



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
March 18, 2026, at 7:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, March 18, 2026, at 7:00 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](#).

[IGNORE_INDENT]

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

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing. Public comments can be submitted ahead of time to <mailto:planning@vineyardutah.gov>

4. CONSENT ITEMS

4.1. Approval of the March 4th, 2026 Planning Commission Meeting Minutes

5. BUSINESS ITEMS

5.2. Public Hearing: The Forge Development Agreement Amendment

Jason Head with Dakota Pacific Real Estate has submitted a Development Agreement Amendment regarding the Forge Development.

5.3. Public Hearing: Intermountain Health Development Agreement

Ryan Wallace and Lauren Malner with Kirton McConkie Law, representing Intermountain Health, have submitted a Development Agreement for their property located within the Forge development.

5.4. Site Plan Amendment: Utah City Wellness Center and Resort Pool Phase 2

Flagborough, represented by Bronson Tatton, has submitted a site plan amendment application for Utah City Wellness Center and Resort Pool Phase 2. The site plan amendment has updated the elevations for the buildings during phase 2 of the construction. The wellness building is located on the west side of the project. The proposed height is 44 feet and the proposed materials are stone, painted Tuscon

plaster, architectural concrete, and slate shingles. The pool building is located along the northern edge of the project. The proposed height is 28' and the proposed materials are stone, painted Tuscon plaster, architectural concrete, and slate shingles. The northern facade of the pool building will also feature artwork and additional landscaping. The proposed elevations meet all the requirements outlined in the Vineyard Special Purpose Zoning District Code.

The landscaping plan of phase two proposes 82 different types of trees, 7,231 square feet of different shrubs, and 1,320 square feet of artificial turf. The hardscaping proposes the following materials: concrete, stone pavers, and wood decks. The landscaping plan meets all the requirements outlined in the Vineyard Special Purpose Zoning District Code.

There are no other changes to the previously approved site plan.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is on April 1st, 2026

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 the planning team, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at planning@vineyardutah.gov.

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:

March 12, 2026

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Tech



STAFF REPORT

Meeting March 18, 2026

Date:

Agenda Approval of the March 4th, 2026 Planning Commission Meeting Minutes

Item:

Department: Community Development

Presenter: Cache Hancey

Background/Discussion:

These minutes were from the last regularly scheduled Planning Commission Meeting.

The January 7th, 2026 Planning Commission Meeting Minutes had an issue with the audio that was resolved earlier this week. They will be prepared for approval moving forward.

Fiscal Impact:

Recommendation:

Sample Motion:

"I move to approve the March 4th, 2026 Planning Commission Meeting Minutes."

Attachments:

1. 3.4.2026 Planning Commission Meeting Draft Minutes



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
March 4, 2026, at 6:00 PM**

ATTENDANCE:

COMMISSIONERS PRESENT: David Pearce, Graden Ostler, Jordan Christensen, and Martina Huntington

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

OTHERS PRESENT: Daria Evans, Hunter Smith, Ryan Bybee, John Pettingill

 **Motion:** COMMISSIONER JORDAN CHRISTENSEN MOTIONED TO ELECT COMMISSIONER DAVID PEARCE AS CHAIR TEMPORE FOT THIS MEETING AT 6:00PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR SAID YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE MOTION CARRIED UNANIMOUSLY.

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

 Chair Tempore David Pearce called the meeting to order. Commissioner Christensen led the prayer and the pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no items submitted.

3. PUBLIC COMMENTS PC

 Resident Daria Evans welcomed the new commissioners. She asked about red curbing in the Villas residence. She also asked about the impact fees for storm and land drains. She also asked about ADUs in a development from a business item seen tonight.

4. CONSENT ITEMS

4.1. Approval of the December 3rd, 2025 Planning Commission Meeting Minutes

Planning Technician Madison Reed clarified that the minutes were not from the last meeting.

 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO APPROVE THE DECEMBER 3RD, 2026 PLANNING COMMISSION MEETING MINUTES AT 6:06PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

Senior Planner Cache Hancey clarified the status of the minutes from the last meeting.

5. BUSINESS ITEMS

5.2. 2026 Planning Commission Meeting Calendar Amendment

Chair Tempore Pearce noted that the suggestion was to move meetings to 7pm.

Discussion about day of the week and time ensued.

 Senior Planner Hancey suggested to move to 7pm and then poll to understand a better day.

 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO MOVE THE MEETINGS TO 7:00PM ON THE REGULAR WEDNESDAY SCHEDULE. COMMISSIONER HUNTINGTON SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

5.3. Public Hearing: The Forge Development Agreement Amendment

 Senior Planner Hancey suggested that this item and item 5.4. were postponed to the next planning commission meeting on March 18th.

Commissioner Martina Huntington asked about documents for review.

Senior Planner Hancey noted that they will be attached in the agenda packet for that March 18th meeting.

Technician Reed noted that the agenda and packet are sent out the Thursday prior.

 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO MOVE ITEMS 5.3. AND 5.4. TO THE MARCH 18TH PLANNING COMMISSION MEETING AT 6:11PM. COMMISSIONER HUNTINGTON SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

5.4. Public Hearing: Intermountain Health Development Agreement

Discussed above.

5.5. Public Hearing: Holdaway Fields Development Agreement Amendment

 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO OPEN INTO A PUBLIC HEARING AT 6:11PM. COMMISSIONER HUNTINGTON SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

 Senior Planner Hancey discussed Daria's questions on ADUs.

City Engineer and Public Works Director Naseem Ghandour noted he had answers to her other questions for the end of the meeting.

 Planner Anthony Fletcher presented a development summary. He provided locational context, site context, developer obligations, and the segments of developments. Planner Fletcher clarified the senior housing.

 Planner Fletcher discussed the requested amendment to revise the phasing plan and park completion timing. He noted staff discussions about impact fees. He noted the recommendation to allow for 1 year for the City Council to decide on structures for the East Park. Planner Fletcher presented the original phasing plan, the currently approved phasing plan, and the proposed phasing plan.

 Chair Tempore Pearce clarified that there were changes on each side.

 Planner Fletcher highlighted the next steps. He further discussed the impact fees and provided a breakdown.

 Chair Tempore Pearce clarified that the entire structure is being changed.

Planner Fletcher continued to discuss the impact fee suggested changes.

 Commissioner Ostler asked about the progress on the church in this area.

Senior Planner Hancey noted he will converse off line.

 Ryan Bybee with Cadence Homes noted that the agreement came before many staff with the City. He provided history on the development and impact fees. He provided the progression of agreements within the development agreement from his experience. Mr. Bybee discussed the proposed amendments to phasing and amenities. He noted that the developer would not go through with the amendments if the impact fees are required to

change as an additional agreement. Mr. Bybee noted that there was zero obligation on the developer to cooperate with Heritage Park.

 Chair Tempore Pearce noted that he was impressed by his presentation. He noted that having impact fees locked in that early is fairly impressive. He asked if there has been any compromise on the amount staff has presented.

 Mr. Bybee noted that there has not been any open discuss on impact fees. It was brought up from staff.

 Director Ghandour noted he had information on water and history to share.

Chair Tempore Pearce asked if the developer withdrew their requested amendments.

Senior Planner Hancey noted that staff did not care about phasing.

 Director Ghandour noted his understanding and experience with the water rights and impact fees. He discussed the fee schedule, water types, and park phasing.

Chair Tempore Pearce noted that changing in phasing has been seen many times. He noted that impact fees has not been brought to this body regarding this development.

 Resident Ms. Evans noted concerns for the TSSD fees and Orem water.

Director Ghandour noted that we have disconnected from Orem water.

 Resident Ms. Evans noted concerns for a 300 W connection through this community. She voiced that the City shouldn't bare this.

 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO CLOSE THE PUBLIC HEARING AT 7:02PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

 Planner Fletcher noted that the commissioner opportunity to recommend, recommend with conditions, further compromise, or recommended denial. He noted that the applicant may pull their application and the amendments would not be further considered.

 Commissioner Christensen noted comments on land use is not contributing the City's financial well being.

 Mr. Bybee discussed the impact that the development brought.

Commissioner Christensen discussed his point and discussed competing land uses.

184  Mr. Bybee noted that if the impact fees are needed from the city, they would want
185 to implement higher density through new zoning.

186
187 Discussion ensued.

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189  Resident John Pettingill discussed his experience and his preference on density.

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191 Commissioner Christensen noted that it is in the City's best interest to adjust the impact
192 fees.

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194  Mr. Bybee noted that the agreement needs to be approved from both parties. He
195 further commented on the disagreement with the perspectives of impact fees.

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197 Mr. Pettingill clarified who is responsible for what in the development.

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199 Discussion ensued.

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201  Chair Tempore Pearce noted that he supports the rephrasing and feels that that
202 should be separate from the impact fees.

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204  Commissioner Christensen noted he'd make a motion to recommend that impact fees
205 should be handled separately.

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207  Planner Fletcher clarified the recommendation.

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209  Director Ghandour noted that Planning Commission's recommendation is separate
210 from staff's recommendation.

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212 Discussion ensued.

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214  **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO RECOMMEND
215 THE APPROVAL OF THE CHANGES FOR PHASING AND STRUCTURES WITHIN
216 THE PARK, BUT TO REMOVE THE IMPACT FEES TO THE CHANGES OF THE
217 DEVELOPMENT TO CITY COUNCIL AT 7:23PM. COMMISSIONER
218 HUNTINGTON SECONDED. ROLL CALL WENT AS FOLLOWS: OSTLER,
219 HUNTINGTON, HUNTINGTON, AND PEARCE. THE VOTE CARRIED
220 UNANIMOUSLY.

221 222 **6. WORK SESSION**

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224 No work items were submitted.

225 226 **7. STAFF AND COMMISSION REPORTS**

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228  Senior Planner Hancey noted that this meeting is Technician Reed's last Planning
229 Commission as she will be leaving Vineyard.

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8. ADJOURNMENT

The meeting was adjourned at 7:26pm.

MINUTES CERTIFIED COMPLETE ON:

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



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: March 18, 2026

Agenda Item: **Public Hearing:** The Forge Development Agreement Amendment

Department: Community Development Department

Presenter: Cache Hancey

Background/Discussion:

The Forge is an approximately 45-acre mixed-use development bordered by Mill Road, Vineyard Connector, and Geneva Road, including the adjacent Intermountain Health property. The most recent development agreement between Vineyard City and the applicant was recorded on April 11, 2024. The applicant has since drafted an amendment to that agreement, primarily modifying the project's phasing requirements.

Under the original agreement, the developer was required to begin construction on a Regionally Significant Entertainment Anchor at the corner of Mill Road and Vineyard Connector as part of the Initial Phase. The proposed amendment would swap the phasing and locations of the entertainment block and the commercial block. Under the amended phasing, the Initial Phase would consist of at least 40,000 gross square feet of commercial development, with one-half of that commercial square footage required to be under construction before the City may issue building permits for more than 25 units within the project.

The amendment also addresses open space obligations along the Intermountain Health parcel near Geneva Road. In coordination with Intermountain Health, the amendment would relieve Dakota Pacific of responsibility for developing open space in that area.

Finally, the City has incorporated updates to the agreement addressing impact fees and establishing language related to the maintenance of existing roadways and utilities.

A summary of the requested changes has been provided below.

The Forge Development Agreement Amendment Update			
Date of Original Agreement: April 9, 2024			
Section	Item	Former	Proposal
Terms	Regionally Significant Entertainment Anchor	4.8 Acre Lot	3 Acre Lot
	Initial Phase; Phasing	Initial Phase includes Entertainment and Residential Blocks	Initial Phase is only Commercial Block
Development	Entertainment Anchor Approval	New Condition	Permits the Planning Commission to approve the Entertainment Anchor and allows for appeal to the City Council upon denial
	Development Standards	Allows for Open Space adjacent to Geneva Road to count towards Open Space Requirements	Removed due to Intermountain Health's Development Agreement and potential purchase of property
	Rescission Option	Date required construction on July 31, 2025 and December 31, 2026	Updated dates to July 31, 2026 and December 31, 2026
	East Gateway Park	Requires open space 50' between the development and Geneva Road	Removed due to Intermountain Health's Development Agreement and potential purchase of property
Exhibits	Exhibit B	Entertainment Block located at the corner of Mill Road and Vineyard Connector. Business Block located at the corner of Geneva Road and Vineyard Connector. Commercial and Mixed-Use Block located between Cauldron Road and 650 N.	Swapped the Entertainment Block and Commercial Block. Removed the Business Block due to Intermountain Health
	Exhibit D		Updated language to reflect changes in open space requirements
	Exhibit E	Initial Phase includes Entertainment and Residential Blocks	Initial Phase is only Commercial Block

Fiscal Impact:

Recommendation:

Staff recommends approval of the development agreement as presented

Sample Motion:

"I move to recommend approval of the Forge Development Agreement as presented"

Attachments:

None



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: March 18, 2026

Agenda Item: **Public Hearing:** Intermountain Health Development Agreement

Department: Community Development Department

Presenter: Cache Hancey

Background/Discussion:

Intermountain Health purchased the original 5 acre lot (39:258:0005) in 2018. It is their intent to purchase the 4.7 acre parcel to the north (39:258:0004) from Dakota Pacific in conjunction with this Development Agreement.

This agreement modifies the design standards and access points required within the Forge Special Purpose Zoning District. It also allows for supplementary building modifications to ensure that the property can be developed and function properly for medical use. The agreement also includes a provision that requires that the development place a building or other iconic architectural feature near the corner of Geneva Road and Vineyard Connector to ensure that gateway is aesthetically appealing.

Fiscal Impact:

Recommendation:

Staff recommends approval of the development agreement as presented

Sample Motion:

"I move to recommend approval of the Intermountain Health Development Agreement as presented"

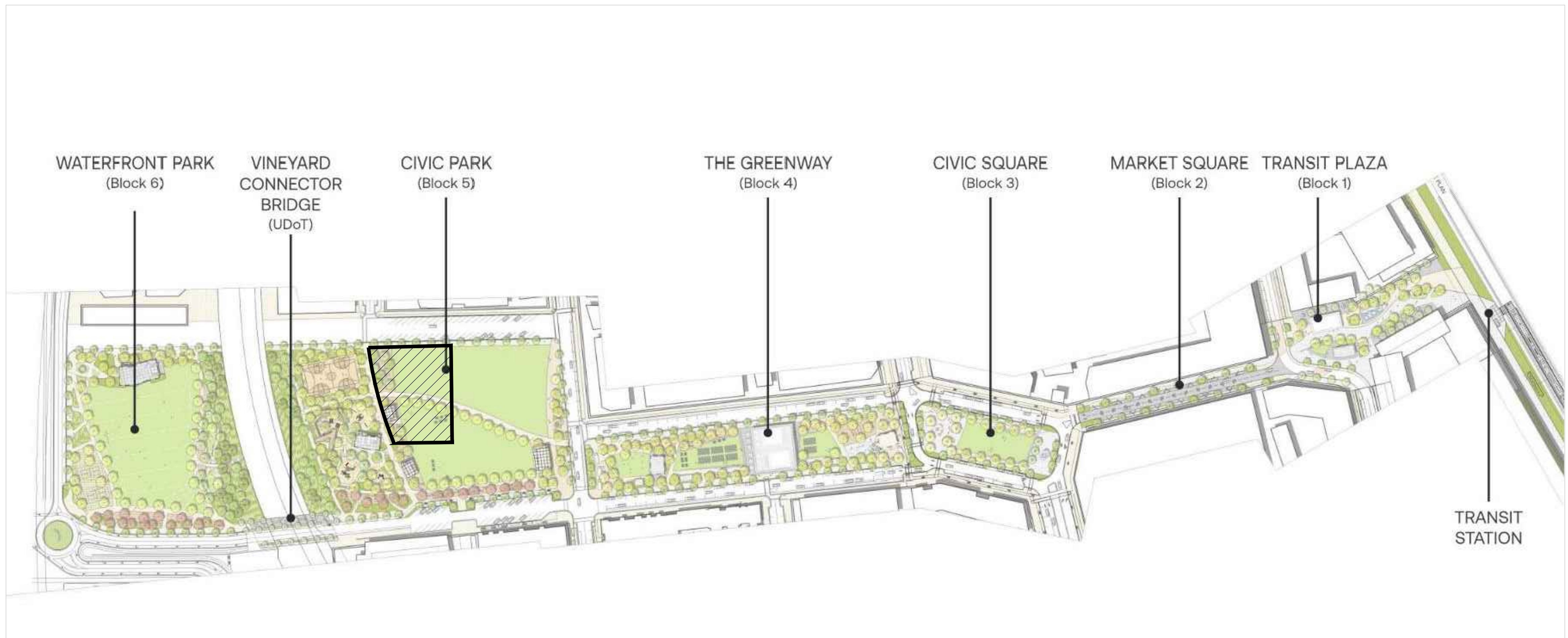
Attachments:

None

Utah City Pool - Phase 1 Concession & Restroom Buildings

260 West 1000 North
Vineyard, Utah 84059

REFERENCE NOTES



Abbreviations

BCR	Begin Curb Return	PVC	Polyvinyl Chloride
BOL	Ballard	PVI	Point of Vertical Intersection
BRW	Finish Grade - Bottom of Retaining Wall	RCP	Reinforced Concrete Pipe
CATV	Cable Television Box	RD	Roof Drain
CB	Catch Basin	SB	Signal Box
CMP	Corrugated Metal Pipe	SD	Storm Drain
CDB	Cleanout Box	SDMH	Storm Drain Manhole
COTG	Cleanout to Grade	SMH	Sewer Manhole
EA	Edge of Asphalt	SP	Signal Pole
EB	Electrical Box	SS	Sanitary Sewer
EC	End of Curve	SW	Secondary Water
ECR	End Curb Return	TA	Top of Asphalt
GB	Grade Break	TBC	Top Back of Curb
GM	Gas Meter	TG	Top of Grate
HB	Hose Bib	TP	Top of Paving/Pavers
HP	High Point	TRW	Finish Grade - Top of Retaining Wall
I	Irrigation Line	BRW	- Bottom of Retaining Wall
ICB	Irrigation Control Box	TOS	Top of Step
Lip	Lip of Gutter	BOS	Bottom of Step
LP	Light Pole	TW	Top of Walk
MH	Manhole	TGP	Top of Granite Paving
Mon	Monument	TER	Top of Edge Restraint
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve
PT	Point of Tangency		

Legend

Proposed Curb & Gutter	Existing Improvements	
Proposed Open Face C & G	Existing Asphalt	
Proposed Asphalt	Existing Concrete	
Proposed Concrete	Existing Inlet Box	
Proposed Truncated Dams	Existing Catch Basin	
Proposed Inlet Box	Existing Manhole	
Proposed Catch Basin	Existing Fire Hydrant	
Proposed Manhole	Existing Water Valve	
Proposed Transformer	Existing Overhead Power Line	
Proposed Meter Box	Existing Water	
Proposed Water Meter	Existing Secondary Water	
Proposed Combo Box	Existing Sewer	
Proposed Fire Hydrant	Existing Storm Drain	
Proposed Water Valve	Existing Gas	
Proposed Water Line	Existing Power	
Proposed Sanitary Sewer	Existing Telephone	
Proposed Storm Drain	Existing Fence	
Proposed Conduit Line	Flowline	
Proposed Power Line	Centerline	
Proposed Gas Line	Existing Contour	
Proposed Fire Line	Existing Spot	
Proposed Secondary Water Line	Existing Light Pole	
Proposed Roof Drain	Existing Street Light	
Proposed Fence	Existing Building	
Ridge line	Existing Telephone Box	
Grade Break	Existing Power Meter	
Proposed Contour	Existing Electrical Box	
Direction of Drainage	Existing Electrical Cabinet	
Proposed Spot	Existing Gas Meter	
ADA Accessible Route	Existing Water Meter	
Property Line	Existing Irrig. Control Box	
Sawcut Line	Existing Ballard	
Proposed Light Pole	Existing Hose Bib	
Proposed Street Light	Working Point	
Proposed Building	Existing Deciduous Tree	
Existing Power Pole		
Existing Power Pole w/ Guy	Existing Coniferous Tree	
Existing Utility Marker		
Existing Post		

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Overall Demolition Plan
C1.0	Overall Site Plan
C2.0	Overall Grading Plan
C3.0	Overall Utility Plan
C4.1	Details
C5.1	Overall Erosion Control Plan
C5.2	Erosion Control Plan And Details

General Notes

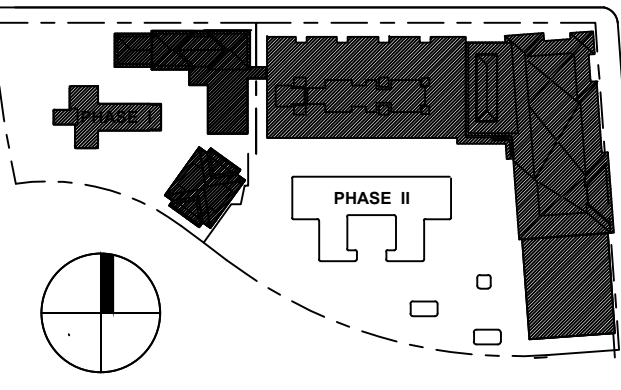
- Attention is drawn to the fact that the scale of these drawings may have been distorted during the reproduction process. This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by AWA shall be without liability to AWA.
- These plans do not purport to show all elements to be construction. The contractor is to review the entire construction plan set, including architectural, structural, mechanical, plumbing, electrical and geotechnical plan sets, in order to comprehensively determine all elements to be installed and their relation to each other. Coordinate with other trade's work to properly execute contractor's work.
- If any conflicts, discrepancies or any other unsatisfactory conditions are discovered, either on the construction documents or field conditions, the contractor must notify the engineer immediately and shall not commence further operation until the conflicts, discrepancies, or other unsatisfactory conditions are resolved.
- The approval of these plans and the issuance of XXX PERMIT, does not in any way suggest that all other requirements for the legal or appropriate operations for this activity, which may require additional permitting have been met. The onus is on the owner/ developer/ builder to discover what additional permitting or approvals may be necessary to operate from this point in an appropriate legal manner. Plan approval or permit issuance does not absolve the applicant from complying with all applicable laws, standards, or other permits which may be required for this project.

Benchmark - Provided By Northern Engineering

Downtown Vineyard Benchmark:
Southeast Corner (SE 1/4) of Section 7, Township 65, Range 2E, SLB&M
ELEV = 4520.37 (NGVD 29)

Note:
UDOT-Horrocks Downtown Vineyard Benchmark:
Southeast Corner (SE 1/4) of Section 7, Township 65, Range 2E, SLB&M
ELEV = 4523.65 (NAD 1988)

KEY PLAN



UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY / RESORT POOL PROJECT - PHASE I
260 WEST 1000 NORTH VINEYARD, UT 84059
60% CD SET - 05.19.2025

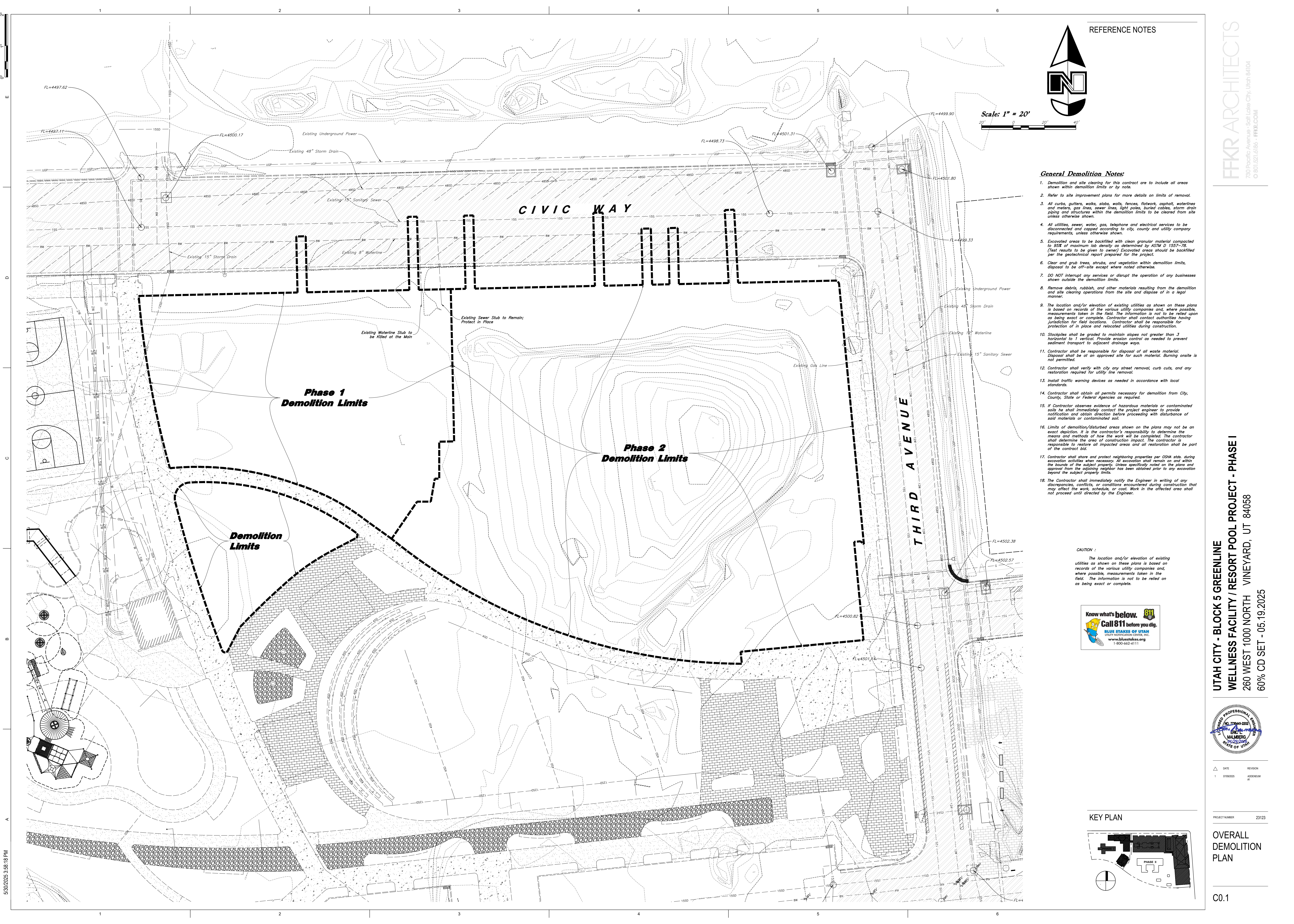


DATE	REVISION
1 07/05/25	ACCOMPLISH #1

PROJECT NUMBER 23123

COVER SHEET

C0.0



REFERENCE NOTES

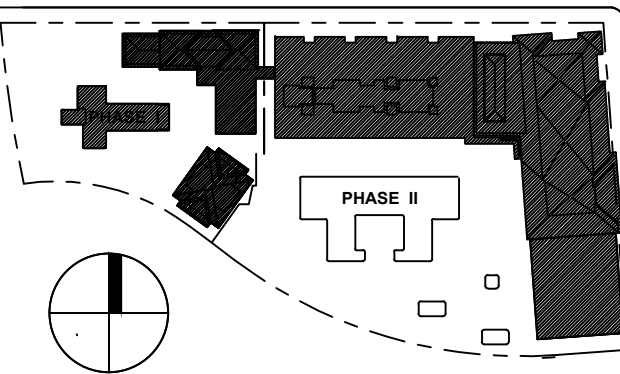
General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-76. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of solid materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
17. Contractor shall shore and protect neighboring properties per OSHA docs during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
18. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

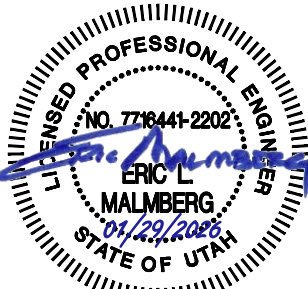


KEY PLAN



UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY / RESORT POOL PROJECT - PHASE I

260 WEST 1000 NORTH VINEYARD, UT 84058
60% CD SET - 05.19.2025

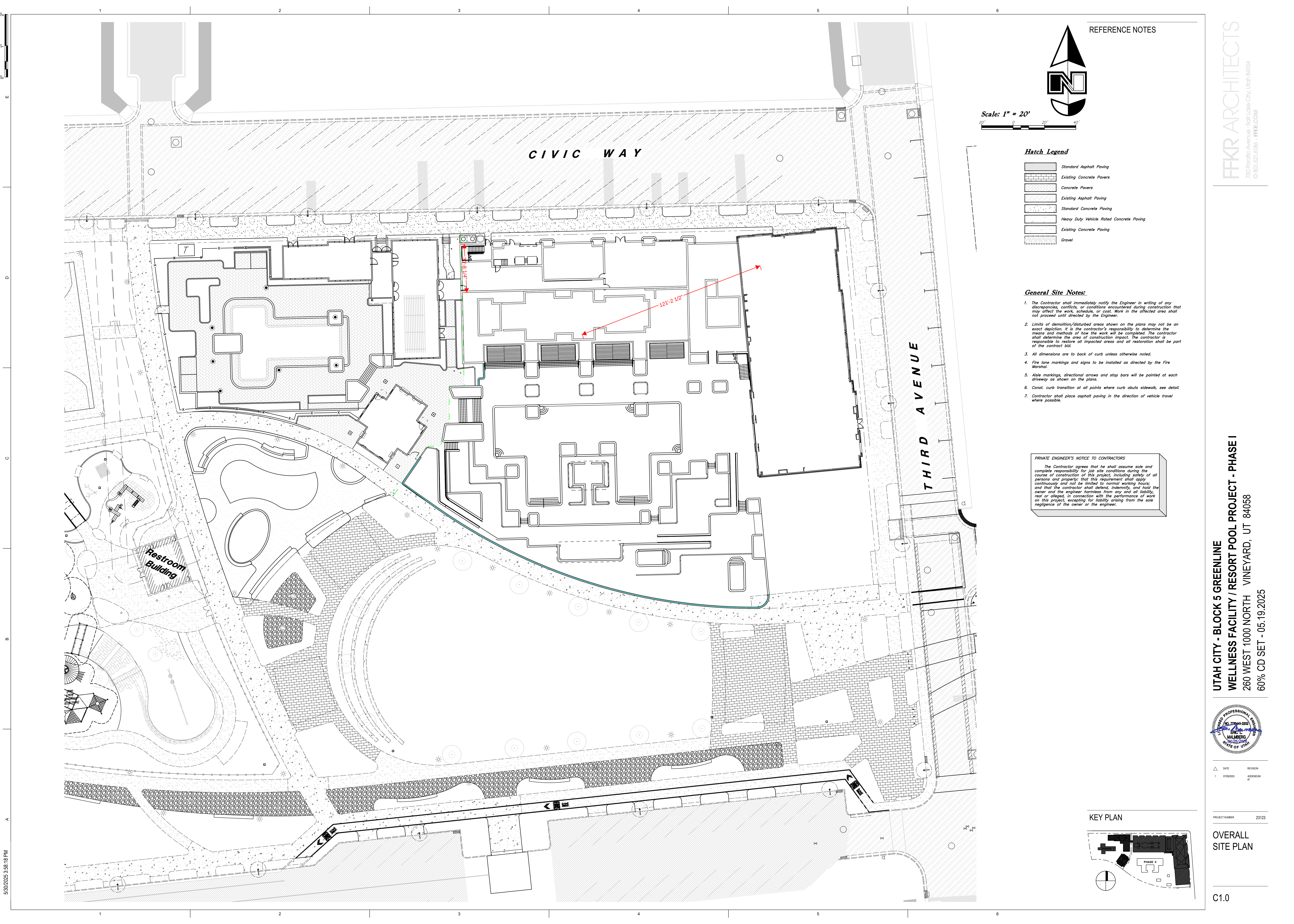


DATE	REVISION
1 07/05/2025	ACCORDUM #1

PROJECT NUMBER 23123

OVERALL
DEMOLITION
PLAN

C0.1



REFERENCE NOTES

Hatch Legend

	Standard Asphalt Paving
	Existing Concrete Pavers
	Concrete Pavers
	Existing Asphalt Paving
	Standard Concrete Paving
	Heavy Duty Vehicle Rated Concrete Paving
	Existing Concrete Paving
	Gravel

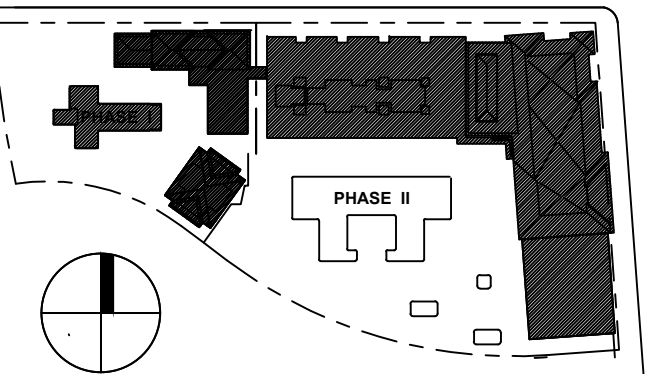
General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

KEY PLAN



UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY / RESORT POOL PROJECT - PHASE I
260 WEST 1000 NORTH VINEYARD, UT 84058
60% CD SET - 05.19.2025

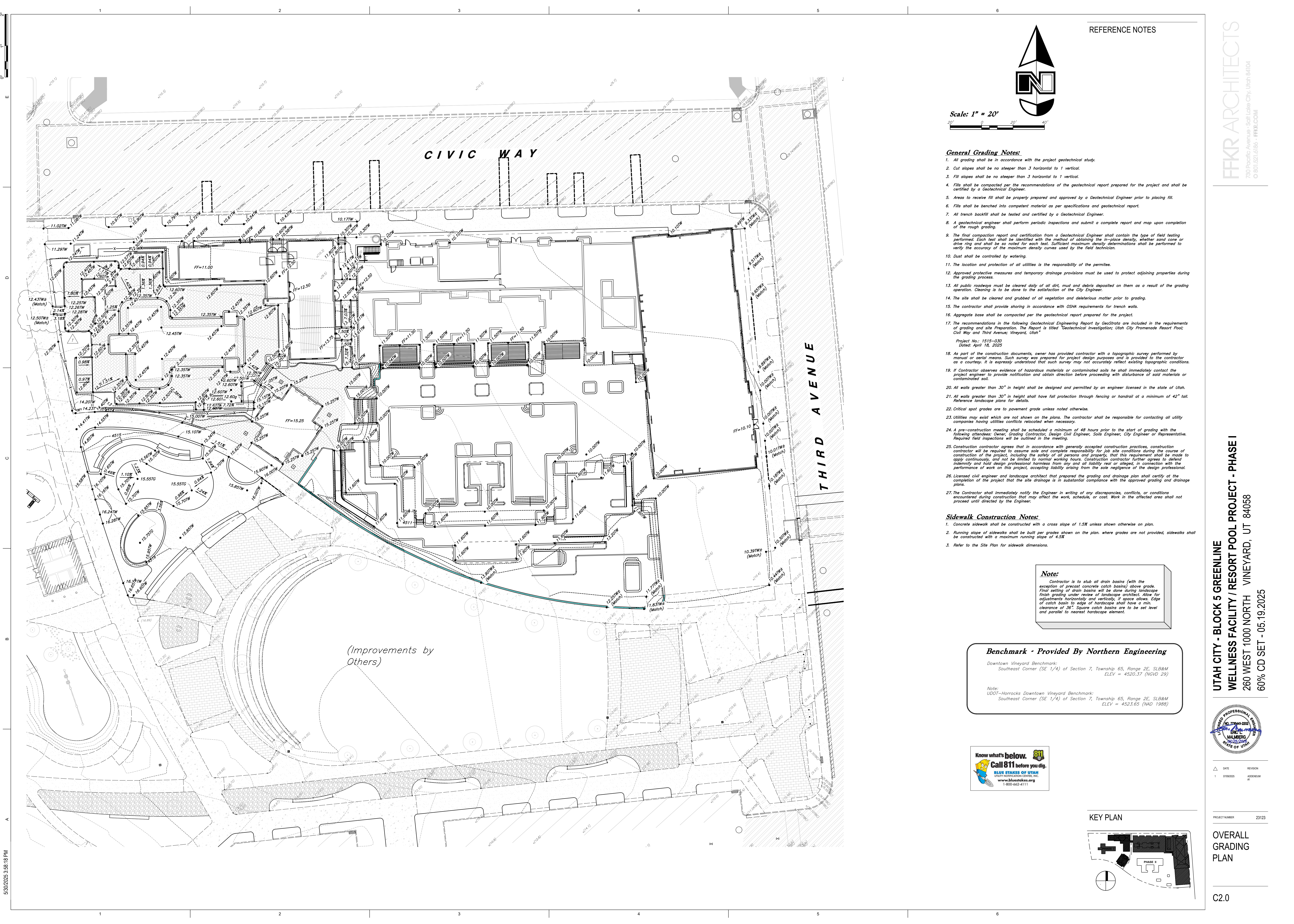


DATE	REVISION
1 05/05/2025	ADDENDUM #1

PROJECT NUMBER 23123

OVERALL
SITE PLAN

C1.0



REFERENCE NOTES

Scale: 1" = 20'

- General Grading Notes:**
1. All grading shall be in accordance with the project geotechnical study.
 2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
 3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
 4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
 5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
 6. Fills shall be benched into competent material as per specifications and geotechnical report.
 7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
 8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 10. Dust shall be controlled by watering.
 11. The location and protection of all utilities is the responsibility of the permittee.
 12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
 13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
 14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
 17. The recommendations in the following Geotechnical Engineering Report by GeoStrata are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Investigation; Utah City Promenade Resort Pool; Civil Way and Third Avenue; Vineyard, Utah"
 - Project No.: 1515-030
Dated: April 18, 2025
 18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
 20. All walls greater than 30" in height shall be designed and permitted by an engineer licensed in the state of Utah.
 21. All walls greater than 30" in height shall have fall protection through fencing or handrail at a minimum of 42" tall. Reference landscape plans for details.
 22. Critical spot grades are to pavement grade unless noted otherwise.
 23. Utilities may exist which are not shown on the plans. The contractor shall be responsible for contacting all utility companies having utilities conflicts relocated when necessary.
 24. A pre-construction meeting shall be scheduled a minimum of 48 hours prior to the start of grading with the following attendees: Owner, Grading Contractor, Design Civil Engineer, Soils Engineer, City Engineer or Representative. Required field inspections will be outlined in the meeting.
 25. Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including the safety of all persons and property, that this requirement shall be made to apply continuously, and not be limited to normal working hours. Construction contractor further agrees to defend indemnify and hold design professional harmless from any and all liability real or alleged, in connection with the performance of work on this project, accepting liability arising from the sole negligence of the design professional.
 26. Licensed civil engineer and landscape architect that prepared the grading and drainage plan shall certify at the completion of the project that the site drainage is in substantial compliance with the approved grading and drainage plans.
 27. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

- Sidewalk Construction Notes:**
1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
 2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
 3. Refer to the Site Plan for sidewalk dimensions.

Note:
Contractor is to stub all drain basins (with the exception of precast concrete catch basins) above grade. Final setting of drain basins will be done during landscape finish grading under review of landscape architect. Allow for adjustments horizontally and vertically, if space allows. Edge of catch basins to edge of hardscape shall have a min. clearance of 36". Square catch basins are to be set level and parallel to nearest hardscape element.

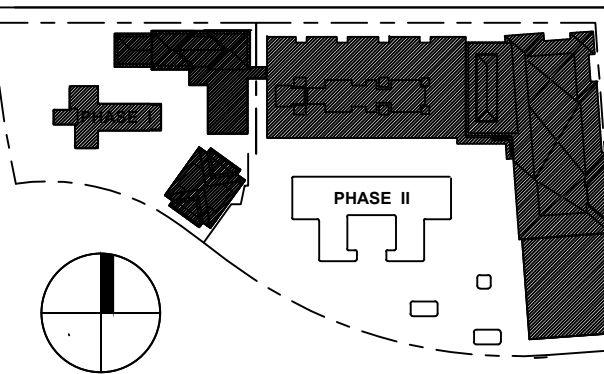
Benchmark - Provided By Northern Engineering

Downtown Vineyard Benchmark:
Southeast Corner (SE 1/4) of Section 7, Township 6S, Range 2E, SLB&M
ELEV = 4520.37 (NGVD 29)

Note:
UDOT-Horrocks Downtown Vineyard Benchmark:
Southeast Corner (SE 1/4) of Section 7, Township 6S, Range 2E, SLB&M
ELEV = 4523.65 (NAD 1983)



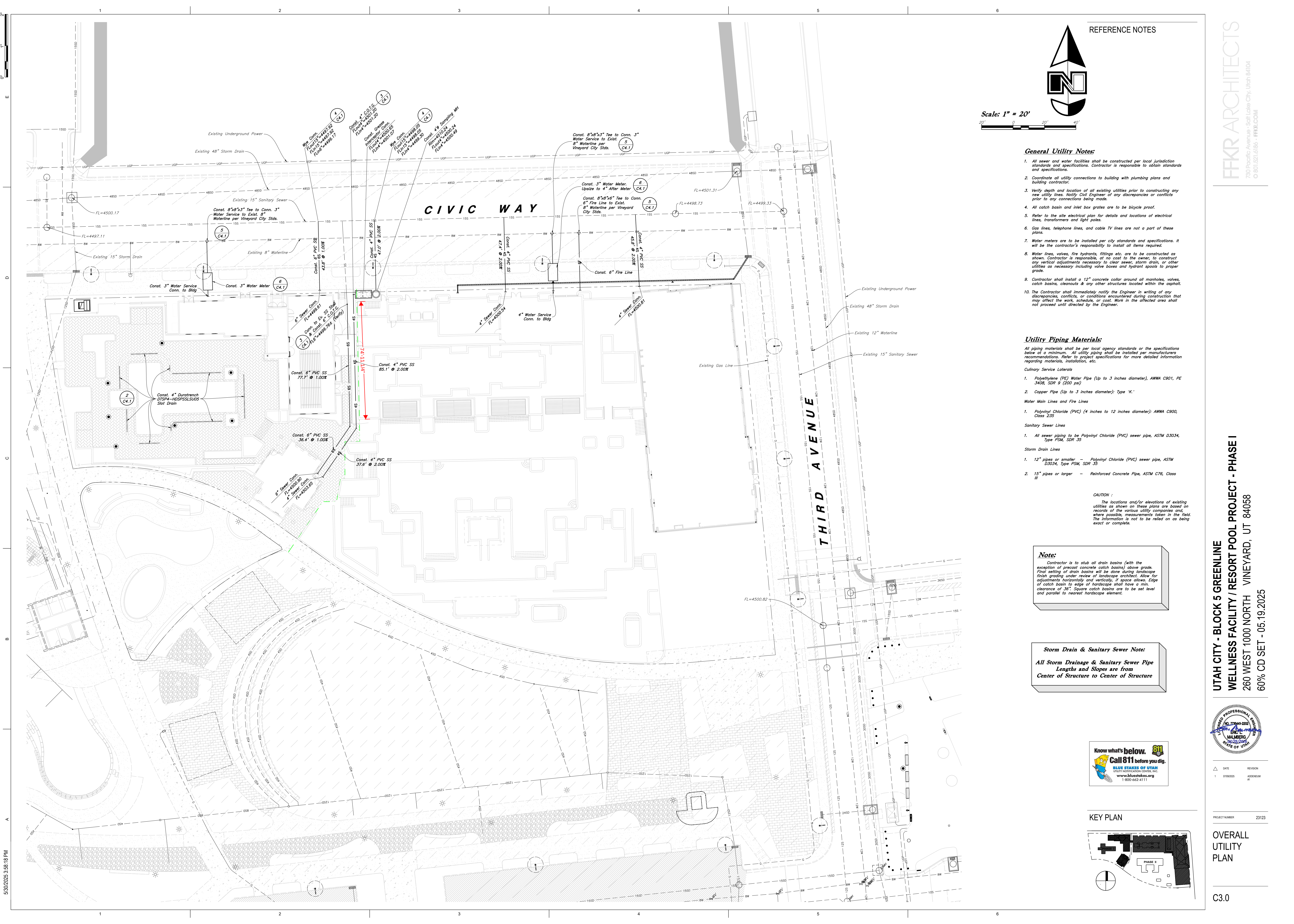
KEY PLAN



DATE	REVISION
1 05/05/25	ACCORDING #1

PROJECT NUMBER 23123

OVERALL GRADING PLAN



REFERENCE NOTES

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.
10. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter): AWWA C901, PE J408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K"

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

Note:

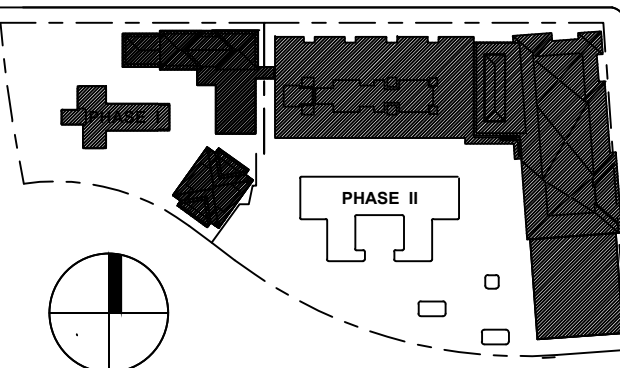
Contractor is to stub all drain basins (with the exception of precast concrete catch basins) above grade. Final setting of drain basins will be done during landscape finish grading under review of landscape architect. Allow for adjustments horizontally and vertically, if space allows. Edge of catch basin to edge of hardscape shall have a min. clearance of 36". Square catch basins are to be set level and parallel to nearest hardscape element.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure



KEY PLAN



UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY / RESORT POOL PROJECT - PHASE I

260 WEST 1000 NORTH VINEYARD, UT 84058
60% CD SET - 05.19.2025



DATE	REVISION
1 07/05/25	ACCORDIAN #1

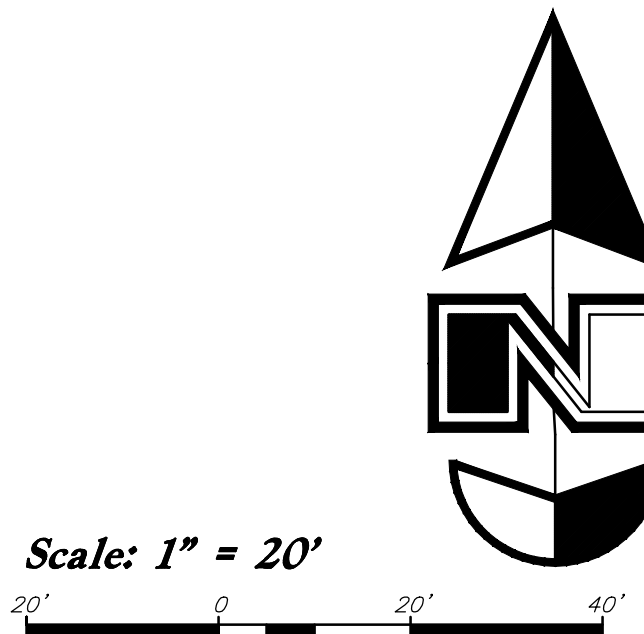
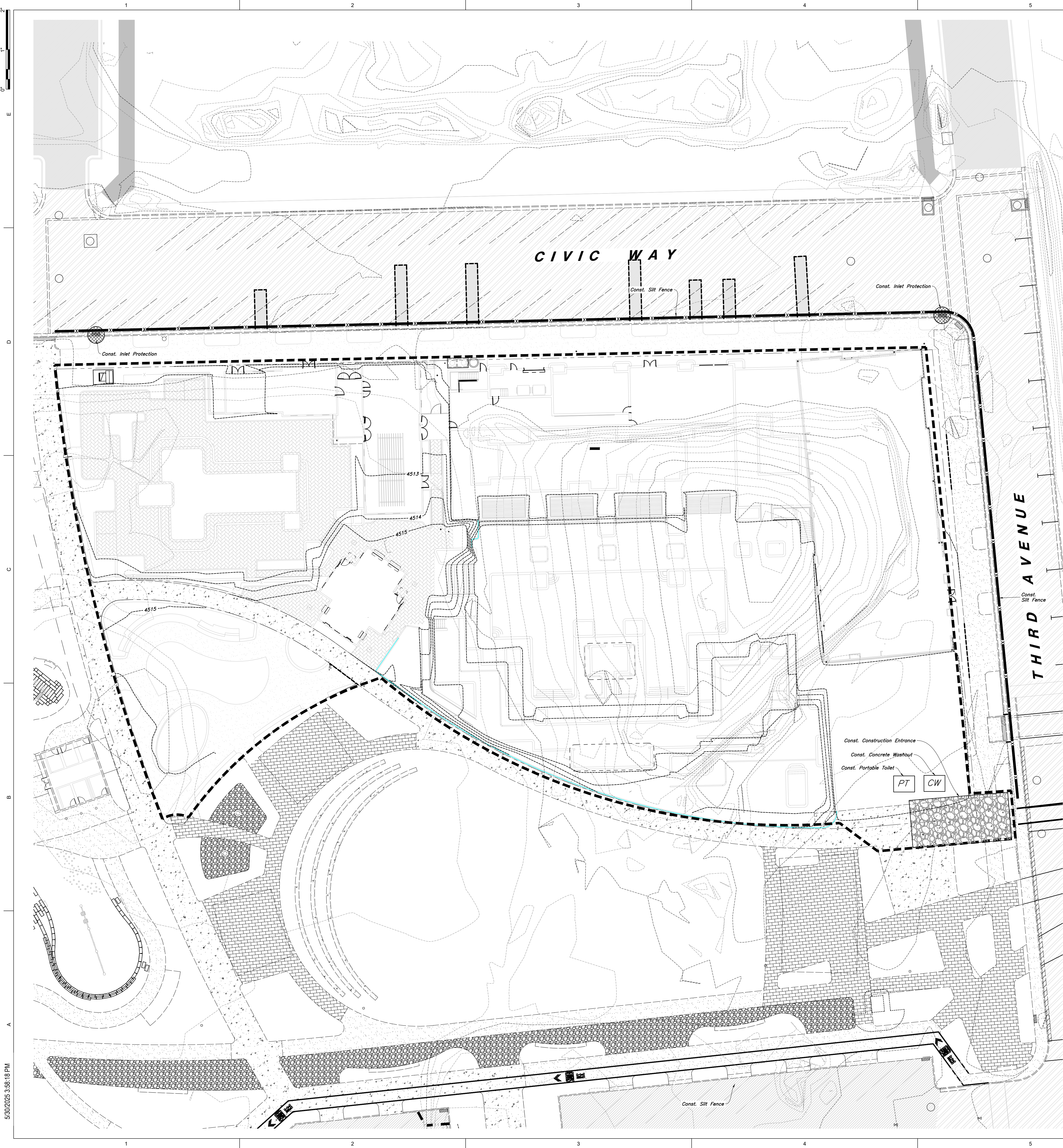
PROJECT NUMBER 23123

OVERALL
UTILITY
PLAN

C3.0



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REFERENCE NOTES

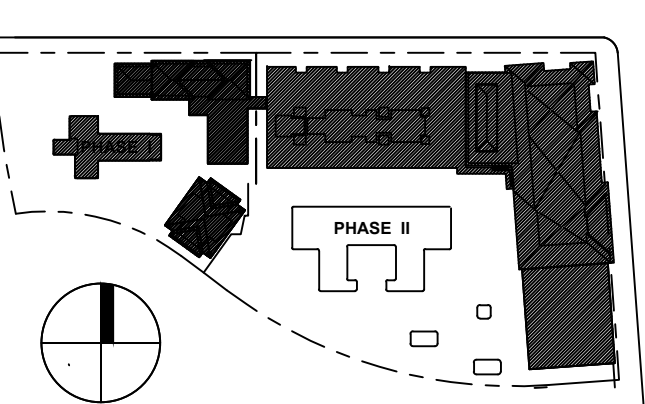
Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour

Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing at the Construction Entrances as Conditions Demand.
- All Materials Spilled, Drapped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydreseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

