

VINEYARD PLANNING COMMISSION MEETING**Site Visit: West End of 1600 North @ 5:30pm****Public Hearing and Regular Meeting: Vineyard City Offices, 125 S. Main Street
Road, 6:00pm****Tuesday, February 19, 2019**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a site visit, public hearing and regular planning commission meeting, on **Tuesday, February 19, 2019**. The site visit will begin at 5:30 p.m. at the address noted above. The public hearing and regular meeting will begin at 6:00 p.m. or shortly thereafter. The agenda will consist of the following:

1. CALL TO ORDER**2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE****3. OPEN SESSION**

"Open Session" is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL**5. BUSINESS ITEMS:****5.1 The Yard Description**

The applicant, Brian Hansen with X Development, is requesting approval of a site plan and approval of a conditional use permit for six (6) drive-thrus. The site is located within the Regional Mixed Use (RMU) district and is located east of the existing four (4) buildings in front of the Megaplex. Staff is recommending that the planning commission hold the public hearing for the conditional use permit and to continue the action for approval of the site plan application and conditional use permit to the March 6, 2019 Planning Commission meeting.

5.2 MS Properties Description

The applicant, MS Properties, is requesting site plan approval for a warehouse building. The property is located on the west end of 1600 N within the Flex Office & Industry (FOI) district. The building is located on 3.69 acres of the subject property. The applicant is proposing approximately 60,000 square feet of office/warehouse/manufacturing building.

5.3 Public Hearing & Consideration: Zoning Text Amendment, Ordinance #2019-01: Regulations for Golf Driving Ranges (Continued from February 6, 2019)

The Planning Commission will hold a public hearing on Ordinance #2019-01. This new code section proposes allowances for golf safety netting height, standards for protection netting, requirements for site and building lighting and minimum buffering from residential uses.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, City Engineer

8. ADJOURNMENT

The next regularly scheduled meeting is **Wednesday March 6, 2019**.

This meeting may be held electronically to allow a commissioner to participate by teleconference.

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 Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: **DATE**

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner

Date: February 19, 2019
From: McKenna Marchant, Planning Tech
To: Planning Commission
Item: Site Plan Application – MS Properties
Address: Parcel #38:424:0012
Applicant: MS Properties



INTRODUCTION:

The applicant is requesting site plan approval for a warehouse building. The property is located on the west end of 1600 N within the Flex Office & Industry (FOI) district. The building is located on 3.69 acres of the subject property. The applicant is proposing approximately 60,000 square feet of office/warehouse/manufacturing building.

ANALYSIS:

The purpose of the FOI district is to provide an area in the city to foster economic development, establish employment centers and provide flexible development standards to accommodate business expansion. Land uses in the FOI district will be concentrated in information technology, pharmaceuticals, light manufacturing, biotechnology, light industrial and business development and will primarily be contained with quality structures and limit external impacts to surrounding properties.

The proposed building is being proposed for manufacturing or warehousing capabilities. Warehousing and light manufacturing are permitted uses, heavy manufacturing is not a permitted use, and office uses are restricted to 25% of the net square footage of the building, for the proposed building the allowable office use is a total of 15,000 square feet.

CATEG	Standard	Comments
.050 District Use Table	Uses are identified in the District Use Table 59957	The applicant is proposing 48,081 sq ft of Warehouse space (allowed use within the FOI district), 10,000 sq ft of Manufacturing (must be Light Manufacturing within FOI), and 1,876 sq ft of Office (which is less than 3% of the building and within the 25% limit of the building)
.060 Minimum Lot Size	20,000 SF	Total Lot Size: 162,914 SF or 3.74 Acres
Maximum Building Height	60 Feet	To the roof is 30 feet and to the parapet is 33 feet
Front Yard Setback	25 feet	~25 feet
Rear Yard Setback	25 Feet	~26 feet
Side Yard Setback	20 Feet	East Side: ~54 feet West Side: ~208 feet
15.36 Site Planning and Building Design Requirements		
.030.1 Subdivision and Project Features	All subdivisions and other projects shall include features that add visual interest and attractiveness to the project area and the City. Such features may include subdivisions and project entry features, public art pieces, streetscape designs, pedestrian biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and useable parks and open spaces.	The proposed building has consistency in design features on all sides.
.03.1.a.i. View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominant rooflines shall be avoided.	Proposing a flat roof and 3-foot parapets. The proposed height of the building, with the parapet, is 33 feet which is under the maximum height and consistent with other building heights in the area.

