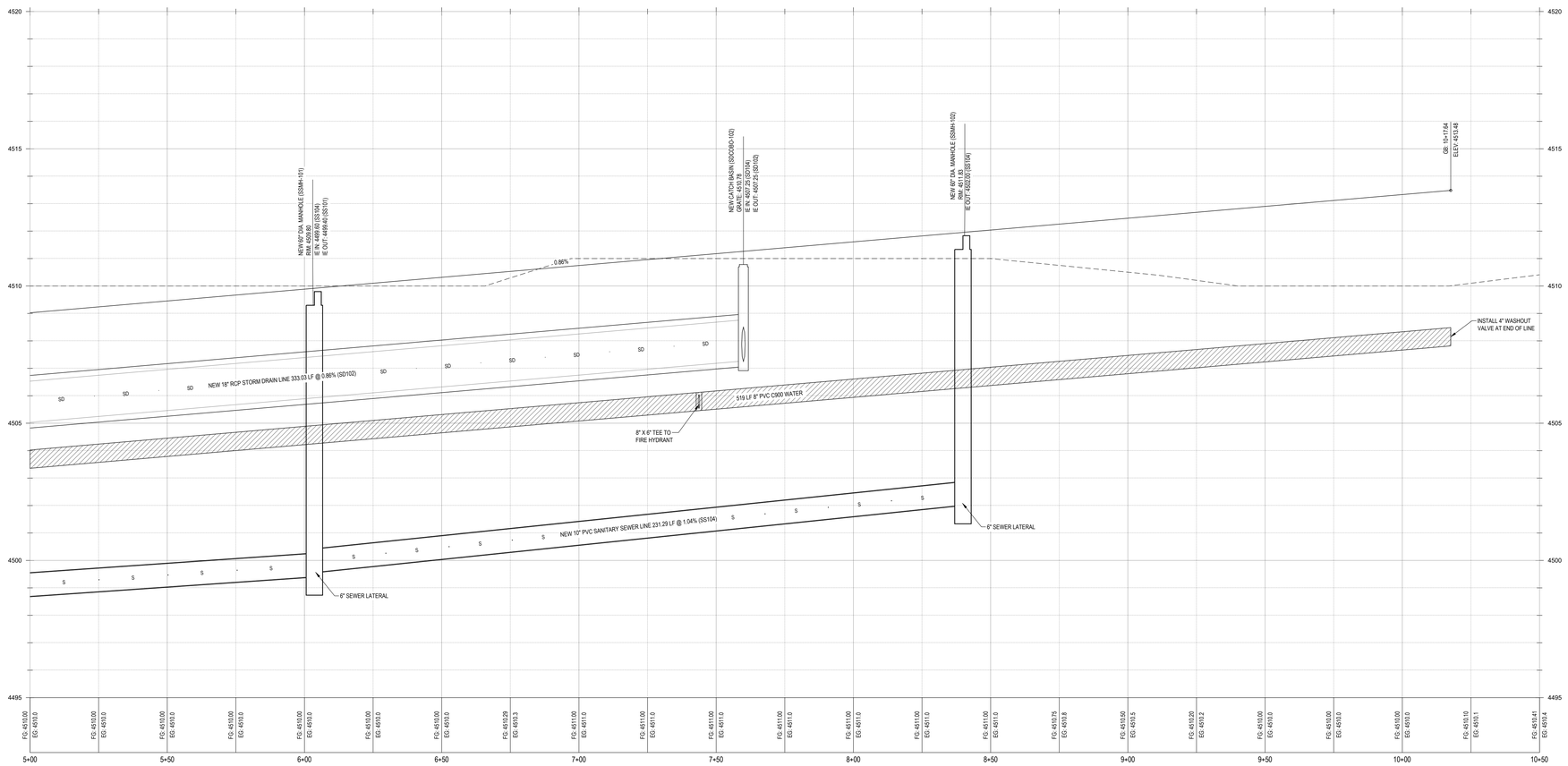


DOVER STREET
HORIZ: 1"=20'
VERT: 1"=2'

ELEVATION



ELEVATION

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!

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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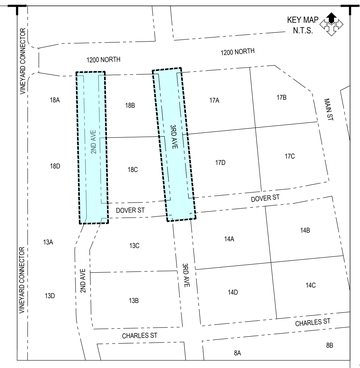

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THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION PHASE 4

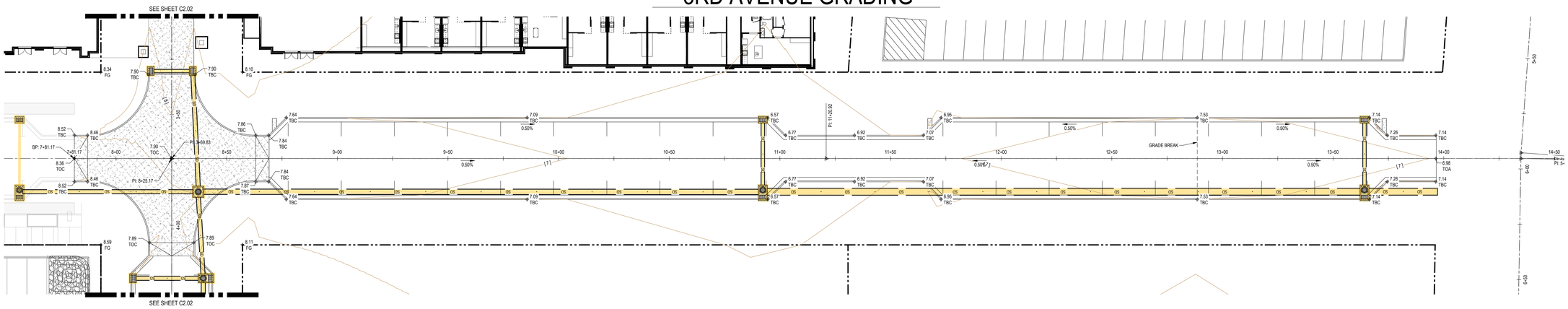
VINEYARD, UTAH

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

3RD AVENUE GRADING

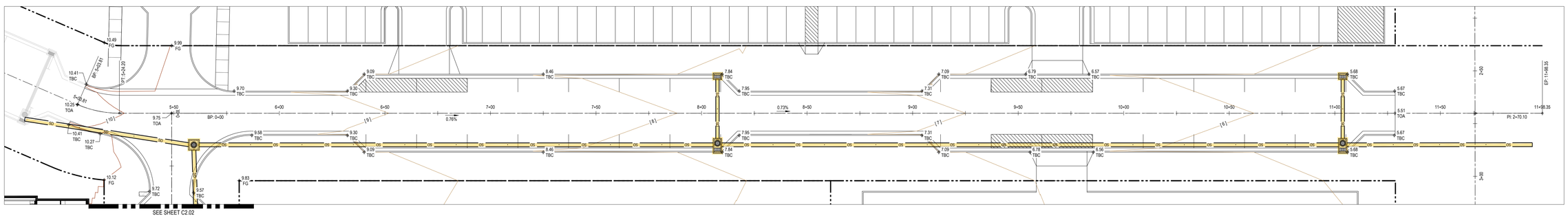


NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

2ND AVENUE GRADING



REVISIONS

REV	DATE	DESCRIPTION

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

2ND AND 3RD AVENUE GRADING

C2.01

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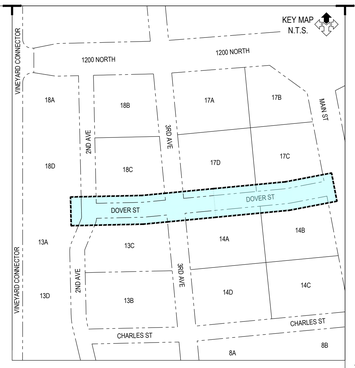
NOTICE!

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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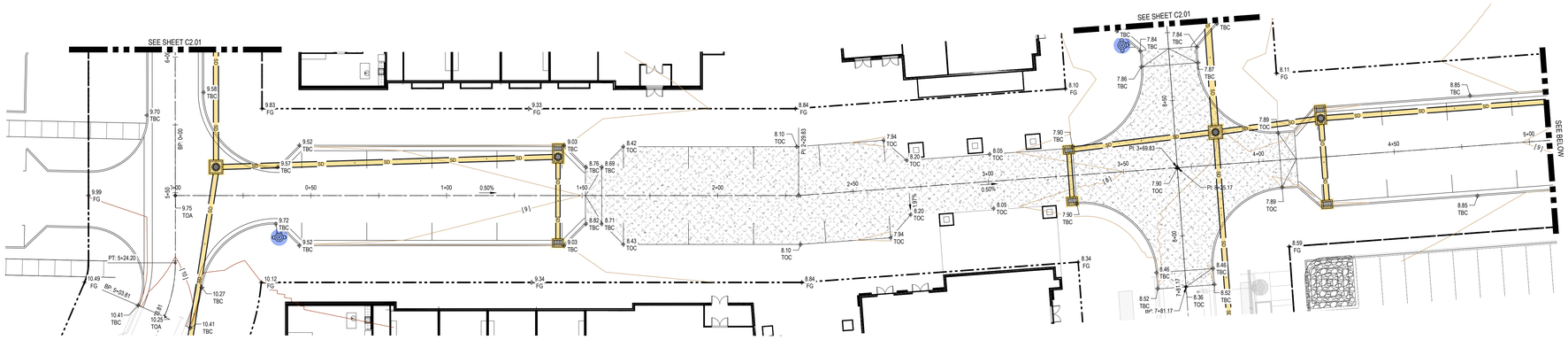
STATE OF UTAH

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'



NORTH

SCALE: 1" = 20'

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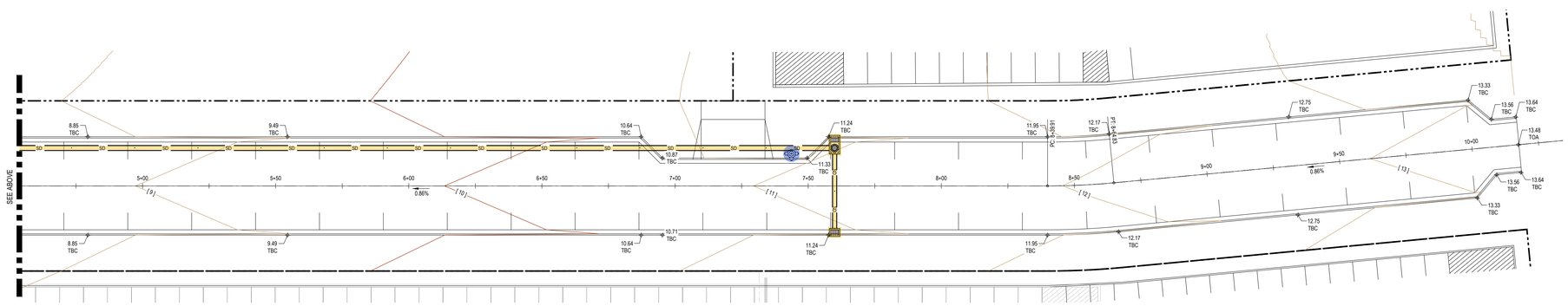

VINEYARD STATION PHASE 4

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'

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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

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.

Blue Stakes of UTAH811 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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VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS

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

SITE PAVING PLAN

C4.01

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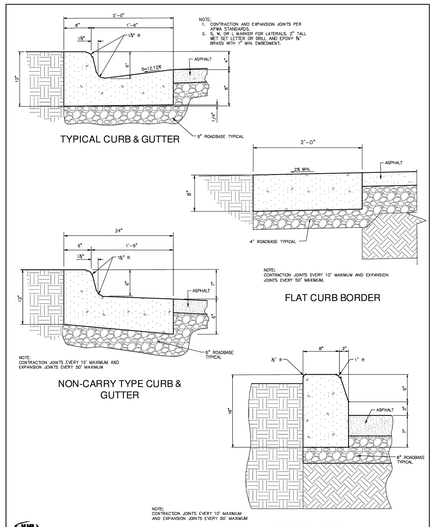
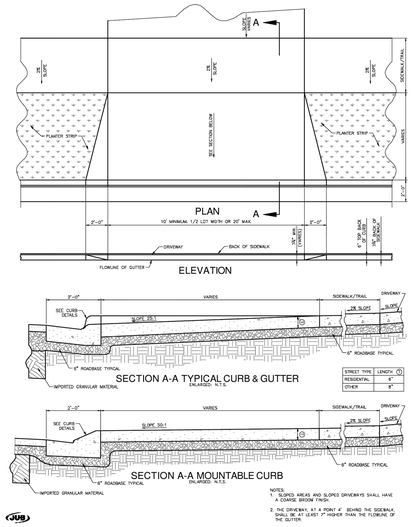
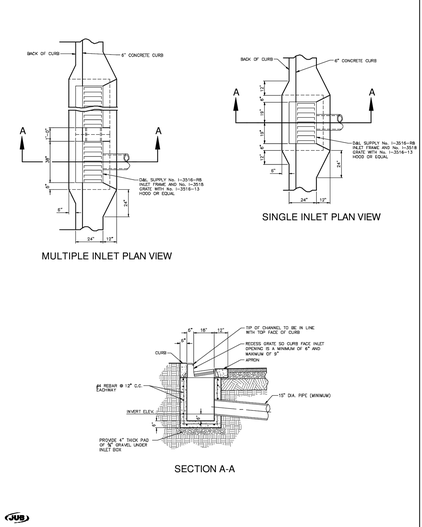


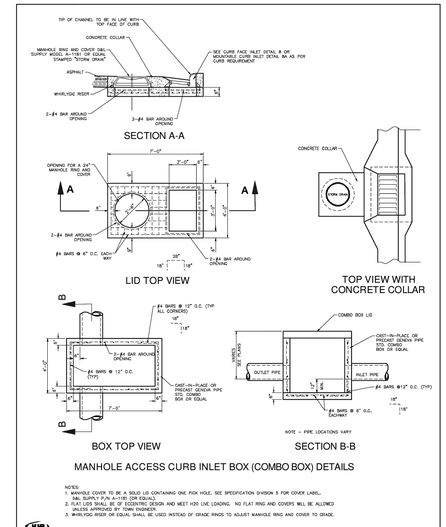
CURB DETAILS — TOWN OF VINEYARD — 13



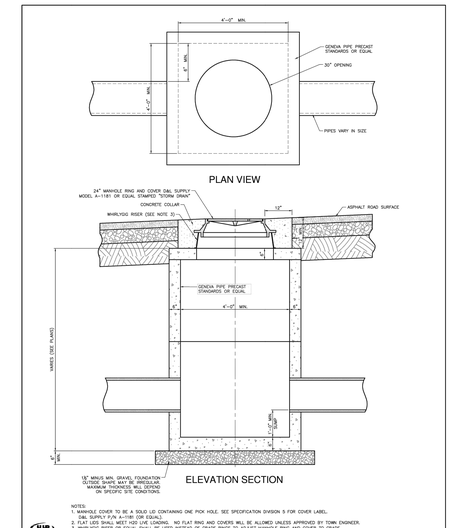
TYPICAL CURB APPROACH — TOWN OF VINEYARD — 6



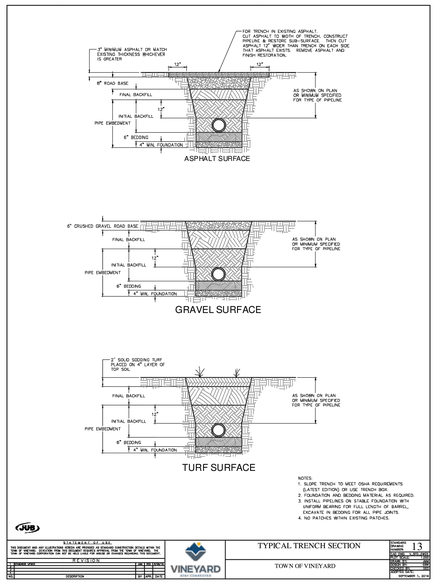
STANDARD CURB FACE INLET DETAIL — TOWN OF VINEYARD — 8



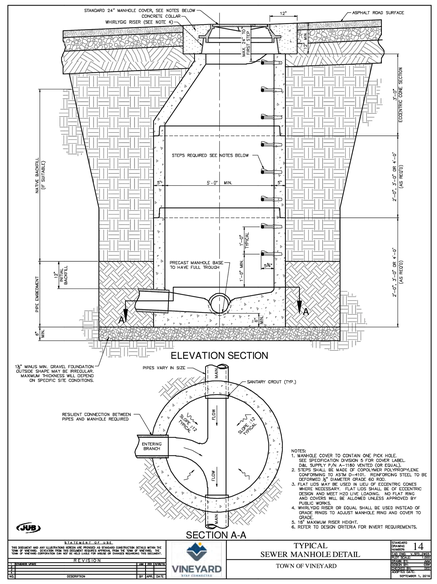
MANHOLE ACCESS CURB INLET BOX (COMBO BOX) DETAILS — TOWN OF VINEYARD — 9



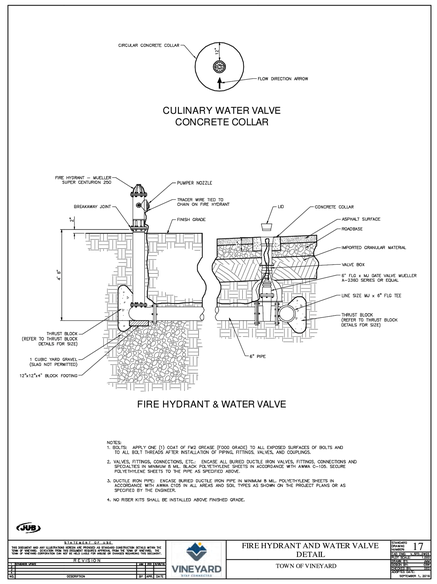
STORM DRAIN JUNCTION BOX DETAIL — TOWN OF VINEYARD — 9A



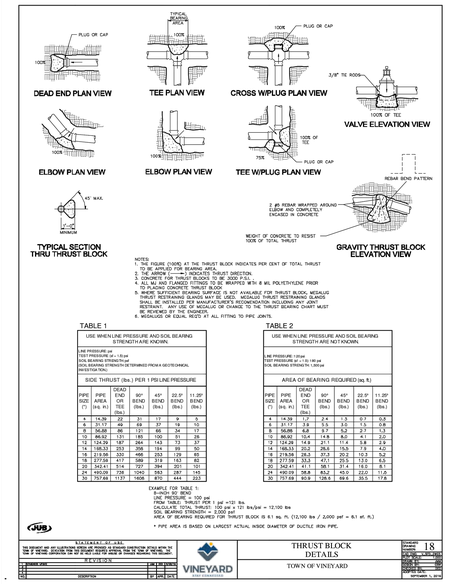
TYPICAL TRENCH SECTION — TOWN OF VINEYARD — 13



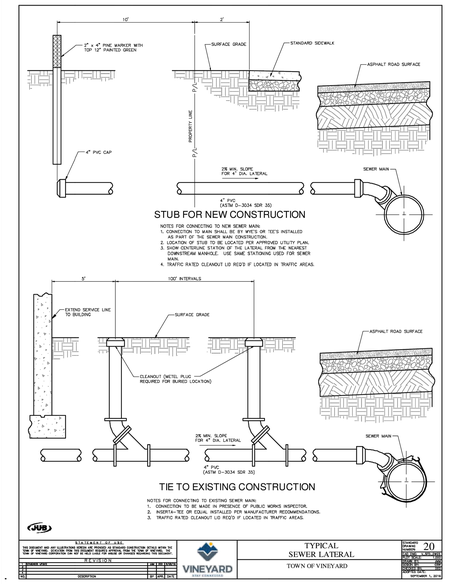
TYPICAL SEWER MANHOLE DETAIL — TOWN OF VINEYARD — 14



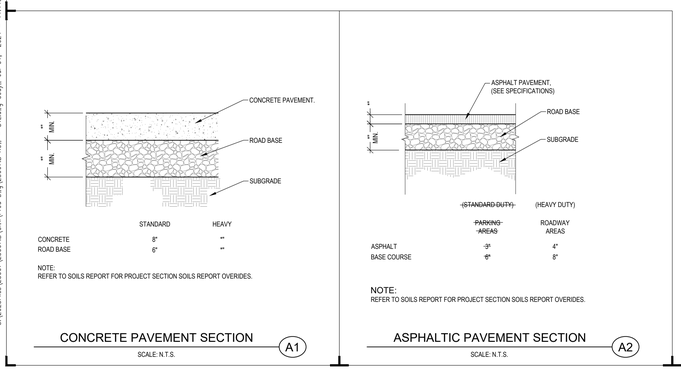
FIRE HYDRANT AND WATER VALVE DETAIL — TOWN OF VINEYARD — 17



THRUST BLOCK DETAILS — TOWN OF VINEYARD — 18



TYPICAL SEWER LATERAL — TOWN OF VINEYARD — 20



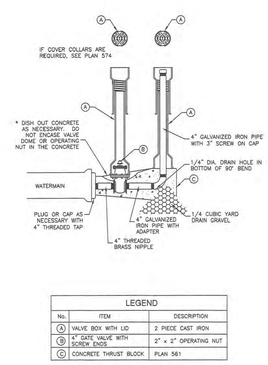
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION — A1

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

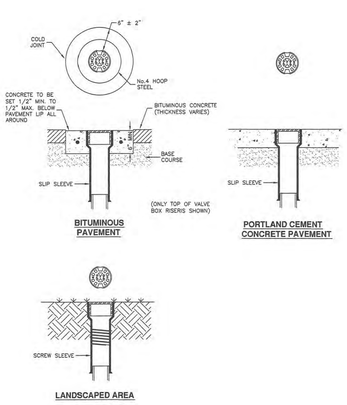
ASPHALTIC PAVEMENT SECTION — A2

SCALE: N.T.S.



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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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

CIVIL DETAILS

C8.01

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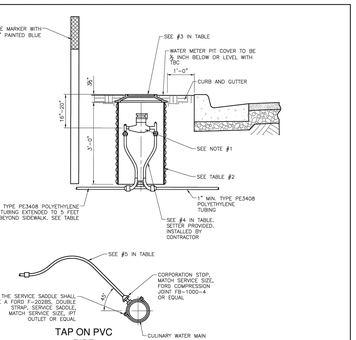

TAP ON PVC PIPE

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 1" SERVICE LINES 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	VBHC731BW4444QNL	1" POLY
1"	M-70	21" x 36"	L-2244	VBHC741BW4444QNL	1" POLY
1½"	M-120	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBHC76181166NL	1½" POLY
2"	M-170	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBHC77181177NL	2" POLY

* OR EQUIVALENT UPON APPROVAL BY TOWN/CITY

JUB

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REVISIONS

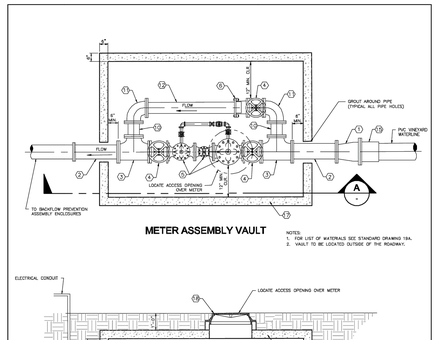
REV	DATE	DESCRIPTION	BY	APR	CHK
1					
2					
3					
4					
5					

VINEYARD — DEVELOPMENT GUARANTEED

TYPICAL CULINARY WATER CONNECTION

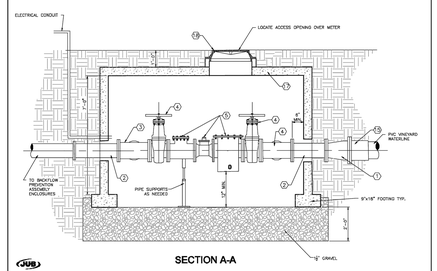
TOWN OF VINEYARD

DRAWING NUMBER: 19
PROJECT NUMBER: 23067.B
DRAWN BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024
SCALE: NTS
SHEET 19 OF 19
SEPTEMBER 11, 2018



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

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REVISIONS

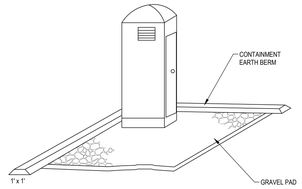
REV	DATE	DESCRIPTION	BY	APR	CHK
1					
2					
3					
4					
5					

VINEYARD — DEVELOPMENT GUARANTEED

TYPICAL METER ASSEMBLY

TOWN OF VINEYARD

DRAWING NUMBER: 19A
PROJECT NUMBER: 23067.B
DRAWN BY: CCW
CHECKED BY: TJD
DATE: 07-01-2024
SCALE: NTS
SHEET 19A OF 19
SEPTEMBER 11, 2018



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

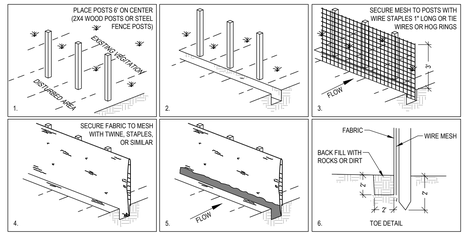
IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- □ TRAINING

■ 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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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 88 % 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.

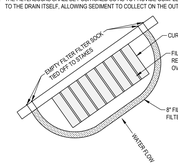
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS FILTREXX FILTERSOCK PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

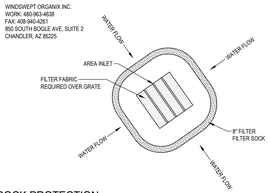
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
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



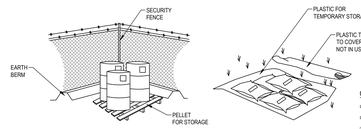


SEDIMENT BARRIER / FILTER SOCK PROTECTION

SCALE: N.T.S.

© REPLENISH

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

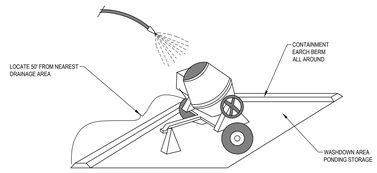
IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- ■ TRAINING

■ 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
- □ CONTROL INTERNAL EROSION

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

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

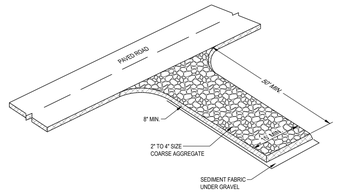
IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ■ MAINTENANCE
- ■ TRAINING

■ HIGH ■ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT

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
- □ 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

SCALE: N.T.S.

B7

REVISIONS

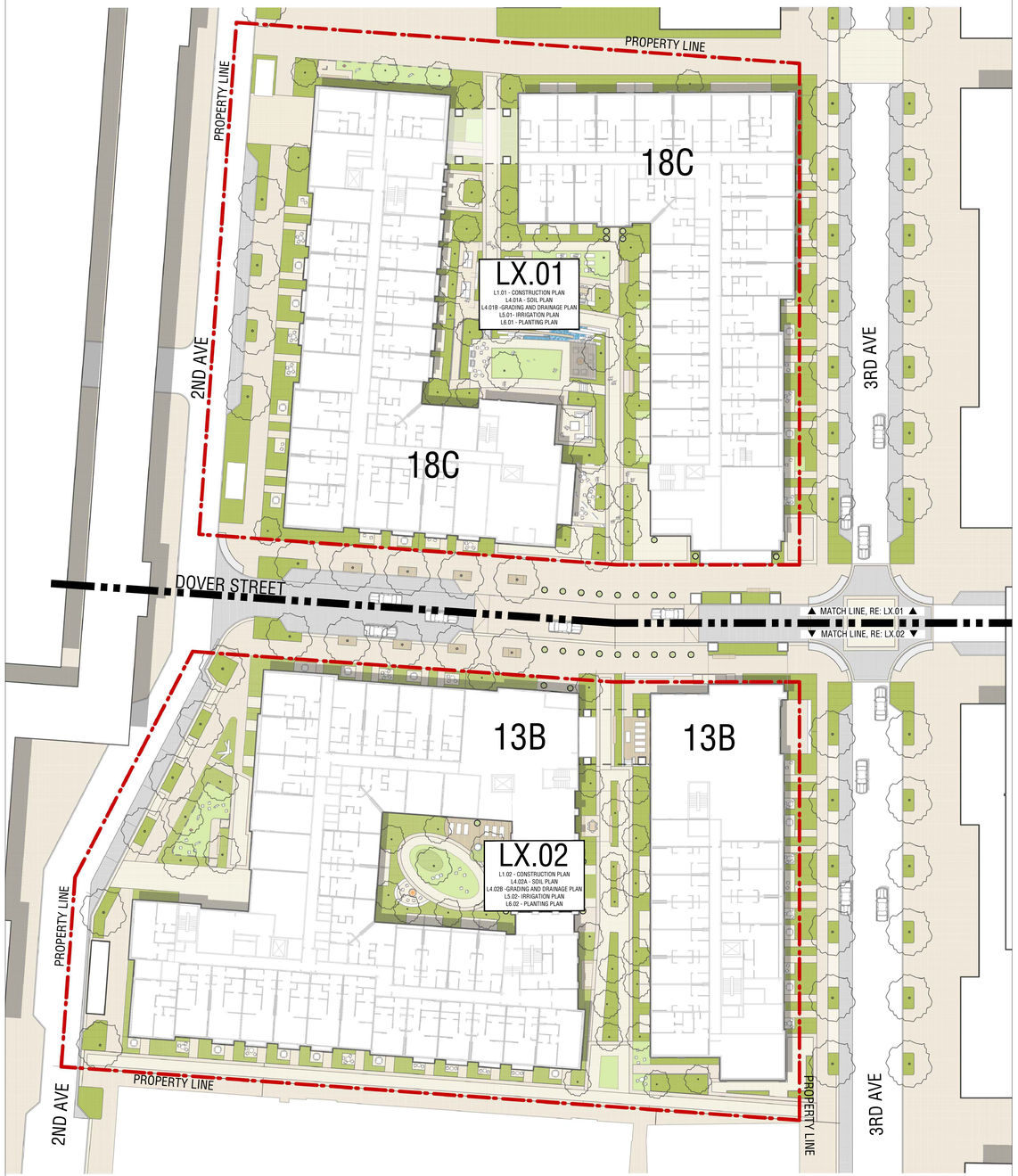
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

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

CIVIL DETAILS

C8.02

S:\2023Files\23067\23067.B\Civil\Prod Dwg\23067.B ROW - DTL.dwg Cody@ Jul 01, 2024 - 11:44am



0 10' 20' 30'
GRAPHIC SCALE: 1" = 30'

PLAN - OVERALL PLAN 01
SCALE: 1" = 30'-0"

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS, STRUCTURES AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES, AND TO PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO VERIFY EXISTING CONDITIONS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

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

3. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN AND ADJACENT TO THE AREA OF WORK PERFORMED BY THE CONTRACTOR SHALL BE CONFIRMED BY FIELD MEASUREMENT AND VERIFICATION OF FIELD CONDITIONS PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING STRUCTURES AND UTILITIES. REFER TO CIVIL DRAWING FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER.

4. PRECONSTRUCTION PHOTOGRAPHS: BEFORE COMMENCEMENT OF THE WORK IT IS THE CONTRACTOR'S RESPONSIBILITY TO DOCUMENT EXISTING CONDITIONS OF THE PROJECT SITE AND SURROUNDING PROPERTIES. THE CONTRACTOR SHALL PROVIDE PHOTOGRAPH DOCUMENTATION OF THE EXISTING CONDITIONS, INCLUDING EXISTING ITEMS TO REMAIN DURING CONSTRUCTION, FROM DIFFERENT VANTAGE POINTS.

5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT THEIR OWN EXPENSE, ALL DAMAGE RESULTING FROM THEIR OPERATIONS OR NEGLIGENCE. IF DAMAGES ARE OBSERVED AT ANY POINT DURING CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE DOCUMENTATION THAT THE DAMAGE WAS NOT A RESULT OF THEIR OPERATIONS OR NEGLIGENCE.

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

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

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

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

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

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

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

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

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

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

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

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McNEIL ENGINEERING
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LANDSCAPE ARCHITECT
OJB LANDSCPE ARCHITECTS
713.518.7250

INTERIOR DESIGNER
VIDA DESIGN
971.349.0620

Key Plan

Issue

NO.	DATE
100% SCHEMATIC DESIGN	06/21/24

Revisions

NO.	DATE

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1480
Date: 06/21/2024
The Office of James Burnett

ORIENTATION PLAN

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

DATE	APPROVED
6/21/2024	X.Y.
SCALE:	JOB NO.
	23425

DRAWING NO.
L0.00

100% SCHEMATIC DESIGN

6/18/2024 10:08:36 AM

GENERAL DRAWING SYMBOLS

AREA OF DETAIL ENLARGEMENT — XX / LX.XX

ANNOTATION STYLE — ANNOTATION TEXT

CENTERLINE

CONSTRUCTION CALLOUT — XX-XX

DIMENSION STYLE — 2'-0" — 45° — R4"

DRAWING TITLE — GRAPHIC SCALE: 1" = 1' — PLAN - XXXX00

DETAIL TAGS — XX / LX.XX

DETAIL SHEET NUMBERING

16	12	08	04
15	11	07	03
14	10	06	02
13	09	05	01

09	06	03
08	05	02
07	04	01

ELEVATION TAGS

MATCHLINE — ▲MATCH LINE RE: #####▲

NORTH ARROW

PLANTING CALLOUT — X / XXX

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

SPOT ELEVATION — X.XX

SLOPE — 5 : 1 — 20 %

SECTION TAGS — XX

GENERAL ABBREVIATIONS

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

LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED TO DAMAGE OF SAID UTILITIES OR STRUCTURES IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.
2. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT, TREE AND SOD QUANTITIES AND ENSURING DESIGN INTENT OF DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH HIS PLANTING OPERATIONS.
5. THE CONTRACTOR IS TO RECEIVE THE ON-GRADE PORTION OF THE SITE WITHIN .1 OF AN INCH. THE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE CERTIFICATION FROM THE OWNER PRIOR TO BEGINNING WORK.
6. REFER TO THE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
7. ALL TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE.
8. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR IS TO DO THE FOLLOWING BEFORE BEGINNING PLANTING OPERATIONS.
   - SHRUBS: LAY OUT THE ACTUAL CONTAINERS ONSITE PRIOR TO DIGGING HOLES.
   - TREES: STAKE THE LOCATIONS PRIOR TO DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF THE AREAS ON THE SITE AND THE DRAWINGS THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PEST OR PLANT DISEASES. PRE-SELECTED "TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND BE CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY THE PLANT MATERIAL PER SPECIFICATIONS.
11. TREE LOCATIONS MAY ADJUST TO ACCOMMODATE UNOFRESEEN SITE CONDITIONS AND CONFLICTS, INCLUDING BUT NOT LIMITED TO UTILITIES. VERIFY NEW LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
12. GROUND COVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
13. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. ALL SHRUB AND GROUND COVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED WITH WOOD PER SPECIFICATIONS. REFER TO THE DRAWINGS FOR SPECIFIC LOCATIONS.
15. AFTER FINISH GRADES HAVE BEEN ESTABLISHED FOR ALL ON-GRADE PLANTING AREAS, THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY A QUALIFIED SOILS TESTING LABORATORY FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, AND SOIL PREPARATION RECOMMENDATIONS.
16. CONTRACTOR TO INSTALL STEEL EDGING TO SEPARATE ALL PLANT VARIETIES FROM LAWN.
17. CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH PICTURES OF ALL SPECIFIED PLANT MATERIAL IN ADDITION TO ALL OTHER PLANT MATERIAL.