KEY PLAN

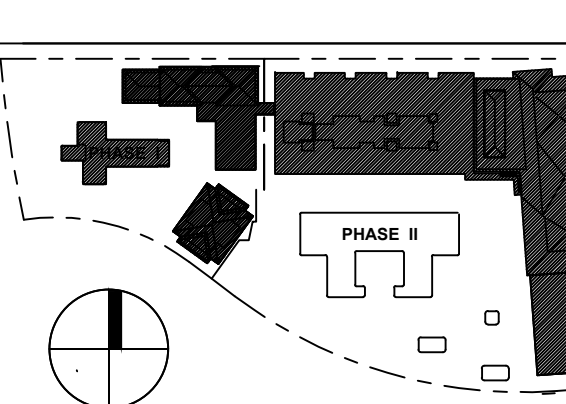


DATE	REVISION
1 07/05/2025	ACCORDING P1

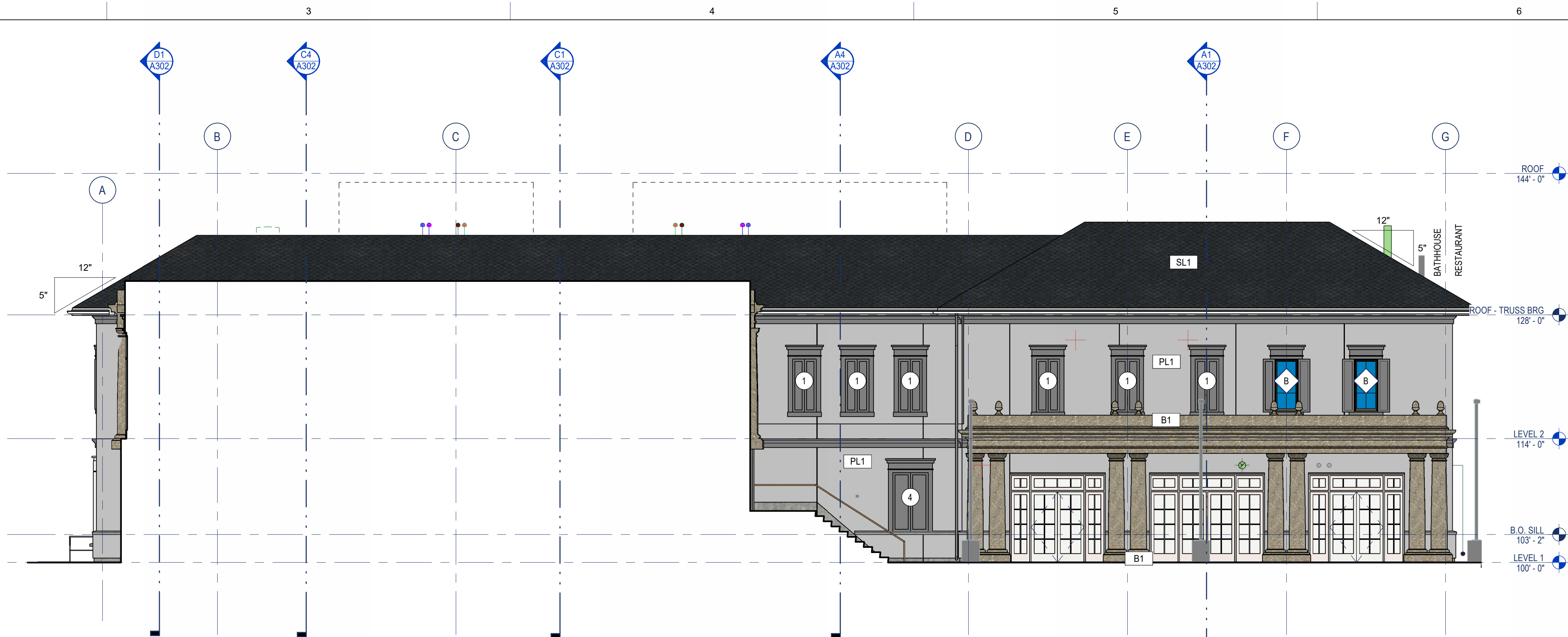
PROJECT NUMBER 23123

OVERALL
EROSION
CONTROL
PLAN

C5.1



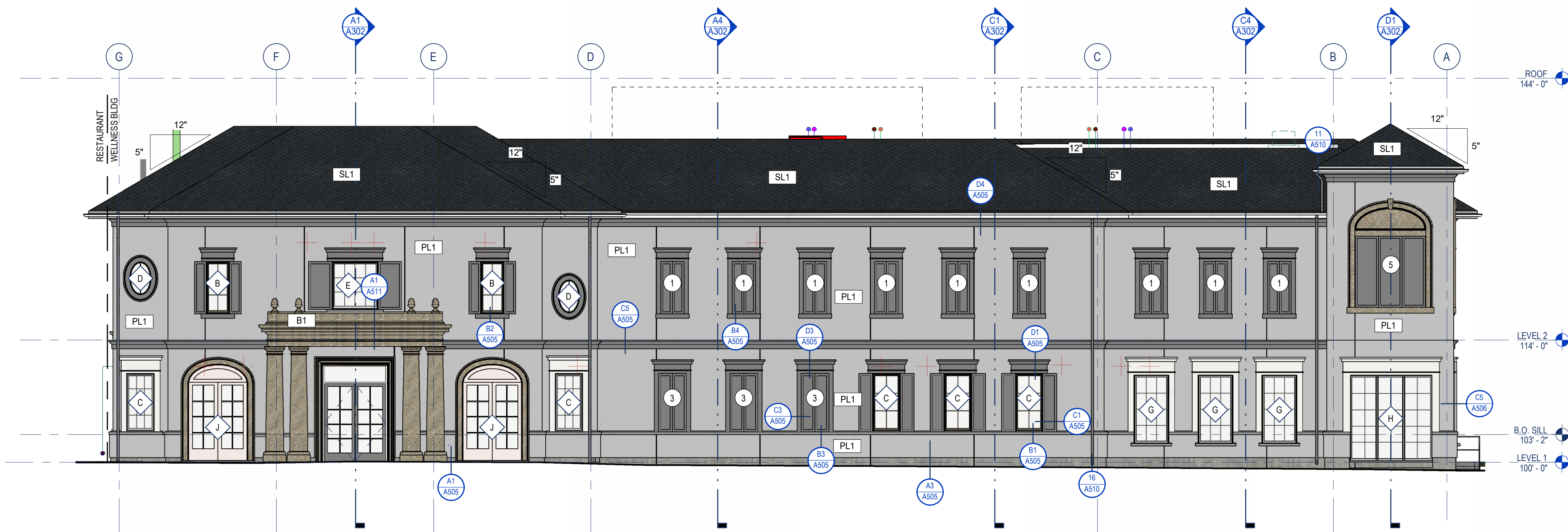
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D3 WELLNESS CENTER - WEST ELEVATION
SCALE: 1/8" = 1'-0"



C1 WELLNESS CENTER - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A3 WELLNESS CENTER - EAST ELEVATION
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

05.03
05.07
05.08
05.16
06.11
06.20
07.01
07.02
07.09
07.12
08.11
09.01
09.13

EXTERIOR MATERIALS

B1	STONE
PL1	TUSCAN PLASTER - PAINTED
SL1	AUTHENTIC SLATE SHINGLES
C1	ARCHITECTURAL CONCRETE

UTAH CITY - BLOCK 5 GREENLINE - PHASE II
WELLNESS FACILITY / RESORT POOL PROJECT
260 WEST 1000 NORTH VINEYARD, UT 84058
60% CONSTRUCTION DOCUMENT SET - 08.XX.2025

DATE REVISION

PROJECT NUMBER 23123

EXTERIOR
ELEVATIONS
- WELLNESS

A201

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

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REFERENCE NOTES

EXTERIOR MATERIALS

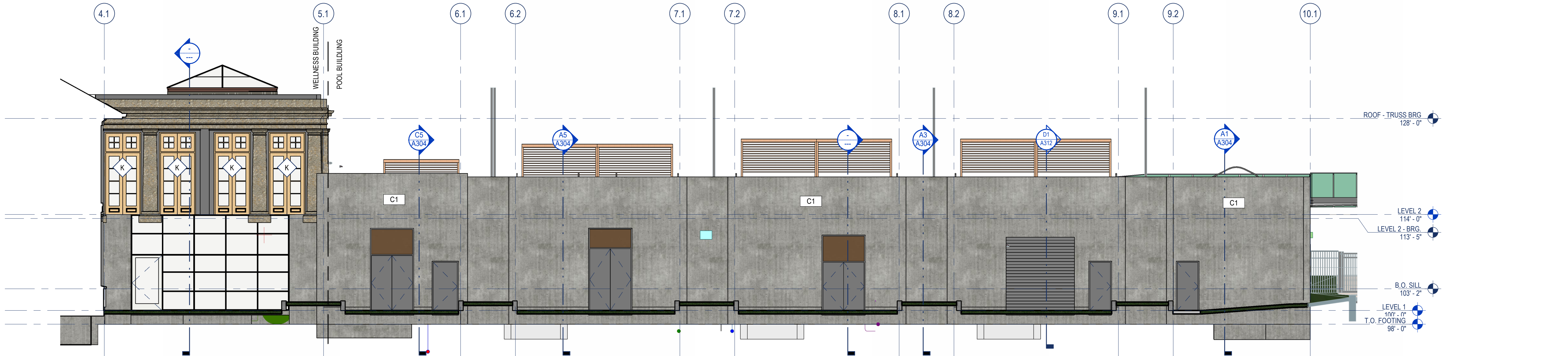
B1	STONE
PL1	TUSCAN PLASTER - PAINTED
SL1	AUTHENTIC SLATE SHINGLES
C1	ARCHITECTURAL CONCRETE

DATE REVISION

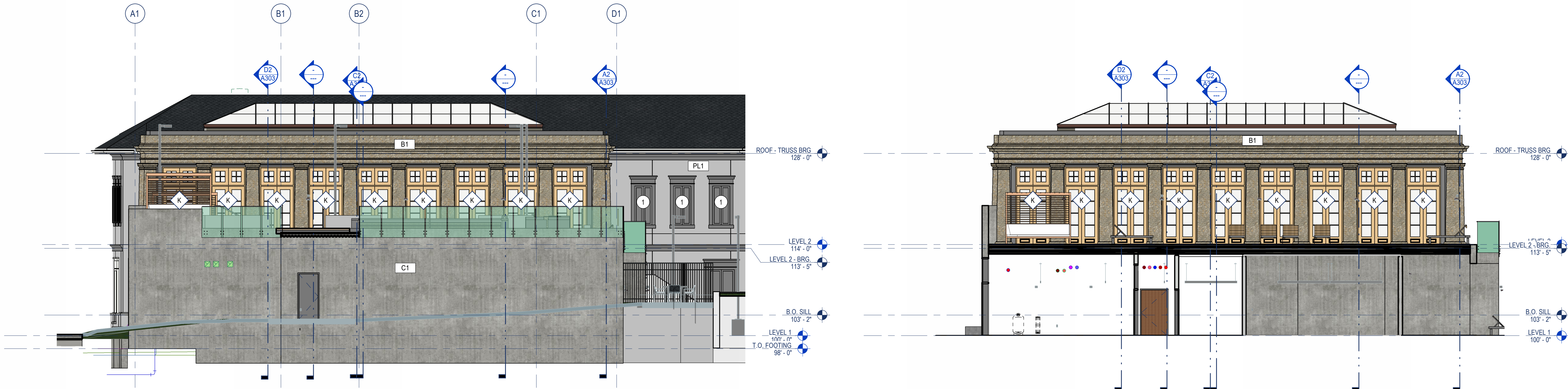
PROJECT NUMBER 23123

EXTERIOR
ELEVATIONS
- POOL

A202

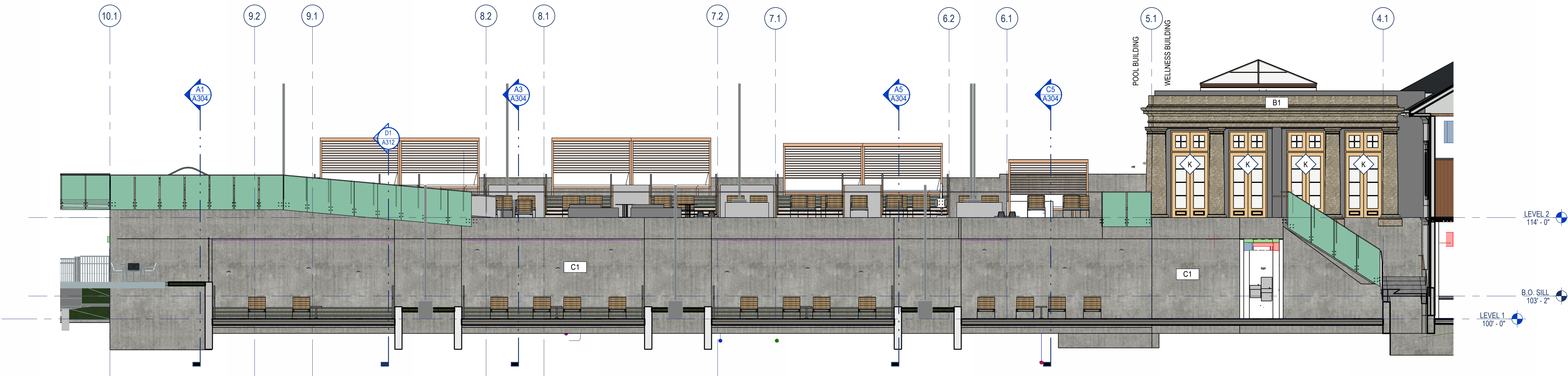


D1 ORANGERIE - POOL BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 POOL BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

B4 ORANGERIE - WEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 POOL BUILDING - ORANGERIE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

13/01/2026 5:59:25 p. m.

GENERAL NOTES

1. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED TO USA AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS. EDSA AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
3. DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
4. ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
5. ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
8. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
10. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED BY BARRICADES ERRECTED PRIOR TO COMMENCEMENT OF ANY SITE DEMOLITION, CLEARING, OR GRADING. SEE DEMOLITION/SITE CLEARING NOTES FOR ADDITIONAL REQUIREMENTS.
11. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

HARDSCAPE NOTES

1. PRIOR TO THE COMMENCEMENT OF HARDSCAPE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHER CONTRACTORS WORKING ON THIS PROJECT IN RELATION TO THE WORK RESPONSIBILITIES DEPICTED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE IN WRITING OF ANY POTENTIAL DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF HARDSCAPE CONSTRUCTION.
2. THE CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS AND PAVEMENT FOR REVIEW BY THE OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE FINISH SCHEDULE UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY THE OWNERS REPRESENTATIVE. MOCKUPS WILL REMAIN ON SITE UNTIL THE COMPLETION OF HARDSCAPE CONSTRUCTION.
4. ANY REFERENCE IN THE HARDSCAPE CONSTRUCTION DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES ARE ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED"
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND COMPLETION OF THE WORK.
6. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
7. THE CONTRACTOR SHALL EMPLOY AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A TESTING LABORATORY APPROVED BY THE OWNERS REPRESENTATIVE TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS AND CODES.
8. WRITTEN DIMENSIONS, COORDINATES AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
9. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
10. REFER TO CIVIL PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
11. HARDSCAPE DIMENSIONS ARE FROM THE FACE AND/OR CENTERLINE OF THE OBJECT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE. ALL RADII AND CURVES ARE TO HAVE SMOOTH AND CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
12. PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
13. ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
14. INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS OR OTHER STRUCTURAL ELEMENTS SHOWN ON THE SITE HARDSCAPE DOCUMENTS RELATED TO WALLS, SLABS, STRUCTURES AND ALL CAST IN PLACE CONCRETE IS SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
15. CROSS SLOPE ON HARDSCAPE PAVEMENT SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE. SEE LANDSCAPE GRADING FOR ADDITIONAL REQUIREMENTS.
16. SITE FURNISHINGS SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO PURCHASE/INSTALLATION.
17. HARDSCAPE ON-STRUCTURE: SITE HARDSCAPE ELEMENTS FOR ALL PODIUM, ROOF LEVEL AND BUILDING RELATED SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP AND STRUCTURAL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION FOR ALL ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE FIXTURES, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS FOR PAVING, IRRIGATION, DRAINAGE AND ELECTRICAL FIXTURES.
18. WATER FEATURES: SITE HARDSCAPE ELEMENTS SHOWN FOR FOUNTAINS, POOLS, SPA WATERFALLS AND OTHER WATER FEATURES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND FOUNTAINPOOL ENGINEERS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
19. LIGHT FIXTURES: LIGHT FIXTURES ARE SHOWN FOR MATERIAL RELATIONSHIP AND ORIENTATION WITH HARDSCAPE/LANDSCAPE ELEMENTS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ELECTRICAL ENGINEER FOR ACTUAL CONSTRUCTION DOCUMENTATION.

LANDSCAPE GRADING NOTES

1. LANDSCAPE GRADES ARE COMPLEMENTARY. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ROUGH GRADING OF THE SITE, FINISH GRADES FOR ALL VEHICULAR PAVEMENT, BUILDINGS, DRAINAGE AND UTILITY STRUCTURES.
2. PRIOR TO INITIATING LANDSCAPE GRADING THE CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEERING CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO RESOLVE ANY DISCREPANCIES.
3. NUMEROUS UNDERGROUND UTILITIES, CONDUITS, SLEEVES AND UTILITY STRUCTURES ABOVE AND BELOW GRADE HAVE BEEN PREVIOUSLY INSTALLED. THE CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO THESE ELEMENTS.
4. ALL PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS SHALL BE GRADED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS AND COLUMNS TOWARD AND INTO DRAINAGE STRUCTURES. LANDSCAPE AREAS SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF WATER HOLDING DEPRESSIONS.
5. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED. MAKE ALLOWANCES FOR PAVEMENT THICKNESS AND THE DEPTH OF PREPARED PLANTING SOIL WHERE APPLICABLE.
6. THE CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE GRADING PLAN WITHOUT APPROVAL FROM THE OWNERS REPRESENTATIVE. THE OWNERS REPRESENTATIVE MAY ADJUST FINE GRADING SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
7. PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES AND PAVING FROM DAMAGE BY GRADING EQUIPMENT.
8. MATCH PROPOSED PAVEMENT GRADES WITH EXISTING CONDITIONS TO REMAIN TO PROVIDE FLUSH INTERFACES WITH ABUTTING SURFACES.
9. GRADES FOR SOD AREAS SHALL BE HELD ONE INCH (1") BELOW ADJACENT PAVEMENT GRADES TO ALLOW FOR INSTALLATION OF SOD.
10. GRADES FOR PLANTING AREAS SHALL BE HELD TWO INCHES (2") BELOW ADJACENT PAVEMENT TO ALLOW FOR THE INSTALLATION OF PREPARED PLANTING SOIL, MULCH AND PLANT MATERIAL.
11. FILL REQUIRED TO BRING THE SITE TO THE REQUIRED LINES AND FINISHED GRADES CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

LANDSCAPE GRADING NOTES (cont.)

12. FILL SHALL BE COMPACTED AS FOLLOWS:
A. UNDER PEDESTRIAN PAVEMENT: AS RECOMMENDED BY CIVIL/GEOTECHNICAL ENGINEER.
B. LANDSCAPE AREAS: COMPACT TOP TWELVE INCHES (12") BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO 80% MAXIMUM DRY DENSITY ACCORDING TO ASTM D698.
13. CONTOURS FOR LANDSCAPE BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANNER.
14. ALL LANDSCAPE AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN SMALL IMPERFECTIONS AND ROUND OFF AND SHARP EDGES.
15. FINE GRADE TOLERANCES FOR LANDSCAPE AREAS...PLUS OR MINUS (+/-) 0.04 FOOT (1").
16. FINE GRADE TOLERANCES FOR HARDSCAPE AREAS...PLUS OR MINUS (+/-) 0.02 FOOT (1").
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING GRADES AND TO REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION OR OTHER GRADE CHANGES OCCUR UNTIL FINAL ACCEPTANCE.

GENERAL PLANTING NOTES

1. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. THE CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL PLANT MATERIAL NOT TAGGED BY THE OWNERS REPRESENTATIVE TO THE OWNERS REPRESENTATIVE FOR REVIEW PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT. ALL PHOTOGRAPHS OF TREES AND PALMS SHALL HAVE A MEASURING DEVICE AND PERSON IN THE PHOTO FOR SCALE. NURSERY SOURCE, HEIGHT, WIDTH AND CALIPER OF PLANT MATERIAL SHALL BE INCLUDED WITH THE PHOTOGRAPH.
2. THE PLANT MATERIAL QUANTITIES SHOWN IN THE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND COMMENCEMENT OF WORK.
3. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIALS THAT DO NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN AND REQUIRE THE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE SPECIFICATIONS. MAINTENANCE OF REPLACED MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
4. THE OWNERS REPRESENTATIVE MAY ADJUST THE LOCATIONS OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
5. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNERS REPRESENTATIVE.
6. THE INSTALLATION OF ALL PLANT MATERIALS SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND BEAR ALL COSTS RELATED TO THE TESTING OF EXISTING SOILS, PREPARED PLANTING MIXES AND AMENDMENTS.
9. THE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE DEMOLITION/SITE CLEARING NOTES.
10. THE CONTRACTOR SHALL REFER TO THE GENERAL, FINE GRADING AND HARDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.
11. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING:
A. AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1.
B. FLORIDA GRADE NO. 1, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST ADDITION.
12. PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS.
13. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
14. ALL PLANT MATERIAL SPECIES SPECIFIED ARE MINIMUM SIZES. HEIGHT AND SPREAD TAKE PRECEDENCE OVER CALIPER AND CONTAINER SIZES.
15. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:
A. TREES.....1-2 YEARS.
B. SHRUBS....1 YEAR.
C. GROUNDCOVERS....6 MONTHS.
16. ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD THE SOIL TOGETHER WHEN REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCULAR ROOTS.
17. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
18. PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
19. SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS AND OTHER DISEASES.
20. SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS OF 1-1/4 TO 1-1/2 INCH THICKNESS.

SOIL PREPARATION AND SOIL MIX NOTES

1. PREPARED PLANTING MIX SHALL CONSIST OF THE FOLLOWING:
A. TREES/SHRUBS/GROUNDCOVER.....70% CLEAN BUILDERS SAND, 30% TOPSOIL/PEAT MIX.
B. PALMS.....90% CLEAN BUILDERS SAND, 10% TOPSOIL/PEAT MIX.
C. ANNUALS.....50% CLEAN BUILDERS SAND, 25% PEAT, 25% VERMICULITE.
2. PREPARED PLANTING MIX FOR LANDSCAPE ON STRUCTURE SHALL CONSIST OF THE FOLLOWING:
A. 20% CLEAN BUILDERS SAND, 30% PEAT, 30% RICE ROCK, 20% PERLITE.
3. THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BASED ON RECOMMENDATIONS FROM THE SOIL TEST(S).
4. TOPSOIL SHALL BE NATURAL SURFACE SOIL, FERTILE, FRIABLE AGRICULTURAL SOIL FREE OF WEEDS WITH 4-6% ORGANIC MATTER, A PH OF 5.5 TO 6.5 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
5. EXISTING SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON THE RESULTS OF THE SOIL TEST(S).
6. PEAT SHALL BE ORGANIC PEAT SUITABLE FOR HORTICULTURAL PURPOSES. PEAT SHALL BE SHREDDED WITH PIECES NO LARGER THAN ONE-HALF INCH (1/2") IN DIAMETER. PEAT SHALL HAVE A PH OF 4.5 TO 6.5 AND SHALL BE STERILIZED TO MAKE IT FREE OF WEEDS AND NEMATODES.
7. COMPOSTED ORGANICS SHALL BE WOOD SHAVINGS, PINE BARK, GREEN WASTES OR CLEAN AGRICULTURAL WASTES, WELL-ROTTED AND SCREENED THROUGH A ONE-HALF INCH (1/2") SCREEN.
8. COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. THE CONTRACTOR SHALL SUBMIT A 2-GALLON SAMPLE TO A CERTIFIED SOILS TEST LABORATORY FOR ANALYSIS. BASED ON THE LABORATORY ANALYSIS THE CONTRACTOR SHALL APPLY SOIL AMENDMENTS AS NECESSARY TO ADJUST THE PREPARED PLANTING MIX TO MEET THE FOLLOWING REQUIREMENTS:
A. PH VALUE BETWEEN 5.5 AND 6.6.
B. ORGANIC MATTER CONTENT BETWEEN 5% AND 10% OF TOTAL DRY WEIGHT.
C. NITROGEN 5% AVERAGE OF ORGANIC MATTER.
D. PHOSPHORUS 0.05% AVERAGE OF TOTAL SOIL CONTENT.
E. POTASSIUM 1.2% AVERAGE OF TOTAL SOIL CONTENT.
9. FERTILIZER FOR PLANT MATERIALS SHALL BE AS FOLLOWS:
A. PALMS.....13-3-13 PLUS MINOR ELEMENTS-SLOW RELEASE, 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.
B. TREES.....8-6-6 PLUS MINOR ELEMENTS-SLOW RELEASE, 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.
C. SHRUBS/GROUNDCOVERS.....8-10-10 PLUS MINOR ELEMENTS-SLOW RELEASE, 1/2 LB. FERTILIZER PER 100 SQ. FT.
D. LAWNS.....16-4-8 PLUS MINOR ELEMENTS-SLOW RELEASE, 1 LB. FERTILIZER PER 1,000 SQ. FT.
E. ENDO AND ECTOMYCORRHIZAL INOCULANTS.....DIE HARD OR OWNERS REPRESENTATIVE APPROVED EQUAL.
F. ANTI-DESICCANT.....WILT-PRUF OR OWNERS REPRESENTATIVE APPROVED EQUAL.
10. ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, FREE FROM IMPURITIES AND SHALL MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS.
11. ALL FERTILIZERS SHALL BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
12. ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN CONTAINERS, EACH FULLY LABELED CONFORMING TO APPLICABLE STATE FERTILIZER LAWS AND BEARING THE GRADE AND TRADE NAME OF THE PRODUCER.
13. AFTER ROUGH GRADING HAS BEEN COMPLETED ONE SAMPLE OF EXISTING SOIL PER 5,000 SQ. FT. OF LANDSCAPE AREAS SHALL BE SUBMITTED TO A CERTIFIED SOILS TESTING LABORATORY FOR ANALYSIS AS TO THE SUITABILITY OF THE EXISTING SOIL TO MEET THE REQUIREMENT OF THE PREPARED PLANTING MIX.
14. SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF TWENTY-FOUR INCHES (24").
15. SHOULD TEST RESULTS INDICATE THAT THE EXISTING SOILS DO NOT FALL WITHIN THE REQUIREMENTS FOR PREPARED PLANTING MIX THE CONTRACTOR SHALL:
A. SUBMIT TO THE OWNERS REPRESENTATIVE FOR APPROVAL AN AMENDED PLANTING MIX ALONG WITH RECOMMENDATION FOR ORGANIC MATERIALS, FERTILIZERS AND/OR OTHER MATERIALS FOLD NECESSARY TO ASSURE OPTIMUM PLANT GROWTH. PROPOSED REVISIONS SHALL INCLUDE METHODOLOGY FOR INCORPORATING THE AMENDMENTS TO A DEPTH OF TWENTY-FOUR INCHES (24"). ANY RECOMMENDED REVISIONS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF THE AMENDED PLANTING MIX....OR
B. EXCAVATE LANDSCAPE BEDS CONTAINING NONCOMPLIANT EXISTING SOILS TO A DEPTH OF 24 INCHES (24") AND BACKFILL WITH PREPARED PLANTING MIX AS SPECIFIED. PREPARED PLANTING MIX SHALL BE PLACED AND COMPACTED TO 80% STANDARD PROCTOR IN TWELVE INCH (12") LIFTS.
16. EXISTING SOILS MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES AS DETERMINED BY THE SOIL TEST RECOMMENDATIONS.
17. EXCAVATED SOIL MAY BE USED FOR ONSITE FILL IF IT COMPLIES WITH GEOTECHNICAL REQUIREMENTS.
18. SUBMITTALS:
A. RESULTS OF SOILS TESTS INCLUDING CONTENT/MIX ANALYSIS AND AMENDMENT RECOMMENDATIONS.
B. CERTIFICATION THAT PREPARED AND/OR AMENDED PLANTING MIX MEETS REQUIREMENTS.
C. LITERATURE AND PROPOSED APPLICATION RATES FOR SOIL AMENDMENTS, HERBICIDES AND STERILIZERS.

PLANTING NOTES

1. PRIOR TO THE INSTALLATION OF PLANT MATERIALS, THE CONTRACTOR SHALL CONFIRM IN WRITING TO THE OWNERS REPRESENTATIVE THAT THE FINISHED GRADES IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONFORM TO THE PROPOSED GRADES NOTED ON THE GRADING PLANS.
2. PLANTING SHALL NOT COMMENCE UNTIL IRRIGATION HAS BEEN INSTALLED AND IS OPERATIONAL. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION PROVIDED THAT A HAND WATERING SCHEDULE IS SUBMITTED TO AND APPROVED BY THE OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL SUBMIT WEED CONTROL PRODUCTS THAT DO NOT INCLUDE GLYPHOSATE. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED TO A DEPTH OF 12 INCHES FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED. ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED.
5. ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE REFILLED WITH CLEAN COARSE SAND AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
6. THE CONTRACTOR SHALL PAINT THE OUTLINE OF EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES/PALMS FOR APPROVAL OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
7. TREE/PALM PITS SHALL BE TESTED FOR VERTICAL DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES OF WATER IN 1 HOUR SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS BEFORE PROCEEDING WITH INSTALLATION.
8. UNIFORMLY APPLY REQUIRED AMENDMENTS TO AREAS TO RECEIVE SOD AND CULTIVATE BY MECHANICAL TILLING INTO THE TOP 6 INCHES OF SOIL.
9. AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
10. PLANTING BEDS SHALL THEN BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
11. "SURFLAN" OR OWNER REPRESENTATIVE APPROVED EQUAL PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDED
12. ALL PLANT PITS SHALL BE EXCAVATED TO A WIDTH AND DEPTH AS INDICATED ON THE DRAWINGS.
13. PLANT MATERIALS SHALL BE CENTERED IN THEIR PITS, FACED FOR BEST EFFECT AND SET PLUMB FOR BACKFILLING.
14. SHRUB/GROUNDCOVER PLANTINGS SHOWN IN MASS PLANTING BEDS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION. SEE DRAWINGS FOR TRIANGULAR SPACING DETAIL AND PLANT MATERIAL LIST FOR ON-CENTER PLANT SPACING.
15. BALLED AND BURLAPPED PLANTS SHALL HAVE THE BURLAP, STRINGS, STRAPS AND WIRE CAGES REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
16. PLACE BACKFILL IN PLANT PITS IN LAYERS NOT TO EXCEED 1/3 THE DEPTH OF THE ROOT BALL AND TAMP FIRMLY IN PLACE. PRIOR TO PLACING THE FINAL LAYER, THE PIT SHALL BE FILLED WITH WATER AND THE SOIL ALLOWED TO SETTLE.
17. AFTER SETTLEMENT THE CROWN OF THE ROOT BALL SHALL BE ABOVE FINISHED GRADE AS INDICATED ON THE DRAWINGS. PLANTS WITH ROOT BALLS SET BELOW INDICATED HEIGHTS WILL BE REQUIRED TO BE REMOVED AND REPLANTED.
18. TREES/PALMS SHALL BE STAKED ACCORDING TO THE DETAILS ON THE DRAWINGS.
19. MULCH AS DESIGNATED ON THE DRAWINGS SHALL BE PLACED THROUGHOUT ALL PLANTING AREAS.
20. NO MULCH SHALL BE PLACED OVER SHRUB/GROUNDCOVER ROOT BALLS OR WITHIN 4" OF TREE OR PALM TRUNKS.
21. SOD SHALL BE PLACED WITH STAGGERED BUTT TIGHT JOINTS. THERE SHALL BE NO VOIDS OR OVERLAPPING OF EDGES BETWEEN SOD PIECES.
22. SOD SHALL BE ROLLED IMMEDIATELY AFTER BEING PLACED. CLEAN BUILDERS' SAND SHALL BE USED TO FILL ANY RESULTING VOIDS OR UNEVENNESS IN THE SOD SURFACE. ANY AREAS REQUIRING EXCESSIVE TOP-DRESSING SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND RE-SODDED.
23. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS AND/OR SPECIFICATIONS FOR ADDITIONAL PLANTING INSTRUCTIONS.

POST PLANTING NOTES

1. MAINTENANCE:
A. DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL.
B. MAINTENANCE DURING THE WORK PERIOD PRIOR TO THE SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING/TIGHTENING OF STAKES AND GUYS, RESETTling PLANTS TO PROPER GRADES AND UPRIGHT POSITION AND FURNISHING AND APPLYING SUCH SPRAYS AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL PLANT MATERIAL AS REQUIRED TO SUPPLEMENT IRRIGATION AND RAINFALL IN ORDER TO ENSURE PLANT MATERIAL ESTABLISHMENT.
2. SUBSTANTIAL COMPLETION ACCEPTANCE:
A. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
B. FOR THE PURPOSE OF ACCEPTANCE ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, UNDAMAGED, FREE OF WEEDS AND DISEASE, AND EXHIBITING EVIDENCE OF ESTABLISHING NEW ROOTS. PLANT MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED AND REPLACED.
C. THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANTING SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS IN WRITING THAT ALL WORK RELATED TO PLANTING IS COMPLETE.
3. WARRANTY:
A. ALL PLANT MATERIAL SHALL BE WARRANTED IN WRITING BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION. REPLACEMENT OF PLANT MATERIAL DURING THE WARRANTY PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HAVE THE SAME WARRANTY PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT.

ABBREVIATION LEGEND

APPROX	APPROXIMATE	MH	MAN-HOLE
ARCH	ARCHITECT	MIN	MINIMUM
BAS	BALLED AND BURLAPPED	MISC	MISCELLANEOUS
BC	BOTTOM OF CURB	N	NORTH
BOC	BACK OF CURB	NIC	NOT IN CONTRACT
BT	BOTTOM OF RAMP	NB	NUMBER
BS	BOTTOM OF STEP	NOM	NOMINAL
BW	BACK OF WALL	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CBF	CUBIC FEET	PC	POINT OF CURVATURE
CI	CAST IN PLACE	PE	POLYURETHANE
CL	CENTER LINE	PI	POINT OF INTERSECTION
CLR	CLEARANCE	PL	PROPERTY LINE
CM	CENTIMETER	PSB	PARKING STRUCTURE BELOW
CO	CLEAN OUT	PT	POINT POINT OF TANGENCY
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	QTY	QUANTITY
DEG	DEGREE	R	RADIUS
DEMO	DEMOLISH, DEMOLITION	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCE(D)
DIM	DIMENSION	REQD	REQUIRED
DTL	DETAIL	REV	REVISION, REVISED
DWG	DRAWING	ROW	RIGHT OF WAY
E	EAST	S	SOUTH
EA	EACH	SAN	SANITARY
EL	ELEVATION	SD	STORM DRAIN
ENG	ENGINEER	SF	SQUARE FOOT (FEET)
EQ	EQUAL	SHT	SHEET
EST	ESTIMATE	SIM	SIMILAR
E.W.	EACH WAY	SPEC	SPECIFICATIONS
EXIST	EXISTING	ST	STORM SEWER
EXP	EXPANSION EXPOSED	SY	SQUARE YARD
FFE	FINISHED FLOOR ELEVATION	STA	STATION
FG	FINISHED GRADE	STD	STANDARD
FL	FLOW LINE	T&B	TOP AND BOTTOM
FOC	FACE OF CURB	TBC	TOP OF BACK CURB
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TYR	TYPICAL
GA	GAUGE	TH	THICK
GEN	GENERAL	TOPO	TOPOGRAPHY
GR	GRADE ELEVATION	TR	TOP OF RAMP
HORIZ	HORIZONTAL	TS	TOP OF STEP
HP	HIGH POINT	TW	TOP OF WALL
HTF	HEIGHT	TY	TYPICAL
ID	INSIDE DIAMETER	VAR	VARIES
IN	INCHES	VOL	VOLUME
INV	INVERT ELEVATION	W	WITH
INCL	INCLUDE(D)	W/O	WITHOUT
JT	JOINT	WT	WEIGHT
LF	LINEAR FEET	WL	WATER LEVEL
LP	LOW POINT	WWF	WELDED WIRE FABRIC
MAX	MAXIMUM	YD	YARD
		@	AT

LINETYPE LEGEND

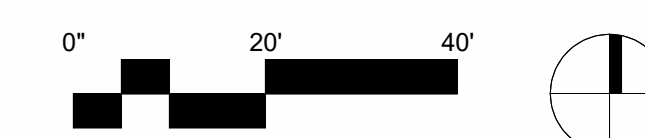
- PROPERTY LINE
- -- -- -- -- CONTRACT LIMIT LINE
- WORK LIMIT LINE
- EASEMENT LINE
- MATCH LINE
- PROJECT PHASE LINE

SITE SYMBOL LEGEND

- REFERENCE NOTE
- BUILDING SECTION
- WALL SECTION
- EXTERIOR ELEVATION
- DETAIL
- DETAIL TITLE
- REVISION DELTA
- SECTION NUMBER
- SHEET NUMBER
- SECTION NUMBER
- SHEET NUMBER
- ELEVATION NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- REVISION NUMBER

MATERIALS PLAN LEGEND

- CONCRETE
- ACKER-STONE PAVER 6" X 12" HERRINGBONE
- ACKER-STONE PAVER 4" X 16"
- ACKER-STONE PAVER 12" X 24"
- CONCRETE PAVER BANDING
- WOOD DECK
- PLANTING
- ARTIFICIAL TURF
- WATER



A1 OVERALL ILLUSTRATIVE PLAN
SCALE: 1" = 20'-0"

13/01/2026 6:00:00 p.m.

A B C D E

1 2 3 4 5 6

FUTURE CITY HALL

CONDO TOWER

W CIVIC WY

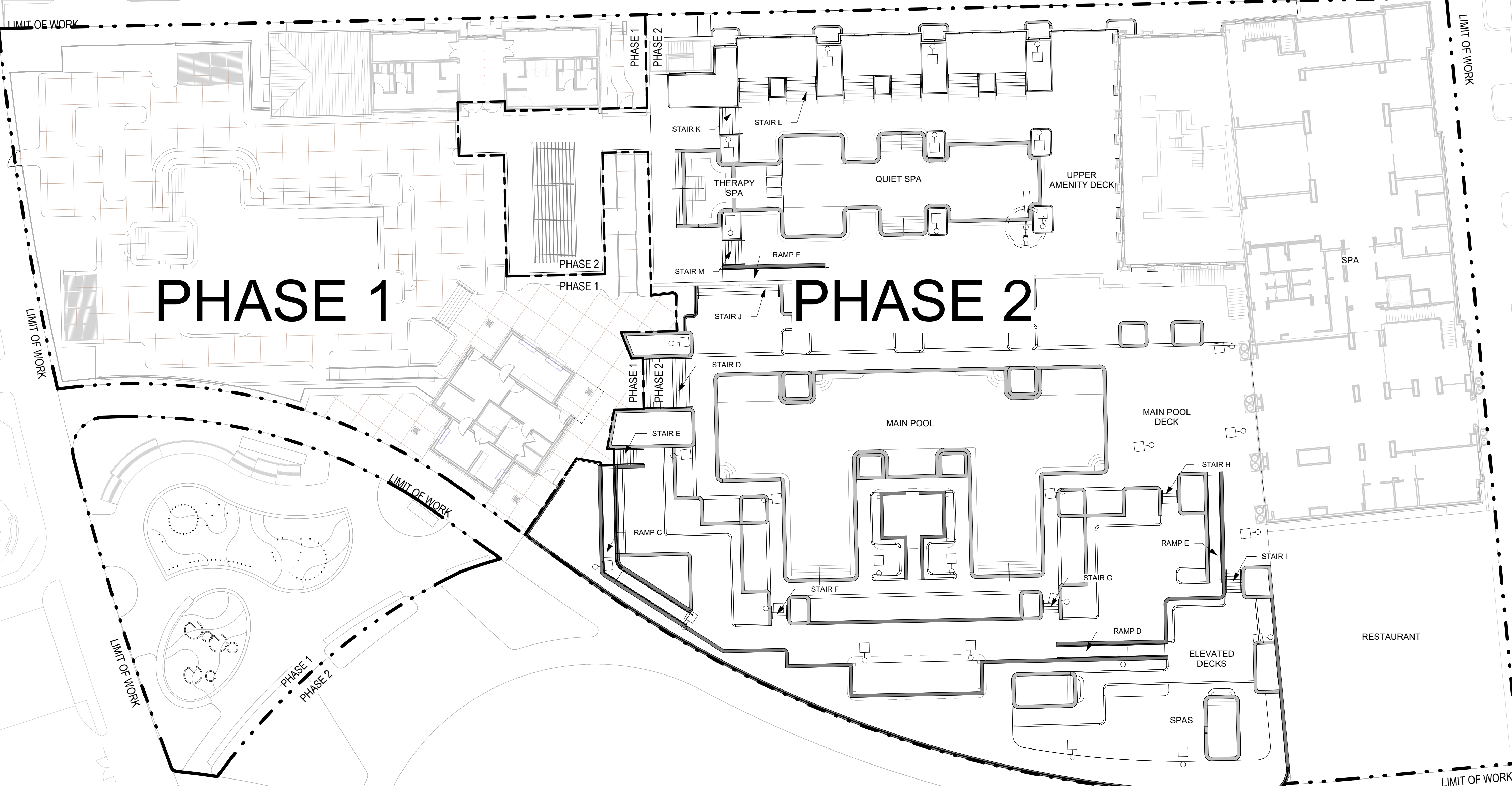
W CIVIC WY

N THIRD AVE

N THIRD AVE

PHASE 1

PHASE 2



REFERENCE NOTES

UTAH CITY - BLOCK 5 GREENLINE

WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2

260 WEST 1000 NORTH VINEYARD, UT 84058

60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

△ DATE REVISION

PROJECT NUMBER 23123

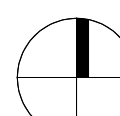
OVERALL
SITE PLAN -
PHASE 2

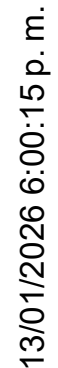
LA002

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

A1

OVERALL SITE PLAN
SCALE: 1" = 20'-0"



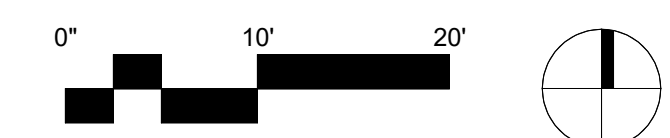
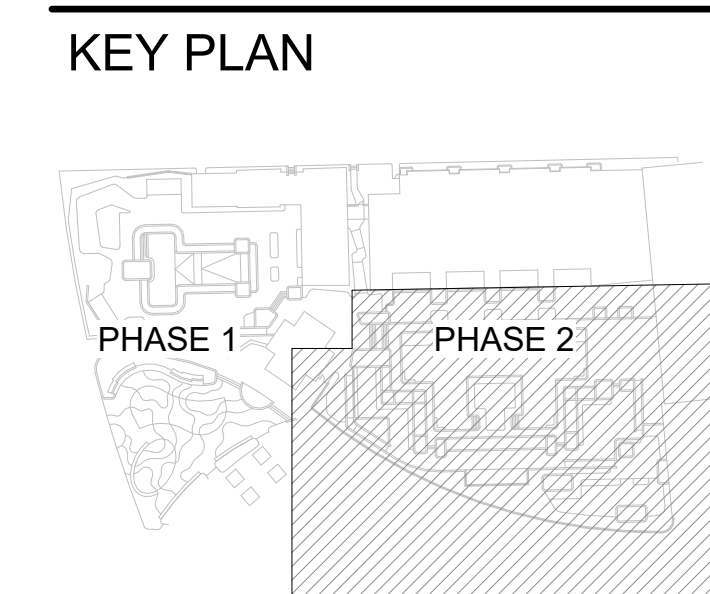


REFERENCE NOTES

1.2	HAVER CURB, SEE DETAIL B4/LA440
1.5	ACKER-STONE PAVING 8"x12"
1.6	PERRING CURB, SEE DETAIL A1/LA440
1.7	ACKER-STONE PAVING 4"x16", SEE DETAIL A2/LA440
1.8	EXPOSED AGGREGATE CONCRETE BANDING, SEE DETAIL A4/LA440
1.9	WOOD DECK, SEE SPECS
1.10	POOL COPING, SEE SPECS
1.16	MAFLOOR COPING - TENSION EDGE, SEE SPECS
4.2	CONCRETE RETAINING WALL 8"
4.3	CONCRETE WALL 12"
6.7	6" METAL FENCE, SEE DETAIL A1/LA480
6.8	METAL GUARDRAIL, SEE DETAIL B3/LA470
6.9	GRAB RAILS, SEE AQUATIC ENGINEERING DRAWINGS
9.2	PLANTING AREA, SEE PLANTING PLANS
9.3	ARTIFICIAL TURF, SEE DETAIL B2/LA440

MATERIALS PLAN LEGEND

	CONCRETE
	CONCRETE PAVER BANDING
	ACKER-STONE PAVER 6" X 12" HERRINGBONE
	ACKER-STONE PAVER 4" X 16"
	ACKER-STONE PAVER 12" X 24"
	WOOD DECK
	PLANTING
	ARTIFICIAL TURF
	WATER



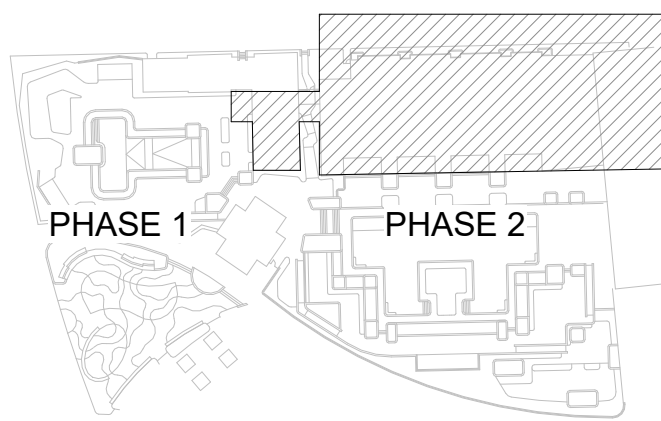


- REFERENCE NOTES
- 1.10 WOOD DECK. SEE SPECS
 - 1.16 MAIN POOL COPING - TENSION EDGE, SEE SPECS
 - 1.17 ACKER-STONE PAVER 12"x24", SEE DETAIL A4/LA440
 - 4.4 MODULAR PLANTER
 - 6.4 METAL GUARDRAIL, SEE DETAIL B3/LA470
 - 6.7 GRAB RAILS, SEE AQUATIC ENGINEER DRAWINGS
 - 9.2 PLANTING AREA. SEE PLANTING PLANS
 - 10.3 15 MINUTE TIMER AND E-STOP SWITCH

MATERIALS PLAN LEGEND

- CONCRETE
- CONCRETE PAVER BANDING
- ACKER-STONE PAVER 6" X 12" HERRINGBONE
- ACKER-STONE PAVER 4" X 16"
- ACKER-STONE PAVER 12" X 24"
- WOOD DECK
- PLANTING
- ARTIFICIAL TURF
- WATER

KEY PLAN



A1 ENLARGED MATERIALS PLAN - PHASE 2 - UPPER POOL
SCALE: 1" = 10'-0"

UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2
260 WEST 1000 NORTH VINEYARD, UT 84058
60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

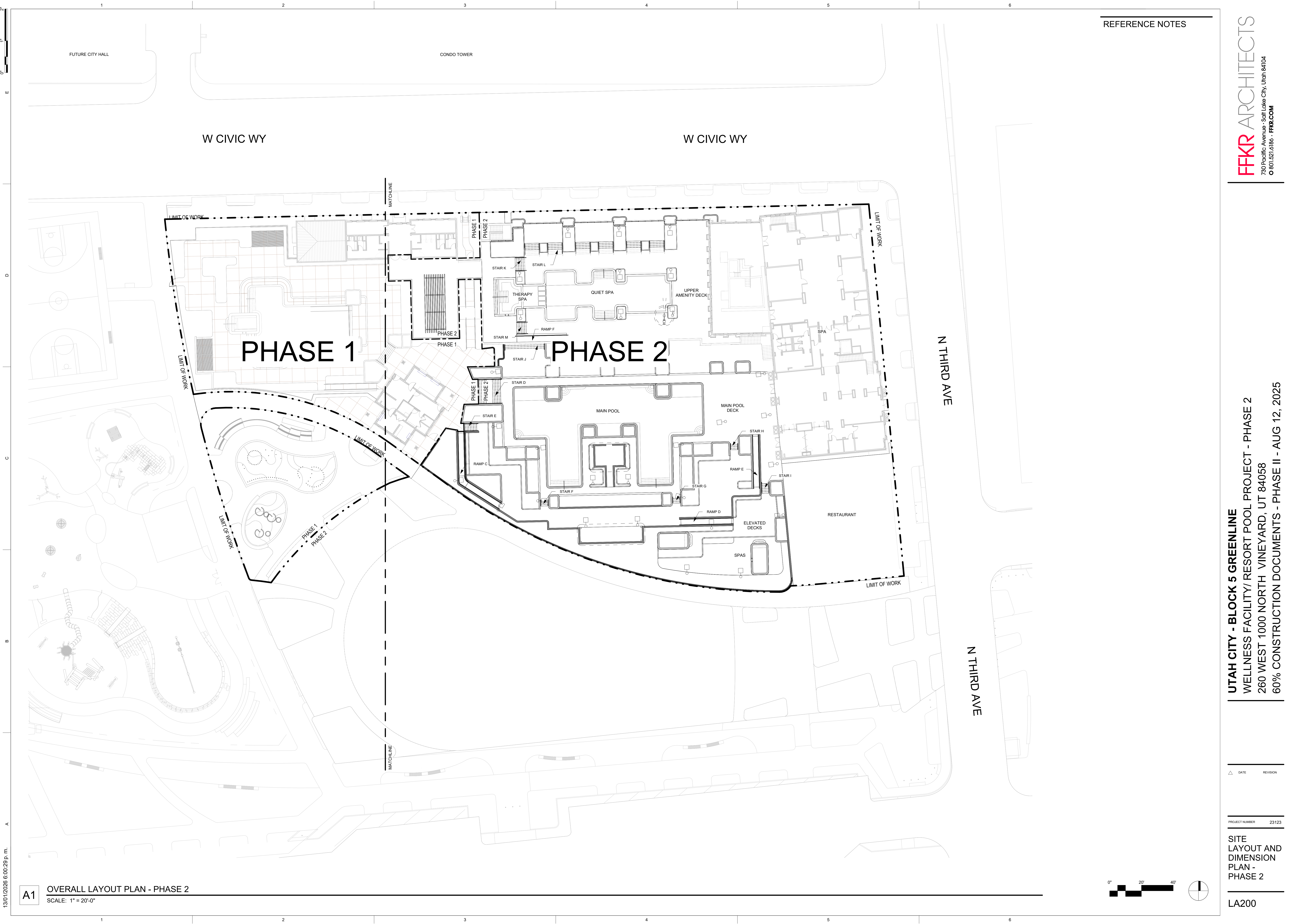
FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

DATE REVISION

PROJECT NUMBER 23123

ENLARGED MATERIALS
PLAN -
PHASE 2 -
UPPER
POOL

LA102



REFERENCE NOTES

A1

OVERALL LAYOUT PLAN - PHASE 2
SCALE: 1" = 20'-0"



13/01/2026 6:00:35 p.m.