030.1.a.ii.1 Coherent Building Design	All sides of a building shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	There is a consistent level of detail and finish on all sides of the building.
030.1.a.ii.2.	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	The rear elevation has multiple building pop-outs that create shadow areas and add visual interest to the rear. The front façade has entry ways that create shadow areas.
030.1.a.iii. Reduced Roof Mass	Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation rather than a gabled formation.	The proposed roof is flat.
030.1.a.v. Visual Patterns	All buildings shall have shadow relief created by recesses and projections.	The rear elevation has multiple building pop-outs that create shadow areas and add visual interest to the rear. The front façade has entry ways that create shadow areas.
030.1.a.vi. Architectural Details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Stonework, Exposed beams and columns, cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features, covered entries, patios, walkways, breezeways, bay and balconies, enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs, accessories such as art features, benches, pots, lamps, artwork and sculptures.	The front façade has covered entries that also pop-out from the wall.
030.7. Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Are encouraged in natural colors or earth tone finishes	There will be a natural three tone color scheme to match surrounding valley.
.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening Walls, landscaping, and other screening treatments shall be used so all required mechanical equipment screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on	The parapet walls conceal the mechanical equipment on the roof.

	or adjacent to a building wall, the color of all mechanical equipment shall blend with the color and design details of the building.										
030.10. Site Access	The location and number of access points to the site, the interior circulation pattern and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	There are two access points off of 1600 North.									
030.13.c. Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant “xeriscape” landscaping is encouraged.	Callery Flowering Pear, Aristocrat Pear, and Dart’s Gold Ninebark, Golden Spirit Smoke Bush, Green Beauty Boxwood, Summer Snowflake Viburnum are permitted by Vineyard Tree. Xeriscape landscaping is including on sides and edges of property.									
030.17. Site Lighting Standards	To protect views of the night sky, all outside lighting shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	No site lighting plan was submitted, staff is requesting on to submitted for review. The applicant has indicated in the Narrative that site lighting will be used to show off the building for security purposes.									
15.38 Parking and Loading Requirements											
030.1.d.i. Accessible Parking	Accessible parking for non-residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Utah Americans with Disabilities Act (Utah ADA) and International Building Code (IBC).	The building department checks this standard when a building permit is submitted. The applicant is proposing 4 ADA stalls in front of the proposed building with two ADA Ramps and two signs									
030.1.e. Parking Stall Dimensions	Minimum parking stall size: <table border="1"> <thead> <tr> <th>Type</th><th>Width</th><th>Length*</th></tr> </thead> <tbody> <tr> <td>Standard</td><td>9 feet</td><td>20 feet</td></tr> <tr> <td>Parallel</td><td>8 Feet</td><td>24 Feet</td></tr> </tbody> </table> * The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access (a total of six (6) feet from the curb face to the opposite edge of the walkway).	Type	Width	Length*	Standard	9 feet	20 feet	Parallel	8 Feet	24 Feet	All proposed parking stalls meet this requirement.
Type	Width	Length*									
Standard	9 feet	20 feet									
Parallel	8 Feet	24 Feet									
030.2.c.	Office: 1 space per 300 SF of Office Area	<u>Proposed Warehouse:</u> Office: 6 stalls = 1,876 SF									

Off-street Parking Requirement Non-Residential Uses	Manufacturing: 1 space per 750 SF of Warehouse area and 1 space per 300 SF office or retail floor area Warehouse: 1 space per 1000 SF of Warehouse area	Manufacturing: 13 stalls = 10,000 SF Warehouse: 48 stalls = 48,081 SF Total Stalls Required: 67 Total Proposed Stalls: 67 Bike rack shall also be included
15.38.040 Off- Street Loading Requirements		
.040.a.1	Loading spaces or berths shall be at least 45 feet in length and all loading berths shall be at least 12 feet in width and 14 feet in height.	Some loading spaces or berths meet the requirement. Applicant stated that door openings are 8 feet wide by 9 feet tall and are 4 feet below floor level. This put the applicant at 13'. There is a pad around the overhead door openings to seal the trailer when it is backed up to the dock.
.040.a.4	Sufficient room for turning and maneuvering vehicles shall be provided on the site so that vehicles shall cross a property line only by driving forward.	Yes
.040.a.6	The loading area, aisles, and access drives shall be paved so as to provide a durable dust-proof surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, streets or alleys.	The loading area is paved.
.040.a.7	Bumper rails shall be provided at locations where needed for safety or to protect property.	Yes (need to be shown on updated site plan)
040.a.10	Off-street loading facilities shall be located on the same site with the use for which the berths are required.	Yes
040.b.1	Aggregate gross floor area of 100,001 sq. ft. up to 160,000 sq. ft. required number of Berths: 3	The applicant is proposing 6
15.40 Landscaping		
080.1.b. Minimum Size of Plantings	All required deciduous trees shall be a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of 6-feet in height. All shrubs shall be a minimum of 5-gallon in size.	Planting Schedule specifies that both trees varieties (Emerald Queen Maples and Spring Snow Crab Flowering Crab are two-inch caliper. Shrubs are specified to be 5-gallon size
080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than five (5) percent of the net site area, whichever is greater.	Total Site Area: 60,285 SF Required Landscaping: 3,014 SF Existing/Proposed: 23,440 SF
080.6.a		There is ~33 feet of a landscaped setback.

Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Collector Streets: 20 feet	
080.6.e	The installation of street trees, shrubs and vegetation groundcover shall be required for all applicable projects in an amount equal to or greater than one (1) tree and ten (10) shrubs for every twenty (20) feet of street frontage.	Staff is proposing a condition of approval that would require the applicant to work with staff on the spacing and number of trees and shrubs for this site due to there are discrepancies between the zoning ordinance and the Vineyard Tree Manual, the applicant would have to do this prior to a building permit being issued.