LANDSCAPE GRADING & DRAINAGE NOTES

1. **THE FOLLOWING DOCUMENT HAS BEEN PRODUCED WITHOUT A SURVEY FILE TO INFORM EXISTING CONDITIONS.** CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH A SITE SURVEY PRIOR TO CONSTRUCTION. ALL GRADING AND UTILITY LOCATIONS SHOWN IN THIS DOCUMENT ARE AN APPROXIMATION AND REQUIRE VERIFICATION THROUGH A SITE SURVEY.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. ALL PIPE LAYOUT, LENGTHS AND DEPTHS SPECIFIED IN THESE PLANS ARE SHOWN DIAGRAMMATICALLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LAYOUT, LENGTHS AND DEPTHS BASED ON PROPOSED PIPE SLOPE AND RELATION TO EXISTING AND PROPOSED SITE ELEMENTS TO ACHIEVE DESIGN INTENT.
5. STRUCTURES AND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONTACTING ALL OWNERS AND UTILITY COMPANIES HAVING STRUCTURES OR UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR IS TO HAVE THE STRUCTURES AND UTILITIES FIELD LOCATED AND COORDINATED TO RESOLVE ALL CONFLICTS.
6. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE LANDSCAPE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
7. DO NOT WILLFULLY PROCEED WITH GRADING AND LANDSCAPE DRAINAGE INSTALLATION OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
9. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
10. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
11. ALL FINISH ELEVATIONS AT BUILDING ENTRIES SHALL NOT BE LOWER THAN 1/4 INCH BELOW FINISH FLOOR ELEVATION.
12. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
13. TOP OF WALL PROFILES ARE TO SLOPE AS SHOWN UNLESS OTHERWISE NOTED.
14. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
15. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
16. ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES.
17. WHERE STEPS / STAIRS OCCUR CONTRACTOR TO ENSURE POSITIVE DRAINAGE ON SURFACE OF TREADS SO THAT STEPS ARE NOT HOLDING WATER. SLOPE TREADS 0.5%, TYPICAL, TOWARD FACE OF TREADS, UNLESS OTHERWISE NOTED.

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
4.
5. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
6. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
7. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
8. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
9. CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
10. CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
11. CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.
12. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).
13. SIMILAR [SIM] MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.
14. DIMENSIONS NOTED CLEAR [CLR] MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY [FV] OR VERIFY IN FIELD [VIF] PRIOR TO CONSTRUCTION.
15. TYPICAL [TYP] MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
16. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
17. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
18. ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

100% SCHEMATIC DESIGN

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Key Plan

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Landscape Architect: James Burnett
Registration No.: 1480
Date: 06/21/2024
The Office of James Burnett

LANDSCAPE NOTES

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

DATE	APPROVED
6/21/2024	X.Y.
SCALE:	JOB NO. 23425

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HARDSCAPE SCHEDULE

	LANDSCAPE MATERIALS						
SYMBOL	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS	SPEC
LS-01	ARTIFICIAL TURF TYPE 01	01 - 04 L3.02	DUPONT TM FOREVERLAWN SELECT OR APPROVED EQ.	SELECT LX	-	FOREVERLAWN. 866.992.7876. CONTRACTOR TO SUBMIT SAMPLE AND PRODUCT DATA FOR REVIEW AND APPROVAL. INSTALL PER MANUFACTURER RECOMMENDATIONS.	
LS-02	ARTIFICIAL TURF TYPE 02 - @ DOG RUN	05 L3.02	K9 GRASS BY FOREVERLAWN SELECT OR APPROVED EQ.	CLASSIC	-	FOREVERLAWN. 866.992.7876. CONTRACTOR TO SUBMIT SAMPLE AND PRODUCT DATA FOR REVIEW AND APPROVAL. INSTALL PER MANUFACTURER RECOMMENDATIONS. INSTALL OVER DRAINAGE AGGREGATE WITH 6" PERFORATED UNDERDRAIN.	
	PEDESTRIAN PAVING						
SYMBOL	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS	SPEC
PP-01	PEDESTRIAN PAVING TYPE 01 - GREY CONCRETE	01,02,03 L3.01	NATURAL GREY CONCRETE PAVING	TORCAST	-	NATURAL GREY CONCRETE PAVING WITH GRAGE TOPCAST OR SIMILAR FINISH TO EXPOSE AGGREGATES. SAW CUT JOINTS TO MATCH BUILDING MODULE OR PER PLAN. REINFORCING PER CIVIL. PROVIDE 5' X 5' MOCKUP FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT	
PP-02	PEDESTRIAN PAVING TYPE 02 - CONCRETE UNIT PAVERS	07-11 L3.01	CONCRETE UNIT PAVER - ACKERSTONE OR APPROVED EQ.	STANDARD, NO CHAMFER	TBD	30MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.	
PP-03	PEDESTRIAN PAVING TYPE 03 - CONCRETE UNIT PAVERS	07-11 L3.01	CONCRETE UNIT PAVER - ACKERSTONE OR APPROVED EQ.	STANDARD, NO CHAMFER	TBD	SUBMIT SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.	
PP-04	PEDESTRIAN PAVING TYPE 04 - STONE PAVING	12 L3.01	STONE TO MATCH OUTDOOR-RATED STONE ON 18C BLOCK	TBD	TBD	CONTRACTOR TO PROVIDE SAMPLES AND MOCK-UP FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.	
PP-05	PEDESTRIAN PAVING TYPE 05 - PAVING AT FRONT YARD 01	07-11 L3.01	CONCRETE UNIT PAVER - ACKERSTONE OR APPROVED EQ.	STANDARD, NO CHAMFER	TBD	30MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.	
PP-06	PEDESTRIAN PAVING TYPE 06 - PAVING AT FRONT YARD 02	01,02,03 L3.01	C.I.P. COLORED CONCRETE PAVING	TORCAST	TBD	COLORED CONCRETE PAVING WITH GRAGE TOPCAST OR SIMILAR FINISH TO EXPOSE AGGREGATES. SAW CUT JOINTS TO MATCH BUILDING MODULE OR PER PLAN. REINFORCING PER CIVIL. PROVIDE 5' X 5' MOCKUP FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT	
PP-07	PEDESTRIAN PAVING TYPE 07 - WOOD LOOK PORCELAIN TILE	06-08 L3.02	LANDMARK CERAMICS OR APPROVED EQ.	TEXTURED, EXTERIOR-RATED	TBD	20MM THICK PORCELAIN TILE. MORTAR SET TILE ON REINFORCED CONCRETE SLAB. SUBMIT SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.	
	SITE FEATURES						
SYMBOL	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS	SPEC
SF-01	ADA ACCESSIBLE RAMP W/ DETECTABLE WARNING PLATE	RE: CIVIL	CONCRETE RAMP WITH DETECTABLE WARNING PLATE	TBD	TBD	SAW CUT JOINTS, REINFORCING, AND DETAILS PER CIVIL. ADA RAMP AT ALL PEDESTRIAN / VEHICULAR CROSSINGS AT SITE ENTRIES AND CROSSWALKS. 2X2 NINAH FOUNDRY CAST IRON DETECTABLE WARNING PLATES AT EACH RAMP. INCLUDE RUST COMPERTER.	
SF-02	STAIRS - TYPE 01	04 L3.01	PRECAST CONCRETE STAIR	TBD	TBD	CONTRACTOR TO PROVIDE SAMPLES AND MOCK-UP FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.	
SF-03	STAIRS - TYPE 02	05 L3.01	PRECAST CONCRETE STAIR	TBD	TBD	CONTRACTOR TO PROVIDE SAMPLES AND MOCK-UP FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.	
SF-04	C.I.P. CONCRETE CURB	RE: CIVIL					
SF-05	BIKE RACK	PER MANUFACTURER	LANDSCAPE FORMS BIKE RACK OR APPROVED EQ.	TBD	TBD	SURFACE-MOUNT. SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS	PER MANUFACTURER
SF-06	LITTER RECEPTACLE	PER MANUFACTURER	LANDSCAPE FORMS LITTER RECEPTACLE OR APPROVED EQ.	TBD	TBD	SURFACE-MOUNT. SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS	PER MANUFACTURER
SF-07	PLANTER POT	11 L3.02	KORNEGAY PLANTER POT OR APPROVED EQ.	TBD	TBD	SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. WATERPROOF INTERIOR AND PROVIDE HOLES FOR DRAINAGE AND IRRIGATION CONNECTIONS.	PER MANUFACTURER
SF-08	OUTDOOR KITCHEN - TYPE 01	01 L3.03	COUNTER - DEKTON OR APPROVED EQ. / BACKSPLASH - CONCRETE COLLABORATIVE TILE OR EQ.	STANDARD	TBD	GRILL STATION TO INCLUDE ONE (1) GRILL AND ONE (1) SINK. SUBMIT SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. SHUT-OFF TIMERS INTEGRATED INTO FOBS.	
SF-09	OUTDOOR KITCHEN - TYPE 02	02 L3.03	COUNTER - DEKTON OR APPROVED EQ. / BACKSPLASH - CONCRETE COLLABORATIVE TILE OR EQ.	STANDARD	TBD	GRILL STATION TO INCLUDE ONE (2) GRILLS AND ONE (1) SINK. SUBMIT SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. SHUT-OFF TIMERS INTEGRATED INTO FOBS.	
SF-10	OUTDOOR-RATED GRILL	PER MANUFACTURER	FIREMAGIC OR APPROVED EQ. EXTERIOR RATED, BUILT-IN GRILL W/ TIMER AND DOUBLE-ACCESS DOORS.	STAINLESS	-	PROVIDE CONNECTION TO GAS, WATER, AND ELECTRICAL.SUBMIT SHOP DRAWINGS AND SAMPLES FOR APPROVAL BY ARCHITECT AND LANDSCAPE ARCHITECT. ALL APPLIANCES ADA COMPLIANT. ELECTRICAL OUTLETS IN WALLSHUT-OFF TIMERS INTEGRATED INTO FOBS.	
SF-11	OUTDOOR-RATED SINK	PER MANUFACTURER	FIREMAGIC OR APPROVED EQ. EXTERIOR RATED, ADA-COMPLIANT SINK	STAINLESS	-	INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE CONNECTIONS TO WATER, AND ELECTRICAL. SINK TO BE ADA-COMPLIANT.	
SF-12	FIRE FEATURE - TYPE 01	01 L2.04	PALOFORM FIRE FEATURE OR APPROVED EQ.	STANDARD	TBD	OFF-THE-SHELF FIRE FEATURE WITH ELECTRONIC IGNITION. WATERPROOF-SEAL INTERIOR. FIRE EQUIPMENT TO INCLUDE GAS CONNECTION. AUTOMATIC TIMER, SHUT-OFF VALVE, DRAIN. DEDICATED GAS EQUIPMENT VAULT TO BE PROVIDED AND PLACED DISCRETELY IN LANDSCAPE. SIZE ACCORDINGLY. SUBMIT PRODUCT DATA AND COLOR SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE ROCK TOPPING.	
SF-13	FIRE FEATURE - TYPE 02	02-03 L2.04	DESIGN BUILD ELEMENT - FIRE FEATURE, RE: COMMENTS	VENEER TO MATCH ARCH FASCADE	TBD	PROVIDE SHOP DRAWINGS AND SAMPLES FOR APPROVAL BY ARCHITECT AND LANDSCAPE ARCHITECT. DOUBLE-SIDED CMU CONSTRUCTION WITH STONE VENEER. HEARTH, SPARK ARRESTOR, MECHANICAL TO INCLUDE GAS LINE, EQUIPMENT VAULT, ALL POWER, KEY FOR TIMER ACCESS. INCLUDE TEMPERED GLASS SCREEN.	
SF-14	TREE PAVER GRATE	01-03 L3.05	IRONSMITH OR APPROVED EQ.	TBD	TBD	OFF-THE-SHELF TREE GRATE WITH TREE RING. PROVIDE SHOP DRAWINGS AND SAMPLES FOR APPROVAL BY ARCHITECT AND LANDSCAPE ARCHITECT.	
SF-15	ARBOR	01-03 L3.08	DELEGATED DESIGN ELEMENT, RE: COMMENTS	POWDER-COATED STEEL WITH PERFORATED PANELS	TBD	POWDERCOATED PAINTED STEEL STRUCTURE ANCHORED TO STRUCTURAL SLAB BY AVADEK OR APPROVED EQUAL. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. SUBMIT SHOP DRAWINGS FOR DESIGN TEAM REVIEW AND APPROVAL. SUBMIT SAMPLES, COLOR CHIPS AND PAINT DRAW-DOWNS FOR LANDSCAPE ARCHITECTS REVIEW AND APPROVAL. PROVIDE POWER TO ARBOR FOR FANS, LIGHTING, AND OUTLETS. **CONTRACTOR TO SUBMIT STAMPED STRUCTURAL SHOP DRAWINGS FOR REINFORCING AND FOUNDATIONS.**	
WF-01	WATER FEATURE - TYPE 01	03 L3.07	DESIGN-BUILD ELEMENT WATER FEATURE-WATER BOWL WITH DECORATIVE ROCK AND JETS	TBD	TBD	**EQUIPMENT** : TO BE FURNISHED BY APPROVED DESIGN BUILD WATER FEATURE CONTRACTOR. WATER FEATURE CONTRACTOR TO INCLUDE PUMPS, FILTERS, UNDERWATER LIGHTS, AUTOMATIC WATER FILL, ALL POWER, STORM DRAIN CONNECTION AND WATER SUPPLY. REFER TO ARCHITECTURE SHEETS FOR WATER FEATURE CONTROL ROOM LOCATION.	
WF-02	WATER FEATURE - TYPE 02	01-02 L3.07	DELEGATED DESIGN ELEMENT WATER FEATURE-STACKED STEEL BASINS WITH CASCADING COMPONENT	TBD	TBD	**EQUIPMENT** : TO BE FURNISHED BY APPROVED DESIGN BUILD WATER FEATURE CONTRACTOR. WATER FEATURE CONTRACTOR TO INCLUDE PUMPS, FILTERS, UNDERWATER LIGHTS, AUTOMATIC WATER FILL, ALL POWER, STORM DRAIN CONNECTION AND WATER SUPPLY. REFER TO ARCHITECTURE SHEETS FOR WATER FEATURE CONTROL ROOM LOCATION.	
SF-16	RAISED PLANTER	04 L3.05	18" HEIGHT POWDERCOATED ALUMINIUM PLANTER	TBD	TBD	SUBMIT SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE 5' MOCK-UP FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.	
SF-17	BENCH TYPE 01 - STACKED BENCH SEATING AT WATER FEATURE	01-02 L3.07	PRECAST CONCRETE STACKED BENCH WITH WOOD TOP	IPE WOOD	TBD	SUBMIT SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE 5' MOCK-UP FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.	
SF-18	BENCH TYPE 02 - CURVED BENCH	02 L3.06	PRECAST CONCRETE BENCH WITH WOOD TOP	IPE WOOD	TBD	SUBMIT SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE 5' MOCK-UP FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.	
SF-19	BENCH TYPE 03 - BENCH AT RAISED PLANTER		LANDSCAPE FORMS BENCH OR APPROVED EQ.	IPE WOOD	TBD	SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. WATERPROOF INTERIOR AND PROVIDE HOLES FOR DRAINAGE AND IRRIGATION CONNECTIONS.	PER MANUFACTURER
SF-20	BENCH TYPE 04	03 L3.06	PRECAST CONCRETE BENCH WITH WOOD TOP - LANDSCAPE FORMS BENCH OR APPROVED EQ.	IPE WOOD	TBD	SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. WATERPROOF INTERIOR AND PROVIDE HOLES FOR DRAINAGE AND IRRIGATION CONNECTIONS.	PER MANUFACTURER
SF-21	PING PONG TABLE		CARBON STEEL	PAINTED	TBD	QUANTITY PER PLANS. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.	
SF-22	BOLLARD AT CURBLESS CONDITION	04 L3.06	BEGA BOLLARD WITH LIGHTED SYSTEM BOLLARD HEAD OR APPROVED EQ.	STAINLESS		QUANTITY PER PLANS. CONTRACTOR TO PROVIDE PRODUCT DATA, SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.	
	VEHICULAR PAVING						
SYMBOL	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS	SPEC
VP-01	VEHICULAR PAVING TYPE 01 - NATURAL GRAY CONCRETE	RE: CIVIL	NATURAL GREY VEHICULAR-RATED CONCRETE	TORCAST	-	NATURAL GREY CONCRETE PAVING WITH GRAGE TOPCAST OR SIMILAR FINISH TO EXPOSE AGGREGATES. SAW CUT JOINTS TO MATCH BUILDING MODULE OR PER PLAN. REINFORCING PER CIVIL.	RE: CIVIL
SF-21	VEHICULAR PAVING TYPE 02 - CONCRETE PAVERS	RE: CIVIL	CONCRETE UNIT PAVER - ACKERSTONE OR APPROVED EQ.	TBD	TBD	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.	RE: CIVIL
E	EXPANSION JOINT	03 L3.01	N/A	LIGHT SAND AT SEALANT	TO MATCH ADJACENT CONCRETE	LAYOUT PER CONSTRUCTION ENLARGEMENT ON SHEET L.201, RE: DETAILS AND SPECIFICATIONS	
CJ	CONTROL JOINT	02 L3.01	N/A	N/A	N/A	LAYOUT PER CONSTRUCTION ENLARGEMENT ON SHEET L.201, RE: DETAILS AND SPECIFICATIONS	
	FENCING AND RAILS						
SYMBOL	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS	
FR-01	DOG PARK FENCING AND GATE	09-10 L3.02	48" HEIGHT OMEGA FENCING ELITE DOUBLE-WIRE W-FENCE POST AND SQUARE CAP OR APPROVED EQ.	TBD	TBD	INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE PRODUCT INFORMATION AND SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.	
FR-02	RAILING AT STAIRS	06 L3.01	STAINLESS STEEL	#4 BRUSHED	-	PROVIDE SHOP DRAWINGS & SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.	
FR-03	FENCE AT RESIDENTIAL DOOR YARDS	05 L3.06 /PER MANUFACTURER	CONCRETE WALL WITH BRICK CLADDING METAL FENCE: LANDSCAPE FORMS "LINE" FENCE AND GATE SET OR APPROVED EQ.	BRICK CLADDING TO MATCH ADJACENT ARCHITECTURE	BRICK CLADDING TO MATCH ADJACENT ARCHITECTURE	SUBMIT PRODUCT DATA,SAMPLES, AND WORKSHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE MOCK UP OF WALL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL. INSTALL GATE AND FENCE PER MANUFACTURER'S RECOMMENDATIONS.	

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS
LS1	STREET POLE LIGHT	12-13 L3.02	CITY STANDARD	TBD	TBD	RE ELECTRICAL CONSULTANT. VERIFY LOCATIONS FOR APPROVAL WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SUBMIT CUTSHEET AND COLOR SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
LS2	TREE UPLIGHT (2 PER TREE)	14 L3.02	TBD	STANDARD	BLACK	RE ELECTRICAL CONSULTANT. VERIFY LOCATIONS FOR APPROVAL WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SUBMIT CUTSHEET AND COLOR SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
LS3	ELECTRICAL OUTLET (1 PER TREE)	15 L3.02	PEDOC POWER PEDESTAL OR APPROVED EQ.	STANDARD	BLACK	HINGE TOP OUTLET BOX, 1-GANG. 12" TALL FFE. OUTLETS AND POWERS AS SPECIFIED BY ELECTRICAL. PROVIDE PAINT SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
LS4	EXTERIOR CATENARY SUSPENDED DECORATIVE STRING LIGHT		TBD	TBD	BLACK	RE ELECTRICAL CONSULTANT. VERIFY LOCATIONS FOR APPROVAL WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SUBMIT CUTSHEET AND COLOR SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
LS5	STRIP LIGHT AT WATER FEATURE		TBD	TBD	TBD	RE ELECTRICAL CONSULTANT. VERIFY LOCATIONS FOR APPROVAL WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SUBMIT CUTSHEET AND COLOR SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.

LIGHTING: OWNER TO PROVIDE ALLOWANCE.
RE: LIGHTING CONSULTANT. FIXTURES TO INCLUDE STREET AND PEDESTRIAN LIGHT POLES, SIGN LIGHTS, TREE UPLIGHTS, AND GFIC CONVENIENCE OUTLETS USING TYPICAL SPACING UNLESS NOTED OTHERWISE.

FURNISHINGS: OWNER TO PROVIDE ALLOWANCE FOR SITE MOVABLE FURNITURE.

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OJB LANDSCPE ARCHITECTS
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INTERIOR DESIGNER
VIDA DESIGN
971.349.0620

Key Plan

Issue

NO.	DATE
100% SCHEMATIC DESIGN	06/21/24

Revisions

NO.	DATE

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Landscape Architect: James Burnett
Registration No.: 1482
Date: 06/21/2024
The Office of James Burnett

CONSTRUCTION NOTES AND SCHEDULE

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

DATE	APPROVED
6/21/2024	X.Y.
SCALE:	JOB NO. 23425

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Plotted By: Cristina Fross Sheet Set: UC-13B-SSM Layout: L1.00 Version: June 21, 2024 10:29:28am Stored: T:\Projects\UC-13B-Utah City Block 13B and Block 18C\UC-13B-SHEETS\UC-13B-L1-CONSTRUCTION-PLANS.dwg

0 5 10 15 20
GRAPHIC SCALE: 1" = 20'

PLAN - CONSTRUCTION PLAN 18C 01
SCALE: 1" = 20'-0"

	LANDSCAPE MATERIALS		
SYMBOL	DESCRIPTION	DETAIL	MATERIAL
LS-01	ARTIFICIAL TURF TYPE 01	01 - 04 L3.02	DUPONT TM FOREVERLAWN SELECT OR APPROVED EQ.
LS-02	ARTIFICIAL TURF TYPE 02 - @ DOG RUN	05 L3.02	K9 GRASS BY FOREVERLAWN SELECT OR APPROVED EQ.

	PEDESTRIAN PAVING		
SYMBOL	DESCRIPTION	DETAIL	MATERIAL
PP-01	PEDESTRIAN PAVING TYPE 01 - GREY CONCRETE	01.02.03 L3.01	NATURAL GREY CONCRETE PAVING
PP-02	PEDESTRIAN PAVING TYPE 02 - CONCRETE UNIT PAVERS	07-11 L3.01	CONCRETE UNIT PAVER - ACKERTSTONE OR APPROVED EQ.
PP-03	PEDESTRIAN PAVING TYPE 03 - CONCRETE UNIT PAVERS	07-11 L3.01	CONCRETE UNIT PAVER - ACKERTSTONE OR APPROVED EQ.
PP-04	PEDESTRIAN PAVING TYPE 04 - STONE PAVING	12 L3.01	STONE TO MATCH OUTDOOR-RATED STONE ON 18C BLOCK
PP-05	PEDESTRIAN PAVING TYPE 05 - PAVING AT FRONT YARD 01	07-11 L3.01	CONCRETE UNIT PAVER - ACKERTSTONE OR APPROVED EQ.
PP-06	PEDESTRIAN PAVING TYPE 06 - PAVING AT FRONT YARD 02	01.02.03 L3.01	C.I.P. COLORED CONCRETE PAVING
PP-07	PEDESTRIAN PAVING TYPE 07 - WOOD LOOK PORCELAIN TILE	06-08 L3.02	LANDMARK CERAMICS OR APPROVED EQ.

	SITE FEATURES		
SYMBOL	DESCRIPTION	DETAIL	MATERIAL
SF-01	ADA ACCESSIBLE RAMP W/ DETECTABLE WARNING PLATE	RE: CIVIL	CONCRETE RAMP WITH DETECTABLE WARNING PLATE
SF-02	STAIRS - TYPE 01	04 L3.01	PRECAST CONCRETE STAIR
SF-03	STAIRS - TYPE 02	05 L3.01	PRECAST CONCRETE STAIR
SF-04	C.I.P. CONCRETE CURB	RE: CIVIL	
SF-05	BIKE RACK	PER MANUFACTURER	LANDSCAPE FORMS BIKE RACK OR APPROVED EQ.
SF-06	LITTER RECEPTACLE	PER MANUFACTURER	LANDSCAPE FORMS LITTER RECEPTACLE OR APPROVED EQ.
SF-07	PLANTER POT	11 L3.02	KORNEGAY PLANTER POT OR APPROVED EQ.
SF-08	OUTDOOR KITCHEN - TYPE 01	01 L3.03	COUNTER - DEKTON OR APPROVED EQ. / BACKSPLASH - CONCRETE COLLABORATIVE TILE OR EQ.
SF-09	OUTDOOR KITCHEN - TYPE 02	02 L3.03	COUNTER - DEKTON OR APPROVED EQ. / BACKSPLASH - CONCRETE COLLABORATIVE TILE OR EQ.
SF-10	OUTDOOR-RATED GRILL	PER MANUFACTURER	FIREMAGIC OR APPROVED EQ. EXTERIOR RATED, BUILT-IN GRILL W/ TIMER AND DOUBLE-ACCESS DOORS
SF-11	OUTDOOR-RATED SINK	PER MANUFACTURER	FIREMAGIC OR APPROVED EQ. EXTERIOR RATED, ADA COMPLIANT SINK
SF-12	FIRE FEATURE - TYPE 01	01 L2.04	PALOFORM FIRE FEATURE OR APPROVED EQ.
SF-13	FIRE FEATURE - TYPE 02	02-03 L2.04	DESIGN BUILD ELEMENT - FIRE FEATURE. RE: COMMENTS
SF-14	TREE PAVER GRATE	01-03 L3.05	IRONSMITH OR APPROVED EQ.
SF-15	ARBOR	01-03 L3.08	DELEGATED DESIGN ELEMENT. RE: COMMENTS
WF-01	WATER FEATURE - TYPE 01	03 L3.07	DESIGN-BUILD ELEMENT WATER FEATURE- WATER BOWL WITH DECORATIVE ROCK AND JETS
WF-02	WATER FEATURE - TYPE 02	01-02 L3.07	DELEGATED DESIGN ELEMENT WATER FEATURE- STACKED STEEL BASINS WITH CASCADING COMPONENT
SF-16	RAISED PLANTER	04 L3.05	18" HEIGHT POWDERCOATED ALUMINUM PLANTER
SF-17	BENCH TYPE 01 - STACKED BENCH SEATING AT WATER FEATURE	01-02 L3.07	PRECAST CONCRETE STACKED BENCH WITH WOOD TOP
SF-18	BENCH TYPE 02 - CURVED BENCH	02 L3.06	PRECAST CONCRETE BENCH WITH WOOD TOP
SF-19	BENCH TYPE 03 - BENCH AT RAISED PLANTER		LANDSCAPE FORMS BENCH OR APPROVED EQ.
SF-20	BENCH TYPE 04	03 L3.06	PRECAST CONCRETE BENCH WITH WOOD TOP - LANDSCAPE FORMS BENCH OR APPROVED EQ.
SF-21	PING PONG TABLE		CARBON STEEL
SF-22	BOLLARD AT CURBLESS CONDITION	04 L3.06	BEGA BOLLARD WITH LIGHTED SYSTEM BOLLARD HEAD OR APPROVED EQ.

	VEHICULAR PAVING		
SYMBOL	DESCRIPTION	DETAIL	MATERIAL
VP-01	VEHICULAR PAVING TYPE 01 - NATURAL GRAY CONCRETE	RE: CIVIL	NATURAL GREY VEHICULAR-RATED CONCRETE
SF-21	VEHICULAR PAVING TYPE 02 - CONCRETE PAVERS	RE: CIVIL	CONCRETE UNIT PAVER - ACKERTSTONE OR APPROVED EQ.
EJ	EXPANSION JOINT	03 L3.01	N/A
CJ	CONTROL JOINT	02 L3.01	N/A

	FENCING AND RAILS		
SYMBOL	DESCRIPTION	DETAIL	MATERIAL
FR-01	DOG PARK FENCING AND GATE	09-10 L3.02	48" HEIGHT OMEGA FENCING ELITE DOUBLE-WIRE W/ FENCE POST AND SQUARE CAP OR APPROVED EQ.
FR-02	RAILING AT STAIRS	06 L3.01	STAINLESS STEEL
FR-03	FENCE AT RESIDENTIAL DOOR YARDS	05 L3.06 /PER MANUFACTURER	CONCRETE WALL WITH BRICK CLADDING METAL FENCE: LANDSCAPE FORMS "L-line" FENCE AND GATE SET OR APPROVED EQ.

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	MATERIAL	FINISH
L01	STREET POLE LIGHT	12-13 L3.02	CITY STANDARD	TBD
L02	TREE UPLIGHT (2 PER TREE)	14 L3.02	TBD	STANDARD
L03	ELECTRICAL OUTLET (1 PER TREE)	15 L3.02	PEDOC POWER PEDESTAL OR APPROVED EQ.	STANDARD
L04	EXTERIOR CATENARY SUSPENDED DECORATIVE STRING LIGHT		TBD	TBD
L06	STRIP LIGHT AT WATER FEATURE		TBD	TBD

LIGHTING: OWNER TO PROVIDE ALLOWANCE.
RE: LIGHTING CONSULTANT. FIXTURES TO INCLUDE STREET AND PEDESTRIAN LIGHT POLES, SIGN LIGHTS, TREE UPLIGHTS, AND GFIC CONVENIENCE OUTLETS USING TYPICAL SPACING UNLESS NOTED OTHERWISE.

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Key Plan

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Registration No: 1482
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CONSTRUCTION PLAN - 18C

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

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R.H., T.L. R.G., B.O., S.S.

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SYMBOL	DESCRIPTION	DETAIL	MATERIAL
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PP-03	PEDESTRIAN PAVING TYPE 03 - CONCRETE UNIT PAVERS	07-11 L3.01	CONCRETE UNIT PAVER - ACKERTSTONE OR APPROVED EQ.
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SYMBOL	DESCRIPTION	DETAIL	MATERIAL
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L04	EXTERIOR CATENARY SUSPENDED DECORATIVE STRING LIGHT		TBD	TBD
L05	STRIP LIGHT AT WATER FEATURE		TBD	TBD

LIGHTING: OWNER TO PROVIDE ALLOWANCE.
RE: LIGHTING CONSULTANT. FIXTURES TO INCLUDE STREET AND PEDESTRIAN LIGHT POLES, SIGN LIGHTS, TREE UPLIGHTS, AND GFIC CONVENIENCE OUTLETS USING TYPICAL SPACING UNLESS NOTED OTHERWISE.

FURNISHINGS: OWNER TO PROVIDE ALLOWANCE FOR SITE MOVABLE FURNITURE.

0 5 10 15 20
GRAPHIC SCALE: 1" = 20'

PLAN - CONSTRUCTION PLAN 13B 01
SCALE 1" = 20'-0"

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INTERIOR DESIGNER
VIDA DESIGN
971.349.0620

Key Plan

Issue

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Landscape Architect: James Burnett
Registration No.: 1400
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CONSTRUCTION PLAN - 13B

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

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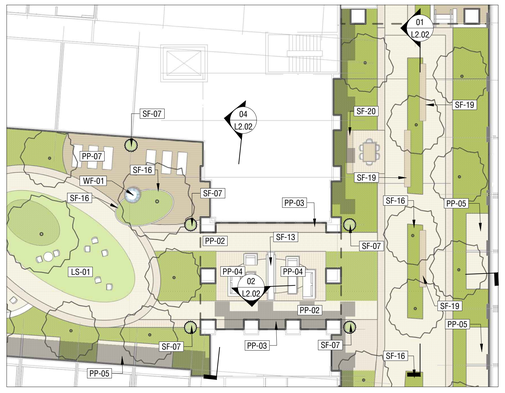

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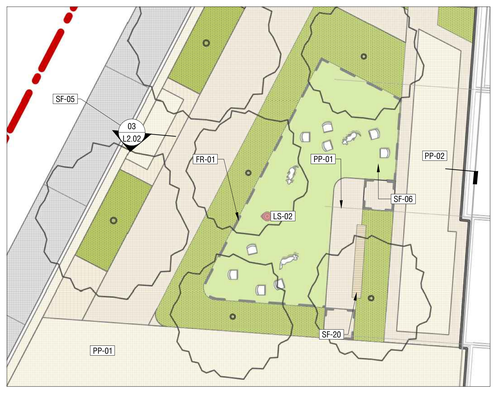
PLAN - ENLARGEMENT - 13B - COURTYARDS 03
HP-UC-13B-03-05



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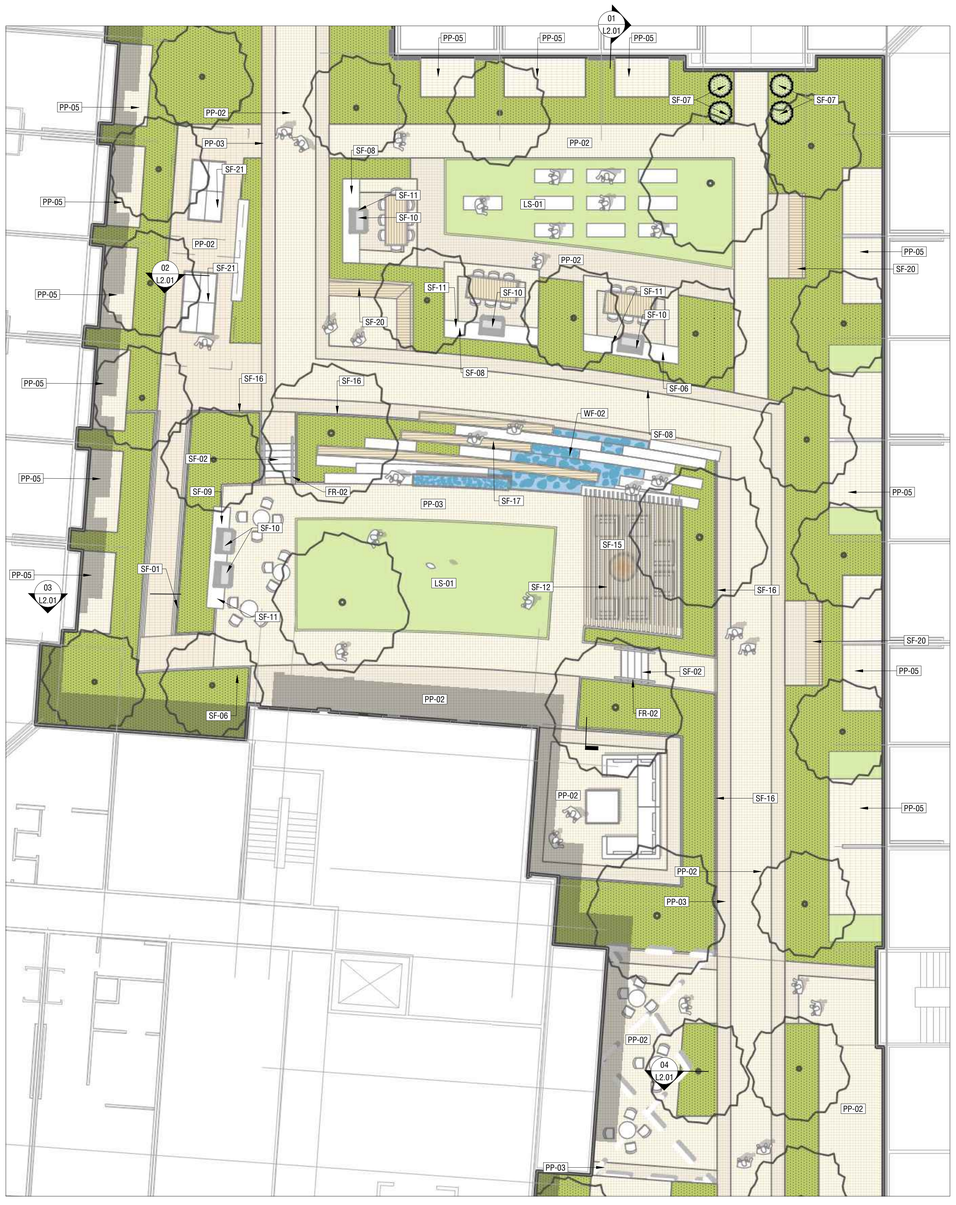
GRAPHIC SCALE: 1" = 10'

PLAN - ENLARGEMENTS - 13B DOG PARK 02
HP-UC-13B-03-06



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GRAPHIC SCALE: 1" = 10'

PLAN - ENLARGEMENT - BLOCK 18C 01
HP-UC-13B-03-16

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VIDA DESIGN
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Registration No.: 1483
Date: 06/21/2024
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ENLARGEMENTS, SECTIONS, AND RENDERINGS

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

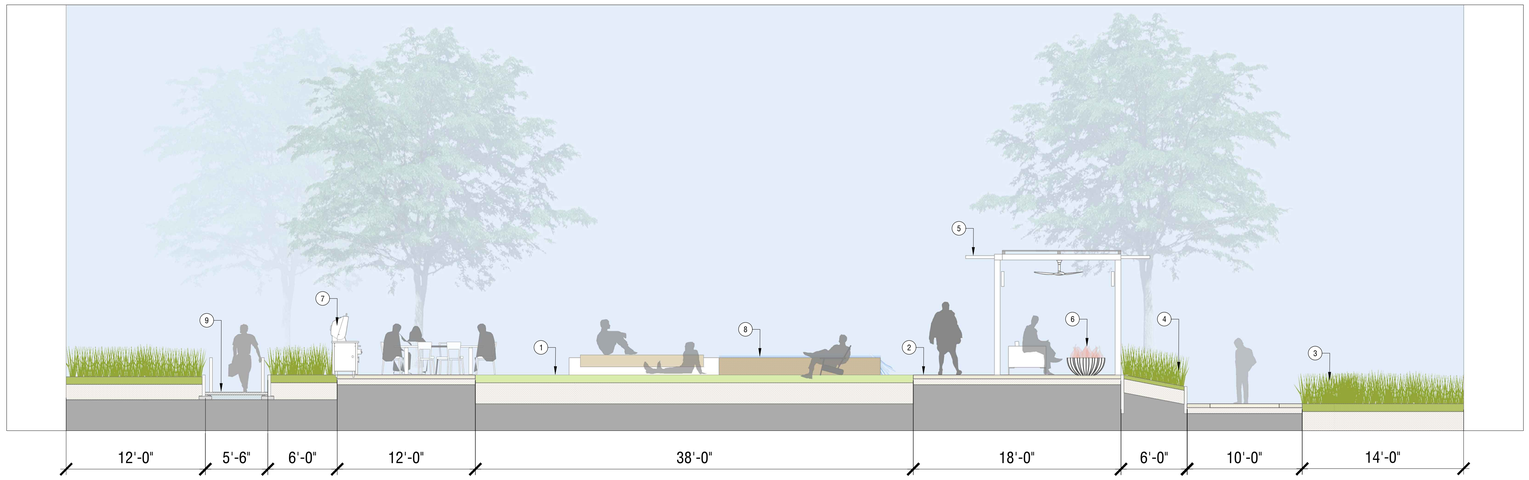
DATE	APPROVED
6/21/2024	X.Y.
SCALE:	JOB NO.
	23425

DRAWING NO.
L2.00

6/18/2024 10:08:36 AM

1 SYNTHETIC TURF
2 PAVING, RE: SCHEDULE
3 ORNAMENTAL PLANTING
4 RAISED PLANTER
5 ARBOR
6 FIRE FEATURE
7 OUTDOOR KITCHEN
8 WATER FEATURE
9 ACCESS RAMP

NOTE: REFERENCE CONSTRUCTION SCHEDULE FOR ALL MATERIALITY AND FINISHES.