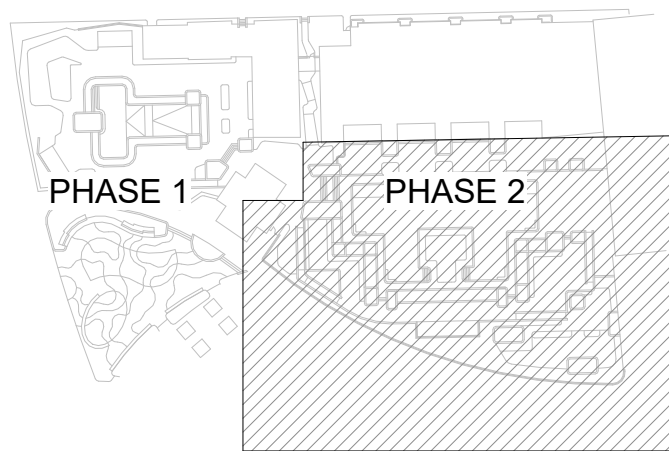
A1

ENLARGED LAYOUT PLAN - PHASE 2 - MAIN POOL

SCALE: 1" = 10'-0"

REFERENCE NOTES

KEY PLAN



UTAH CITY - BLOCK 5 GREENLINE

WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2

260 WEST 1000 NORTH VINEYARD, UT 84058

60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

DATE	REVISION

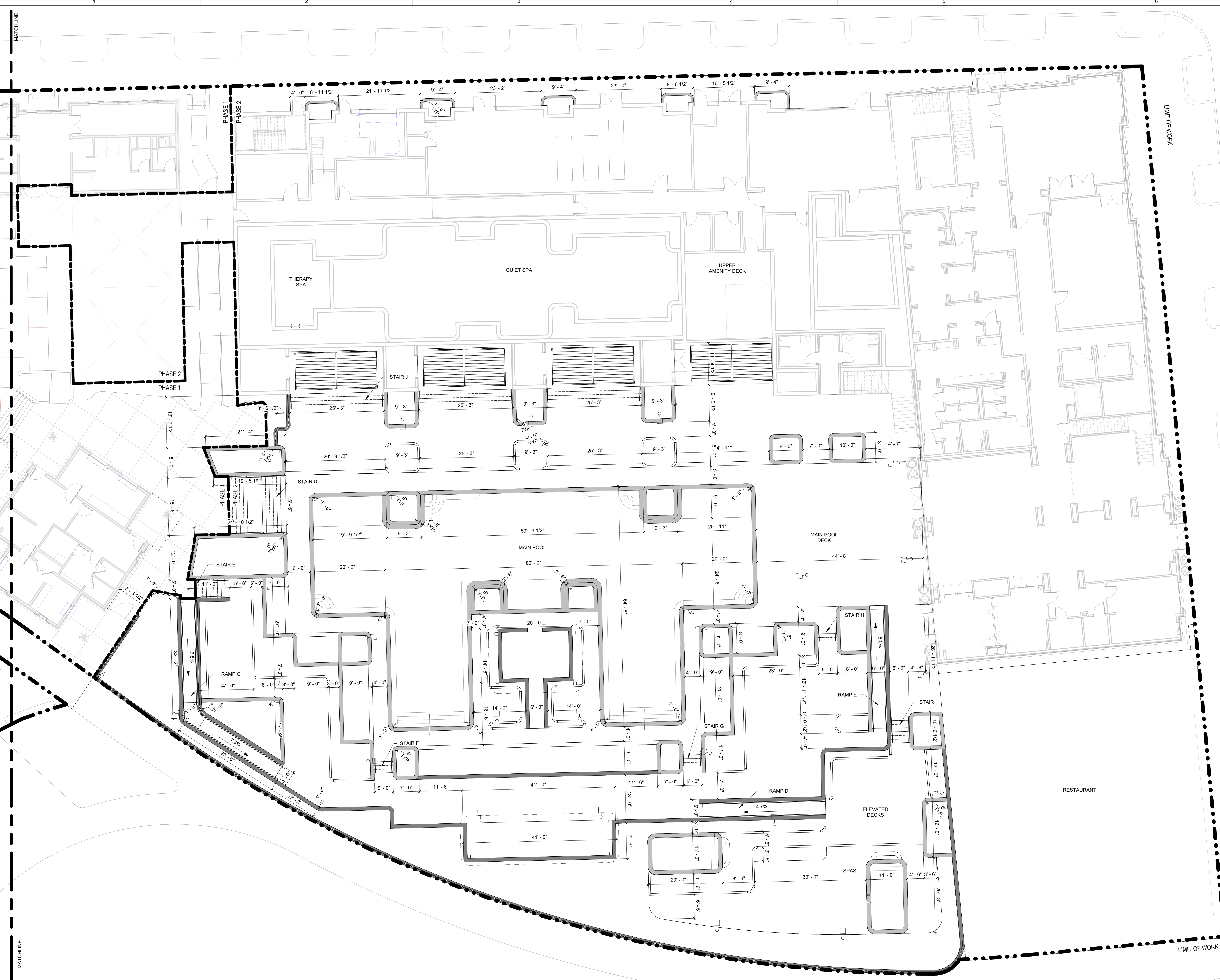
PROJECT NUMBER 23123

ENLARGED LAYOUT
SITE PLAN -
PHASE 2 -
MAIN POOL

LA201

FFKR ARCHITECTS

730 Pacific Avenue - Salt Lake City, Utah 84104
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13/01/2026 6:00:41 p.m.

A B C D E

1 2 3 4 5 6

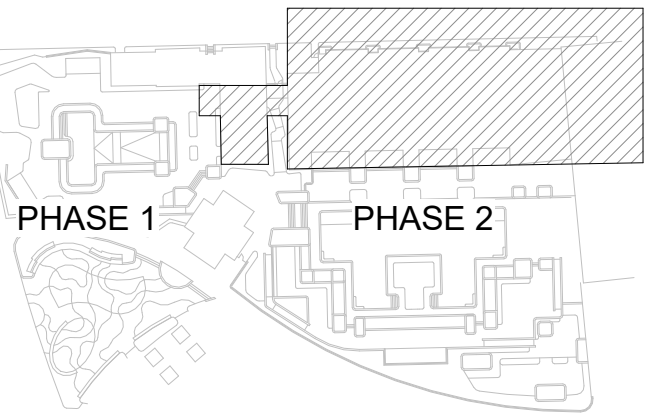
A1

ENLARGED LAYOUT PLAN - PHASE 2 - UPPER POOL

SCALE: 1" = 10'-0"

REFERENCE NOTES

KEY PLAN



UTAH CITY - BLOCK 5 GREENLINE

WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2

260 WEST 1000 NORTH VINEYARD, UT 84058

60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

DATE	REVISION
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PROJECT NUMBER 23123

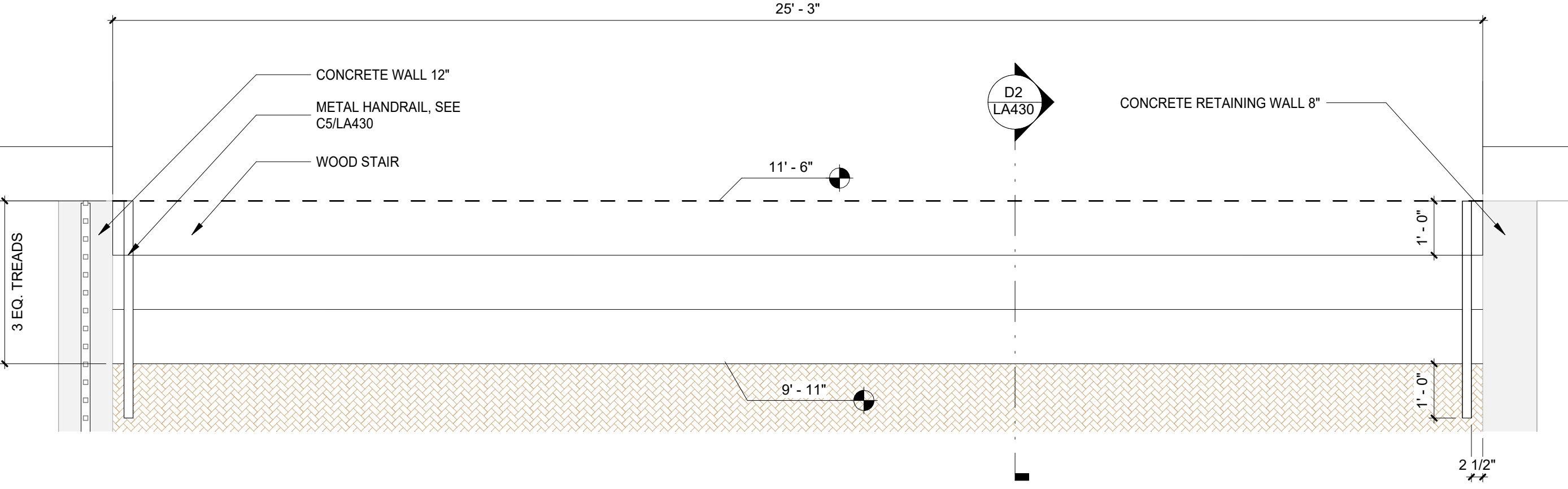
ENLARGED LAYOUT
SITE PLAN -
PHASE 2 -
UPPER
POOL

LA202

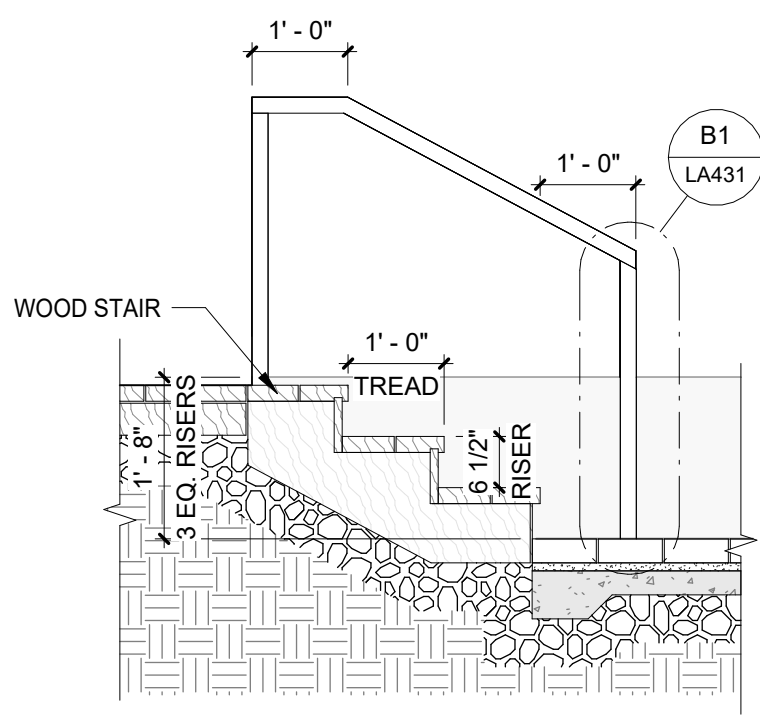
13/01/2026 6:00:47 p.m.

A B C D E

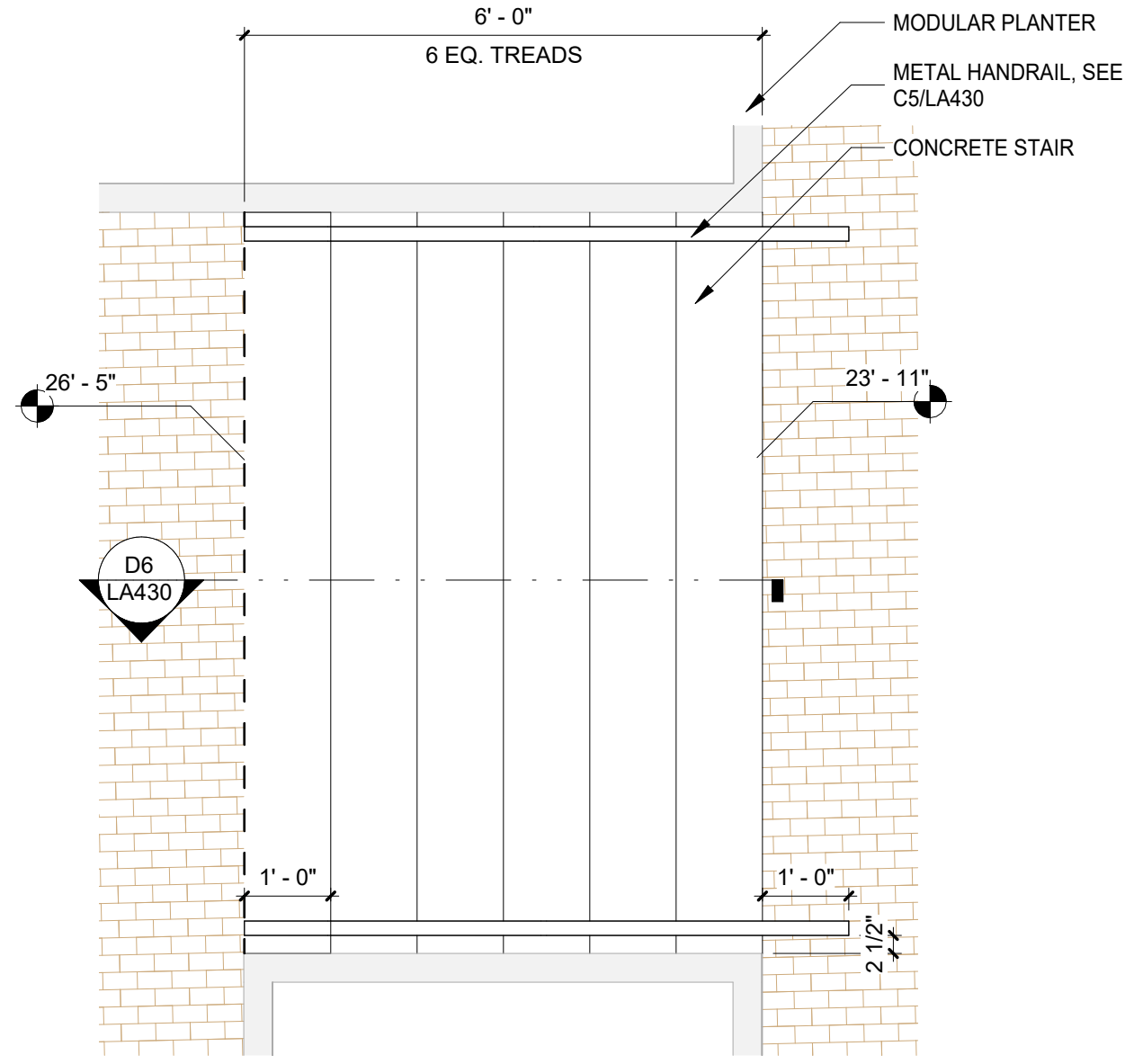
1 2 3 4 5 6



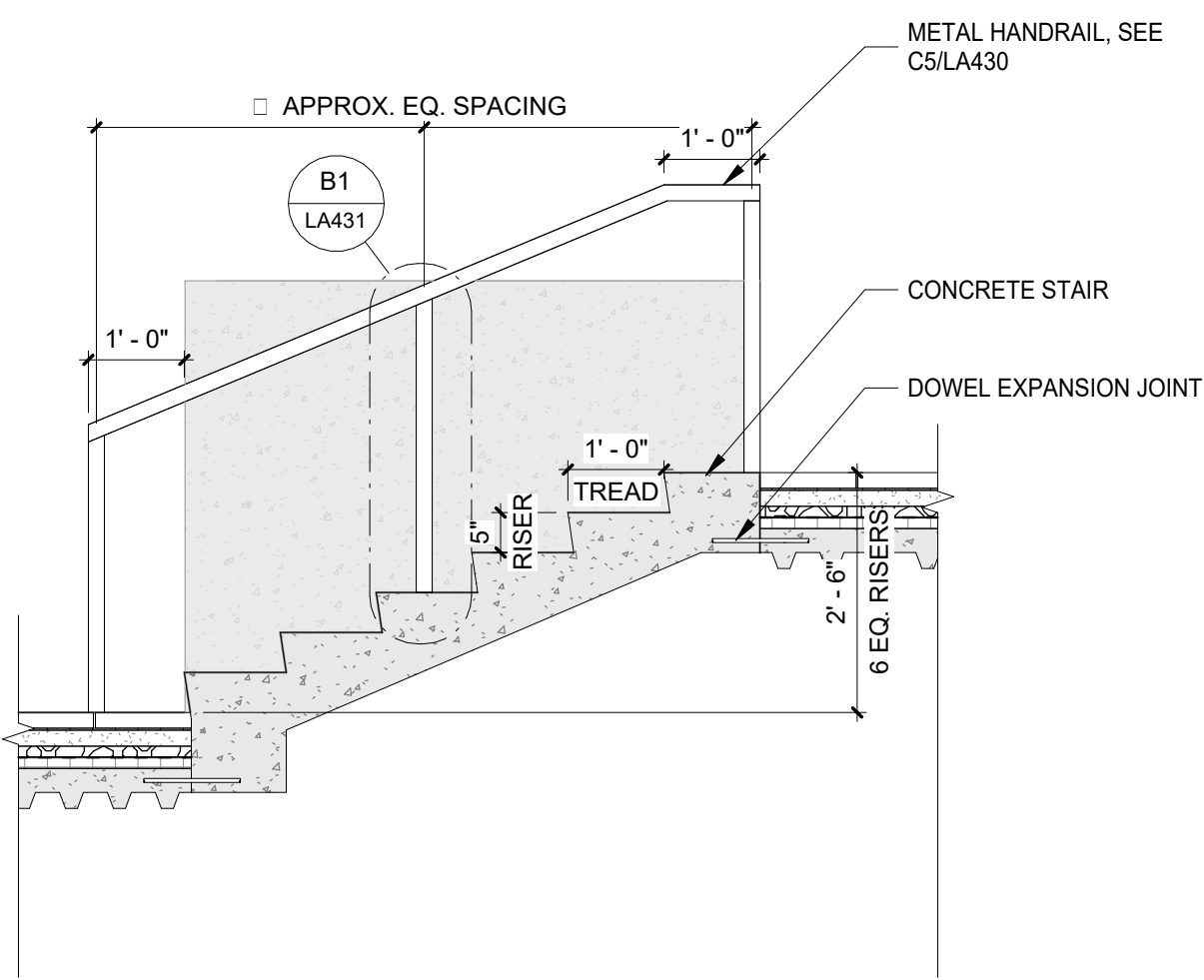
D1 STAIR J
SCALE: 1/2" = 1'-0"



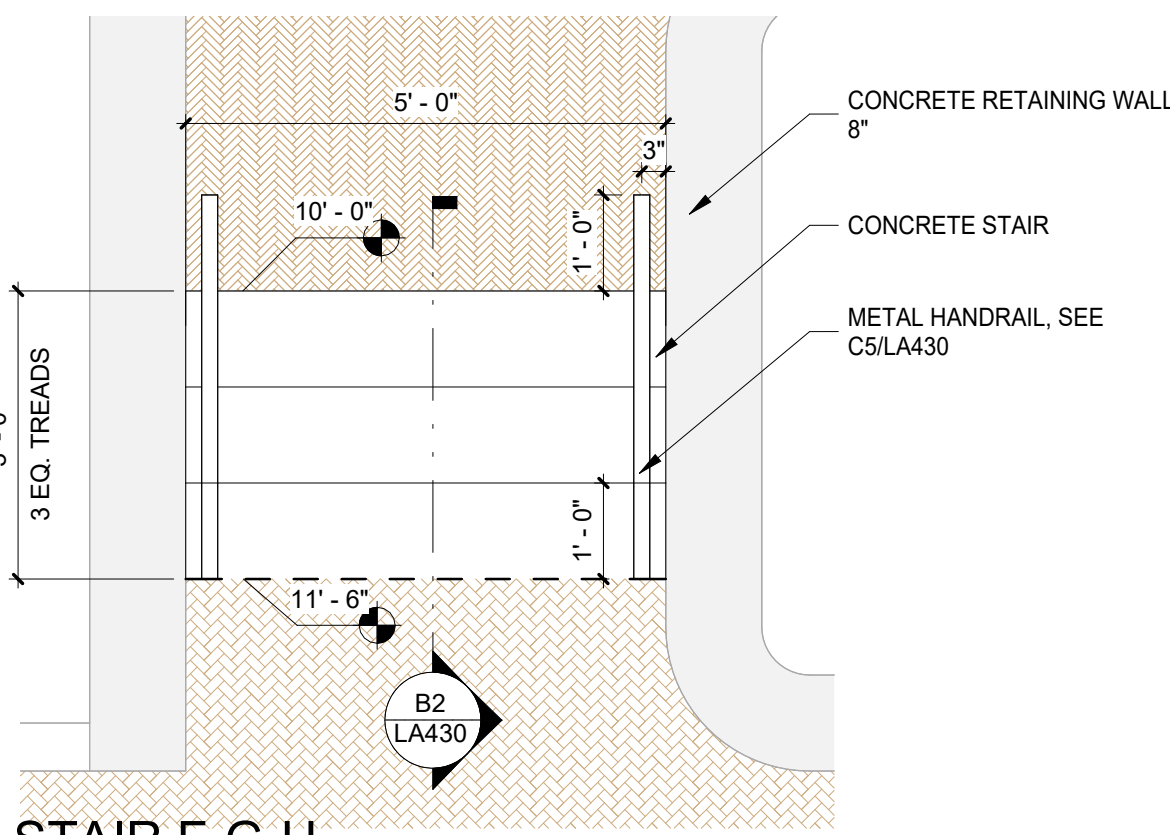
D2 SECTION - STAIR J
SCALE: 1/2" = 1'-0"



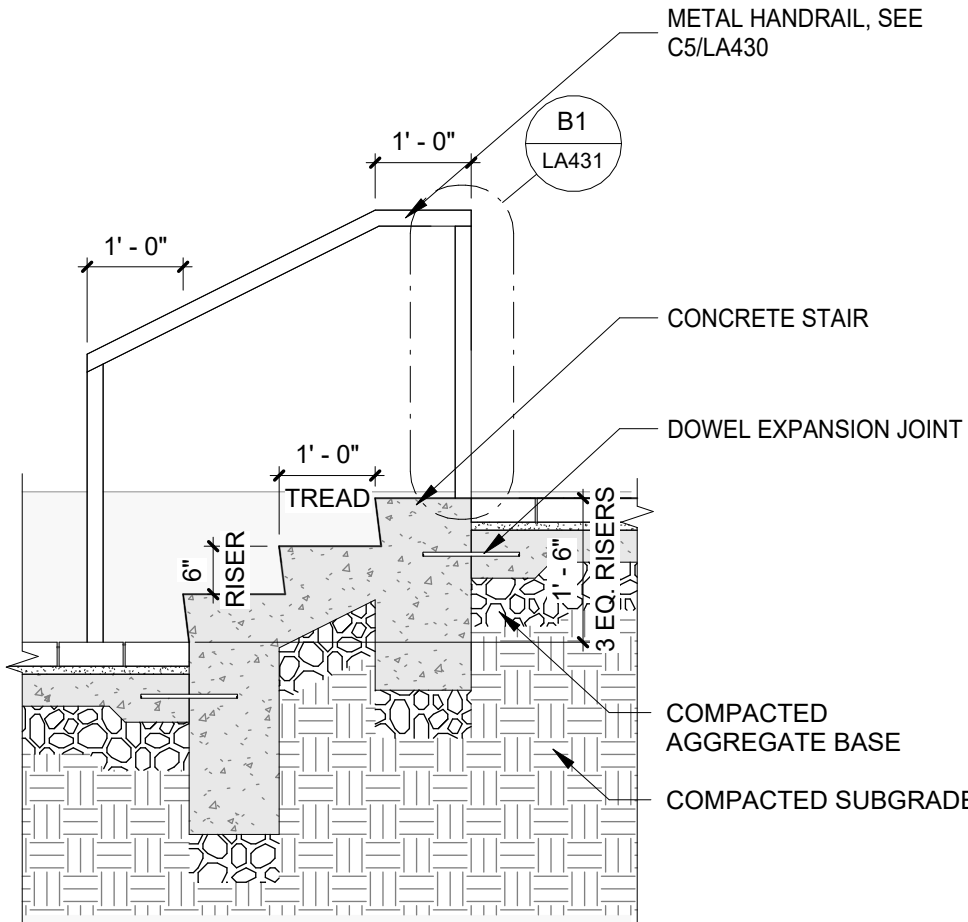
D4 STAIR K
SCALE: 1/2" = 1'-0"



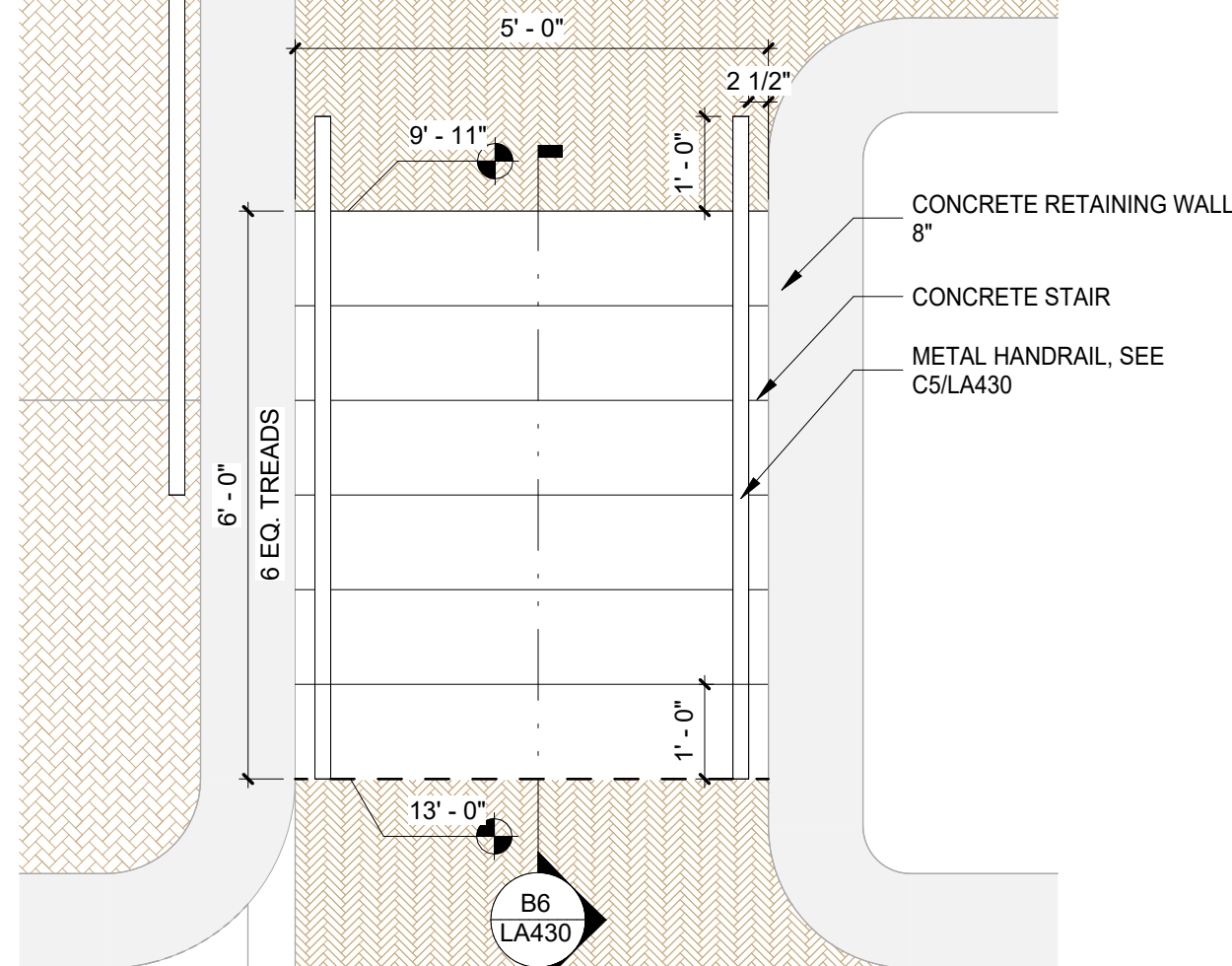
D6 SECTION - STAIR K
SCALE: 1/2" = 1'-0"



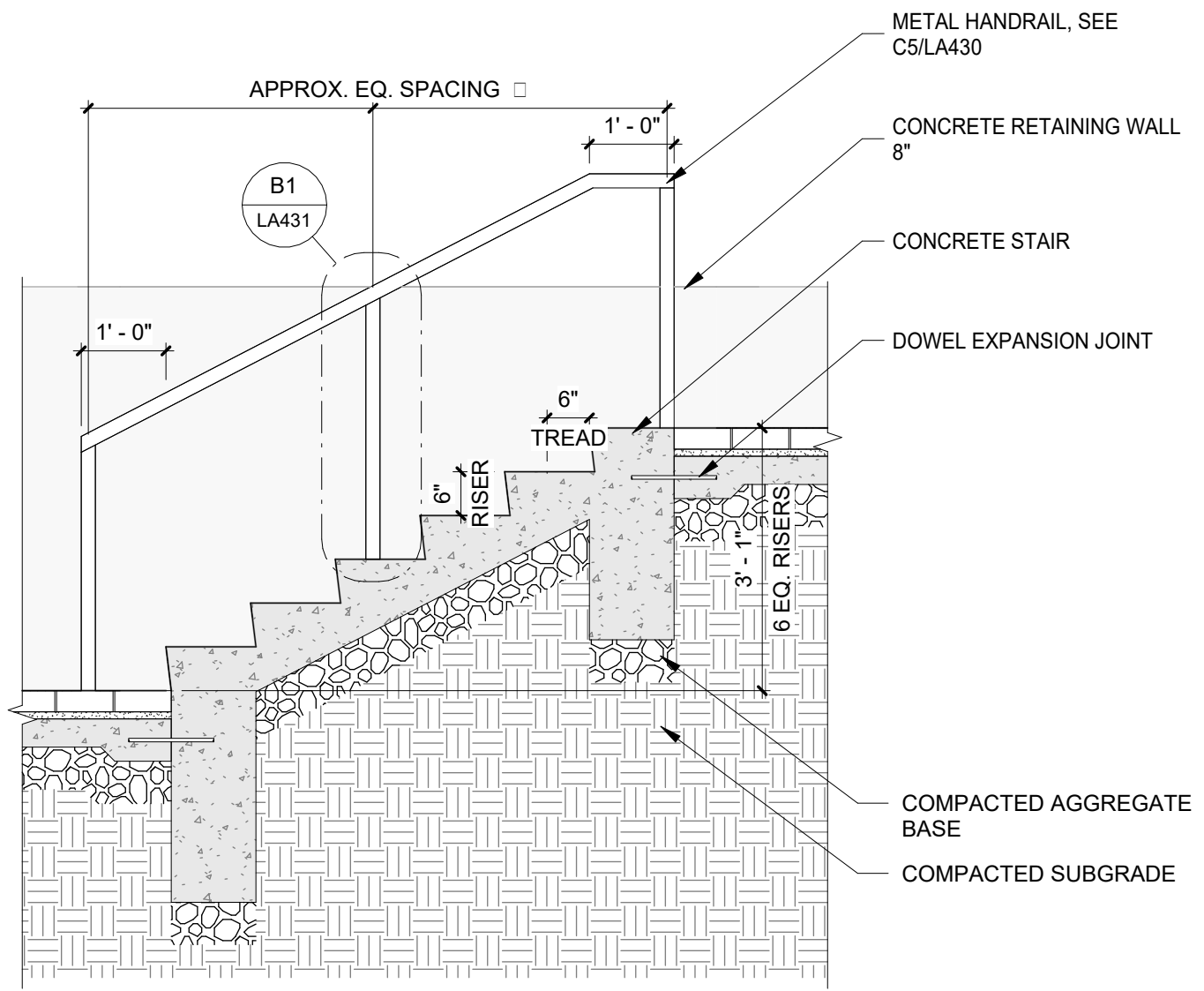
B1 STAIR F-G-H
SCALE: 1/2" = 1'-0"



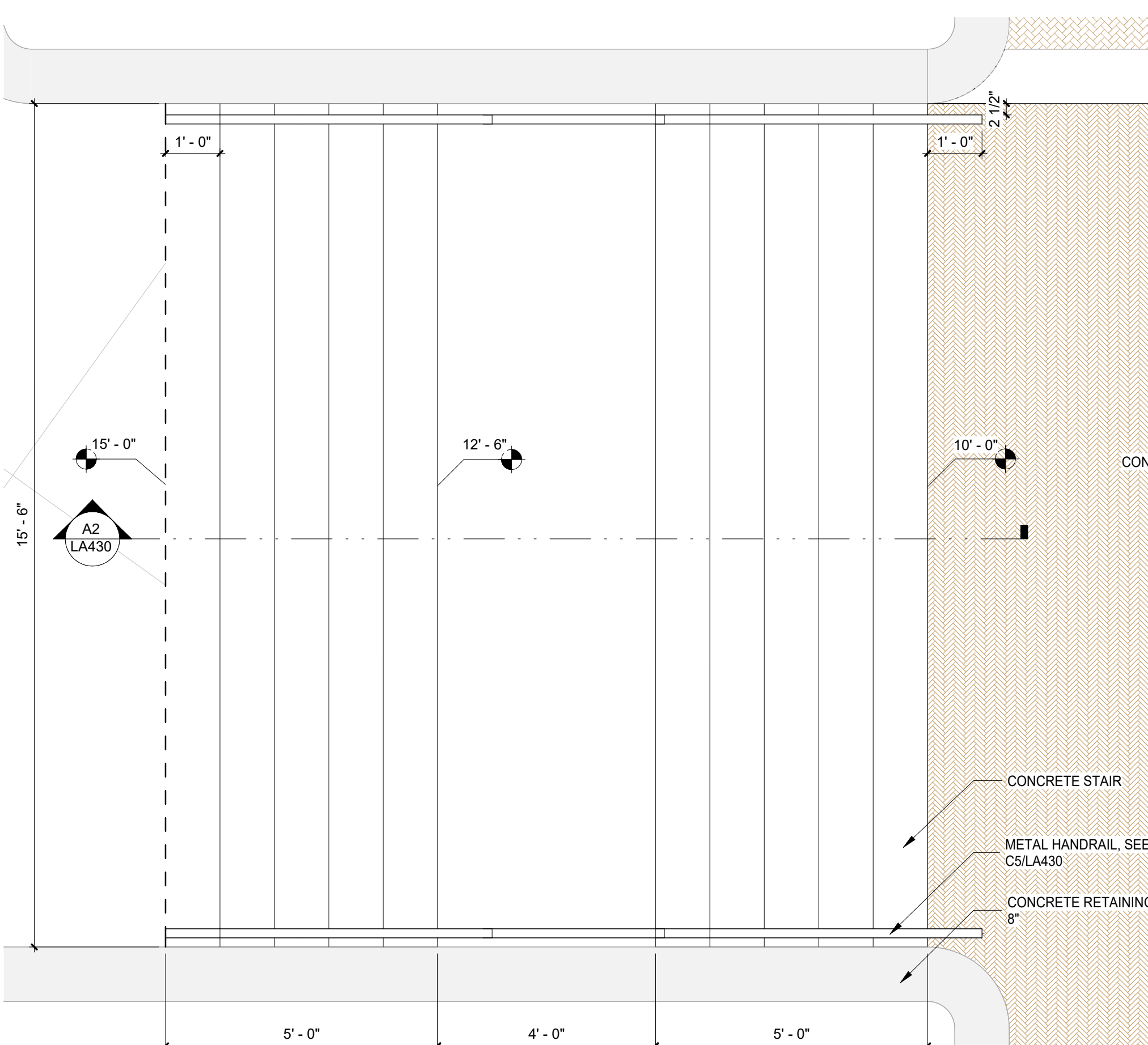
B2 SECTION - STAIR F-G-H
SCALE: 1/2" = 1'-0"



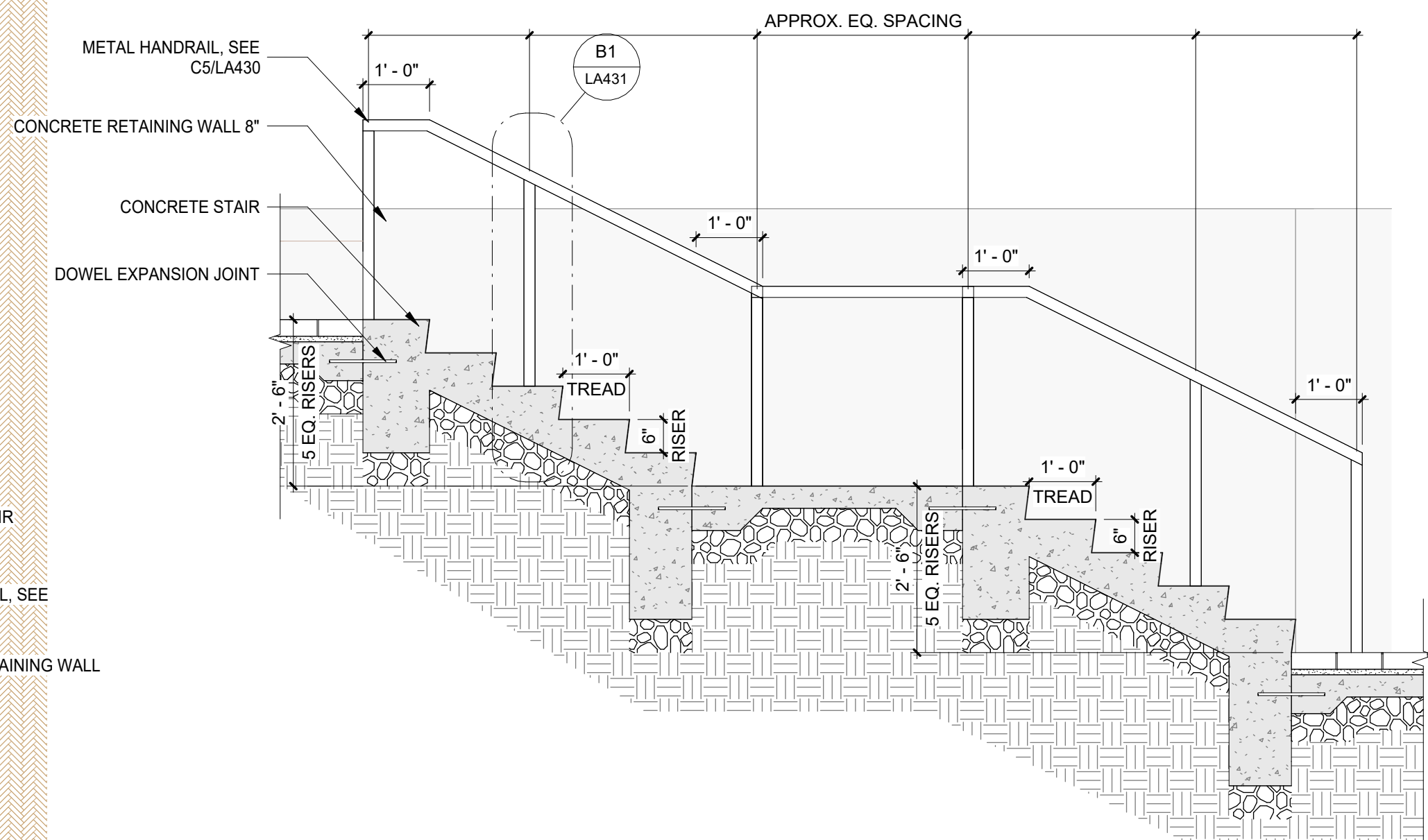
B4 STAIR I - PLAN DETAIL
SCALE: 1/2" = 1'-0"



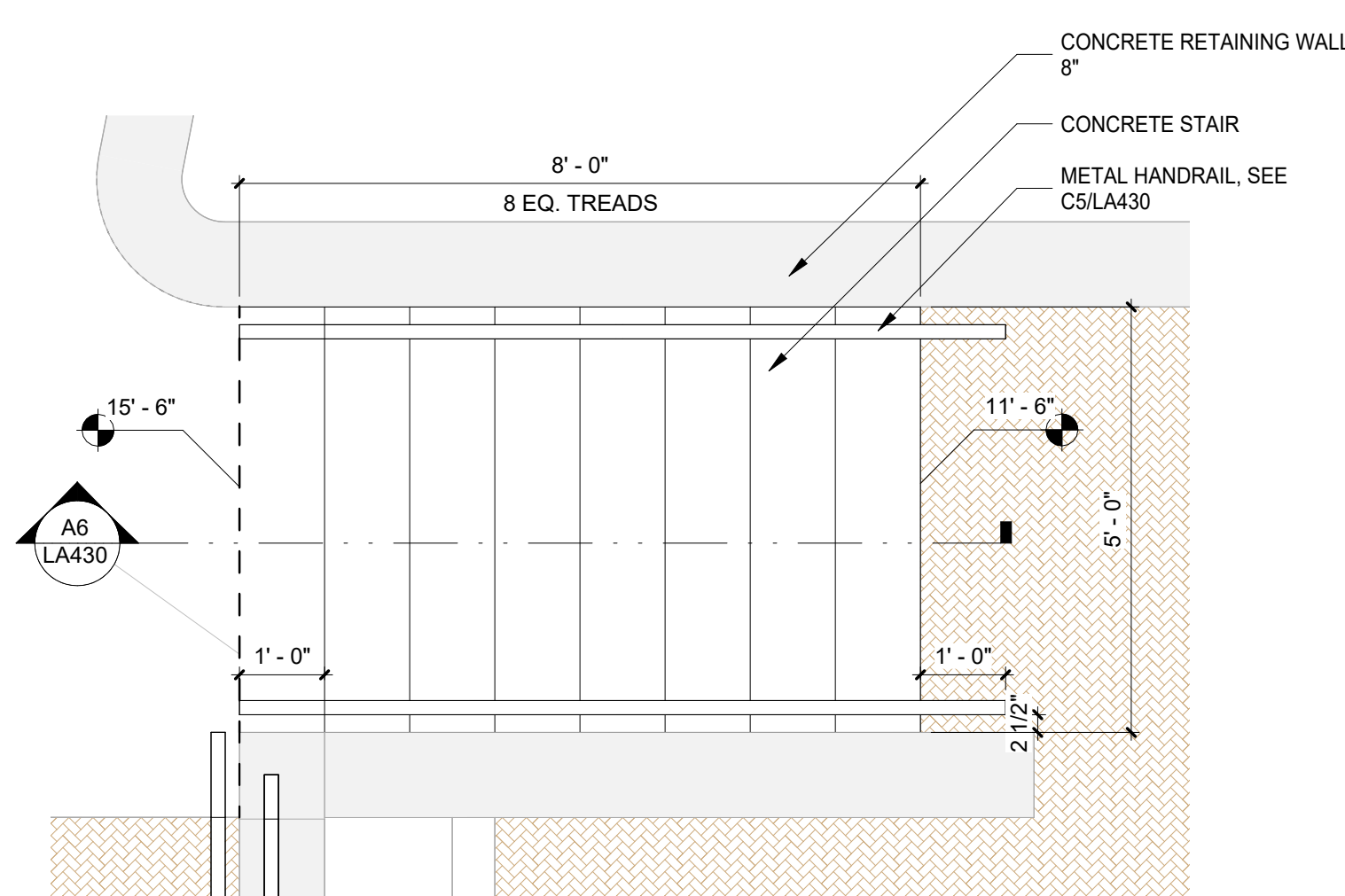
B6 STAIR I - SECTION DETAIL
SCALE: 1/2" = 1'-0"



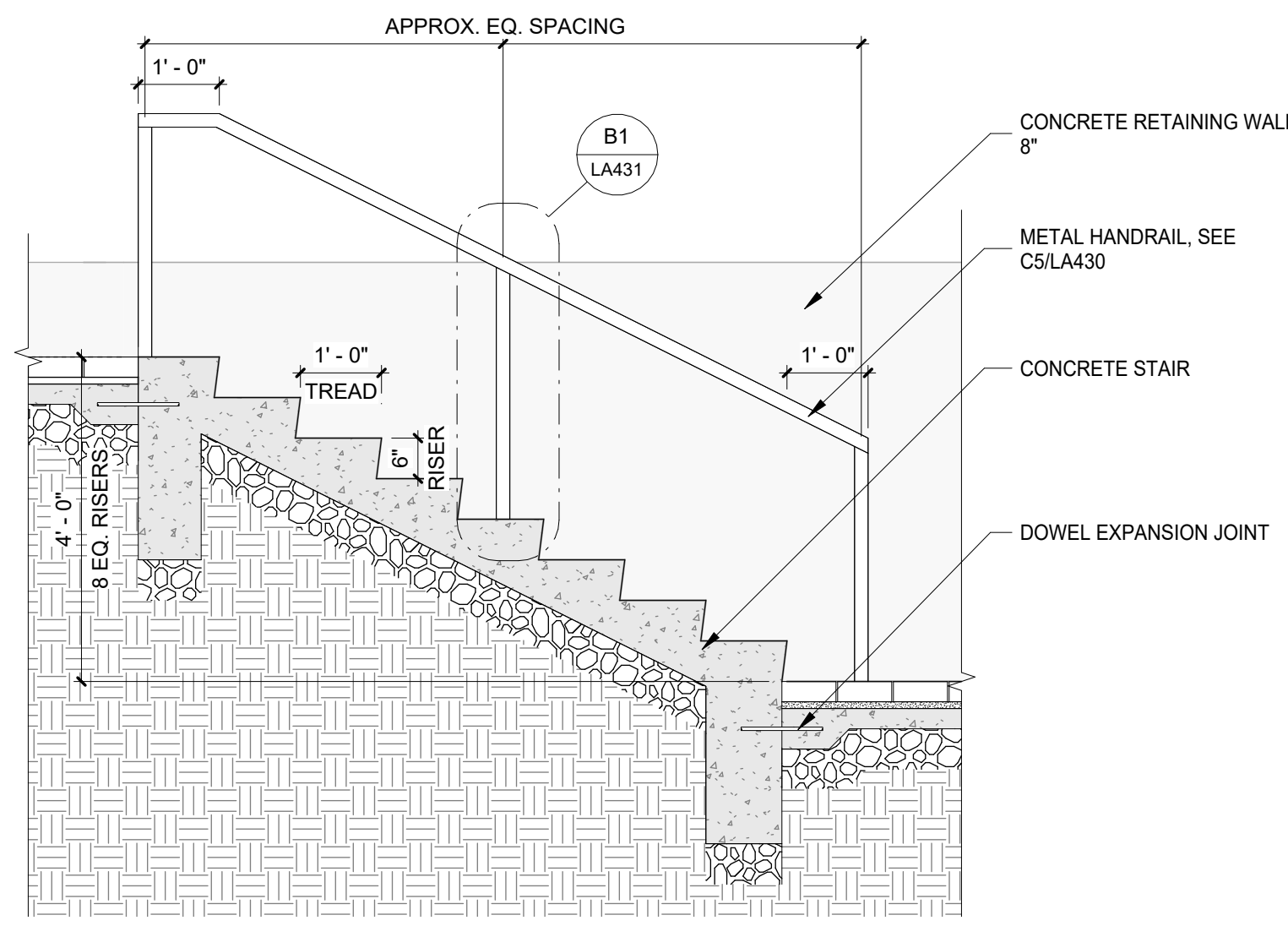
A1 STAIR D
SCALE: 1/2" = 1'-0"



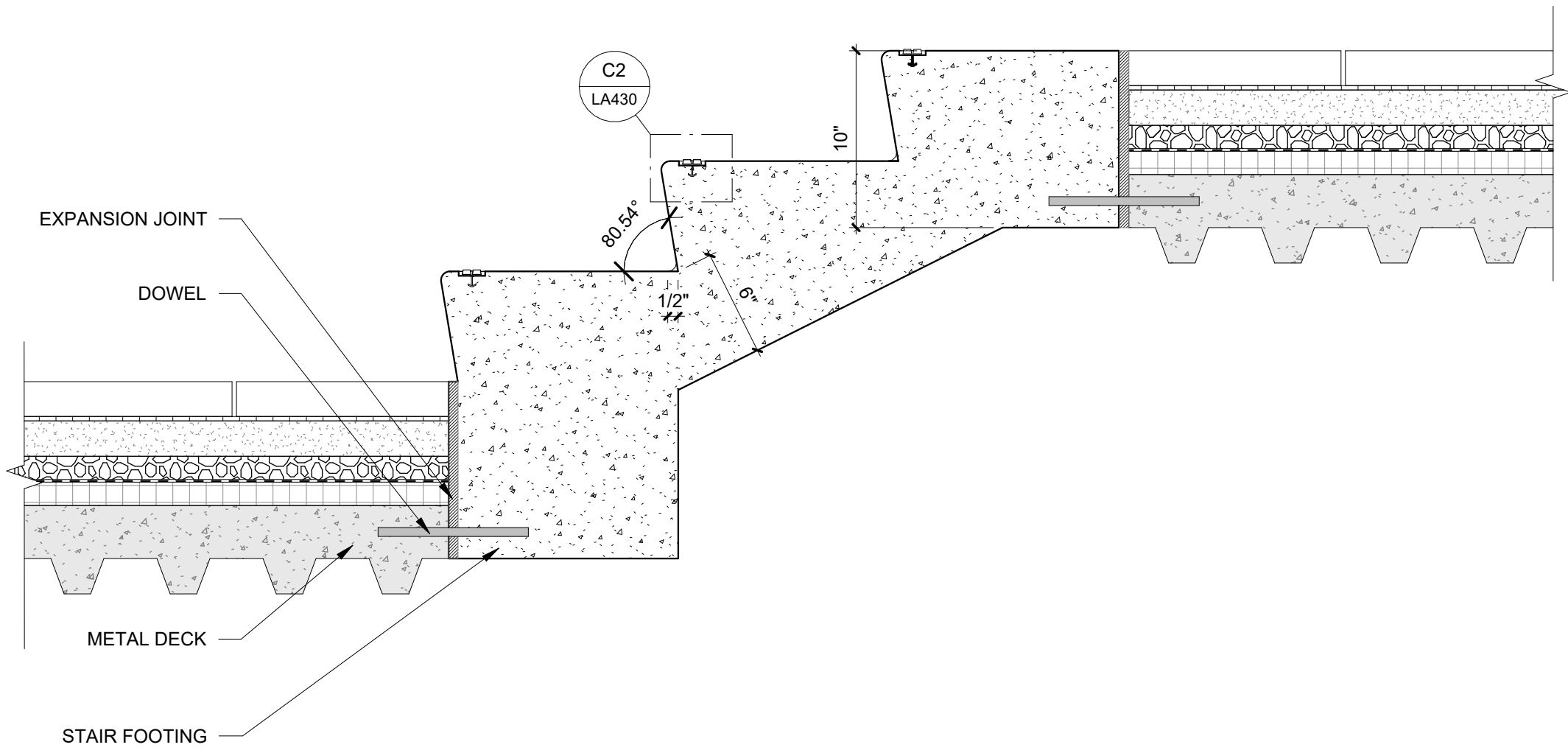
A2 SECTION - STAIR D
SCALE: 1/2" = 1'-0"



A4 STAIR E - PLAN DETAIL
SCALE: 1/2" = 1'-0"

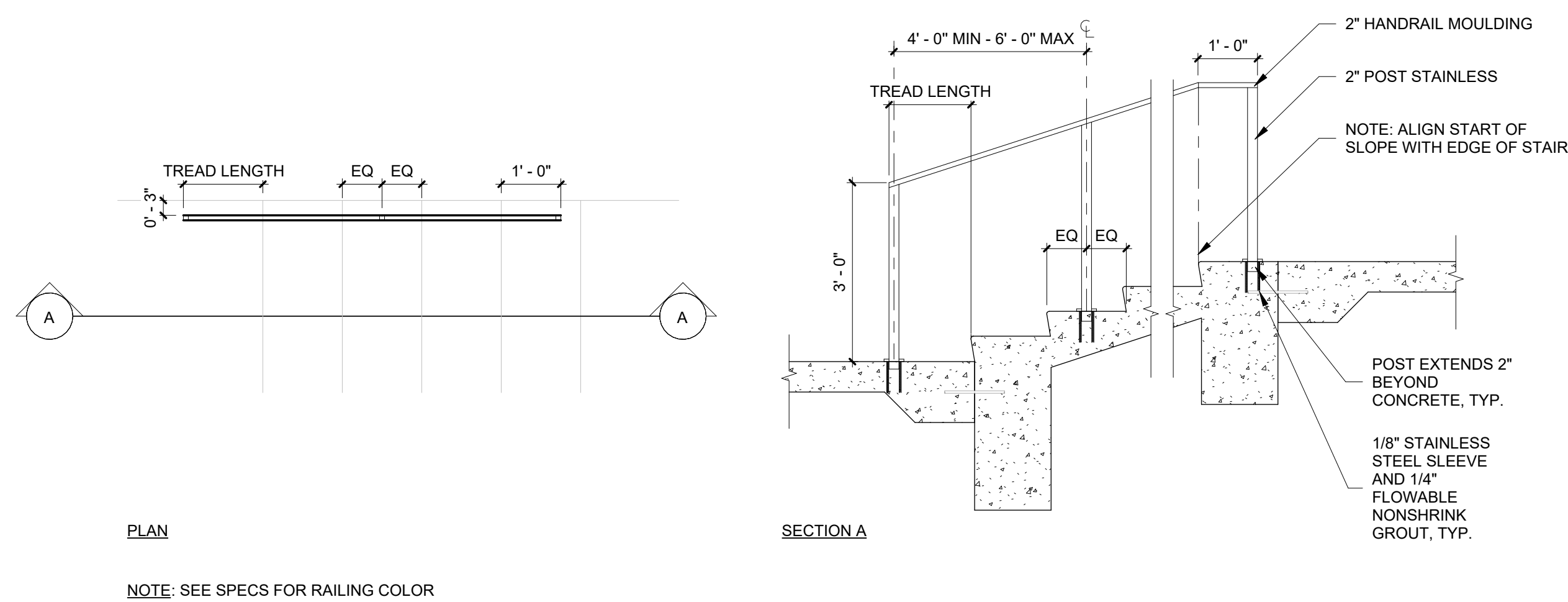


A6 STAIR E - SECTION DETAIL
SCALE: 1/2" = 1'-0"