FINDINGS:

With the proposed conditions, the proposed site plan is in conformance with the standards and requirements set forth in the zoning ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission APPROVE the SITE PLAN for MS Properties Lot 12 subject to the following conditions:

1. The applicant works with staff on the street frontage landscaping and receive staff approval prior to a building permit being issued.
2. The applicant submits a site lighting plan to staff.
3. The applicant pays any outstanding fees and makes any redline corrections
4. The applicant is subject to all local, state and federal laws.

PROPOSED MOTION:

"I move to approve of the MS Properties Lot 12 Site Plan with the proposed conditions.

Attachments:

Application
Site Plan Narrative
Site Plan Documents
Elevations



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929

Community Development Department

SITE PLAN APPLICATION

STAFF USE ONLY

Application Date: ____ / ____ / ____ Application Number: ____ Fee Owed: \$ ____
Received by: ____ Receipt #: ____ Cash/Card/Check#

PROJECT INFORMATION

Name:

LOT 12

Address:

19th E 1600 N VINEYARD UT. 84058

Acreage/Property Size:

3.60⁷⁴ ACRES

APPLICANT INFORMATION

Name:

MS PROPERTIES GROUP 4 LLC

Mailing Address:

PO BOX 699 PLEASANT GROVE, UT 84062

Phone #:

801-785-0505 EX 340

Fax #:

Email Address:

Owner Information

Owner Name:

MS PROPERTIES GROUP 4 LLC

Owner Address:

P.O. BOX 699 PLEASANT GROVE UT 84062

Owner Phone #:

801-785-0505 EX 340

Owner Email Address:

r1info@msl-properties

Owner's Signature:

Thomas C. Mullis



PROPERTY OWNERS AFFIDAVIT

I (we) MS PROPERTIES GROUP 4 LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge.

Marcus Paulson

Owner's Signature

Owner's Signature (co-owner, if any)

State of UTAH

County of UTAH

Subscribed and sworn to (affirmed) before me this 19 day of December, 2018.



Makelle Baker

Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, owner(s) of the real property located at _____, in Highland City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

Owner's Signature

Owner's Signature (co-owner, if any)

State of _____

County of _____

Subscribed and sworn to (affirmed) before me this _____ day of _____, 20____.

Notary Public

December 12, 2018

Town of Vineyard
125 S Main Street
Vineyard, UT 84058

Dear Town of Vineyard,

MS Business Properties Group 4 is pleased to announce their intent of constructing a 60,206 square foot Office/Warehouse/Manufacturing building to add to their portfolio of leasable properties. This property is located in the town of Vineyard of the I-1 zoning of the East Lake at Geneva subdivision. Although we don't have a specific tenant in mind for this project, we have already have seen a great amount of interest in this location and multi-tenant sized building.

MS Business Properties Group 4 is managed by Martin Snow, the owner of a local steel fabrication plant and property management company. Martin Snow started his steel fabrication business in 1977 which eventually became Universal Industrial sales in 1984. In 1987 he started building and leasing industrial properties. Currently his companies own and lease 782,115 square feet of property, acts as a mortgage on 147,000 square foot property, and owns and leases 100 acres in the Pipe Mill area of the former Geneva property on 1600 north.

This new 60,206 square foot building is designed to fit any type of tenant that is looking for manufacturing or warehousing capabilities. This attractive building can also work as a corporate hub with its aesthetically pleasing design. With the attractive design, universal layout, excellent features, we know that this will be a bright spot in this developing subdivision.

This building features:

- Concrete Tilt-up by with ample amounts of glass, design lines, and architectural features.
- A natural 3 tone color scheme to match surrounding valley.
- Early Suppression Fast Response (ESFR) Fire Sprinklers for fire Safety.
- 30' clear head space meant for accommodating tall pallet racking systems and manufacturing processes.
- Well planned landscaping to match your landscape ordinance.
- Site lighting to show off building in the night for security purposes.
- Parapet walls to conceal mechanical units on the roof.

We trust that this shall meet your development goals for the area and we look forward to working with the Town of Vineyard on another successful project and on future projects to come.

Regards,

Brett Wood- Construction manager

12/19/2018

Vineyard City / Community Development

240 East Gammon Road

Vineyard Utah 84058

RE: Site Plan Narrative Lot 12 building project 198⁷ E 1600 N Vineyard Utah 84058

Site plan Narrative proposed building Lot 12 198⁷ E 1600 N Vineyard Utah 84058

Owner MS Properties Group 4 LLC

1. Consistency with General Plan and compliance with the development Code and other city codes and regulations will be achieved through the use of competent and qualified architectural and engineering firms. Architectural Coalition Guilford A Rand is the Architect, Dudley and Associates Todd Dudley is the civil engineer. The Architect and Engineer have done multiple buildings in Vineyard in association MS Properties Martin Snow and are well acquainted with the development code and other city codes and regulations. Fincon Construction is the general contractor they as well have a multitude of experience with buildings in Vineyard City. The latest two buildings are just now complete with tenant occupancy being granted East Lake 1 permit number VIN16-377 351 E 1750 N Vineyard UT 84058 and East Lake 2 permit number VIN18-409 277 E 1750 N Vineyard UT 84058. The architect and engineer will provide plans, specification, and supervision that ensure that all the development and city codes and regulations are followed.
2. General compatibility of the proposed use with the adjacent property will be done as the owner owns the majority of the adjacent property along with a parcel to the east that is owned by the general contractor. Every