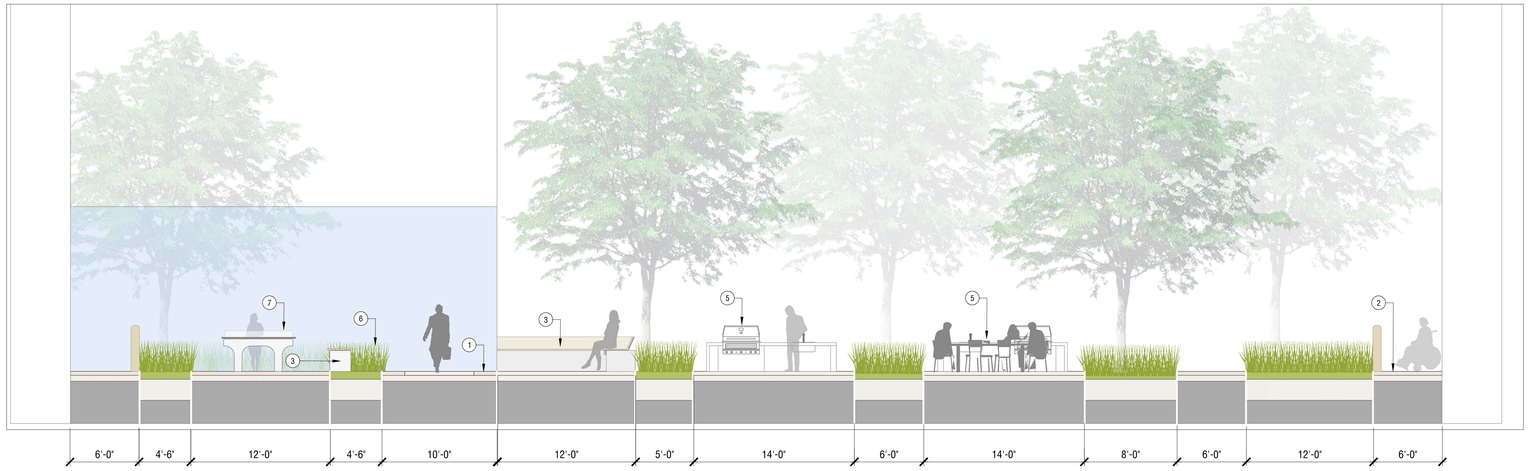


GRAPHIC SCALE: 3/16" = 1'-0"

SECTION - BLOCK 18C SECTION 03 HP-UC.138-CO-150 **03**

1 PAVING, RE: SCHEDULE
2 RESIDENTIAL DOOR YARDS
3 FIXED SEATING BENCH, RE: SCHEDULE
4 FIXED SEATING BENCH, RE: SCHEDULE
5 OUTDOOR KITCHEN
6 ORNAMENTAL PLANTING
7 GAME TABLE

NOTE: REFERENCE CONSTRUCTION SCHEDULE FOR ALL MATERIALITY AND FINISHES.

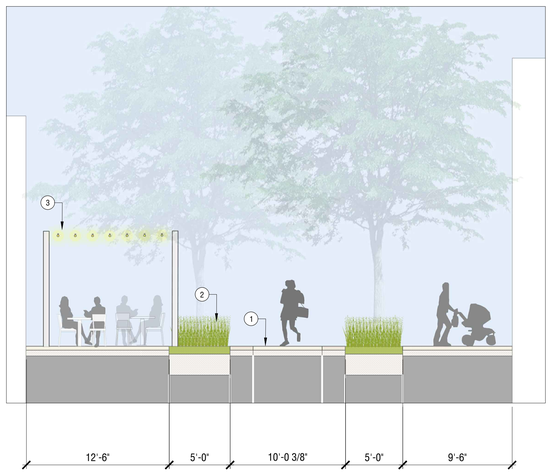


GRAPHIC SCALE: 3/16" = 1'-0"

SECTION - BLOCK 18C SECTION 02 HP-UC.138-CO-99 **02**

1 PAVING, RE: SCHEDULE
2 ORNAMENTAL PLANTING
3 CATENARY LIGHTING

NOTE: REFERENCE CONSTRUCTION SCHEDULE FOR ALL MATERIALITY AND FINISHES.

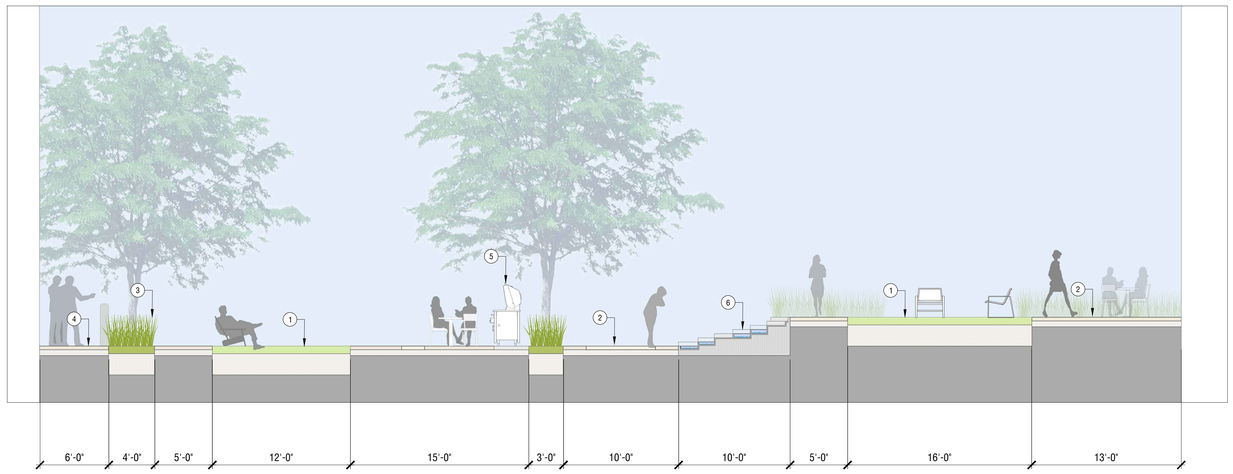


GRAPHIC SCALE: 3/16" = 1'-0"

SECTION - BLOCK 18C SECTION 04 HP-UC.138-CO-102 **04**

1 SYNTHETIC TURF
2 PAVING, RE: SCHEDULE
3 ORNAMENTAL PLANTING
4 RESIDENTIAL DOOR YARDS
5 OUTDOOR KITCHEN
6 WATER FEATURE

NOTE: REFERENCE CONSTRUCTION SCHEDULE FOR ALL MATERIALITY AND FINISHES.



GRAPHIC SCALE: 3/16" = 1'-0"

SECTION - BLOCK 18C SECTION 01 HP-UC.138-CO-101 **01**

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VIDA DESIGN
971.349.0620

Key Plan

Issue

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Revisions

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Registration No.: 1482
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ENLARGEMENTS, SECTIONS, AND RENDERINGS

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

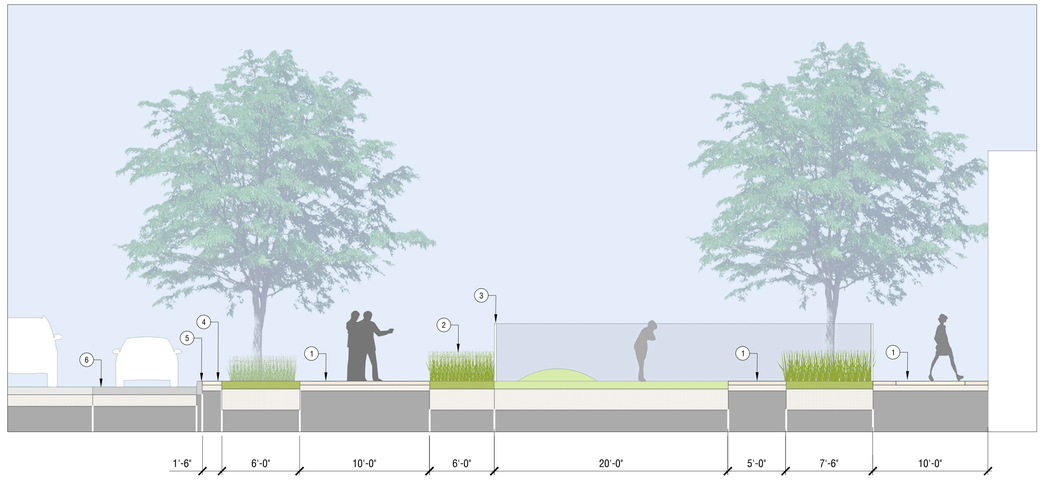
DRAWN
R.H., T.L. R.G., B.O., S.S.

DATE	APPROVED
6/21/2024	X.Y.
SCALE:	JOB NO. 23425

DRAWING NO.
L2.01

1 PAVING, RE: SCHEDULE
2 ORNAMENTAL PLANTING
3 DOG PARK FENCE
4 COURTESY CURB
5 CURB, RE: CIVIL
6 PARALLEL PARKING, RE: CIVIL

NOTE: REFERENCE CONSTRUCTION SCHEDULE FOR ALL MATERIALITY AND FINISHES.

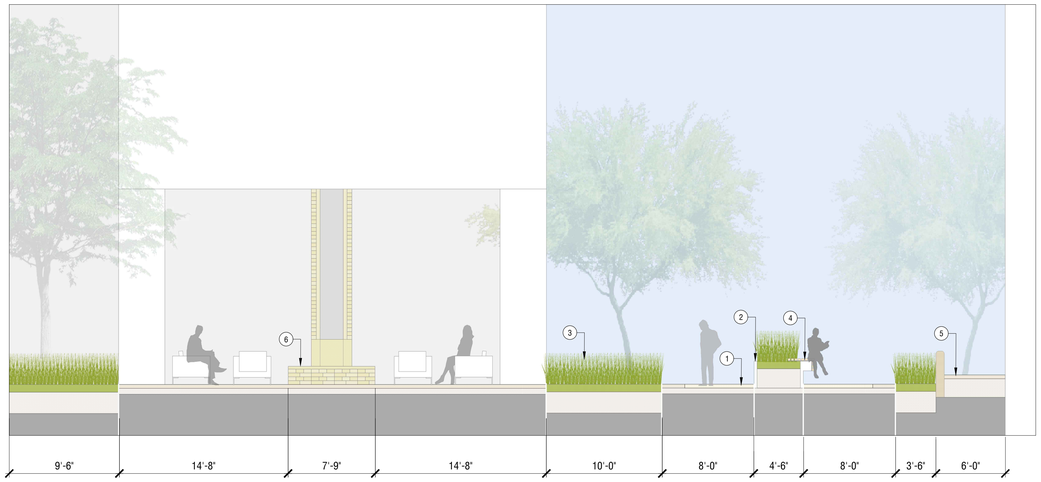


GRAPHIC SCALE: 3/16" = 1'-0"

SECTION - BLOCK 13B SECTION 03 03
HP-UC.13B-CO-102

1 PAVING, RE: SCHEDULE
2 RAISED PLANTER
3 ORNAMENTAL PLANTING
4 BENCH AT RAISED PLANTER
5 RESIDENTIAL DOORYARDS
6 FIRE FEATURE AT ORNAMENTAL WALL

NOTE: REFERENCE CONSTRUCTION SCHEDULE FOR ALL MATERIALITY AND FINISHES.

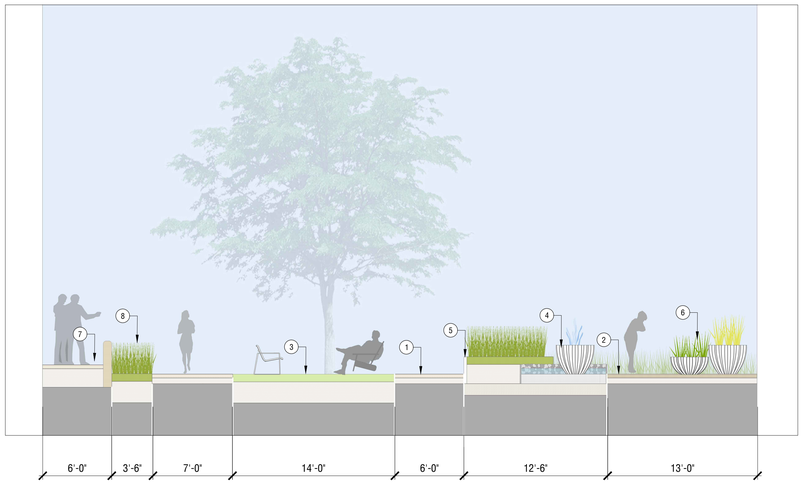


GRAPHIC SCALE: 3/16" = 1'-0"

SECTION - BLOCK 13B SECTION 02 02
HP-UC.13B-CO-103

1 PAVING, RE: SCHEDULE
2 WOOD LOOK TILE
3 SYNTHETIC TURF
4 WATER FEATURE
5 RAISED PLANTER
6 PLANTER POTS
7 RESIDENTIAL DOORYARDS
8 ORNAMENTAL PLANTING

NOTE: REFERENCE CONSTRUCTION SCHEDULE FOR ALL MATERIALITY AND FINISHES.

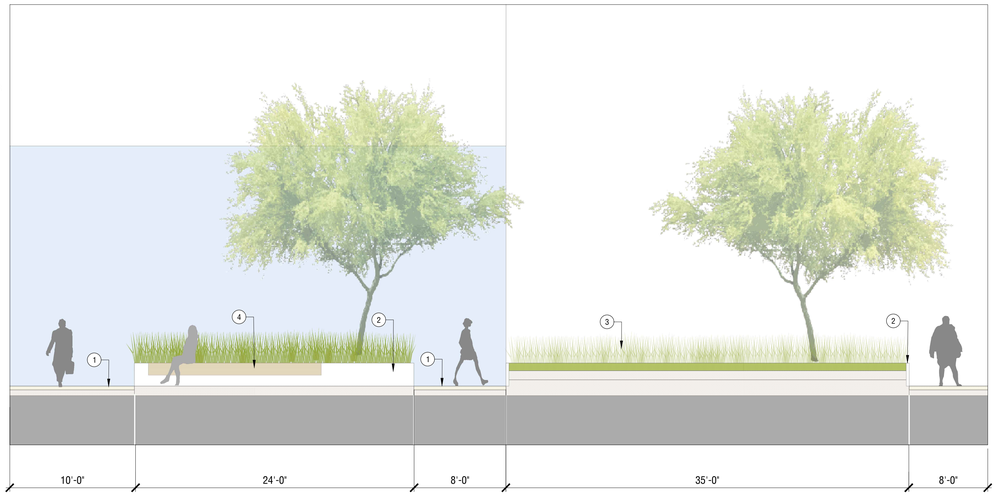


GRAPHIC SCALE: 3/16" = 1'-0"

SECTION - BLOCK 13B SECTION 04 04
HP-UC.13B-CO-104

1 PAVING, RE: SCHEDULE
2 RAISED PLANTER
3 ORNAMENTAL PLANTING
4 BENCH AT RAISED PLANTER

NOTE: REFERENCE CONSTRUCTION SCHEDULE FOR ALL MATERIALITY AND FINISHES.



GRAPHIC SCALE: 3/16" = 1'-0"

SECTION - BLOCK 13B SECTION 01 01
HP-UC.13B-CO-105

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Key Plan

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ENLARGEMENTS, SECTIONS, AND RENDERINGS

PRINCIPAL IN CHARGE B.O.	
PROJECT ARCHITECT R.H.	
DRAWN R.H., T.L. R.G., B.O., S.S.	
DATE 6/21/2024	APPROVED X.Y.
SCALE:	JOB NO. 23425

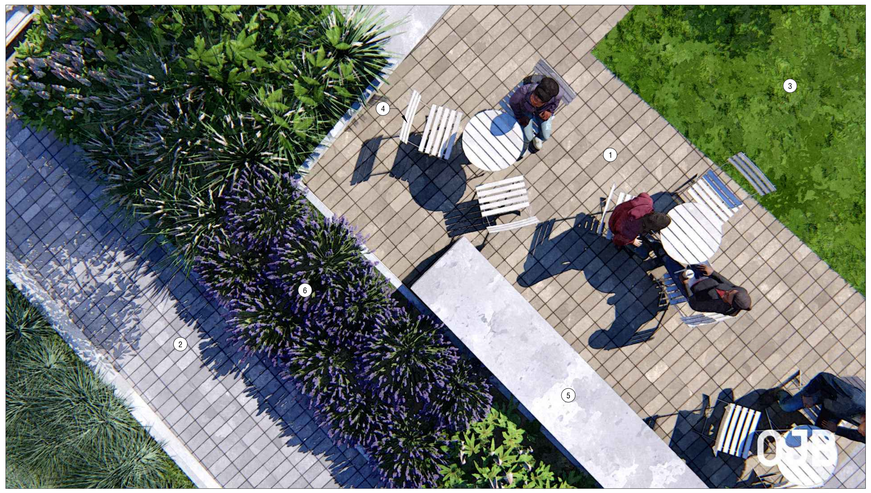
DRAWING NO.
L2.02

100% SCHEMATIC DESIGN

6/18/2024 10:08:36 AM

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 OUTDOOR MOVEABLE SEATING
5 OUTDOOR KITCHEN
6 ORNAMENTAL PLANTING

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES



PERSPECTIVE RENDERING - BLOCK 18C **06**

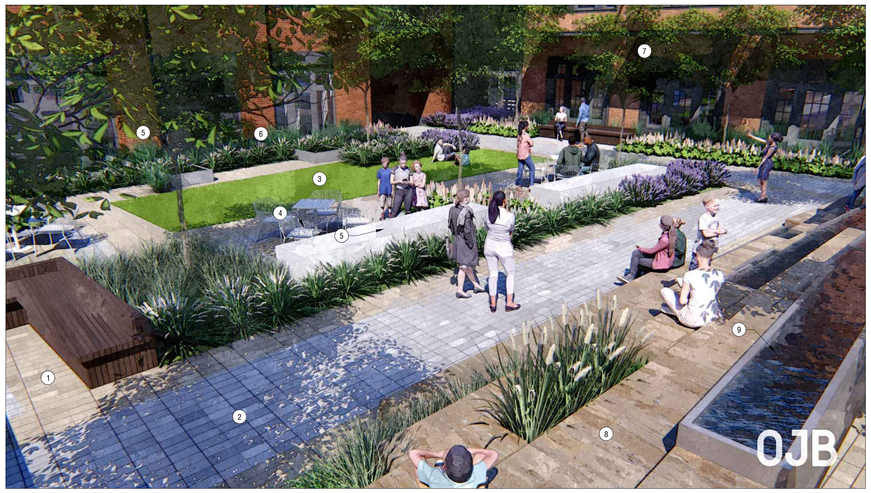
1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 OUTDOOR MOVEABLE SEATING
5 OUTDOOR KITCHEN
6 ORNAMENTAL PLANTING
7 SHADE CANOPY
8 FIXED BENCH SEATING

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES

PERSPECTIVE RENDERING - BLOCK 18C **03**

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 OUTDOOR MOVEABLE SEATING
5 OUTDOOR KITCHEN
6 ORNAMENTAL PLANTING
7 SHADE CANOPY
8 STACKED BENCH SEATING
9 WATER FEATURE

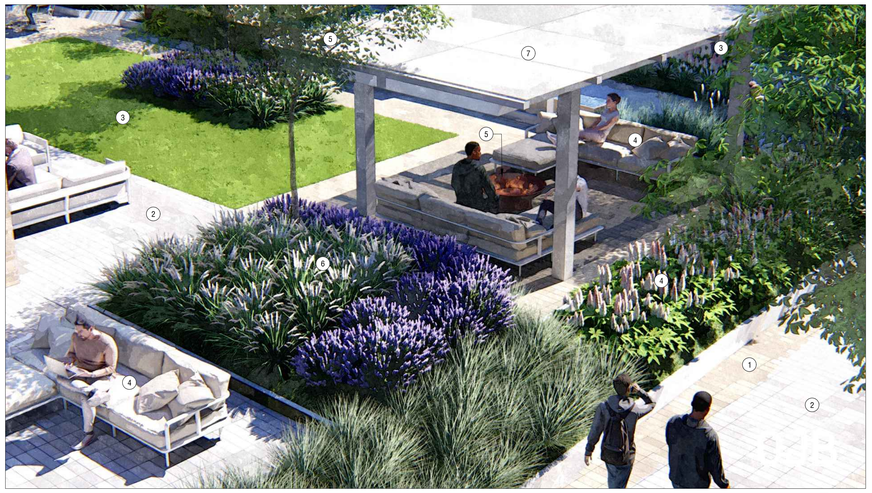
NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES



PERSPECTIVE RENDERING - BLOCK 18C **05**

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 OUTDOOR MOVEABLE SEATING
5 FIRE FEATURE
6 ORNAMENTAL PLANTING
7 ARBOR

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES



PERSPECTIVE RENDERING - BLOCK 18C **02**

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 OUTDOOR MOVEABLE SEATING
4 OUTDOOR KITCHEN
5 ORNAMENTAL PLANTING
6 SHADE CANOPY
7 FIXED BENCH SEATING
8 STACKED BENCH SEATING
9 WATER FEATURE
10 ARBOR

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES

PERSPECTIVE RENDERING - BLOCK 18C **04**

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 OUTDOOR MOVEABLE SEATING
5 OUTDOOR KITCHEN
6 ORNAMENTAL PLANTING
7 SHADE CANOPY
8 FIXED BENCH SEATING
9 STACKED BENCH SEATING
10 WATER FEATURE
11 ARBOR

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES

PERSPECTIVE RENDERING - BLOCK 18C **01**

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R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

DATE	APPROVED
6/21/2024	X.Y.
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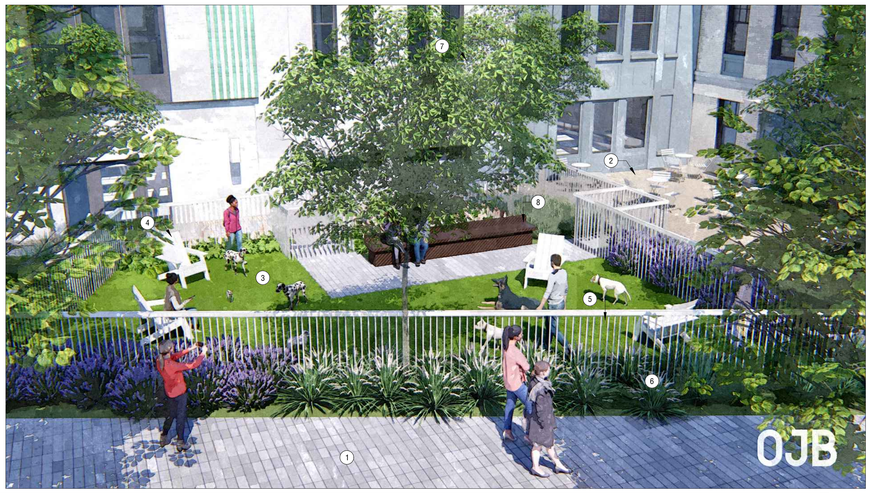
1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 OUTDOOR MOVEABLE SEATING
5 DOG RUN FENCE
6 ORNAMENTAL PLANTING
7 SHADE CANOPY
8 FIXED BENCH SEATING

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES



PERSPECTIVE RENDERING - BLOCK 13B 06

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 WOOD LOOK TILE
5 WATER FEATURE
6 ORNAMENTAL PLANTING
7 SHADE CANOPY

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES

PERSPECTIVE RENDERING - BLOCK 13B 03

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 OUTDOOR MOVEABLE SEATING
5 DOG RUN FENCE
6 ORNAMENTAL PLANTING
7 SHADE CANOPY
8 FIXED BENCH SEATING
9 ART ELEMENT

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES

PERSPECTIVE RENDERING - BLOCK 13B 05

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 WOOD LOOK TILE
5 RAISED PLANTER WITH WATER FEATURE
6 ORNAMENTAL PLANTING
7 SHADE CANOPY
8 FIXED BENCH SEATING

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES

PERSPECTIVE RENDERING - BLOCK 13B 02

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 RAISED PLANTER
4 FIXED SEATING BENCH
5 ORNAMENTAL PLANTING
6 SHADE CANOPY

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES

PERSPECTIVE RENDERING - BLOCK 13B 04

1 PAVING PER SCHEDULE
2 PAVING PER SCHEDULE
3 SYNTHETIC TURF
4 OUTDOOR MOVEABLE SEATING
5 FIRE FEATURE
6 ORNAMENTAL PLANTING
7 SHADE CANOPY
8 FIXED BENCH SEATING

NOTE:
REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES

PERSPECTIVE RENDERING - BLOCK 13B 01

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1 PAVEMENT PER PLAN LANDING AT BOTTOM OF RAMP SHALL BE MIN. 4' LONG AND SAME WIDTH AS THE RAMP

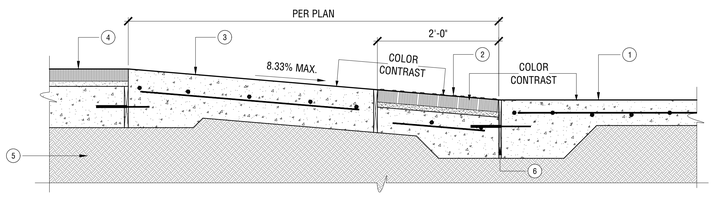
2 ADA DETECTABLE WARNING PLATES ENSURE COLOR CONTRAST WITH ADJACENT PAVEMENT (TOP AND BOTTOM) RE: HARDSCAPE SCHEDULE FOR MATERIAL AND FINISH

3 CAST-IN-PLACE CONCRETE RAMP. 5" REINFORCED CONCRETE W/ #3 BAR @ 18"O.C. E.W. RAMP TO BE DYED AND SCORED WITH 3/8" DEEP MARKS 2" O.C. AS PER THE STATE OF TEXAS PROGRAM FOR THE ELIMINATION OF ARCHITECTURAL

4 PAVEMENT PER PLAN LANDING AT TOP OF RAMP SHALL BE MIN. 3' LONG AND OF THE SAME WIDTH AS RAMP, 2% SLOPE MAX. AT EVERY DIRECTION

5 COMPACT SUBGRADE TO 95% PROCTOR DENSITY

6 EXPANSION JOINT



SCALE: 1" = 1'-0"

SECTION - CURB RAMP 10
HP-UC.13B-CO-13

1 CONCRETE UNIT PAVING ON REINFORCED SLAB

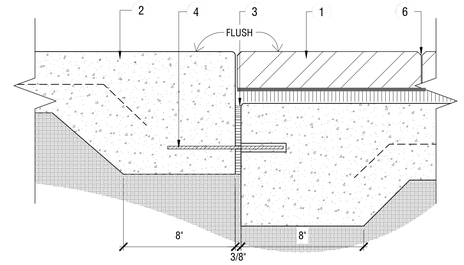
2 DECORATIVE CONCRETE REINFORCED PAVING

3 3/8" ELASTOMERIC SEALANT JOINT

4 9" SPEED DOWEL W/ #4 REBAR @ 36" O.C.

5 PREPARED SUBGRADE
- RE: GEOTECHNICAL REPORT

6 1/8" MAX POLYMERIC SAND SWEPT JOINT



SECTION - CONCRETE PAVING TO CONCRETE UNIT PAVING 07
3" = 1'-0"
HP-UC.13B-CO-52

1 CURB

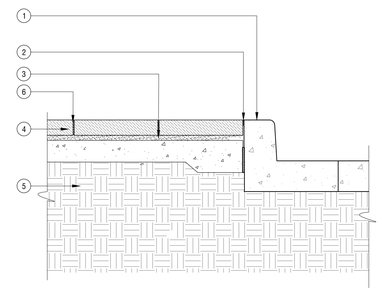
2 EXPANSION JOINT

3 UNIT PAVER ON 1" THICK SAND SETTING BED

4 CONCRETE PAVING, RE: HARDSCAPE PLANS

5 MATERIAL BENEATH SUBSLAB, PER GEOTECH REPORT RECOMMENDATIONS

6 SAND SWEPT JOINTS, RE: SPECS



SCALE: 1" = 1'-0"

SECTION - CONCRETE UNIT PAVING AT CURB 06
HP-UC.13B-CO-03

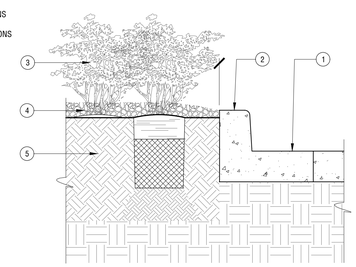
1 VEHICULAR CONCRETE PAVING

2 CURB

3 PLANTING, RE: PLANTING PLAN

4 3" GRAVEL MULCH, RE: SPECIFICATIONS

5 SPECIFIED SOIL MIX, RE: SPECIFICATIONS



SCALE: 1" = 1'-0"

SECTION - PLANTING AT CONCRETE CURB 05
HP-UC.13B-CO-73

1 CURB

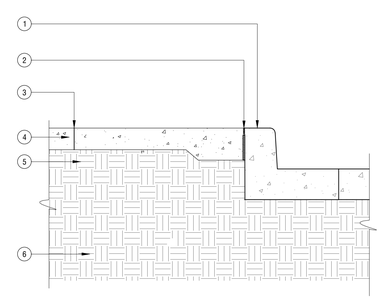
2 EXPANSION JOINT

3 EXPANSION AND CONTROL JOINTS, RE: HARDSCAPE PLANS

4 CONCRETE PAVING, RE: HARDSCAPE PLANS

5 MATERIAL BENEATH SUBSLAB, PER GEOTECH REPORT RECOMMENDATIONS

6 PREPARED SUBGRADE, PER GEOTECH REPORT AND CIVIL



SCALE: 1" = 1'-0"

SECTION - CONCRETE PAVING AT CURB 04
HP-UC.13B-CO-05

NOTES:
1. REFER TO 02 L301 FOR EXPANSION JOINT DETAIL
2. REFER TO 03 L301 FOR SAW CUT/CONTROL JOINT DETAIL
3. MEDIUM BROOM FINISH TO RUN PERPENDICULAR TO PATH DIRECTION.

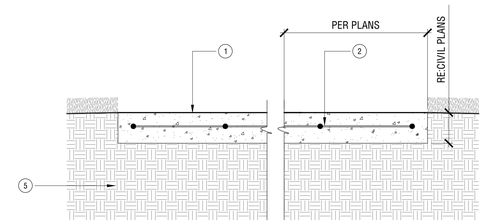
1 VEHICULAR CONCRETE

2 REINFORCEMENT

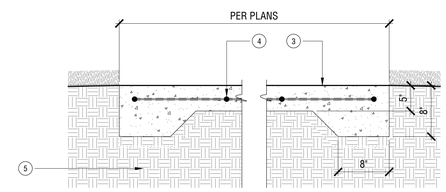
3 CONCRETE WALK, RE: HARDSCAPE SCHEDULE FOR FINISH

4 #4 REBAR @18" O.C. EACHWAY

6 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT



VEHICULAR CONCRETE



PEDESTRIAN CONCRETE

SCALE: 1" = 1'-0"

SECTION - CONCRETE WALK 03
HP-UC.13B-CO-04

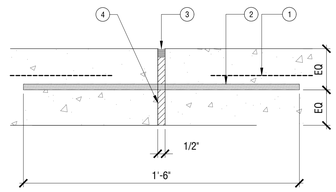
NOTES:
1. REFER TO PLANS FOR EXPANSION JOINT LOCATIONS.
2. SUBMIT A SAMPLE OF SEALANT AND PROVIDE MOCK-UP. SEALANT TO MATCH COLOR OF CONCRETE.

1 REINFORCED STEEL

2 9" SPEED DOWEL W/ #4 REBAR @ 36" O.C.

3 JOINT SEALANT PER SPECIFICATIONS

4 FIBER EXPANSION JOINT USE 'SNAP CAP' FOR INSTALLATION



GRAPHIC SCALE: 3" = 1'-0"

SECTION - PEDESTRIAN PAVEMENT EXPANSION JOINT (EJ) 02
HP-UC.13B-CO-05

1 PEDESTRIAN UNIT PAVERS ON 1 INCH SAND SETTING BED

2 WRAP GEOTEXTILE FABRIC UP SIDES OF MORTAR BED. REF: UNIT PAVER SPECS

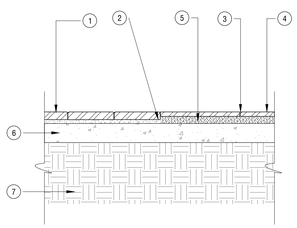
3 GROUT JOINTS (TYP)

4 STONE PAVING; 3CM THICK

5 REINFORCED FORTIFIED STONE SETTING SYSTEM

6 CONCRETE SUB - BASE

7 COMPACTED SOIL SUB - GRADE



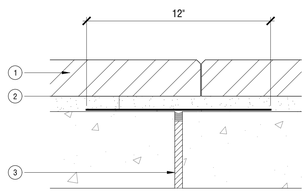
SCALE: 3/4" = 1'-0"

SECTION - UNIT PAVERS AT STONE PAVING 13
HP-UC.13B-CO-41

1 CONCRETE UNIT PAVER

2 GEOTEXTILE FABRIC: EXTEND 6 INCHES ON EACH SIDE OF ALL CONCRETE EXPANSION JOINTS, CONTROL JOINTS, ISOLATION JOINTS AND CONSTRUCTION JOINTS.