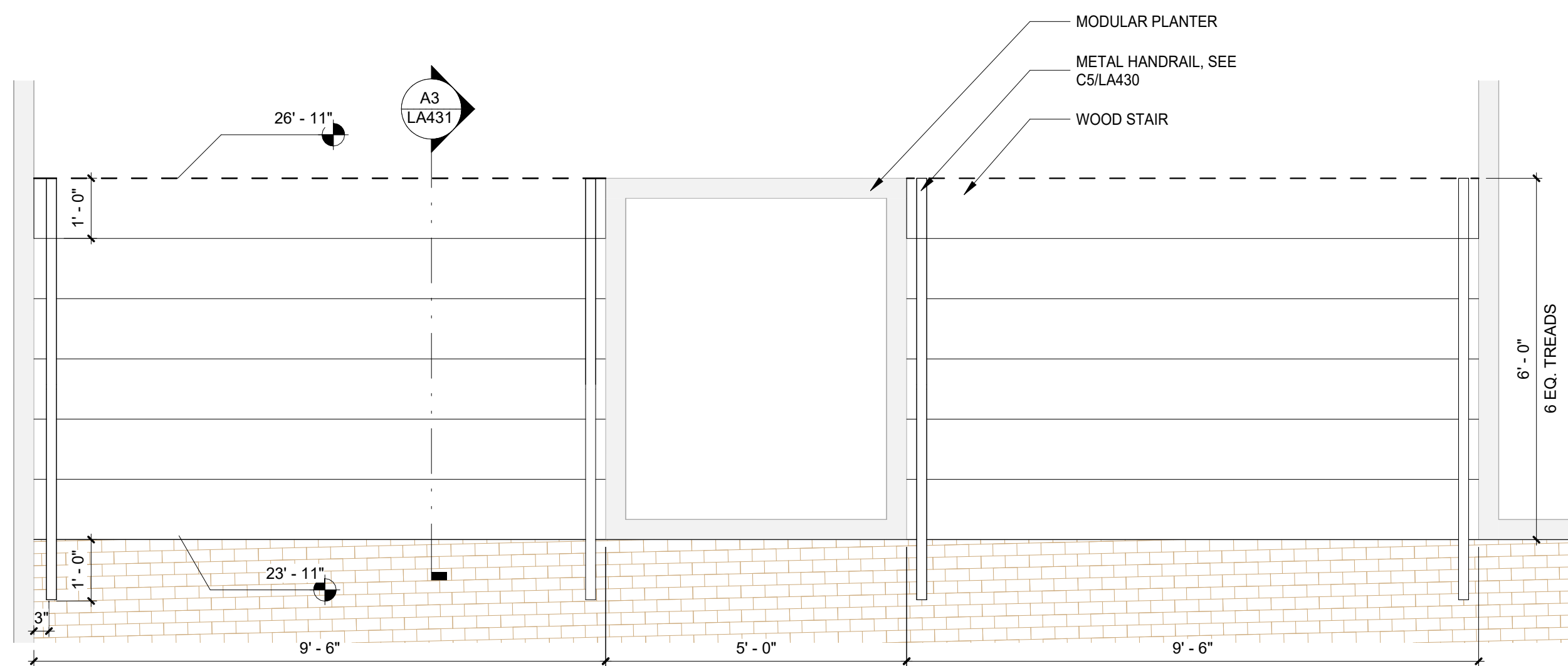


C1 CONCRETE STAIR METAL DECK ATTACHMENT

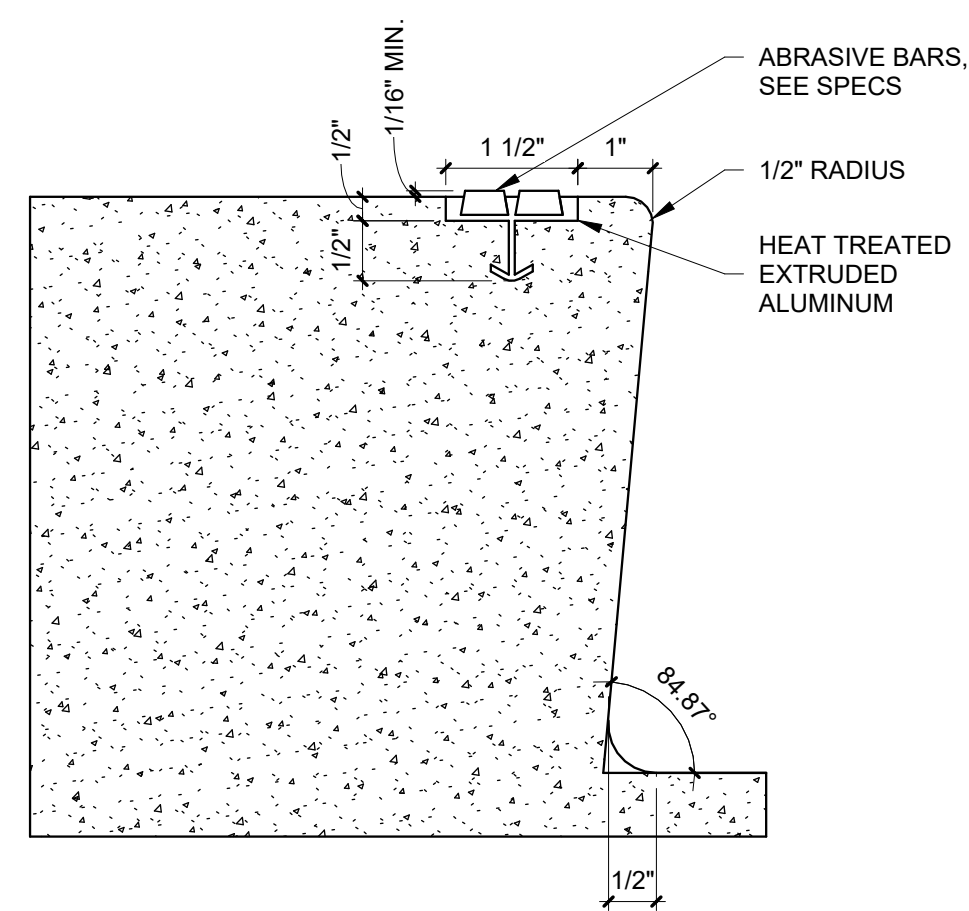
SCALE: 1 1/2" = 1'-0"



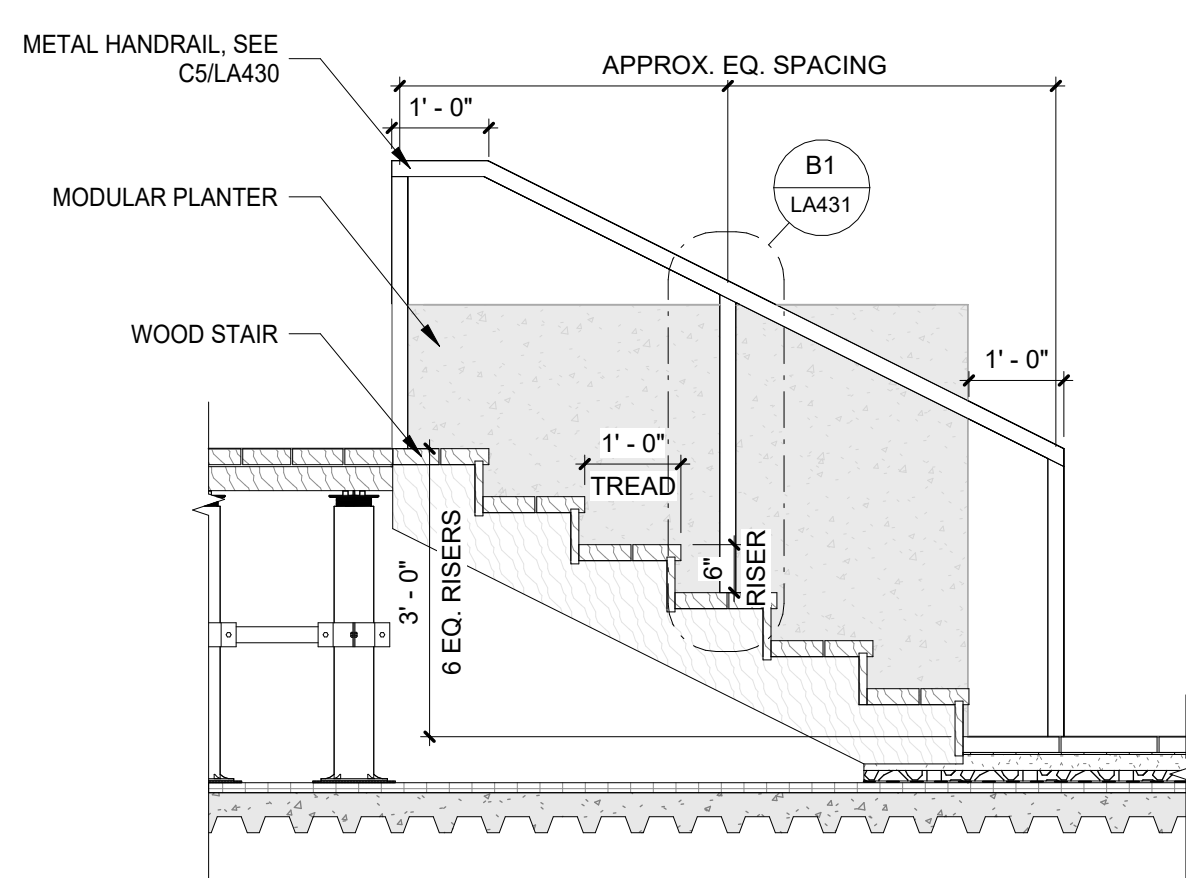
B1 HANDRAIL
SCALE: 1/2" = 1'-0"



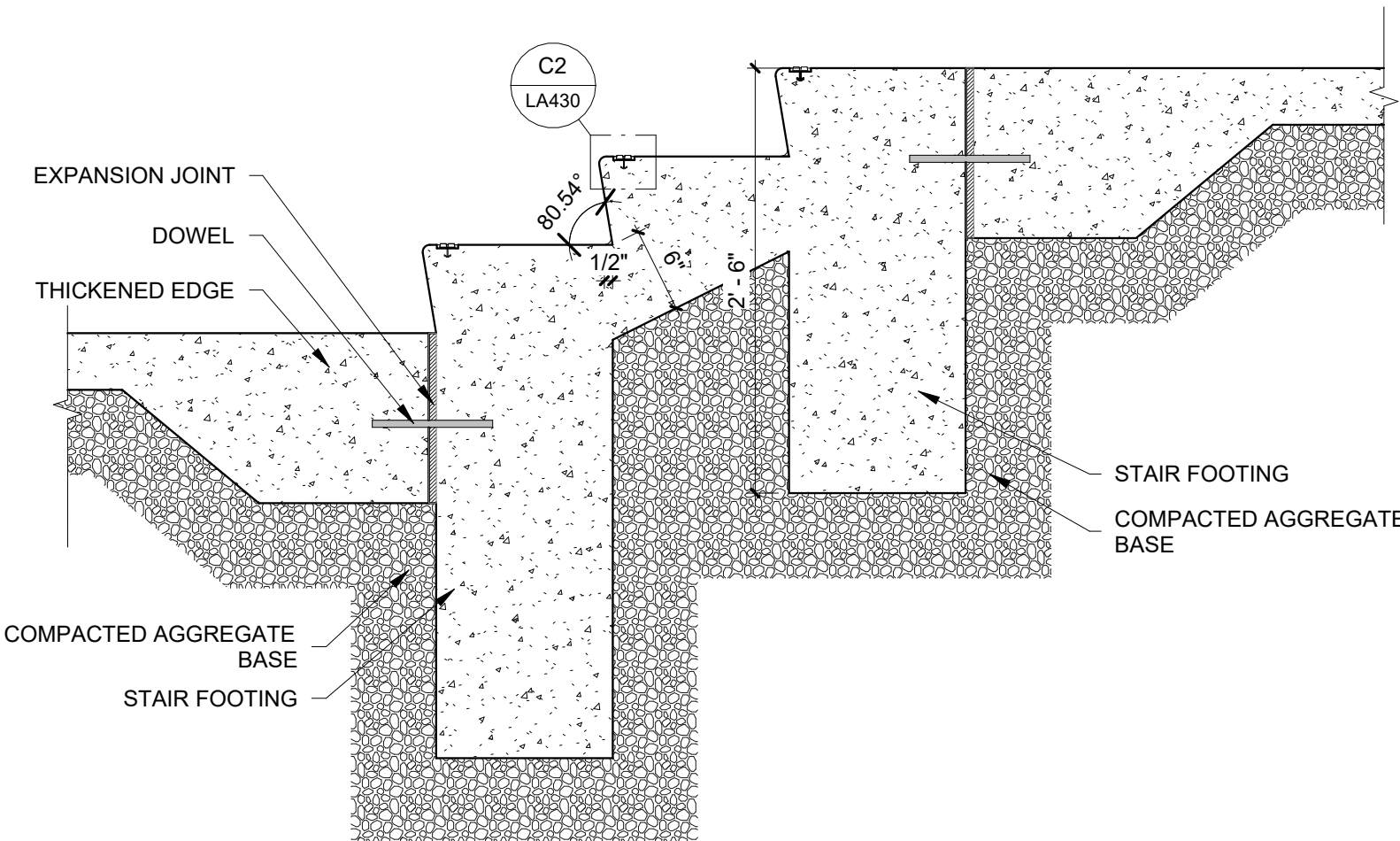
A1 STAIR - L
SCALE: 1/2" = 1'-0"



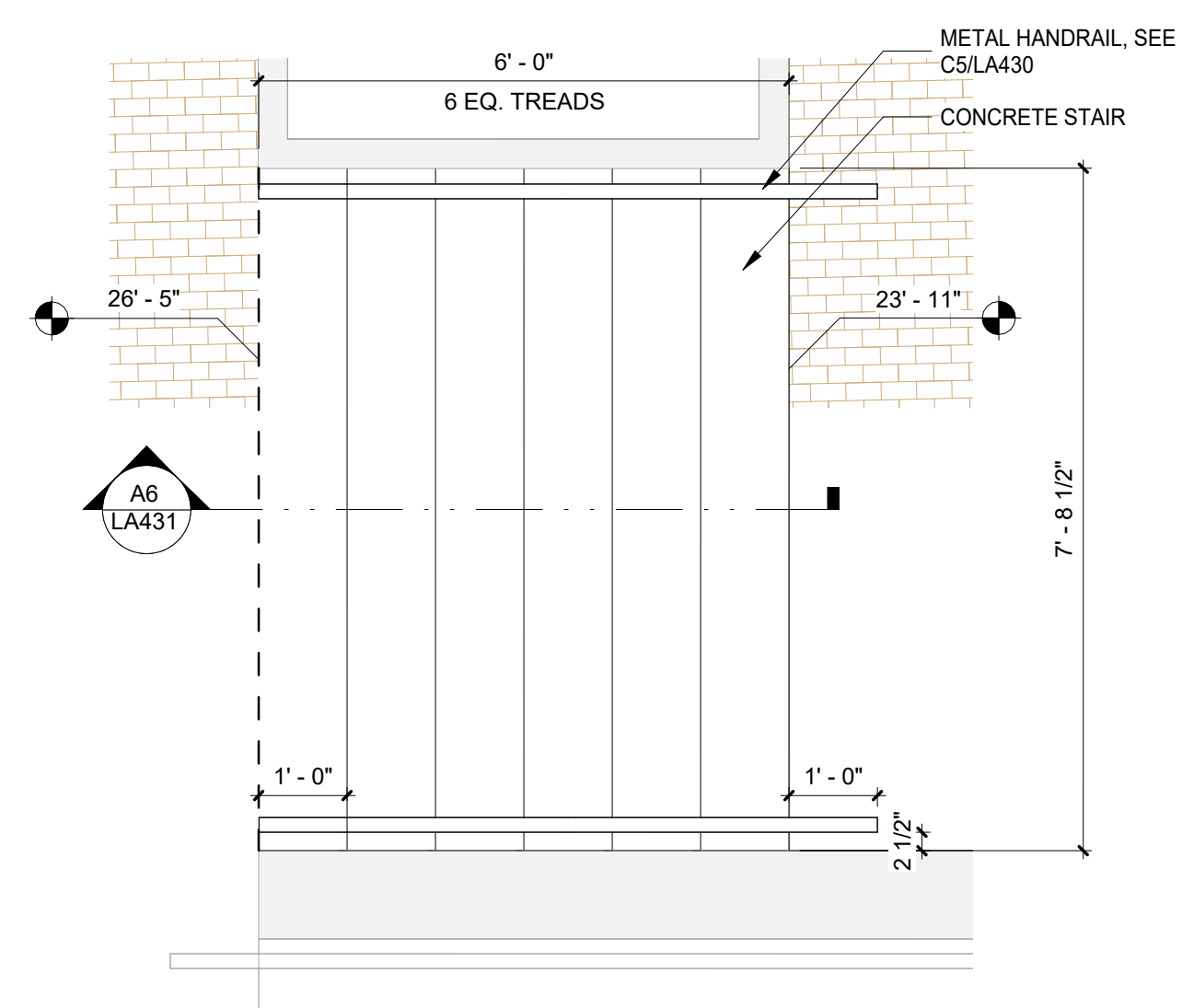
B3 NOSING DETAIL - ABRASIVE BAR
SCALE: 6" = 1'-0"



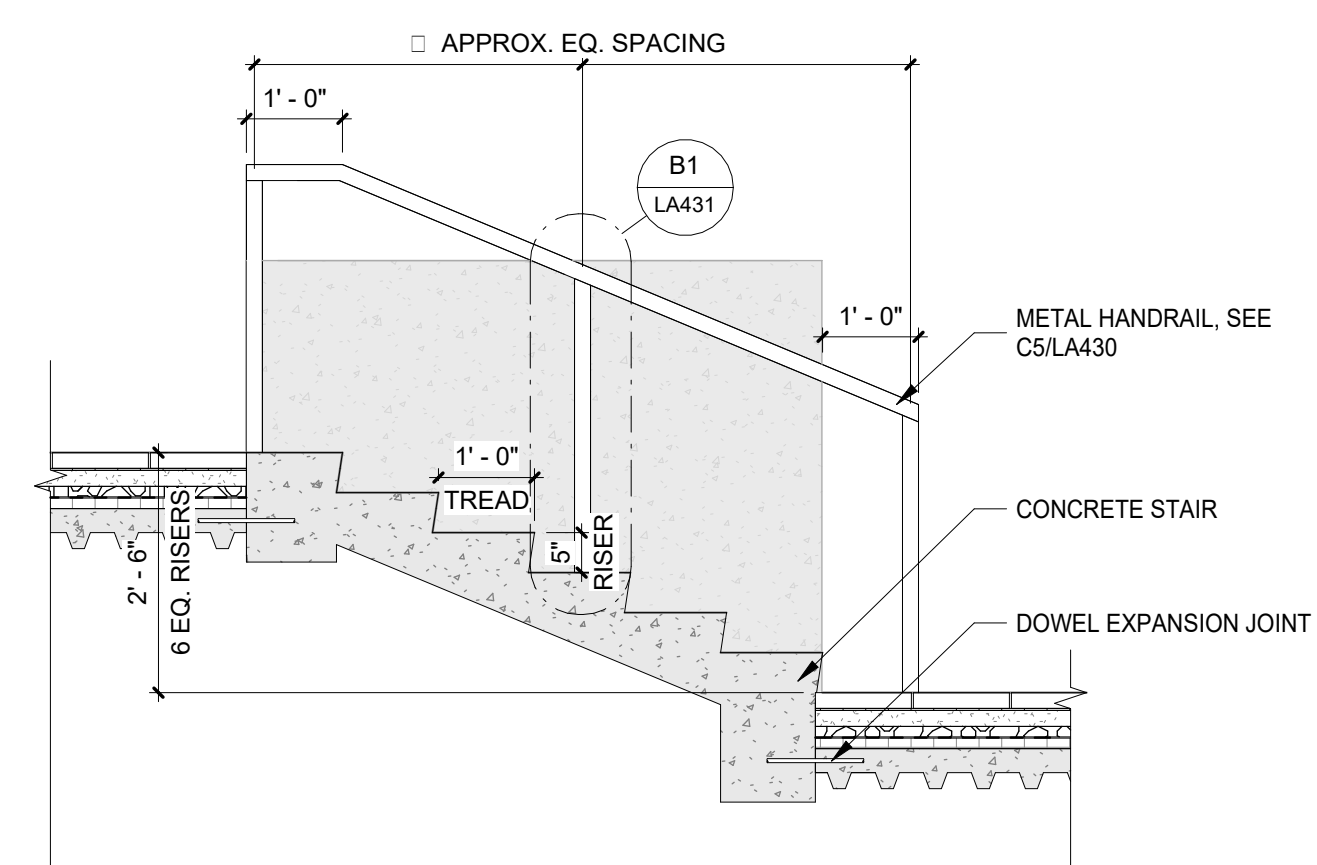
A3 SECTION - STAIR L
SCALE: 1/2" = 1'-0"



B5 STAIR CONCRETE FLOOR ATTACHMENT



A5 STAIR M
SCALE: 1/2" = 1'-0"

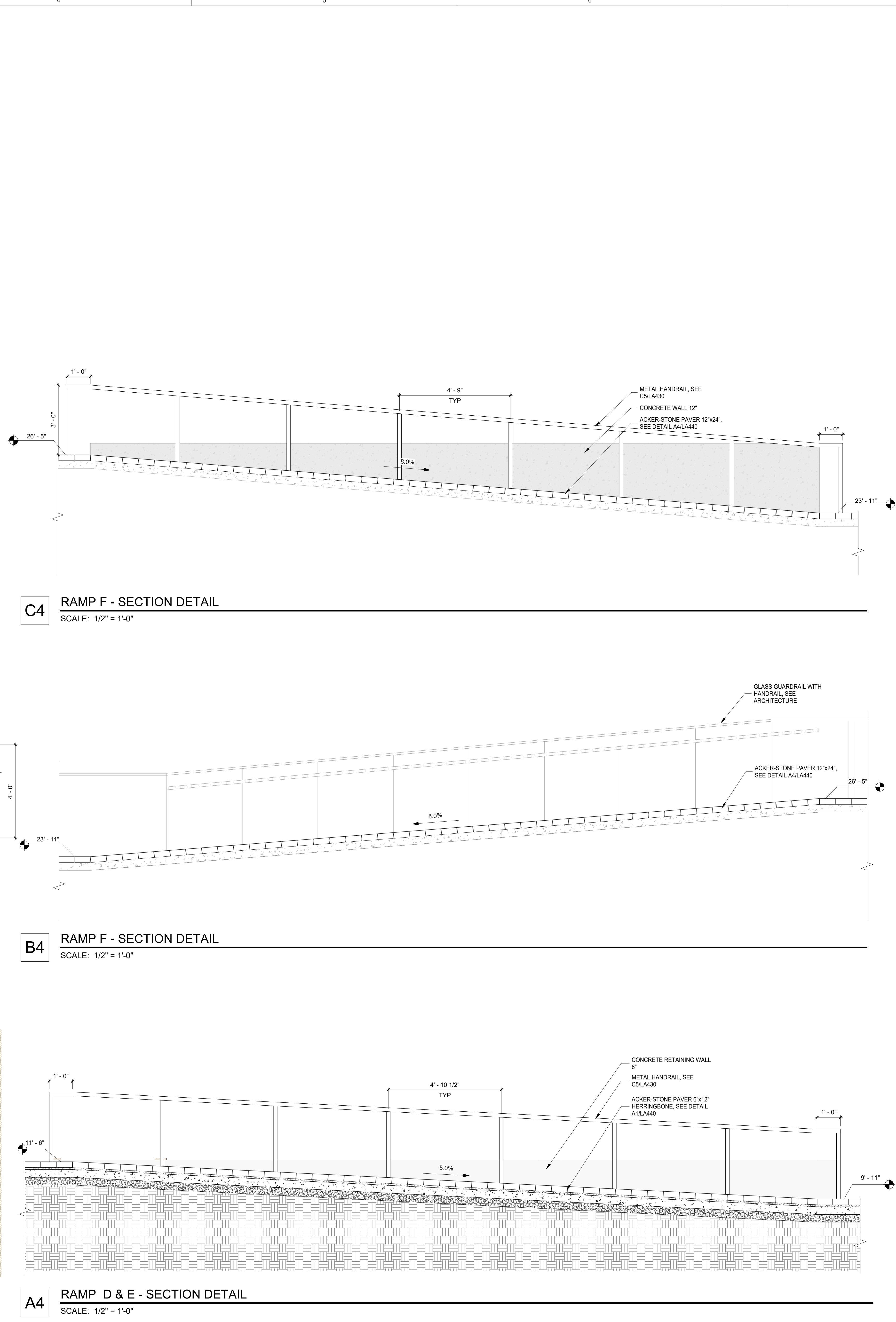
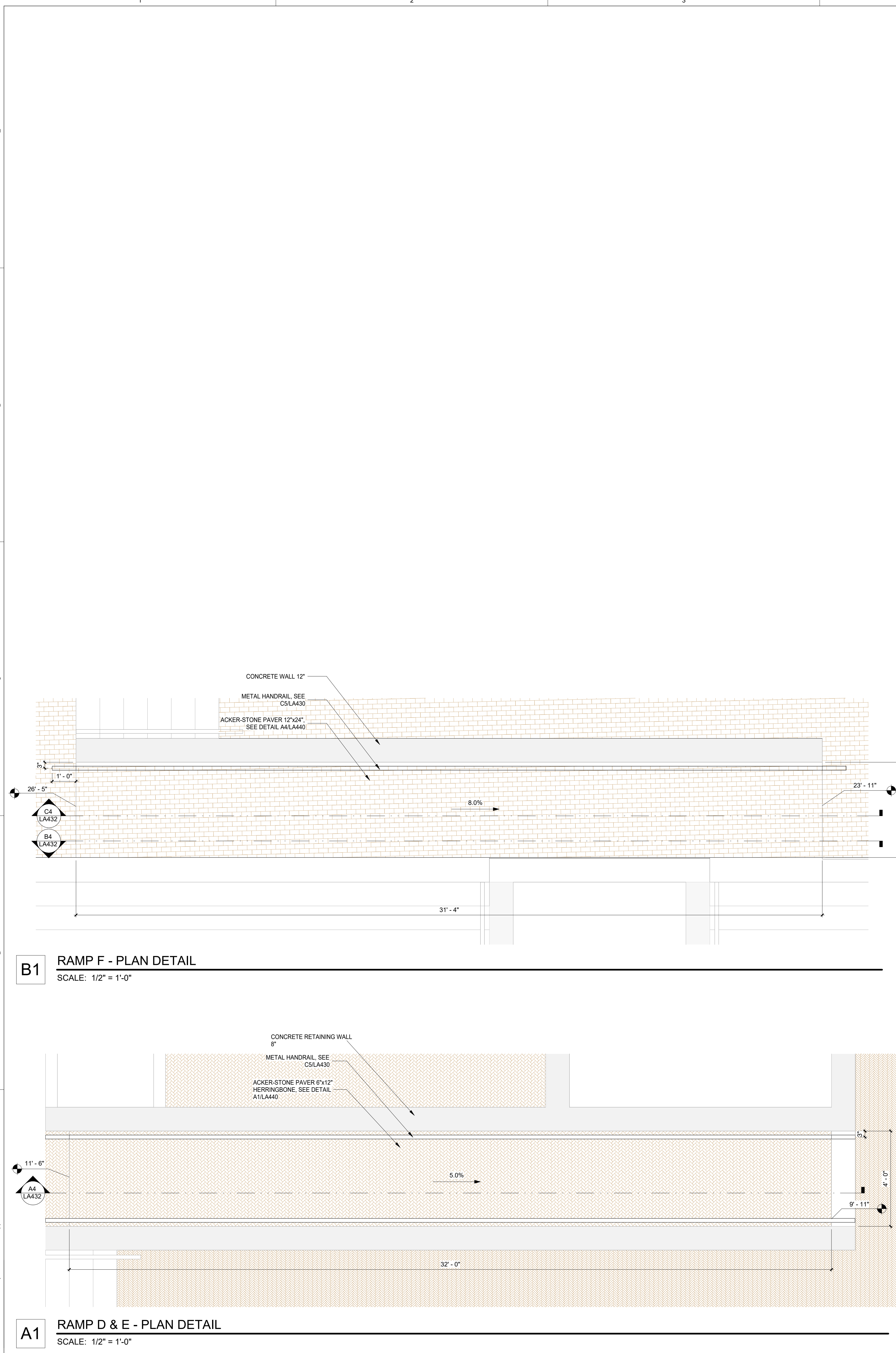


A6 SECTION - STAIR M

13/01/2026 6:00:54 p. m.

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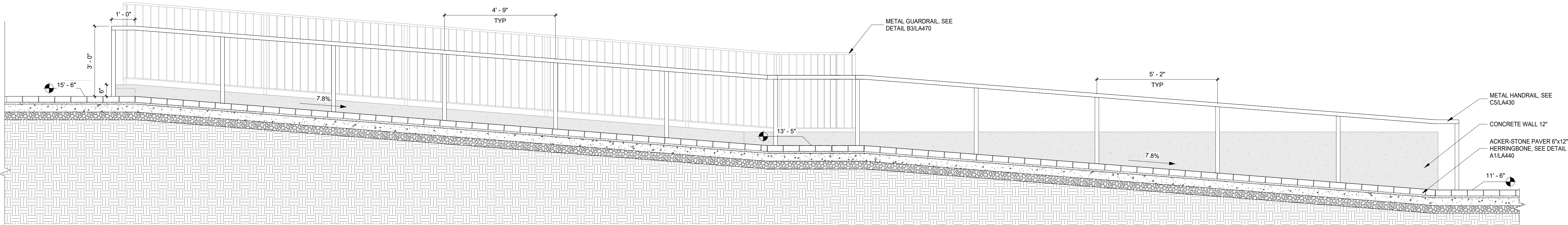
1
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6



13/01/2026 6:00:58 p.m.

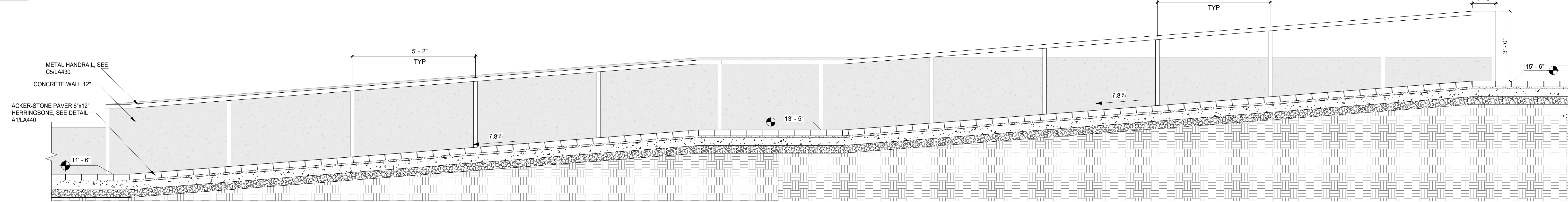
A B C D E

1 2 3 4 5 6



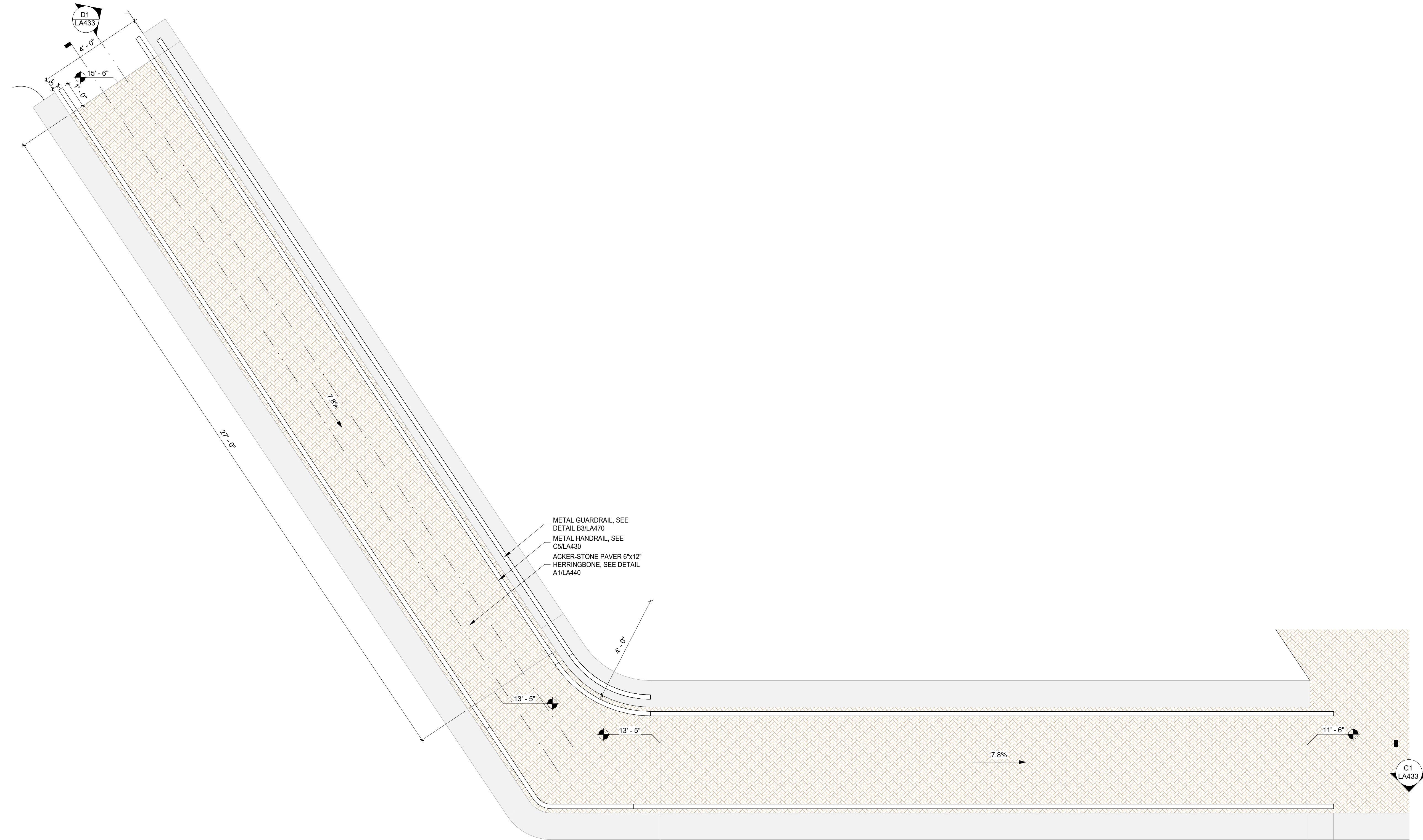
D1 RAMP C - SECTION B DETAIL

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



C1 RAMP C - SECTION A DETAIL

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



A1 RAMP C - PLAN DETAIL

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

13/01/2026 6:01:02 p. m.

A B C D E

1

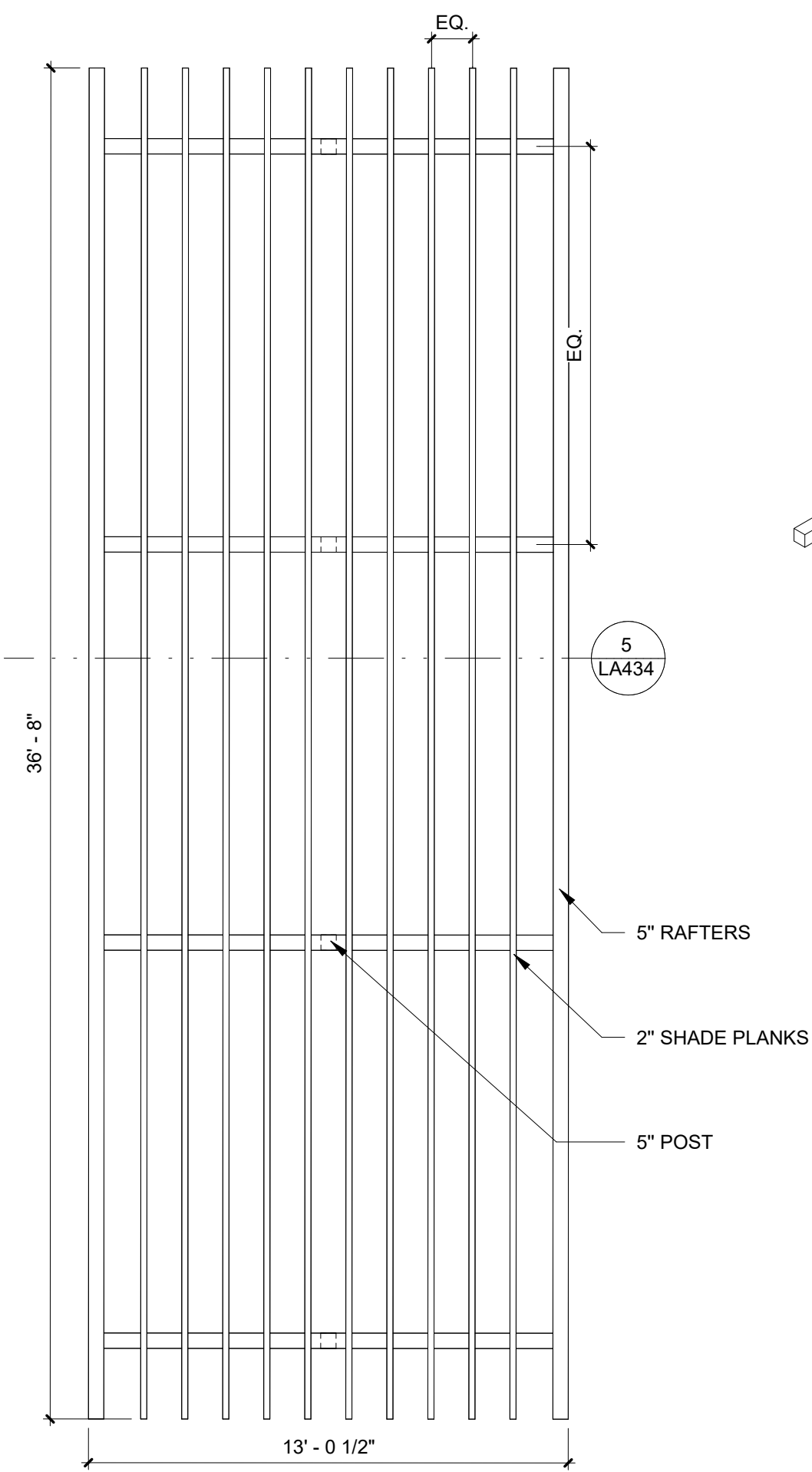
2

3

4

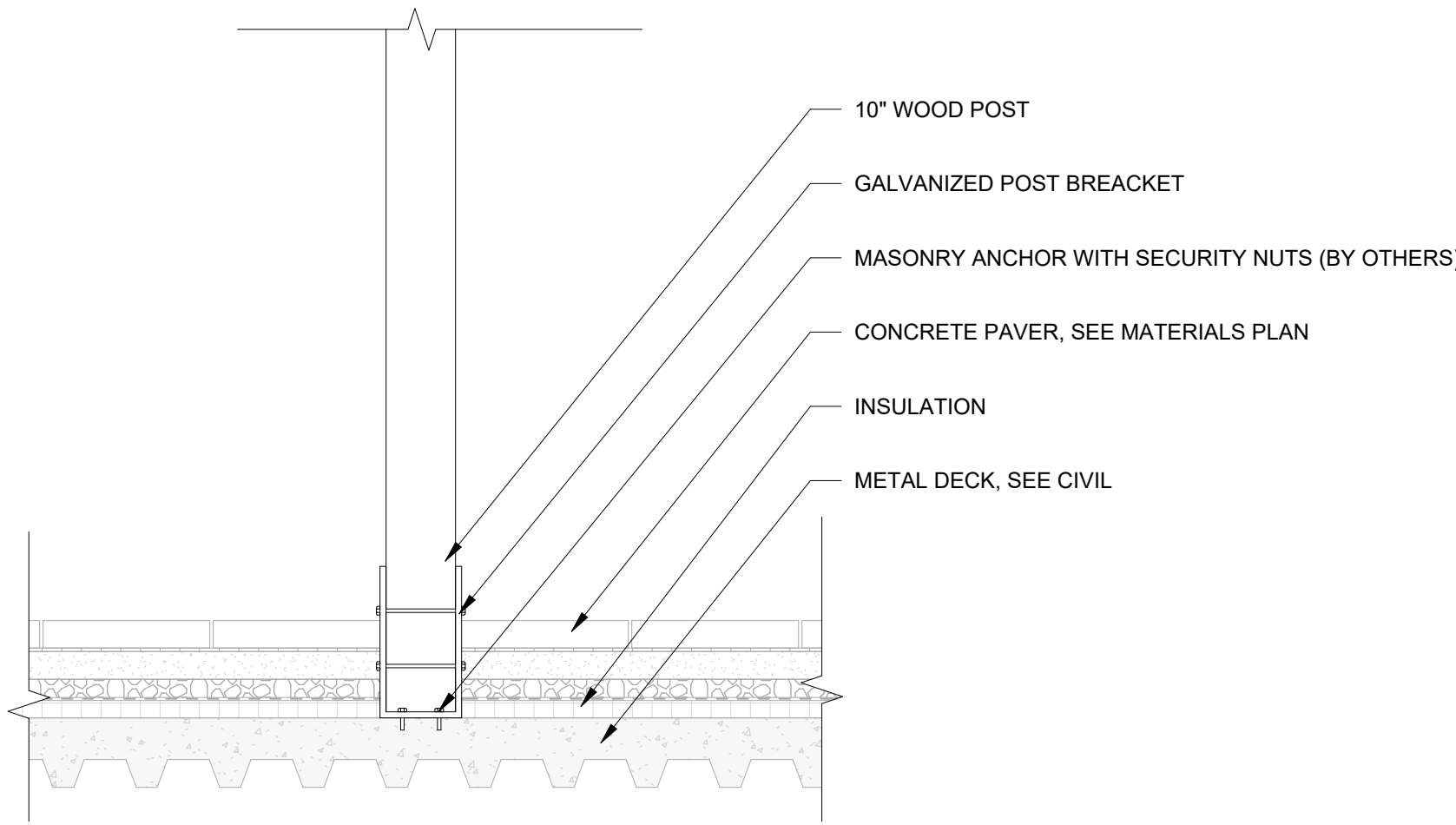
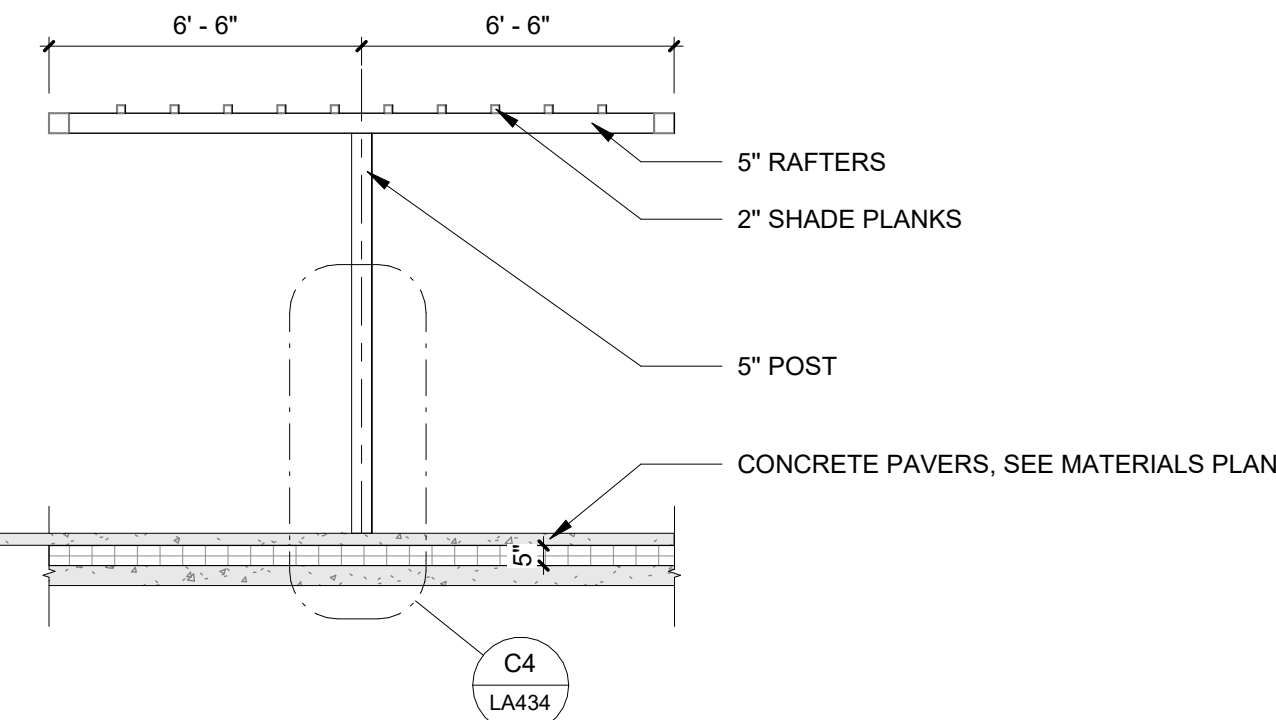
5

6



ISOMETRIC VIEW

SECTION DETAIL

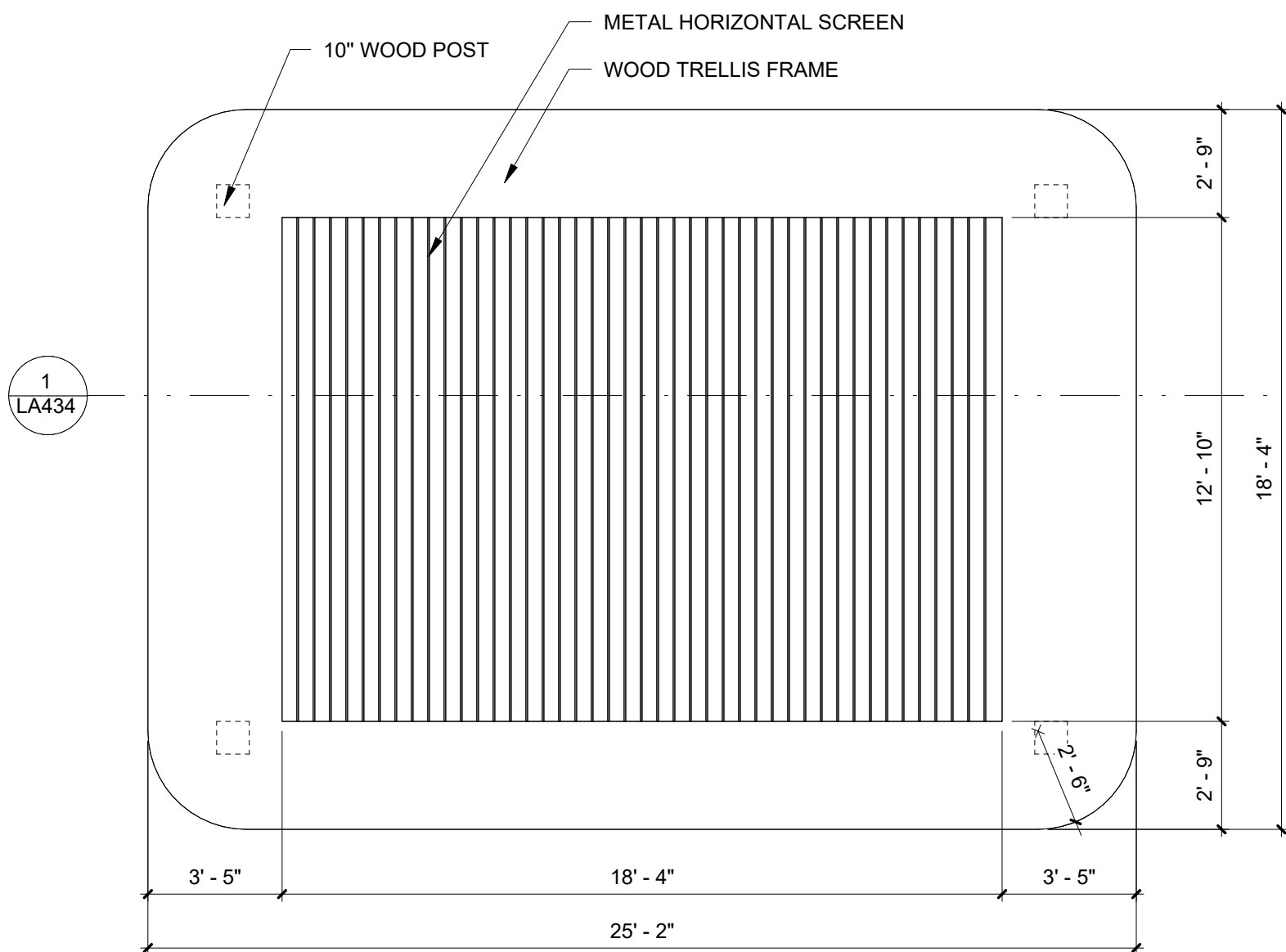


C1

TRELLIS C - PLAN DETAIL
SCALE: 1/4" = 1'-0"

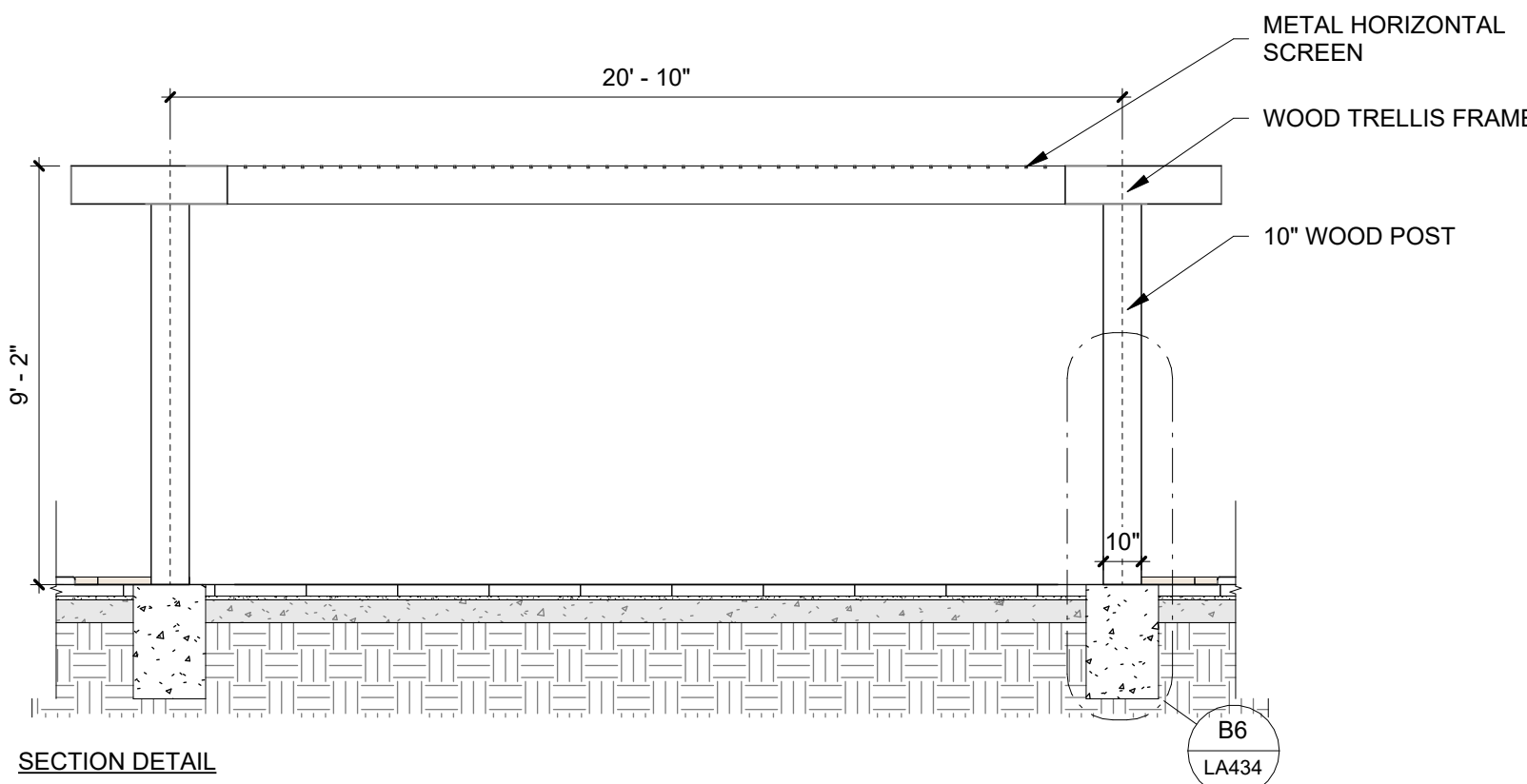
C4

TRELLIS C ANCHORING DETAIL
SCALE: 1" = 1'-0"