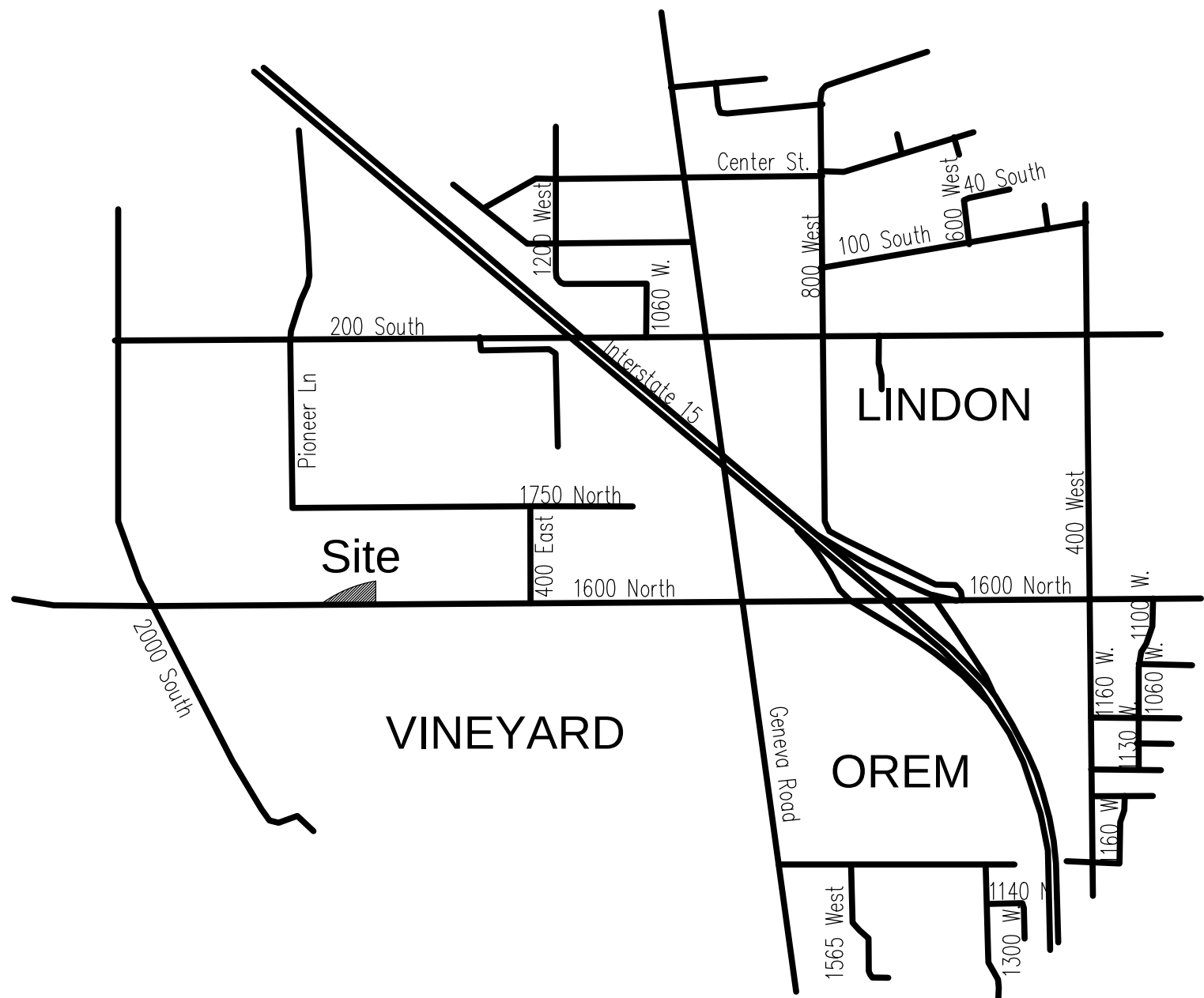
effort will be made to make the building meet the spirit of the area and flow with the existing planning and design. The plans reflect that same design cues for the surrounding buildings as they were designed and built by the same contractor, architect and engineers.

3. The site and building design with the exterior lighting with reference to the adjacent properties will be the same minimalist approach as the surrounding property when it comes to the exterior lighting. No parking lot light poles and just the necessity for exterior light as it will match the existing buildings.
4. Ingress and egress to the property and the proximity to driveways and street intersections in the vicinity of the subject property have been well accounted for by the civil engineer on the drawings. The entrances and the flow of traffic has been well designed for the property's unique location and proximity to railroad and public roadways. The future of the 1600 North street and its future extension have been taken in consideration when the site was designed.
5. Internal vehicular circulation including emergency and delivery vehicles has been meticulously laid out to meet the shape of the property and the building for the most efficient flow for parking and delivery to keep the main entrance clear for emergency access to the building.
6. Pedestrian traffic considerations have been well designed for the property and building and will meet the needs for pedestrian traffic. Alternative vehicles such as fork lifts would mostly be confined to the interior of the building has been equipped with loading docks and overhead doors on the back of the building so any delivery's will be done out of sight and out of the way of the normal traffic flow and parking for the building.
7. The volume and character of traffic as well as off street parking and loading will be minimal. The building are large storage warehouse that will not have a large number of employees so the majority of parking will be handled by the new building parking lot. The traffic in the area will be relatively unaffected by the new building.
8. The impact of public services including utilities, schools, and recreation will be minimal the project has adequate utilities and no schools in the area.