3 CONCRETE SUBSLAB EXPANSION JOINT.



SCALE: 3" = 1'-0"

SECTION - UNIT PAVERS OVER SUBSLAB JOINT 09
HP-UC.13B-CO-11

1 EXISTING UNIT PAVERS 60 MM THICK, 4X4

2 WRAP GEOTEXTILE FILTER FABRIC OVER EXPANSION JOINTS IN CONCRETE. (TYP)

3 POLYMERIC SAND - FILLED JOINTS (TYP)

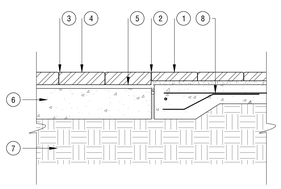
4 UNIT PAVERS 80MM THICK, VARIES IN SIZE; 3X18 AND 9X18

5 1 - INCH SAND SETTING BED

6 CONCRETE SUB - BASE. RE: CIVIL

7 COMPACTED SOIL SUB - GRADE

8 #3 BARS @ 18" OR #4 BARS @24"



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

SECTION - 60 MM UNIT PAVERS AT 80 MM UNIT PAVERS 11
HP-UC.13B-CO-32

1 CONCRETE UNIT PAVER

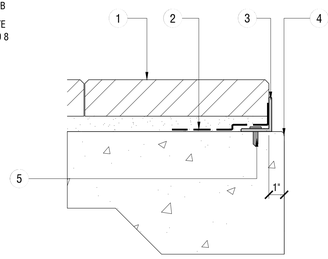
2 GEOTEXTILE FABRIC: EXTEND 6 INCHES ONTO SUBSLAB AND WRAP SIDES OF ALL EDGE RESTRAINTS.

3 UNIT PAVER EDGE RESTRAINT.

4 1/4 INCH RADIUS EDGE AT CORNER OF CONCRETE SUBSLAB

5 RAMSET/HILTI 1 INCH CONCRETE NAIL. SPACE NAILS EVERY 6 TO 8 INCHES O.C. (TYP.)

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



SCALE: 3" = 1'-0"

SECTION - CONCRETE UNIT PAVER EDGE RESTRAINT 08
HP-UC.13B-CO-23

1 CURB

2 EXPANSION JOINT

3 EXPANSION AND CONTROL JOINTS, RE: HARDSCAPE PLANS

4 CONCRETE PAVING, RE: HARDSCAPE PLANS

5 MATERIAL BENEATH SUBSLAB, PER GEOTECH REPORT RECOMMENDATIONS

6 PREPARED SUBGRADE, PER GEOTECH REPORT AND CIVIL

SCALE: 1" = 1'-0"

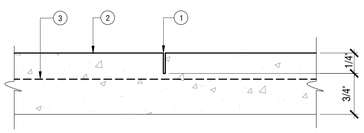
SECTION - CONCRETE PAVING AT CURB 04
HP-UC.13B-CO-05

NOTES
1. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
2. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
3. CONTROL JOINTS: FORM WEAKENED-PLANE CONTROL JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTROL JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS.
4. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH (6-MM) RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
5. SAW CUT JOINTS SHALL BE PLACED IN FRESH CONCRETE. PROVIDE CONCRETE MOCKUP WITH SAW CUTS TO BE REVIEWED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
6. SAW CUT JOINTS SHALL BE HAND FINISHED AT WALLS AND OTHER VERTICAL OBSTRUCTIONS.

1 SAW CUT JOINT

2 PAVING RE PLAN

3 REINFORCING



GRAPHIC SCALE: 3" = 1'-0"

SECTION - SAWCUT / CONTROL JOINT 01
HP-UC.13B-PLA-05

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Key Plan

Issue

NO.	DATE
100% SCHEMATIC DESIGN	06/21/24

Revisions

NO.	DATE

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Landscape Architect: James Burnett
Registration No.: 1482
Date: 06/21/2024
The Office of James Burnett

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B.O.

PROJECT ARCHITECT
R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

DATE	APPROVED
6/21/2024	X.Y.
SCALE:	JOB NO. 23425

DRAWING NO.
L3.00

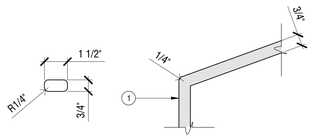
NOTES:
1. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES.
3. ALL STAINLESS STEEL IS TO BE TYPE 316 UNLESS NOTED OTHERWISE.
4. SUBMIT SHOP DRAWINGS (INCLUDING POST LOCATIONS) OF ALL STEEL MEMBERS FOR APPROVAL BY ARCHITECT AND STRUCTURAL ENGINEER.
5. SUBMIT HANDRAIL SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. CONTRACTOR IS TO REVIEW LAYOUT IN FIELD PRIOR TO INSTALLATION.

1 GUARDRAIL POST

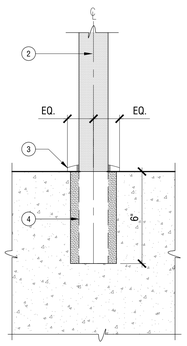
2 HANDRAIL
RE: CONSTRUCTION SCHEDULE FOR MATERIALS

3 COVER PLATE, ENSURE FULL COVERAGE OF EMBEDMENT HOLES

4 EMBEDMENT



ELEVATION - HANDRAIL END, TYP.



SECTION - GUARDRAIL EMBED AT PAVING

0 6" 9" 1'-0"
GRAPHIC SCALE: 3" = 1'-0"

DETAIL - HANDRAIL 06
HP-UC.13B-CO-46

NOTES
1. REFER TO STRUCTURAL FOR FOUNDATION, REINFORCING, AND CONNECTION TO EXISTING STRUCTURE
2. STAIR HANDRAIL SUPPORT MAXIMUM 5'-0" O.C. PER STRUCTURAL ENGINEER

1 STAIR TREAD LIGHT
RE: MEP

2 1 - 1/2" ROUND STAINLESS STEEL HANDRAIL; RE: 07 L3.05

3 PRECAST CONCRETE TREAD AND RISER, RE: HARDSCAPE SCHEDULE

4 ADJACENT PAVING, RE: HARDSCAPE PLANS

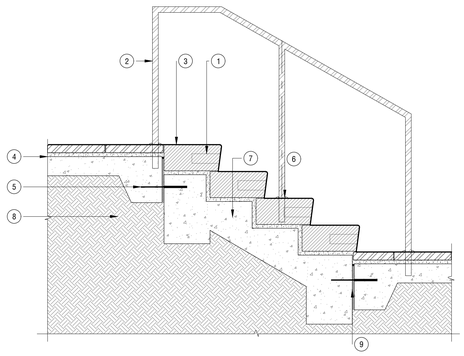
5 DOWEL, RE: STRUCTURAL

6 POST EMBEDIMENT, RE: 0X L3.0X

7 FOUNDATION, RE: STRUCTURAL

8 COMPACTED SUBGRADE, PER GEOTECH REPORT

9 EXPANSION JOINT, #3 DOWEL WITH GREASED SLEEVE CENTERED ON JOINT, SPACED 18" O.C. MAX., TYP., RE: 03 L3.01



0 8" 16"
SCALE: 3/4" = 1'-0"

SECTION - PEDESTRIAN UNIT PAVERS AT PRECAST CONCRETE STAIR - 4 TREADS 05
HP-UC.13B-CO-44

NOTES
1. REFER TO STRUCTURAL FOR FOUNDATION, REINFORCING, AND CONNECTION TO EXISTING STRUCTURE
2. STAIR HANDRAIL SUPPORT MAXIMUM 5'-0" O.C. PER STRUCTURAL ENGINEER

1 STAIR TREAD LIGHT, RE: MEP

2 1-1/2" ROUND STAINLESS STEEL HANDRAIL; RE: 07 L3.05

3 PRECAST CONCRETE TREAD AND RISER
RE: HARDSCAPE SCHEDULE

4 ADJACENT PAVING, RE: HARDSCAPE PLANS

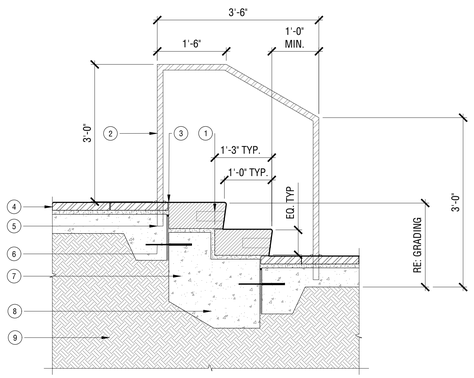
5 POST EMBEDMENT, RE: 0X L3.0X

6 DOWEL, RE: STRUCTURAL

7 FOUNDATION, RE: STRUCTURAL

8 EXPANSION JOINT, #3 DOWEL WITH GREASED SLEEVE CENTERED ON JOINT, SPACED 18" O.C. MAX., TYP., RE: 03 L3.01

9 COMPACTED SUBGRADE, PER GEOTECH REPORT



0 8" 16"
SCALE: 3/4" = 1'-0"

SECTION - PEDESTRIAN UNIT PAVERS AT PRECAST CONCRETE STAIR - 2 TREADS 04
HP-UC.13B-CO-10

1 ORNAMENTAL PLANTING - FINAL ELEVATION OF 'PLANTING SOIL' TO BE 1 1/2 INCHES BELOW FINISH GRADE OF PAVING. TOP OF MULCH TO BE APPROX. 1/8 INCH TO 1/4 INCH LOWER THAN PAVER ELEVATION. MULCH TO GRADUALLY TAPER UP TO AN OVERALL MULCH THICKNESS OF 3 INCHES.

2 PROVIDE 1/4 - INCH RADIUS ON EDGE OF STONE WHERE ADJACENT TO DG PAVING

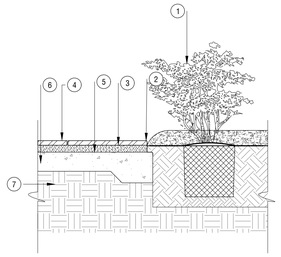
3 GROUT JOINTS (TYP)

4 STONE PAVING; 3CM THICK

5 REINFORCED FORTIFIED STONE SETTING SYSTEM

6 CONCRETE SUB - BASE

7 COMPACTED SOIL SUB - GRADE



0 8" 16"
SCALE: 3/4" = 1'-0"

SECTION - PLANTING AREA AT PEDESTRIAN STONE PAVING 03
HP-UC.13B-CO-43

1 ORNAMENTAL PLANTING - FINAL ELEVATION OF PLANTING SOIL TO BE 3 ¼ INCHES BELOW FINISH GRADE OF PAVING. TOP OF GRAVEL MULCH TO BE APPROX. 3/4 INCH TO 1 INCH LOWER THAN PAVER ELEVATION. GRAVEL MULCH TO GRADUALLY TAPER UP TO AN OVERALL MULCH THICKNESS OF 3 INCHES.

2 UNIT PAVER EDGE RESTRAINT. WRAP GEOTEXTILE FILTER FABRIC UP SIDES OF EDGE RESTRAINTS.

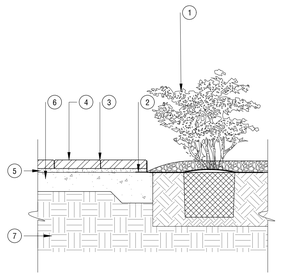
3 POLYMERIC SAND-FILLED JOINTS (TYP)

4 UNIT PAVERS

5 1 - INCH SAND SETTING BED

6 CONCRETE SUB - BASE

7 COMPACTED SOIL SUB - GRADE



0 8" 16"
SCALE: 3/4" = 1'-0"

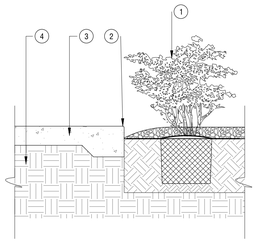
SECTION - PLANTING AREA AT PEDESTRIAN CONCRETE UNIT PAVERS 02
HP-UC.13B-CO-14

1 ORNAMENTAL PLANTING - FINAL ELEVATION OF PLANTING SOIL TO BE 3 ¼ INCHES BELOW FINISH GRADE OF PAVING. TOP OF GRAVEL MULCH TO BE APPROX. 3/4 INCH TO 1 INCH LOWER THAN PAVER ELEVATION. GRAVEL MULCH TO GRADUALLY TAPER UP TO AN OVERALL MULCH THICKNESS OF 3 INCHES.

2 1/4 - INCH RADIUS TOOLED EDGE

3 CONCRETE PAVING

4 COMPACTED SOIL SUB - GRADE



0 8" 16"
SCALE: 3/4" = 1'-0"

SECTION - PLANTING AREA AT PEDESTRIAN CONCRETE PAVING 01
HP-UC.13B-CO-13

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PROJECT ARCHITECT R.H.	
DRAWN R.H., T.L. R.G., B.O., S.S.	
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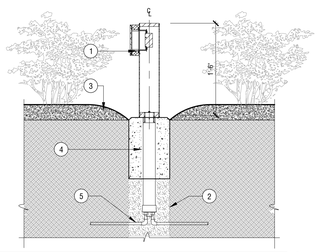
1 HINGE TOP OUTLET BOX ANCHOR BASE PLATE PER MANUFACTURER RECOMMENDATIONS LOCATIONS PER PLANS RE SCHEDULE FOR FINISH

2 PEA GRAVEL OR SAND

3 MULCH/ PLANTING AREA. ENSURE COMPLETE COVERAGE OF CONCRETE FOUNDATION & HARDWARE

4 10" DIAMETER CONCRETE FOOTING

5 CONDUIT, RE ELECTRICAL



SECTION - HINGE-TOP CONVENIENCE OUTLET 15
HP-UC.13B-CD-30
GRAPHIC SCALE: 1" = 1'-0"

1 COMPACTED SUBGRADE

2 ELECTRICAL CONDUIT

3 PEA GRAVEL OR SAND

4 6" OPTIONAL STABILITY FLANGE

5 TOPSOIL RE: SPECS

6 CONCRETE FOOTING; TOP TO BE 1/2" ABOVE ADJACENT GRADE

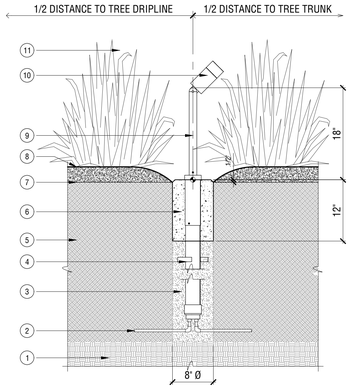
7 TOP OF SOIL

8 3" MULCH LAYER RE: SPECS

9 ADJUSTABLE TELESCOPING POLE

10 SPECIFIED TREE UPLIGHT RE: HARDSCAPE SCHEDULE

11 ORNAMENTAL PLANTING RE: PLANTING PLANS



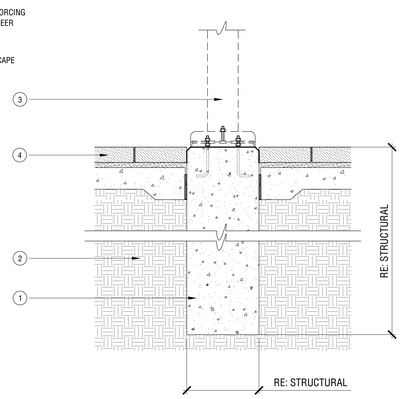
SECTION - TREE UPLIGHT WITH CONCRETE FOOTING 14
HP-UC.13B-CD-34
SCALE: 1" = 1'-0"

1 FOUNDATION AND REINFORCING PER STRUCTURAL ENGINEER

2 COMPACTED SUBGRADE

3 LIGHT POLE, RE: HARDSCAPE SCHEDULE

4 UNIT PAVERS



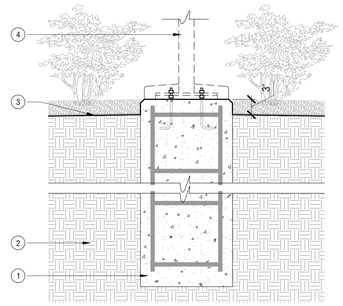
SECTION - LIGHT POLE FOUNDATION IN PAVERS 13
HP-UC.13B-CD-29
SCALE: 1" = 1'-0"

1 FOUNDATION AND REINFORCING PER STRUCTURAL

2 COMPACTED SUBGRADE

3 SLOPE GRADE AWAY FROM LIGHT

4 OUTLINE OF SCHEDULED LIGHT



SECTION - LIGHT POLE FOUNDATION IN LANDSCAPE AREAS 12
HP-UC.13B-CD-28
GRAPHIC SCALE: 1" = 1'-0"

NOTES:
1. CONTRACTOR SHALL ATTACH PLANTER POT TO PAVING WITH EPOXY
2. CONTRACTOR TO COORDINATE DRAIN LINE INSTALLATION WITH FINAL POTTERY LOCATION. POTTERY DRAIN LINE AND IRRIGATION HOLE TO BE DRILLED ON SITE
3. VERIFY FINAL LOCATION OF POTTERY WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

1 PLANTING, RE: PLANTING PLAN AND SCHEDULE

2 PLANTER POT SOIL, RE: SPECS

3 IRRIGATION POP UP HEAD, RE: IRRIGATION PLAN

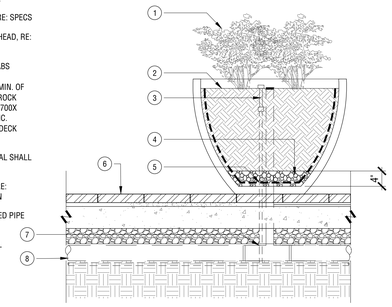
4 1/2"Ø, PERFORATED ABS PLASTIC SDR PIPE. SURROUND WITH 2" MIN. OF 3/4" WASHED RIVER ROCK WRAPPED IN MIRAFI 700X WOVEN FILTER FABRIC. ALLOW TO WEEP TO DECK DRAIN.

5 WATERPROOFING SEAL SHALL SURROUND PIPE

6 ADJACENT PAVING, RE: CONSTRUCTION PLAN

7 CONNECT PERFORATED PIPE TO CIVIL

8 DRAIN LINE, RE; CIVIL

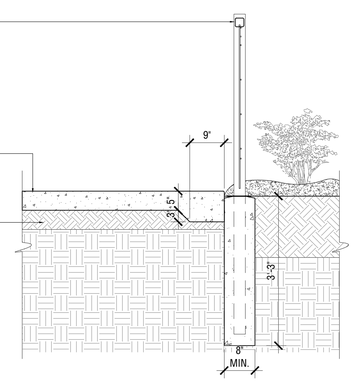


SECTION - MEX BOWL PLANTER POT 11
HP-UC.13B-CD-28
GRAPHIC SCALE: 1" = 1'

REFERENCE CONSTRUCTION SCHEDULE FOR FENCE PRODUCT INFORMATION.

CONCRETE SLAB

COMPACTED SUBGRADE



SECTION - DOG PARK FENCE AT CONCRETE 10
HP-UC.13B-CD-65
GRAPHIC SCALE: 1" = 1'

REFERENCE CONSTRUCTION SCHEDULE FOR FENCE PRODUCT.

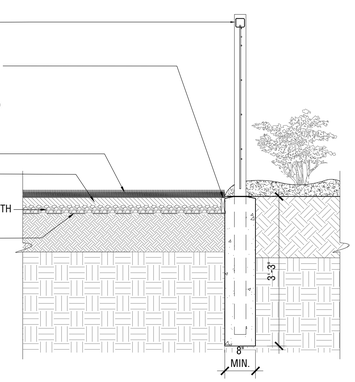
COMPOSITE BENDER BOARD 1" X 4". SECURE BOARD TAPCON SCREWS SPACED AT 16-INCHES ON CENTER. STAPLE ARTIFICIAL TURF TO BOARD PER ARTIFICIAL TURF MANUFACTURE INSTRUCTIONS.

ARTIFICIAL TURF

COMPACTED LEVELING COURSE. 2-INCH DEPTH.

COMPACTED LIMESTONE BASE. DEPTH VARIES; MINIMUM 2-INCH DEPTH.

GEOTEXTILE FABRIC.



SECTION - DOG PARK FENCE AT ARTIFICIAL TURF 09
HP-UC.13B-CD-27
GRAPHIC SCALE: 1" = 1'

1 PORCELAIN PAVING, RE: SCHEDULE

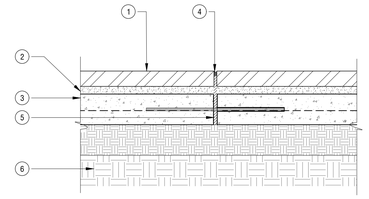
2 MORTAR SETTING BASE

3 CONCRETE SUB-BASE

4 3/8" EXPANSION JOINT IN PORCELAIN PAVERS, FIELD-CUT WHOLA PAVER TO ACCOMODATE JOINT, RE: SPECS

5 1/2" EXPANSION JOINT

6 COMPACTED SOIL SUBGRADE



DETAIL-TYP. PORCELAIN PAVING EXPANSION JOINT 08
HP-UC.13B-CD-40
GRAPHIC SCALE: 1 1/2" = 1'-0"

1 ORNAMENTAL PLANTING - FINAL ELEVATION OF 'PLANTING SOIL'TO BE 1 1/2 INCHES BELOW FINISH GRADE OF PAVING. TOP OF MULCH TO BE APPOX. 1/8 INCH TO 1/4 INCH LOWER THAN PAVER ELEVATION. MULCH TO GRADUALLY TAPER UP TO AN OVERALL MULCH THICKNESS OF 3 INCHES.

2 PROVIDE 1/4-INCH RADIUS ON EDGE OF STONE WHERE ADJACENT TO DG PAVING

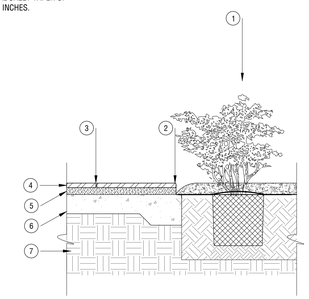
3 GROUT JOINTS (TYP)

4 PORCELAIN PAVING; 20MM THICK

5 REINFORCED FORTIFIED SETTING SYSTEM PER SPECIFICATIONS

6 CONCRETE SUB-BASE

7 COMPACTED SOIL SUB-GRADE



SECTION - WOOD-LOOK TILE AT PLANTING 07
HP-UC.13B-CD-36
SCALE: 3/4" = 1'-0"

1 ADJACENT PEDESTRIAN UNIT PAVERS

2 WRAP GEOTEXTILE FABRIC UP SIDES OF MORTAR BED. REF UNIT PAVER SPECS.

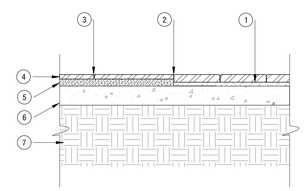
3 GROUT JOINTS (TYP)

4 PORCELAIN PAVING; 20MM THICK

5 REINFORCED FORTIFIED SETTING SYSTEM PER SPECIFICATIONS

6 CONCRETE SUB-BASE

7 COMPACTED SOIL SUB-GRADE



SECTION - UNIT PAVERS AT WOOD-LOOK TILE 06
HP-UC.13B-CD-24
SCALE: 3/4" = 1'-0"

1 ARTIFICIAL TURF

2 COMPACTED LEVELING COURSE, 2-INCH DEPTH

3 COMPACTED LIMESTONE BASE, DEPTH VARIES, MIN. 2-INCH DEPTH

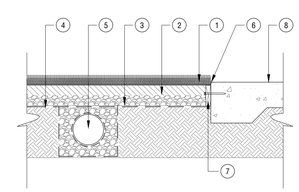
4 GEOTEXTILE FABRIC

5 6" DIAMETER PERFORATED UNDERDRAIN IN EQUAL DISTANCE FROM BOTH EDGES OF LAWN

6 3/8-INCH RADIUS ON OUTSIDE CORNER OF CONCRETE. HOLD BOTTOM OF TURF SURFACING TO BE 1/2" MAXIMUM BELOW FINISH SURFACE OF PAVING

7 COMPOSITE BENDER BOARD 1" X 4". SECURE BOARD TAPCON SCREWS SPACED AT 16-INCHES ON CENTER. STAPLE ARTIFICIAL TURF TO BOARD PER ARTIFICIAL TURF MANUFACTURE INSTRUCTIONS.

8 ADJACENT CONCRETE PAVING PER SCHEDULE



SECTION - ARTIFICIAL TURF AT DOG PARK 05
HP-UC.13B-CD-9
SCALE: 1" = 1'-0"

1 ORNAMENTAL PLANTING - FINAL ELEVATION OF PLANTING SOIL TO BE 3 1/2 INCHES BELOW FINISH GRADE OF PAVING. TOP OF GRAVEL MULCH TO BE APPROX. 3/4 INCH TO 1 INCH LOWER THAN PAVER ELEVATION. GRAVEL MULCH TO GRADUALLY TAPER UP TO AN OVERALL MULCH THICKNESS OF 3 INCHES.

2 COMPOSITE BENDER BOARD 1" X 4". SECURE BOARD TO CONCRETE CURB EVERY 16 - INCHES ON CENTER WITH CONCRETE SCREWS. STAPLE ARTIFICIAL TURF TO BOARD PER ARTIFICIAL TURF MANUFACTURE INSTRUCTIONS.

3 ARTIFICIAL TURF

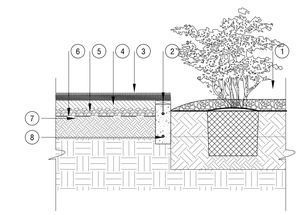
4 COMPACTED LEVELING COURSE. 2 - INCH DEPTH.

5 COMPACTED LIMESTONE BASE. DEPTH VARIES; MINIMUM 2 - INCH DEPTH.

6 GEOTEXTILE FABRIC.

7 COMPACT SUBGRADE TO 90% PROCTOR. SLOPES SUBGRADE TO DRAIN.

8 CONCRETE EDGE: 4" WIDE X 10" DEEP. REINFORCE WITH (2) #3 BARS, TOP & BOTTOM. 1/4" CHAMFER ON TOP CORNERS.



SECTION - PLANTING AREA AT ARTIFICIAL TURF 04
HP-UC.13B-CD-63
SCALE: 3/4" = 1'-0"

1 ADJACENT CONCRETE PAVING

2 3/8 - INCH RADIUS ON OUTSIDE CORNER OF CONCRETE. HOLD TURF SURFACING 1/2 - INCH LOWER THAN TOP OF PAVEMENT.

3 COMPOSITE BENDER BOARD 1" X 6". SECURE BOARD TAPCON SCREWS SPACED AT 16 - INCHES ON CENTER. STAPLE ARTIFICIAL TURF TO BOARD PER ARTIFICIAL TURF MANUFACTURE INSTRUCTIONS.

4 ARTIFICIAL TURF

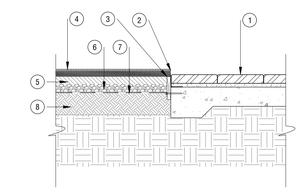
5 COMPACTED LEVELING COURSE. 2 - INCH DEPTH.

6 COMPACTED LIMESTONE BASE. DEPTH VARIES; MINIMUM 2 - INCH DEPTH.

7 GEOTEXTILE FABRIC.

8 COMPACT SUBGRADE TO 90% PROCTOR. SLOPES SUBGRADE TO DRAIN.

THERE MUST BE AT LEAST ONE ACCESSIBLE EDGE AT THE TRANSITION TO THE WALK WITH A 2" MAXIMUM OVERALL CHANGE IN LEVEL WHERE A 1:2 BEVEL IS PROVIDED OR 1/4" MAXIMUM VERTICAL CHANGE IN LEVEL.



SECTION - PEDESTRIAN UNIT PAVERS AT ARTIFICIAL TURF 03
HP-UC.13B-CD-10
SCALE: 3/4" = 1'-0"

1 ADJACENT CONCRETE PAVING

2 3/8 - INCH RADIUS ON OUTSIDE CORNER OF CONCRETE. HOLD TURF SURFACING 1/2 - INCH LOWER THAN TOP OF PAVEMENT.

3 COMPOSITE BENDER BOARD 1" X 4". SECURE BOARD TAPCON SCREWS SPACED AT 16 - INCHES ON CENTER. STAPLE ARTIFICIAL TURF TO BOARD PER ARTIFICIAL TURF MANUFACTURE INSTRUCTIONS.

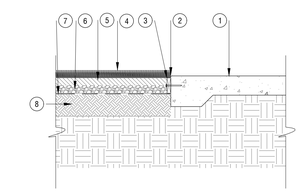
4 ARTIFICAL TURF

5 COMPACTED LEVELING COURSE. 2 - INCH DEPTH.

6 COMPACTED LIMESTONE BASE. DEPTH VARIES; MINIMUM 2 - INCH DEPTH.

7 GEOTEXTILE FABRIC

8 COMPACT SUBGRADE TO 90% PROCTOR. SLOPES SUBGRADE TO DRAIN.



SECTION - PEDESTRIAN CONCRETE PAVING AT ARTIFICIAL TURF 02
HP-UC.13B-CD-13
SCALE: 3/4" = 1'-0"

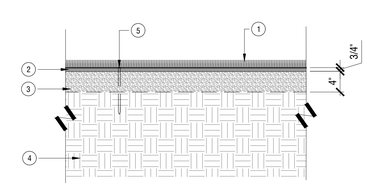
1 ARTIFICIAL TURF

2 FINE CRUSHED CONCRETE

3 CRUSHED CONCRETE

4 COMPACTED SUBGRADE TO 95% STANDARD PROCTOR DENSITY

5 9" NAIL, 48" O.C.



SECTION - ARTIFICIAL TURF ON GRADE 01
HP-UC.13B-CD-41
SCALE: 1" = 1'-0"

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Key Plan

Issue

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Landscape Architect: James Burnett
Registration No.: 1440
Date: 06/21/2024
The Office of James Burnett

CONSTRUCTION DETAILS

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
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R.H., T.L. R.G., B.O., S.S.

DATE	APPROVED
6/21/2024	X.Y.
SCALE:	JOB NO. 23425

DRAWING NO.
L3.02

1 GRILL, GRILL OPENING PER MANUFACTURER'S RECOMMENDATION. RE: SCHEDULE FOR PRODUCT INFO

2 STAINLESS STEEL FAUCET AND SINK, RE: SCHEDULE FOR PRODUCT INFO

3 DEKTON COUNTER OR APPROVED EQ., RE: CONSTRUCTION SCHEDULE

4 TILE VENEER, RE: CONSTRUCTION SCHEDULE FOR MATERIAL

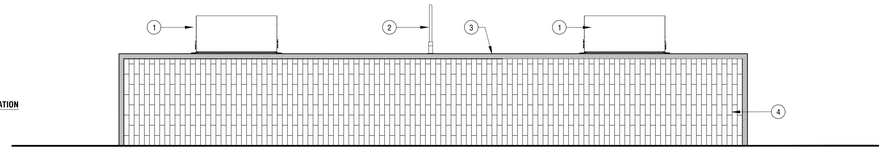
5 KEY FOB

6 SIGNAGE

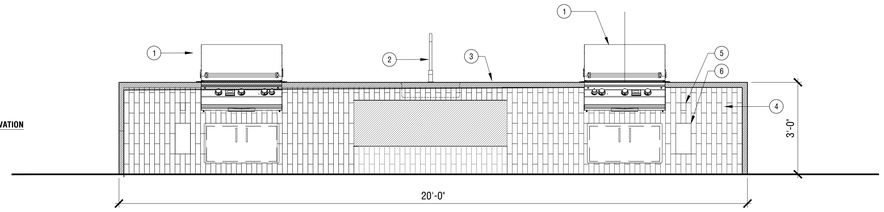
7

NOTES:
1. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS AND PRODUCT CUT SHEETS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. VERIFY IN FIELD ALL CUT OUT DIMENSIONS FOR BARBECUE EQUIPMENT.
2. CONTRACTOR TO ENSURE THAT THE BARBECUE PEDESTAL AND EQUIPMENT LAYOUT MEETS ALL LOCAL CODE REQUIREMENTS DURING INSTALLATION.
3. CONTRACTOR IS TO HAVE GRILL AND SINK ON SITE PRIOR TO CONSTRUCTION TO ENSURE PROPER ROUGH OPENING SIZE.

BACK ELEVATION



FRONT ELEVATION



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

ELEVATION - OUTDOOR KITCHENTYPE 02 02
HP-UC.138-CO-111

NOTES:
1. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS AND PRODUCT CUT SHEETS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. VERIFY IN FIELD ALL CUT OUT DIMENSIONS FOR BARBECUE EQUIPMENT.
2. CONTRACTOR TO ENSURE THAT THE BARBECUE PEDESTAL AND EQUIPMENT LAYOUT MEETS ALL LOCAL CODE REQUIREMENTS DURING INSTALLATION.
3. CONTRACTOR IS TO HAVE GRILL AND SINK ON SITE PRIOR TO CONSTRUCTION TO ENSURE PROPER ROUGH OPENING SIZE.

1 GRILL, GRILL OPENING PER MANUFACTURER'S RECOMMENDATION. RE: SCHEDULE FOR PRODUCT INFO

2 STAINLESS STEEL FAUCET AND SINK, RE: SCHEDULE FOR PRODUCT INFO

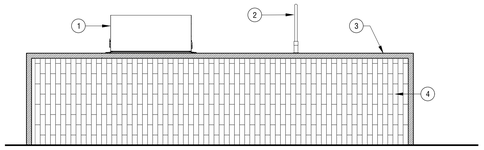
3 DEKTON COUNTER OR APPROVED EQ., RE: CONSTRUCTION SCHEDULE

4 TILE VENEER, RE: CONSTRUCTION SCHEDULE FOR MATERIAL

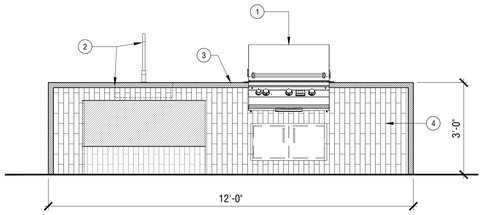
5 KEY FOB

6 SIGNAGE

BACK ELEVATION



FRONT ELEVATION



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

ELEVATION - OUTDOOR KITCHEN TYPE 01 01
HP-UC.138-CO-110

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R.H.