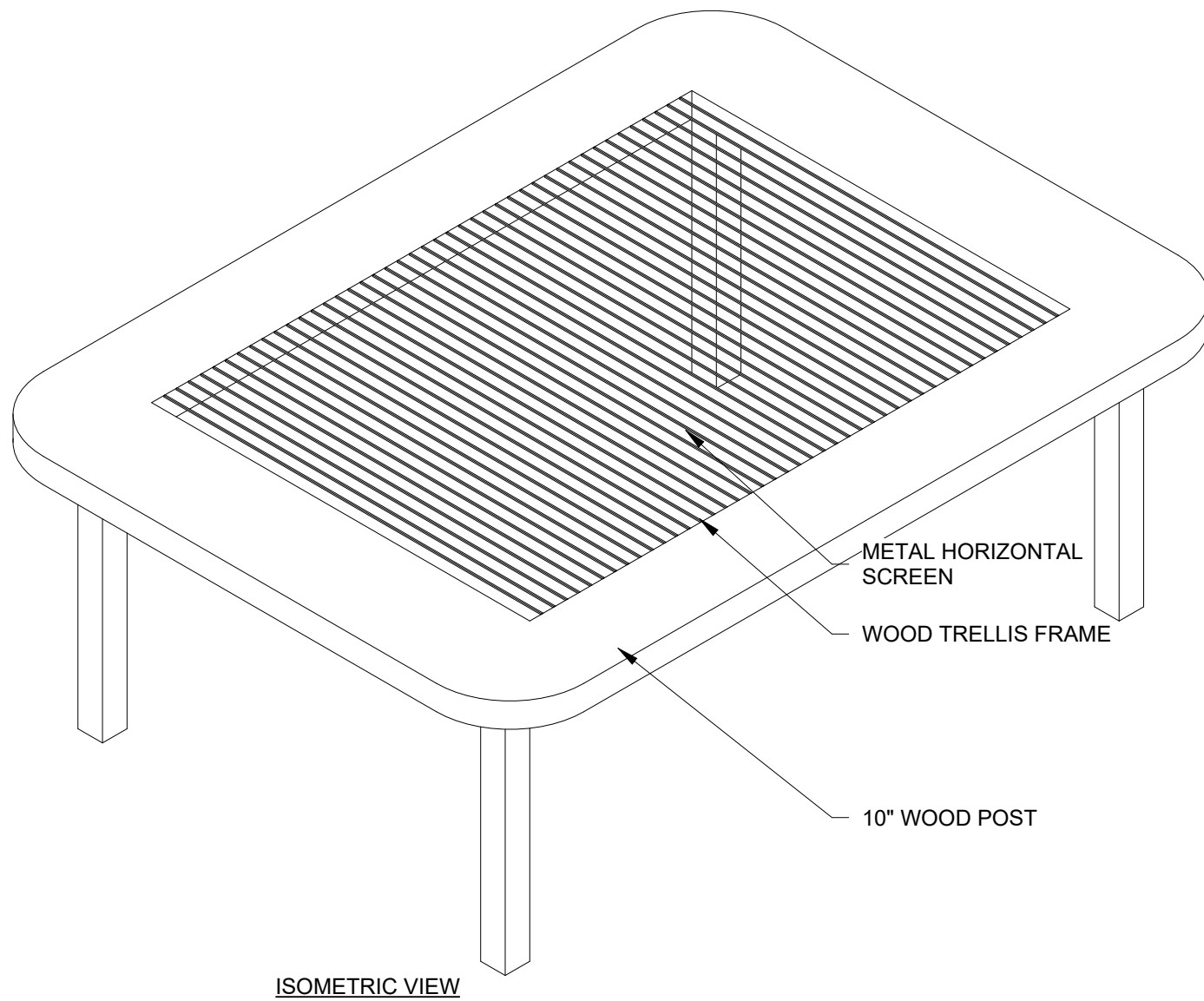


PLAN DETAIL

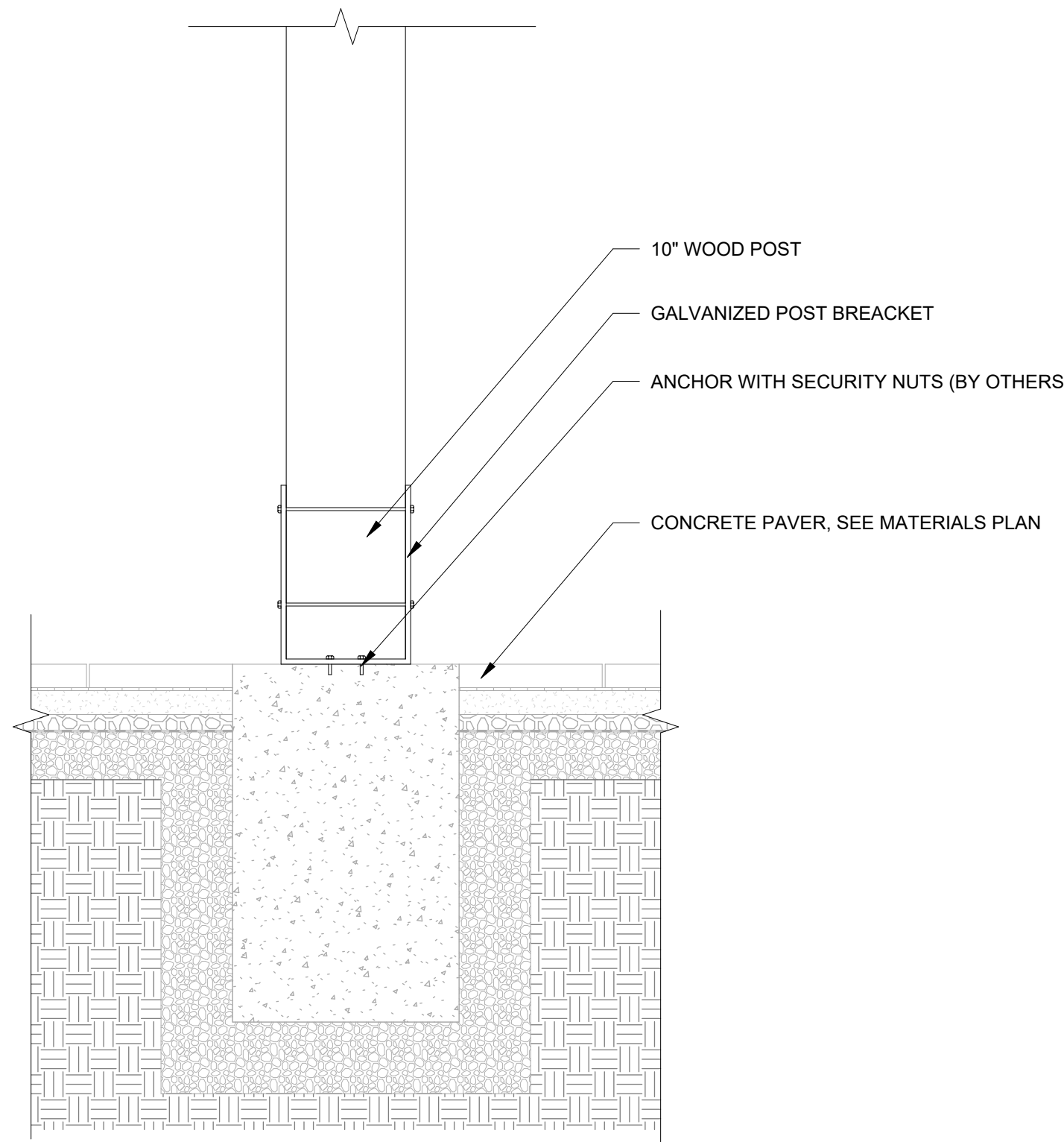
NOTE:
BASIS OF DESIGN ONLY. SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR TO BE APPROVED BY LANDSCAPE ARCHITECT



SECTION DETAIL



ISOMETRIC VIEW

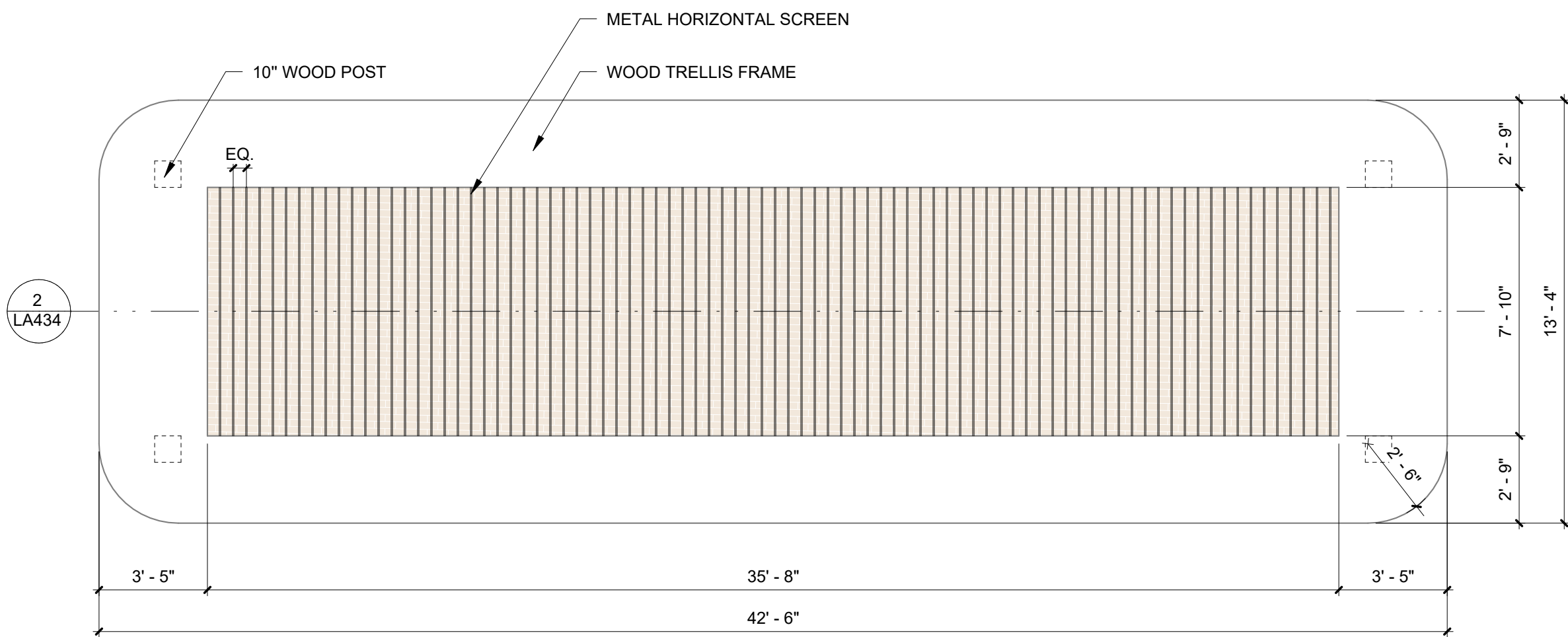


B6

TRELLIS - ANCHORING DETAIL
SCALE: 1" = 1'-0"

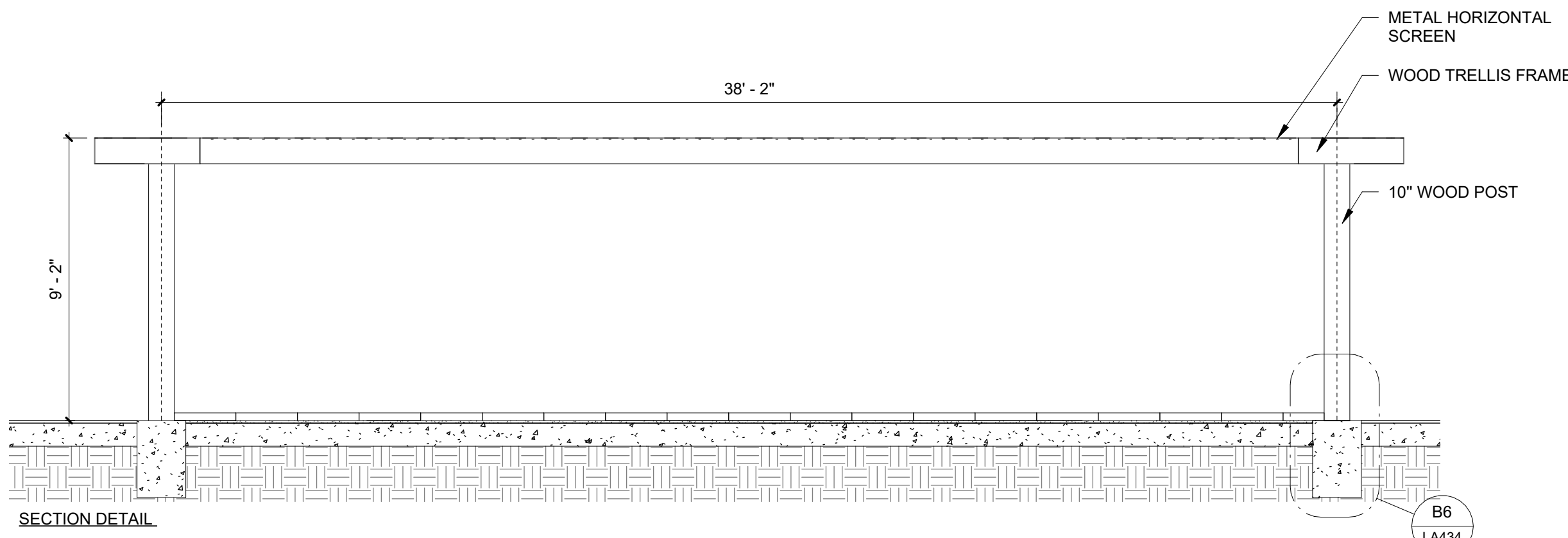
B1

TRELLIS B
SCALE: 1/4" = 1'-0"

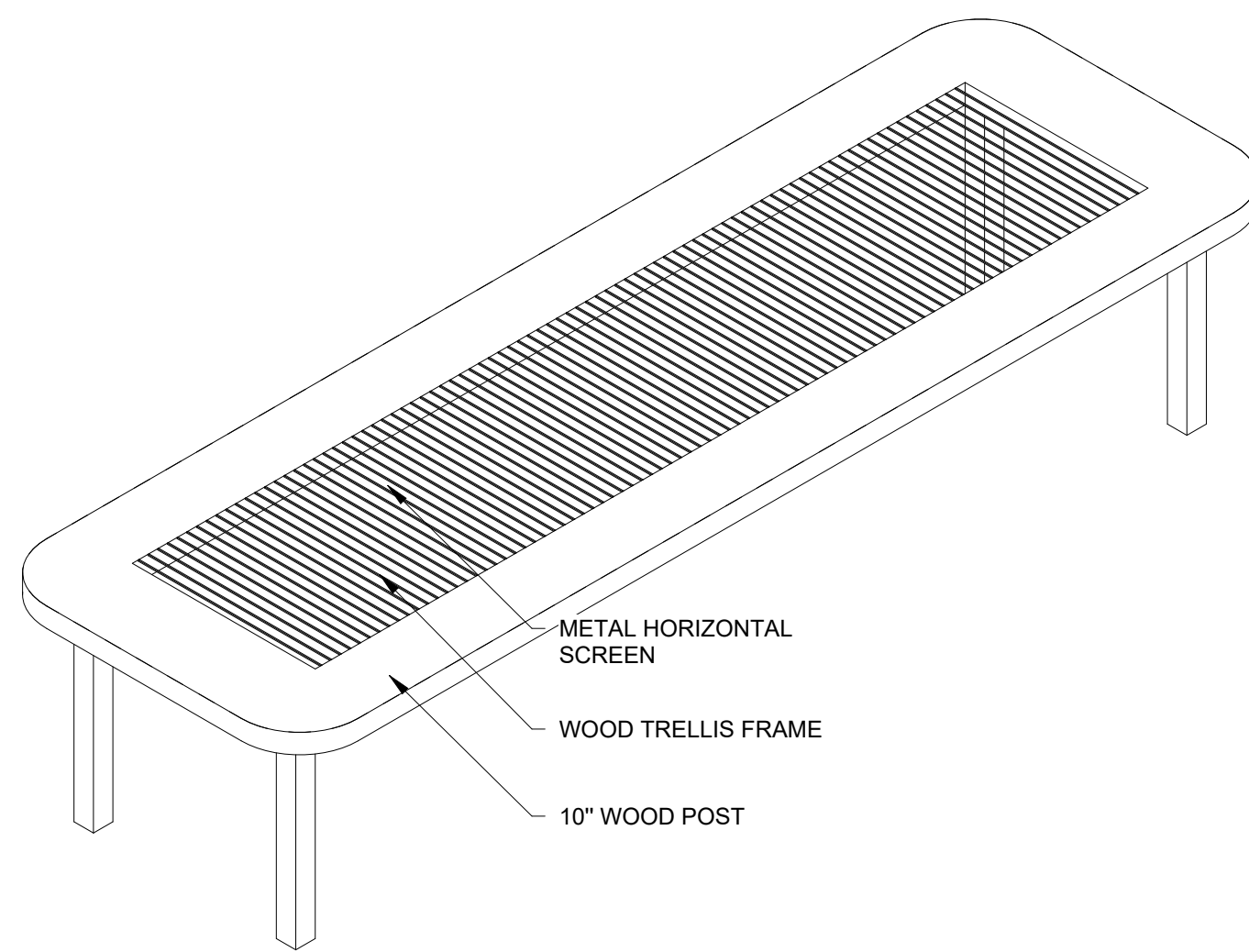


PLAN DETAIL

NOTE:
BASIS OF DESIGN ONLY. SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR TO BE APPROVED BY LANDSCAPE ARCHITECT



SECTION DETAIL



ISOMETRIC VIEW

A1

TRELLIS A
SCALE: 1/4" = 1'-0"

UTAH CITY - BLOCK 5 GREENLINE

WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2

260 WEST 1000 NORTH VINEYARD, UT 84058

60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

DATE REVISION

PROJECT NUMBER 23123

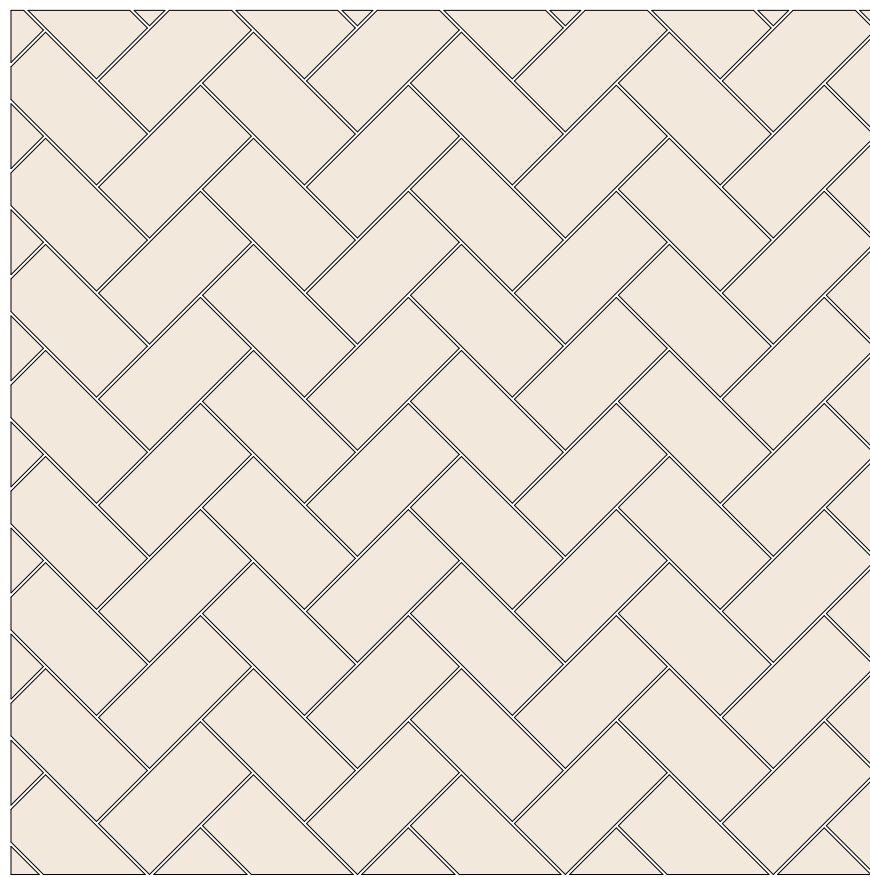
TRELLIS
DETAILS -
PHASE 2

LA434

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

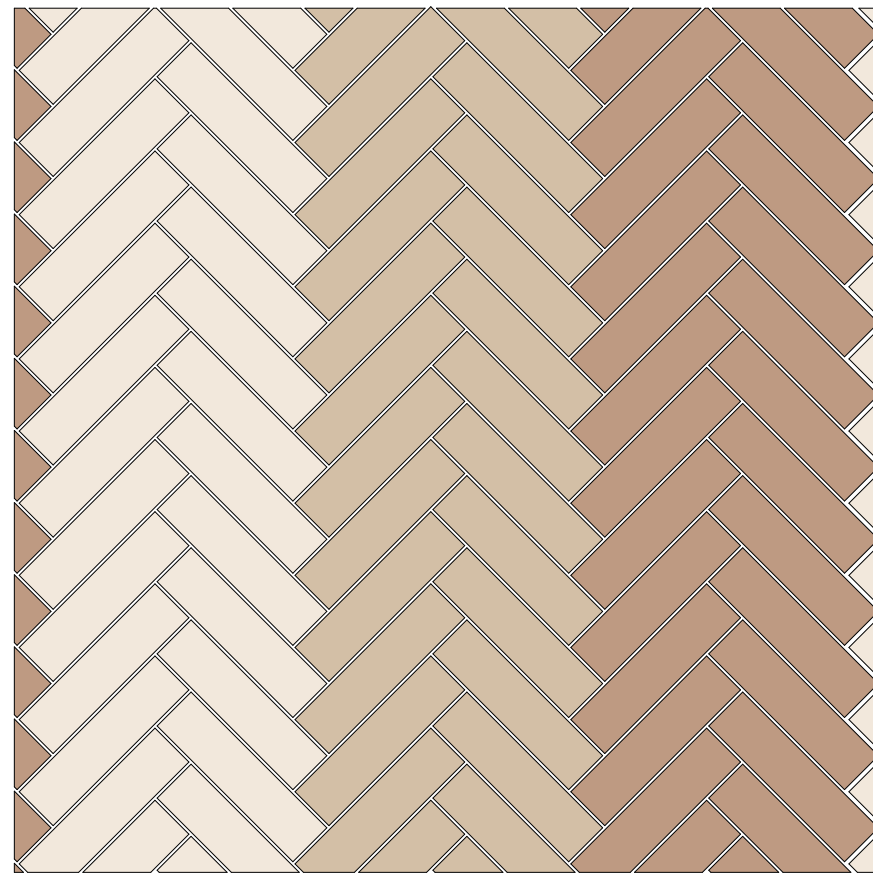
13/01/2026 6:01:04 p. m.

A
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E



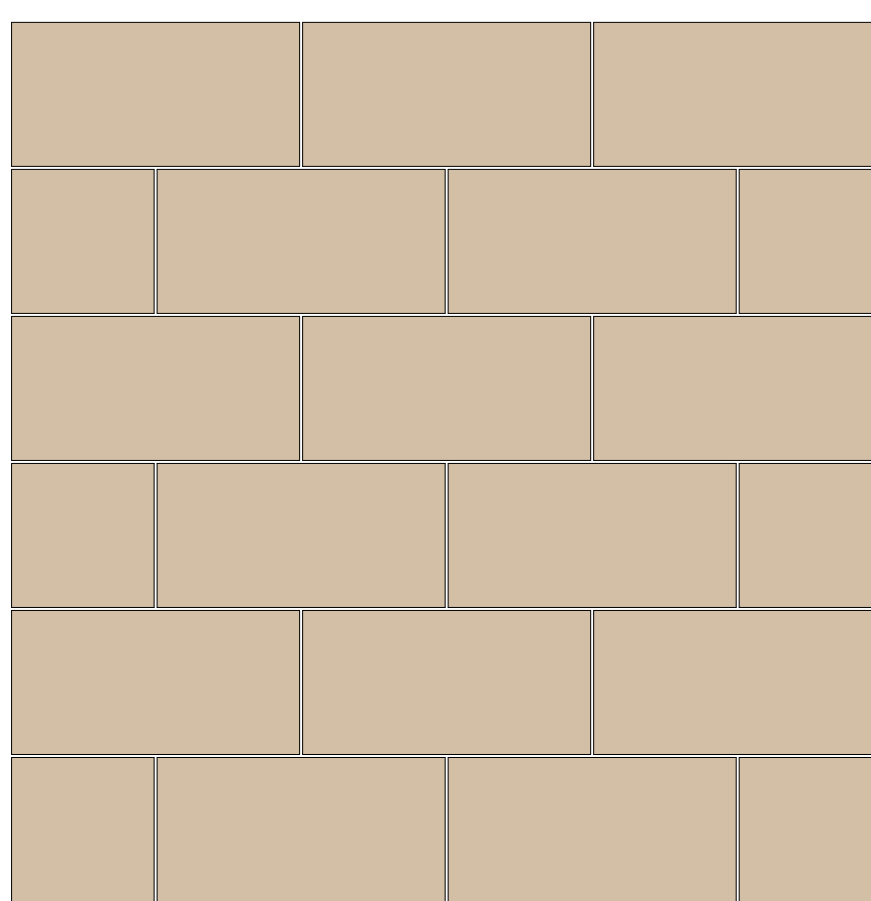
TYPE: ACKER-STONE-PAVER 6"x12"
PATTER: HERRINGBONE
COLOR: IVORY OR GRANADA WHITE

A1 ACKER STONE PAVER 6" X 12"
SCALE: 3/4" = 1'-0"



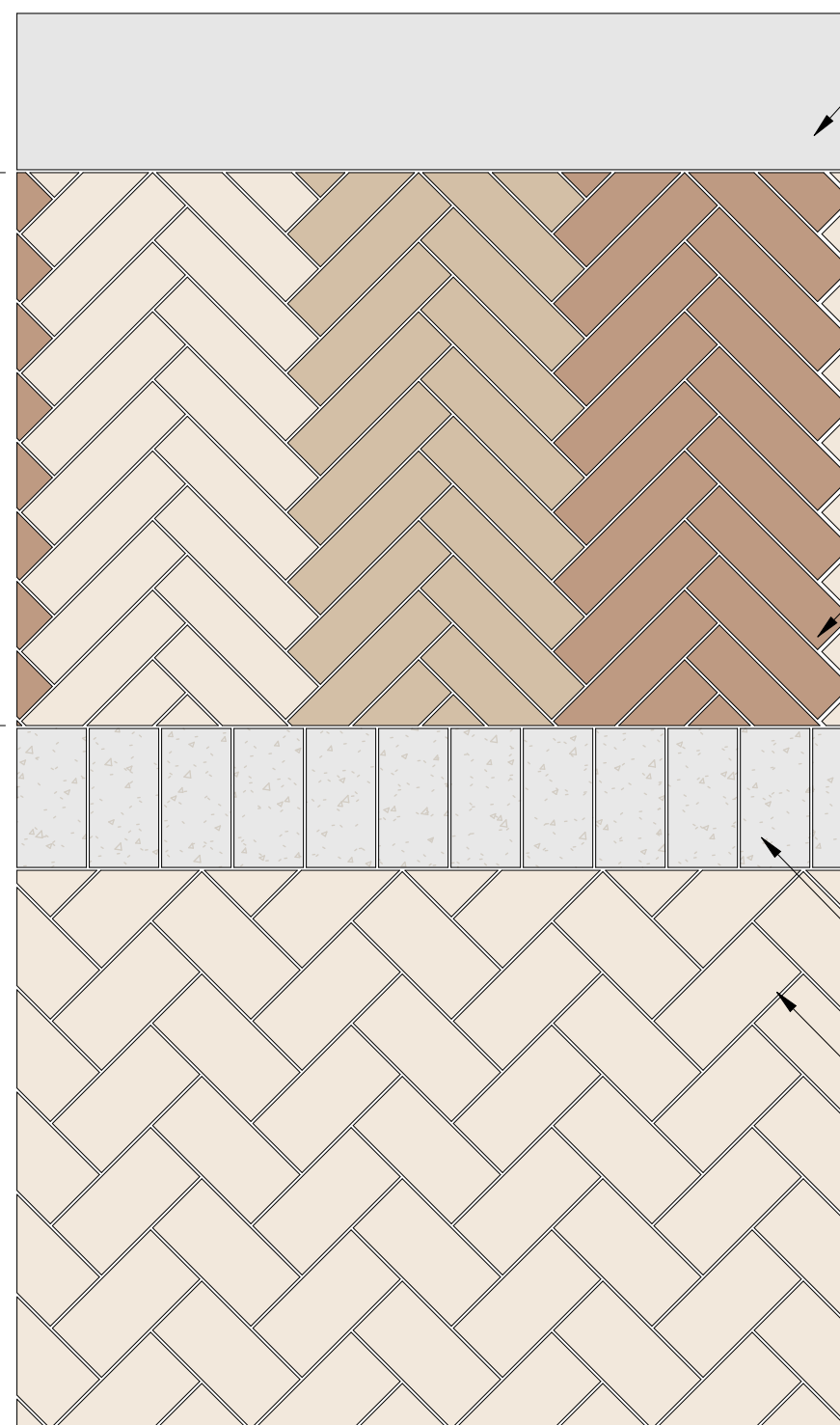
TYPE: ACKER-STONE PAVER 4" X 16"
PATTER: HERRINGBONE
COLOR: 3 VARIANT COLOR TONES,
SEE SPECS

A2 ACKER STONE PAVER 4" X 16"
SCALE: 3/4" = 1'-0"



TYPE: ACKER-STONE PAVER PALAZZO
12"x24"
PATTERN: RUNNING BOND
COLOR: BENTLEY WHITE FM MONACO

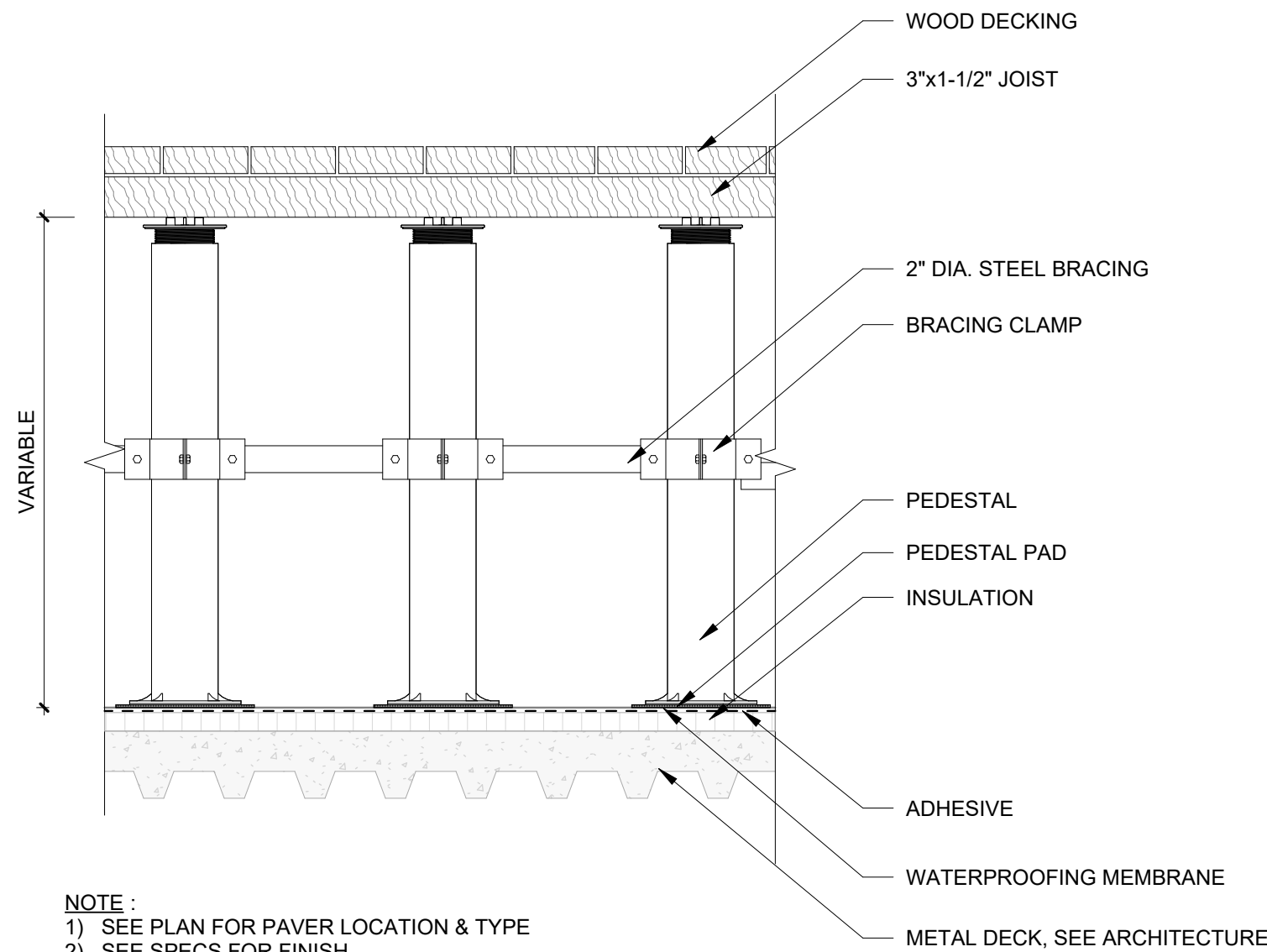
A4 ACKER STONE PAVER 12" X 24"
SCALE: 3/4" = 1'-0"



CONCRETE PAVER BANDING
ACKER-STONE PAVERS 6"x12"
COLOR: LIGHT SALTE

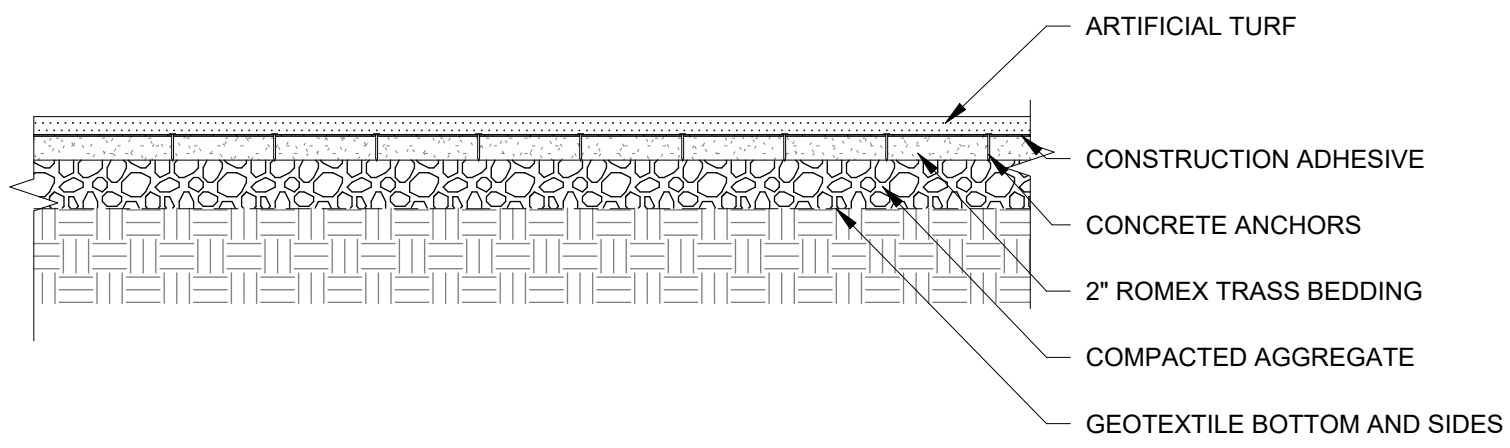
ACKER-STONE PAVER
PALAZZO 6"x12"

A6 CONCRETE PAVER BANDING
SCALE: 3/4" = 1'-0"



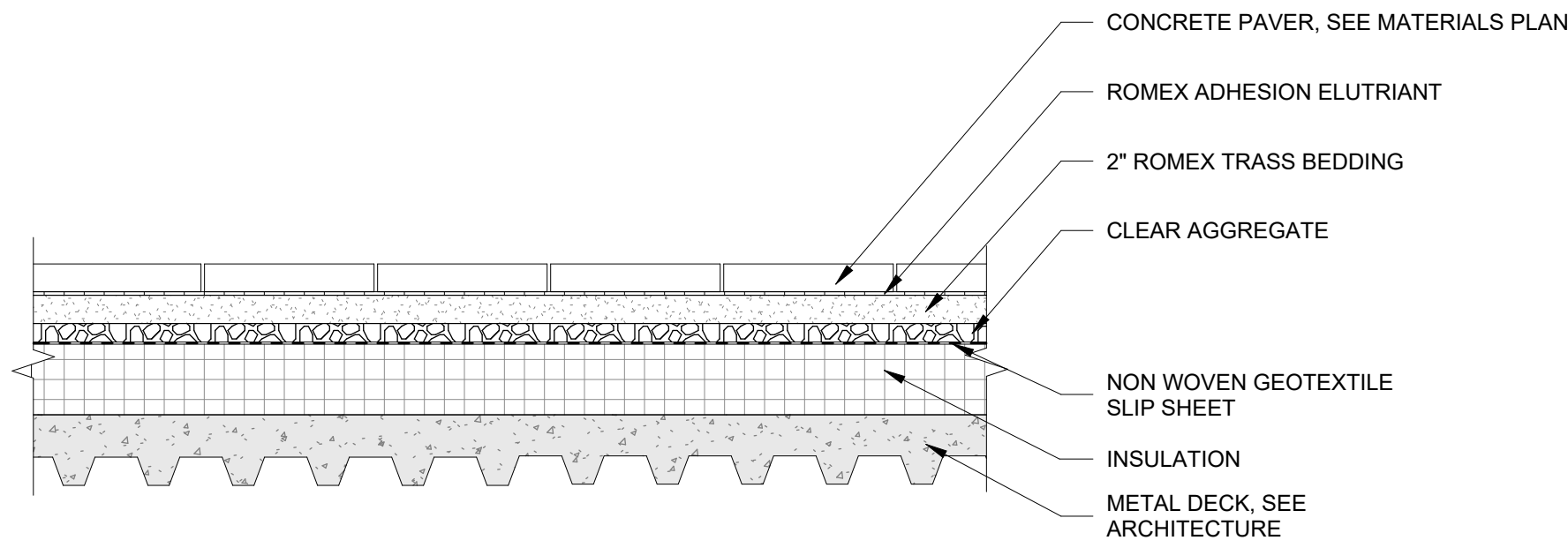
NOTE :
1) SEE PLAN FOR PAVER LOCATION & TYPE
2) SEE SPECS FOR FINISH

B1 PEDESTAL SYSTEM WOOD DECK
SCALE: 1" = 1'-0"



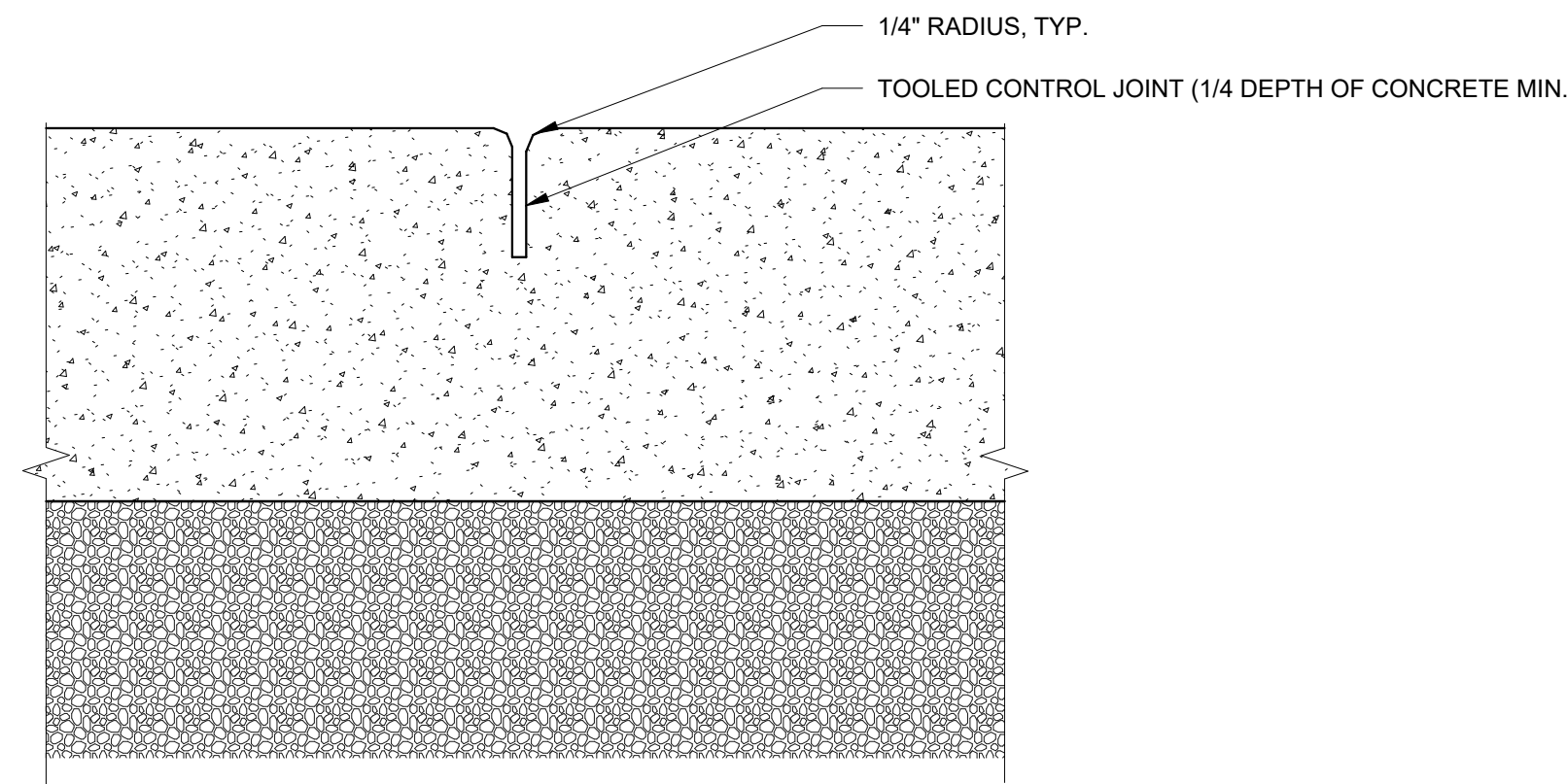
ARTIFICIAL TURF
CONSTRUCTION ADHESIVE
CONCRETE ANCHORS
2" ROMEX TRASS BEDDING
COMPACTED AGGREGATE
GEOTEXTILE BOTTOM AND SIDES

B2 ARTIFICIAL TURF
SCALE: 3/4" = 1'-0"



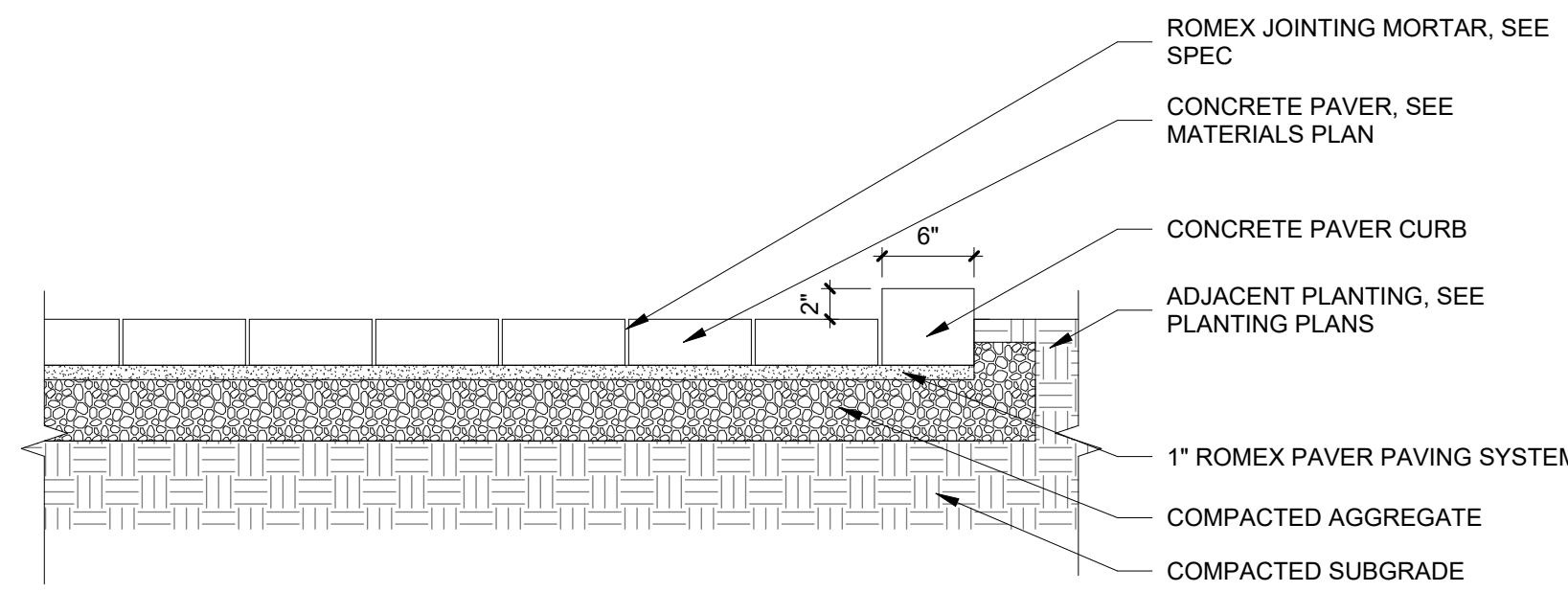
NOTE :
1) SEE PLAN FOR PAVER LOCATION & TYPE
2) SEE SPECS FOR FINISH

B4 ROMEX PAVER SYSTEM ON INSULATED SLAB
SCALE: 1" = 1'-0"



NOTE:
1. ALL CONCRETE PAVING TO HAVE A LIGHT BROOM FINISH UNLESS OTHERWISE
NOTED. APPLY BROOM FINISH AFTER TOOLING JOINTS. NO SHINER BRANDS.

D6 CONTROL JOINT
SCALE: 6" = 1'-0"



NOTE :
1) SEE PLAN FOR PAVER LOCATION & TYPE
2) SEE SPECS FOR FINISH

B6 CONCRETE PAVERS AND CURB
SCALE: 1" = 1'-0"

UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2
260 WEST 1000 NORTH VINEYARD, UT 84058
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DATE REVISION

PROJECT NUMBER 23123

TYPICAL
PAVING
DETAILS -
PHASE 2

LA440

13/01/2026 6:01:05 p. m.

