



**NOTICE OF A SPECIAL SESSION FOR
PLANNING COMMISSION MEETING
January 22, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a special session Planning Commission meeting on Wednesday, January 22, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

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

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Civic Clerk training

3. PUBLIC COMMENTS PC

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

4. CONSENT ITEMS

4.2. Approval of the December 18th, 2024 Planning Commission Draft Minutes

5. BUSINESS ITEMS

5.3. 2025 Planning Commission Calendar

5.4. 2025 Planning Commission Chair and Vice-Chair Election

5.5. Grocery Store Site Plan Amendment and Conditional Use Permit

Bronson Tatton, representing Flagborough, has applied for a site plan amendment application for Block 4d in Utah City. The proposed amendment adds a pharmacy drive-thru to the south side of the grocery store building.

6. WORK SESSION

No work items were submitted.

6.7. The Forge Regionally Significant Entertainment Use Certification - Work Session
Work Session and Presentation to discuss Dakota Pacific's proposal for certificate of a regionally significant entertainment anchor.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS
[City Manager Report]

8. ADJOURNMENT

The next regularly scheduled meeting is February 5th, 2025.

The public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Madison Reed, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at madisonr@vineyardutah.org.

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

AGENDA NOTICING COMPLETED ON: January 21, 2025

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
December 18, 2024, at 6:00 PM**

ATTENDENCE:

PLANNING COMMISSIONERS PRESENT: Vice-Chair Bryce Brady, Nathan Steele, Natalie Harbin

STAFF PRESENT: Cache Hancey, Senior planner; Anthony Fletcher, Planner; Madison Reed, Planning Technician; Naseem Ghandour, City Engineer and Public Works Director.

OTHERS PRESENT: David Lauret

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

Vice-Chair Bryce Brady called the meeting to order at 6:02pm. Commissioner Natalie Harbin led the pledge and the invocation.

2. PUBLIC COMMENTS PC

 Resident David Loret addressed rumors about the Pod 2 Development.

He also listed reasons to not go into high density.

 Senior Planner Cache Hancey addressed changes to Pod 2 and noted when the planning Commission will be addressed on this topic. He noted that nothing is public as of yet.

 Vice-Chair Brady asked about the path completion.

Discussion ensued.

Mr. Loret asked about the cemetery offering and noted to align it with the Holdaway farms development.

Senior Planner Hancey noted that they will make sure that feedback is taken into account when it gets to that point.

3. **CONSENT ITEMS**

3.1. Approval of the November 6th, 2024 Planning Commission Meeting Draft Minutes

 **Motion:** COMMISSIONER HARBIN MOTIONED TO APPROVE THE NOVEMBER 6TH, 2024 PLANNING COMMISSION DRAFT MINUTES AT 6:13PM. COMMISSIONER NATHAN STEELE SECONDED. ALL IN FAVOR VOTED YES: VICE-CHAIR BRADY AND COMMISSIONERS STEELE AND HARBIN. THE VOTE PASSED UNANIMOUSLY.

4. **BUSINESS ITEMS**

4.2. **2025 Planning Commission Calendar**

Vice-Chair Brady asked if we should move it to a different meeting because of attendance.

Senior Planner Hancey noted that it would be helpful for scheduling.

 Commissioner Harbin asked about the possibility for electronic connection.

Senior Planner Hancey noted that he would ask Pam Spencer, the city's recorder. He discussed accepting the first meeting and then reassessing the calendar when there is more attendance.

Planning Technician Madison Reed clarified that January 8th is a city council meeting.

Senior Planner Hancey noted that it was a joint meeting. He gave exemplified language.

 Commissioner Steele asked about nominations or appointees for the new year for planning commission.

Senior Planner Hancey noted that it depends on the pace of the city council.

 **Motion:** COMMISSIONER STEELE MOTIONED TO APPROVE THE JANUARY 8TH AND 15TH MEETINGS AND TO PUSH THE REMAINDER OF THE CALENDAR TO THE 15TH AT 6:15 PM. COMMISSIONER HARBIN SECONDED. ALL IN FAVOR VOTED YES: VICE- CHAIR BRADY AND COMMISSIONERS STEELE AND HARBIN. THE VOTE CARRIED UNANIMOUSLY.

4.3. **2025 Planning Commission Chair and Vice-Chair Election**

Vice-Chair Brady recommended Commissioner Steele to be a chair.

 **Motion:** COMMISSIONER STEELE MOTIONED TO MOVE THE ELECTION TO THE 15TH OF JANUARY AT 6:16 PM. COMMISSIONER HARBIN SECONDED.

ALL IN FAVOR VOTED YES: VICE-CHAIR BRADY AND COMMISSIONERS STEELE AND HARBIN. THE VOTE CARRIED UNANIMOUSLY.

5. WORK SESSION

5.1. 2024 Zoning Text Amendment Overhaul

 Senior Planner Hancey provided a background and an update on the progress.

Senior Planner Hancey started with the Title, Authority, Purpose, Declaration of Intent and Effective Date section. He highlighted the changes including: titles added to each paragraph and simplified language, wording for the applications section, 10.02.060 conflict, and wording on ordinances and requirements.

 Senior Planner Hancey moved to land use and authority and other officers. He discussed the changes which included language on the term length, language clarifying sitting present members for voting, having a chair and vice-chair pro tempore if they are absent, and language for a designee for Development Review Committee members.

Commissioner Steele asked if the city attorney had reviewed this.

Snior Planner Hancey said no, that it will be looked at after we get things more finalized. He continued to discuss the changes.

 Commissioner Steele recommended having it be majority of the commission not just who is present.

Discussion about language ensued.

 Mr. Loret asked for clarity on how many votes would swing.

Senior Planner Hancey responded in saying that he could adjust the language.

Vice-Chair Brady clarified the numbers and the role of an alternate.

Commissioner Steele noted that this question would be good to bring up to the city attorney ahead of time.

Discussion ensued about the minimum numbers.

 Senior Planner Hancey continued his description of the adjustments.

 Senior Planner Hancey moved to the establishment of Districts section. The inclusion of a definition for the Geneva Road Mixed-Use (GRMU) was the suggested adjustment.

Vice-Chair Brady asked a question about the zoning map.

Discussion ensued.

 Senior Planner Hancey moved to the vineyard zoning map section. The changes addressed uncertainty about boundary lines, lot division, and interpretation of the exact location.

 Senior Planner Hancey moved to the district use table. He highlighted the changes including re-organized the table, short-term rentals becoming permitted, added check cashing and other credit services, car wash becoming not permitted in RMU, changed event center to conditional in RC, added mobile food court, added retail tobacco specialty business, added tattoo establishment, changed sports court from conditional to permitted, and simplified the detached garage language.

 Commissioner Steele noted that he sees no issues with the content. He discussed a formatting suggestion.

Discussion about the formatting ensued.

 Senior Planner Hancey added other changes.

 Senior Planner Hancey moved to development agreements. He highlighted the changes: simplified language and periodic reviews.

Commissioner Steele briefed where this may have come from and thinks it makes sense.

Discussion ensued.

 Senior Planner Hancey moved to permitted uses section changes. This included additional language on approvals and removal of redundant language.

 Senior Planner Hancey moved to conditional uses. He highlighted the suggested changes: title report changed to may be required by planner and simplified language regarding traffic analysis requirements.

Commissioner Steele noted that he thinks that the title reports are still important. He feels that the word may leaves too much room for interpretation.

Senior Planner Hancey noted that he would look into it.

Vice-Chair Brady suggested to dig into ones that the title report would still be required and not required.

Discussion ensued.

 Senior Planner Hancey moved to general property development standards section. The highlighted changes included removed flag lot language, removed language that prohibits vehicle parking not directly associated with garages, and the clear view triangle adjustments.

Vice-Chair Brady if there is a possibility for a flag lot.

Senior Planner Hancey and Commissioner Steele said yes. Senior Planner Hancey noted that we need to create standards rather than ignoring it.

Senior Planner Hancey continued to discuss the changes.

 Senior Planner Hancey moved to accessory dwelling units section. He highlighted the changes: location additions and allowing for the revocation of ADU license as consequence of zoning violation.

Commissioner Harbin asked what constitutes as an added mobile housing type.

Senior Planner Hancey described it as a premanufactured home placed on a permanent foundation that would meet the code.

Commissioner Harbin discussed shipping containers.

Senior Planner Hancey noted that containers are not allowed.

Commissioner Steele expressed concern for the term mobile.

Discussion ensued.

 Senior Planner Hancey noted that this language was taken from the state. He explained the moderate-income housing reporting for the state. If the mobile housing was to be more restrictive, then we may not be able to qualify.

Vice-Chair Brady asked if the city council approved more than one.

Senior Planner Hancey said yes, but we can no longer report on that one.

Vice-Chair Brady wondered if we could get the definition on what long term mobile housing

Commissioner Steele noted that we should include design standards.

 Senior Planner Hancey highlighted more changes.

Commissioner Steele noted to chat with the attorney about the language to rid of the word “may”.

 Senior Planner Hancey moved to the home occupations section. He highlighted the changes including an updated not permitted list.

Vice-Chair Brady asked if massages and other practices were defined.

Senior Planner Hancey said we are working to provide specific definitions of different practices.

 Commissioner Harbin asked how we were enforcing this.

Senior Planner Hancey responded in saying it's through the license and through code enforcement.

 Commissioner Harbin asked about the vehicle services.

Commissioner Steele noted that the vehicle services are resolved by only allowing one customer.

Senior Planner Hancey noted that the city would still have to follow code enforcement.

 Commissioner Steele noted the fact that there should not be a demand of municipal services which includes the right-of-way.

Vice-Chair Brady discussed how it is the disturbance that is the focus of this.

Discussion ensued.

 Senior Planner Hancey highlighted other changes: aggregate impact measured for multiple licenses, non-profit organizations with impact must follow the standards in the section, noncompliance, utilities, and removing the business management section.

Discussions about language ensued.

There were no further sections or comments.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

Vice-Chair Brady announced progress with the skate park.

Senior Planner Hancey provided an update on the city hall.

Big thank you to Vice-Chair Brady!

7. ADJOURNMENT

The meeting adjourned at 7:07pm.

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MINUTES CERTIFIED COMPLETE ON: December 13th, 2024

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician

DRAFT

2025 Planning Commission Calendar

(Draft)

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VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: January 22, 2025

Agenda Item: Grocery Store Site Plan Amendment and Conditional Use Permit

Department: Community Development

Presenter: Cache Hancey

Background/Discussion:

Bronson Tatton, representing Flagborough, has applied for a site plan amendment application for Block 4d in Utah City. The proposed amendment adds a pharmacy drive-thru to the south side of the grocery store building. Section 3.10.050.4 *Additional Design and Mix Standards* of the Vineyard Special Purpose Zoning Districts Code allow for a conditional use permit of pharmacy drive-thru.

The site plan application meets or exceeds all the conditions and requirements of the Vineyard Zoning Code. The applicant has also included a traffic impact analysis for the drive-thru.

Fiscal Impact:

Recommendation:

Staff recommends approval of the site plan amendment and conditional use permit with the condition that the south side elevation is updated to include the drive through.

Sample Motion:

"I move to approve the site plan amendment and conditional use permit for Utah City Block 4d."

Attachments:

1. Project Narrative
2. Site Plan
3. Civil Plans
4. West and South Elevation
5. North and South Elevation
6. Landscape Plan
7. Traffic Impact Analysis

Utah City Site Plan Amendment & Conditional Use Application for Block 4d Pharmacy Drive-Thru

Scope of Work Narrative

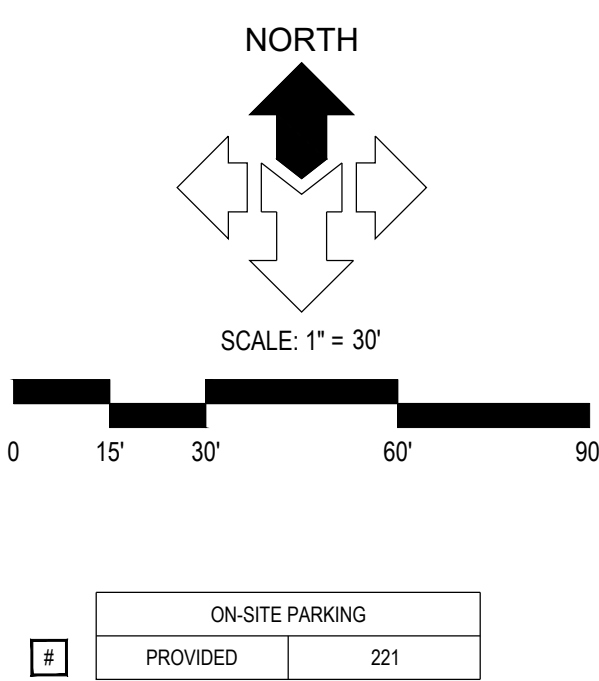
As previously discussed, we are proposing to add a pharmacy drive-thru to the south side of the grocery store building on Block 4d in Utah City. The text amendment approved 10/9/2024 no allows for the pharmacy drive-thru to be considered in section 3.10.050 Additional Design And Mix Standards under item 4. We find this application to be consistent with the standards outlined in the same section. The queuing distance has been increased to 75' which exceeds the 60' required in the code. The drive aisle is sized at 12'. The entrance and exit of the drive-thru are clearly designated with both signage and pavement markings for both vehicles and pedestrians. A traffic analysis has been included in the application for review.