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NOTES:
1. FIREPLACE IS A DELEGATED-DESIGN ELEMENT. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT
2. RE: MEP FOR GAS CONNECTION
3. RE: MEP FOR ELECTRICAL CONNECTION
4. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
5. IGNITER AND VALVE TO BE RUN W/ LOW VOLTAGE POWER. CONTRACTOR TO MAKE ANY MODIFICATIONS TO THE FIRE PLACE AS REQUIRED BY THE FIRE MARSHALL. SUBMIT MODIFICATIONS TO LA FOR APPROVAL
6. INSTALL FIRE COMPONENTS PER MANUFACTURER
7. CONTRACTOR TO ENSURE THAT ALL FIREPLACE COMPONENTS ARE ACCESSIBLE FOR MAINTENANCE REPAIR

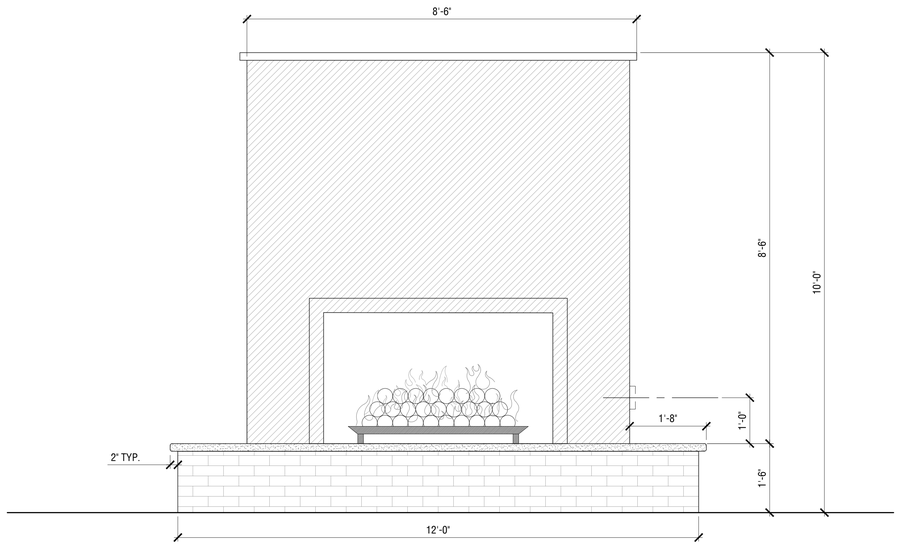
1 FIREWALL, CMU-FRAMED STRUCTURE WITH VENEER, PER SCHEDULE

2 2" THICK STONE CAP, PER SCHEDULE

3 HEAT RESISTANT TEMPERED GLASS

4 FIREPLACE

5 EMERGENCY SHUT-OFF & TIMER LOCATED SIDE BY SIDE ON SOUTH FACING WALL. RE: MEP



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

ELEVATION - OUTDOOR FIRE PLACE AT BLOCK13B 03
HP-UC.13B-CD-71

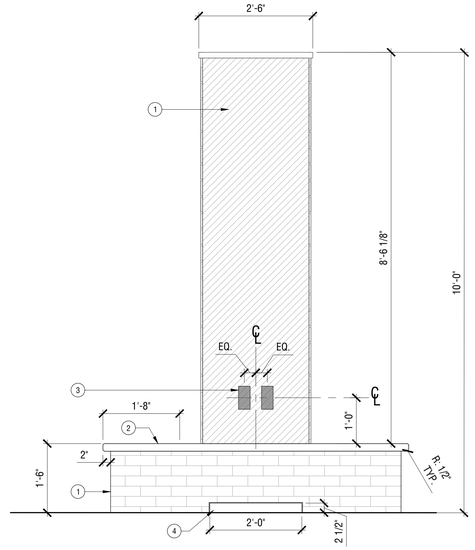
NOTES:
1. FIREPLACE IS A DELEGATED-DESIGN ELEMENT. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LA
RE: MEP FOR GAS CONNECTION
2. RE: MEP FOR ELECTRICAL CONNECTION
3. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
4. IGNITER AND VALVE TO BE RUN W/ LOW VOLTAGE POWER. CONTRACTOR TO MAKE ANY MODIFICATIONS TO THE FIRE PLACE AS REQUIRED BY THE FIRE MARSHALL. SUBMIT MODIFICATIONS TO LA FOR APPROVAL
5. INSTALL FIRE COMPONENTS PER MANUFACTURER
6. CONTRACTOR TO ENSURE THAT ALL FIREPLACE COMPONENTS ARE ACCESSIBLE FOR MAINTENANCE REPAIR

1 FIREWALL, CMU-FRAMED STRUCTURE WITH VENEER, PER SCHEDULE

2 STONE CAP, PER SCHEDULE

3 EMERGENCY SHUT-OFF & TIMER LOCATED SIDE ON WALL FACE RE: MEP

4 VOID SPACE AT EACH END FOR AIR INTAKE. CONTRACTOR TO CONFIRM SIZE: MAX HEIGHT 2.5". CAP EDGES WITH 3/16" THICK STAINLESS STEEL TRIM.



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

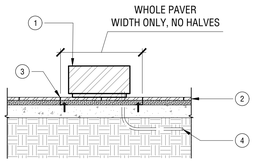
ELEVATION - OUTDOOR FIRE PLACE AT BLOCK 13B 02
HP-UC.13B-CD-72

1 FIRE FEATURE, RE: CONSTRUCTION PLANS FOR LOCATIONS.

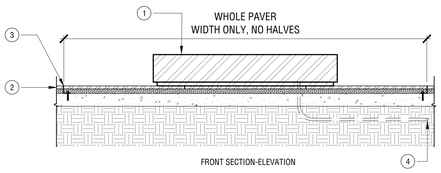
2 ADJACENT PAVING, RE: CONSTRUCTION PLANS AND SCHEDULE

3 CONTINUOUS EDGE RESTRAINT AT FOOTER. 3/16" ANGLE IRON TO EXTEND NO MORE THAN 2/3 WIDTH OF PAVER, CONTRACTOR TO ENSURE TIGHT FIT AT EDGE RESTRAINT TO MINIMIZE LATERAL MOVEMENT.

4 GAS SUPPLY CONNECTION; RE: MEP



FRONT SECTION-ELEVATION



FRONT SECTION-ELEVATION

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

SECTION - FIRE FEATURE ON GRADE 01
HP-UC.13B-CD-69

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1 RAISED PLANTER, RE: CONSTRUCTION SCHEDULE

2 TREE, RE: PLATING PLANS

3 PLANTING, RE: PLANTING PLANS AND SCHEDULE

4 TOP OF ROOTBALL TO BE 2" ABOVE SOIL MIX

5 ANCHOR MAT, RE: SPECS

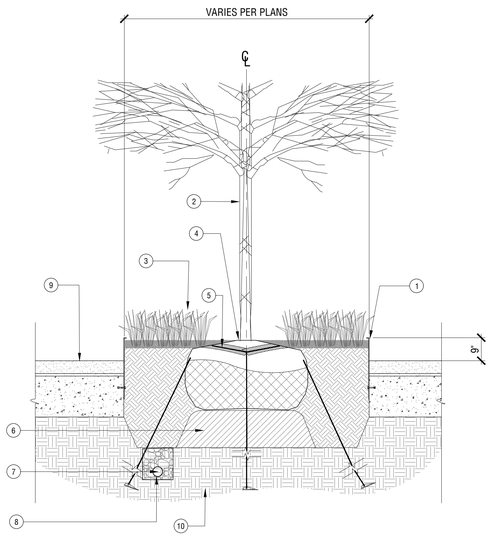
6 COMPACTED SOIL MOUND

7 4" ABS PERFORATED DRAIN PIPE IN FILTER FABRIC, RE SPECS

8 DRAINAGE GRAVEL IN FILTER FABRIC RE SPECS

9 ADJACENT PAVING, RE: CONSTRUCTION PLANS

10 UNDISTURBED SUBGRADE



SECTION - TYPICAL RAISED PLANTER 07
HP-UC.13B-CD-108
GRAPHIC SCALE: 1/2" = 1'-0"

1 ADJACENT PAVING OVER FILTER FABRIC ON PAVER GRATE. RE: CONSTRUCTION PLAN

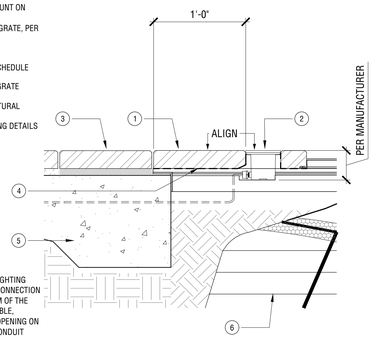
2 IN-GRADE TREE UPLIGHT; MOUNT ON CROSS BAR MEMBER BELOW, INCORPORATED INTO PAVER GRATE, PER MANUFACTURER.

3 ADJACENT UNIT PAVERS, RE: CONSTRUCTION PLAN AND SCHEDULE

4 FILTER FABRIC OVER PAVER GRATE

5 CONCRETE CURB, RE: STRUCTURAL

6 TREE ROOTBALL, RE: PLANTING DETAILS



NOTES:
CONTRACTOR TO VERIFY WITH LIGHTING FIXTURE PROVIDER IF CONDUIT CONNECTION CAN BE LOCATED AT THE BOTTOM OF THE LIGHTING FIXTURE. IF NOT POSSIBLE, CONTRACTOR TO FIELD-CUT AN OPENING ON ADJACENT PAVING FOR A SIDE CONDUIT CONNECTION.

SECTION - IN-GRADE UPLIGHT AT PAVER GRATE 03
HP-UC.13B-CD-61
SCALE: 1 1/2" = 1'-0"

1 ADJACENT PAVING RE: CONSTRUCTION PLAN

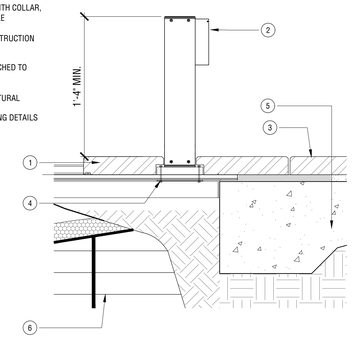
2 PEDESTAL POWER OUTLET WITH COLLAR, RE: CONSTRUCTION SCHEDULE

3 ADJACENT PAVING, RE: CONSTRUCTION PLAN AND SCHEDULE

4 PEDESTAL BASE-PLATE ATTACHED TO PAVER GRATE

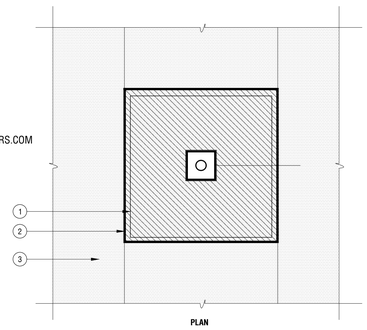
5 CONCRETE CURB, RE: STRUCTURAL

6 TREE ROOTBALL, RE: PLANTING DETAILS



SECTION - POWER PEDESTAL AT PAVER GRATE 02
HP-UC.13B-CD-62
SCALE: 1 1/2" = 1'-0"

NOTES
1. ENSURE PAVER GRATE DOES NOT CONFLICT TREE PIT DIMENSIONS.
2. PLATIPUS RF3P TREE ANCHOR DEADMAN SYSTEM, 4 LEG SYSTEM WITH PLATIMAT. CONTACT: PLATIPUS ANCHORS LIMITED USA OFFICE, 866.752.8478, WWW.PLATIPUS-ANCHORS.COM



PLAN

1 PAVER GRATE

2 CONCRETE LEDGE, BELOW GRATE

3 ADJACENT PAVING, RE: CONSTRUCTION SCHEDULE

4 TREE, PER PLANTING PLAN

6 GEOTEXTILE FABRIC OVER PAVER GRATE

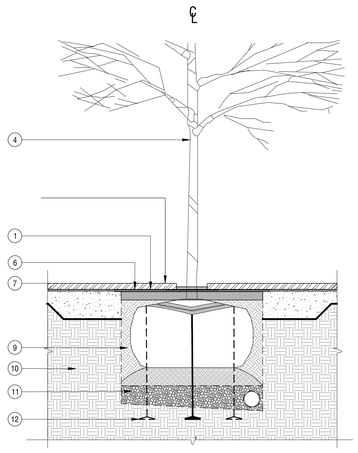
7 ADJACENT HARDSCAPE, RE: CONSTRUCTION PLAN

9 PLANTING SOIL, PER SPECIFICATION

10 UNDISTURBED SUBGRADE

11 WASHED DRAINAGE GRAVEL WITH UNDERDRAIN

12 PLATIPUS 4-LEG ANCHOR SYSTEM WEIGHTED W/ DEADMAN ANCHORS AT BASE



SECTION

DETAIL - PAVER GRATE ON GRADE 01
HP-UC.13B-CD-67
SCALE: 1/2" = 1'-0"

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NO.	DATE
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Revisions

NO.	DATE

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CONSTRUCTION DETAILS

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

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	23425

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Plotted By: Cristina Frazo Sheet Set: UC-13B-SSM Layout: L3.03 Version: June 21, 2024 12:17:03pm Stored: T:\Projects\UC-13B-Utah City Block 13B and Block 18C\UC-13B-SHEETS\UC-13B-L3.05-CONSTRUCTION-DETAILS.dwg

1 METAL FENCE AND GATE, RE: CONSTRUCTION SCHEDULE
2 CONCRETE WALL WITH BRICK CLADDING, RE: CONSTRUCTION SCHEDULE
3 RESIDENTIAL DOORYARDS, RE: CONSTRUCTION SCHEDULE
4 PRECAST CONCRETE STEPS AT DOORYARD ENTRANCE
5 ORNAMENTAL PLANTING

BASE BID

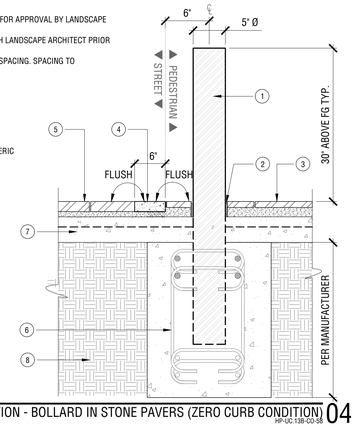
ALTERNATE 01; TO BE PRICED SEPARATELY

ALTERNATE 02; TO BE PRICED SEPARATELY

DETAIL - METAL FENCE AT RESIDENTIAL DOOR YARDS 05
HP-UC.138-00-112

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

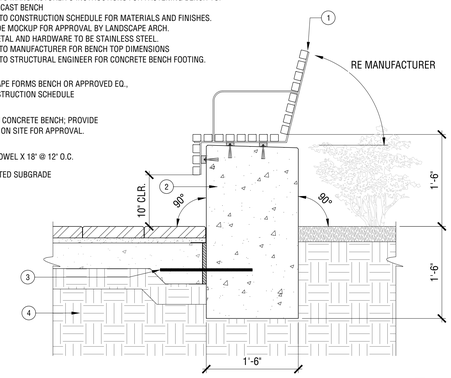
1 BOLLARD, RE: PLANS AND SCHEDULE; CUSTOM CUT TO BE 30" ABOVE FG; SURFACE MOUNTED TO FOOTING PER MANUFACTURER'S INSTRUCTIONS
2 3/8" EXPANSION JOINT WITH ELASTOMERIC JOINT SEALANT (TYP), RE: SPECS
3 ADJACENT PEDESTRIAN PAVING; RE: HARDSCAPE SCHEDULE
4 STONE CURB (ZERO CURB CONDITION); RE: HARDSCAPE SCHEDULE
5 ADJACENT VEHICULAR PAVING; RE: HARDSCAPE SCHEDULE
6 CONCRETE FOOTING DEPTH AND REINFORCING, PER MANUFACTURER
7 CONCRETE SUB-BASE, RE: CIVIL
8 COMPACTED SUBGRADE



SCALE: 1" = 1'-0"
SECTION - BOLLARD IN STONE PAVERS (ZERO CURB CONDITION) 04
HP-UC.138-00-58

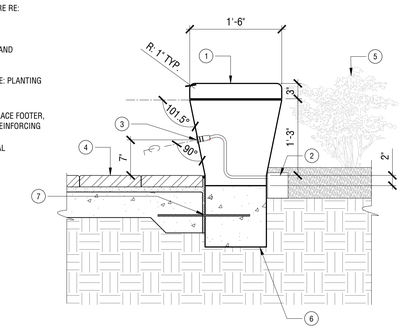
NOTES:
1. REFER TO MANUFACTURER'S INSTRUCTIONS FOR FASTENING BENCH TOP TO PRECAST BENCH
2. REFER TO CONSTRUCTION SCHEDULE FOR MATERIALS AND FINISHES.
3. PROVIDE MOCKUP FOR APPROVAL BY LANDSCAPE ARCH.
4. ALL METAL AND HARDWARE TO BE STAINLESS STEEL.
5. REFER TO MANUFACTURER FOR BENCH TOP DIMENSIONS
6. REFER TO STRUCTURAL ENGINEER FOR CONCRETE BENCH FOOTING.

1 LANDSCAPE FORMS BENCH OR APPROVED EQ., RE: CONSTRUCTION SCHEDULE
2 PRECAST CONCRETE BENCH; PROVIDE MOCKUP ON SITE FOR APPROVAL.
3 SPEED DOWEL X 18" @ 12" O.C.
4 COMPACTED SUBGRADE



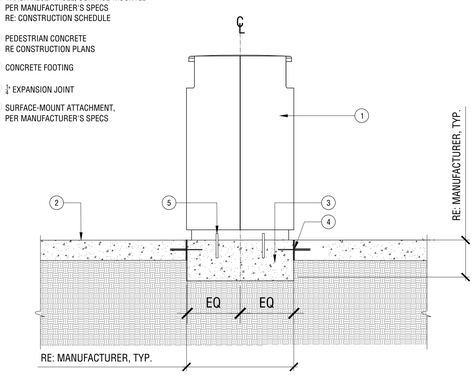
SCALE: 1" = 1'-0"
SECTION - BENCH AT PORCELAIN TILE 03
DETAIL-FILE

1 PRECAST CONCRETE BENCH, RE: CONSTRUCTION SCHEDULE
2 LOW-VOLTAGE DRIVER, RE: LIGHTING PLANS
3 RECESSED LIGHT FIXTURE RE: LIGHTING SCHEDULE
4 ADJACENT PAVING, RE: CONSTRUCTION PLANS AND SCHEDULE
5 ADJACENT PLANTING, RE: PLANTING PLANS AND SCHEDULE
6 REINFORCED CAST IN PLACE FOOTER, RE: STRUCTURAL FOR REINFORCING
7 DOWEL, RE: STRUCTURAL



SCALE: 1" = 1'-0"
SECTION - BENCH 02
HP-UC.138-00-60

1 TRASH RECEPTACLE, SURFACE-MOUNTED PER MANUFACTURER'S SPECS RE: CONSTRUCTION SCHEDULE
2 PEDESTRIAN CONCRETE RE CONSTRUCTION PLANS
3 CONCRETE FOOTING
4 $\frac{1}{2}$" EXPANSION JOINT
5 SURFACE-MOUNT ATTACHMENT, PER MANUFACTURER'S SPECS



GRAPHIC SCALE: 1" = 1'-0"
SECTION - TRASH RECEPTACLE AT PEDESTRIAN CONCRETE CONDITION 01
HP-UC.138-00-56

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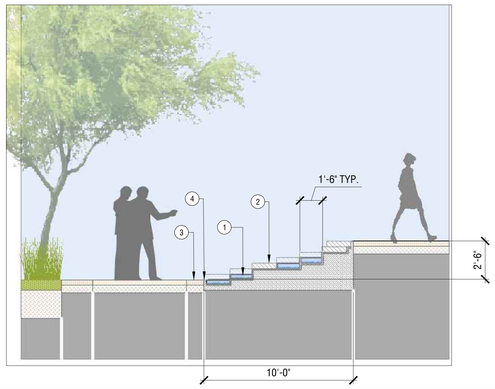
1 STEEL BASIN

2 PRECAST CONCRETE STEP, RE: CONSTRUCTION SCHEDULE

3 ADJACENT PAVING, RE: CONSTRUCTION SCHEDULE

4 TOP OF BASIN AT THE BOTTOM OF STACKED STRUCTURE TO ALIGN WITH ADJACENT PAVING



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

DETAIL - WATER FEATURE TYPE 02 SECTION 02
HP-UC.13B-CO-107

WATER FEATURE NOTES

1. WATER FEATURE IS A DELEGATED DESIGN ELEMENT. DESIGN BUILD FOUNTAIN CONTRACTOR IS TO PROVIDE DETAILED SHOP DRAWINGS OF PROPOSED LAYOUT TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. SEVEN (7) STEEL BASINS EMBEDDED ON A STACKED BENCH FEATURE AND STAIRCASE, WITH A CASCADING ELEMENT. RE: PLANS. FOUNTAIN BASIN IS TO BE A DESIGN BUILD FOUNTAIN TO INCLUDE STRUCTURAL DESIGN, MECHANICAL DESIGN, ALL PERMITS AND REGULATORY APPROVAL REQUIRED, ALL EQUIPMENT NECESSARY, ALL CONNECTIONS TO ELECTRICAL, COMBINATION STORM-SANITARY, AND WATER AS REQUIRED.
3. MAKE PIPING SLOPE TO THE PUMP FOR DRAINAGE. IF PIPING CANNOT BE SLOPED TO PUMP, MAKE PROVISIONS FOR COMPLETE DRAINING OF EACH PIPE LINE CONNECTING MINIMUM A 1-1/2" DRAIN LINE AND VALVE TO LOWEST POINT IN PIPE RUN.
4. MAKE PIPE RUNS AS DIRECT AS POSSIBLE USING A MINIMUM NUMBER OF FITTINGS. INSTALL PIPING STRAIGHT AND TRUE WITHOUT LOOPS OR TRAPS.
5. PROVIDE KEY JOINT W/ WATER STOP AT ALL COLD POURS.

DESCRIPTION: SEVEN (7) STEEL BASINS EMBEDDED INTO A STACKED SEATING AND STARCASE ELEMENT. A CONTINUOUS DESCENDING CASCADE CONNECTS EACH OF THE BASINS.

WATER FEATURE TYPE 02 NOTES 01
HP-UC.13B-CO-93

1 CAST STONE PLANTER POT BY KORNEGAY OR APPROVED EQ., RE: CONSTRUCTION SCHEDULE

2 1-2" DIAMETER BASALT ROCK, ENSURE COMPLETE COVERAGE , TYP.

3 TILE EDGE RESTRAINT . WRAP GEOTEXTILE FILTER FABRIC UP BOTH SIDES OF EDGE RESTRAINT.

4 PAVING, RE: HARDSCAPE PLANS AND SCHEDULE

5 PVC PIPE. COVER PIPE WITH 2-3"BASALT ROCK; PIPE SHALL NOT BE VISIBLE FROM TOP

6 COMPACTED SOIL SUB-GRADE

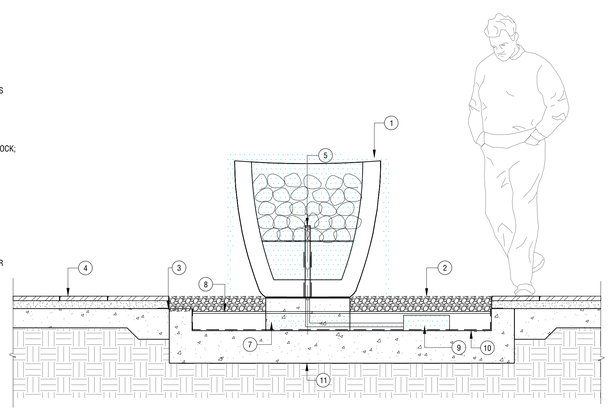
7 SOLID CONCRETE SHIM. FOLTER FABRIC UNDER CONCRETE SHIM

8 GRATE WITH NETTING OVER TOP

9 PUMP

10 CONCRETE BASIN. WATER PROOF INTERIOR

11 CONCRETE SLAB, REFER TO STRUCTURAL FOR THICKNESS AND REINFORCING.



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

SECTION - WATER FEATURE TYPE 01 03
HP-UC.13B-CO-83

NOTES

1. WATER FEATURE DESIGN INTENT: WATER SHALL CASCADE DOWN CONTINUOUSLY OVER THE RIM OF CONTAINER TO MEXICAN BEACH PEBBLES.
2. WATER FEATURE SHALL BE DESIGN AND BUILD. FOUNTAIN MECHANICAL IS SHOWN FOR DIAGRAMMATIC PURPOSE ONLY. SUBMIT SHOP DRAWINGS AND PROVIDE MOCK UPS FOR APPROVALS BY LANDSCAPE ARCHITECT.
3. INCLUDE ALL ACCESSORIES (PUMP, FLEXIBLE TUBING, CMUS, ETC.) OF 'DISAPPEARING FOUNTAIN' FROM NELSONS WATER GARDENS TO PROVIDE A COMPLETE WATER FEATURE AS STATED IN DESIGN INTENT. CONTACT NELSON'S WATER GARDENS, 281.391.4769. INSTALL SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL HARDWARES SHALL BE STAINLESS STEEL
5. SUBMIT COLOR SAMPLE CHIP OF THE PLANTER POT. REFER TO SCHEDULE FOR COLOR.
6. CONTRACTOR SHALL PROVIDE POWER TO WATER FEATURE. COORDINATE POWER WITH MEP.
7. CONTRACTOR TO PROVIDE PVC BALL VALVE TO ADJUST FLOW OF WATER.
8. PUMP SHALL PROVIDE ENOUGH FLOW TO MAINTAIN A $\frac{1}{8}$ INCH SHEET FLOW OVER THE SIDES OF THE POT, AND PROVIDE ENOUGH FLOW TO RECIRCULATE THE WATER TWICE PER HOUR.

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DRAWN R.H., T.L. R.G., B.O., S.S.	
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L3.07

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NOTES

1. DELEGATED DESIGN ELEMENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH STRUCTURAL ENGINEER'S SEAL PER SPECIFICATIONS.
2. INCLUDE STUB CONNECTIONS FOR POWER AT COLUMNS (1) EA.
3. DESIGN WIND LOADS SHALL BE BASED ON ALL LOCAL CODES AND REGULATIONS
4. FINAL MEMBER SIZING AND CONNECTIONS PER SHOP DRAWINGS.
5. IMAGE IS FOR REFERENCE ONLY. MAY NOT REFLECT SPECIFIC DESIGN DETAILS.
6. ALL CONDUIT FOR LIGHTING TO BE INTERIOR TO POST. NO VISIBLE WIRING AT VERTICAL POSTS.

1 10"X10" POWDERCOATED ALUMINUM COLUMN, RE: CONSTRUCTION SCHEDULE FOR FINISHES

2 PERFORATED ALUMINUM PANELS RE: CONSTRUCTION SCHEDULE FOR FINISHES

3 10"X10" POWDERCOATED ALUMINUM BEAM, ABOVE, RE: CONSTRUCTION SCHEDULE FOR FINISHES

4 POWDERCOATED ALUMINUM FRAME, RE: CONSTRUCTION SCHEDULE FOR FINISHES

DETAIL - ARBOR AT AMENITY AREA 02
HP-UC.13B-CD-77

NOTES

1. DELEGATED DESIGN ELEMENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH STRUCTURAL ENGINEER'S SEAL PER SPECIFICATIONS.
2. INCLUDE STUB CONNECTIONS FOR POWER AT COLUMNS (1) EA.
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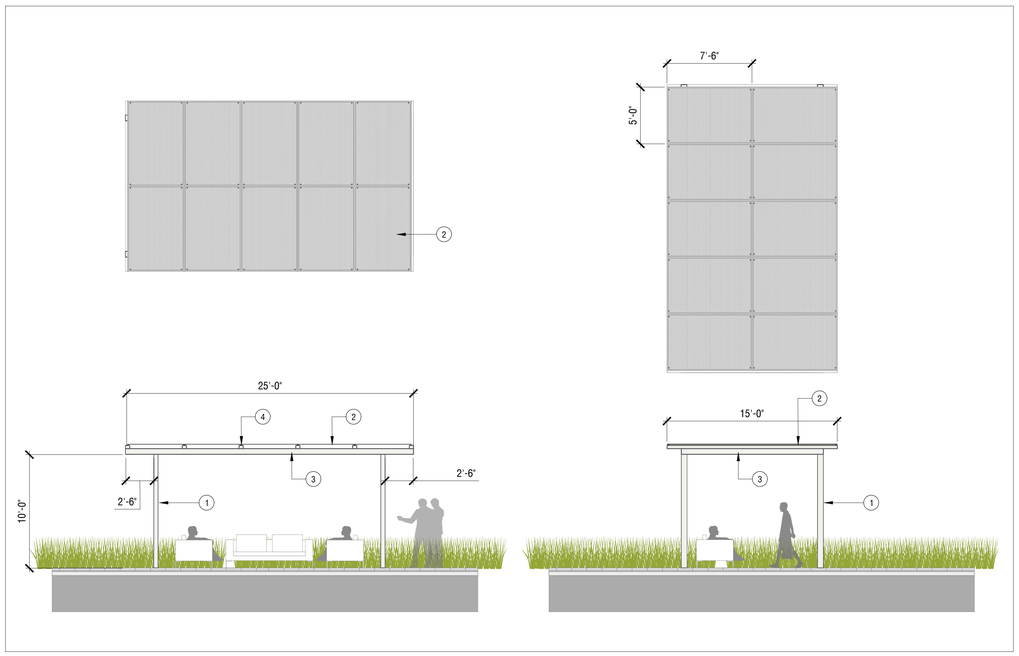
1 10"X10" POWDERCOATED ALUMINUM COLUMN, RE: CONSTRUCTION SCHEDULE FOR FINISHES

2 PERFORATED ALUMINUM PANELS RE: CONSTRUCTION SCHEDULE FOR FINISHES

3 10"X10" POWDERCOATED ALUMINUM BEAM, ABOVE, RE: CONSTRUCTION SCHEDULE FOR FINISHES

4 POWDERCOATED ALUMINUM FRAME, RE: CONSTRUCTION SCHEDULE FOR FINISHES



GRAPHIC SCALE: 3/16" = 1'-0"

SECTION - ARBOR 01
HP-UC.13B-CD-100

1 10"x10" POWDERCOATED ALUMINUM COLUMN

2 ADJACENT PAVING, RE: CONSTRUCTION SCHEDULE

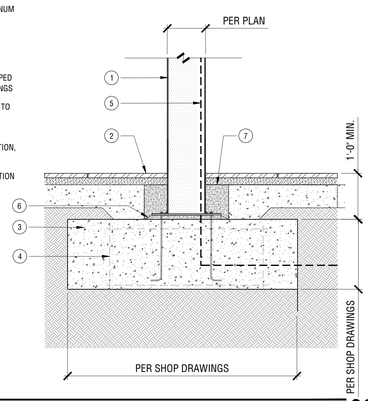
3 CONCRETE FOUNDATION, CONTRACTOR TO SUBMIT STAMPED STRUCTURAL ENGINEER DRAWINGS

4 REINFORCEMENT, CONTRACTOR TO SUBMIT STAMPED STRUCTURAL ENGINEER DRAWINGS

5 INTERNAL ELECTRICAL CONNECTION, RE: ELECTRICAL

6 COLUMN STRUCTURAL CONNECTION TO FOOTING. CONTRACTOR TO SUBMIT STAMPED STRUCTURAL ENGINEER DRAWINGS

7 3,000 PSI NON-SHRINK GROUT



GRAPHIC SCALE: 1" = 1'

SECTION DETAIL - ARBOR COLUMN FOOTING 03
HP-UC.13B-CD-75

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PLAN - GRADING AND DRAINAGE PLAN 18C 01
SCALE 1" = 20'-0"

GRADING & DRAINAGE SCHEDULE

CODE	SYMBOL	DESCRIPTION
FG	00.00 FG	PROPOSED GRADE, AS NOTED
EG	00.00 EG	EXISTING GRADE, AS NOTED
LANDSCAPE SUBDRAINAGE		
		4" DIAMETER, SOLID PVC PIPE (UNLESS OTHERWISE SPECIFIED)
		4" DIAMETER, PERFORATED PVC PIPE (UNLESS OTHERWISE SPECIFIED)
		LANDSCAPE CATCH BASIN 9'x9' CAST IRON BLACK GRATE, RE: GRADING & DRAINAGE DETAILS
	CO	PROPOSED DRAINAGE CLEAN OUT RE: GRADING & DRAINAGE DETAILS

* ALL WALKS ARE TO BE ACCESSIBLE ROUTES. NO CROSS SLOPES TO EXCEED 2% SLOPE, PREDOMINANT DIRECTION OF TRAVEL SHOULD NOT EXCEED 5%.
* USE SOLID PVC PIPE UNDER PAVEMENT. PROVIDE POSITIVE FLOW, MINIMUM 0.5% AND 18" FROM FINISHED GRADE.
* USE PERFORATED PVC PIPE IN LANDSCAPED AREAS. PROVIDE POSITIVE FLOW, MINIMUM 0.5% AND 18" FROM FINISHED GRADE IF NOT ADJACENT TO TREE.
* TREE UNDERDRAIN SHALL BE MINIMUM 18' FROM FINISHED GRADE.
* TIE LANDSCAPE DRAINAGE TO TREE UNDERDRAINAGE WHERE POSSIBLE.

ADDITIONAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS TO INCLUDE EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
3. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
4. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
5. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
6. WHERE NECESSARY EXTEND TREE PLANTING EXCAVATION TO OVERLAP TREE UNDER DRAIN LINE.
7. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
8. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
9. CAUTION NOTE: CONTRACTOR TO BEWARE OF EXISTING UTILITIES ALONG ALL STREETS. ALL UTILITIES ARE TO BE PROTECTED IN PLACE. CONTRACTOR TO CALL "811" UNDERGROUND SERVICE ALERT.
10. PRECISE GRADING NOTE: CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

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Date: 06/21/2024
The Office of James Burnett

GRADING AND DRAINAGE PLAN - 18C

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

DATE	APPROVED
6/21/2024	X.Y.
SCALE:	JOB NO.
	23425

DRAWING NO.
L4.01

Plotted By: Cristina Fraas Sheet Set: UC-13B-SSM Layout: L4.01 Version: June 21, 2024 12:23:03am Stored: T:\Projects\UC-13B-Utah City Block 13B and Block 18C\UC-13B-SHEETS\UC-13B-L4-SOILS-GRDR-DRAIN-PLANS.dwg
6/18/2024 10:08:38 AM

GRADING & DRAINAGE SCHEDULE

CODE	SYMBOL	DESCRIPTION
FG	00.00 FG	PROPOSED GRADE, AS NOTED
EG	00.00 EG	EXISTING GRADE, AS NOTED
LANDSCAPE SUBDRAINAGE		
		4" DIAMETER, SOLID PVC PIPE (UNLESS OTHERWISE SPECIFIED)
		4" DIAMETER, PERFORATED PVC PIPE (UNLESS OTHERWISE SPECIFIED)
		LANDSCAPE CATCH BASIN 9'x9' CAST IRON BLACK GRATE, RE: GRADING & DRAINAGE DETAILS
	CO	PROPOSED DRAINAGE CLEAN OUT RE: GRADING & DRAINAGE DETAILS

* ALL WALKS ARE TO BE ACCESSIBLE ROUTES. NO CROSS SLOPES TO EXCEED 2% SLOPE, PREDOMINANT DIRECTION OF TRAVEL SHOULD NOT EXCEED 5%.
* USE SOLID PVC PIPE UNDER PAVEMENT. PROVIDE POSITIVE FLOW, MINIMUM 0.5% AND 18" FROM FINISHED GRADE.
* USE PERFORATED PVC PIPE IN LANDSCAPED AREAS. PROVIDE POSITIVE FLOW, MINIMUM 0.5% AND 18" FROM FINISHED GRADE IF NOT ADJACENT TO TREE.
* TREE UNDERDRAIN SHALL BE MINIMUM 18' FROM FINISHED GRADE.
* TIE LANDSCAPE DRAINAGE TO TREE UNDERDRAINAGE WHERE POSSIBLE.

ADDITIONAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS TO INCLUDE EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FINISH GRADING. CONTRACTOR SHALL STAKE ALL GRADES AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADING PRIOR TO PLANTING.
3. GRADES SHOWN IN THE DOCUMENTS PROVIDE FINISH GRADE OR SURFACE ELEVATIONS. SUBGRADE ELEVATIONS ARE NOT REFLECTED.
4. CONTRACTOR SHALL CONSTRUCT FINISH SURFACE AND FINISH GRADE SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND INTO DRAINAGE STRUCTURES WHERE PROVIDED.
5. CONTRACTOR SHALL EVENLY PITCH BETWEEN SPOT ELEVATIONS AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, OR SWALES ARE INDICATED OR OTHERWISE NOTED. CONTRACTOR SHALL GRADE FINISH SURFACE TO PREVENT POOLING OF WATER. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUATION OF WORK. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.
6. WHERE NECESSARY EXTEND TREE PLANTING EXCAVATION TO OVERLAP TREE UNDER DRAIN LINE.
7. CROSS SLOPE SHALL NOT EXCEED 2% UNLESS OTHERWISE INDICATED.
8. ALL SLOPE ON WALK SHALL NOT EXCEED 4.99% UNLESS OTHERWISE INDICATED.
9. CAUTION NOTE: CONTRACTOR TO BEWARE OF EXISTING UTILITIES ALONG ALL STREETS. ALL UTILITIES ARE TO BE PROTECTED IN PLACE. CONTRACTOR TO CALL '811' UNDERGROUND SERVICE ALERT.
10. PRECISE GRADING NOTE: CONTRACTOR IS TO STUB ALL AREA DRAIN LINES ABOVE GRADE. FINAL SETTING OF CATCH BASINS WILL BE DONE DURING LANDSCAPE FINISH GRADING UNDER REVIEW OF CIVIL ENGINEER AND OR LANDSCAPE ARCHITECT. ALLOW FOR ADJUSTMENTS HORIZONTALLY AND VERTICALLY. IF SPACE ALLOWS, EDGE OF CATCH BASIN TO EDGE OF HARDSCAPE SHALL HAVE A MINIMUM CLEARANCE OF 36". SQUARE CATCH BASINS ARE TO BE SET LEVEL AND PARALLEL TO NEAREST HARDSCAPE ELEMENT.