A

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0' 1' 2'

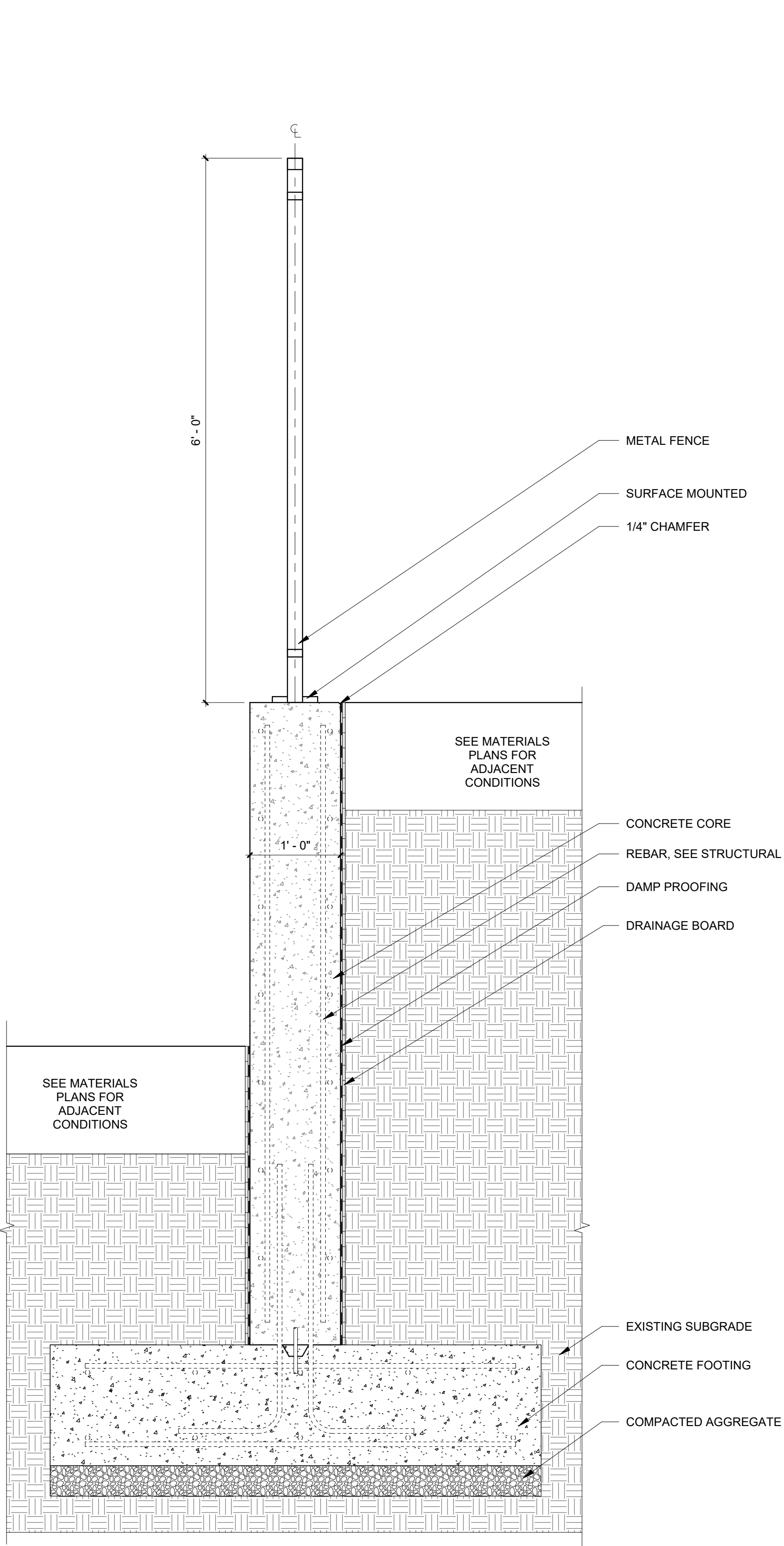
REFERENCE NOTES

DATE REVISION

PROJECT NUMBER 23123

TYPICAL
WALL
DETAILS -
PHASE 2

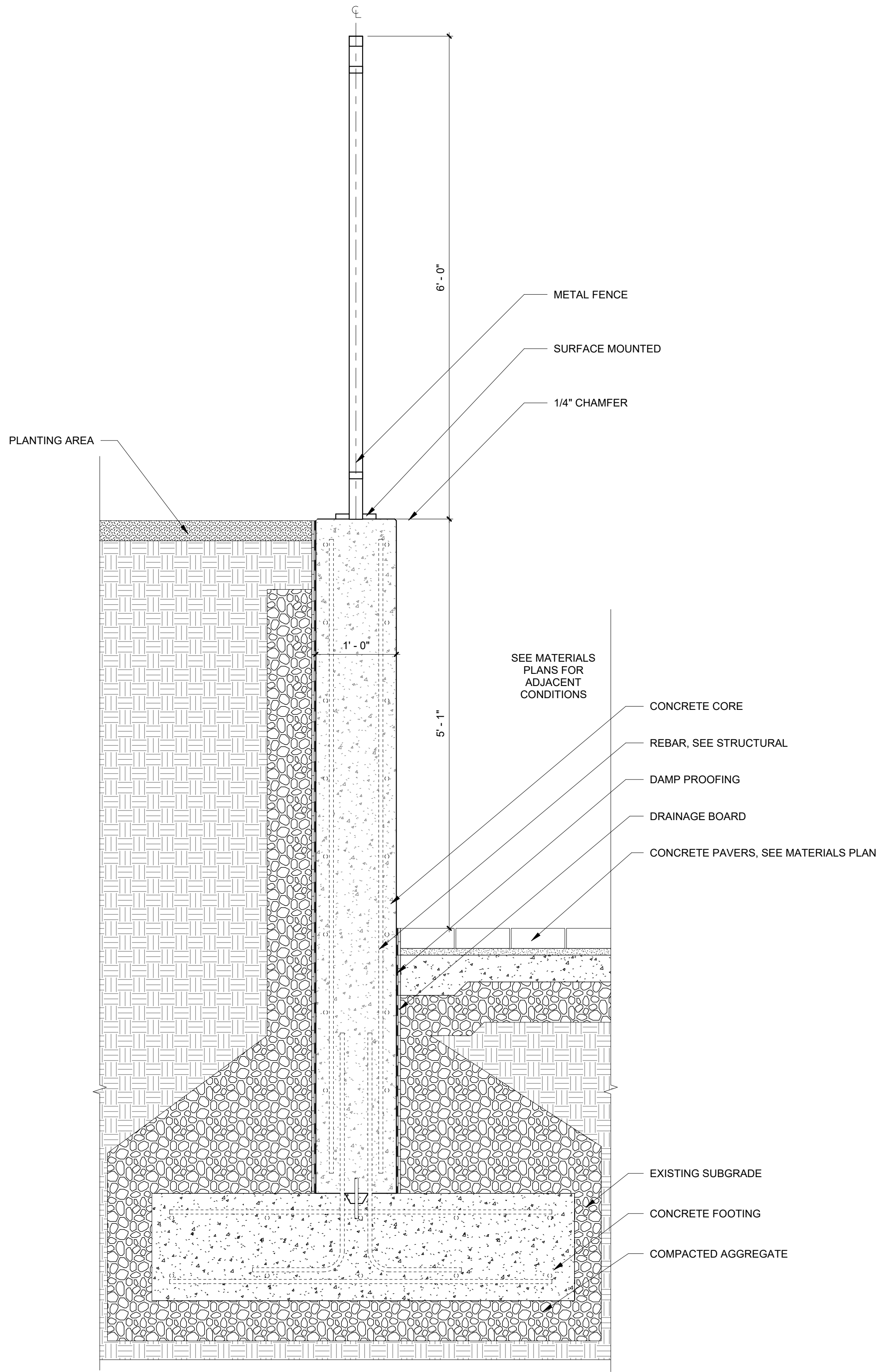
LA450



A1

TYPICAL CONCRETE WALL ON GRADE WITH FENCE DETAIL

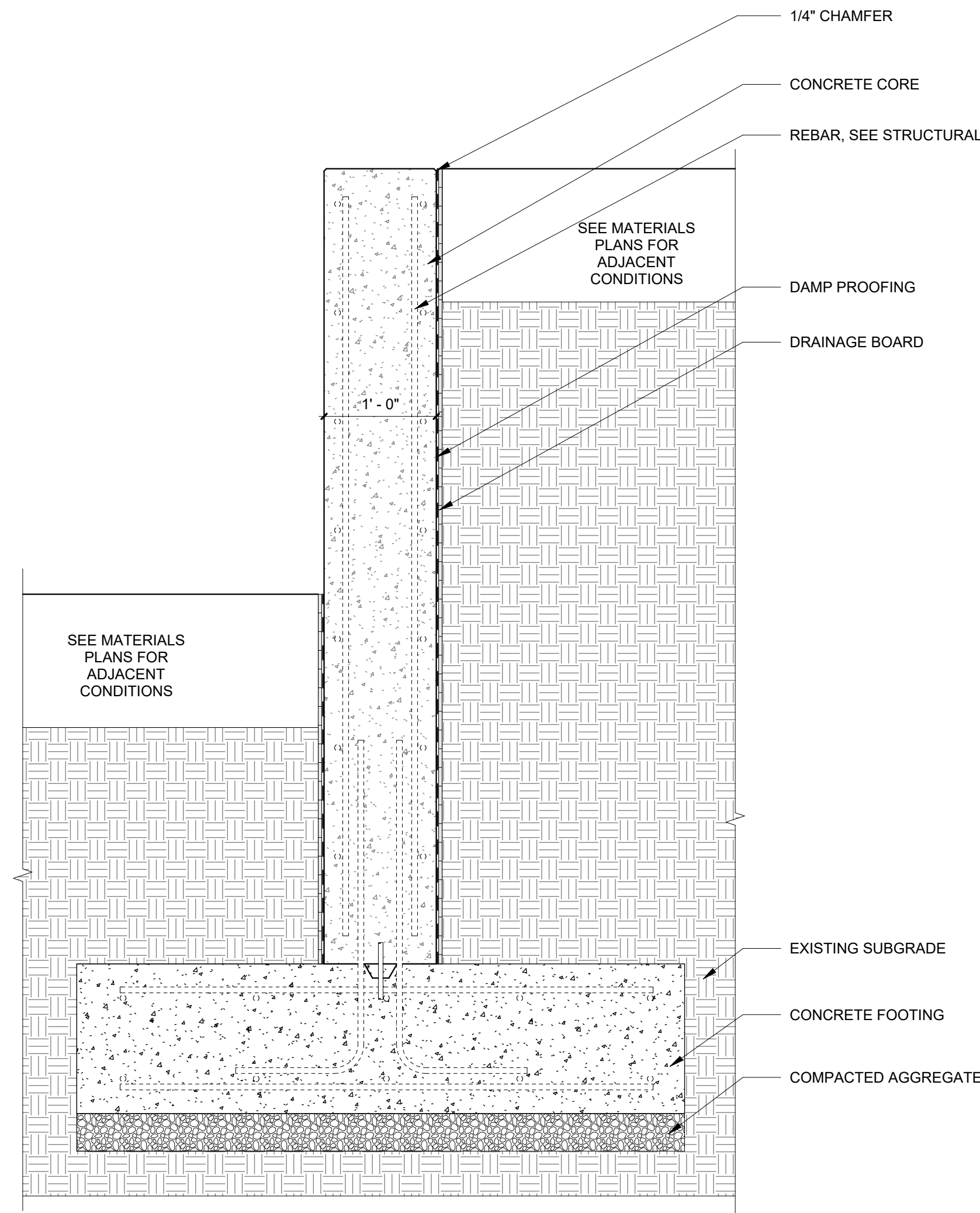
SCALE: 1" = 1'-0"



A3

TYPICAL CONCRETE WALL ON GRADE WITH FENCE DETAIL

SCALE: 1" = 1'-0"



A5

TYPICAL CONCRETE WALL

SCALE: 1" = 1'-0"

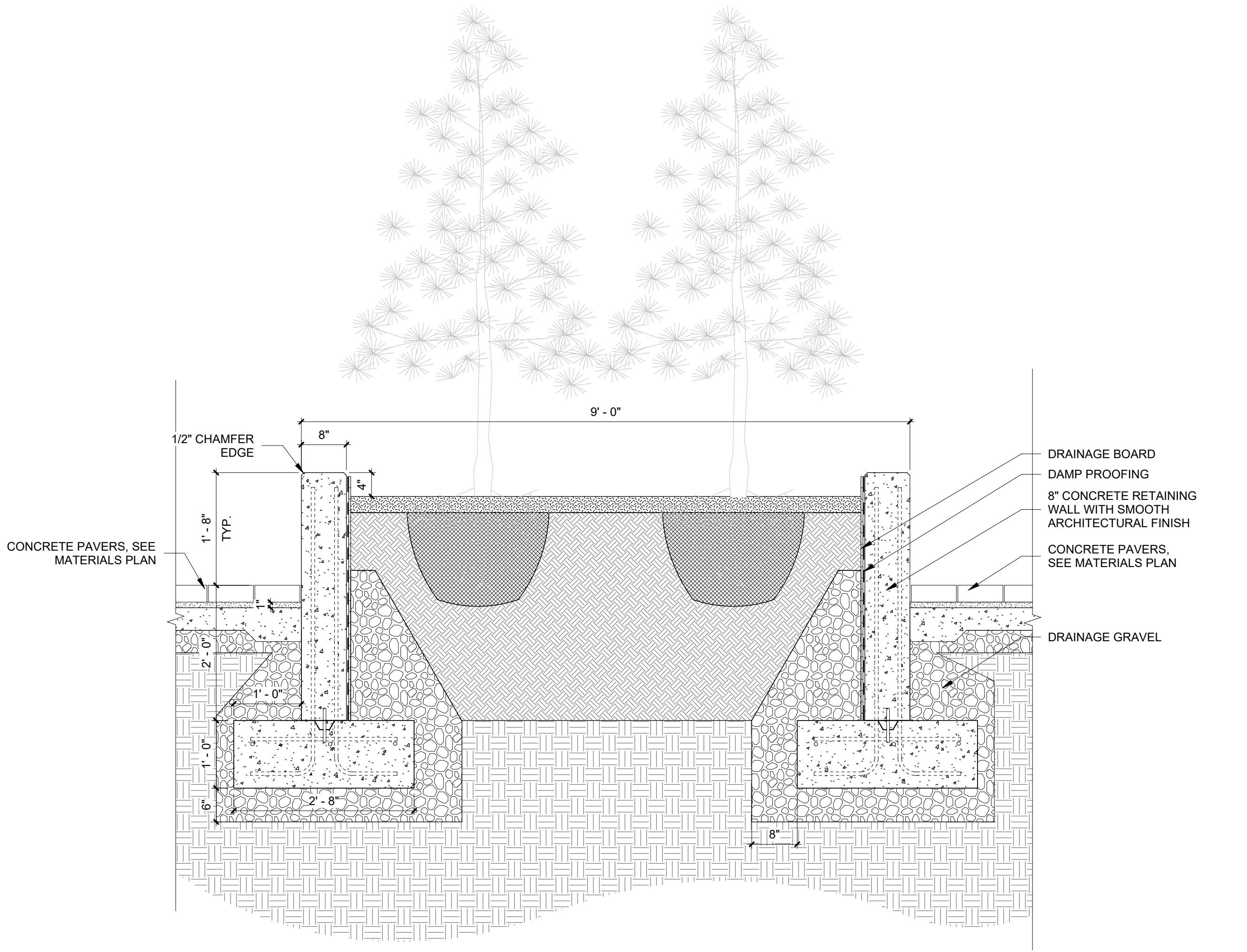
13/01/2026 6:01:08 p. m.

A B C D E

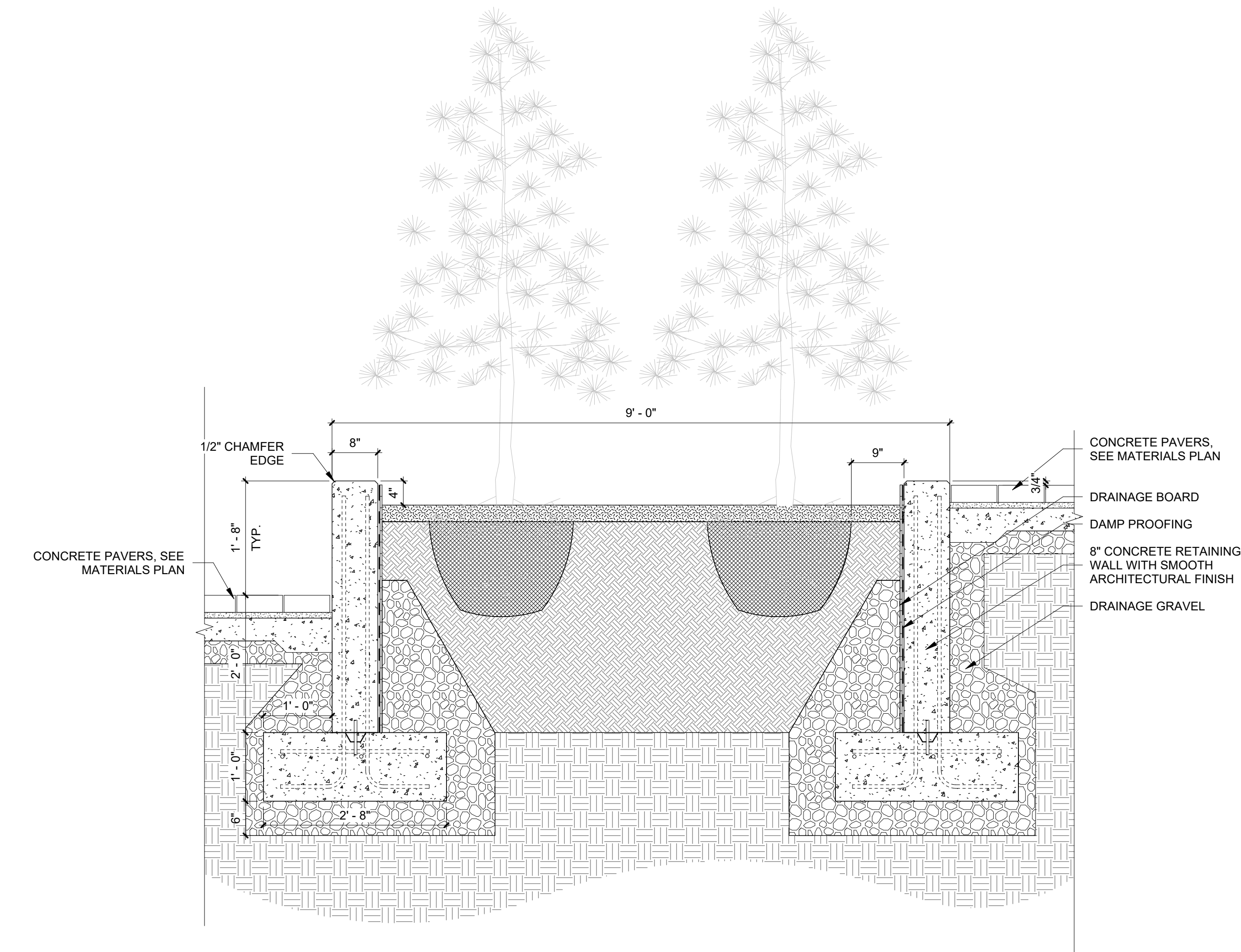


REFERENCE NOTES

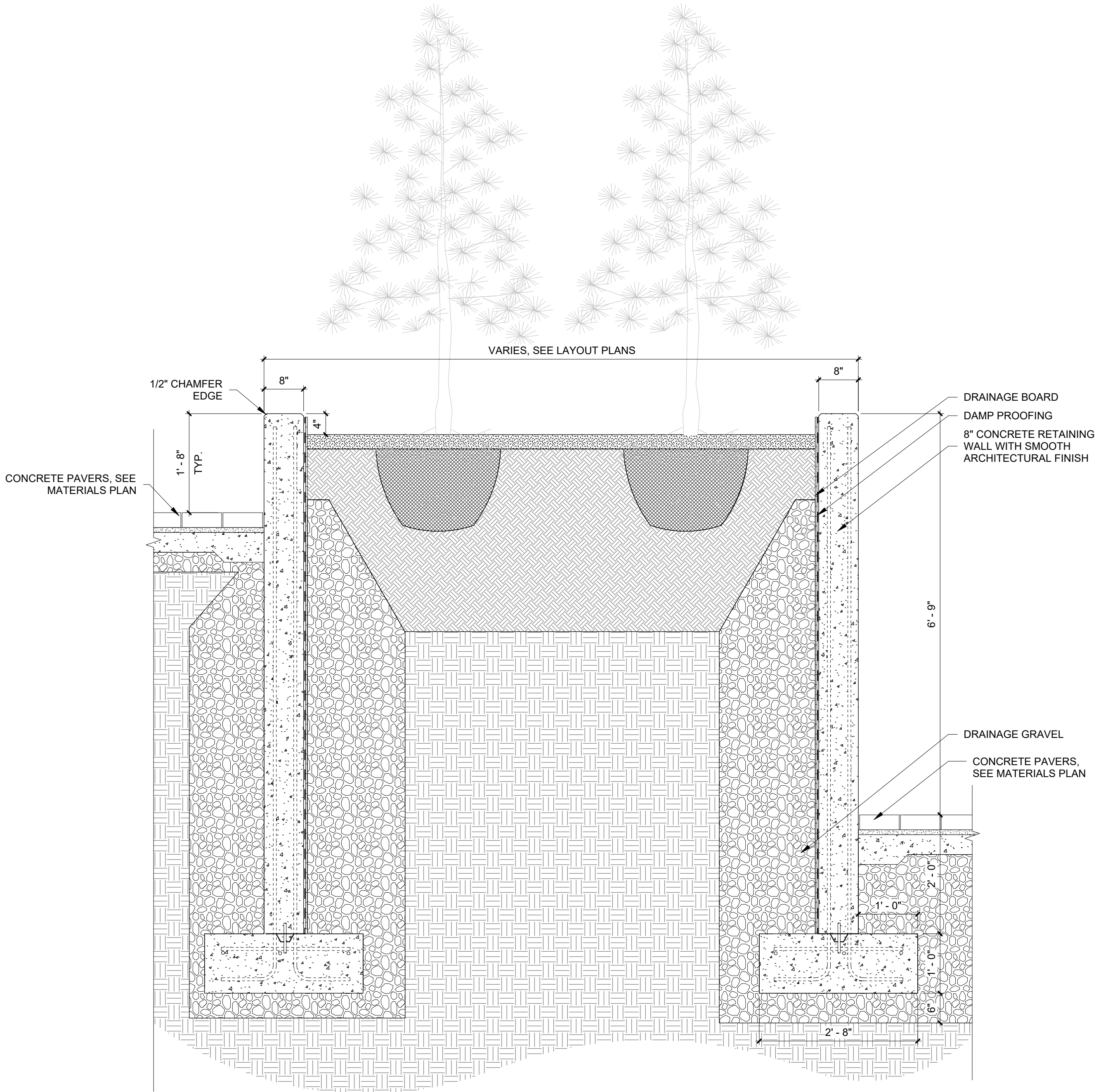
C1 9'x9' RAISED STONE PLANTER DETAIL
SCALE: 3/4" = 1'-0"



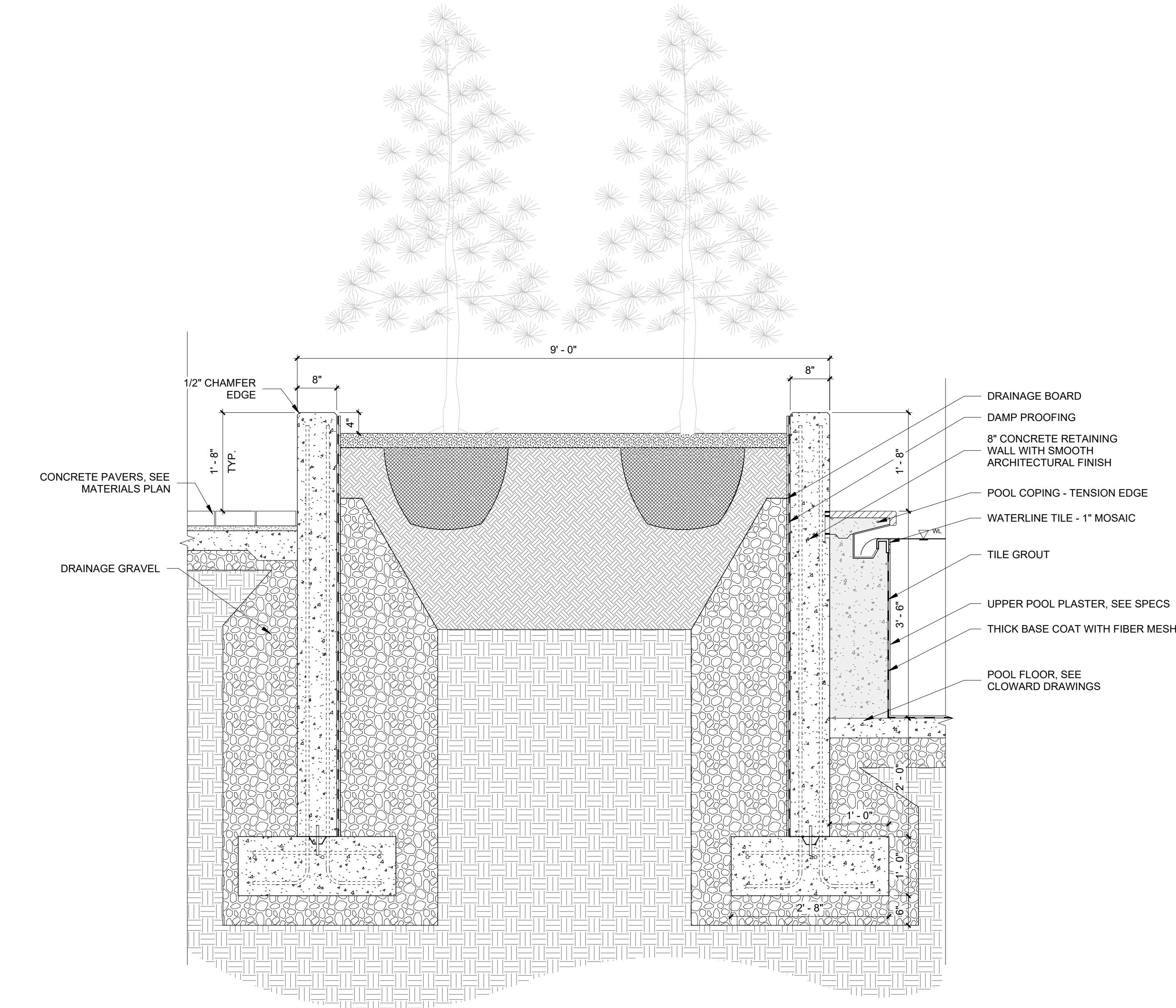
C4 7'x9' RAISED STONE PLANTER DETAIL
SCALE: 3/4" = 1'-0"



A1 MAIN POOL ENTRANCE RAISED STONE PLANTER DETAIL
SCALE: 3/4" = 1'-0"



A4 MAIN POOL RAISED STONE PLANTER DETAIL
SCALE: 3/4" = 1'-0"



UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2
260 WEST 1000 NORTH VINEYARD, UT 84058
60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

DATE REVISION

PROJECT NUMBER 23123

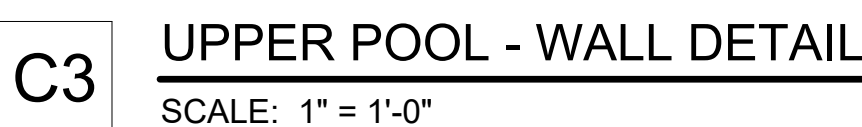
TYPICAL
WALL
DETAILS -
PHASE 2

LA451

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730 Pacific Avenue - Salt Lake City, Utah 84104
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C1 QUIET SPA STAIR - PLAN DETAIL
SCALE: 3/8" = 1'-0"

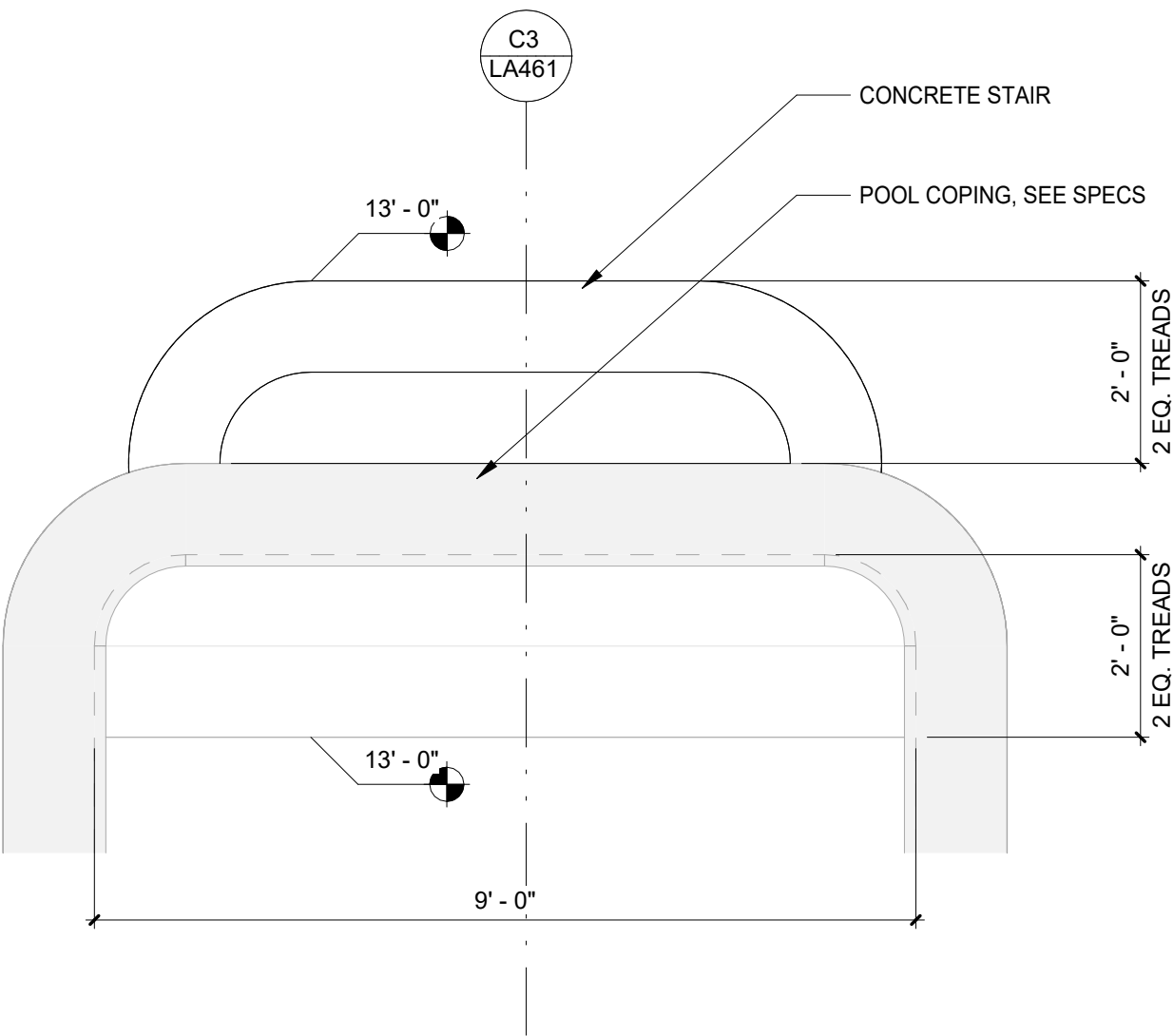


13/01/2026 6:01:17 p.m.

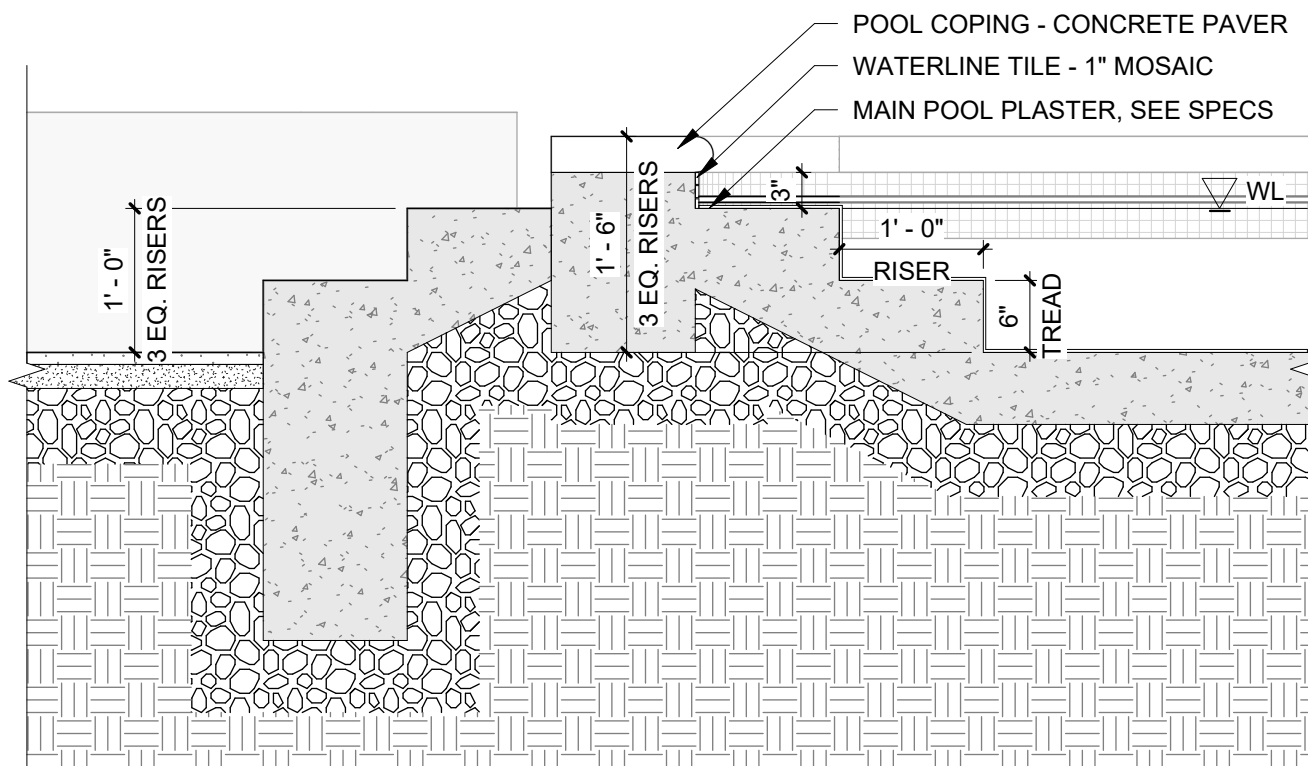
A
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G

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5
6

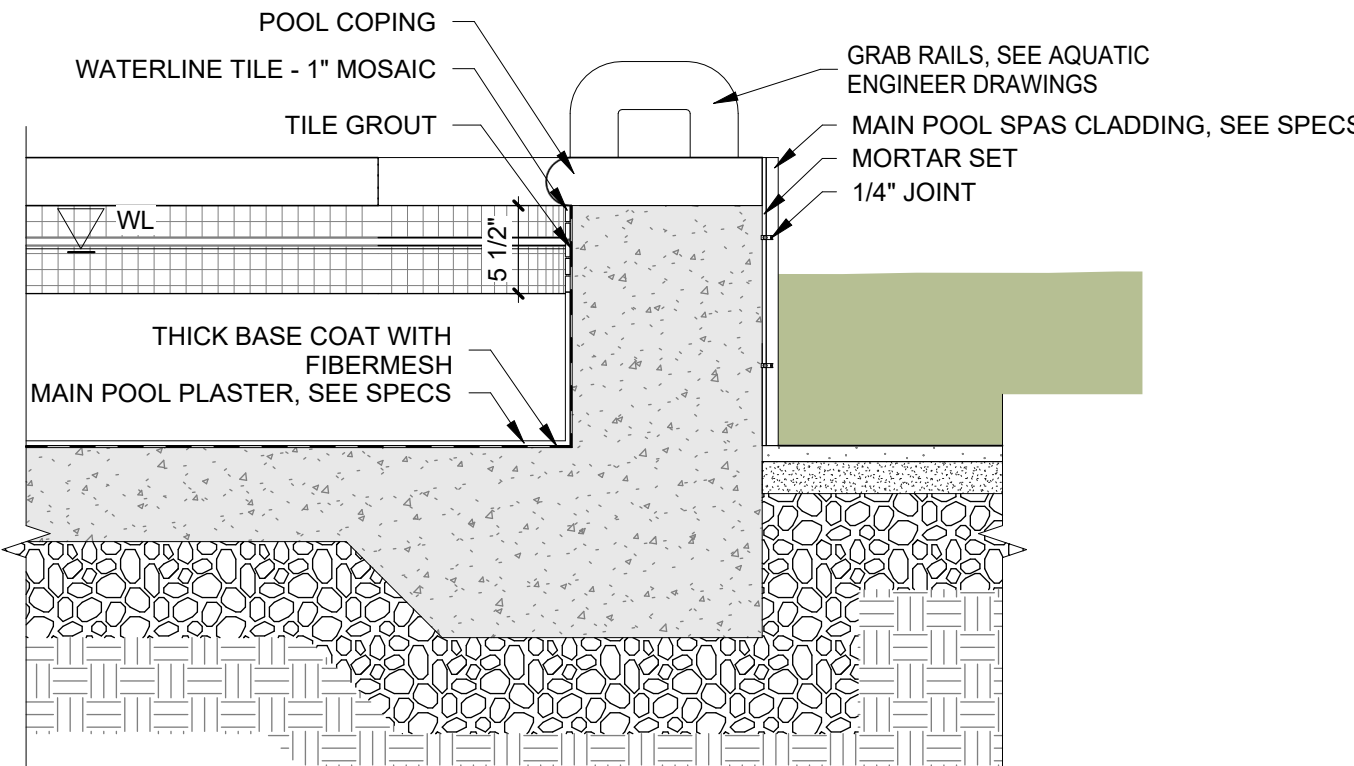
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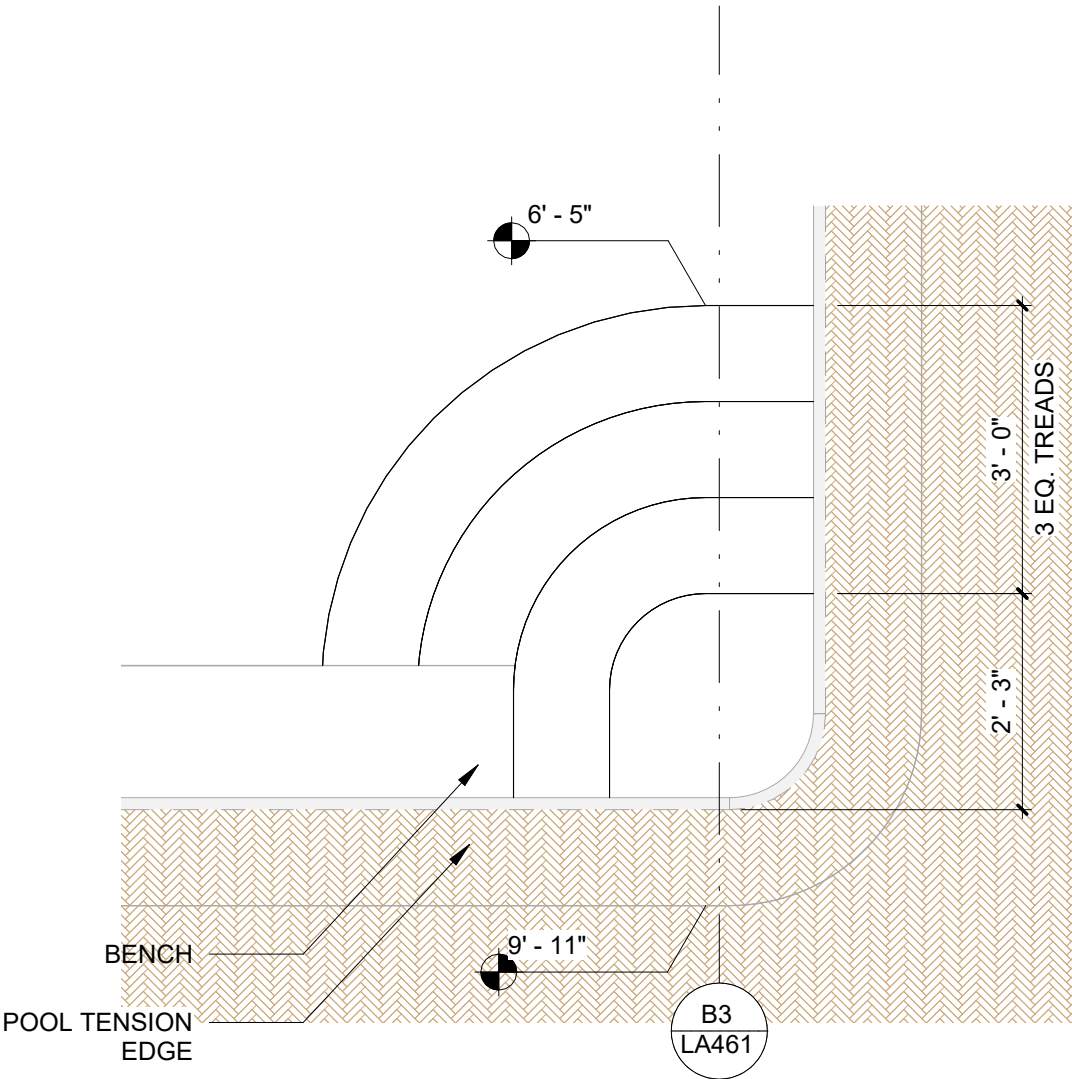
C1 MAIN POOL SPA STAIRS - PLAN DETAIL
SCALE: 1/2" = 1'-0"



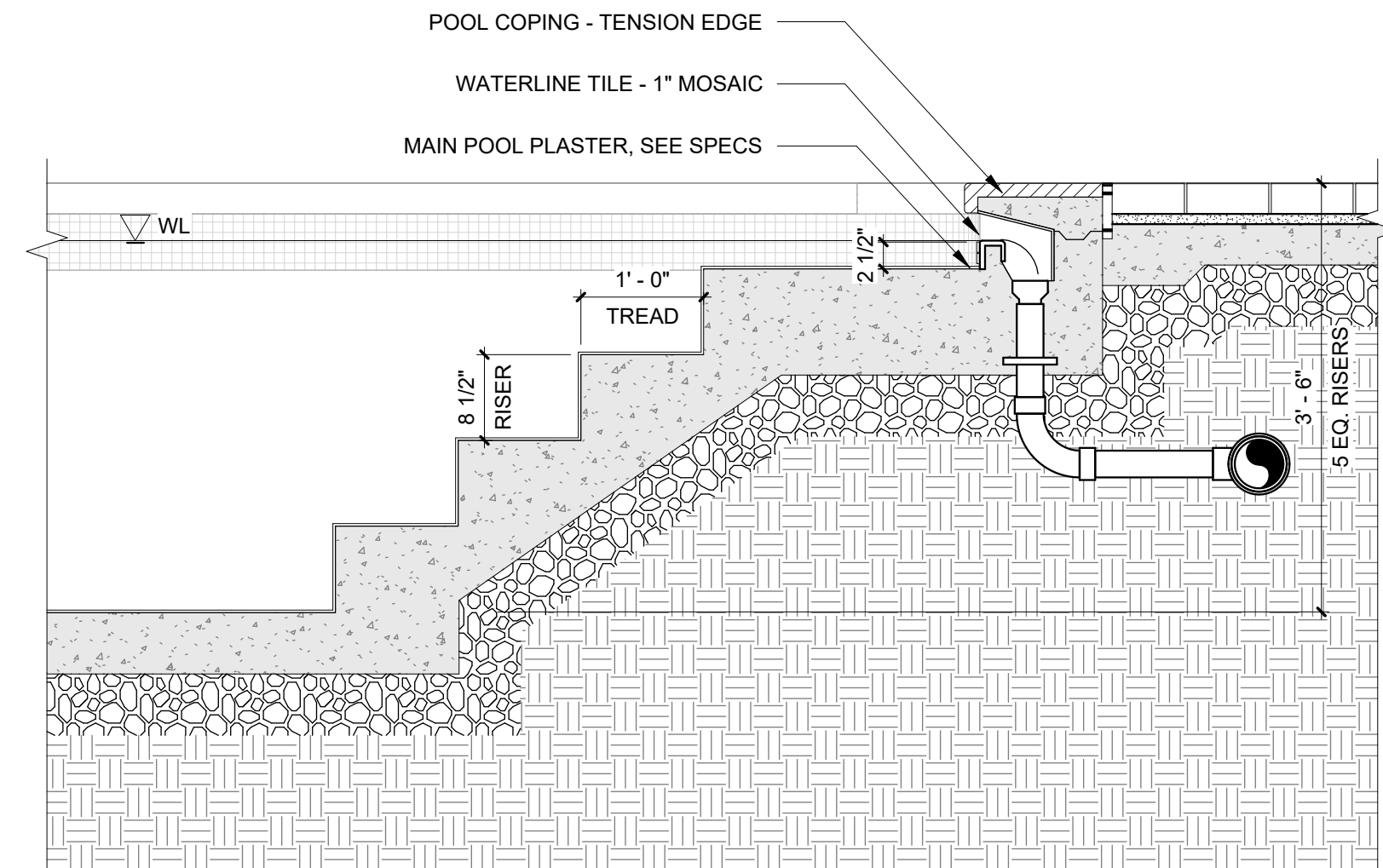
C3 MAIN POOL SPA STAIRS - SECTION DETAIL
SCALE: 3/4" = 1'-0"



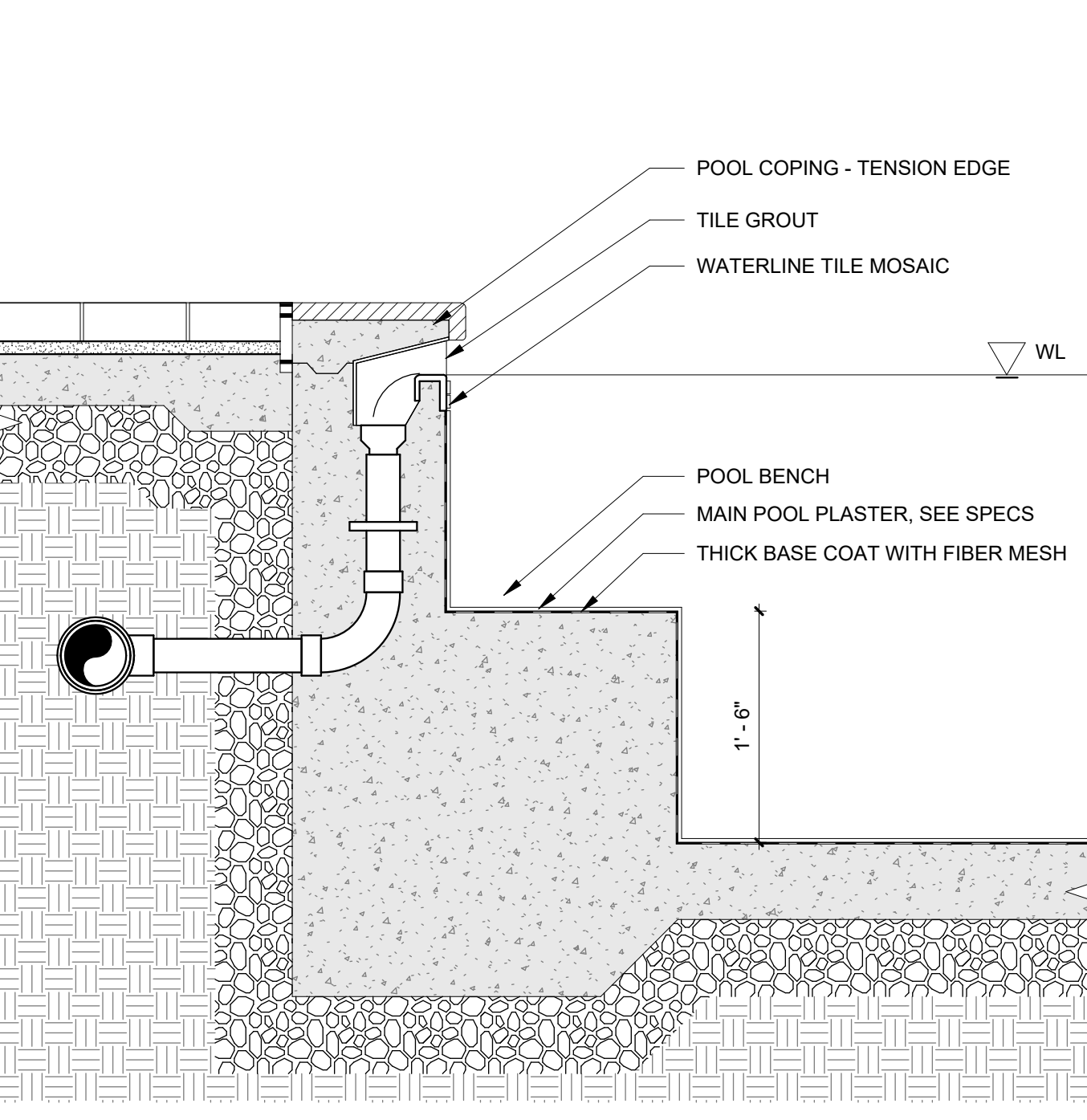
C5 MAIN POOL SPAS WALL DETAIL
SCALE: 1" = 1'-0"



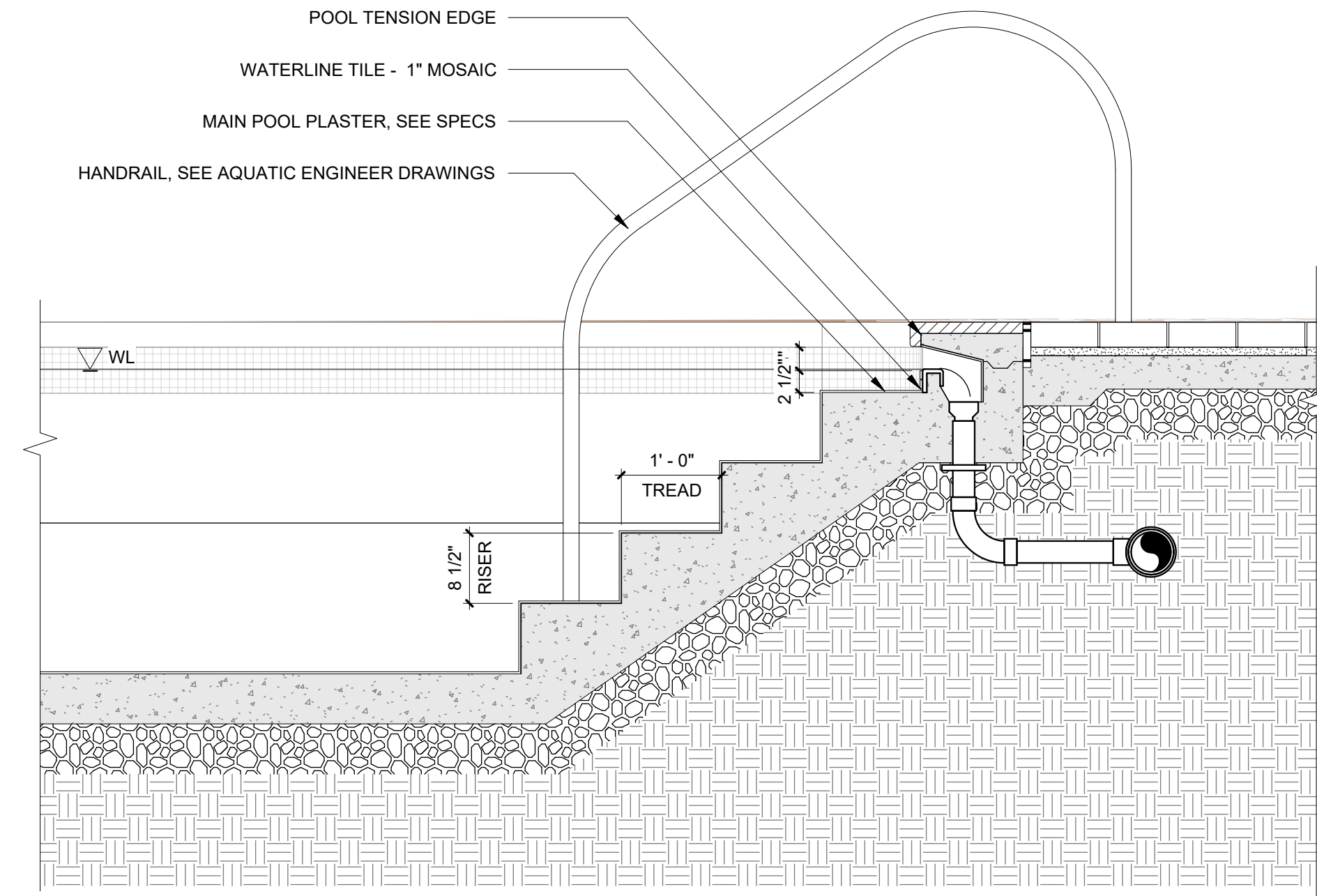
B1 MAIN POOL STAIRS A - PLAN DETAIL
SCALE: 1/2" = 1'-0"



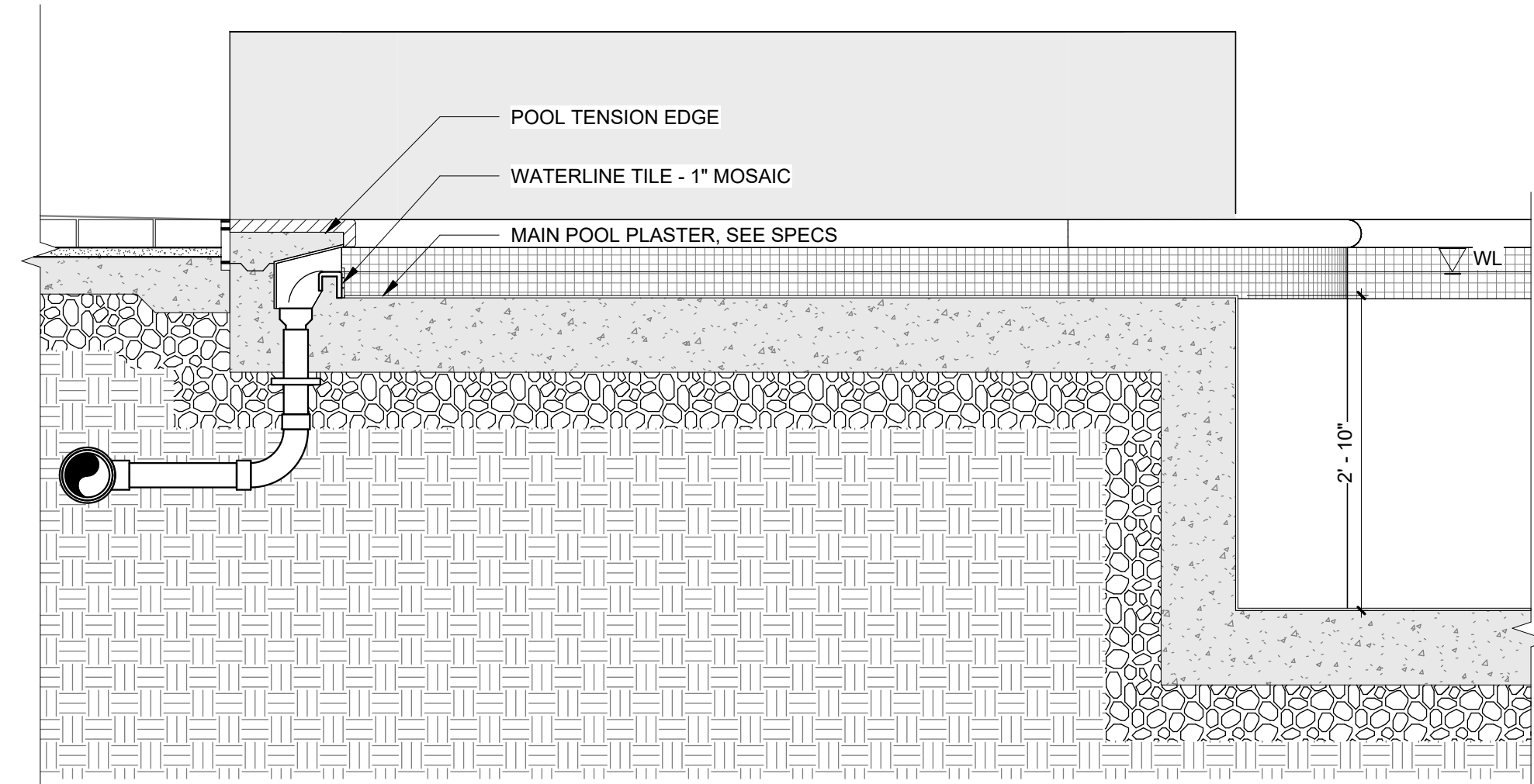
B3 MAIN POOL STAIRS A - SECTION DETAIL
SCALE: 3/4" = 1'-0"