9. Screening and buffering of services will be contained in the building itself as the building enough to handle all of the services inside the building.
10. There are no proposed outdoor activities or storage proposed for the property
11. The hours of operation will be normal business hours and the number of employees will be determined by the tenant but due to the nature of the build will be somewhat limited as the building is designed as warehouse space.
12. There should be no noise, smoke, odor , dust, vibration, or illumination created by the use of the building

Eastlake Lot 12

Legend	
Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
CV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



Vicinity Map

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Planning Department

240 East Gammon Rd
Vineyard, Utah 84058
Phone (801) 226-1929

Community Development Director - Morgan
Brim 385.248.7029

Public Works Department

Phone (801) 766-6506

Public Safety

Emergency 911
Utah County Animal Shelter 801-785-3442

Building Inspection

Building Inspector
George Reid
801.226.1929

Gas

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Project Address:

400 East 1750 North Street
Vineyard, Utah 84057

Property Owner:

MS BUSINESS PROPERTIES GROUP 4 LLC

Developer:

MS Business Properties Group 4 LLC
435 North 1200 West
Lindon, Utah 84062
801-424-9825

Architect:

Architectural Coalition
1991 South State
Springville, Utah 84663
801-491-0275

Engineer / Surveyor:

Dudley and Associates, Inc.
353 East 1200 South
Vineyard, Utah 84058
801-224-1252 office
801-224-1264 fax
t-dudley@qwestoffice.net

Site Data:

Zone = M
Total Area = 156,766 sq.ft. or 3.60 Acres
Total number of lots = 1

Parking Requirements:

Office Area: 1 space / 300 sq.ft.
Warehouse area: 1 space / 1000 sq.ft.
Manufacturing area: 1 space/750 sq.ft.

Office Area = 1,876 sq.ft. = 6 Spaces required
Warehouse Area = 48,081 sq.ft. = 48 Spaces required
Manufacturing Area = 10,000 sq.ft. = 13 Spaces required

Spaces required = 67
Spaces provided = 67 (4 ADA spaces provided)

	Square Footage	Acreage	Percent of total
Total Area	156,766	3.60	100
Total Building / Pad Area	59,957	1.38	38
Total Hard Surface Area	60,428	1.39	38
Total Impervious Area	120,385	2.77	77
Total Landscaped Area	36,381	0.83	23

Tabulation Table

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UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to standards, specifications, and plans.
2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
3. Contractor shall coordinate with all utility companies for installation requirements and specifications.
4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be preformed prior to announced building possession and the final connection of service.
5. The contractor is specifically cautioned that 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. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
6. Underground utilities shall be installed, inspected and approved before backfilling.
7. Contractor shall notify Engineering inspectors 72 hours before connecting to any existing utility.
8. All fill material is to be in place and compacted before installation of proposed utilities.
9. Existing utilities shall be verified in field prior to installation of any new lines.
10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
17. Drawings do not purport to show all existing utilities.
18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
19. See notice requirement under general project notes.
20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

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.

SANITARY SEWER GENERAL NOTES

1. See this sheet for general project notes.
2. All sanitary sewer construction shall be in conformance with the standards and specifications.
3. All gravity sanitary sewer lines shall be in conformance with the standards and specifications.
4. Sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
6. All sanitary sewer main testing shall be accordance with the standards and specifications copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
7. Compaction of all trenches within the project site must be attained and compaction results submitted to Department of Public Works.
8. The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
9. The contractor is responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to the City and engineer.
 - (E) All permitting, development, location, connecting and inspection.
 - (F) Verifying all standard details conform to the current standards and specifications.
- (G) For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.
- (H) Reference architectural plans for all connections to building services and verify locations as shown.
10. The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
11. The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.
12. Sanitary sewer pipes shall be bedded in accordance with standards.

STORM DRAIN GENERAL NOTES

1. The contractor shall be responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to the city and engineer.
 - (E) All permitting, development, location, connection and inspection.
 - (F) Scheduling all required inspections.
2. All storm drain construction shall be in conformance with standards, specifications, and plans.
3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
5. Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.
6. Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
7. All storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
8. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
9. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction.
10. Storm drains shall be bedded in accordance with the City standards.

GRADING PLAN GENERAL NOTES

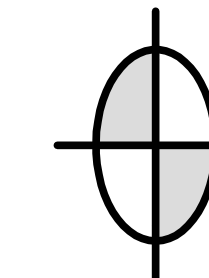
1. Contours shown are for finished paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.
2. All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
3. If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.
4. Unless otherwise shown, not proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.
6. On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.
7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
12. Grades within asphalt areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
13. Spot elevations represent flow line or top of asphalt unless otherwise noted.
14. The contractor is responsible for providing his own estimate of earthwork quantities.
15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.
16. Were new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply. Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
18. Pre cast structures may be used at contractor's option.
19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove
20. Existing grade contour intervals shown at 1 foot intervals.
21. Proposed grade contour intervals shown at 1 foot intervals.
22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
28. Construction shall comply with all applicable governing codes and be constructed to same.
29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
30. Site work shall meet or exceed site specifications.
31. All concrete to have a minimum 28 day compression strength of 4000 PSI.

GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the City Public Works, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT. Inspection services and construction certification to be provided by engineer of record.
2. The contractor is specifically cautioned that 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. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
4. The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.
13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
14. All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
15. The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
16. All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
18. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
20. Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
21. In general, limits of site work are up to (and excluding) constructing sidewalks.



NORTH
1" = 30'



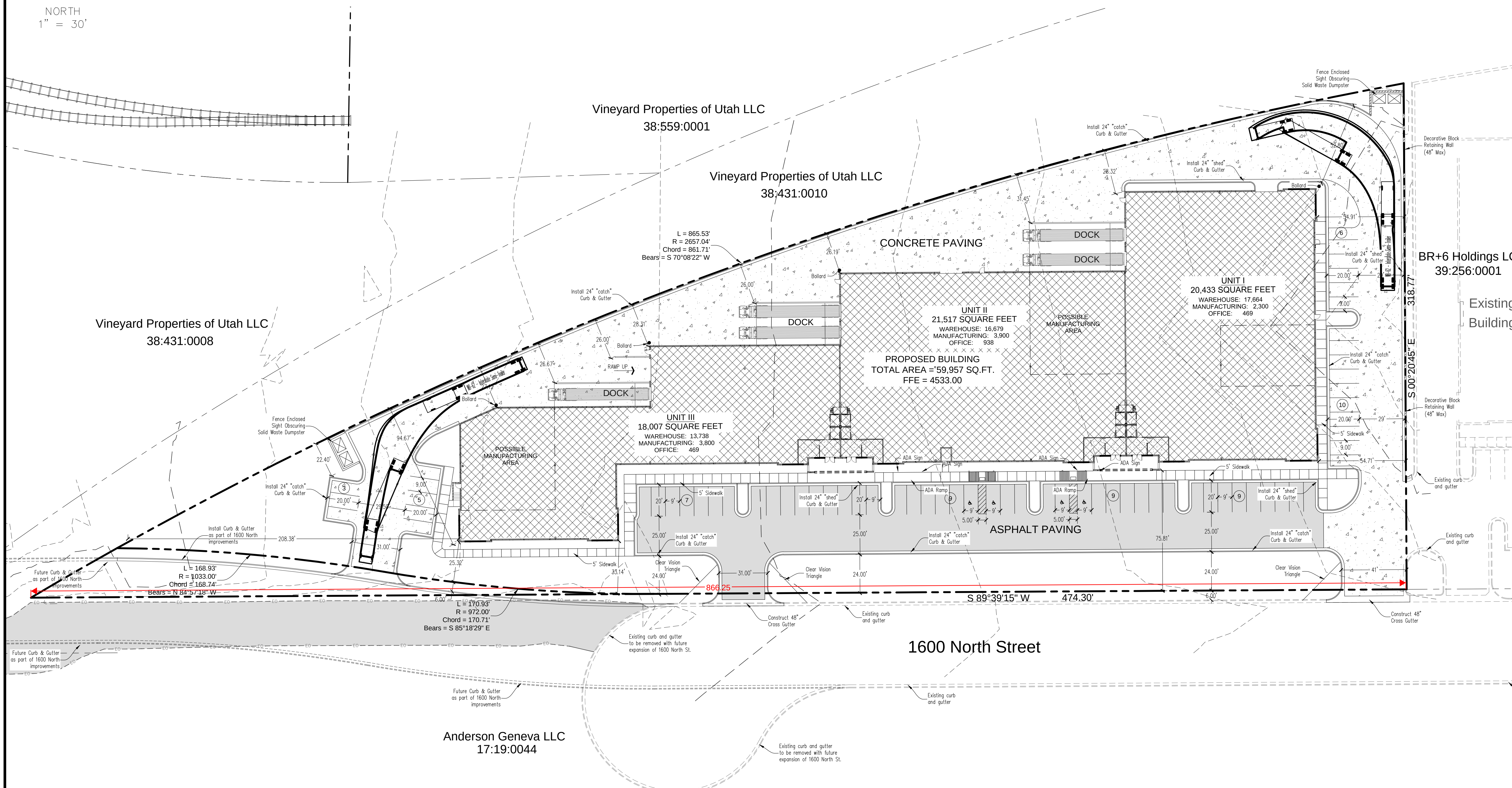
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Eastlake Lot 12