We feel this pharmacy drive-thru will greatly benefit the community as an essential service. We look forward to reviewing this with the City.

Best,



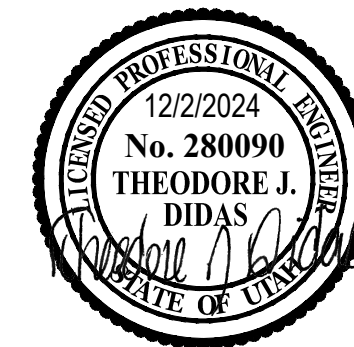
Bronson Tatton, PLA, ASLA
Director of Planning & Design
www.utahcity.com
c | 435.218.5656



- 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 CS.01.
 - 2 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET CS.01.
 - 3 ASPHALT T-PATCH, PER APWA PLAN NO. 255.
 - 4 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET CS.01.
 - 5 CONCRETE SIDEWALK PER VINEYARD CITY STANDARD DRAWING 4, SEE SHEET CS.02.
 - 6 CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET CS.01.
 - 7 FLUSH CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET CS.01.
 - 8 24" CONCRETE CURB AND GUTTER PER VINEYARD CITY STANDARD DRAWING 5, SEE SHEET CS.02.
 - 9 24" CONCRETE RELEASE CURB AND GUTTER PER VINEYARD CITY STANDARD DRAWING 5, SEE SHEET CS.02.
 - 10 ADA PARKING SIGN, SEE DETAIL 'D3', SHEET CS.01.
 - 11 PAINTED ADA SYMBOL, SEE DETAIL 'D2', SHEET CS.01.
 - 12 4" WIDE SOLID WHITE PARKING STRIPE LINES.
 - 13 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
 - 14 TAPER CURBING TO BE FLUSH AT SIDEWALK.
 - 15 NEW ASPHALT PAVEMENT, 4.5" OF ASPHALT OVER 10" OF ROAD BASE.
 - 16 ADA TRUNCATED DOME PANELS.
 - 17 BOLLARD, REFER TO ARCHITECTURAL PLANS.
 - 18 STEPS PER ARCHITECTURAL PLANS.
 - 19 FLARED DRIVE APPROACH PER VINEYARD CITY STANDARD DRAWING 6, SEE SHEET CS.02.
 - 20 BIKE LANE, WIDTH VARIES, PER VINEYARD CITY STANDARD DRAWING 4, SEE SHEET CS.02.
 - 21 ADA CROSSWALK WITH STAMPED AND COLORED CONCRETE WITH GRANULAR BASE PER DETAIL 'D1', SHEET CS.01. SEE ARCHITECTURAL PLANS FOR COLOR AND PATTERN.
 - 22 ADA SIDEWALK RAMP, PER VINEYARD CITY STANDARD DRAWING 7B, SEE SHEET CS.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.



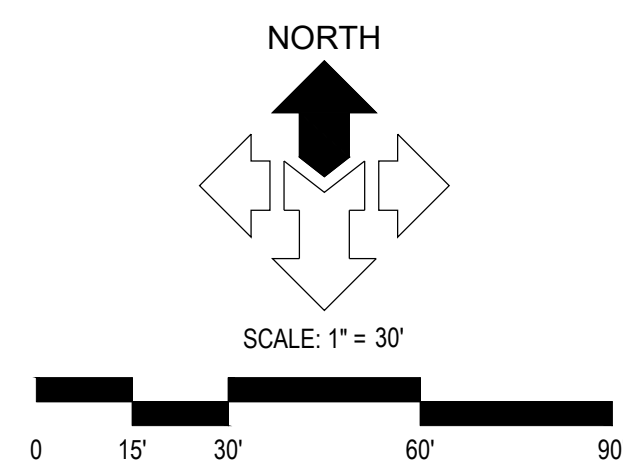
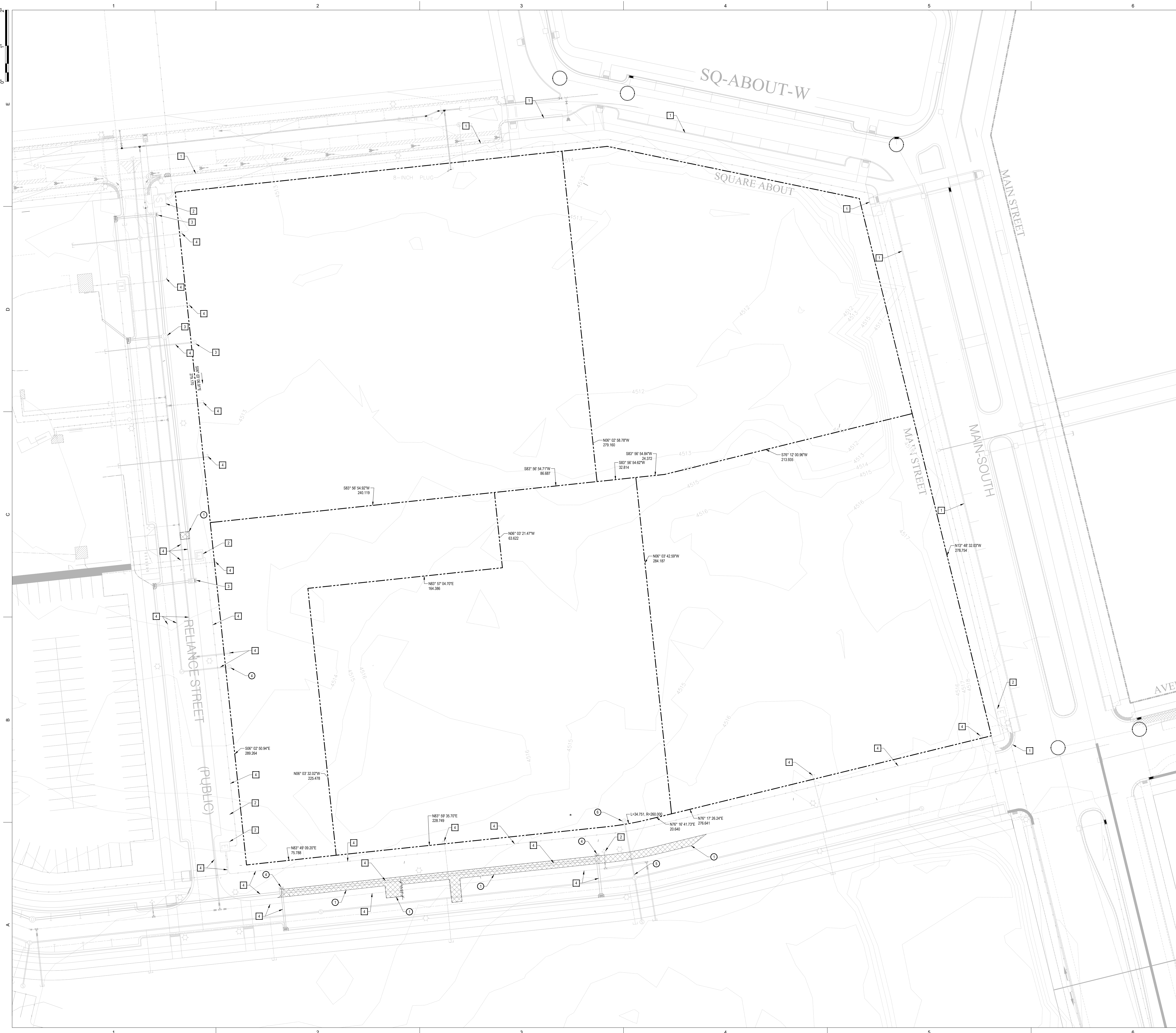
DATE REVISION

PROJECT NUMBER 24054

CIVIL
SITE
PLAN

C1.01

1 2 3 4 5 6 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 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 WORKING 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 AND ELECTRICAL SERVICE TO THE BUILDINGS), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDINGS), 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 HIGHER 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 OWNERS FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS. 7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLAGMANS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADEING, 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 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 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 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5% 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, CURBS/WALLS, MONOSTRIPS, 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 30 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 7" OVER 6" OF COMPACTED (90%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL DT-SHEET C6.01 A. ASPHALT COMPACTION SHALL BE A MINIMUM 95% (MINISHELL DESIGN). B. SURFACE COURSE SHALL BE 1/2" MINUS. MAX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE. C. AC PAVEMENT TO BE A 1/2" ABOVE UP 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 90% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 90% 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 POT-HOLING 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 POT-HOLING A MINIMUM OF 30 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 2.0% (1:50) MAXIMUM SLOPE. "ROUTES SHALL HAVE A 5.0% (1:20) MAXIMUM RUNNING SLOPE. "RAMPS SHALL HAVE A 8.3% (1:12) MAXIMUM RUNNING SLOPE. 2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.0% 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. 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. 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LEGEND NEW EXISTING MONUMENT LINE CENTER LINE SUBJECT PROPERTY LINE ADJACENT PROPERTY LINE EASEMENT LINE DITCH FLOWLINE FENCE LINE ATMS ATMS ATMS CABLE CABLE TV LINE COMMUNICATIONS LINE FIBER-OPTIC CABLE FIRE LINE IRRIGATION LINE NATURAL GAS LINE OVERHEAD COMMUNICATIONS OVERHEAD POWER LINE OVERHEAD TELEPHONE LINE OVERHEAD TELEVISION LINE POWER LINE POWER/COMMUNICATIONS LINE POWER/TELEPHONE LINE POWER/TELECOMM LINE ROOF DRAIN LINE SECONDARY WATER LINE SANITARY SEWER LINE STEAM LINE STORM DRAIN LINE TELEPHONE LINE TELEPHONE/COMM LINE UNDERDRAIN UNDERGROUND COMMUNICATIONS UNDERGROUND POWER LINE UNDERGROUND TELEPHONE LINE UNDERGROUND TELEVISION WATER LINE CONTOUR LINE CURB & GUTTER (STD.) CURB & GUTTER (OUTFALL) CONCRETE PAVEMENT STD. DUTY ASPHALT HEAVY DUTY ASPHALT NEW EXISTING MONUMENT LINE CENTER LINE SUBJECT PROPERTY LINE ADJACENT PROPERTY LINE EASEMENT LINE DITCH FLOWLINE FENCE LINE ATMS ATMS ATMS CABLE CABLE TV LINE COMMUNICATIONS LINE FIBER-OPTIC CABLE FIRE LINE IRRIGATION LINE NATURAL GAS LINE OVERHEAD COMMUNICATIONS OVERHEAD POWER LINE OVERHEAD TELEPHONE LINE OVERHEAD TELEVISION LINE POWER LINE POWER/COMMUNICATIONS LINE POWER/TELEPHONE LINE POWER/TELECOMM LINE ROOF DRAIN LINE SECONDARY WATER LINE SANITARY SEWER LINE STEAM LINE STORM DRAIN LINE TELEPHONE LINE TELEPHONE/COMM LINE UNDERDRAIN UNDERGROUND COMMUNICATIONS UNDERGROUND POWER LINE UNDERGROUND TELEPHONE LINE UNDERGROUND TELEVISION WATER LINE CONTOUR LINE CURB & GUTTER (STD.) CURB & GUTTER (OUTFALL) CONCRETE PAVEMENT STD. DUTY ASPHALT HEAVY DUTY ASPHALT ABBREVIATIONS AC ADA ATMS B&C BC BLUE BLURP BLUG BLURR BLUSD BLUSS BLUT BLWW BM BOB BOL BOV BOW BW CL CATV CCR CC COL COMM CONC CONCT CMP CTREE CUT CUTO DEL DA or Ø DP DREE DYL ACRE AMERICANS WITH DISABILITIES ACT ADVANCED TRAFFIC MGMT. SYSTEM BAR & CAP BUILDING CORNER BLUE STAKED ELECTRIC BLUE STAKED IRRIGATION BLUE STAKED NATURAL GAS BLUE STAKED PIER OPTIC BLUE STAKED STORM DRAIN BLUE STAKED SANITARY SEWER BLUE STAKED TELEPHONE BLUE STAKED WATER BENCHMARK BOTTOM OF BOX BOLLARD BLOW-OFF VALVE BACK OF WALK BOTTOM OF WALL CENTERLINE CABLE TELEVISION CONCRETE BARRIER CURB CUT COLUMN COMMUNICATIONS CONCRETE CONSTRUCTION CORRUGATED METAL PIPE CONTROL POINT CONIFEROUS TREE CUBIC FOOT CUBIC YARD DELINEATOR DIAMETER DITCH/IRON PIPE DOUBLE YELLOW LINE E EAST ELECTRIC BOX ENERGY GRADE LINE ELEVATION ELECTRIC METER ELECTRIC MANHOLE EDGE OF ASPHALT EDGE OF CONCRETE EDGE OF GRAVEL EDGE OF LAWN EXISTING FOUNDATION CORNER FIRE FOUNDATION CORNER FIRE DEPT. CONNECTION FOUND MONUMENT FOUND SECTION CORNER FINISHED FLOOR ELEVATION FINISHED GRADE CENTERLINE FLOW LINE FENCE CHAIN LINK FENCE IRON FENCE VINYL FENCE WOOD FENCE WIRE FENCE FIBER OPTIC FRONT OF WALK FEET NATURAL GAS GRADE GRADE BREAK GROUND LIGHT GAS METER GAS MANHOLE GUY WIRE GUY GV GAS VALVE HIGH DENSITY POLYETHYLENE HEADGATE HYDRAULIC GRADE LINE HIGH POINT HIGH POINT HIGH WATER HIGHWAY IRRIGATION CLEANOUT IRRIGATION CONTROL VALVE INVERT ELEVATION EXISTING LINEAR FEET LIP OF GUTTER LOW POINT or LIGHT POLE MAXIMUM MINIMUM MONUMENT METAL PIPE MONITORING WELL NORTH NATURAL GROUND NO AT RETAINING WALL NAIL & RIBBON NAIL & WASHER SQFT NOT TO SCALE ORIGINAL GROUND OVERLAP OVERHEAD COMMUNICATIONS OVERHEAD POWER OVERHEAD TELEPHONE OVERHEAD TELEVISION PROPERTY LINE POWER BOX GRADE BREAK POINT OF CURVATURE POINT OF COMPOUND CURVE POINT OF INTERSECTION PARKING METER PP POINT OR REVERSE CURVE PRK PARKING STRIPE PCC POINT OF CONNECTION PT ELECTRIC METER PWR POWER PVC POLY(VINYL CHLORIDE) PIPE R RANGE REINFORCED CONCRETE PIPE RD ROOF DRAIN REV REVISION R/W RIGHT-OF-WAY RS RAILROAD S SOUTH SEE ARCHITECTURAL DRAWINGS SD STORM DRAIN SDCB STORM DRAIN CATCH BASIN SDCO STORM DRAIN CLEAUNOUT BOX SDMH STORM DRAIN MANHOLE SEC SECTION SPECS SALL LINE BASE & MERIDIAN SLBM SQUARE SQFT SQUARE FEET SOYD SQUARE YARD SS SANITARY SEWER SSCO SANITARY SEWER CLEANOUT SSMH SANITARY SEWER MANHOLE ST STATION STD STANDARD STM STORM SYL SOLID YELLOW LINE SWL SOLID WHITE LINE T TOWNSHIP TBC TOP BACK OF CURB TELE TELEPHONE TL TREE LINE TMH TELEPHONE MANHOLE TOA TOP OF ASPHALT TOC TOP OF CONCRETE TOE TOP OF SLOPE TOP OF SLOPE or TOP OF PIPE TOW TOP OF WALK TR TELEPHONE RISER TV TELEVISION TW TOP OF WALL TRANS TRANSFORMER TSP TRAFFIC SIGNAL POLE T38 TRAFFIC SIGNAL BOX UD UNDERDRAIN UGC UNDERGROUND COMMUNICATIONS UGP UNDERGROUND POWER UGT UNDERGROUND TELEPHONE UGV UNDERGROUND TELEVISION UN.O. UNLESS NOTED OTHERWISE UP UTILITY POLE VCP VITRIFIED CLAY PIPE W WEST of WATER WM WATER METER WMH WATER MANHOLE WS WATER SURFACE WTR WATER WW WATERWAY UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL MARKET STREET, VINEYARD UT 84059 100% CONSTRUCTION DOCUMENTS - NO OCCUPANCY - NOVEMBER 14, 2024 THEODORE J. DUBAS 12/2/2024 No. 280090 THEODORE J. DUBAS DATE REVISION PROJECT NUMBER 24054 NOTES AND LEGEND C0.01
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GENERAL NOTES:

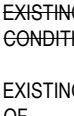
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	WATER
STORM	STORM
COMMUNICATIONS	COMCAST
TELEPHONE	INTEGRA
SANITARY SEWER	TEMPARNOUS SPECIAL SERVICE DISTRICT
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCES AND THE DETAILS NOTED AS SHOWN ON THE CONSTRUCTION DRAWINGS.

	EXISTING ASPHALT PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
	SAFECUT EXISTING ASPHALT.
	SAFECUT EXISTING CONCRETE.
	EXISTING CONDUIT TO BE REMOVED AND EQUIPMENT DISPOSED OF IF HANGAGE IS IN GOOD CONDITION. IT MAY BE RE-USED ON SITE AS NEEDED.
	EXISTING UNDERGROUND STRUCTURE TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
	EXISTING SANITARY SEWER LATERAL, TO BE CAPPED AT MANHOLE, PER GOVERNING BODY STANDARDS AND SPECIFICATIONS.
	EXISTING SANITARY SEWER MANHOLE TO BE REMOVED, INSTALL CAP AND PLUG ON END OF PIPE PER TSD STANDARDS AND SPECIFICATIONS.
	EXISTING FIRE HYDRANT AND ASSOCIATED VALVE TO BE REMOVED AND EQUIPMENT DISPOSED OF.
	EXISTING FIRE HYDRANT AND ASSOCIATED VALVE TO BE RELOCATED. SEE SHEET C-04 FOR NEW LOCATION.
	EXISTING ABOVE-GROUND UTILITY STRUCTURE (TRANSFORMER, BANTHANGER, PRE-CAST, PULL BOX, UTILITY PUD, JUNCTION BOX, ETC.) TO BE REMOVED AND PROPERLY DISPOSED OF.
	EXISTING ABOVE-GROUND UTILITY STRUCTURE (TRANSFORMER, BANTHANGER, PRE-CAST, PULL BOX, UTILITY PUD, JUNCTION BOX, ETC.) TO BE RELOCATED. SEE SHEET C-04 FOR NEW LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
	EXISTING LIGHT POLE AND ASSOCIATED EQUIPMENT/HARDWARE TO BE REMOVED. CONTRACTOR AND OWNER TO COORDINATE ON LOCATION TO STORE FOR POSSIBLE RE-USE.
	EXISTING LIGHT POLE AND ASSOCIATED EQUIPMENT/HARDWARE TO BE RELOCATED. SEE SHEET C-04 FOR NEW LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
	COORDINATE WITH ROCKY MOUNTAIN POWER FOR REMOVAL OF POWER POLE AND OVERHEAD POWERING.
	PRESERVE AND PROTECT EXISTING CONCRETE PLATFORM, CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE PLATFORM FROM DAMAGE DURING CONSTRUCTION.
	PRESERVE AND PROTECT EXISTING ABOVE-GROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
	PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
	PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY I.N.C. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
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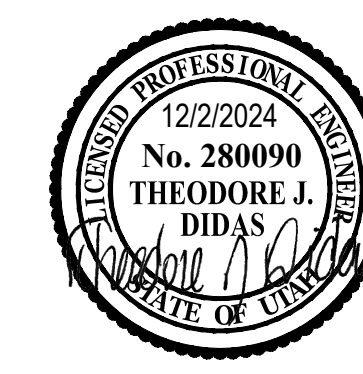
1-800-662-4111

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.

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
100% CONSTRUCTION DOCUMENTS - NO OCCUPANCY - NOVEMBER 14, 2024

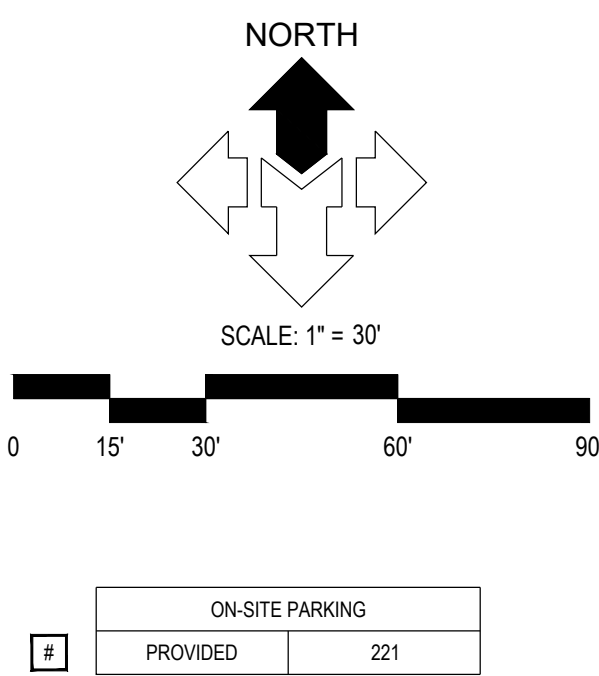
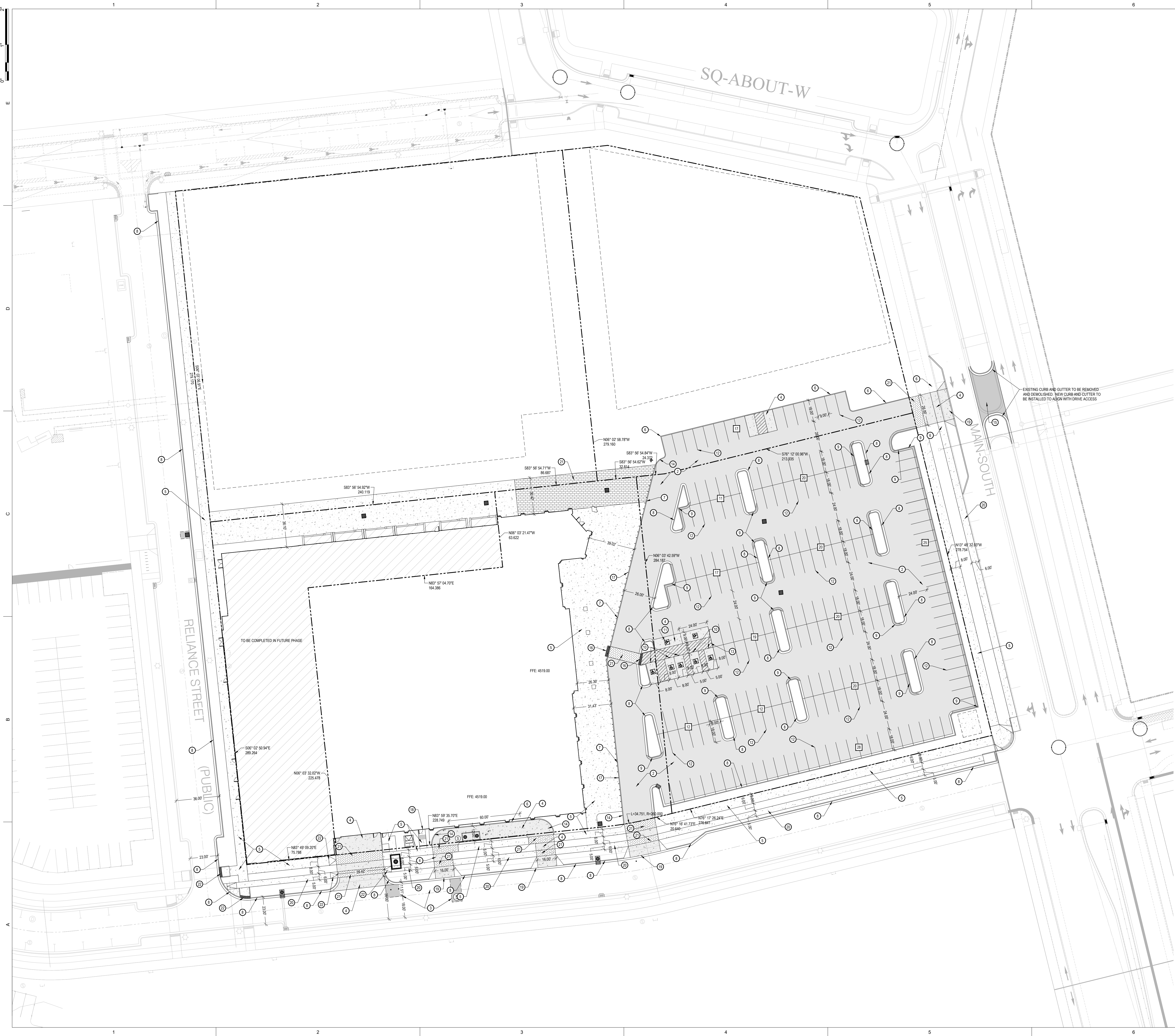


△	DATE	REVISION
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PROJECT NUMBER 24054