0 5 10 15 20
GRAPHIC SCALE: 1" = 20'

PLAN - GRADING AND DRAINAGE PLAN 13B 01
SCALE: 1" = 20'-0"

100% SCHEMATIC DESIGN

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LANDSCAPE ARCHITECT
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INTERIOR DESIGNER
VIDA DESIGN
971.349.0620

Key Plan

Issue

NO.	DATE
100% SCHEMATIC DESIGN	06/21/24

Revisions

NO.	DATE

INTERIM REVIEW ONLY
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Landscape Architect: James Burnett
Registration No.: 1480
Date: 06/21/2024
The Office of James Burnett

GRADING AND DRAINAGE PLAN - 13B

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

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R.H., T.L. R.G., B.O., S.S.

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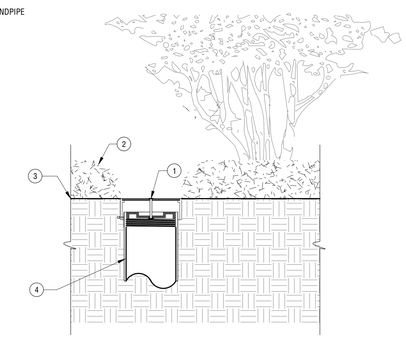
1 SCREW CAP ON GRADE
2 MULCH
3 FINISHED GRADE
4 NONPERFORATED STANDPIPE

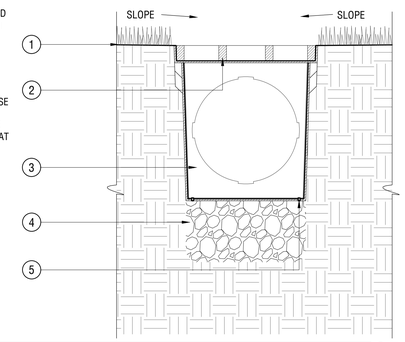


SCALE: 3" = 1'-0"

SECTION - PLANTER AREA CLEAN OUT COVER 03
HP-UC-13B-GRA-06

1 FINISH GRADE
2 CAST IRON SQUARE GRATE PER SEPCS. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
3 CATCH BASIN
4 GRAVEL DRAINAGE BASE
5 DRILL 1/8" WEEP HOLE TYPICAL OF 4 PLACES AT BOTTOM CORNERS

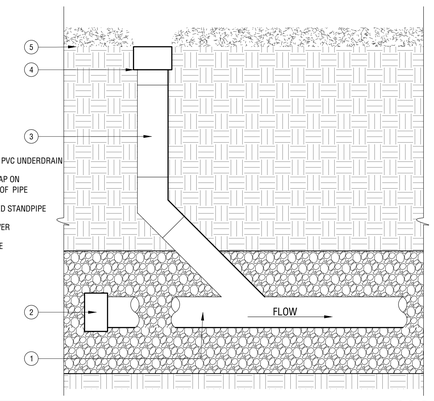
NOTE: UTILIZE CATCH BASIN RISER TO SUPPORT DRAIN SYSTEM ELEVATIONS.



SCALE: 3" = 1'-0"

LAWN AREA CATCH BASIN 05
HP-UC-13B-GRA-39

1 4" PERFORATED PVC UNDERDRAIN
2 WATERRIGHT CAP ON TERMINAL END OF PIPE
3 NONPERFORATED STANDPIPE
4 CLEAN-OUT COVER
5 FINISHED GRADE

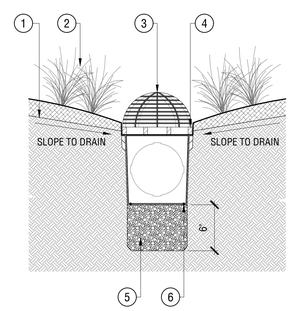


SCALE: 1 1/2" = 1'-0"

SECTION - TYPICAL ELBOW CLEANOUT 02
HP-UC-13B-GRA-01

NOTE
UTILIZE CATCH BASIN RISER TO SUPPORT DRAIN SYSTEM ELEVATIONS

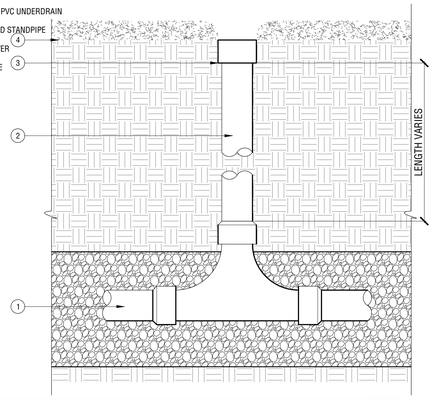
1 FINISHED GRADE
2 ADJACENT PLANTING PER PLANS
3 ATRIUM DRAIN COVER
4 ATRIUM GRATE PER SPECIFICATIONS. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION CATCH BASIN
5 DRAINAGE GRAVEL BELOW BASIN
6 DRILL 1/8" WEEP HOLE TYPICAL OF (4) PLACES AT BOTTOM CORNERS



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

SECTION - LANDSCAPE ATRIUM DRAIN IN PLANTING AREA 04
HP-UC-13B-GRA-38

1 4" PERFORATED PVC UNDERDRAIN
2 NONPERFORATED STANDPIPE
3 CLEAN-OUT COVER
4 FINISHED GRADE



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

SECTION - TYPICAL CLEANOUT 01
HP-UC-13B-GRA-03

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INTERIOR DESIGNER
VIDA DESIGN
971.349.0620

Key Plan

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Revisions

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Registration No.: 1482
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GRADING AND DRAINAGE DETAILS

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DRAWING NO.
L4.50

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PLAN - IRRIGATION PLAN 13B 01
SCALE: 1" = 20'-0"

IRRIGATION SCHEDULE

* REFER TO L010 FOR FULL IRRIGATION NOTES *

ALL PLANTING AREAS TO RECEIVE

CODE	SYMBOL	DESCRIPTION
IR1		**DRIP IRRIGATION**
		TREE BUBBLER TWO (2) PER TREE
		MAINLINE
		SLEEVE, TYPICAL PROVIDE TWO (2) SLEEVES - ONE FOR MAINLINE AND ONE FOR CONTROL WIRE
		POINT OF CONNECTION COORDINATE LOCATION WITH ARCHITECTURE, CIVIL AND/OR MEP AS REQUIRED
		BACKFLOW PREVENTER COORDINATE LOCATION WITH ARCHITECTURE, CIVIL AND/OR MEP AS REQUIRED
		CONTROLLER COORDINATE LOCATION WITH ARCHITECTURE AND/OR MEP AS REQUIRED
		RAIN SENSOR COORDINATE LOCATION WITH ARCHITECTURE AND/OR MEP AS REQUIRED

ADDITIONAL NOTES

1. ALL PLANTING AREAS AND NEW TREES TO RECEIVE 100% AUTOMATIC IRRIGATION SYSTEM WITH CENTRAL CONTROL AND RAIN SENSOR.
2. ALL NEW TREES TO RECEIVE IRRIGATION, TWO BUBBLERS PER TREE.
3. SEPARATE ZONES FOR LAWN AREAS AND PLANTING BEDS.
4. TREES SHALL BE ON A SEPARATE VALVE FROM PLANTING BED ZONES (SEPARATE ZONES PER TYPE OF TREE, SEPARATE ZONES PER SPECIES OF PLANT).
5. ALL ORNAMENTAL PLANTING TO BE DRIP IRRIGATED.
6. PROVIDE CONTROLLER WITH AN APPROPRIATE NUMBER OF ZONES GIVEN THE EXTENT OF DRIP IRRIGATION AND ZONING REQUIREMENTS. PRICING ALTERNATES TO INCLUDE SMART IRRIGATION CONTROLLER WITH CAPACITY TO LINK TO CENTRAL CONTROLLER VIA INTERNET CONNECTION.
7. PROVIDE MAINLINE AS REQUIRED.
8. AT POINT OF CONNECTION INSTALL WATER METER APPROPRIATELY SIZED FOR IRRIGATION LOAD AND BACKFLOW PREVENTER AS REQUIRED. POINT OF CONNECTION TO BE APPROVED BY ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. COORDINATE WITH CIVIL. INSTALL TO MEET LOCAL CODES.
9. PROVIDE 117 VOLT A.C. FROM 15 AMP. CIRCUIT AT IRRIGATION CONTROLLER. CONTROLLER LOCATION TO BE APPROVED BY ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
10. CONTROLLER SIZE SHOULD INCLUDE AN APPROPRIATE AMOUNT OF STATIONS AND STAINLESS STEEL METAL CABINET.
11. MANUFACTURER OF IRRIGATION EQUIPMENT SHALL BE RAINBIRD, HUNTER OR NETAFIM OR APPROVED EQUAL.
12. SLEEVES UNDER PAVING WILL BE COORDINATED WHERE NEEDED PRIOR TO POUR. LOCATE QUICK COUPLER VALVES AT 150' ON CENTER, THROUGHOUT SITE. ALL VALVES TO BE LOCATED IN 10" DIAMETER AND 10" X 16' RECTANGULAR VALVE BOXES (BLACK)
13. AS-BUILT DRAWINGS TO BE SUBMITTED TO OWNER AND LANDSCAPE ARCHITECT AT COMPLETION OF PROJECT.

100% SCHEMATIC DESIGN

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IRRIGATION PLAN - 18C

PRINCIPAL IN CHARGE
B.O.

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IRRIGATION SCHEDULE

* REFER TO L010 FOR FULL IRRIGATION NOTES *

ALL PLANTING AREAS TO RECEIVE

CODE	SYMBOL	DESCRIPTION
IR1		**DRIP IRRIGATION**
		TREE BUBBLER TWO (2) PER TREE
		MAINLINE
		SLEEVE, TYPICAL PROVIDE TWO (2) SLEEVES - ONE FOR MAINLINE AND ONE FOR CONTROL WIRE
		POINT OF CONNECTION COORDINATE LOCATION WITH ARCHITECTURE, CIVIL AND/OR MEP AS REQUIRED
		BACKFLOW PREVENTER COORDINATE LOCATION WITH ARCHITECTURE, CIVIL AND/OR MEP AS REQUIRED
		CONTROLLER COORDINATE LOCATION WITH ARCHITECTURE AND/OR MEP AS REQUIRED
		RAIN SENSOR COORDINATE LOCATION WITH ARCHITECTURE AND/OR MEP AS REQUIRED

ADDITIONAL NOTES

1. ALL PLANTING AREAS AND NEW TREES TO RECEIVE 100% AUTOMATIC IRRIGATION SYSTEM WITH CENTRAL CONTROL AND RAIN SENSOR.
2. ALL NEW TREES TO RECEIVE IRRIGATION, TWO BUBBLERS PER TREE.
3. SEPARATE ZONES FOR LAWN AREAS AND PLANTING BEDS.
4. TREES SHALL BE ON A SEPARATE VALVE FROM PLANTING BED ZONES (SEPARATE ZONES PER TYPE OF TREE, SEPARATE ZONES PER SPECIES OF PLANT).
5. ALL ORNAMENTAL PLANTING TO BE DRIP IRRIGATED.
6. PROVIDE CONTROLLER WITH AN APPROPRIATE NUMBER OF ZONES GIVEN THE EXTENT OF DRIP IRRIGATION AND ZONING REQUIREMENTS. PRICING ALTERNATES TO INCLUDE SMART IRRIGATION CONTROLLER WITH CAPACITY TO LINK TO CENTRAL CONTROLLER VIA INTERNET CONNECTION.
7. PROVIDE MAINLINE AS REQUIRED.
8. AT POINT OF CONNECTION INSTALL WATER METER APPROPRIATELY SIZED FOR IRRIGATION LOAD AND BACKFLOW PREVENTER AS REQUIRED. POINT OF CONNECTION TO BE APPROVED BY ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. COORDINATE WITH CIVIL. INSTALL TO MEET LOCAL CODES.
9. PROVIDE 117 VOLT A.C. FROM 15 AMP, CIRCUIT AT IRRIGATION CONTROLLER. CONTROLLER LOCATION TO BE APPROVED BY ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
10. CONTROLLER SIZE SHOULD INCLUDE AN APPROPRIATE AMOUNT OF STATIONS AND STAINLESS STEEL METAL CABINET.
11. MANUFACTURER OF IRRIGATION EQUIPMENT SHALL BE RAINBIRD, HUNTER OR NETAFIM OR APPROVED EQUAL.
12. SLEEVES UNDER PAVING WILL BE COORDINATED WHERE NEEDED PRIOR TO POUR. LOCATE QUICK COUPLER VALVES AT 150' ON CENTER, THROUGHOUT SITE. ALL VALVES TO BE LOCATED IN 10" DIAMETER AND 10" X 16" RECTANGULAR VALVE BOXES (BLACK)
13. AS-BUILT DRAWINGS TO BE SUBMITTED TO OWNER AND LANDSCAPE ARCHITECT AT COMPLETION OF PROJECT.

0 5 10 15 20
GRAPHIC SCALE: 1 = 20'

PLAN - IRRIGATION PLAN 18C 01
SCALE 1" = 20'-0"

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IRRIGATION PLAN
- 13B

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PLAN - PLANTING PLAN 13B 01
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

TREES

T1 - STREETSCRAPE TREE: 200 GALLON
7' CLEAR TRUNK HEIGHT, STRONG CENTRAL LEADER
PROVIDE UPLIGHTS AT ALL CANOPY TREE LOCATIONS.
PROVIDE TREE ANCHORING SYSTEM.
T2 - AMENITY TREE: 200 GALLON
7' CLEAR TRUNK HEIGHT, STRONG CENTRAL LEADER
PROVIDE UPLIGHTS AT ALL CANOPY TREE LOCATIONS.
PROVIDE TREE ANCHORING SYSTEM.

T3 - LARGE AMENITY TREE: 300 GALLON
7' CLEAR TRUNK HEIGHT, STRONG CENTRAL LEADER
PROVIDE UPLIGHTS AT ALL CANOPY TREE LOCATIONS.
PROVIDE TREE ANCHORING SYSTEM.

PLANTING
P01 - ORNAMENTAL PLANTING:
PROVIDE MINIMUM 24" TOPSOIL DEPTH FOR ALL PLANTING BEDS.
SIZES: 25% 1 GALLON MATERIAL @ 12" O.C.;
50% 3 GALLON MATERIAL @ 24" O.C.,
25% 5 GALLON MATERIAL @ 30" O.C.

P02 - PLANTER POT PLANTING:
THRILLER, SPILLER, AND FILLER PLATING MIX. 1 EVERGREEN SPECIMEN PLANT, CASCADING PLANT OVER 1/3 OR POT, AND 1 GAL INFILL PERENNIAL

NOTES: PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE.

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PLANTING PLANS - 18C

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LANDSCAPE LEGEND

TREES

T1 - STREETSCRAPE TREE: 200 GALLON
7' CLEAR TRUNK HEIGHT, STRONG CENTRAL LEADER
PROVIDE UPLIGHTS AT ALL CANOPY TREE LOCATIONS.
PROVIDE TREE ANCHORING SYSTEM.

T2 - AMENITY TREE: 200 GALLON
7' CLEAR TRUNK HEIGHT, STRONG CENTRAL LEADER
PROVIDE UPLIGHTS AT ALL CANOPY TREE LOCATIONS.
PROVIDE TREE ANCHORING SYSTEM.

T3 - LARGE AMENITY TREE: 300 GALLON
7' CLEAR TRUNK HEIGHT, STRONG CENTRAL LEADER
PROVIDE UPLIGHTS AT ALL CANOPY TREE LOCATIONS.
PROVIDE TREE ANCHORING SYSTEM.

PLANTING

P01 - ORNAMENTAL PLANTING:
PROVIDE MINIMUM 24" TOPSOIL DEPTH FOR ALL PLANTING BEDS.
SIZES: 25% 1 GALLON MATERIAL @ 12" O.C.;
50% 3 GALLON MATERIAL @ 24" O.C.,
25% 5 GALLON MATERIAL @ 30" O.C.

P02 - PLANTER POT PLANTING:
THRILLER, SPILLER, AND FILLER PLATING MIX. 1 EVERGREEN SPECIMEN PLANT, CASCADING PLANT OVER 1/3 OR POT, AND 1 GAL INFILL PERENNIAL

NOTES: PROVIDE 42" HEIGHT TREE ROOT BARRIER ALONG ALL HARDSCAPE WITHIN 10' OF ANY TREE.

GRAPHIC SCALE: 1" = 20'

PLAN - PLANTING PLAN 18C 01
SCALE: 1" = 10'-0"

100% SCHEMATIC DESIGN

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LOT 13B
VINEYARD, UT 84057

FLAGBOROUGH, LLC
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LEHI, UT 84043

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MEP ENGINEER
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CIVIL ENGINEER
McNEIL ENGINEERING
801.255.7700

LANDSCAPE ARCHITECT
OJB LANDSCPE ARCHITECTS
713.518.7250

INTERIOR DESIGNER
VIDA DESIGN
971.349.0620

Key Plan

Issue

NO.	DATE
100% SCHEMATIC DESIGN	06/21/24

Revisions

NO.	DATE

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Landscape Architect: James Burnett
Registration No.: 1482
Date: 06/21/2024
The Office of James Burnett

PLANTING PLANS - 13B

PRINCIPAL IN CHARGE
B.O.

PROJECT ARCHITECT
R.H.

DRAWN
R.H., T.L. R.G., B.O., S.S.

DATE	APPROVED
6/21/2024	X.Y.
SCALE:	JOB NO.
	23425

DRAWING NO.
L6.02

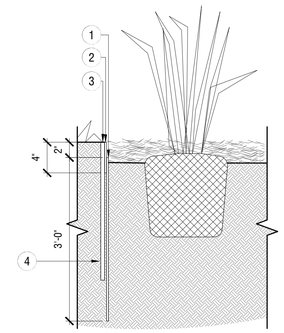
Plotted By: Cristina Frass Sheet Set: UC-13B-SSM Layout: L6.02 Version: June 21, 2024 12:29:14am Stored: T:\Projects\UC-13B-Utah City Block 13B and Block 18C\UC-13B-SHEETS\UC-13B-L6-PLANTING-PLANS.dwg
6/18/2024 10:08:36 AM

1 ROOT BARRIER

2 4" x 1/4" PLATE STEEL EDGING WHEN GRAVEL IS ADJACENT TO LAWN OR PLANTING BED. CONTRACTOR TO SECURE WITH 18" LONG STEEL STAKE AT 24" O.C., TYP.

3 BONDING ADHESIVE

4 COMPACTED SUBGRADE RE: PLANS FOR LOCATIONS



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

SECTION - PLANT DIVIDER WITH EDGE RESTRAINT 04
HP-UC.13B-PLA-03

NOTES
1. USE PLATIPUS TREE ANCHOR SYSTEM WITH PLATI-MAT, (RF2P, CONFIRM SYSTEM WITH MANUFACTURER AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE).
2. FOR ROUND PLASTIC CONTAINER-GROWN TREES TO BE PLANTED AT GRADE OR ELEVATED. INSTALL INTO UNDISTURBED SUB-GRADE.
3. ALL HARDWARE TO BE RUST RESISTANT.
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. DO NOT DISTURB ROOTBALL.

1 PLATIPUS TREE ANCHOR SYSTEM.

2 6" WATERING SAUCER

3 FINISHED GRADE

4 BREAK UP EDGE OF PLANTING PIT

5 FILTER FABRIC, RE SPECS

6 MIN. 6" WASHED GRAVEL, SLOPE FLOOR TO DRAIN.

7 UNDISTURBED SUBGRADE

8 TREE PIT

9 ROOTBALL

10 TOP OF ROOTBALL CROWN TO BE 2" ABOVE FINISHED GRADE; PLACE ROOTBALL ON COMPACTED SPECIFIED SOIL-MIX

11 PLATI-MAT BY PLATIPUS

12 FILL SAUCER BASIN WITH MIN. 3" LAYER SPECIFIED GRAVEL MULCH; RE SPECS.

13 SELECT BACKFILL SOIL WITH FERTILIZER PER SPECS.

14 TREE UNDER-DRAIN; PERFORATED PVC PIPE WRAPPED IN FILTER FABRIC SOCK PER GRADING AND DRAINAGE PLANS AND DETAILS, ENSURE TREE PIT DRAINS TO TREE UNDER-DRAIN

15 TREE UNDER-DRAIN; PERFORATED PVC PIPE WRAPPED IN FILTER FABRIC SOCK PER GRADING AND DRAINAGE PLANS AND DETAILS

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2008 GARNER STATION BLVD.
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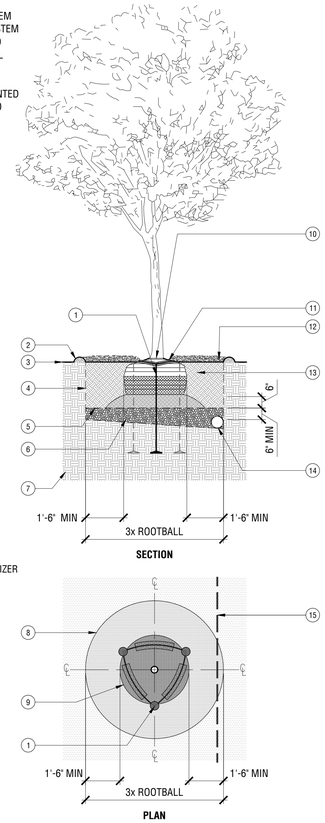


SCALE: 3/8" = 1'-0"

TREE PLANTING WITH UNDERDRAINAGE AT GRADE 06
HP-UC.13B-PLA-08

NOTE:
REFERENCE SPECIFICATIONS FOR TOPSOIL BLEND.
REFERENCE IRRIGATION PLANS FOR IRRIGATION TREATMENT.

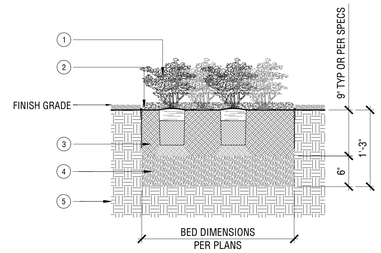
1 TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE, PLACE ROOTBALL ON TOP OF COMPACTED, SPECIFIED SOIL MIX.

2 3" GRAVEL MULCH LAYERS

3 9" BLENDED TOPSOIL, RE: SPECIFICATIONS

4 TILL EXISTING SOIL TO DEPTH OF 6", RE: SPECIFICATIONS

5 UNDISTURBED SUBSOIL



SCALE: 1" = 1'-0"

SECTION - SOILS FOR PLANTING BED AREAS 03
HP-UC.13B-PLA-10

NOTES:
A. FOR CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND PLANTS

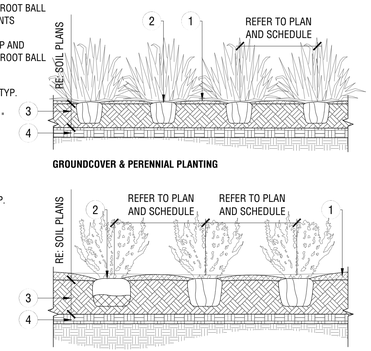
B. FOR B&B: REMOVE BURLAP AND BASKET FROM TOP 2/3 OF ROOT BALL AND REMOVE FROM SITE.

1 3" GRAVEL MULCH LAYER, TYP.

2 TOP OF ROOT BALL TO BE 1" ABOVE SOIL MIX, TYP.

3 PLANTING MIX, RE: SOIL PLANS

4 PREPARED SUBGRADE, TILLED TO 4"-6" DEPTH, TYP.



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

SECTION - GROUND COVER AND SHRUB PLANTING, TYP. 02
HP-UC.13B-PLA-09

1 TREE TRUNK

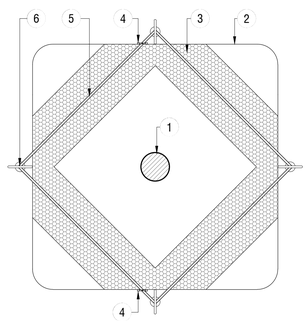
2 ROOTBALL

3 ANCHOR MAT, RE: SPECIFICATIONS

4 RATCHET TENSIONER, TO BE PLACED ON SIDE OF ROOTBALL RE: SPECIFICATIONS

5 ANCHOR CABLE, RE: SPECIFICATIONS

6 TREE ANCHOR RE: SPECIFICATIONS, (4) PER TREE EQUALLY SPACED



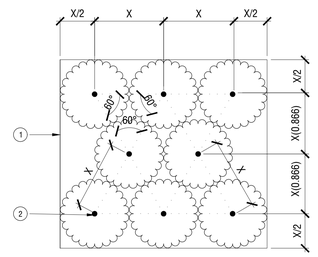
SCALE: 1" = 1'-0"

PLAN - TREE ANCHOR SYSTEM ON GRADE 05
HP-UC.13B-PLA-14

NOTES:
1. X IS EQUAL TO ON CENTER SPACING NOTED IN PLANTING SCHEDULE.
2. ALL PLANT SPACING TO BE TRIANGULAR UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
3. SET OUT AND SPACE GROUND COVER AND PLANTS AS INDICATED IN EVEN ROWS WITH SPACING PROVIDED.

1 EDGE OF PLANTING, ADJACENT STRUCTURE, HARDSCAPE OR OTHER ELEMENT

2 CENTER OF PLANTING



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

PLAN - TYPICAL TRIANGULAR PLANT SPACING 01
HP-UC.13B-PLA-07

PROJECT NAME
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Rev	Date	Description
1	05.01.2013	ISSUE FOR REVIEW

Drawing Title
PLANTING DETAILS

Drawing Number
L7.00

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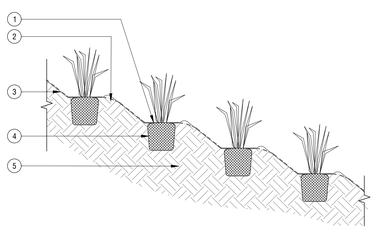
1 TOP OF ROOTBALL TO BE 1" ABOVE SOIL MIX

2 3" BERM AND WATERING SAUCER

3 GEOSYNTHETIC ROOT REINFORCEMENT MATRIX. RE: SPECS

4 PLANTING LOCATIONS, RE: PLANTING PLANS

5 PLANTING SOIL MIX, RE: SPECS



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

SECTION - SHRUB AND GROUNDCOVER PLANTING ON SLOPE 04
HP-UC.138-CD-92

1 6" BERM AND WATERING SAUCER

2 TREE TRUNK

3 TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED SOIL MIX

4 BLACK CORDED RUBBER HOSE, CONNECTED WITH 12" GAUGE WIRE TO POST.

5 4" PVC INSPECTION TUBE. CAP END WITH 4" ROUND CAP NDS PART #11

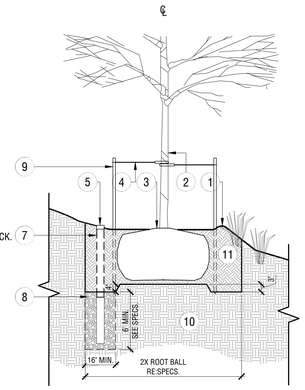
7 4" ABS PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC RE: SPECIFICATIONS

8 DRAINAGE GRAVEL WRAPPED IN FILTER FABRIC. RE: SPECIFICATIONS

9 (2) 8' LONG METAL T-POST, PAINTED BLACK. INSTALL POSTS MIN. 24" INTO UNDISTURBED SUB-GRADE. DO NOT DISTURB ROOTBALL.

10 UNDISTURBED SUBGRADE

11 PLANTING MIX RE: SPECIFICATIONS



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

SECTION - TREE PLANTING ON SLOPE 03
HP-UC.138-CD-94

NOTES
1. CUT TWINE AT TRUNKS AND ROOT BALL. REMOVE TOP 1/3 OF BURLAP AND ALL ROPES, WIRES, OR CONTAINERS
2. SCARIFY EDGE OF TREE PIT
3. TOP OF ROOT BALL CROWN TO BE 2" ABOVE SPECIFIED SOIL MIX AND ADJACENT FINISH GRADE OF CURBS AND HARDSCAPE AREAS
4. NO MULCH AT ROOT COLLAR, MAINTAIN 4" CLEAR

1 SPECIFIED SOIL MIX RE SPECS

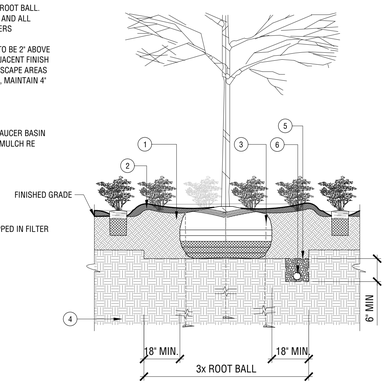
2 6" WATERING SAUCER. FILL SAUCER BASIN WITH 3" MINIMUM LAYER OF MULCH RE SPECS

3 TREE ACHOR RE SPECS

4 UNDISTURBED SUBGRADE

5 FILTER FABRIC RE SPECS

6 PERFORATED PVC PIPE WRAPPED IN FILTER FABRIC SOCK RE SPECS



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

SECTION - TREE IN LANDSCAPE PLANTING, TYPICAL 02
HP-UC.138-CD-95

NOTES
1. CUT TWINE AT TRUNKS AND ROOT BALL. REMOVE TOP 1/3 OF BURLAP AND ALL ROPES, WIRES OR CONTAINERS.
2. SCARIFY EDGE OF TREE PIT.
3. TREE TO BE SET ON COMPACTED SPECIFIED SOIL MIX, RE: SPECS.
4. TOP OF ROOT BALL CROWN TO BE 2" ABOVE SPECIFIED SOIL MIX AND ADJACENT FINISH GRADE
5. OF CURBS AND HARDSCAPE AREAS.
6. NO GRAVEL MULCH AT ROOT COLLAR, MAINTAIN 4" CLEAR.

1 TREE, RE: PLANTING PLANS

2 SPECIFIED SOIL MIX, RE: SPECS

3 6" WATERING SAUCER; FILL SAUCER BASIN WITH 3" MINIMUM LAYER OF GRAVEL MULCH, RE: SPECS

4 PLANTING, RE: PLANTING PLANS

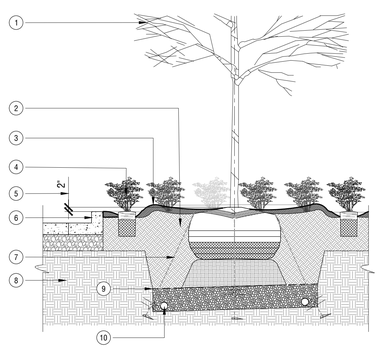
5 TOP OF ROOT BALL TO BE 2" ABOVE ADJACENT CURBS

6 CURB (TYP)

7 TREE ANCHOR, RE: SPECS

8 UNDISTURBED SUBGRADE

10 PERFORATED PVC PIPE WRAPPED IN FILTER FABRIC SOCK, RE: SPECS



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

SECTION - TREE AT CURB / MEDIAN, TYPICAL 01
HP-UC.138-PLA-25

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Drawing Title
PLANTING DETAILS

Drawing Number
L7.01

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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 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 HISHER 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 98% (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 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 CUROSEGE/METERS 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		NEW	EXISTING	
		MONUMENT LINE			SECTION CORNER (FOUND)
		CENTER LINE			SECTION CORNER (NOT FOUND)
		SUBJECT PROPERTY LINE			
		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			TELEPHONE MANHOLE
G	g	NATURAL GAS LINE			TRAFFIC SIGNAL BOX
OHC	ohc	OVERHEAD COMMUNICATIONS			WATER MANHOLE
OHP	ohp	OVERHEAD POWER LINE			WATER VALVE
OHT	oht	OVERHEAD TELEPHONE LINE			WATER METER
OHTV	ohtv	OVERHEAD TELEVISION LINE			FIRE HYDRANT
P	p	POWER LINE			SANITARY SEWER MANHOLE
P/C	p/c	POWER/COMMUNICATIONS LINE	SSCO	SSCO	SANITARY SEWER CLEANOUT
P/T	p/t	POWER/TELEPHONE LINE			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			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			
72	5572	CONTOUR LINE			
		CURB & GUTTER (STD)			
		CURB & GUTTER (OUTFALL)			
		CONCRETE PAVEMENT			
		STD. DUTY ASPHALT			
		HEAVY DUTY ASPHALT			

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

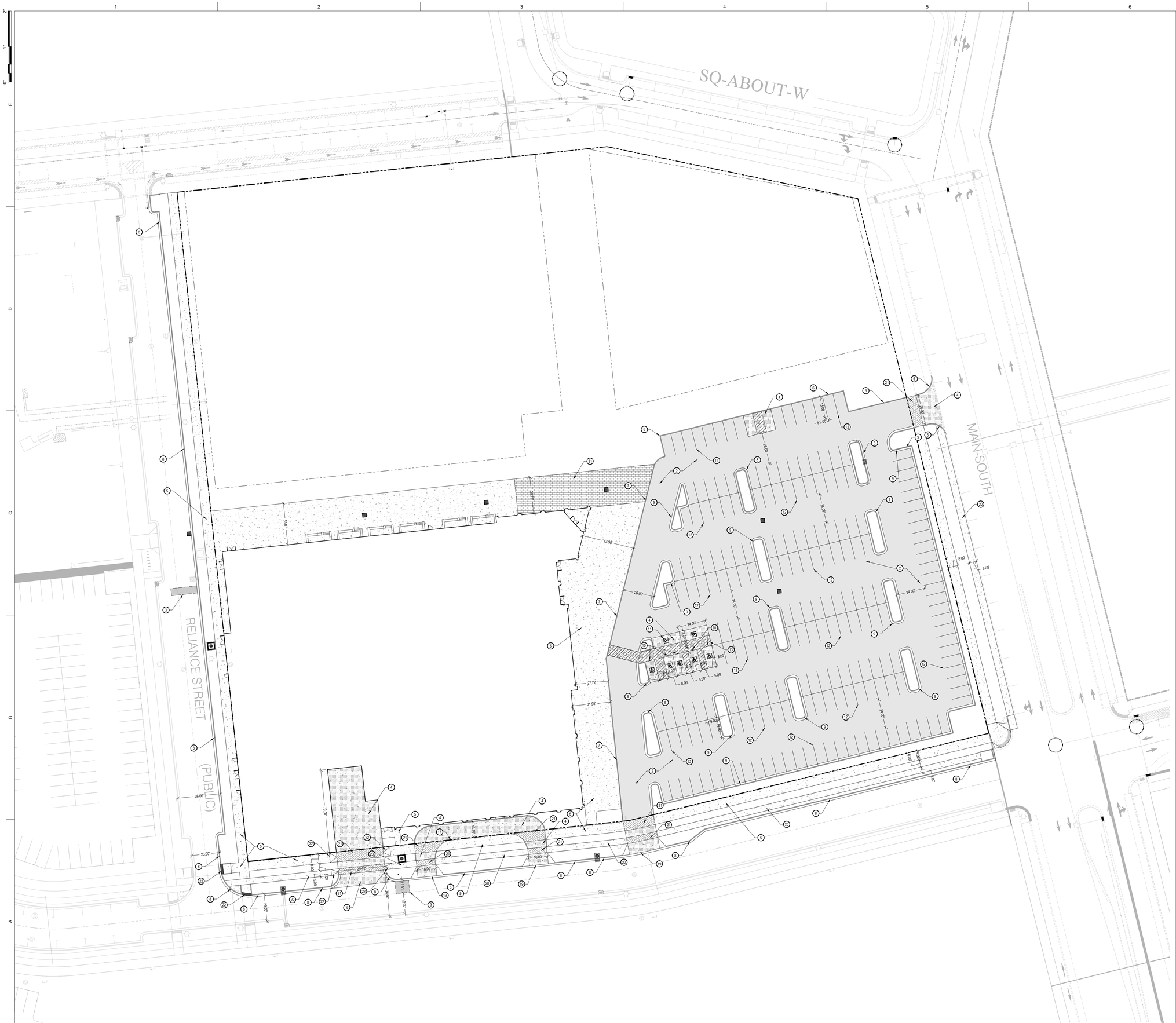
LICENSED PROFESSIONAL ENGINEER
7/1/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