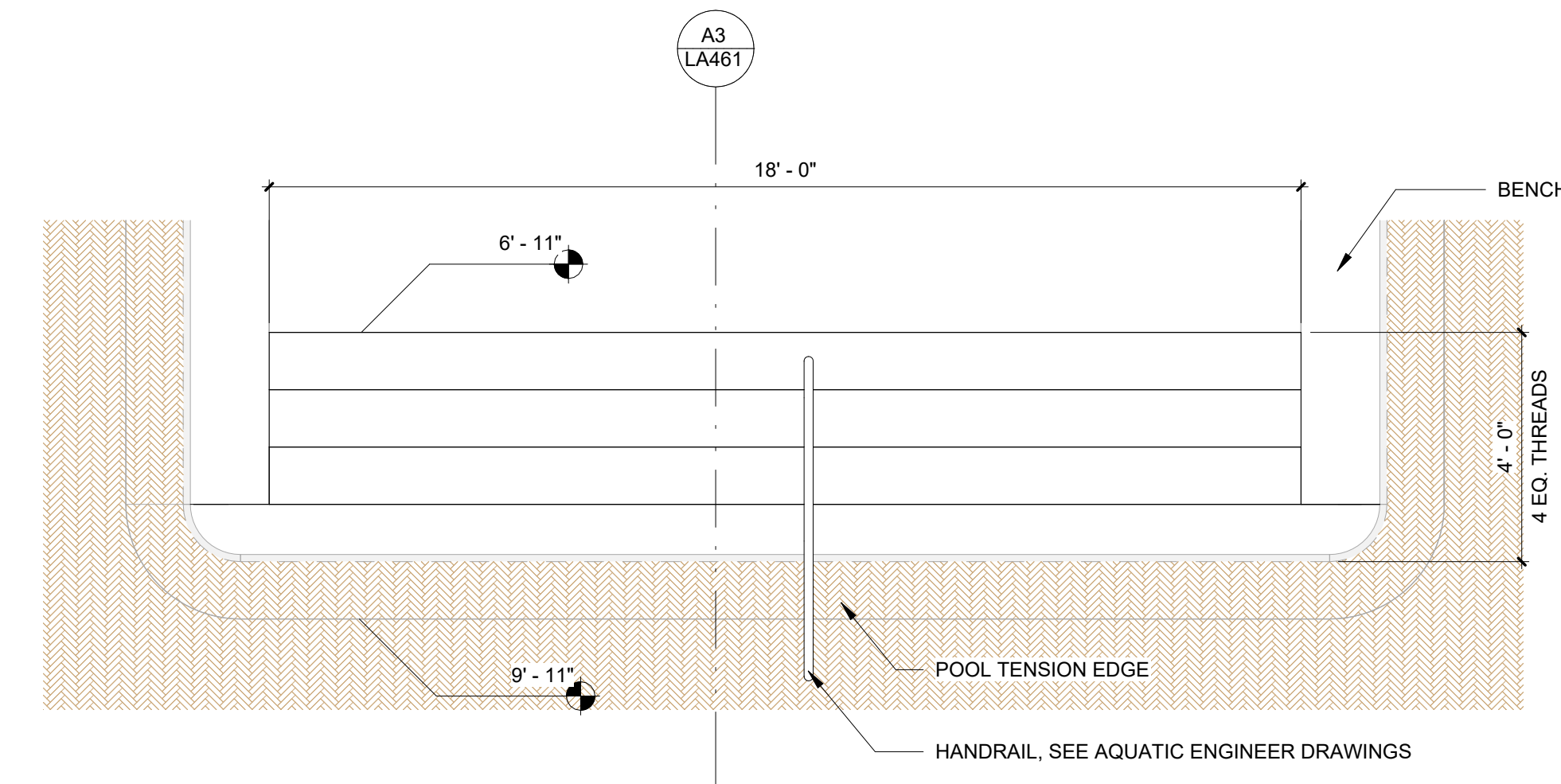
B5 MAIN POOL WALL DETAIL
SCALE: 1" = 1'-0"



A3 MAIN POOL STAIRS B - SECTION DETAIL
SCALE: 3/4" = 1'-0"



A5 MAIN POOL SUN SHELF - SECTION DETAIL
SCALE: 3/4" = 1'-0"



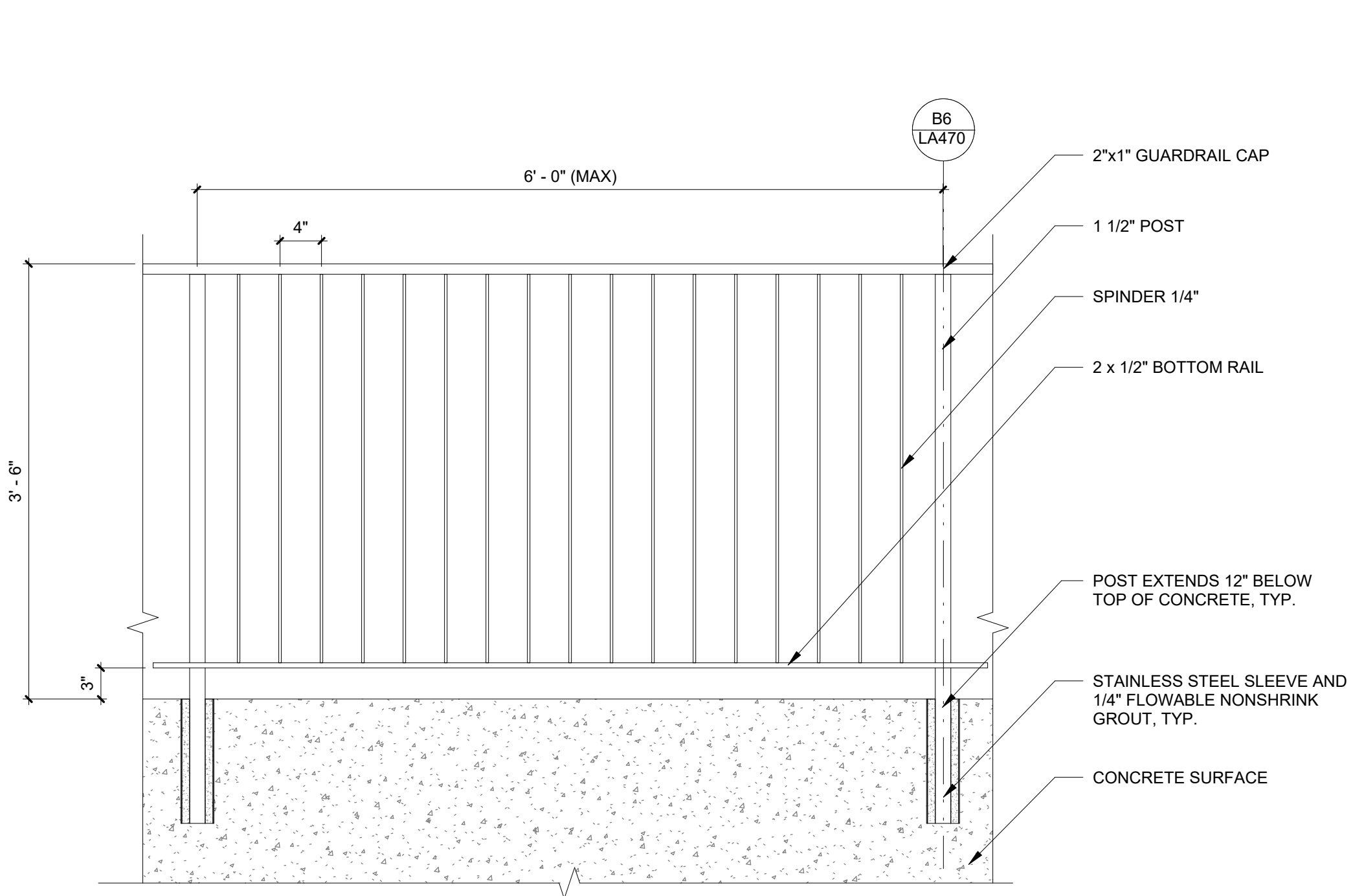
A1 MAIN POOL STAIR B - PLAN DETAIL
SCALE: 3/8" = 1'-0"

13/01/2026 6:01:18 p. m.

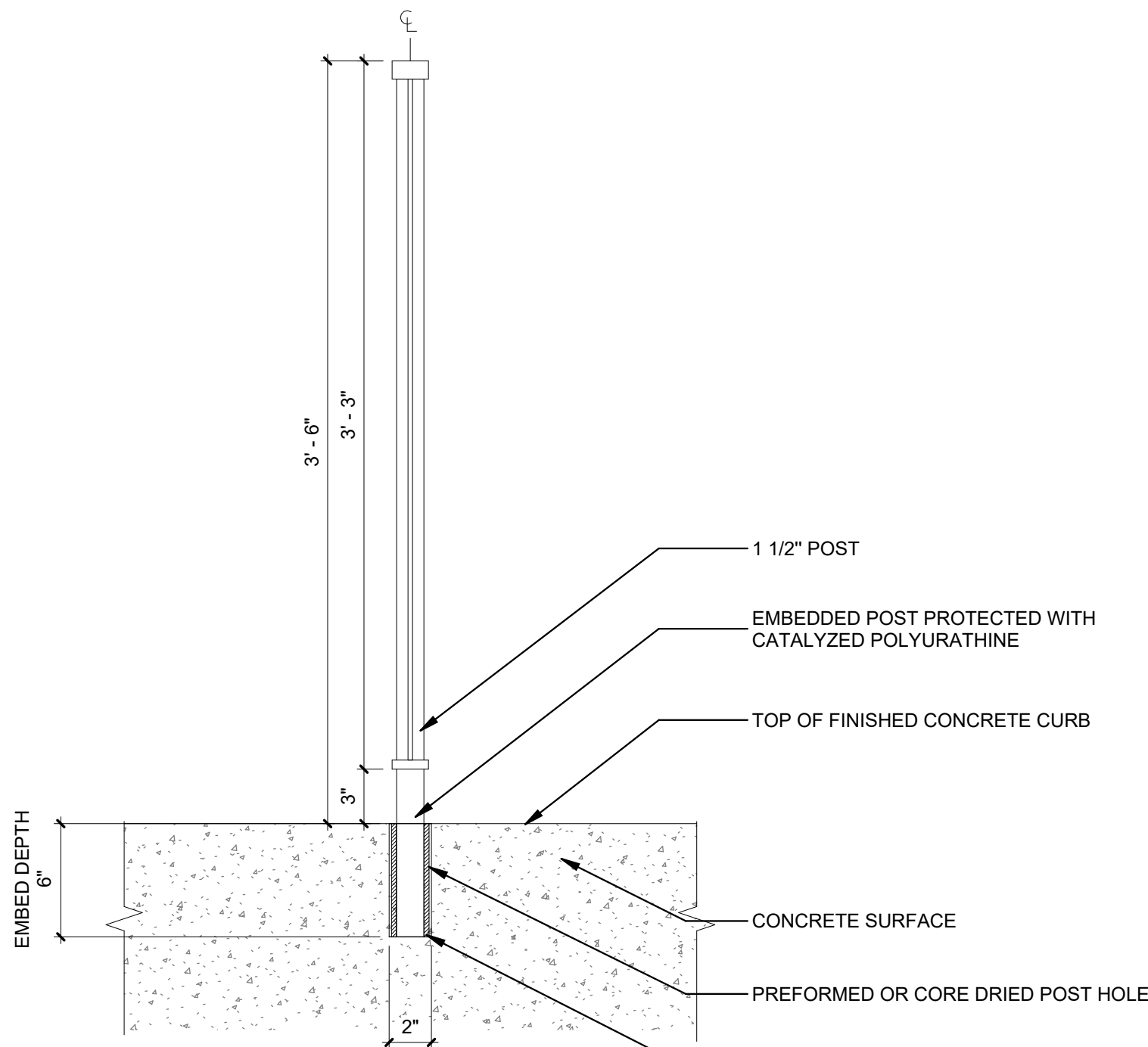
A B C D E

0' 1' 2'

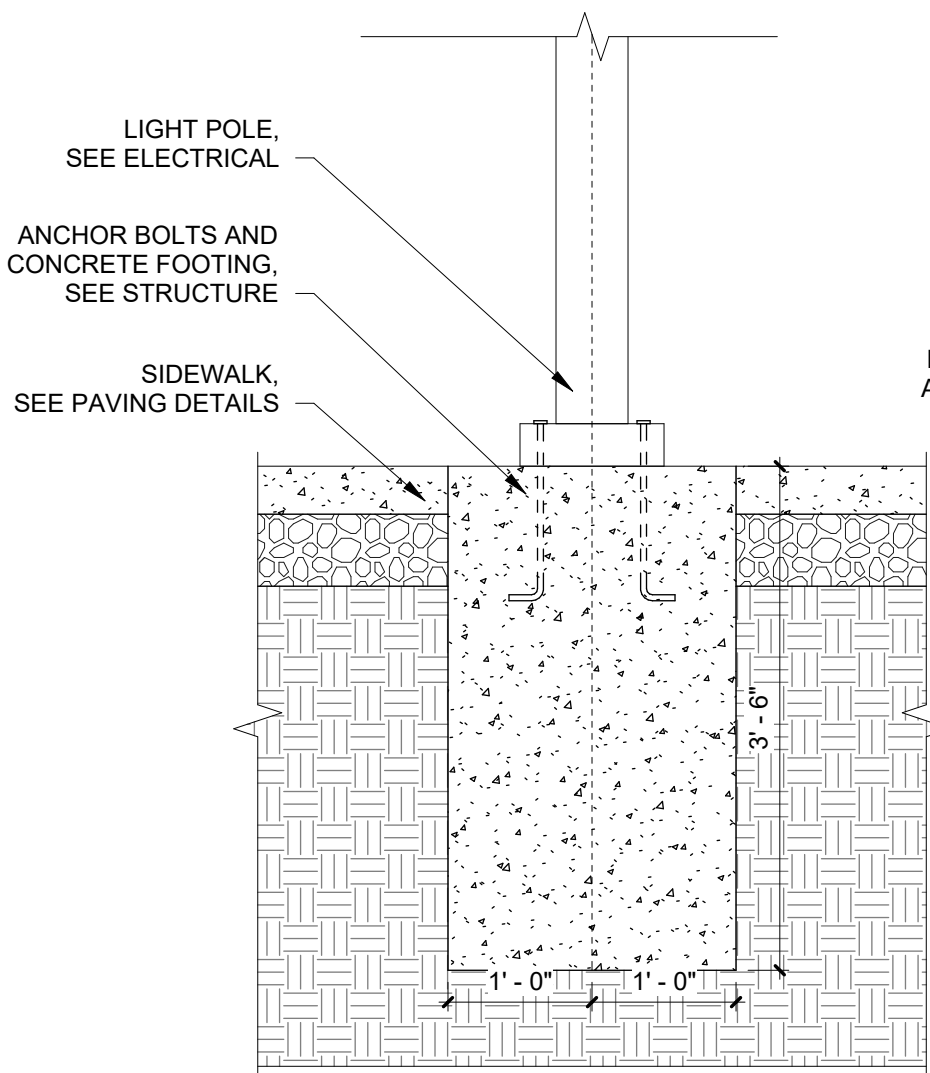
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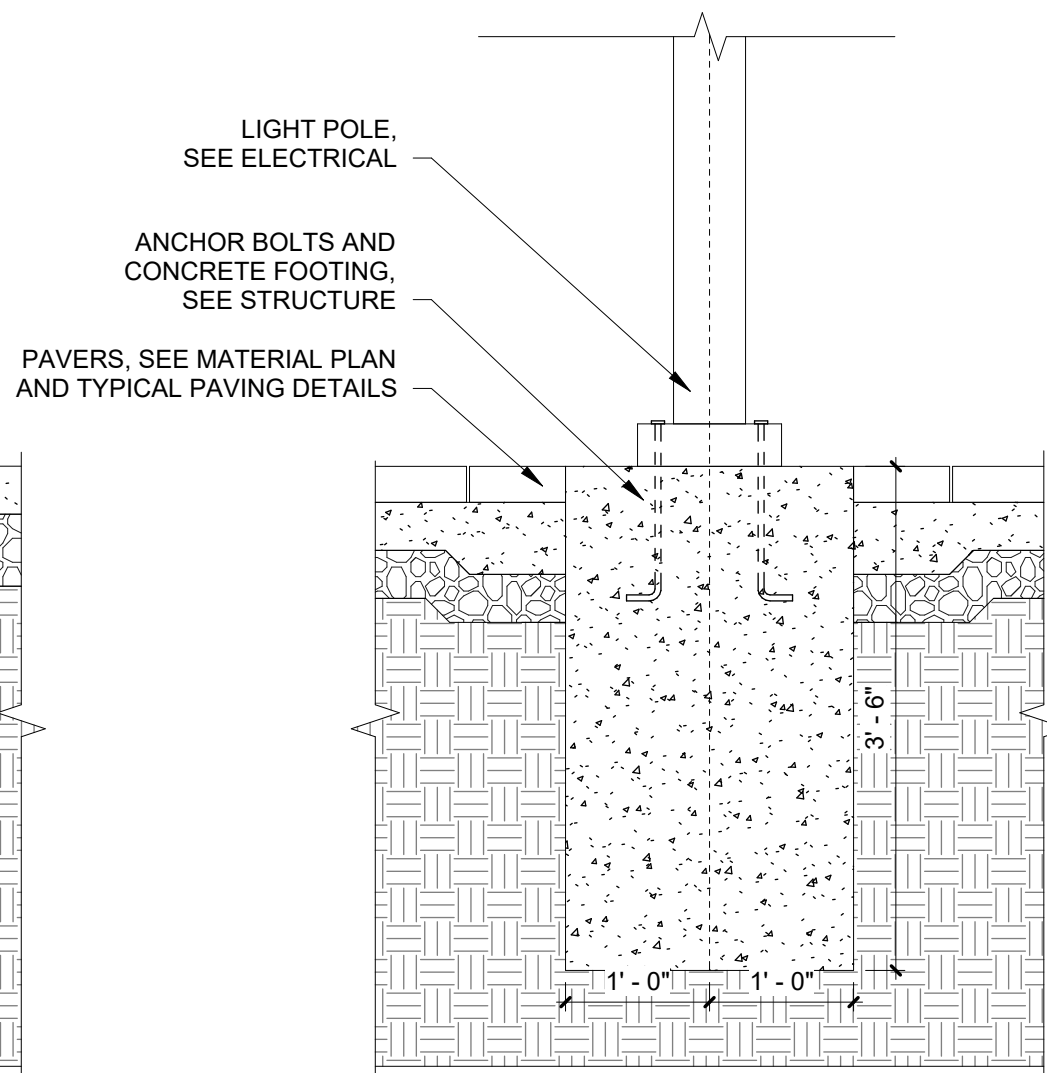
B3 METAL GUARDRAIL ON WALL
SCALE: 1" = 1'-0"



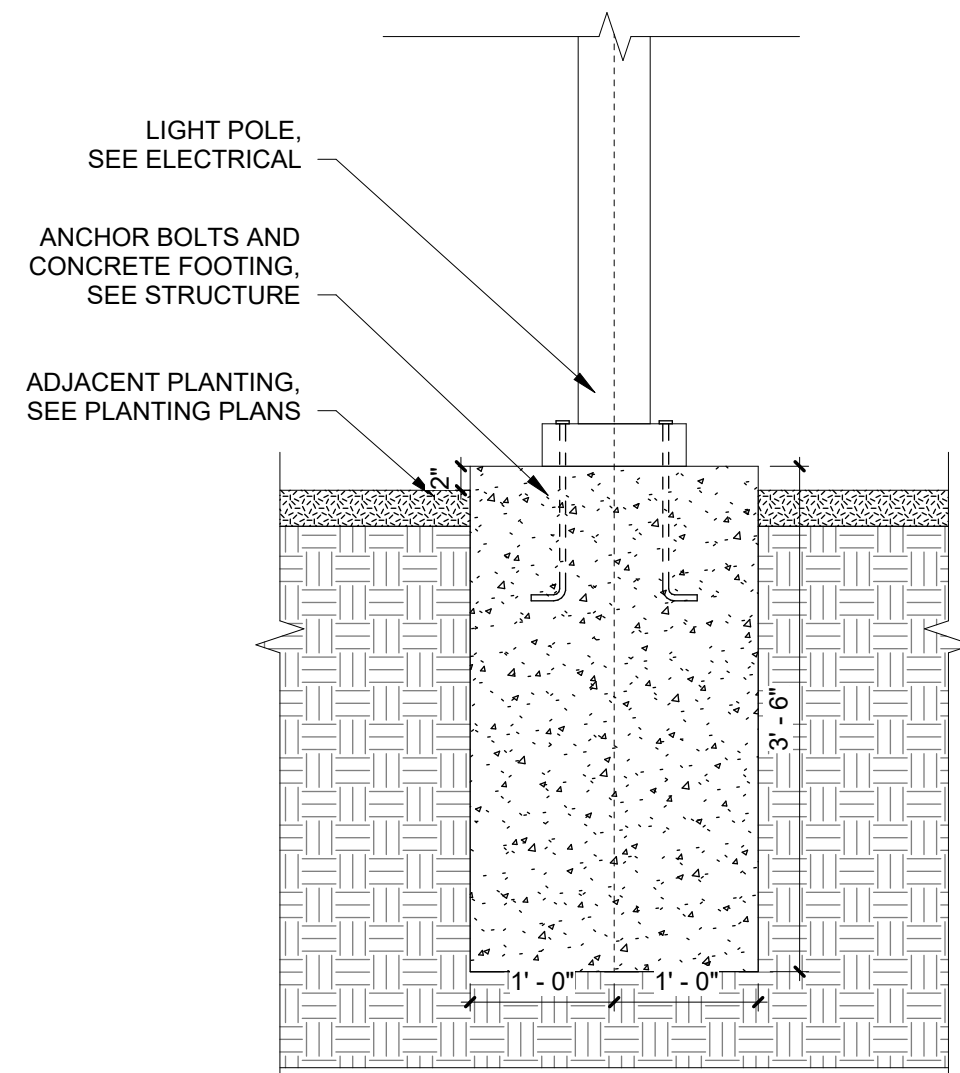
B6 METAL GUARDRAIL EMBEDDED MOUNT
SCALE: 1 1/2" = 1'-0"



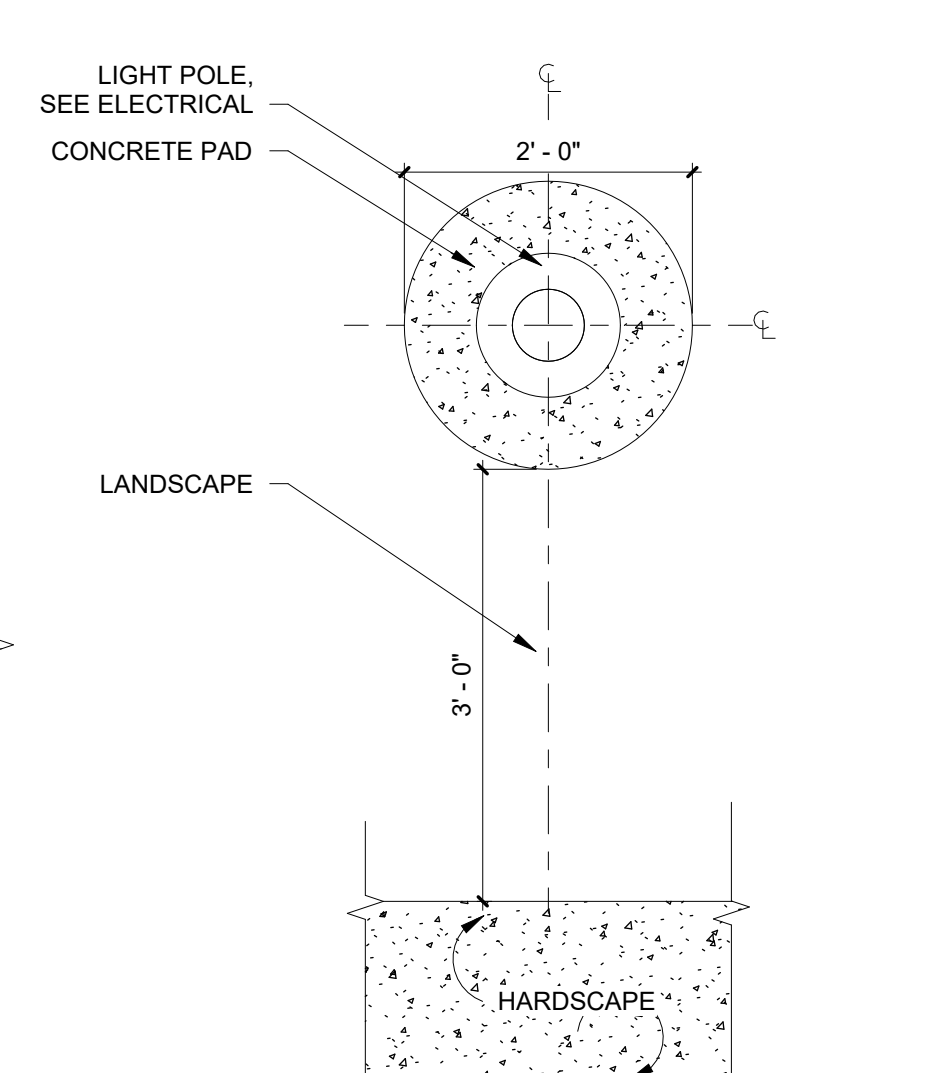
LIGHT POLE - ADJACENT TO CONCRETE SIDEWALK



LIGHT POLE - ADJACENT TO PAVER



SECTION - PLANTER CONDITION LIGHT POLE



PLAN VIEW - PLANTER CONDITION LIGHT POLE

- NOTES:
1. SEE LAYOUT PLANS FOR LIGHT POLE FOOTING LOCATIONS
 2. INSTALL ALL ELECTRICAL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS
 3. SEE ELECTRICAL PLANS FOR LIGHTING FIXTURES TYPES

A3 LIGHTING FIXTURES
SCALE: 3/4" = 1'-0"

UTAH CITY - BLOCK 5 GREENLINE

WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2
260 WEST 1000 NORTH VINEYARD, UT 84058
60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

13/01/2026 6:01:19 p. m.

A

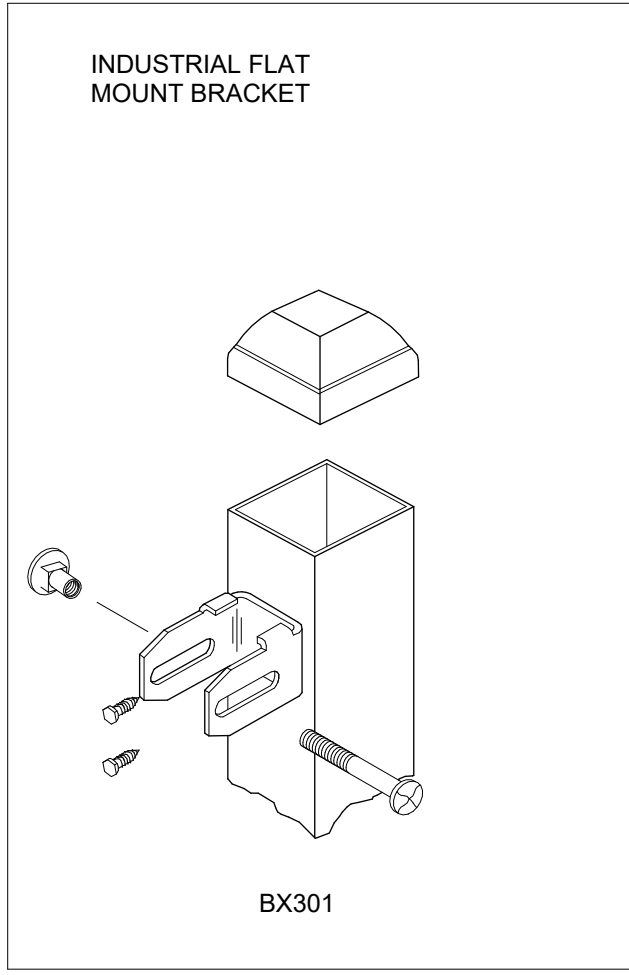
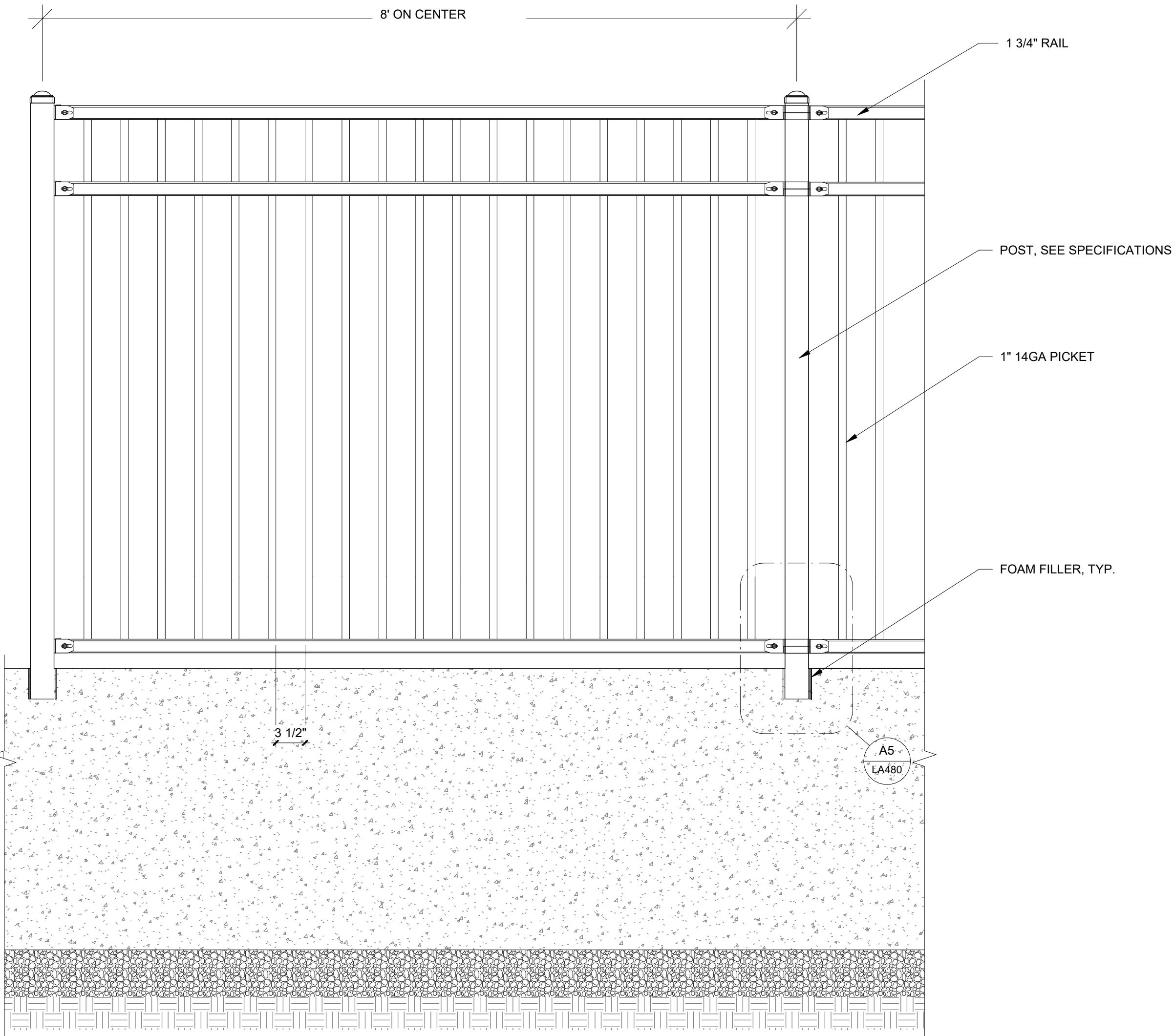
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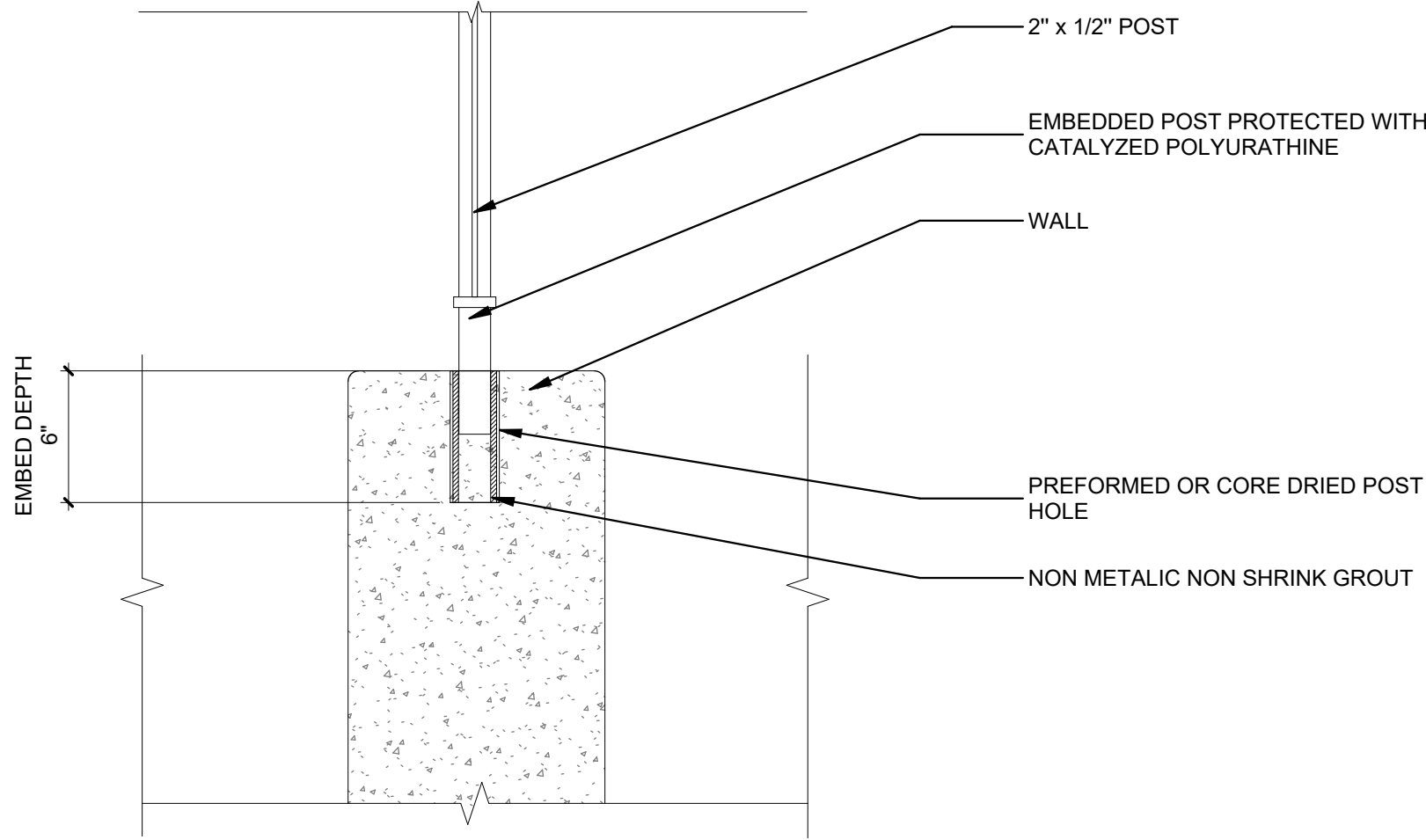
D

E

0' 1' 2'



- NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE SPECIFICATIONS FOR POST SIZING CHART AND DIMENSIONS.
 2. VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS.
 3. PANIC BAR, COVER PLATE, GA PERFORATED SHEET, AND MAGNETIC KEY CARD ONLY TO BE INSTALLED ON SECURITY GATES.



A1

6' POOL METAL FENCE
SCALE: 1" = 1'-0"

A5

METAL FENCE ON 1' CONCRETE WALL
SCALE: 1 1/2" = 1'-0"

UTAH CITY - BLOCK 5 GREENLINE

WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2

260 WEST 1000 NORTH VINEYARD, UT 84058

60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

△ DATE REVISION

PROJECT NUMBER 23123

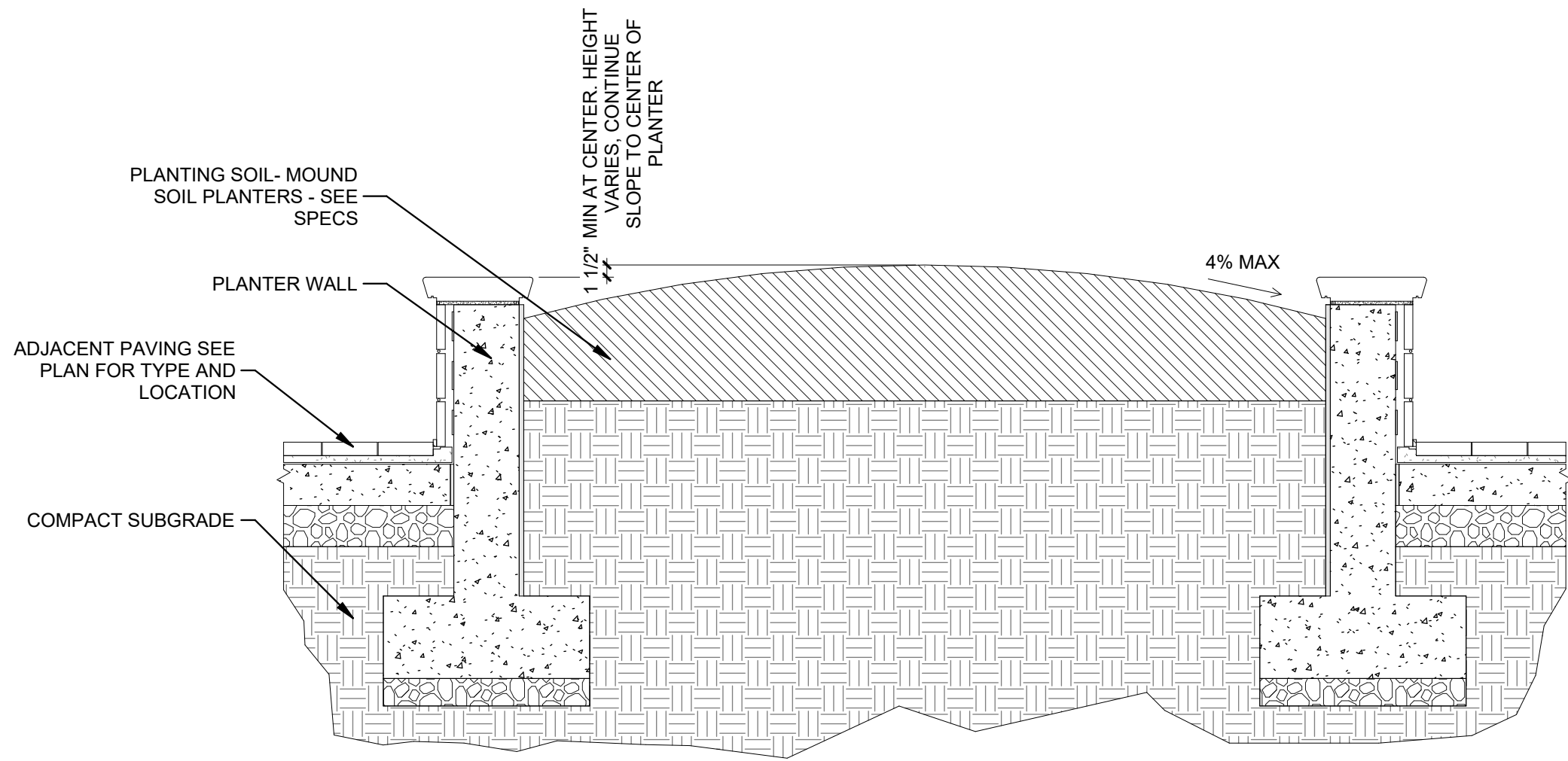
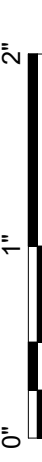
TYPICAL
FENCE
DETAILS -
PHASE 2

LA480

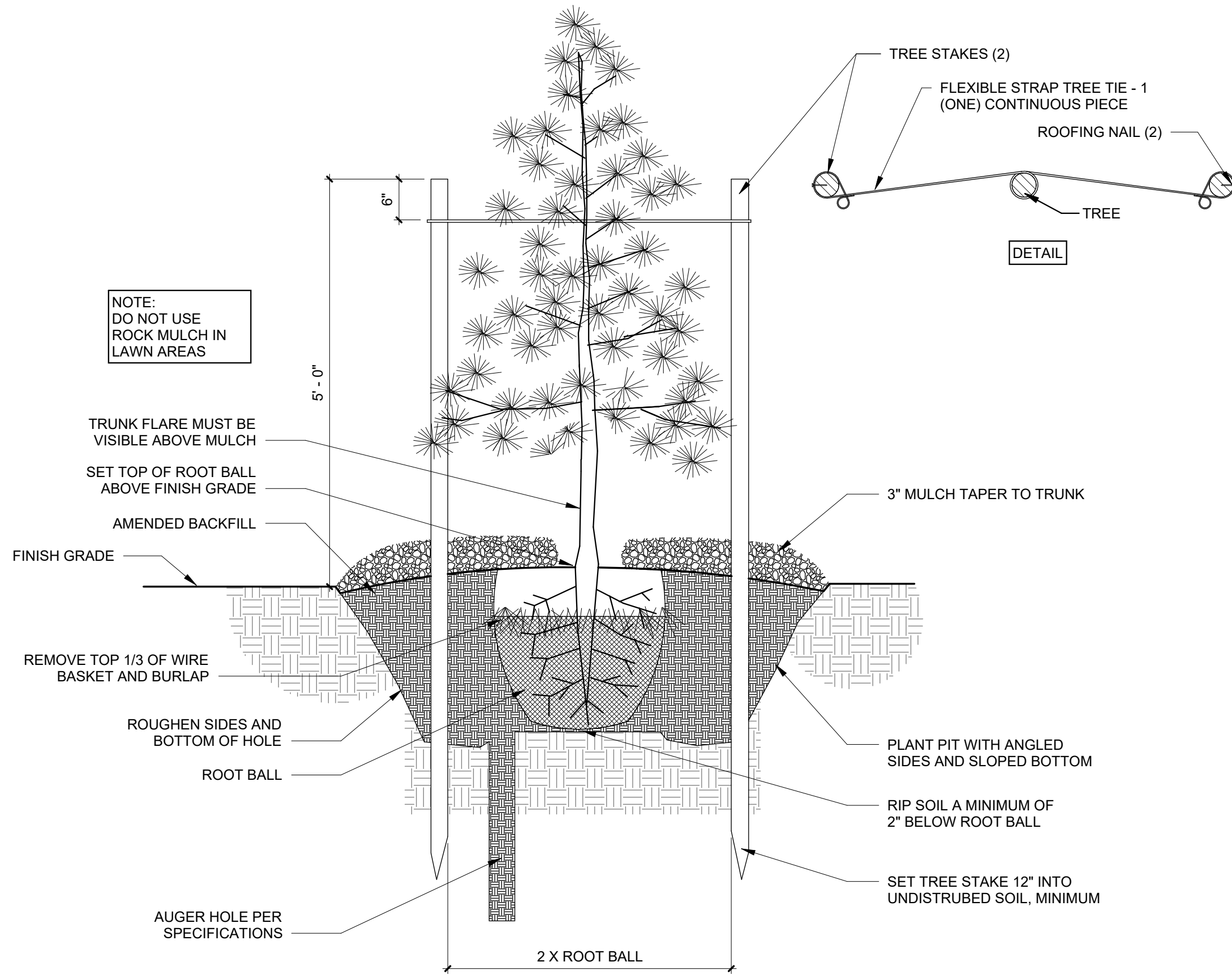
FFKR ARCHITECTS
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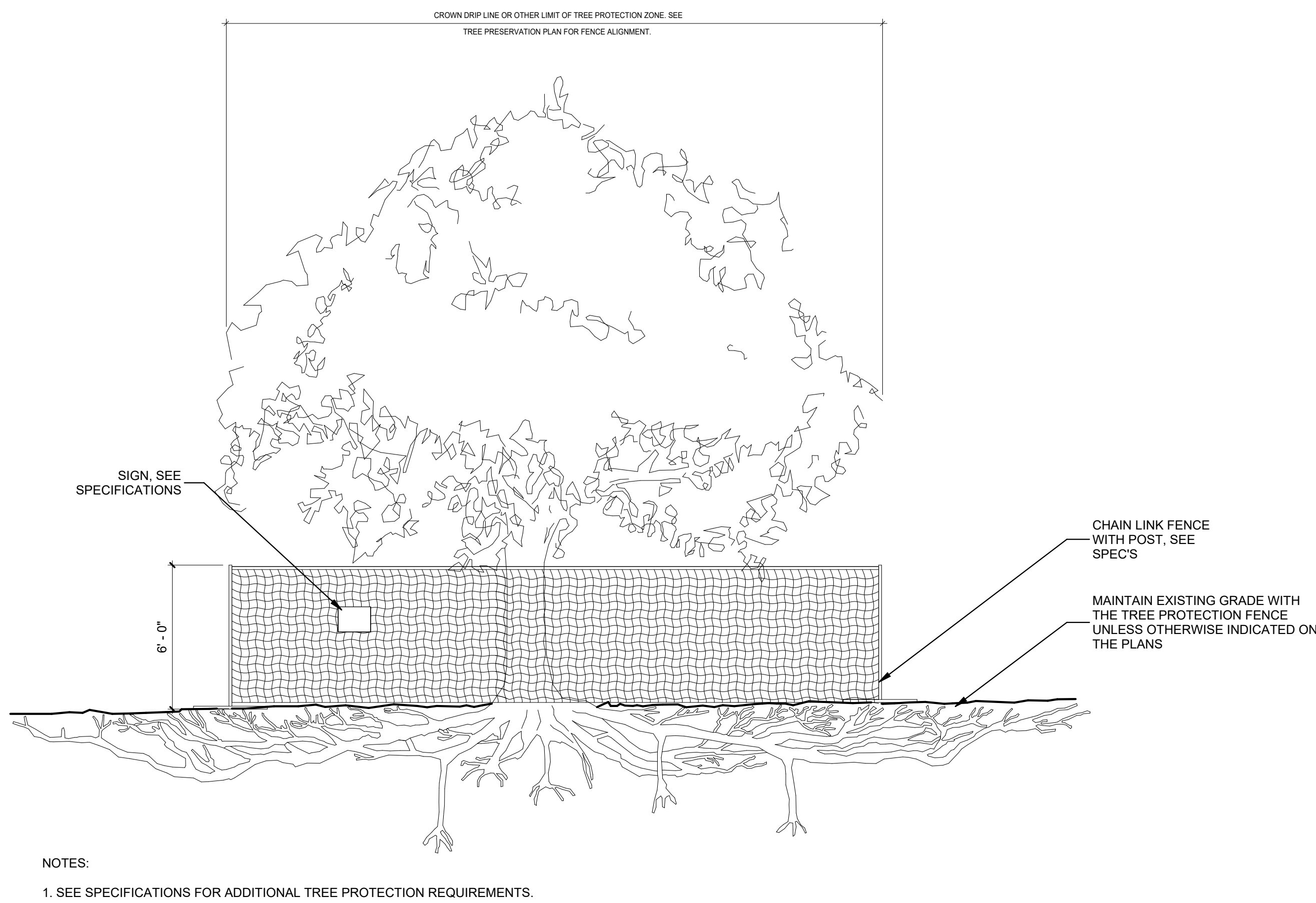
A B C D E



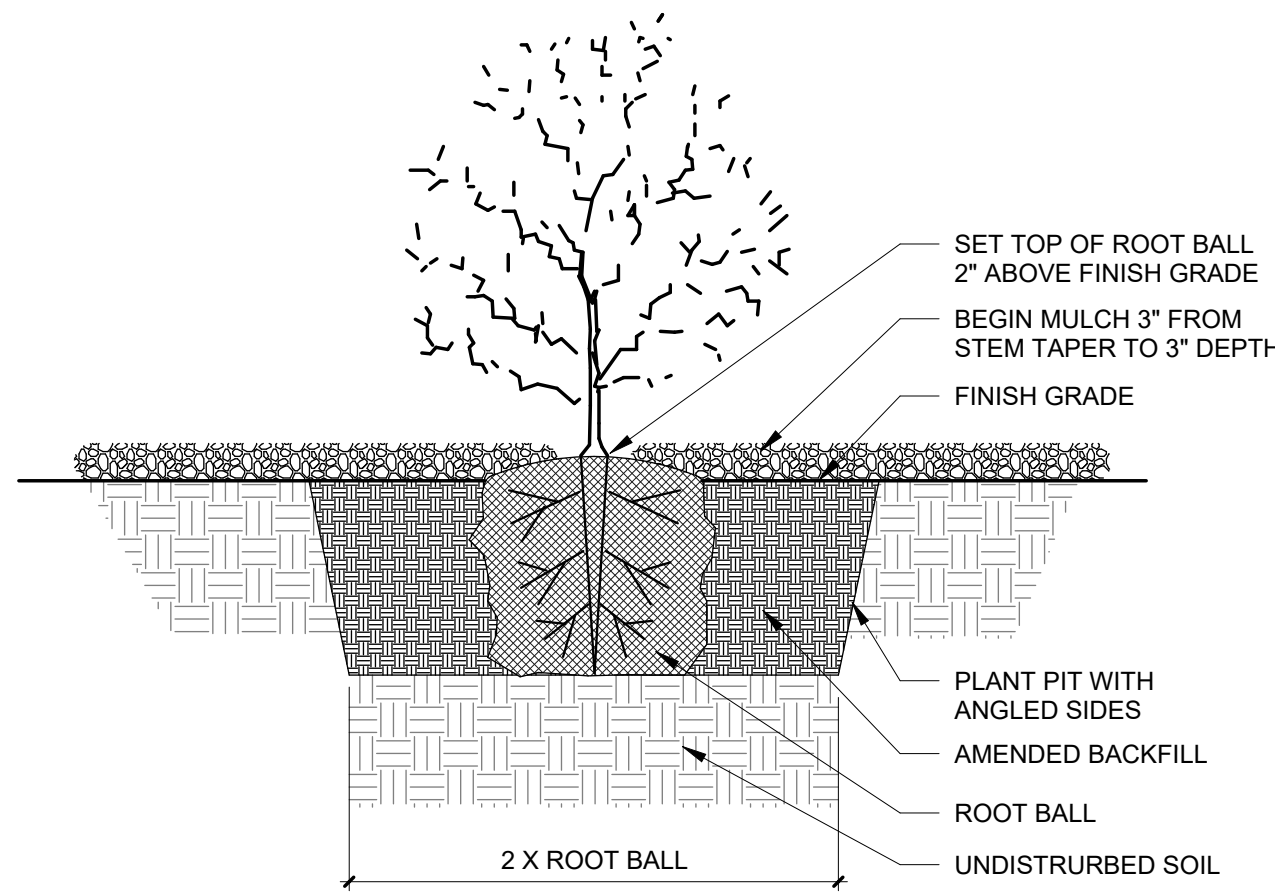
D1 TREE PLANTING ON SLOPE
SCALE: 3/4" = 1'-0"