SITE DEMO PLAN

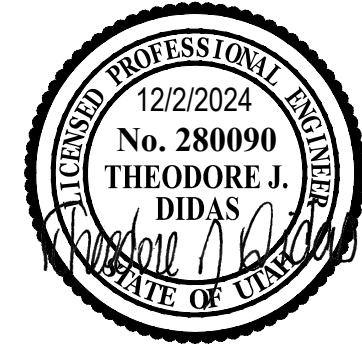
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- GENERAL NOTES:**
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED
SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
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 CS.01.
 - 2 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET CS.01.
 - 3 ASPHALT T-PATCH, PER APWA PLAN NO. 255.
 - 4 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET CS.01.
 - 5 CONCRETE SIDEWALK PER VINEYARD CITY STANDARD DRAWING 4, SEE SHEET CS.02.
 - 6 CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET CS.01.
 - 7 FLUSH CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET CS.01.
 - 8 24" CONCRETE CURB AND GUTTER PER VINEYARD CITY STANDARD DRAWING 5, SEE SHEET CS.02.
 - 9 24" CONCRETE RELEASE CURB AND GUTTER PER VINEYARD CITY STANDARD DRAWING 5, SEE SHEET CS.02.
 - 10 ADA PARKING SIGN, SEE DETAIL 'D3', SHEET CS.01.
 - 11 PAINTED ADA SYMBOL, SEE DETAIL 'D2', SHEET CS.01.
 - 12 4" WIDE SOLID WHITE PARKING STRIPE LINES.
 - 13 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
 - 14 TAPER CURBING TO BE FLUSH AT SIDEWALK.
 - 15 NEW ASPHALT PAVEMENT, 4.5" OF ASPHALT OVER 10" OF ROAD BASE.
 - 16 ADA TRUNCATED DOME PANELS.
 - 17 BOLLARD, REFER TO ARCHITECTURAL PLANS.
 - 18 STEPS PER ARCHITECTURAL PLANS.
 - 19 FLARED DRIVE APPROACH PER VINEYARD CITY STANDARD DRAWING 6, SEE SHEET CS.02.
 - 20 BIKE LANE, WIDTH VARIES, PER VINEYARD CITY STANDARD DRAWING 4, SEE SHEET CS.02.
 - 21 ADA CROSSWALK WITH STAMPED AND COLORED CONCRETE WITH GRANULAR BASE PER DETAIL 'D1', SHEET CS.01. SEE ARCHITECTURAL PLANS FOR COLOR AND PATTERN.
 - 22 ADA SIDEWALK RAMPS, PER VINEYARD CITY STANDARD DRAWING 7B, SEE SHEET CS.02.



NOTICE!
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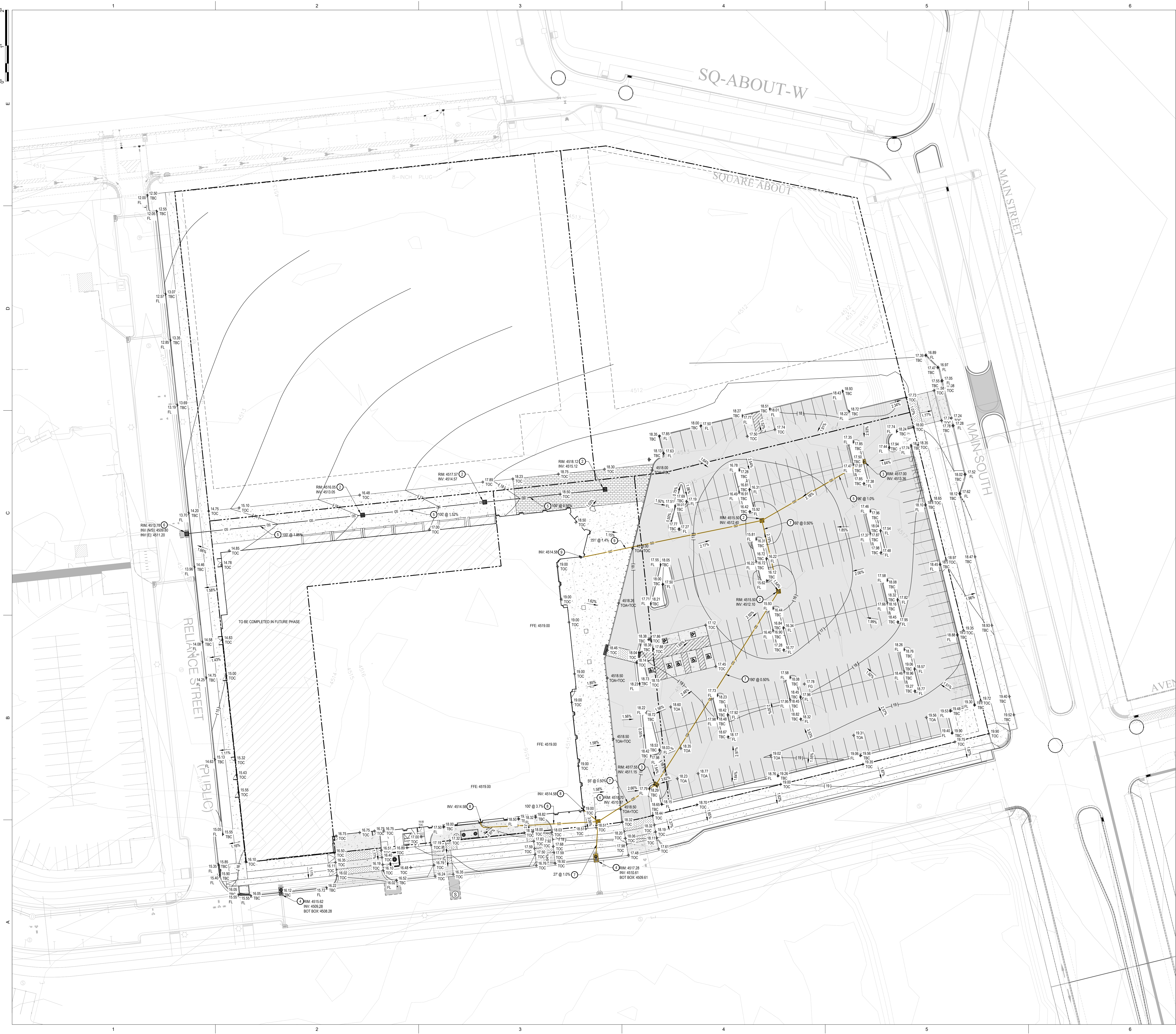


DATE REVISION

PROJECT NUMBER 24054

CIVIL
SITE
PLAN

C1.01



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. MUSTURE 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.

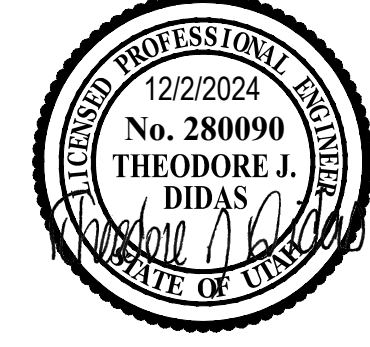
- KEYED NOTES:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
 - 2. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE 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 GUTTER INLET COMBINATION BOX PER VINEYARD CITY STANDARD DRAWING 9. SEE SHEET C5.02.
 - 5. 12" DIAMETER HDPE STORM DRAIN LINE.
 - 6. STORM DRAIN JUNCTION BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'C3', SHEET C5.01.
 - 7. 15" DIAMETER HDPE STORM DRAIN LINE.
 - 8. 4" DIAMETER HDPE STORM DRAIN LINE.
 - 9. 8" DIAMETER HDPE STORM DRAIN LINE.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
DIG
1-800-662-4111

NOTICE!
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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059



DATE REVISION

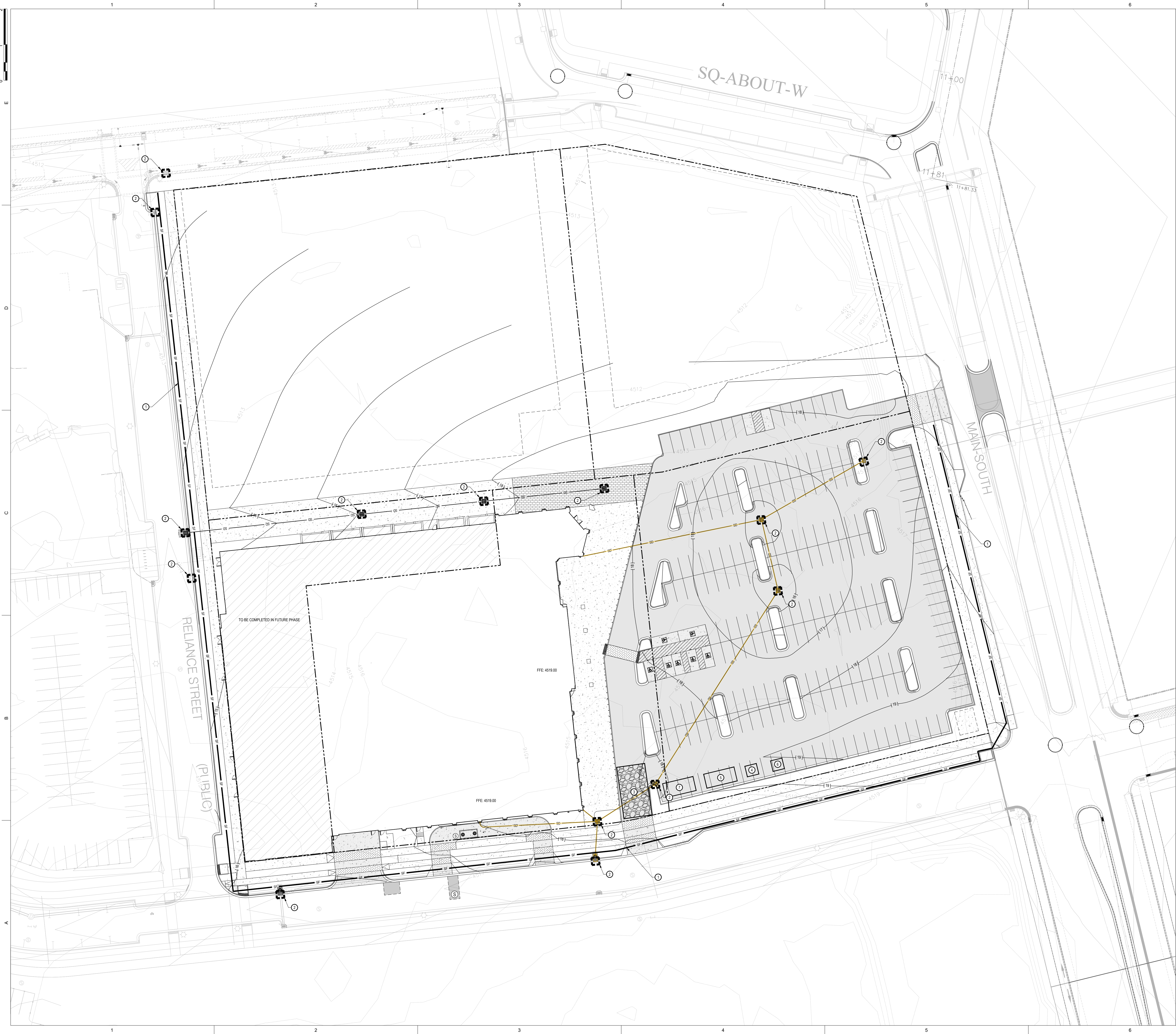
PROJECT NUMBER 24054

GRADING AND DRAINAGE PLAN

C2.01

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
© 601.521.6166 - FFKR.COM

100% CONSTRUCTION DOCUMENTS - NO OCCUPANCY - NOVEMBER 14, 2024



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 'A7', 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 'A7', 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 'A6', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

1-800-862-4111

NOTICE!