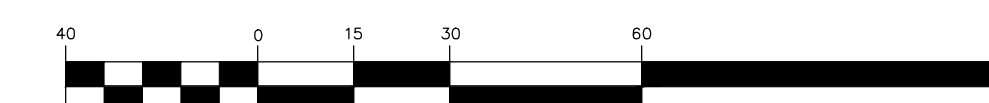
Site Plan

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By	TD
Tracing No	L -

Sheet No.
C - 2.0

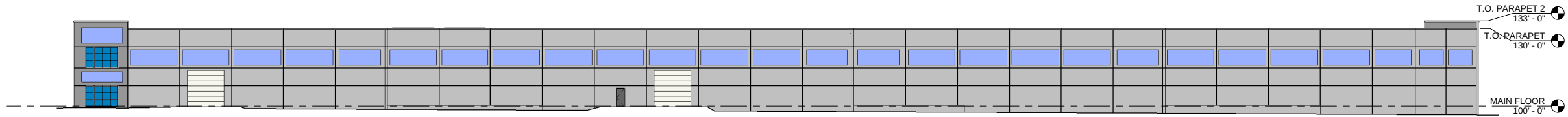


GRAPHIC SCALE



(IN FEET)
1 inch = 30 f

12/17/2018 1:18:19 PM K:\Drawings 2018\2018-045 Lot 12 Warehouse\Lot 12 Warehouse.rvt



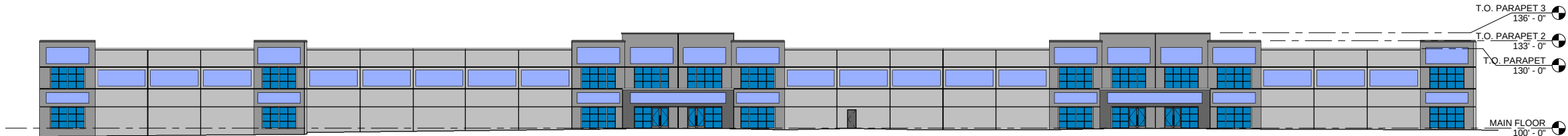
NORTH ELEVATION

SCALE 1" = 20'-0"

T.O. PARAPET 2
133' - 0"

T.O. PARAPET
130' - 0"

MAIN FLOOR
100' - 0"



SOUTH ELEVATION

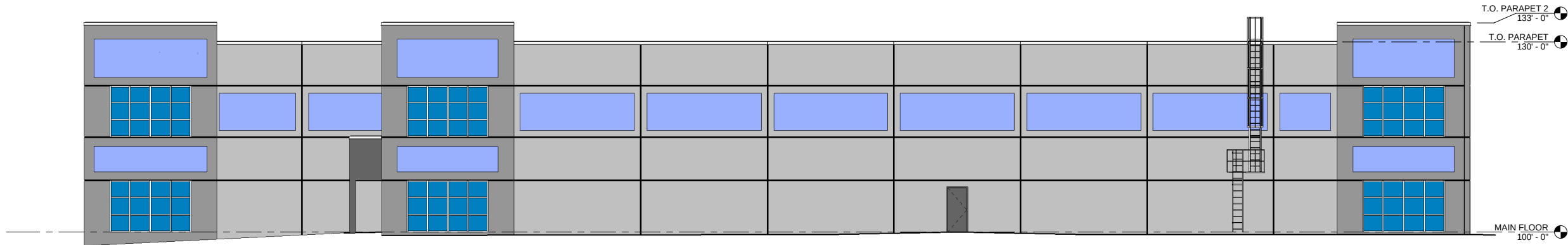
SCALE 1" = 20'-0"

T.O. PARAPET 3
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T.O. PARAPET 2
133' - 0"

T.O. PARAPET
130' - 0"

MAIN FLOOR
100' - 0"



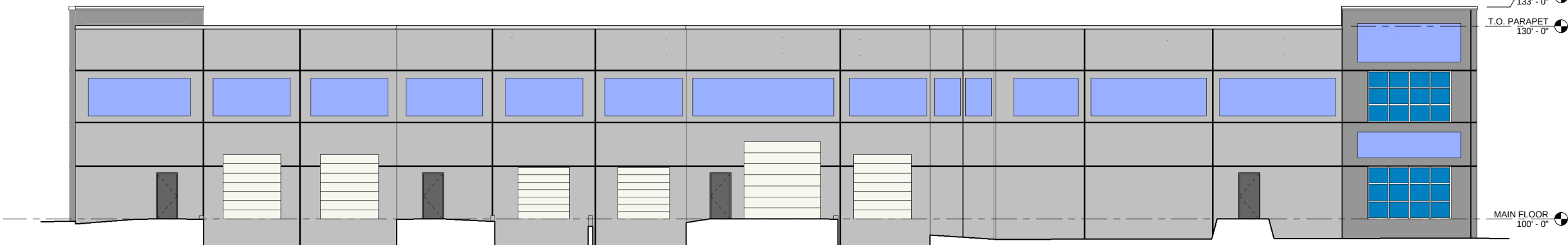
EAST ELEVATION

SCALE 1/8" = 1'-0"

T.O. PARAPET 2
133' - 0"

T.O. PARAPET
130' - 0"

MAIN FLOOR
100' - 0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

T.O. PARAPET 2
133' - 0"

T.O. PARAPET
130' - 0"

MAIN FLOOR
100' - 0"

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springfield, UT 84563 PH: 801-491-0275

PRELIMINARY
NOT FOR
CONSTRUCTION

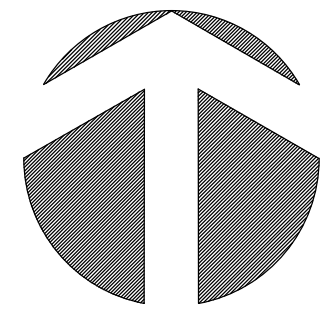
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A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