△	DATE	REVISION

PROJECT NUMBER 24054

NOTES AND LEGEND

C0.01



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

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

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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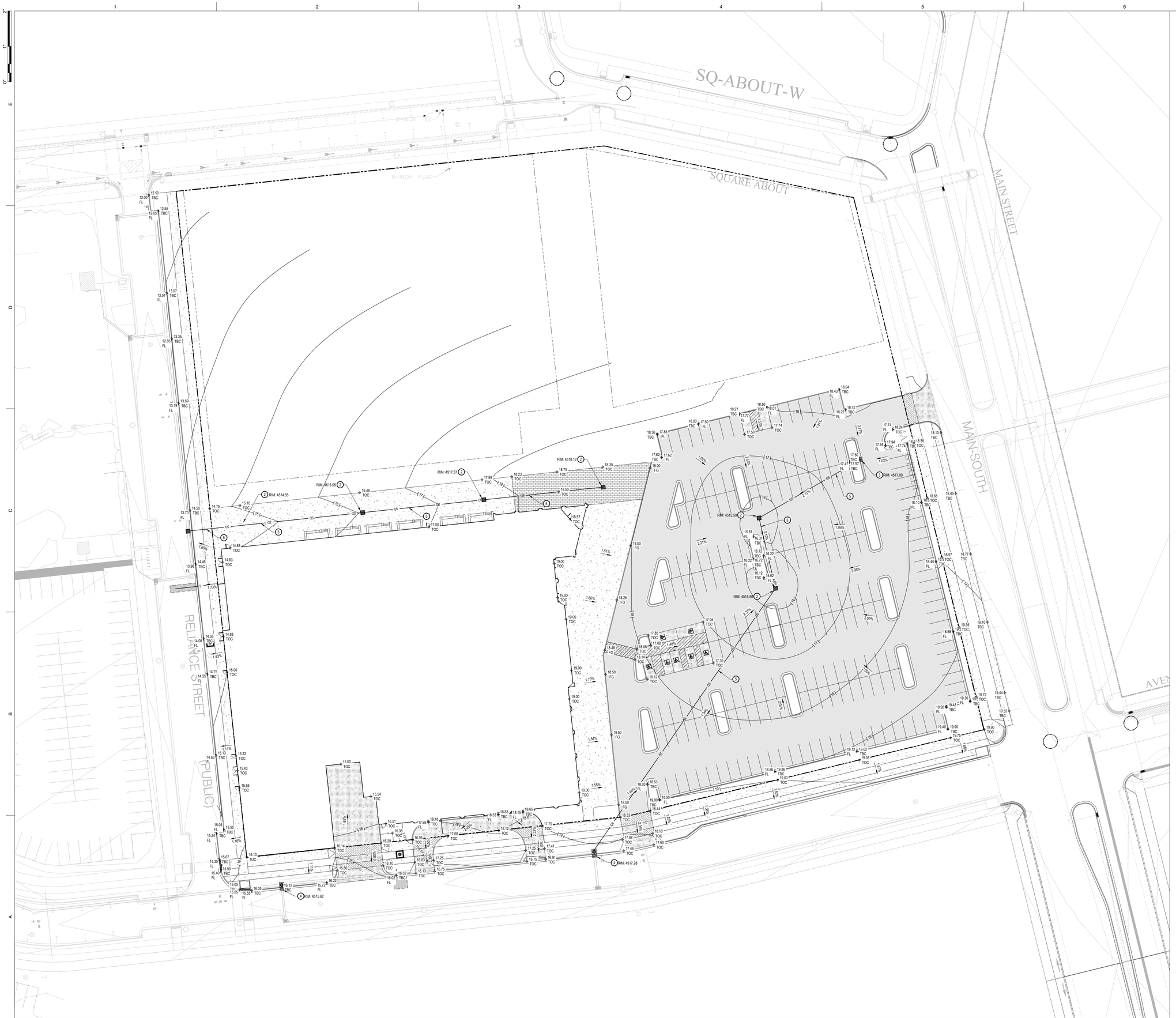
CIVIL SITE PLAN

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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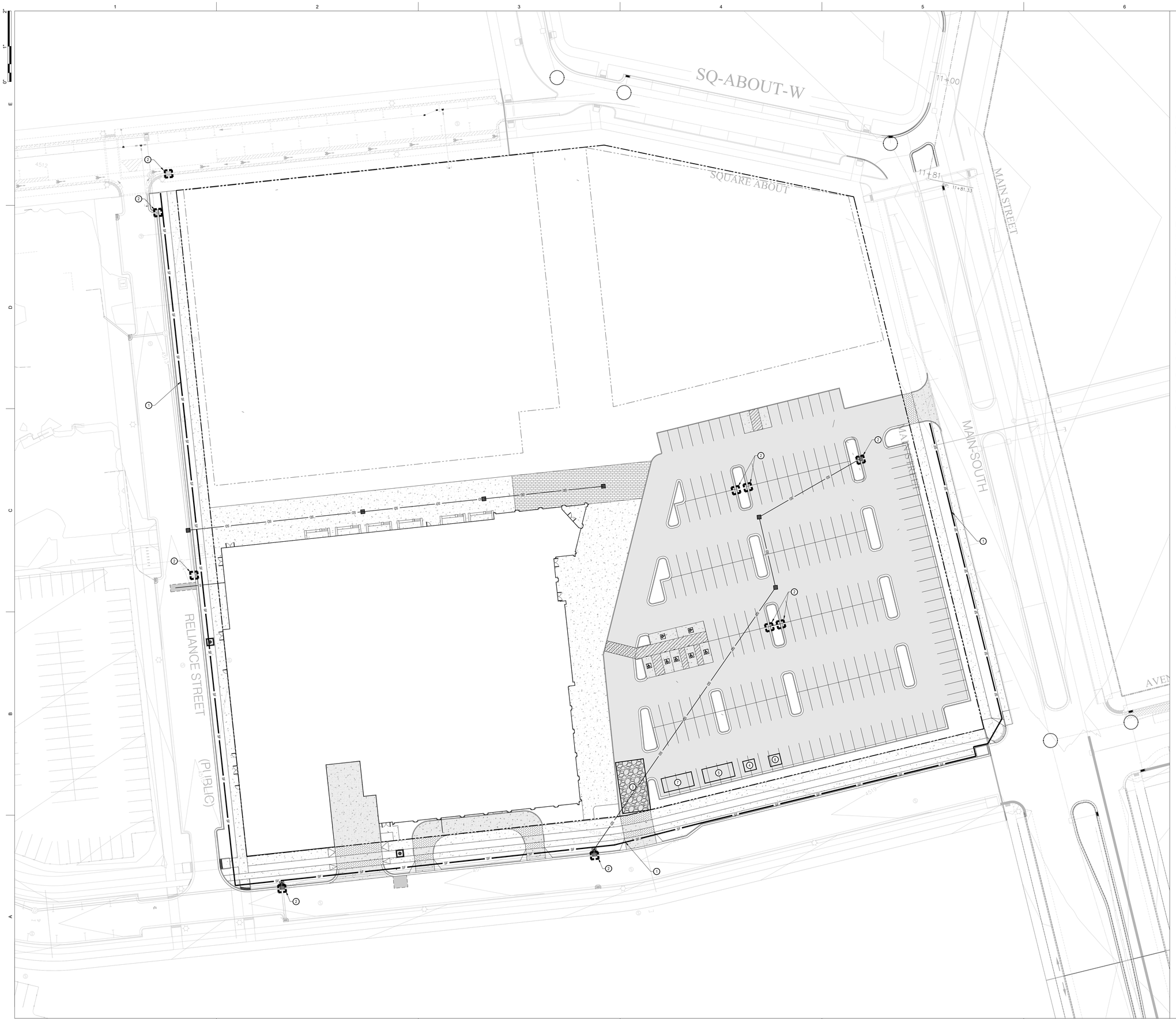
GRADING AND DRAINAGE PLAN

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

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

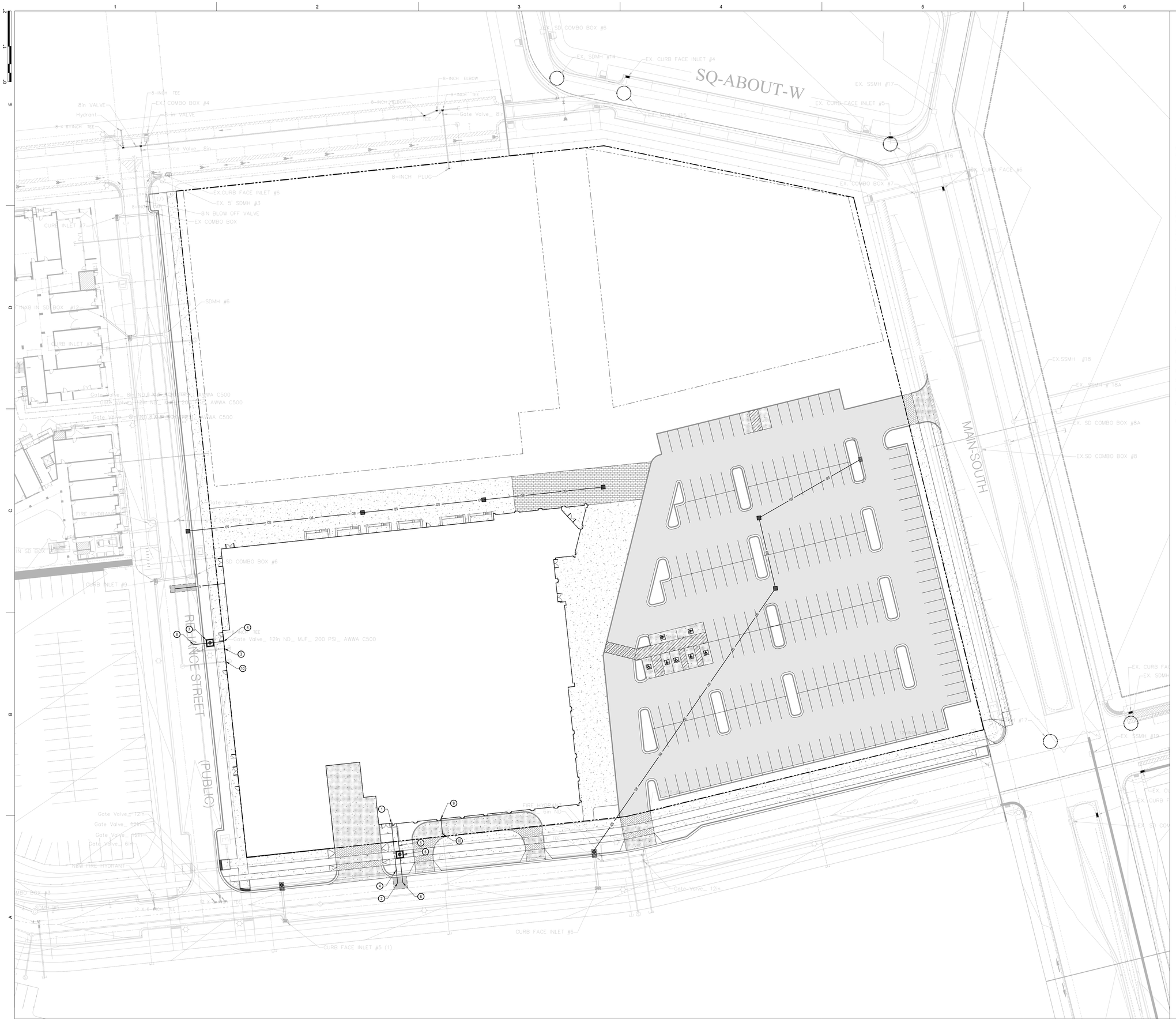
LICENSED PROFESSIONAL ENGINEER
7/1/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

△	DATE	REVISION

PROJECT NUMBER 24054

EROSION CONTROL PLAN

C2.02



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

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.

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

NOTICE!

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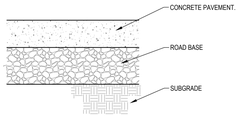
STATE OF UTAH

△	DATE	REVISION

PROJECT NUMBER 24054

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)

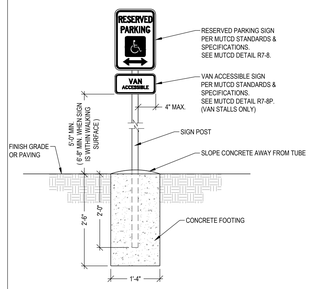
SCALE: N.T.S.

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)

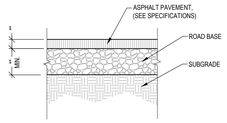
PAINTED ADA SYMBOL (D2)

SCALE: N.T.S.



ADA PARKING SIGN (D3)

SCALE: N.T.S.

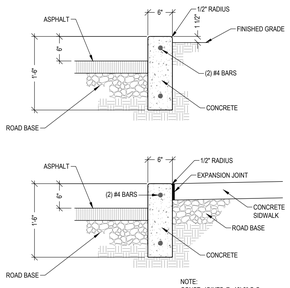


	(STANDARD DUTY) PARKING AREAS	(HEAVY DUTY) ROADWAY AREAS
ASPHALT	3"	4"
BASE COURSE	8"	12"

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

ASPHALTIC PAVEMENT SECTION (C1)

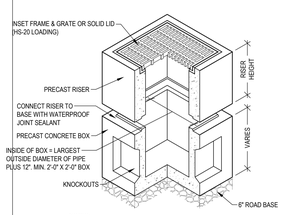
SCALE: N.T.S.



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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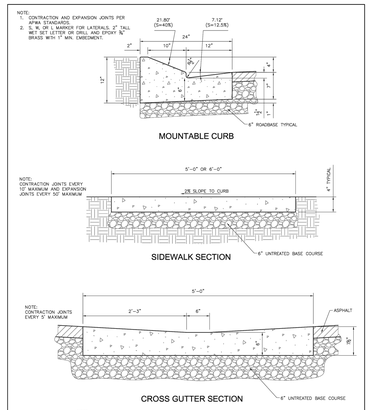
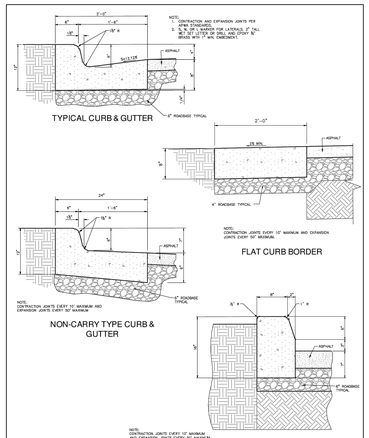
CIVIL
DETAILS

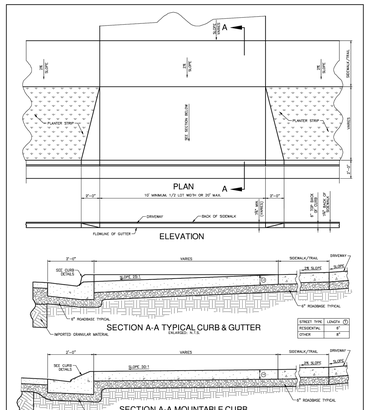
C5.01



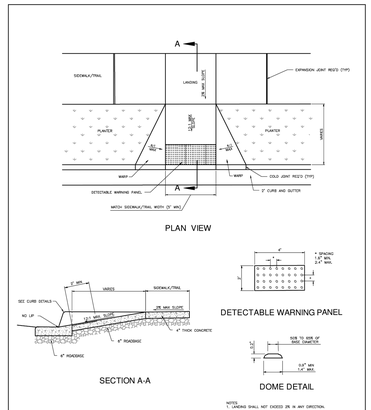
CURB, GUTTER, AND SIDEWALK DETAILS
TOWN OF VINEYARD
4



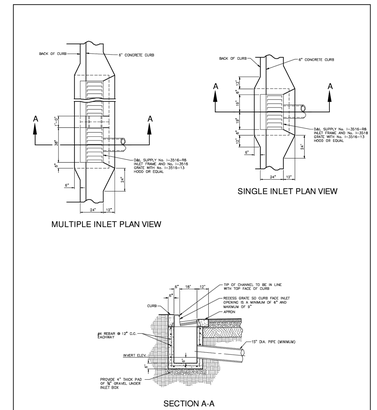
CURB DETAILS
TOWN OF VINEYARD
5



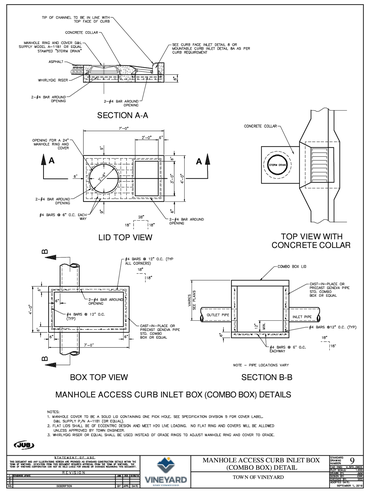
TYPICAL CURB APPROACH
TOWN OF VINEYARD
6



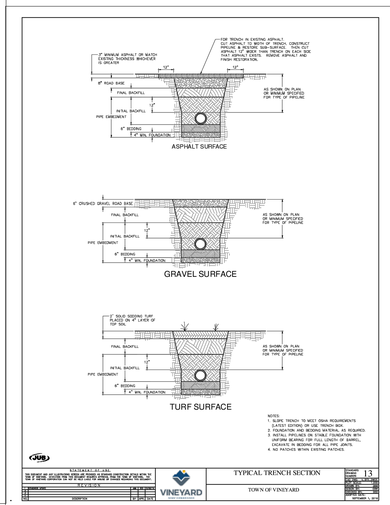
PEDESTRIAN ACCESS MID BLOCK
TOWN OF VINEYARD
7B



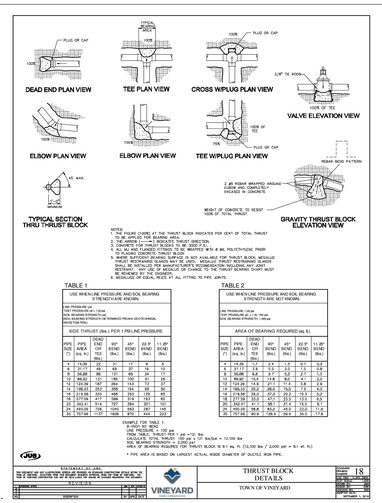
STANDARD CURB FACE INLET DETAIL
TOWN OF VINEYARD
8



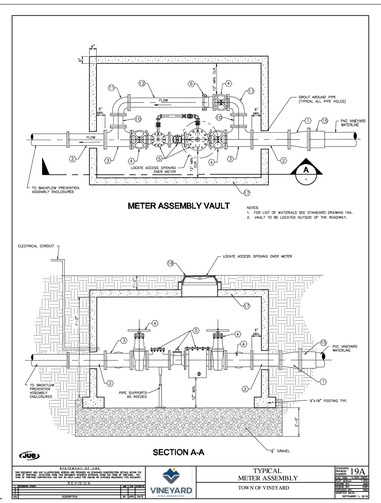
MANHOLE ACCESS CURB INLET BOX (COMBO BOX) DETAIL
TOWN OF VINEYARD
9



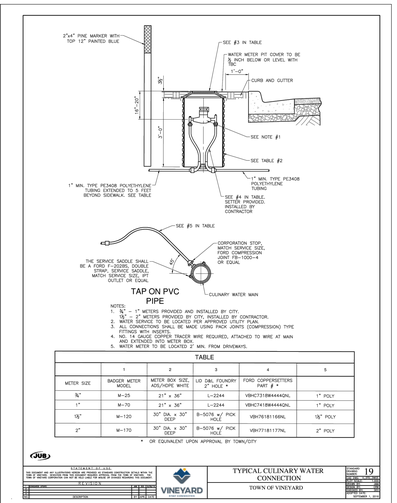
TYPICAL TRENCH SECTION
TOWN OF VINEYARD
13



THRUST BLOCK DETAILS
TOWN OF VINEYARD
18



TYPICAL METER ASSEMBLY
TOWN OF VINEYARD
19A

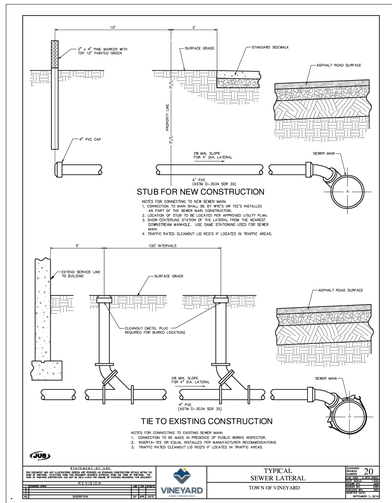


TABLE

METER SIZE	1	2	3	4	5
	BADGER METER MODEL	METER BOX SIZE, ACE/FORE WHITE	LID DAL FOUNDRY 2" HOLE *	FORD COPPERSETTERS PART # *	
¾"	M-25	21" x 36"	L-2244	VBH7371B#444424L	1" POLY
1"	M-70	21" x 36"	L-2244	VBH7418#444424L	1" POLY
1½"	M-120	30" Dia. x 30" DEEP	B-5078 w/ PICK HOLE	VBH7818I1169NL	1½" POLY
2"	M-170	30" Dia. x 30" DEEP	B-5078 w/ PICK HOLE	VBH7718I1177NL	2" POLY

* OR EQUIVALENT UPON APPROVAL BY TOWN/CITY

TYPICAL CULINARY WATER CONNECTION
TOWN OF VINEYARD
19



TYPICAL SEWER LATERAL
TOWN OF VINEYARD
20

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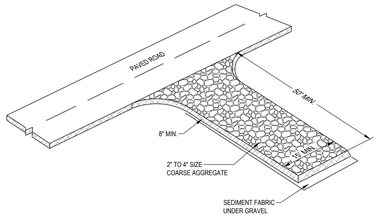
CITY DETAILS

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

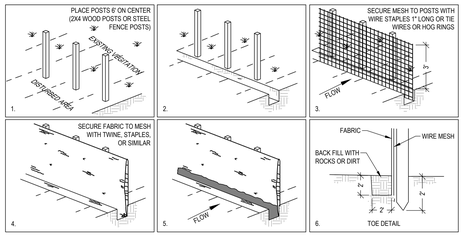
- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

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

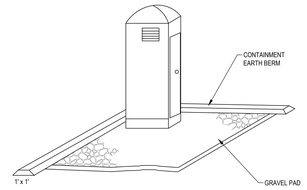
- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

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
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- ☐ 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 MIMIMAL 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.

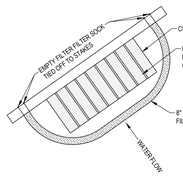
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK" PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

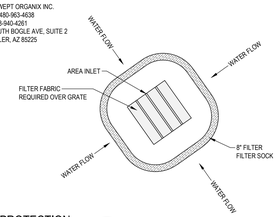
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
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:

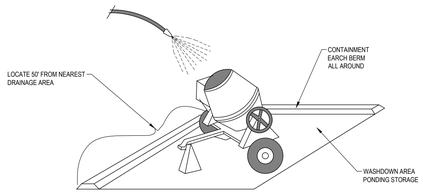
WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





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

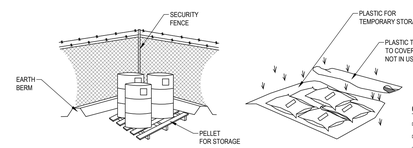
- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

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
- ☐ 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 (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. DIDAS
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 'Baken'	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

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VINEYARD STATION - PHASE 4

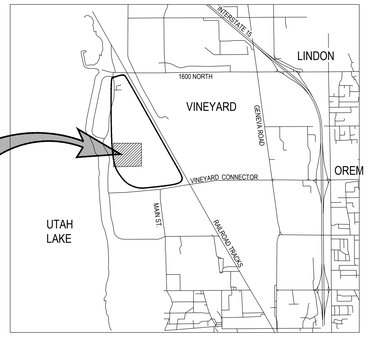
CONSTRUCTION PLANS

VINEYARD, UTAH

NORTH

SCALE: 1" = 50'

0 25' 50' 100' 150'



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

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

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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 BEFORE HAND. 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 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.

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		NEW	EXISTING	
		MONUMENT LINE			SECTION CORNER (FOUND)
		CENTER LINE			SECTION CORNER (NOT FOUND)
		SUBJECT PROPERTY LINE			
		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			TELEPHONE MANHOLE
G	g	NATURAL GAS LINE			TRAFFIC SIGNAL BOX
OHC	ohc	OVERHEAD COMMUNICATIONS			WATER MANHOLE
OHP	ohp	OVERHEAD POWER LINE			WATER VALVE
OHT	oht	OVERHEAD TELEPHONE LINE			WATER METER
OHTV	ohtv	OVERHEAD TELEVISION LINE			FIRE HYDRANT
P	p	POWER LINE			SANITARY SEWER MANHOLE
P/C	p/c	POWER/COMMUNICATIONS LINE	SSCO	SSCO	SANITARY SEWER CLEANOUT
P/T	p/t	POWER/TELEPHONE LINE			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			STORM DRAIN CLEANOUT
S	s	SANITARY SEWER LINE			STORM DRAIN COMBO BOX
ST	st	STEAM LINE			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			
4572	4572	CONTOUR LINE			
		CURB & GUTTER (STD)			
		CURB & GUTTER (OUTFALL)			
		CONCRETE PAVEMENT			
		STD. DUTY ASPHALT			
		HEAVY DUTY ASPHALT			

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	NIR	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	FNCWO	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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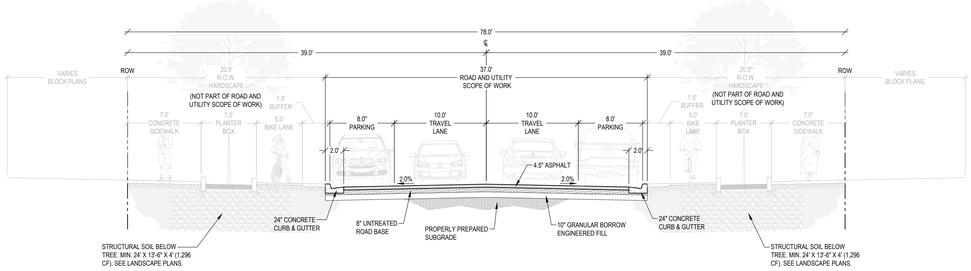

TYPICAL 3RD AVENUE CROSS SECTION (A)

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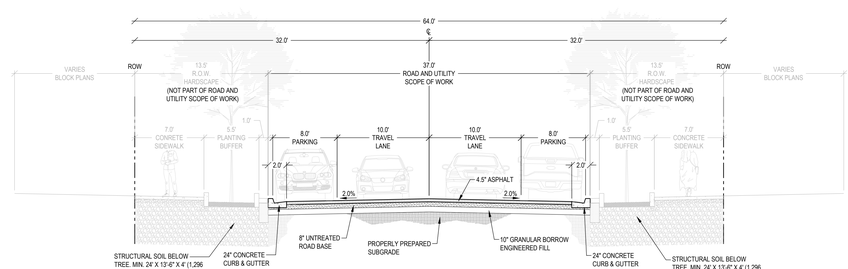

TYPICAL 2ND AVENUE CROSS SECTION
TYPICAL DOVER STREET CROSS SECTION (C)

SCALE: N.T.S.

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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.
10. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH ROCKY MOUNTAIN POWER.
11. APPROXIMATE LOCATION OF NEW NATURAL GAS MAIN. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY.
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.
14. STORM DRAIN CLEANOUT BOX VINEYARD STANDARD DETAIL 9A ON SHEET C8.01.
15. 15" DIAMETER RCP STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
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

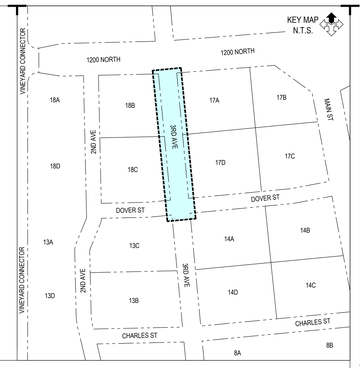
SCALE: 1" = 20'

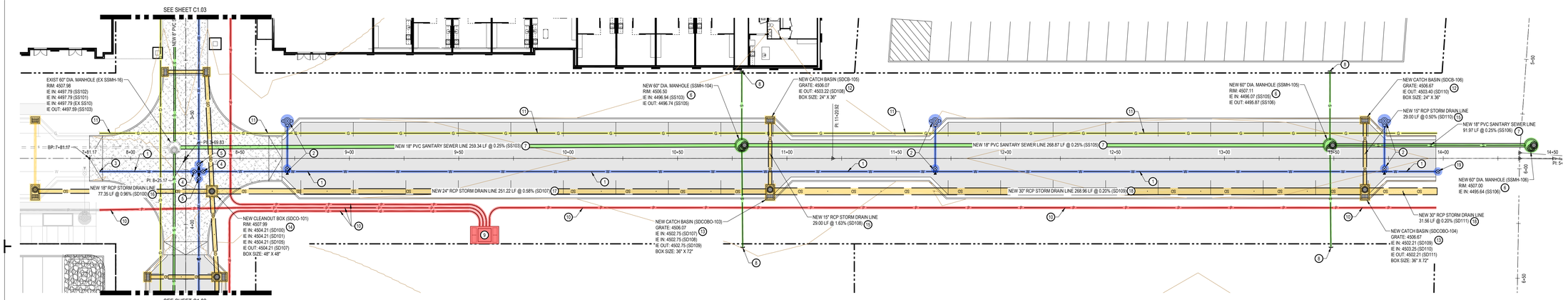
0 10' 20' 40' 60'

Blue Stakes of UTAH811 Bluestakes.org

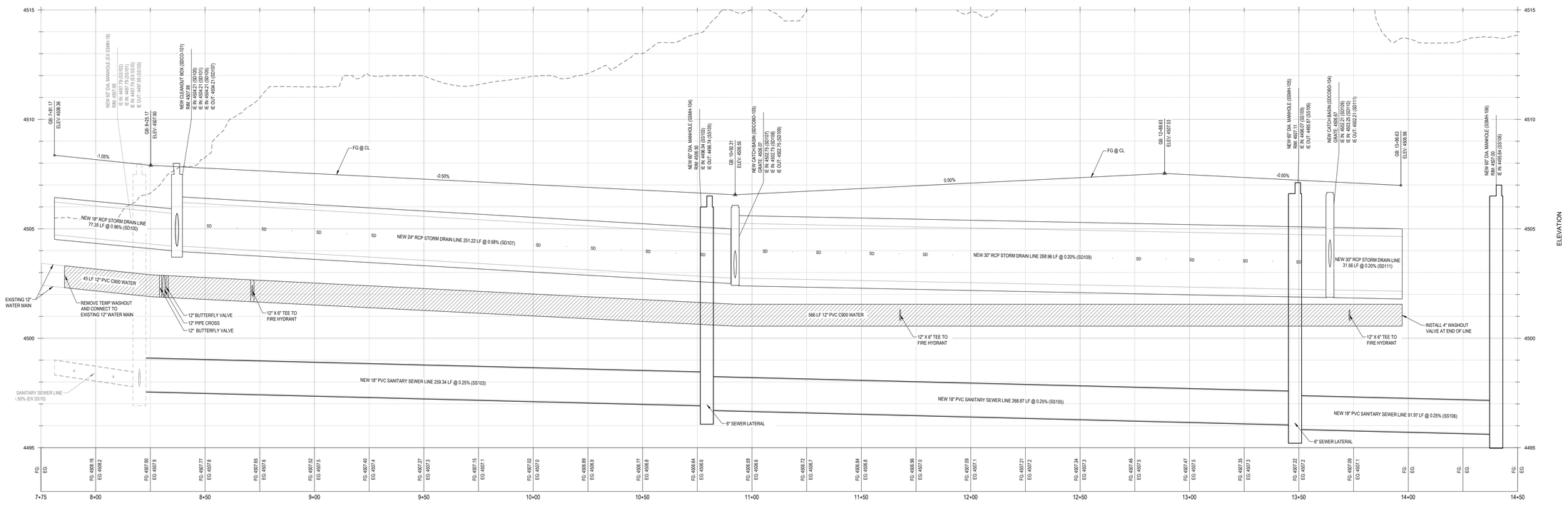
NOTICE!

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.





3RD AVENUE
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

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

C2.01

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SEWER: VINEYARD CITY
STORM: VINEYARD CITY
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TELEPHONE: CENTURY LINK/ COMCAST

KEYED NOTES:

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1. 8" 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. 8" GATE VALVE WITH VALVE BOX. SEE APWA PLAN NO. 574 FOR VALVE BOX DETAIL ON C8.01.
5. 5' DIAMETER SANITARY SEWER MANHOLE, PER VINEYARD STANDARD DETAIL 14 ON SHEET C8.01.
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15. INSTALL 4" WASHOUT VALVE PER APWA PLAN 571 AT END OF MAIN, PER DETAIL ON SHEET C8.01.