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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL

MARKET STREET, VINEYARD UT 84059

100% CONSTRUCTION DOCUMENTS - NO OCCUPANCY - NOVEMBER 14, 2024

EROSION CONTROL PLAN

C2.02

THEODORE J. DIDAS

12/2/2024

No. 280090

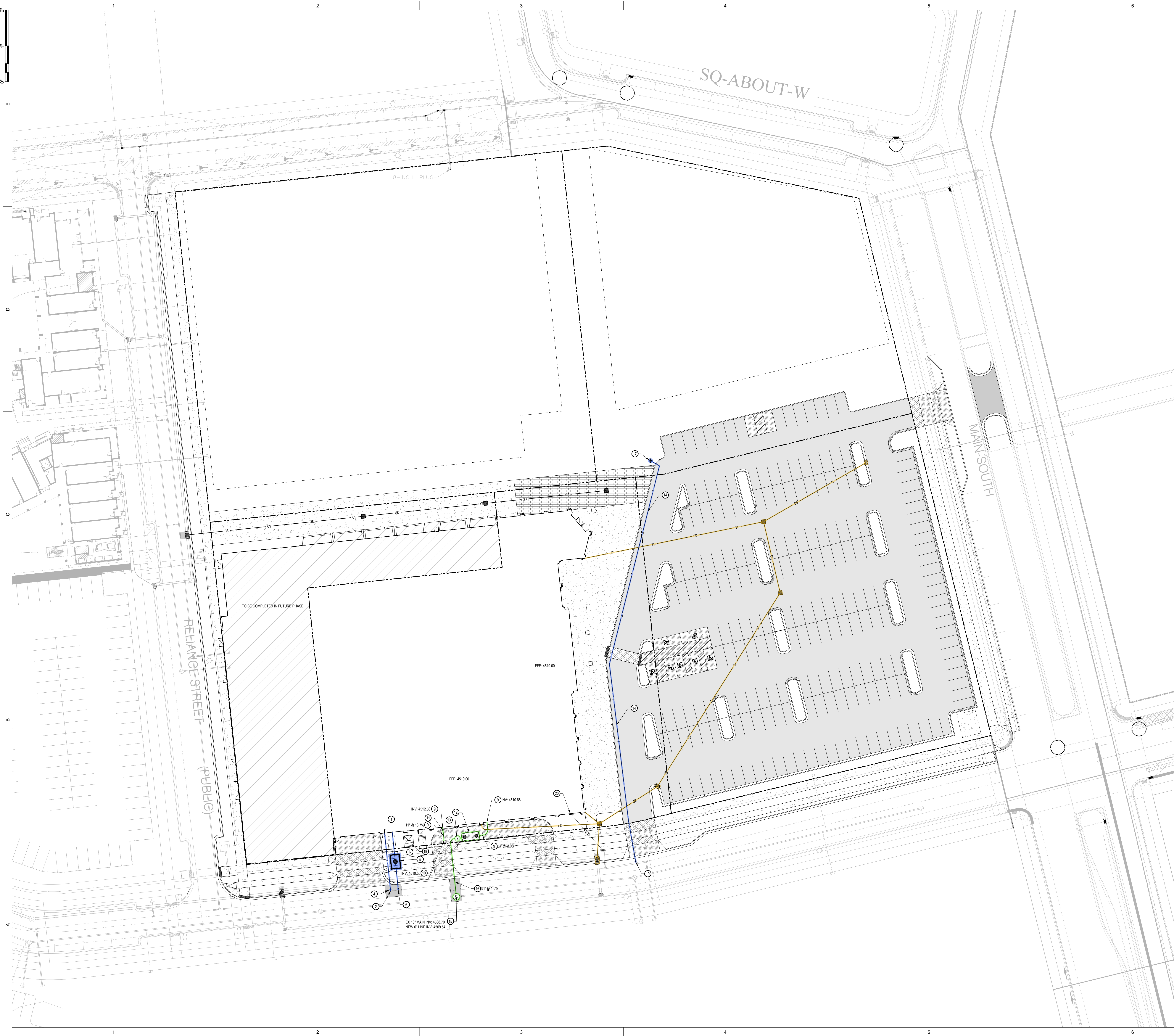
THEODORE J. DIDAS

STATE OF UTAH

PROJECT NUMBER 24054

DATE REVISION

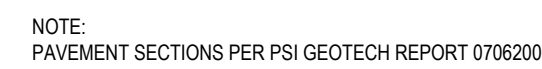
Page 18 of 48



NOTICE!

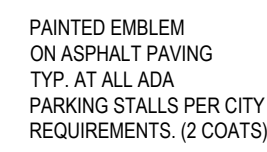
TRACTOR SHALL BE
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C4.01



CONCRETE PAVEMENT SECTION

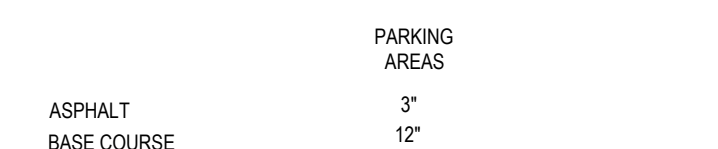
SCALE: N.T.S.



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

PAINTED ADA SYMBOL

SCALE: N.T.S.



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

ASPHALTIC PAVEMENT SECTION

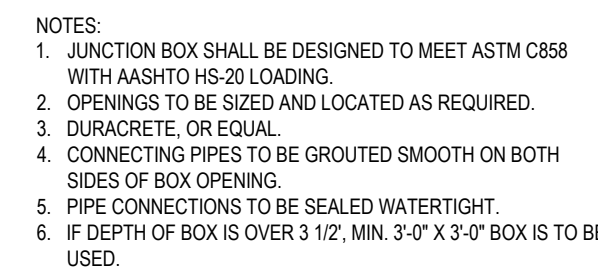
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CURB WALL DETAIL

SCALE: N.T.S.

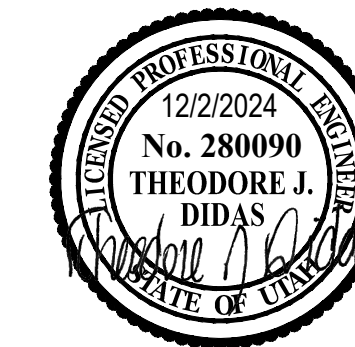
C2

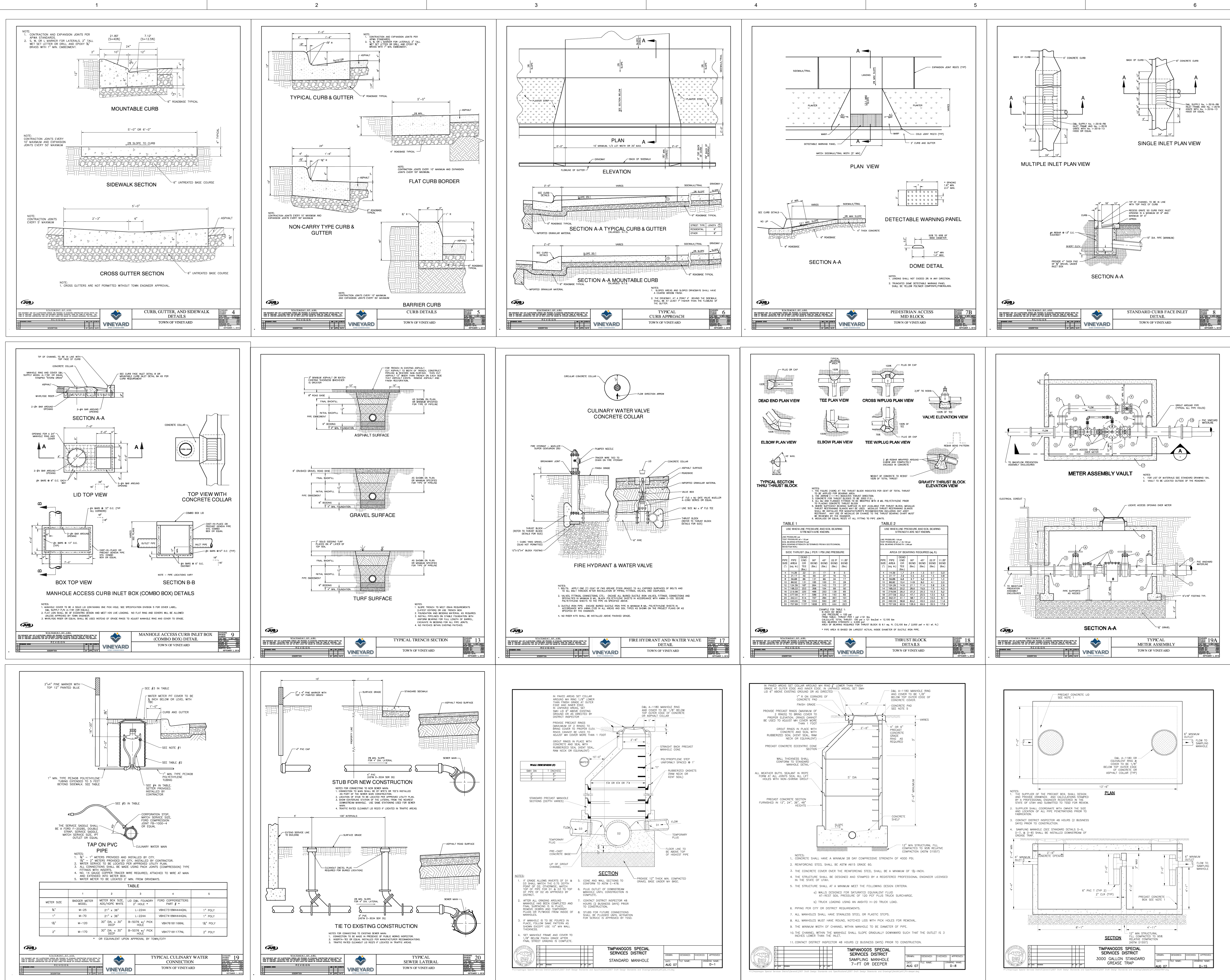


JUNCTION BOX

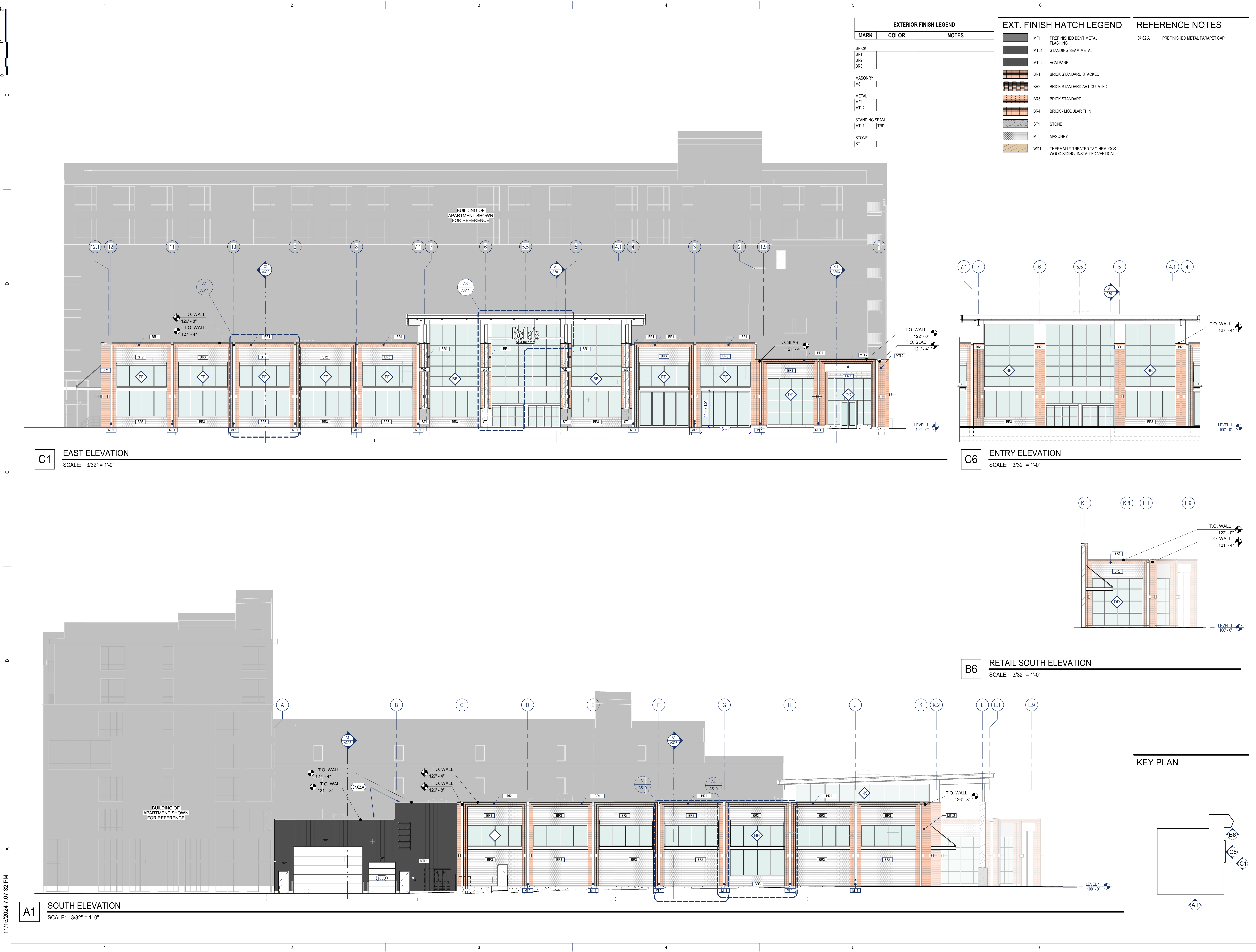
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C3