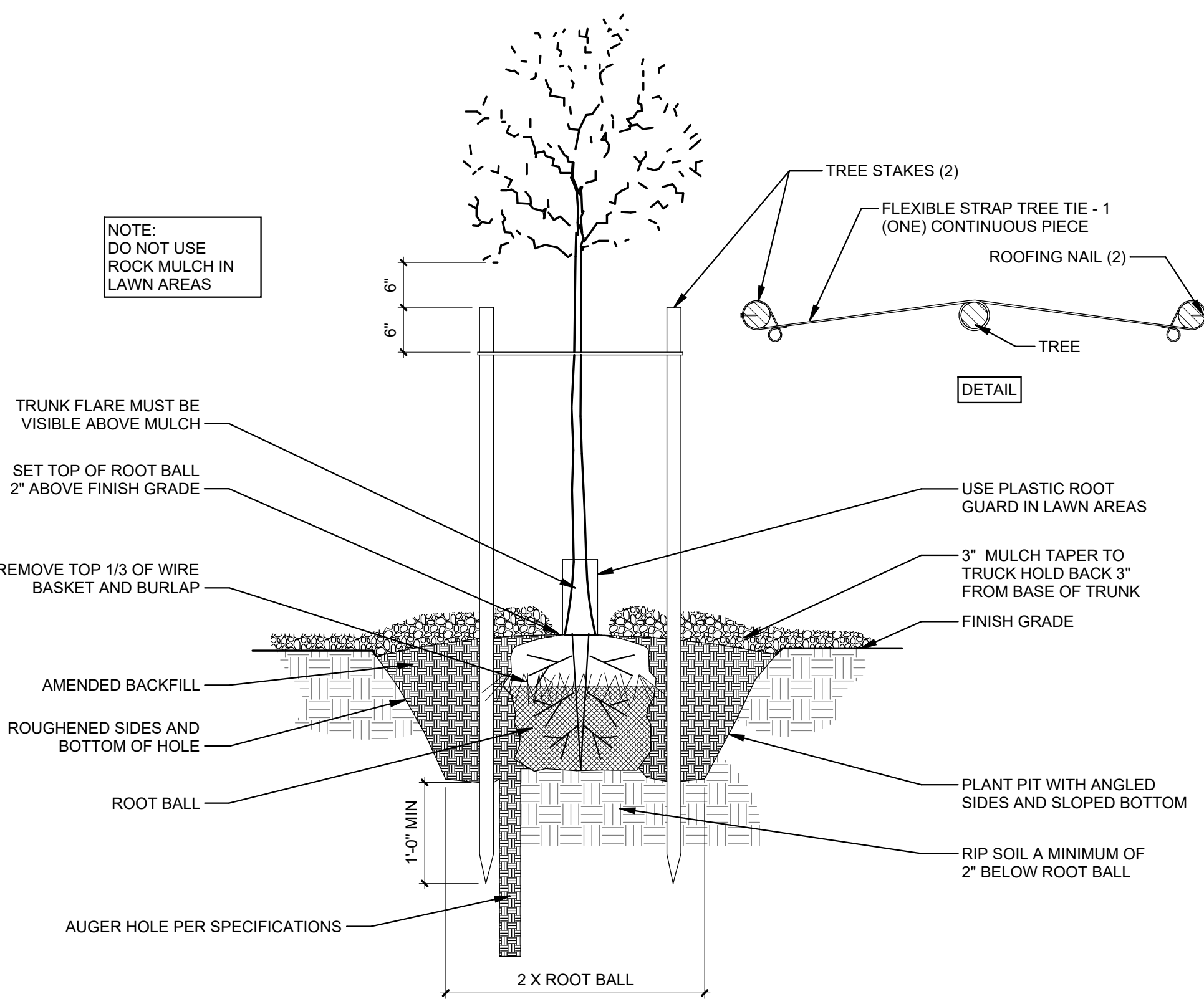
C1 CONIFER PLANTING AND STAKING
SCALE: 3/4" = 1'-0"



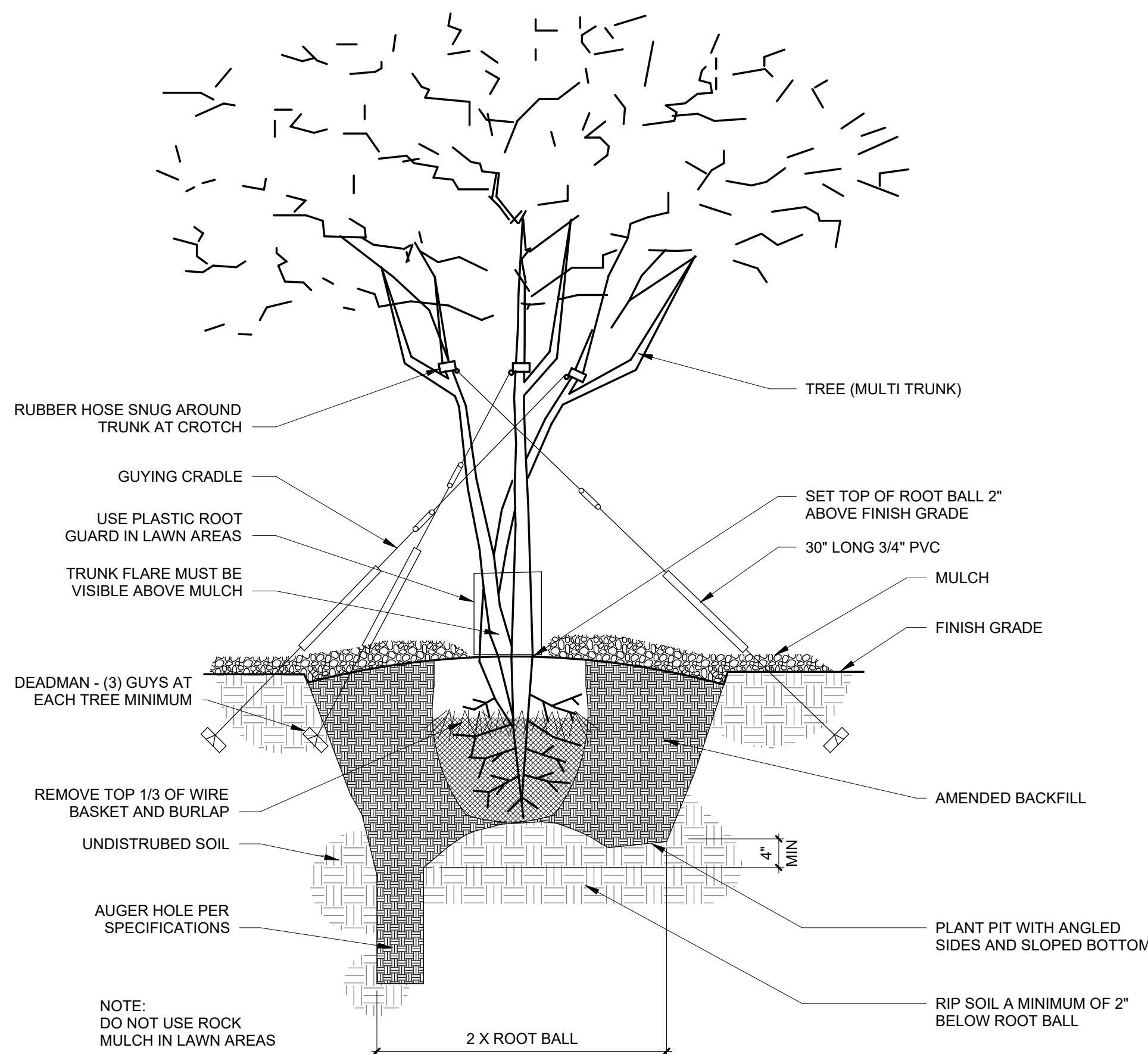
A1 UNDERSTORY PLANT SPACING
SCALE: 1/4" = 1'-0"



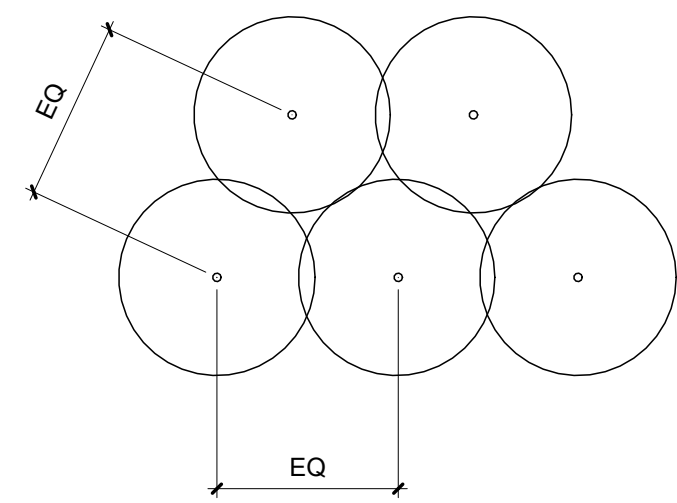
D3 SHRUB PLANTING
SCALE: 3/4" = 1'-0"



C3 TREE PLANTING AND STAKING
SCALE: 3/4" = 1'-0"

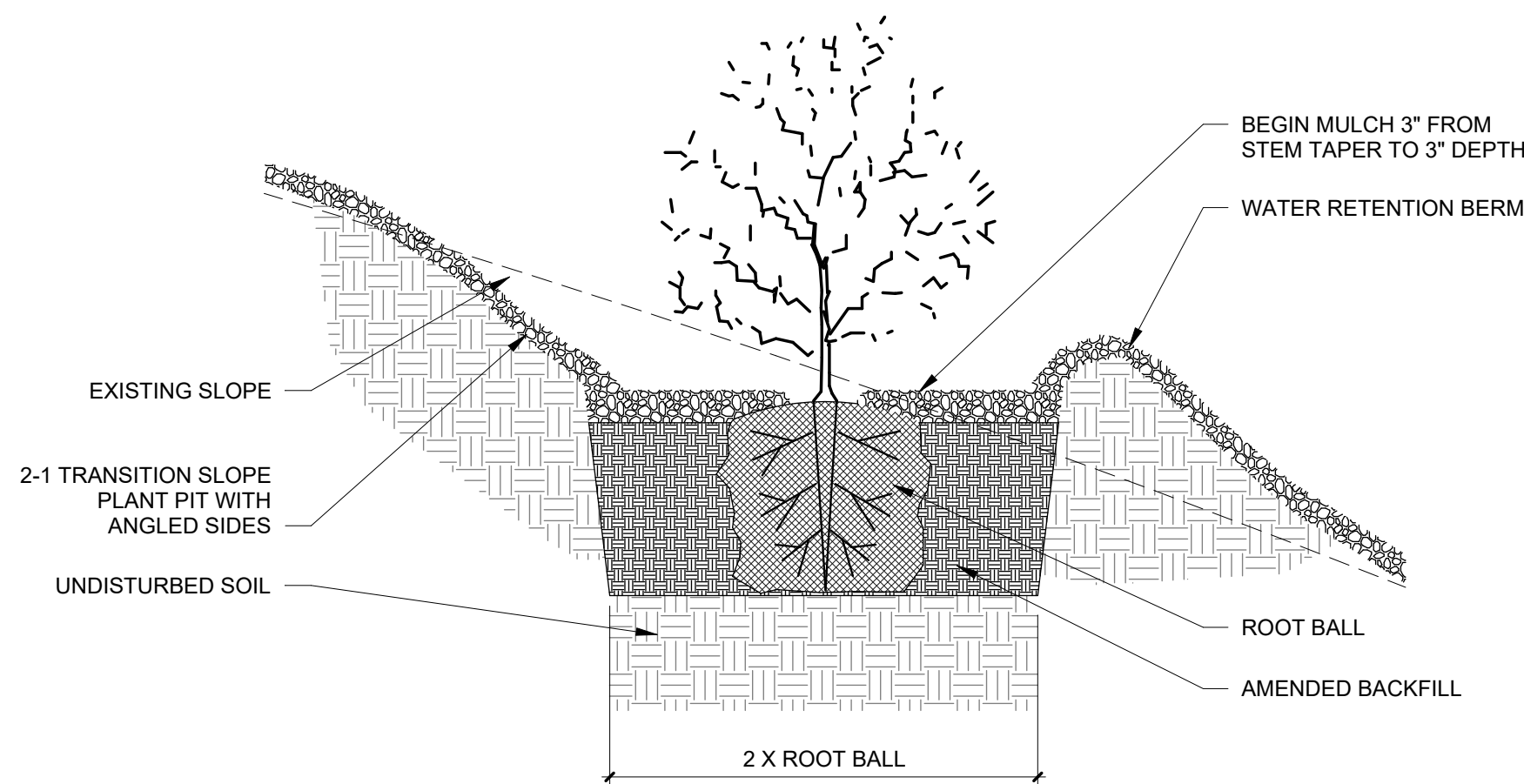


A3 TREE GUYING - (MULTI TRUNK TREE)
SCALE: 3/4" = 1'-0"

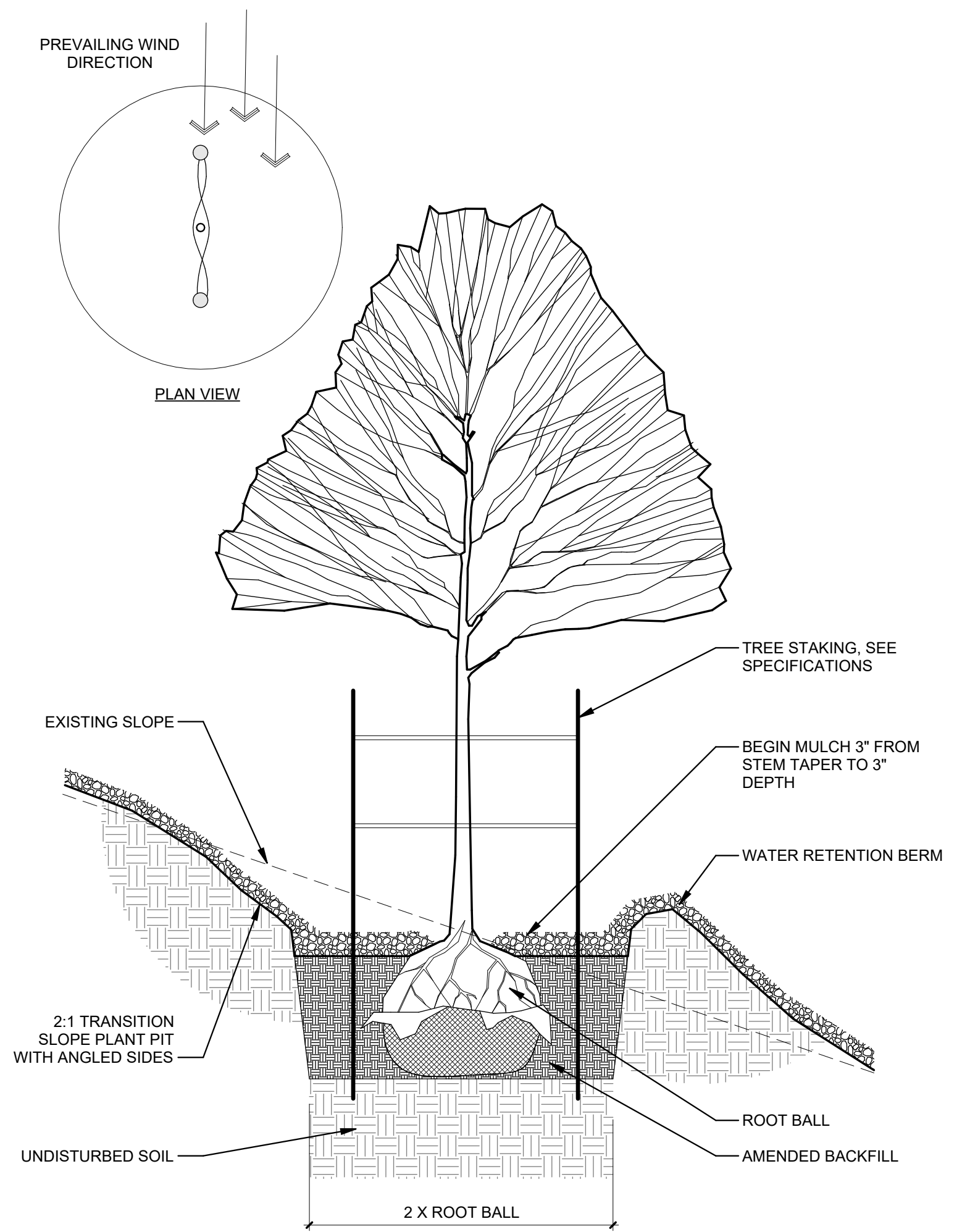


NOTES:
1. SPACING AND LAYOUT AS SHOWN ON PLANTING PLAN
2. GROUNDCOVERS TO USE TRIANGLE SPACING

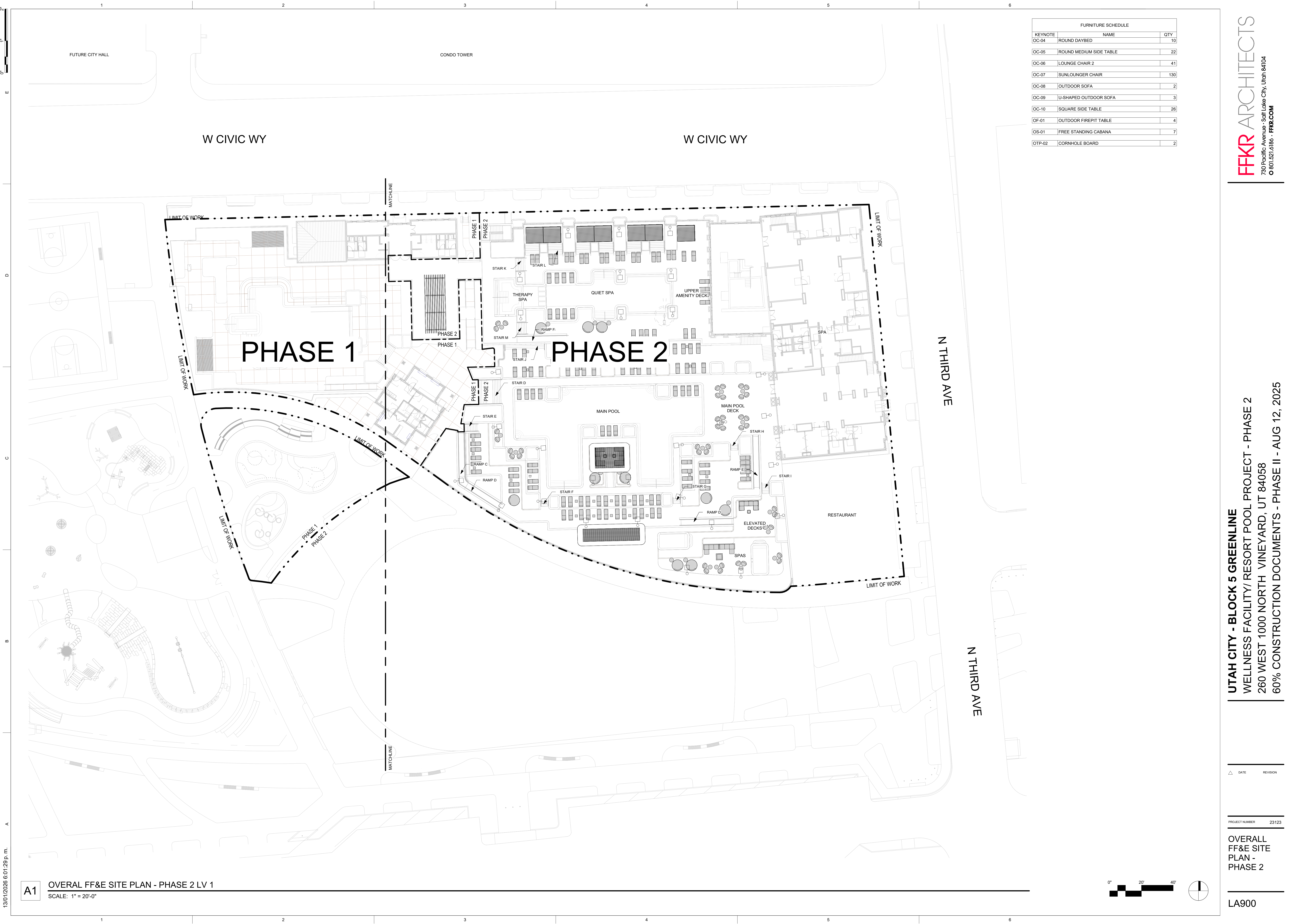
D5 UNDERSTORY PLANT SPACING
SCALE: 1/8" = 1'-0"



C5 PLANTING ON SLOPE
SCALE: 3/4" = 1'-0"



A5 TREE PLANTING ON SLOPE
SCALE: 3/4" = 1'-0"



FURNITURE SCHEDULE		
KEYNOTE	NAME	QTY
OC-04	ROUND DAYBED	10
OC-05	ROUND MEDIUM SIDE TABLE	22
OC-06	LOUNGE CHAIR 2	41
OC-07	SUNLOUNGER CHAIR	130
OC-08	OUTDOOR SOFA	2
OC-09	U-SHAPED OUTDOOR SOFA	3
OC-10	SQUARE SIDE TABLE	26
OF-01	OUTDOOR FIREPIT TABLE	4
OS-01	FREE STANDING CABANA	7
OTP-02	CORNHOLE BOARD	2

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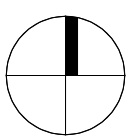
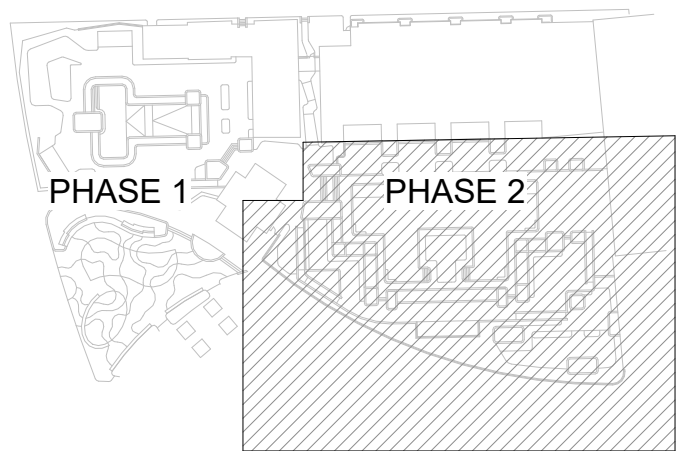
A1

ENLARGED FF&E SITE PLAN - PHASE 2 LV 1
SCALE: 1" = 10'-0"

REFERENCE NOTES

- OC-04 ROUND DAYBED
- OC-05 ROUND MEDIUM SIDE TABLE
- OC-06 LOUNGE CHAIR 2
- OC-07 SUN LOUNGER CHAIR
- OC-08 OUTDOOR SOFA
- OC-09 U-SHAPED OUTDOOR SOFA
- OC-10 SQUARE SIDE TABLE
- OF-01 OUTDOOR FIREPIT TABLE
- OS-02 PERGOLA TYPE 1 SEE DETAIL C1/LA432
- OS-03 PERGOLA TYPE 2 SEE DETAIL A1/LA432

KEY PLAN



UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2
260 WEST 1000 NORTH VINEYARD, UT 84058
60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

DATE REVISION

PROJECT NUMBER 23123

ENLARGED
FF&E SITE
PLAN -
PHASE 2 -
MAIN POOL

LA901

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13/01/2026 6:01:42 p.m.

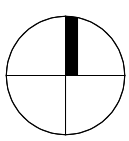
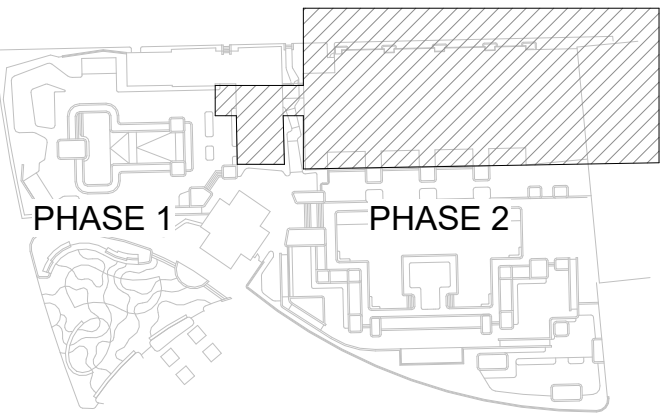
A1

ENLARGED FF&E SITE PLAN - PHASE 2 LV2
SCALE: 1" = 10'-0"

REFERENCE NOTES

- OC-04 ROUND DAYBED
OC-05 ROUND MEDIUM SIDE TABLE
OC-06 LOUNGE CHAIR 2
OC-07 SUN LOUNGER CHAIR
OS-01 FREE STANDING CABANA. SEE DETAIL A1/LA910
OS-02 PERGOLA TYPE 1 SEE DETAIL C1/LA432

KEY PLAN



UTAH CITY - BLOCK 5 GREENLINE

WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 2
260 WEST 1000 NORTH VINEYARD, UT 84058
60% CONSTRUCTION DOCUMENTS - PHASE II - AUG 12, 2025

DATE REVISION

PROJECT NUMBER 23123

ENLARGED
FF&E SITE
PLAN -
PHASE 2 -
UPPER
POOL

LA902

FFKR ARCHITECTS

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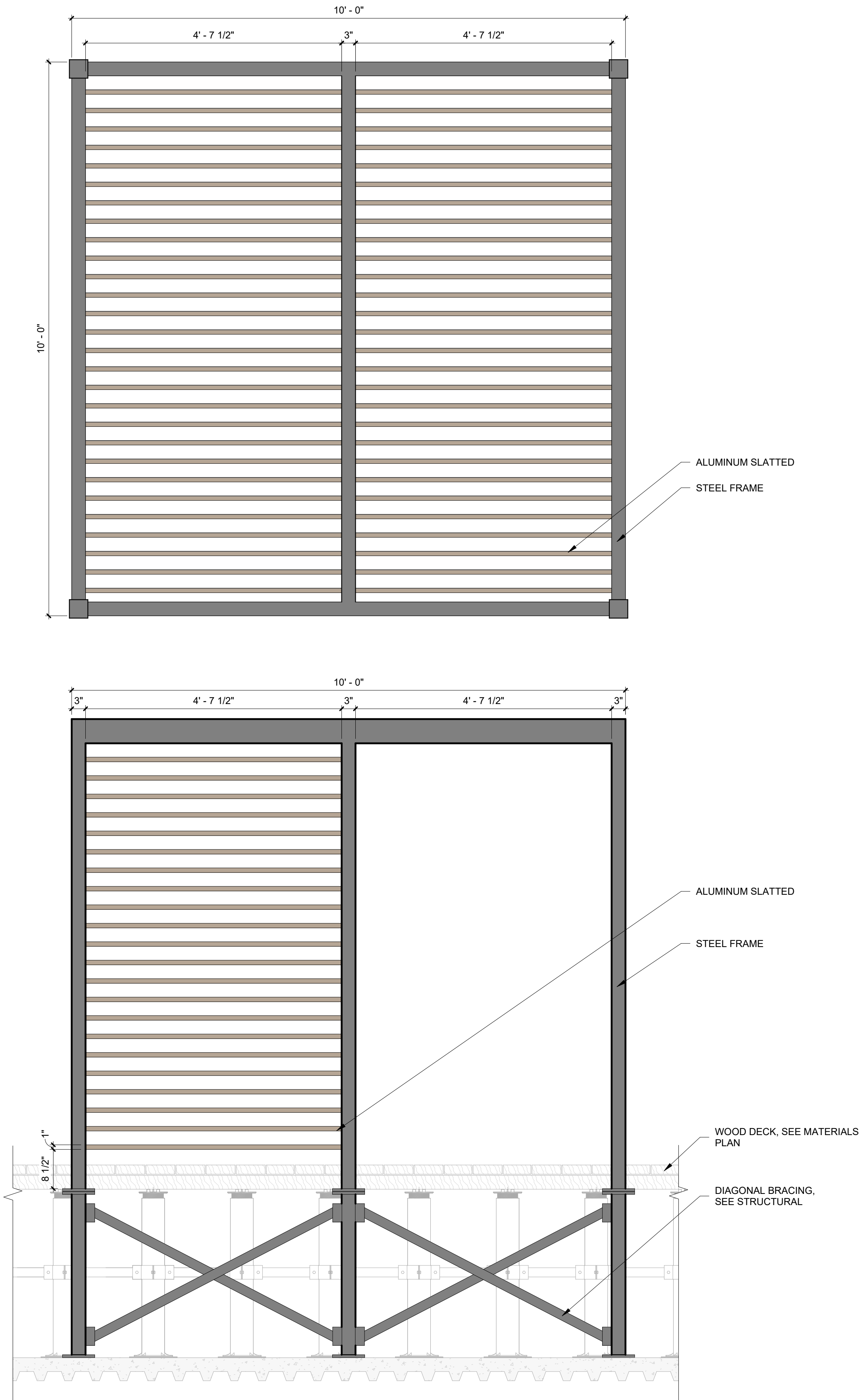
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A B C D E



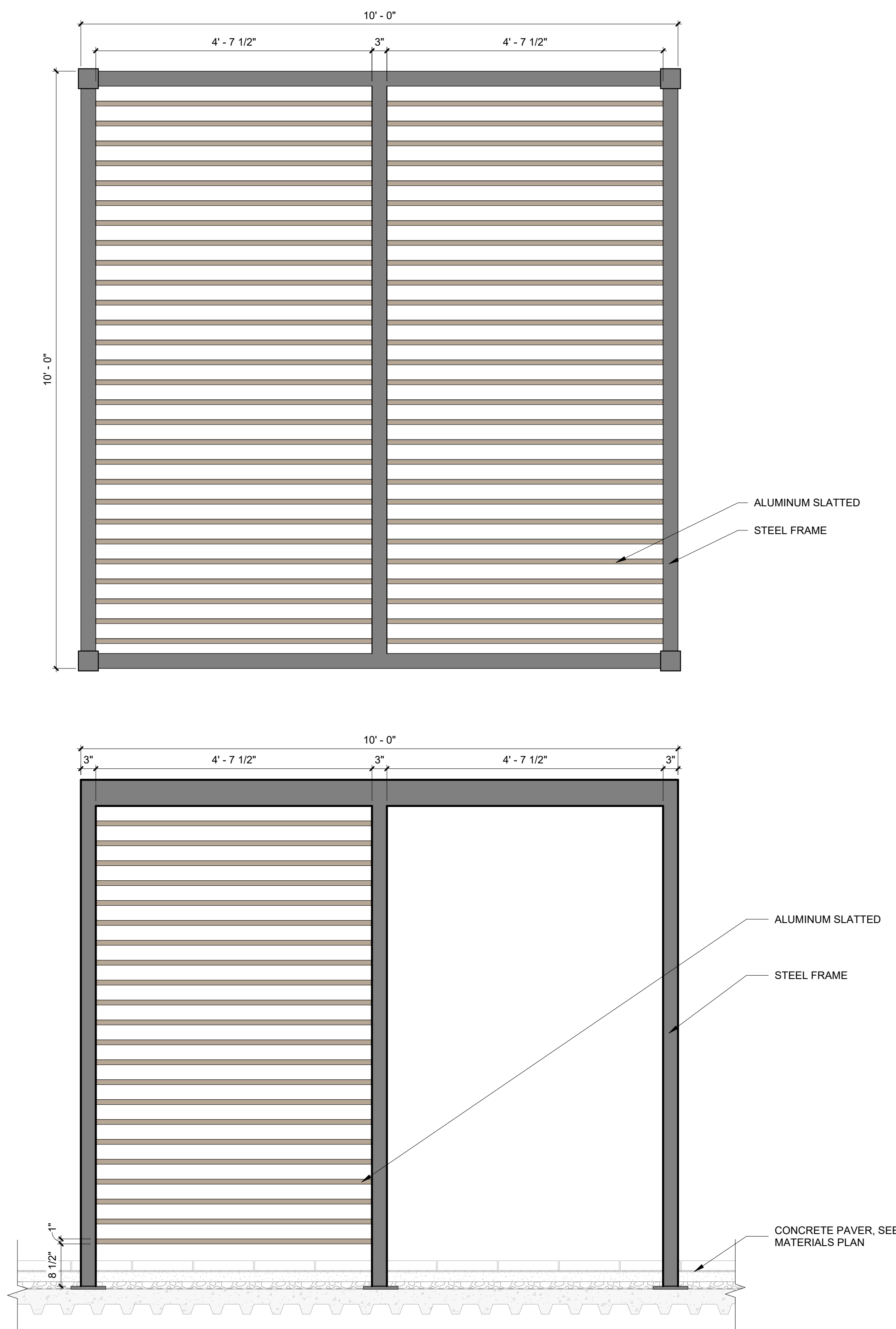
A1

UPPER POOL ELEVATED FREE STANDING CABANA- DETAIL
SCALE: 3/4" = 1'-0"



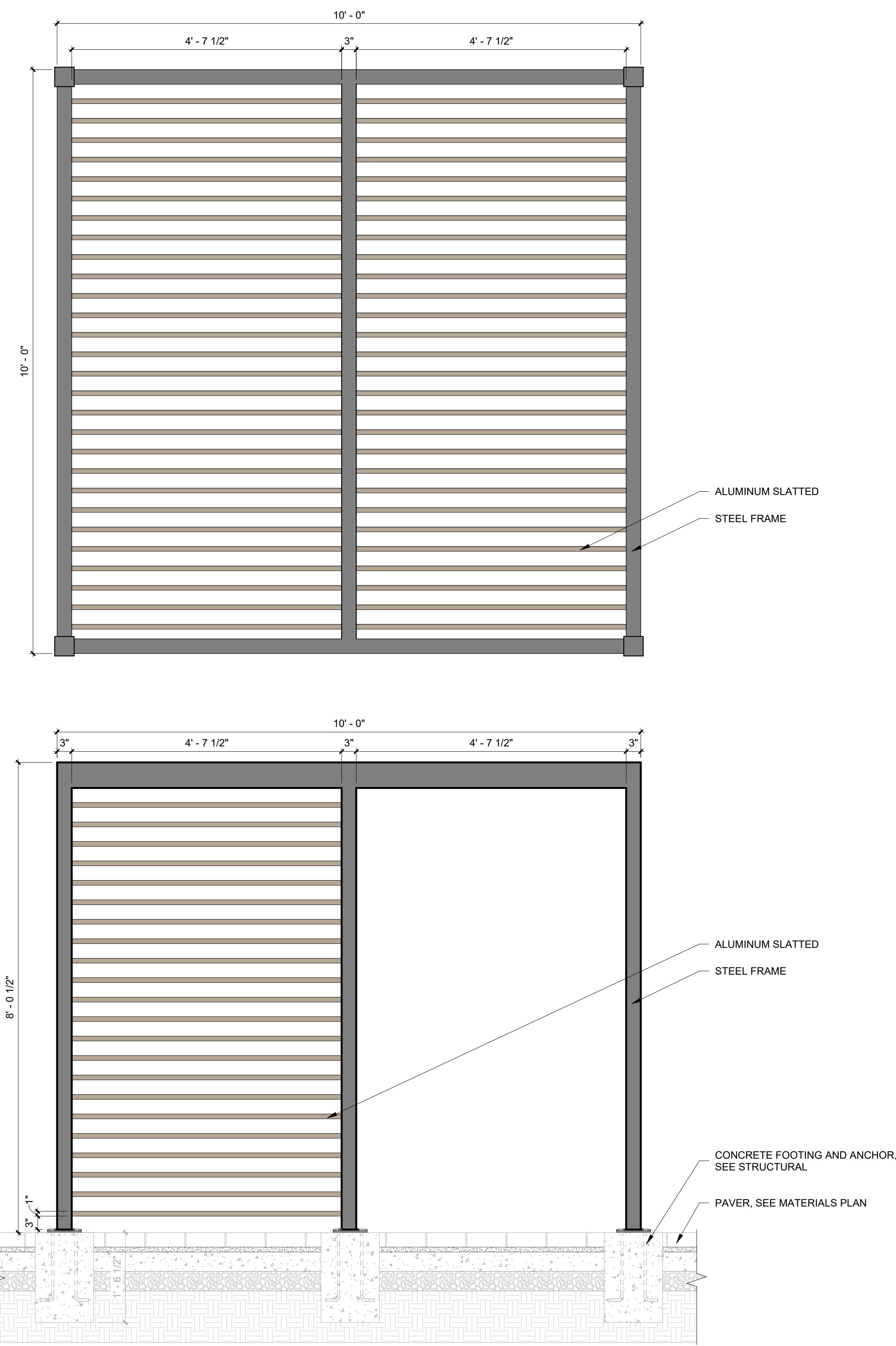
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UPPER POOL FREE STANDING CABANA - DETAIL
SCALE: 3/4" = 1'-0"

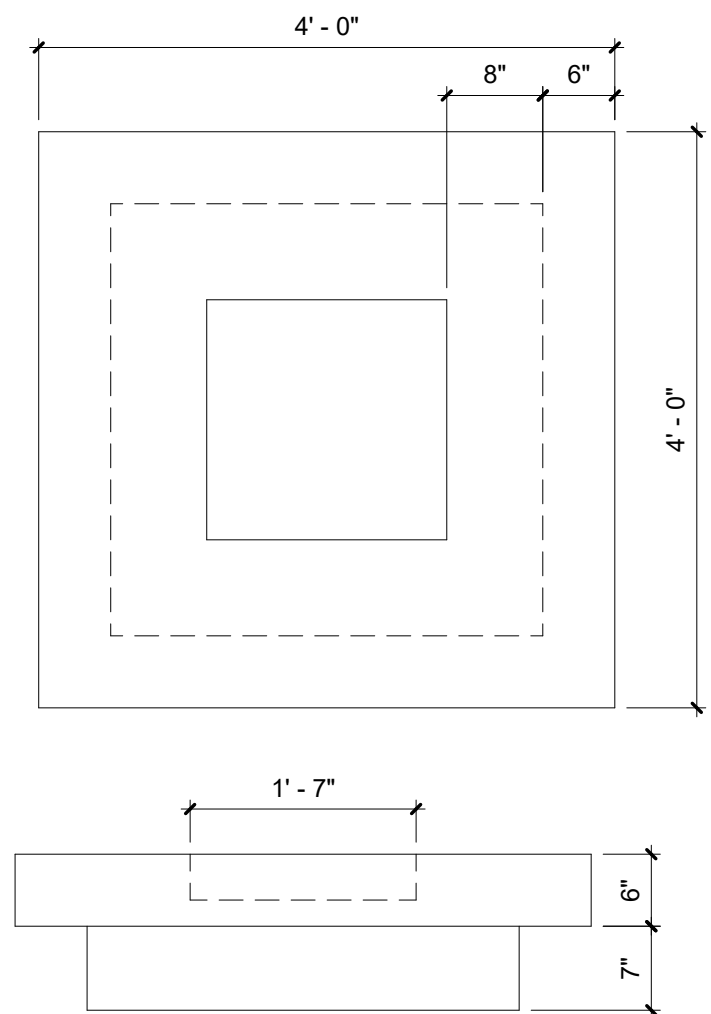


A6

MAIN POOL FREE STANDING CABANA - DETAIL
SCALE: 3/4" = 1'-0"



REFERENCE NOTES



D6

OUTDOOR FIREPIT TABLE
SCALE: 3/4" = 1'-0"

UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY/ RESORT POOL PROJECT - PHASE 1
260 WEST 1000 NORTH VINEYARD, UT 84058
100% CD SET - 06.20.2025

DATE REVISION

PROJECT NUMBER 23123

FF&E
DETAILS -
PHASE 2

LA910

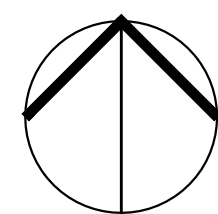
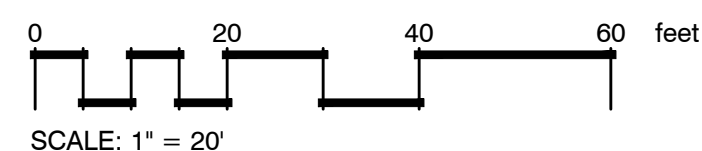
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8/11/2022 4:04:59 PM

A B C B F 1 2 3 4 5 6

A1 LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'



SITE PLANTING NOTES

1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.

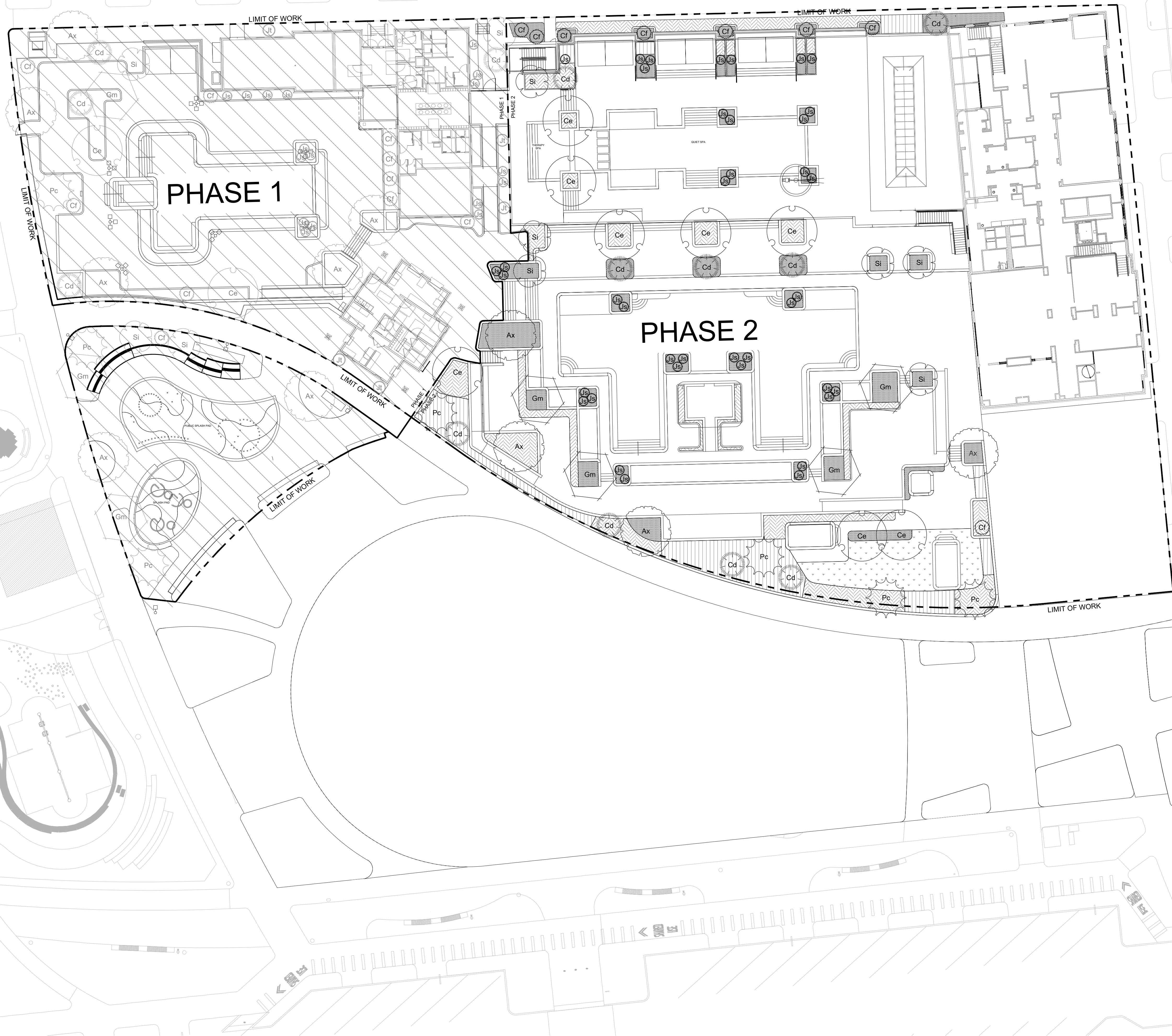
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A B C B F

A1

LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'



SITE PLANTING NOTES

1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
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7. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.

UTAH CITY - BLOCK 5 GREENLINE

WELLNESS FACILITY/RESORT POOL PROJECT - PHASE II

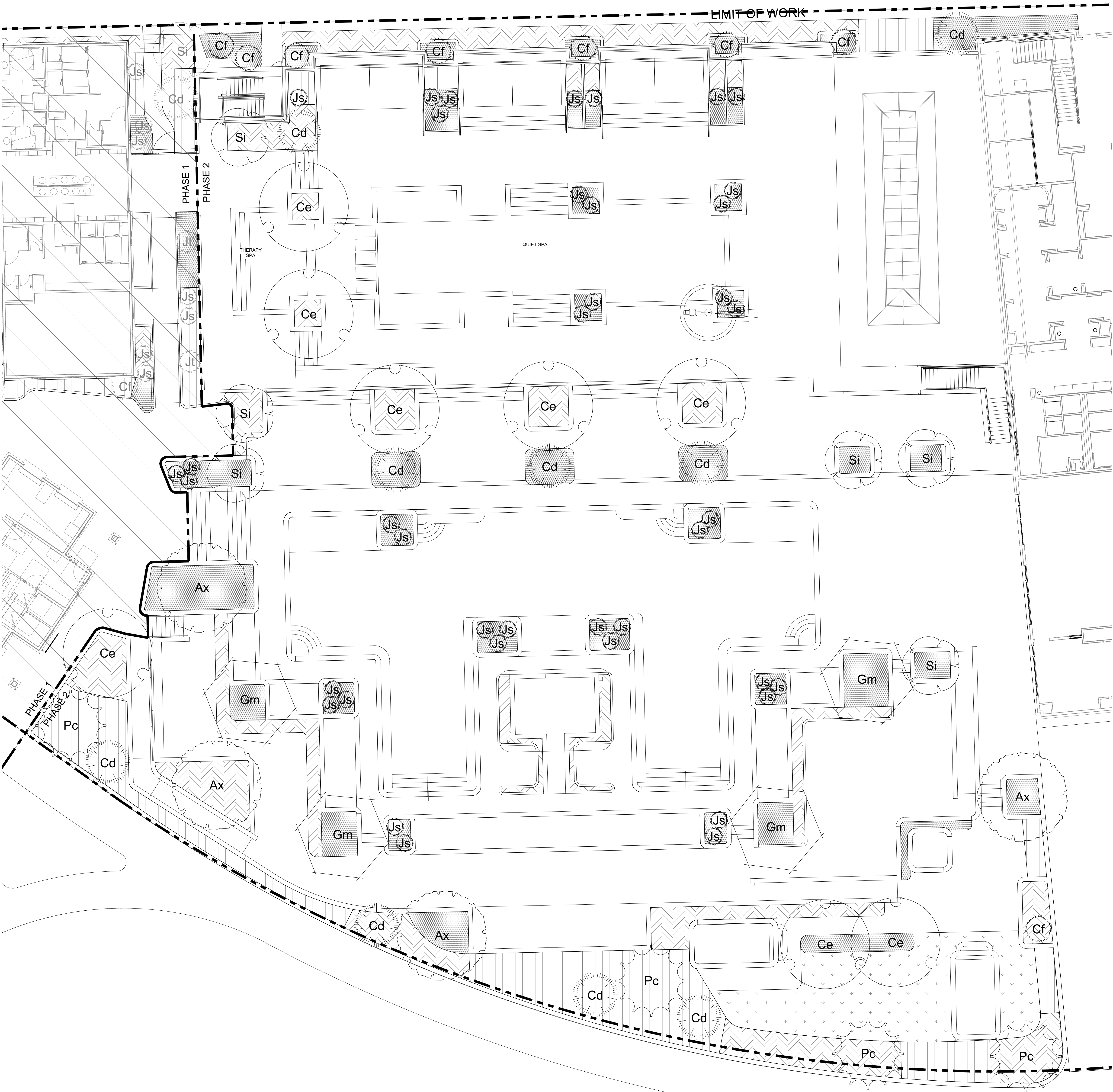
260 WEST 1000 NORTH VINEYARD, UT 84058

100% DD SET - PHASE II - JULY 23, 2025

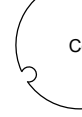
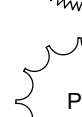
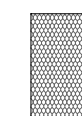
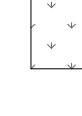
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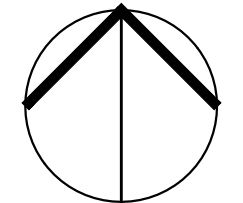
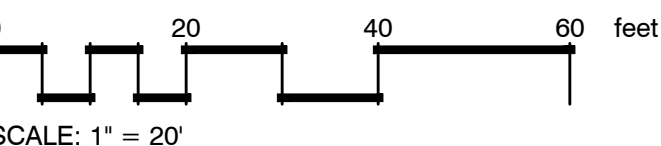
A1 LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'



PLANT SCHEDULE PHASE II

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
DECIDUOUS TREES				
	Ax	Acer truncatum x platanoides 'Warrenred' Pacific Sunset® Maple	2.5" Cal.	4
	Ce	Carpinus betulus 'JFS-KW1CB' Emerald Avenue® European Hornbeam	2" Cal.	8
	Gm	Ginkgo biloba 'Golden Colonnade' Maidenhair Tree	2" Cal.	4
	Si	Syringa reticulata 'Ivory Silk' (Multi-Trunk) Ivory Silk Japanese Tree Lilac	6'-8" CLMP	6
EVERGREEN TREES				
	Cf	Cedrus atlantica 'Fastigiata' Columnar Blue Atlas Cedar	B&B - 6'-8" H	8
	Cd	Cedrus deodara 'Karl Fuchs' Deodor Himalayan Cedar	B&B - 6'-8" H	9
	Js	Juniperus scopulorum 'Skyrocket' Rock Mountain Upright Juniper	B&B - 4'-6" H	39
	Pc	Picea pungens Colorado Spruce	B&B - 6'-8" H	4
HIGH SHRUBS				
		Cornus sericea 'Bailey' / Bailey's Red Twig Dogwood	1,839 sf	
		Forsythia x intermedia 'Lynwood Gold' / Lynwood Gold Forsythia	11,007	
		Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	7,643	
		Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	7,643	
			17,198	
MEDIUM SHRUBS				
		Cenchrus alopecuroides 'Hamel' / Hameln Fountain Grass	2,917 sf	
		Hesperaloe parviflora 'Perla' / Brakelights Red Yucca	48,505	
		Salvia yangii 'Blue Jean Baby' / Blue Jean Baby Russian Sage	109,138	
		Taxus baccata 'Repandens' / Spreading English Yew	48,505	
		Viburnum carlesii 'SMVCB' / Spice Baby™ Koreanspice Viburnum	12,127	
LOW SHRUBS				
		Arctostaphylos uva-ursi / Kinnikinnick	2,475 sf	
		Festuca glauca 'Boulder Blue' / Boulder Blue Fescue	41,156	
		Prunus pumila besseyi 'P011S' / Fawnree Buttes® Sand Cherry	164,624	
		Sedum rupestre / Reflexed Stonecrop	23,151	
			164,628	
ARTIFICIAL TURF				
			1,320 sf	



UTAH CITY - BLOCK 5 GREENLINE
WELLNESS FACILITY/RESORT POOL PROJECT - PHASE II
260 WEST 1000 NORTH VINEYARD, UT 84058
100% DD SET - PHASE II - JULY 23, 2025

8/11/2022 4:04:59 PM

DECIDUOUS TREES



Acer truncatum x platanoides 'Warrenred'
Pacific Sunset Maple



Carpinus betulus 'Emerald Avenue'
Emerald Avenue European Hornbeam



Ginkgo biloba 'Golden Colonnade'
Maidenhair Tree



Syringa reticulata 'Ivory Silk'
Multi-Trunk Japanese Tree Lilac

EVERGREEN TREES



Cedrus atlantica 'Fastigiata'
Columnar Blue Atlas Cedar



Cedrus deodara 'Karl Fuchs'
Deodor Himalayan Cedar



Juniperus scopulorum 'Skyrocket'
Skyrocket Juniper



Picea pungens
Colorado Spruce

HIGH SHRUBS



Cornus sericea 'Baileyi'
Bailey's Red Twig Dogwood



Forsythia x intermedia 'Lynwood Gold'
Lynwood Gold Forsythia



Physocarpus opulifolius 'Seward'
Summer Wine Ninebark



Taxus x media 'Hicksii'
Hicks Yew

MEDIUM SHRUBS



Cenchrus alopecuroides 'Hameln'
Hameln Fountain Grass



Hesperaloe parviflora
Red Yucca



Salvia yangii 'Blue Jean Baby'
Blue Jean Baby Russian Sage



Taxus baccata 'Repandens'
Spreading English Yew



Viburnum carlesii 'SMVCB'
Spice Baby Koreanspice Viburnum

LOW SHRUBS



Arctostaphylos uva-ursi
Kinnikinnick



Festuca glauca 'Boulder Blue'
Boulder Blue Fescue



Prunus pumila besseyi 'P011S'
Pawnee Buttes Sand Cherry



Sedum rupestre
Reflexed Stonecrop