NORTH

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Blue Stakes of UTAH811 Bluestakes.org

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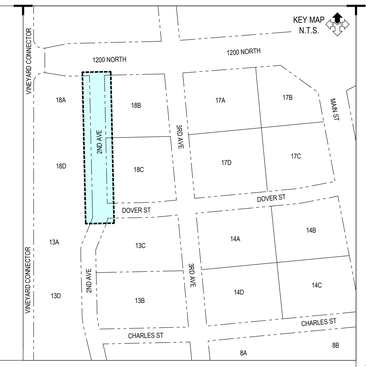

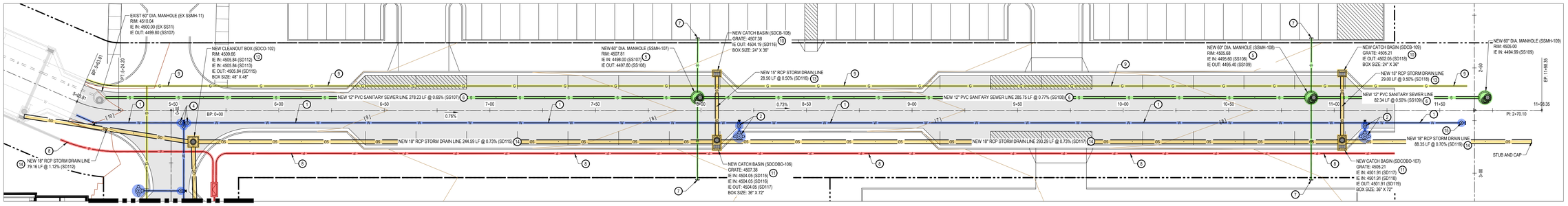

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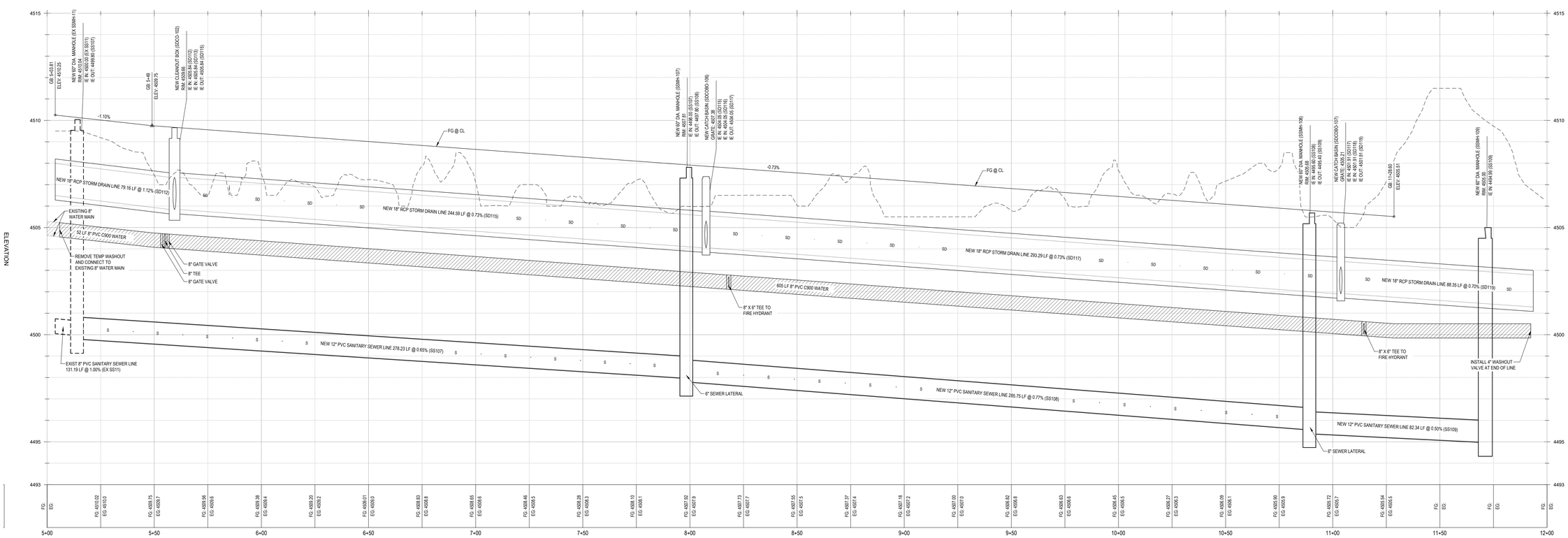

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VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
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CHECKED BY: TJD
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2ND AVENUE
STA. 5+00 - 12+00

C1.02

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Blue Stakes of UTAH811 Bluestakes.org

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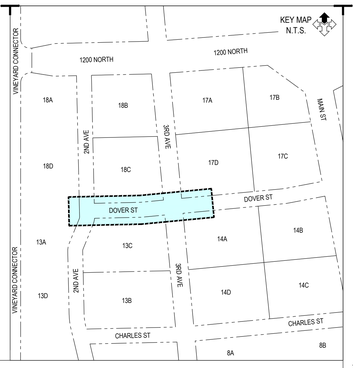

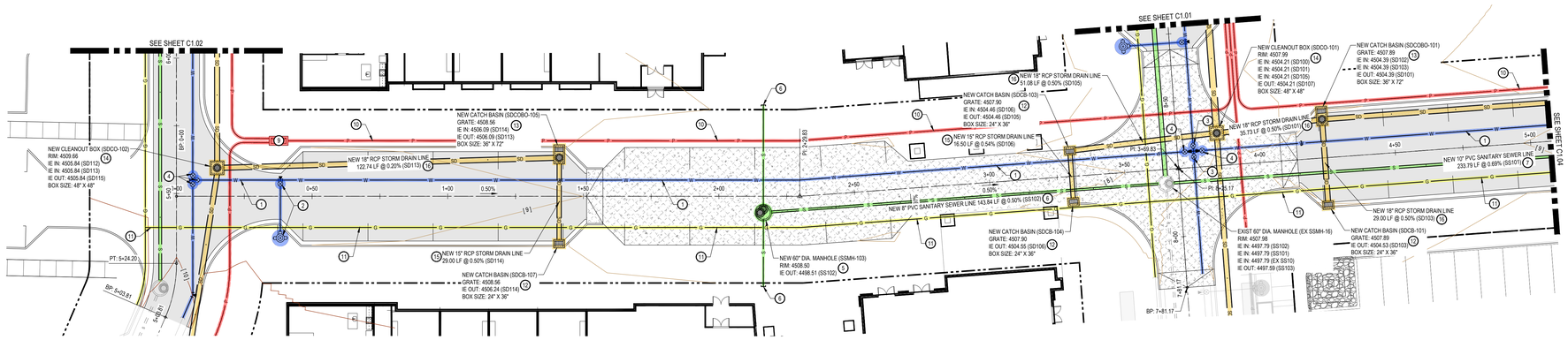

DOVER STREET
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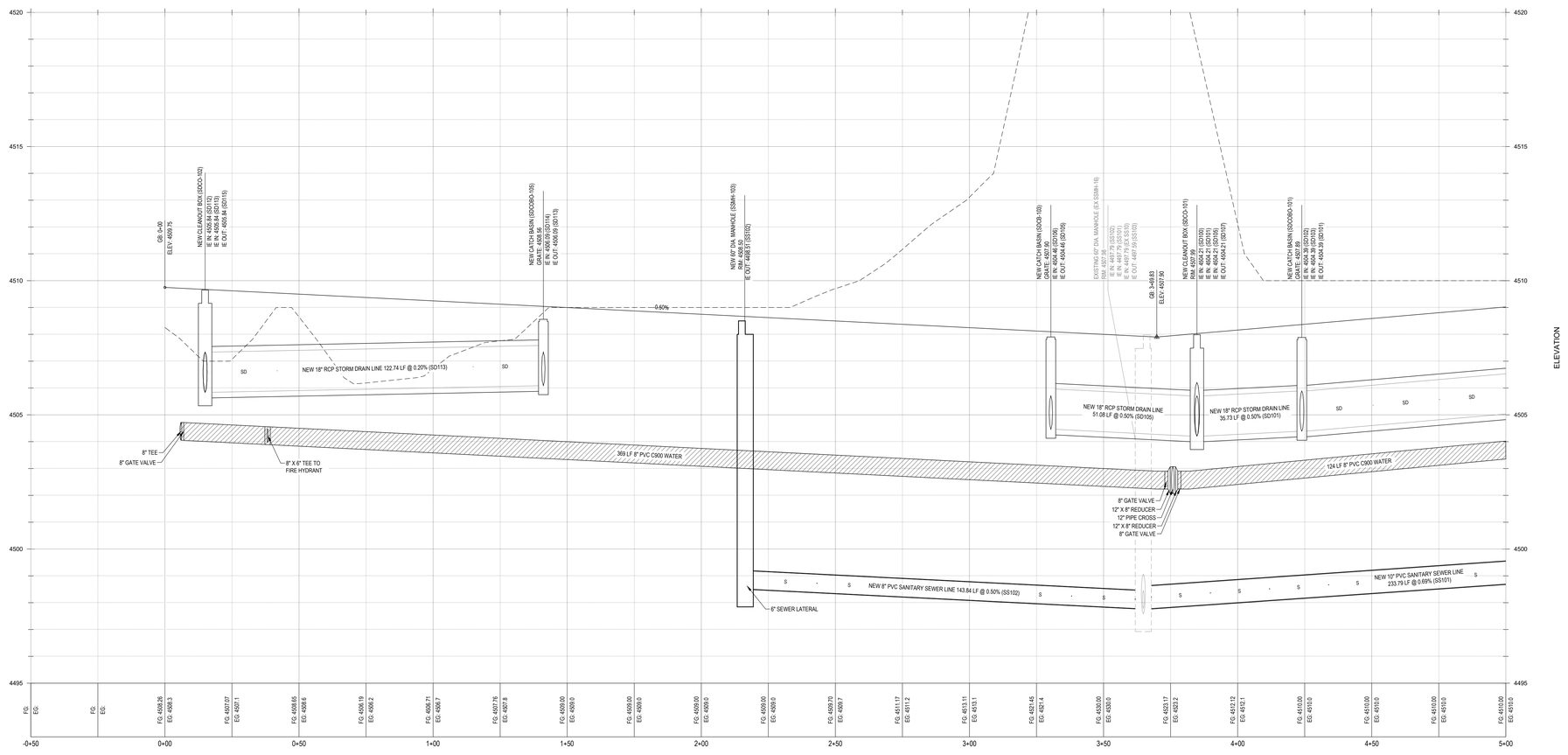

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VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

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

DOVER STREET
STA. 0+00 - 5+00

C1.03

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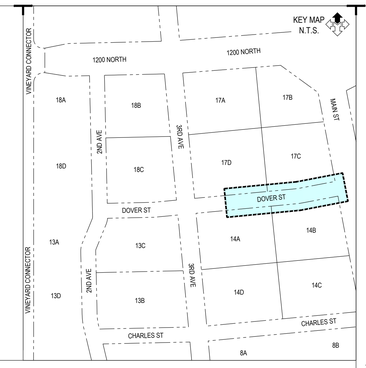

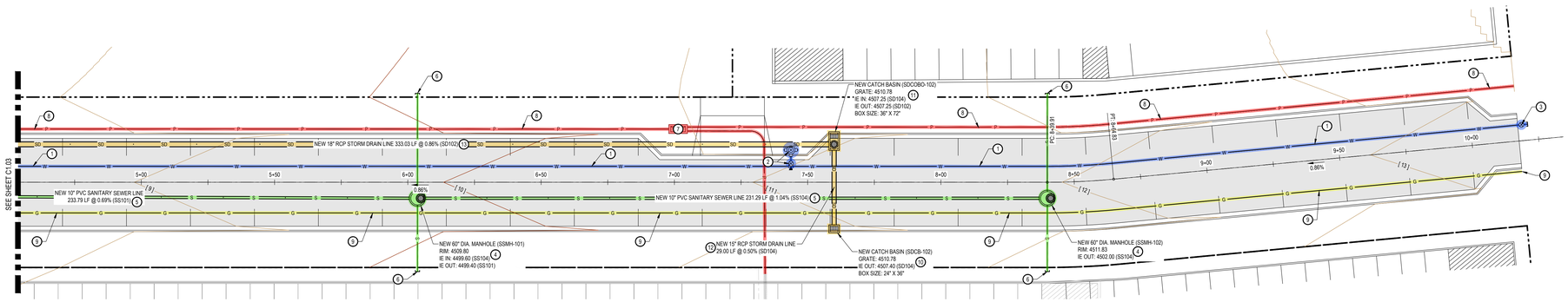

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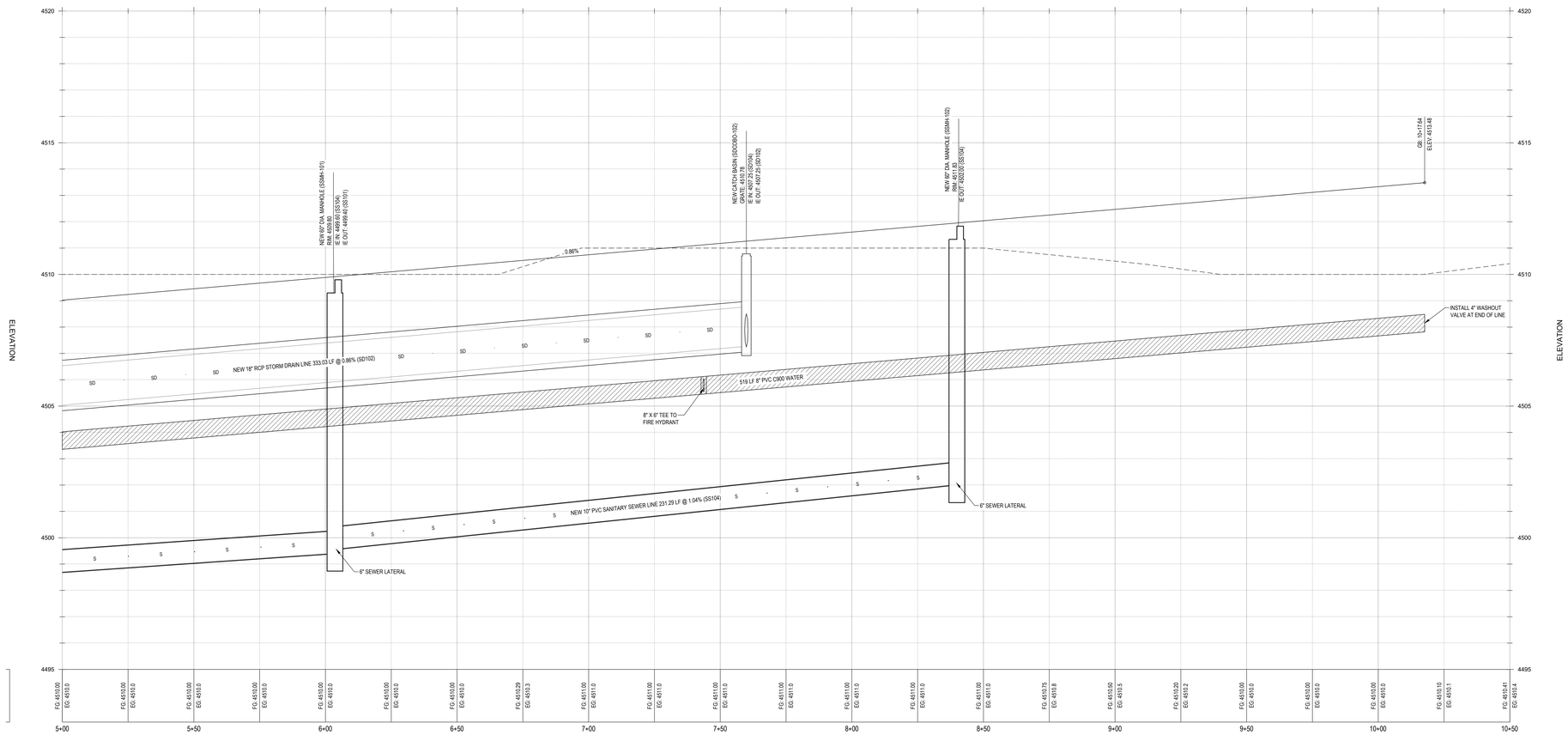

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VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067.B
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2ND AVENUE STA. 5+00 - 12+00

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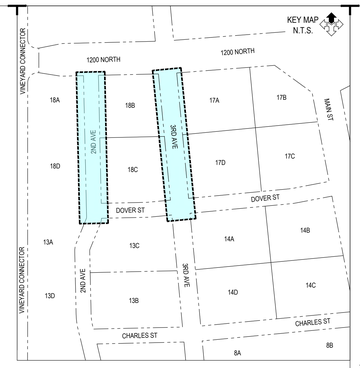

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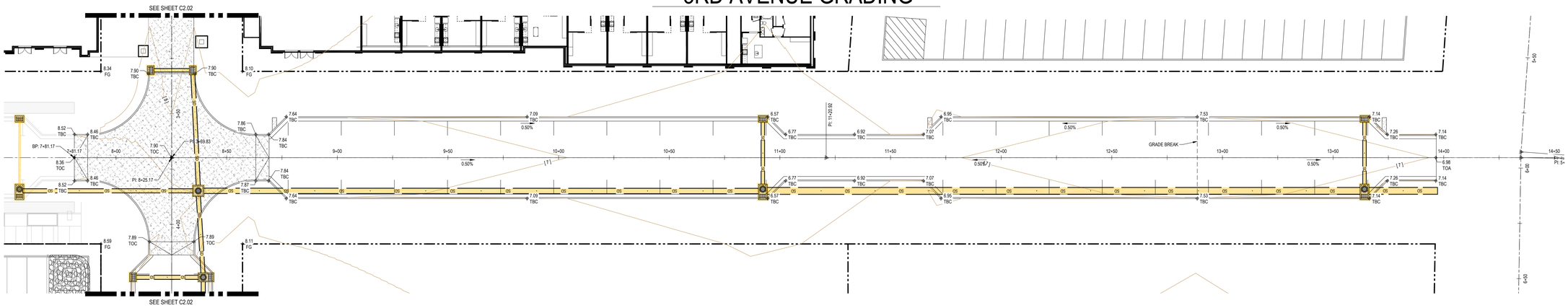
0 10' 20' 40' 60'

3RD AVENUE GRADING

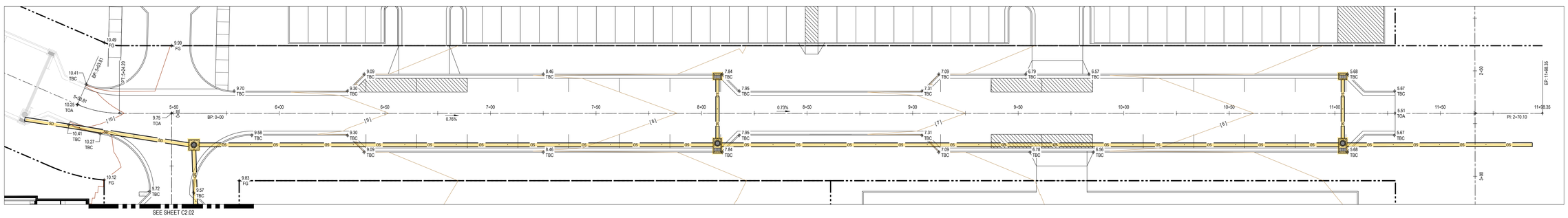


NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

2ND AVENUE GRADING



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 AND 3RD AVENUE GRADING

C2.01

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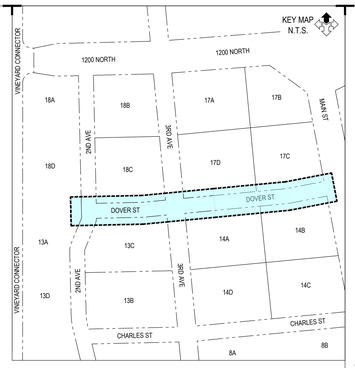
NOTICE!

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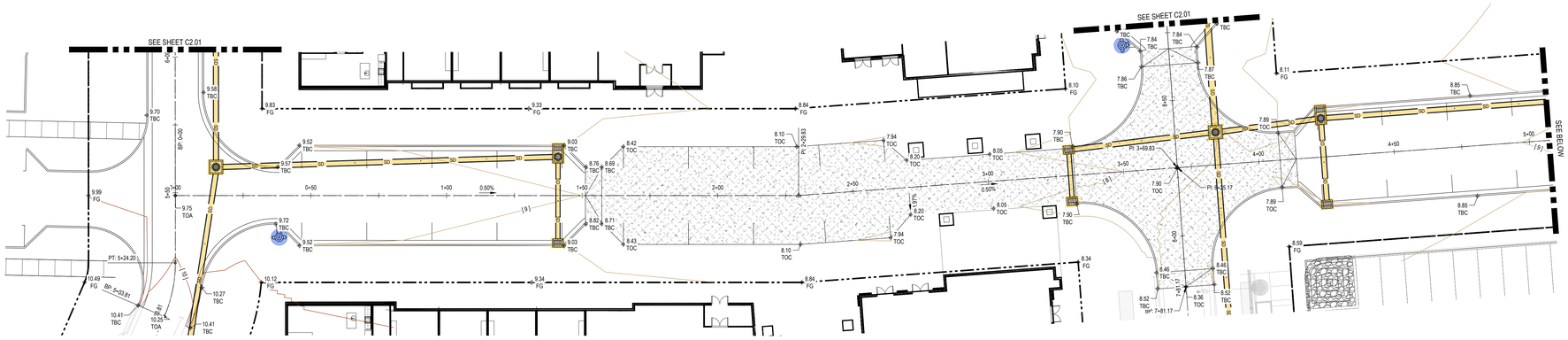
LICENSED PROFESSIONAL ENGINEER
07/01/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

NORTH

SCALE: 1" = 20'

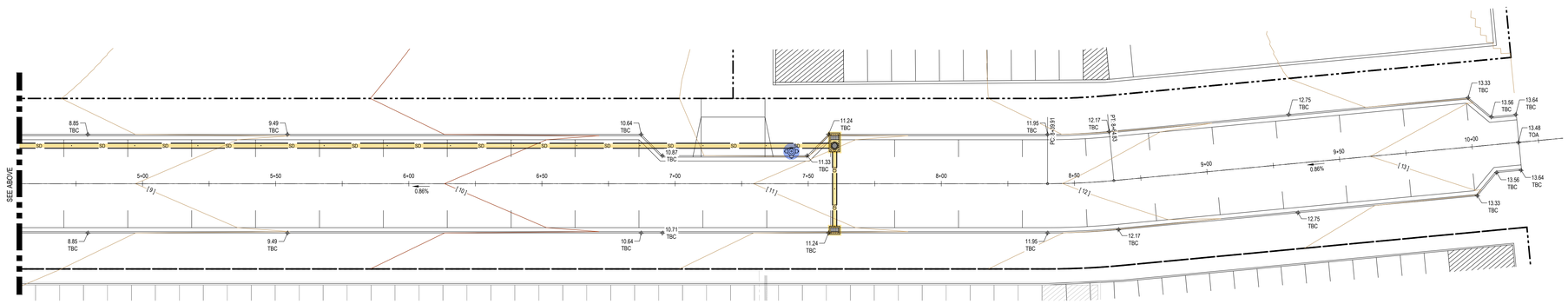
0 10' 20' 40' 60'



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'



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'

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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

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.

Blue Stakes of UTAH811 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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VINEYARD STATION PHASE 4

VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

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

SITE PAVING PLAN

C4.01

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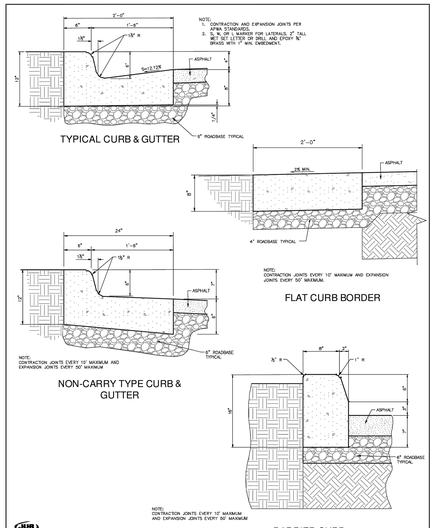
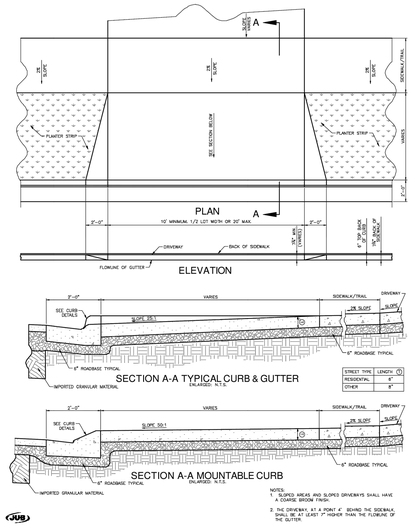
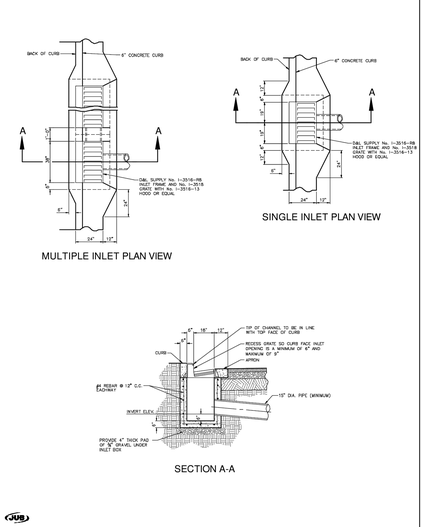


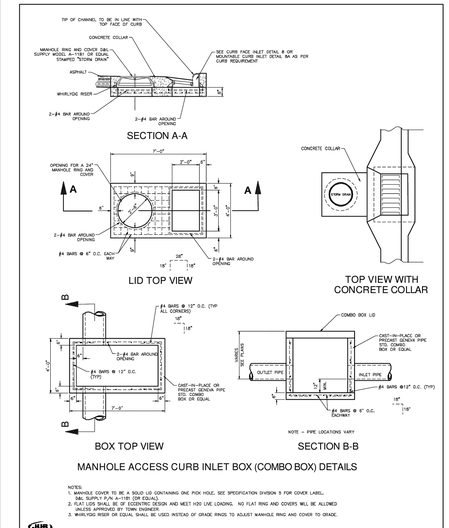
CURB DETAILS — TOWN OF VINEYARD — 13



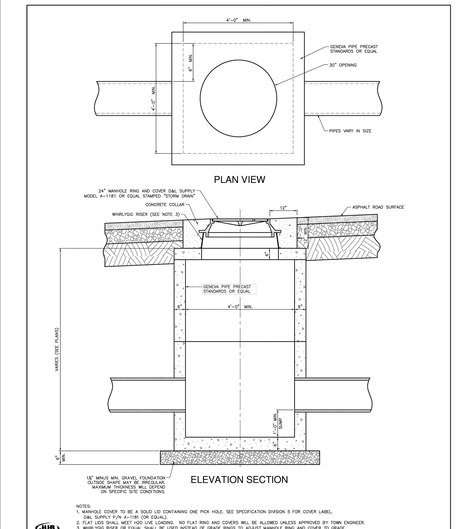
TYPICAL CURB APPROACH — TOWN OF VINEYARD — 6



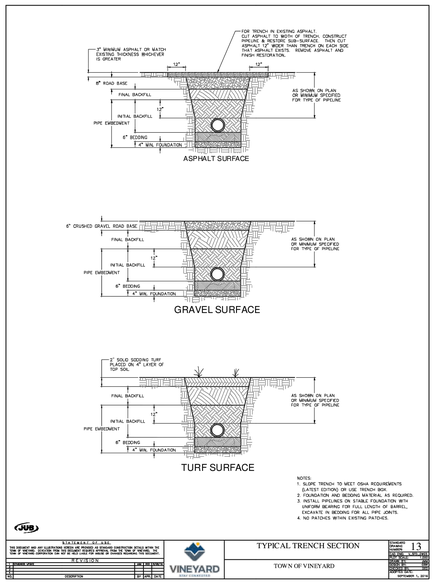
STANDARD CURB FACE INLET DETAIL — TOWN OF VINEYARD — 8



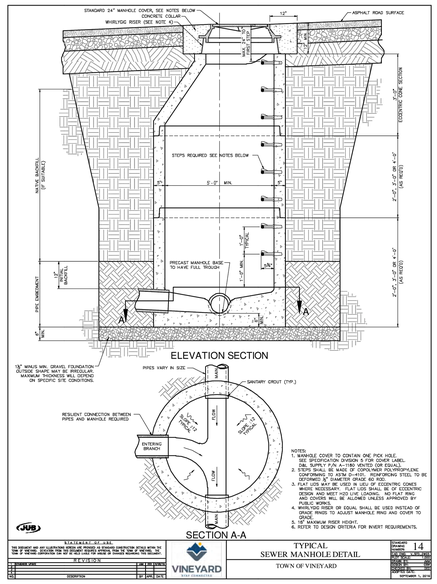
MANHOLE ACCESS CURB INLET BOX (COMBO BOX) DETAILS — TOWN OF VINEYARD — 9



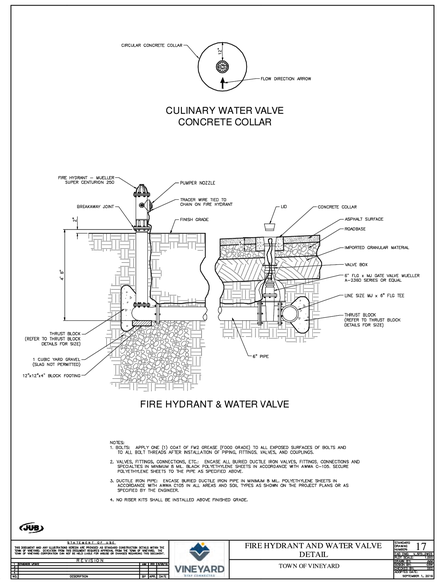
STORM DRAIN JUNCTION BOX DETAIL — TOWN OF VINEYARD — 9A



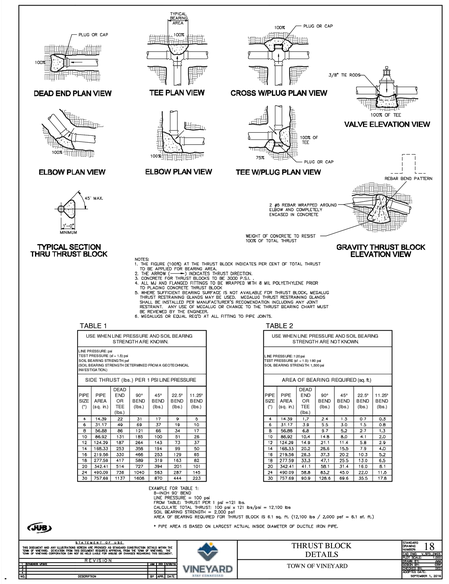
TYPICAL TRENCH SECTION — TOWN OF VINEYARD — 13



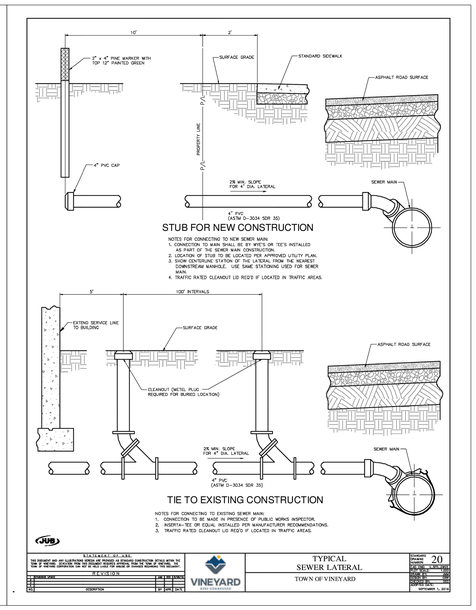
TYPICAL SEWER MANHOLE DETAIL — TOWN OF VINEYARD — 14



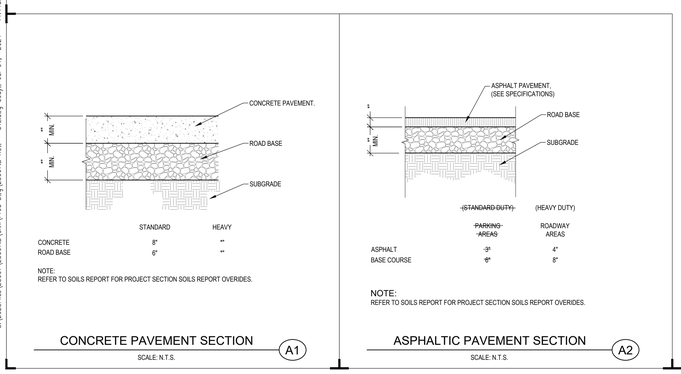
FIRE HYDRANT AND WATER VALVE DETAIL — TOWN OF VINEYARD — 17



THRUST BLOCK DETAILS — TOWN OF VINEYARD — 18

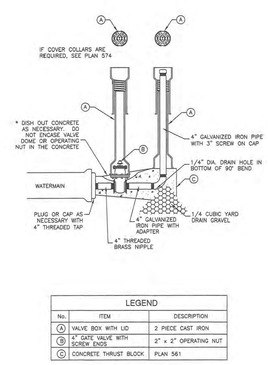


TYPICAL SEWER LATERAL — TOWN OF VINEYARD — 20

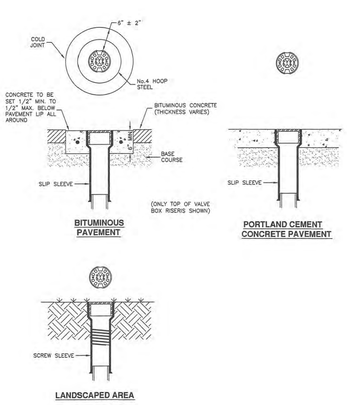


CONCRETE PAVEMENT SECTION — SCALE: N.T.S. — A1

ASPHALTIC PAVEMENT SECTION — SCALE: N.T.S. — A2



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



APWA Utah Chapter — 4" Washout valve — Plan 571 — February 2011

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

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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

CIVIL DETAILS

C8.01

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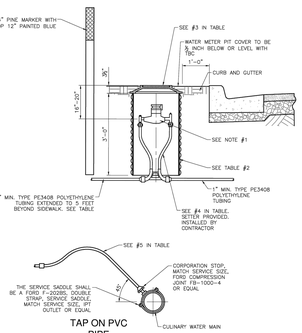


TAP ON PVC PIPE

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 1" SERVICE LINES 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	VBHC731BW4444QNL	1" POLY
1"	M-70	21" x 36"	L-2244	VBHC741BW4444QNL	1" POLY
1½"	M-120	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBHC76181166NL	1½" POLY
2"	M-170	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBHC77181177NL	2" POLY

* OR EQUIVALENT UPON APPROVAL BY TOWN/CITY

JUB

STATEMENT OF USE:
THIS DOCUMENT AND ALL CONCEPTS CONTAINED HEREIN, CONSTITUTES OFFICIAL WORK OF JUB ENGINEERING. DEVIATION FROM THIS DOCUMENT WITHOUT WRITTEN APPROVAL FROM THE TOWN OF VINEYARD, UT, MAY RESULT IN REMOVAL FROM THE TOWN OF VINEYARD'S APPROVED CONTRACTOR LIST.

REVISIONS

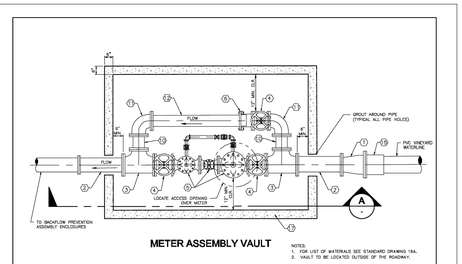
REV	DATE	DESCRIPTION	BY	APR	CHK
1					
2					
3					
4					

VINEYARD — STAY CONNECTED

TYPICAL CULINARY WATER CONNECTION

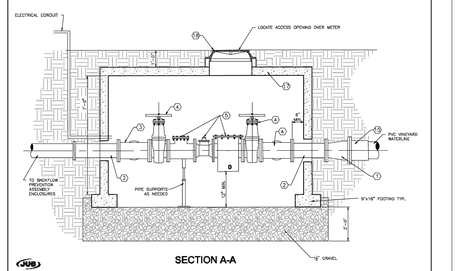
TOWN OF VINEYARD

Drawn by: CMW
Checked by: CMW
Approved by: CMW
Date: SEPTEMBER 11, 2018
Scale: NTS
Project No. 0000-00
Sheet No. 19



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

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REVISIONS

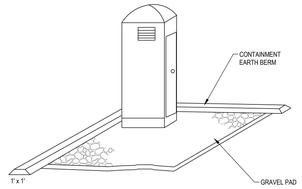
REV	DATE	DESCRIPTION	BY	APR	CHK
1					
2					
3					
4					

VINEYARD — STAY CONNECTED

TYPICAL METER ASSEMBLY

TOWN OF VINEYARD

Drawn by: CMW
Checked by: CMW
Approved by: CMW
Date: SEPTEMBER 11, 2018
Scale: NTS
Project No. 0000-00
Sheet No. 19A



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

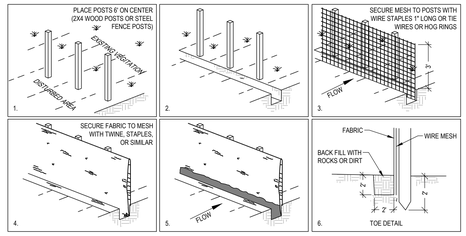
- ■ HIGH IMPACT
- ☒ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ☒ CAPITAL COSTS
- ☒ O & M COSTS
- ☒ MAINTENANCE
- ☐ TRAINING

■ HIGH ☒ MEDIUM ☐ LOW

PORTABLE TOILETS (D5)

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 (D7)

SCALE: N.T.S.

FILTREXX 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 88 % 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.

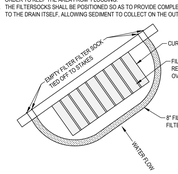
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS FILTREXX FILTERSOCK PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

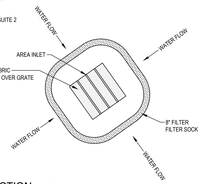
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
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: 408-840-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION (B1)

SCALE: N.T.S.

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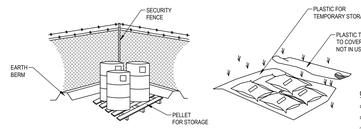


- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

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

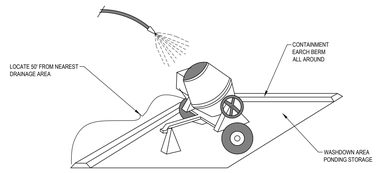
- ■ HIGH IMPACT
- ☒ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

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

■ HIGH ☒ MEDIUM ☐ LOW

MATERIALS STORAGE (B3)

SCALE: N.T.S.



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
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- ☐ OIL & GREASE
- ☐ FLOATABLE MATERIALS
- ☐ OTHER WASTE

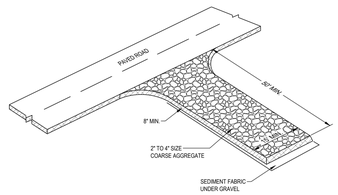
- ■ HIGH IMPACT
- ☒ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ☐ CAPITAL COSTS
- ☐ O & M COSTS
- ☐ MAINTENANCE
- ☒ TRAINING

■ HIGH ☒ MEDIUM ☐ LOW

CONCRETE WASTE MANAGEMENT (B5)

SCALE: N.T.S.



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
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- ☐ 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 (B7)

SCALE: N.T.S.

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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

CIVIL DETAILS

C8.02

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