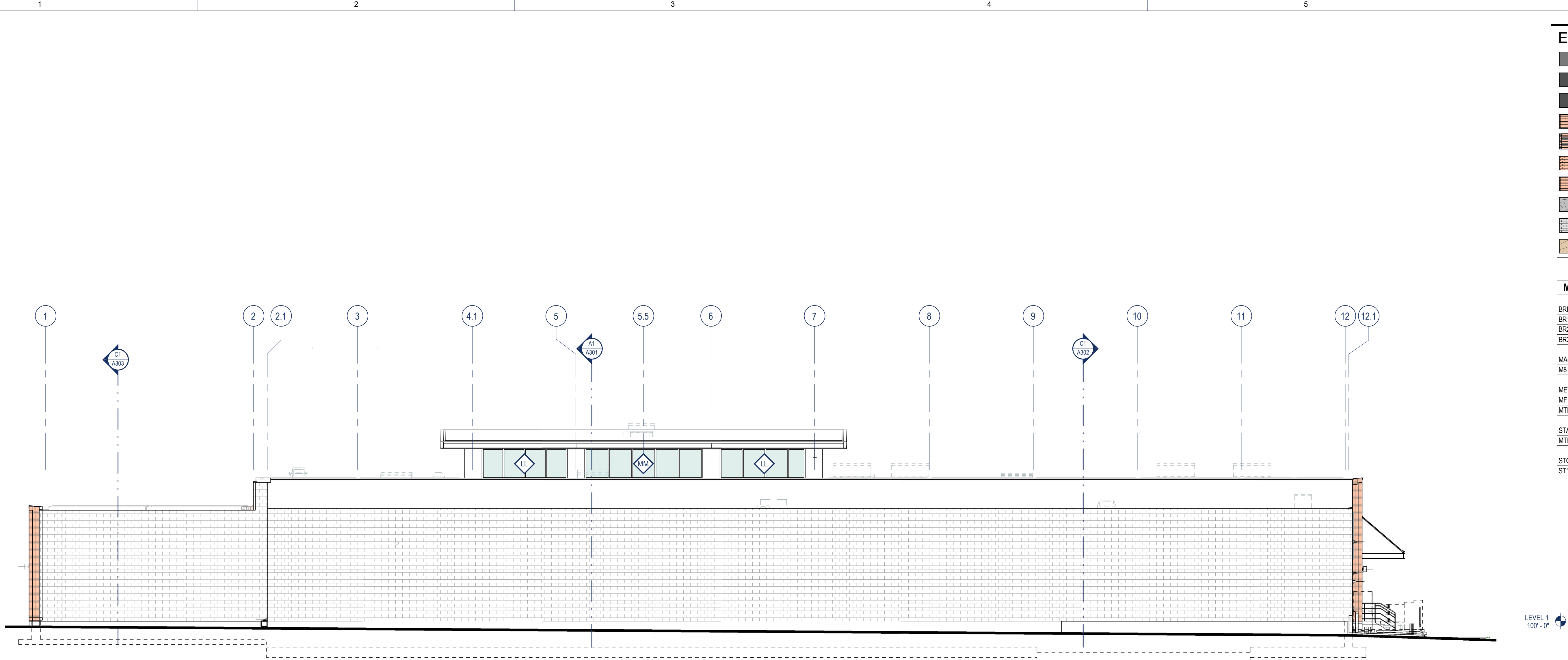




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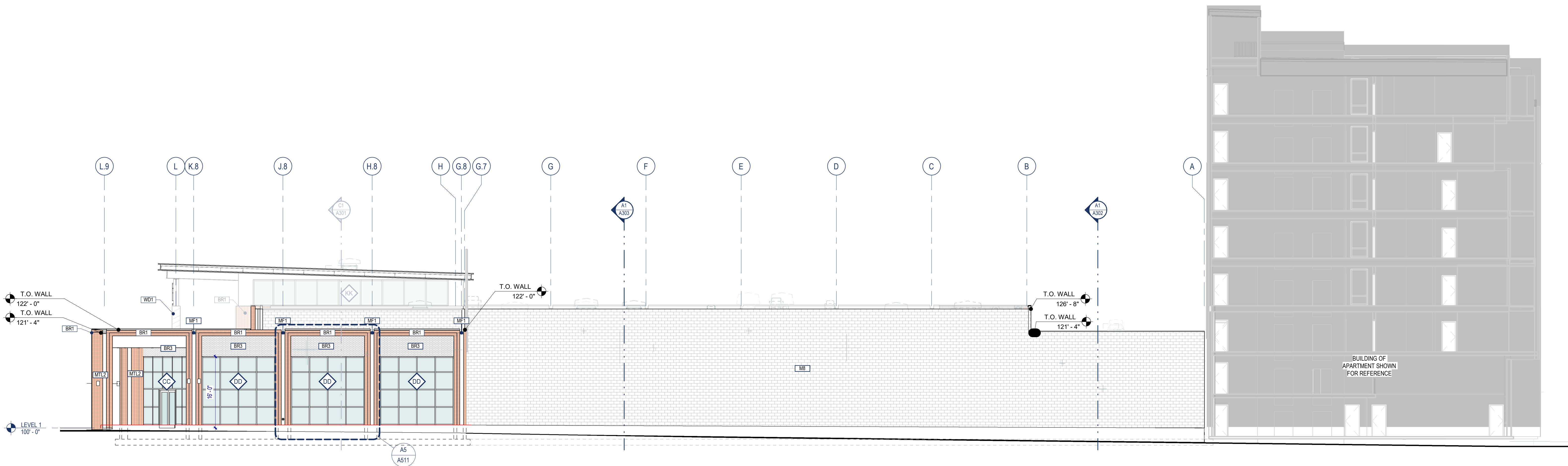


C1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

EXT. FINISH HATCH LEGEND REFERENCE NOTES

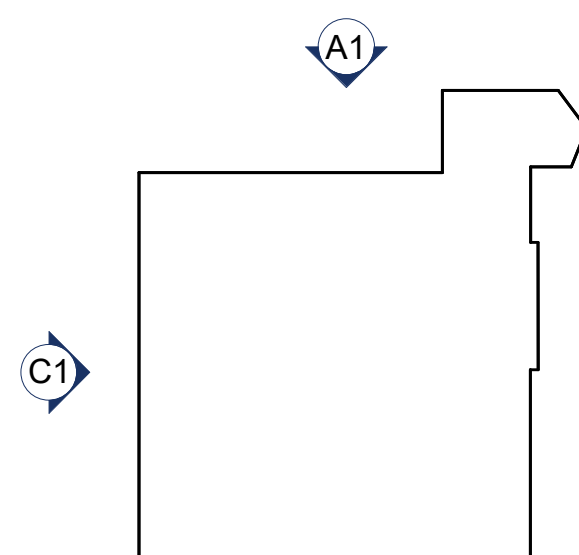
MF1	PREFINISHED BENT METAL FLASHING
MTL1	STANDING SEAM METAL
MTL2	ACM PANEL
BR1	BRICK STANDARD STACKED
BR2	BRICK STANDARD ARTICULATED
BR3	BRICK STANDARD
BR4	BRICK - MODULAR THIN
ST1	STONE
M8	MASONRY
WD1	THERMALLY TREATED T&G HEMLOCK WOOD SIDING, INSTALLED VERTICAL

EXTERIOR FINISH LEGEND		
MARK	COLOR	NOTES
BRICK		
BR1		
BR2		
BR3		
MASONRY		
M8		
METAL		
MF1		
MTL2		
STANDING SEAM		
MTL1	TBD	
STONE		
ST1		



A1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

KEY PLAN



UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL

MARKET STREET, VINEYARD UT 84059

100% CONSTRUCTION DOCUMENTS - NO OCCUPANCY - NOVEMBER 14, 2024



DATE REVISION

PROJECT NUMBER 24054

EXTERIOR ELEVATIONS

PLANT SCHEDULE

TREES

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

SHRUBS

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

ORNAMENTAL GRASSES

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

PERENNIALS

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

GROUND COVERS

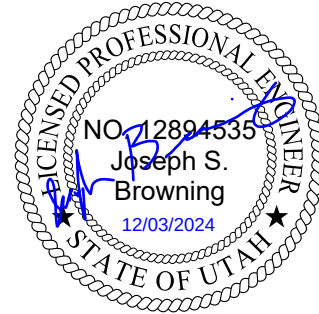
BOTANICAL NAME	COMMON NAME
<i>Poa pratensis</i>	Kentucky Bluegrass and Perennial Ryegrass Blend



A1 SITE LANDSCAPE PLAN
SCALE: 1" = 30'-0"

MEMORANDUM

Date: December 3, 2024
To: Vineyard City
From: Hales Engineering
Subject: **Vineyard Belle's Market Pharmacy Drive-thru TS**



UT23-2450

Introduction

This memorandum discusses the queuing and circulation analysis completed for the proposed pharmacy drive-thru in Vineyard, Utah. The pharmacy will be located at the south end of the proposed Belle's Market grocery store on the northwest corner of the Avery Street / Main Street intersection. A site plan is shown in Appendix A.

Queuing and Circulation

Based on the site plan, there is approximately 75 feet available for queue storage behind the pharmacy pickup window before reaching the sidewalk. It is anticipated that this length will accommodate three vehicles, which meets Vineyard City's requirements. Some parking stalls could also be reserved for the pharmacy if the queuing demand is higher than anticipated.

As the area develops, it is planned that the left turns at the Avery Street / Main Street intersection will be restricted for safety purposes. When this happens, access to the drive-thru from the south will require either traveling north on Main Street and using the square-about to make a U-turn and accessing the drive-thru via Avery Street or traveling around the block via Main Street and eventually turning left onto Avery Street. Customers exiting the drive-thru with destinations north or east of Belle's Market can also travel around the block via Avery Street and Main Street.

Conclusions

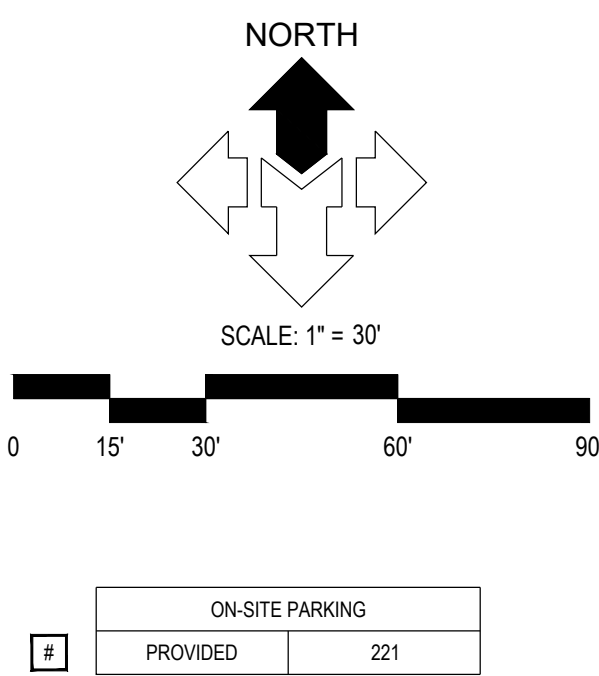
The findings of this study are as follows:

- Vineyard City requires enough storage for three vehicles in the drive-thru. The proposed drive-thru has approximately 75 feet of queue storage, which would accommodate three vehicles.
- When left-turns are restricted at the Avery Street / Main Street intersection, there will still be access to the drive-thru.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



NORTH

SCALE: 1" = 30'

ON-SITE PARKING	
1	221

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



NOTICE!

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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL

MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
60% DD PACKAGE
SEPTEMBER 17, 2024

DATE REVISION

PROJECT NUMBER 24054

CIVIL
SITE
PLAN

C1.01

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: January 22, 2025

Agenda Item: The Forge Regionally Significant Entertainment Use Certification - Work Session

Department: Community Development Department

Presenter: Morgan Brim

Background/Discussion:

The applicant, Dakota Pacific will provide a presentation of their request for certifying an anchor use for the Forge Mixed Use Development. In December of 2023, the City Council approved a development agreement update for the project area. This update included a requirement that a regionally significant entertainment anchor be included as part of phase one of the project development. The City Council provided the Planning Commission with the authority to make this determination. The following language was inserted in the development agreement and should be considered by the Planning Commission in their consideration.

Regionally Significant Entertainment Anchor means an entertainment or cultural facility as part of the approximate 4.8-acre entertainment Land Use Area that serves as a prominent attraction during all seasons, draws visitors and tourists from a broader geographical area beyond its immediate locality, and has an economic or social impact on the region in which it is situated. To determine whether a proposed site plan includes a Regionally Significant Entertainment Anchor, the Planning Commission may consider the following:

- Size and Capacity: A substantial physical footprint, relative to the entertainment Land use area, and the capacity to accommodate a large number of visitors.
- Cultural or Recreational Importance: A facility for hosting events or activities of cultural, recreational, or entertainment significance, such as sporting events, concerts, festivals, art exhibitions, or conventions.
- Regional Draw: The facility's programming and amenities are designed to attract visitors not only from the immediate local area but also from a wider regional catchment area of at least 10 miles.
- Economic Impact: The entertainment anchor shall contribute to the local and regional economy by generating revenue from the entertainment anchor and nearby businesses.

Fiscal Impact:

The applicant hired ZPFI to provide an economic impact analysis of the proposed climbing and its regional draw. This information is attached to this staff report.

Recommendation:

No recommendation is provided at this time.

Sample Motion:

Attachments:

1. 2024-11-20 Entertainment Anchor
2. Vineyard Fiscal Impacts 103024



DAKOTA PACIFIC
Real Estate



The Forge – Vineyard | Entertainment Anchor

11 / / 2024

OVERVIEW OF REQUEST

DPRE requests planning commission to approve Momentum Climbing Gym as the Entertainment Anchor, as defined in the development agreement signed in April 2024 between DPRE and Vineyard City.

Approving the Entertainment Anchor will allow additional commercial and residential development to occur.

DEVELOPMENT AGREEMENT OVERVIEW

1.2.40 Regionally Significant Entertainment Anchor means an entertainment or cultural facility as part of the approximate **4.8 acre entertainment Land Use Area** that serves as a prominent attraction during **all seasons**, draws visitors and tourists from a broader geographical area beyond its immediate locality, and has an **economic or social impact** on the region in which it is situated. To determine whether a proposed site plan includes a Regionally Significant Entertainment Anchor, the Planning Commission may consider the following:

Modification

- **Size and Capacity:** A substantial physical footprint, relative to the entertainment Land Use area, and the capacity to accommodate a **large number of visitors**.
- **Cultural or Recreational Importance:** A facility for hosting events or activities of cultural, recreational, or entertainment significance, such as **sporting events**, concerts, festivals, art exhibitions, or conventions.
- **Regional Draw:** The facility's programming and amenities are designed to attract visitors not only from the immediate local area but also from a wider regional catchment area of **at least 10 miles**.
- **Economic Impact:** The entertainment anchor shall contribute to the local and regional economy by generating revenue from the entertainment anchor and nearby businesses.

DEVELOPMENT AGREEMENT OVERVIEW

2.4 Initial Phase; Phasing.Developer agrees to substantially complete the entertainment Land Use Area, or substantially equivalent non-residential/commercial Development square footage consistent with Zoning and its design requirements, prior to commencing construction of Units in the Project outside of the Initial Phase. **Developer further agrees that the Regionally Significant Entertainment Anchor, or a substantially equivalent entertainment or recreation area or facility, must be under construction** (as evidenced by installation of concrete, steel, or other structural components) as a condition **precedent to the City issuing certificates of occupancy for more than twenty-five (25) Units within the Project**, and that the Regionally Significant Entertainment Anchor, or a substantially equivalent entertainment or recreation area or facility, **must be substantially complete as a condition precedent to the City issuing building permits for more than three hundred twenty-five (325) Units** within the Project. Approval of the first site plan shall be conditioned upon Planning Commission approval of the Regionally Significant Entertainment Anchor through a site plan approval or other agreement wherein the parameters for Regionally Significant Entertainment Anchor, including concept design and commercial occupier(s), are documented; if the proposed Regionally Significant Entertainment Anchor comply with parameters of Section 1.2.40 of this DA, the Planning Commission shall approve the proposed Regionally Significant Entertainment Anchor. If the Planning Commission denies or otherwise fails to approve the proposed Regionally Significant Entertainment Anchor, the Planning Commission shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons the Planning Commission believes that the proposed Regionally Significant Entertainment Anchor is not consistent with Section 1.2.40 of this DA, and Developer may proceed under Section 7 of this DA or to immediately appeal the Planning Commission's determination regarding the proposed Regionally Significant Entertainment Anchor to the City Council.

MOMENTUM BUSINESS PLAN

Facility Size: $\pm$ 30,000 SF

Sales: \$3.5M

Number of Employees: 175

Building Cost: \$14M

Building Height: Majority at $\pm$ 20', 8k SF @ $\pm$ 50

Personal Property: \$4M

of Visitors: 150,000 annually (75% estimated to be outside of Vineyard)

Services: Bouldering, Top Rope, and Lead Climbing. Youth programs, summer camps, birthday parties, yoga, and fitness.

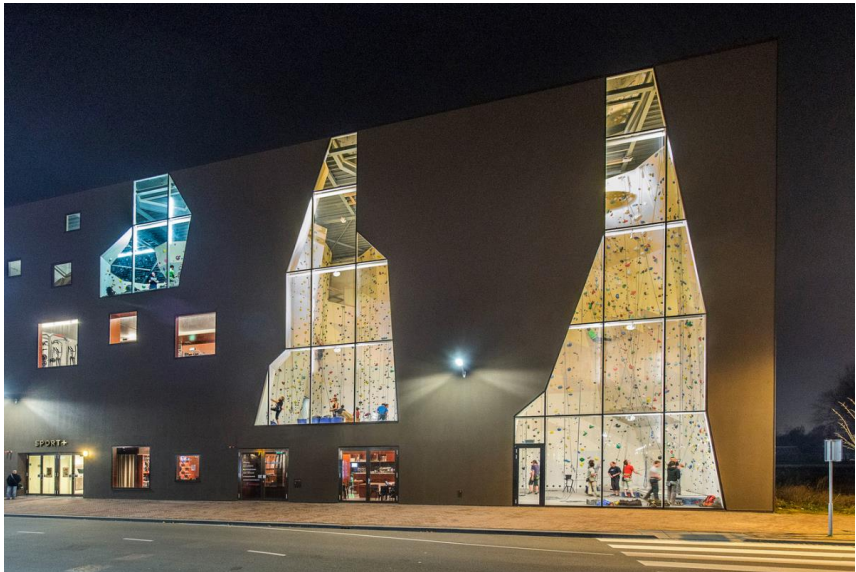
Events: Estimated 2 competitions per year, inclusive of approximate 100 out of state competitors.

SITE LOCATION

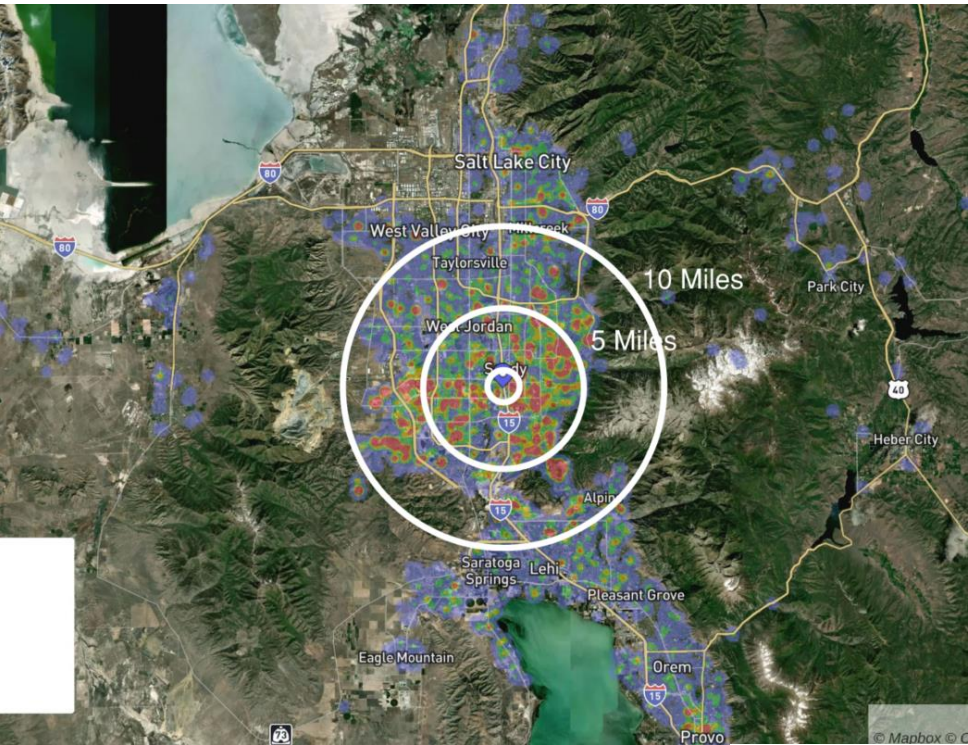


*Proposed Land Uses are consistent with the General Plan

PRECEDENT CLIMBING GYM BUILDINGS



PLACER AI DATA - SANDY



Metrics

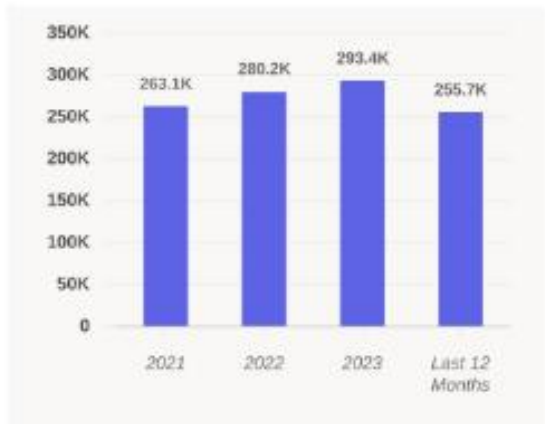
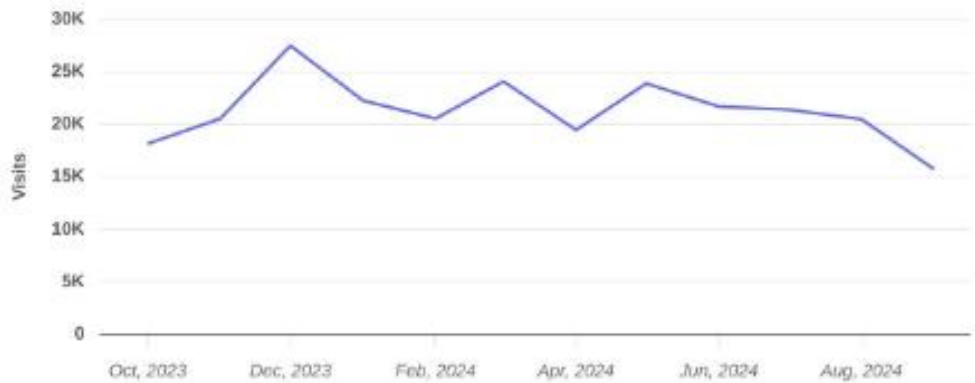
Momentum Indoor Climbing Sa...
220 W 10600 S, Sandy, UT 84070

Visits	255.7K
Visits / sq ft	1.3
Size - sq ft	196.3K
Visitors	90.4K
Visit Frequency	2.83

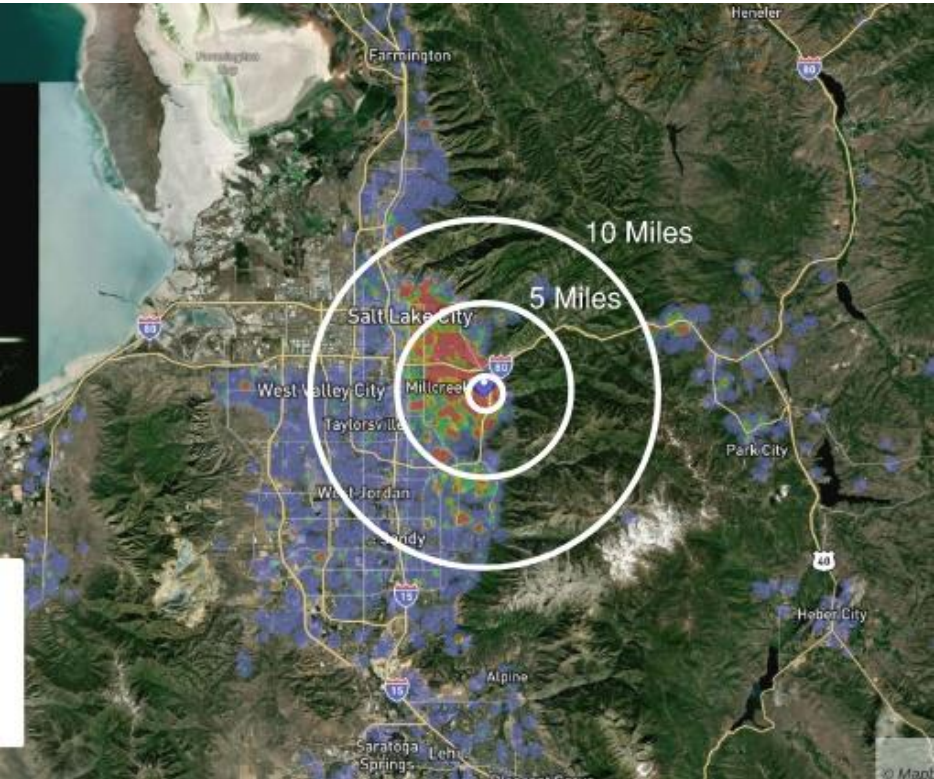
Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Momentum Indoor Climbing ...
W 10600 S, Sandy, UT

Visit Trends



PLACER AI DATA - MILLLCREEK



Metrics

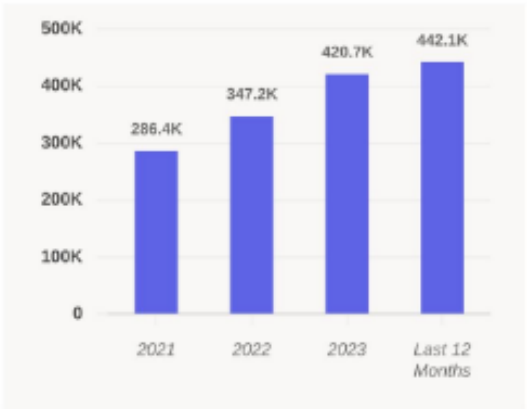
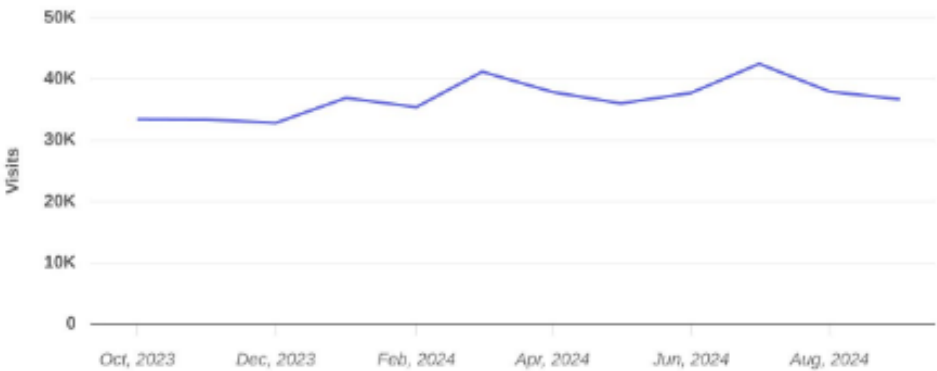
Momentum Indoor Climbing Mi...
3173 E 3300 S, Salt Lake City, UT 84109

Visits	442.1K
Visits / sq ft	10.9
Size - sq ft	40.6K
Visitors	94.3K
Visit Frequency	4.7

Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Momentum Indoor Climbing ...
E 3300 S, Salt Lake City, UT

Visit Trends



FISCAL IMPACT

Report Issued by Zions Public Finance

TABLE 7: SUMMARY OF ANNUAL REVENUES

Revenue Source	Annual Revenue
Sales tax - direct point of sale	\$17,500
Sales tax - additional commuter purchases	\$2,109
Lodging tax	\$675
Property tax - real property	\$39,788
Property tax - personal property average	\$6,960
Municipal energy tax	\$2,400
Total Revenues (unallocated to a specific purpose)	\$69,432
Transportation/Transit Related Tax Revenues	\$49,023
RAP Tax Revenues	\$3,922
Total Revenues (allocated to a specific purpose)	\$52,945

FISCAL IMPACT

Impact of adjacent Retail Block, which will follow the approval of the entertainment block:

TABLE 8: SUMMARY OF ANNUAL REVENUES

Catalyst for Additional Commercial Development	Low	High
Sales per restaurant	\$4,000,000	\$5,000,000
Sales tax revenue	\$20,000	\$25,000
Number of restaurants	3	4
Sales tax revenues	\$60,000	\$100,000
Other retail uses	Amount	
SF	30,000	
Sales per SF	\$350	
Annual sales	\$10,500,000	
Sales tax revenues	\$52,500	
Total Additional Commercial Development	\$112,500	\$152,500



DAKOTA PACIFIC

Real Estate

Stewardship. Integrity. Commitment.

FISCAL AND ECONOMIC IMPACTS OF MOMENTUM CLIMBING GYM VINEYARD, UTAH

BACKGROUND

This memorandum reviews the fiscal and economic impacts of the development of a climbing wall facility (the “Project”) of roughly 30,000 square feet in Vineyard by Momentum. Major fiscal impacts include increased revenues to the City from property taxes, sales taxes and municipal energy taxes. Other tax revenues will be generated for specified uses such as transportation/transit and recreation. Economic impacts also include the jobs created and wages paid in the community.

REVENUES

Major revenue sources generated by the Project include sales taxes, property taxes and municipal energy taxes. Additional taxes that are limited in their use are a variety of transportation/transit taxes and the recreation, arts and parks (RAP) tax.

Sales Tax Revenues

Sales tax revenues will come from the direct sales at the Project site, purchases made in the community by patrons of the Project before or after their visit and overnight lodging stays for competitions.

Based on sales at comparable climbing wall sites owned and operated by Momentum, annual taxable sales are projected to reach \$3.5 million annually. Using the local option tax rate of 1.0 percent, and then taking 50 percent of that amount based on point of sale, Vineyard should see increased revenues of \$17,500 annually.

TABLE 1: POINT OF SALE ANNUAL SALES REVENUES GENERATED AT PROJECT SITE

Sales	Amount
Annual sales	\$3,500,000
Local option tax - point of sale	0.5%
Annual revenues	\$17,500

In addition, to sales at the Project site, many patrons of the climbing facility will make additional purchases in the community. Based on Momentum’s experience with its other climbing wall sites, it estimates approximately 150,000 visitors annually. Based on Placer AI data for neighboring sites, as well as other similar facilities owned by Momentum, it is estimated that about 75 percent of these visitors, or 112,500 of them, will originate outside Vineyard.

No eating facilities, other than drinks and snacks, will be available within the Project itself. Therefore, it is estimated that 25 percent of the 112,500 non-resident visitors may stop in Vineyard at fast food establishments, restaurants, gasoline stations, etc. These services are located near the Project and are therefore easily accessible to patrons of the Project.

If 25 percent of visitors from outside of Vineyard (approximately 28,125 visitors) make an average purchase of \$15 in the community when they visit the Project, this results in additional tax revenues of roughly \$2,100 annually to the City.

In addition, the Project anticipates holding at least two national competitions at the site during the year with about 100 out-of-state competitors at each competition. It 200 out-of-state athletes annually were to stay an average of 1.5 nights each, that would result in 300 hotel nights in the local area. The City would receive 0.5 percent of the total revenues based on the local option sales tax as well as the 1.0 percent municipal transient room tax.

TABLE 2: TRANSIENT ROOM (LODGING) TAX ANNUAL REVENUES

Description	Amount
Overnight visitors	300
Hotel rate per night	\$150
Hotel gross sales	\$45,000
Local option revenues	\$225
Municipal TRT	1.0%
Municipal TRT revenues	\$450
Total lodging revenues	\$675

TABLE 3: SUMMARY OF POINT-OF-SALE ANNUAL SALES REVENUES GENERATED AT BY ADDITIONAL PURCHASES IN THE COMMUNITY

Description	Amount
DIRECT SALES AT SITE	
Annual sales	\$3,500,000
Local option tax - point of sale	0.5%
Annual revenues	\$17,500
ADDITIONAL SALES FROM NON-RESIDENT VISITORS	
Annual visitors	150,000
% from outside Vineyard	75%
Visitors from outside Vineyard	112,500
% making additional purchases in Vineyard	25%
Visitors making additional purchases in Vineyard	28,125
Average purchase price	\$15
Total sales	\$421,875
Annual revenues	\$2,109
LODGING REVENUES	\$675
TOTAL ANNUAL POINT OF SALE REVENUES	\$20,284

Property Tax Revenues

Momentum indicates that its land and building will have a real property market value of \$14 million. Since commercial property is taxed at 100 percent of value, the taxable value of the property is also \$14 million.

TABLE 4: ANNUAL REAL PROPERTY TAX REVENUES

Property Taxes	Amount
Real property value	\$14,000,000
Vineyard property tax rate	0.002842
Annual property tax revenues	\$39,788

In addition, there will be an investment of \$4 million of personal property that will depreciate over a period of 9 years.¹ Over a 9-year period the average annual property tax revenue from personal property is nearly \$7,000.

TABLE 5: DEPRECIATION SCHEDULE

Depreciation schedule	Depreciation	Value for Tax Purposes	Property Tax Revenue
Year 1	97%	\$3,880,000	\$11,027
Year 2	91%	\$3,640,000	\$10,345
Year 3	86%	\$3,440,000	\$9,776
Year 4	76%	\$3,040,000	\$8,640
Year 5	66%	\$2,640,000	\$7,503
Year 6	54%	\$2,160,000	\$6,139
Year 7	40%	\$1,600,000	\$4,547
Year 8	27%	\$1,080,000	\$3,069
Year 9	14%	\$560,000	\$1,592
Average			\$6,960

Total property tax revenues (real and personal property) will average \$46,748 (\$39,788 + \$6,960) per year.

Municipal Energy Tax Revenues

Vineyard has enacted the municipal energy tax up to the full 6 percent allowed by law. Based on Momentum's annual energy costs for gas and electric at its Millcreek and Sandy locations, it estimates that total energy costs at the Vineyard site will be approximately \$40,000. Using a 6 percent tax rate, the City will receive approximately \$2,400 annually from this source.

Other Taxes - Transportation/Transit Taxes and RAP Tax

The Project will pay additional taxes for transportation and recreation/arts/culture uses. These revenues are listed below and can only be used for their specified designations, such as mass transit, fixed guideways, etc. However, they are still a benefit provided by this Project.

TABLE 6: TRANSPORTATION/TRANSIT TAXES AND RAP TAX

Description	Percent	Annual Revenue
Momentum sales		\$3,500,000
Additional sales in Vineyard by patrons		\$421,875
Mass Transit Tax	0.25%	\$9,804.69

¹ Based on Utah 2024 Personal Property Taxation Manual, Class 5

Description		
Mass Transit Fixed Guideway	0.30%	\$11,765.63
County Airport, Highway, Public Transit	0.25%	\$9,804.69
Transportation Infrastructure	0.25%	\$9,804.69
County Public Transit	0.20%	\$7,843.75
RAP Tax	0.10%	\$3,921.88
Total Other		\$52,945.31

Summary of Annual Revenues

The City will likely receive additional tax revenues of over \$69,000 annually from the Project that are not designated to be used for a specific purpose. In addition, the Project will generate another \$53,000 annually in revenues that must be used for specified purposes.

TABLE 7: SUMMARY OF ANNUAL REVENUES

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Sales tax - direct point of sale	\$17,500
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FISCAL IMPACTS – EXPENSES

Additional expenses to the General Fund will be minimal. The three main services provided by the General Fund include parks, public safety and streets.

Parks

This development will have no impact on parks.

Public Safety

Momentum indicates that its other climbing facilities have had no police calls over the past few years and about 6 calls per year for EMS.

Streets

There will not be any heavy trucks associated with the Project and therefore there should not be any significant additional wear and tear on the roads. The capital costs associated with additional traffic will be paid for by impact fees.

ECONOMIC IMPACTS

Economic impacts include jobs created and wages paid by the Project. Based on 2023 numbers from Millcreek and Sandy, Momentum estimates that it would employ roughly 175 employees. Roughly 80 percent of these employees would be very part time as they would coach the evening youth programs and summer camps. Total wages would be about \$900,000 and the average hourly rate would be roughly \$20.00.

CATALYST FOR ADDITIONAL COMMERCIAL DEVELOPMENT

Upon Dakota Pacific Real Estate obtaining approval for the entertainment anchor, per the development agreement with Vineyard City, it can proceed with an additional 60,000 SF commercial development. The commercial development aims to attract 3-4 food and beverage users, including sit down restaurants. Assuming average sales of \$4-\$5 million per outlet, and 3-4 outlets, results in sales tax revenues of \$60,000-\$100,000 annually from the eating places.

Another 30,000 SF of space is planned for other retail uses. Assuming sales of \$350 per SF results in approximately \$52,500 of sales tax revenues annually, for a total of \$112,500 to \$152,500 annually from the additional commercial development spurred by the climbing gym.

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SF	30,000	
Sales per SF	\$350	
Annual sales	\$10,500,000	
Sales tax revenues	\$52,500	
Total Additional Commercial Development	\$112,500	\$152,500

This additional commercial development will also generate property tax revenues, municipal energy tax revenues, and other tax revenues related to transportation and recreation.

SUMMARY OF BENEFITS

- Annual increased revenues of over \$69,000 to Vineyard from the Project
- Additional annual revenues of roughly \$53,000 for specified uses with transportation/transit and recreation/arts/culture from the Project
- Increased stability and vitality of existing businesses in Vineyard from the patrons coming to Vineyard from outside of the City

- Minimal increased expenses to the City
- Job creation (175 new jobs, many of them part-time)
- Annual wages paid of roughly \$900,000 annually at the Project site
- Increased revenues to utility funds where any increased costs will be offset by the additional rates collected
- The Project acts as a catalyst for additional commercial development which includes eating places, other retail and office. Sales tax revenues from the additional commercial development would likely range between \$112,500 and \$152,500 annually. Property taxes, municipal energy taxes, transportation taxes and recreation taxes would be in addition.

Prepared by:

Susan Becker

Susan Becker
Vice President | Zions Public Finance, Inc.