EASTLAKE LOT 12 WAREHOUSE
MS PROPERTIES

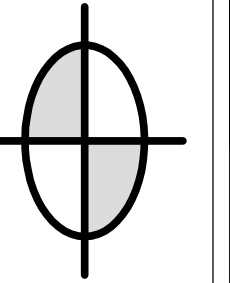
VINEYARD, UTAH
197 EAST 1600 NORTH

SHEET NO.
A-2

DATE
10/22/2018



1" = 30'



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah

Orem

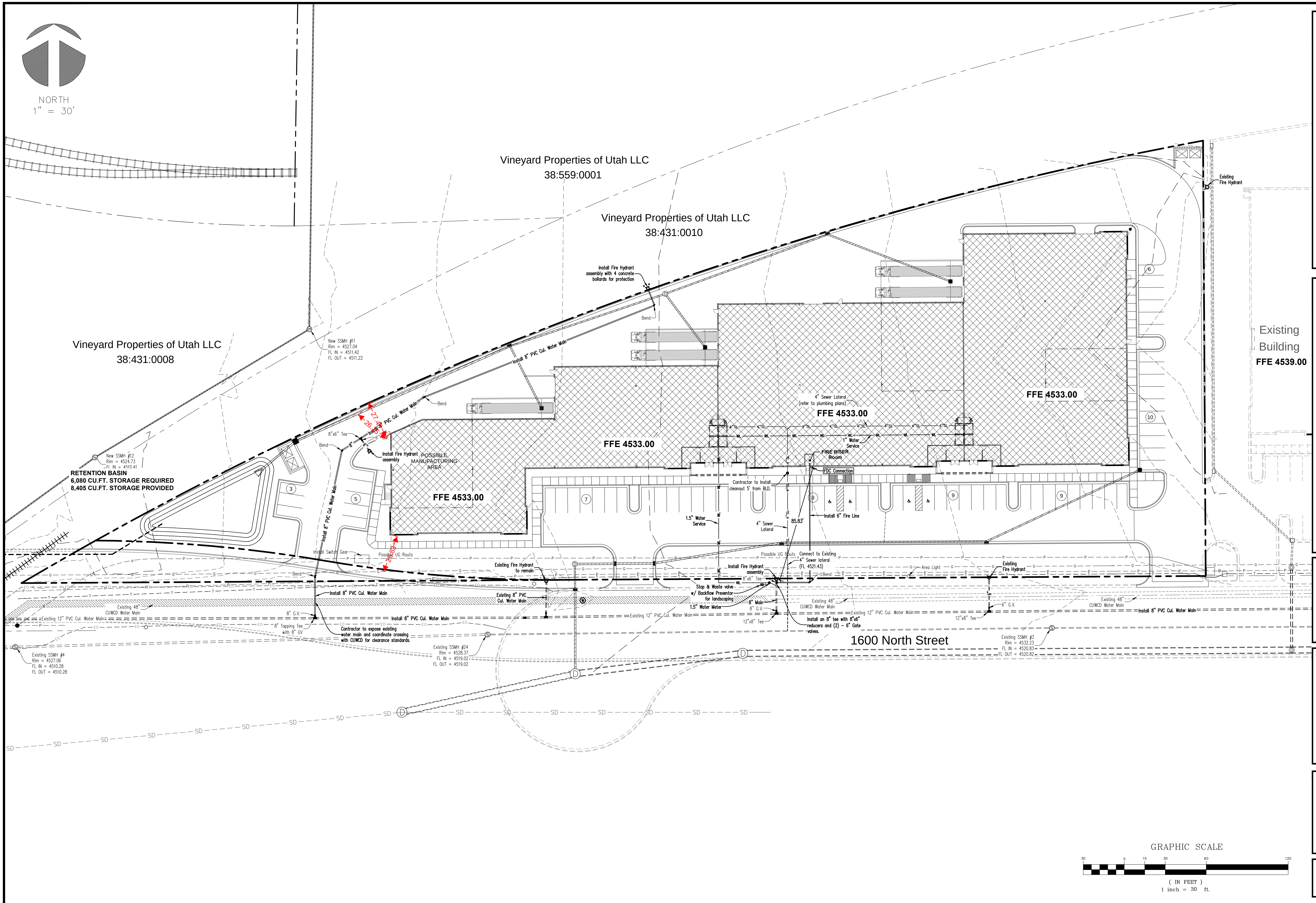
Eastlake Lot 12

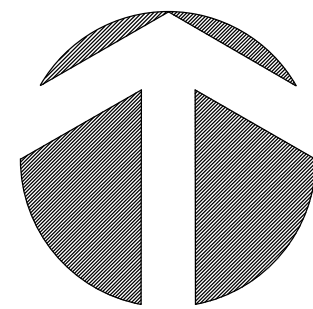
Utility Plan

Revisions

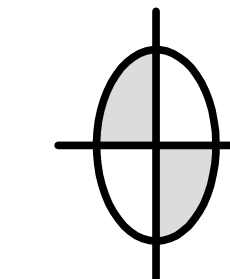
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NORTH
1" = 30'



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Utah

Eastlake Lot 12

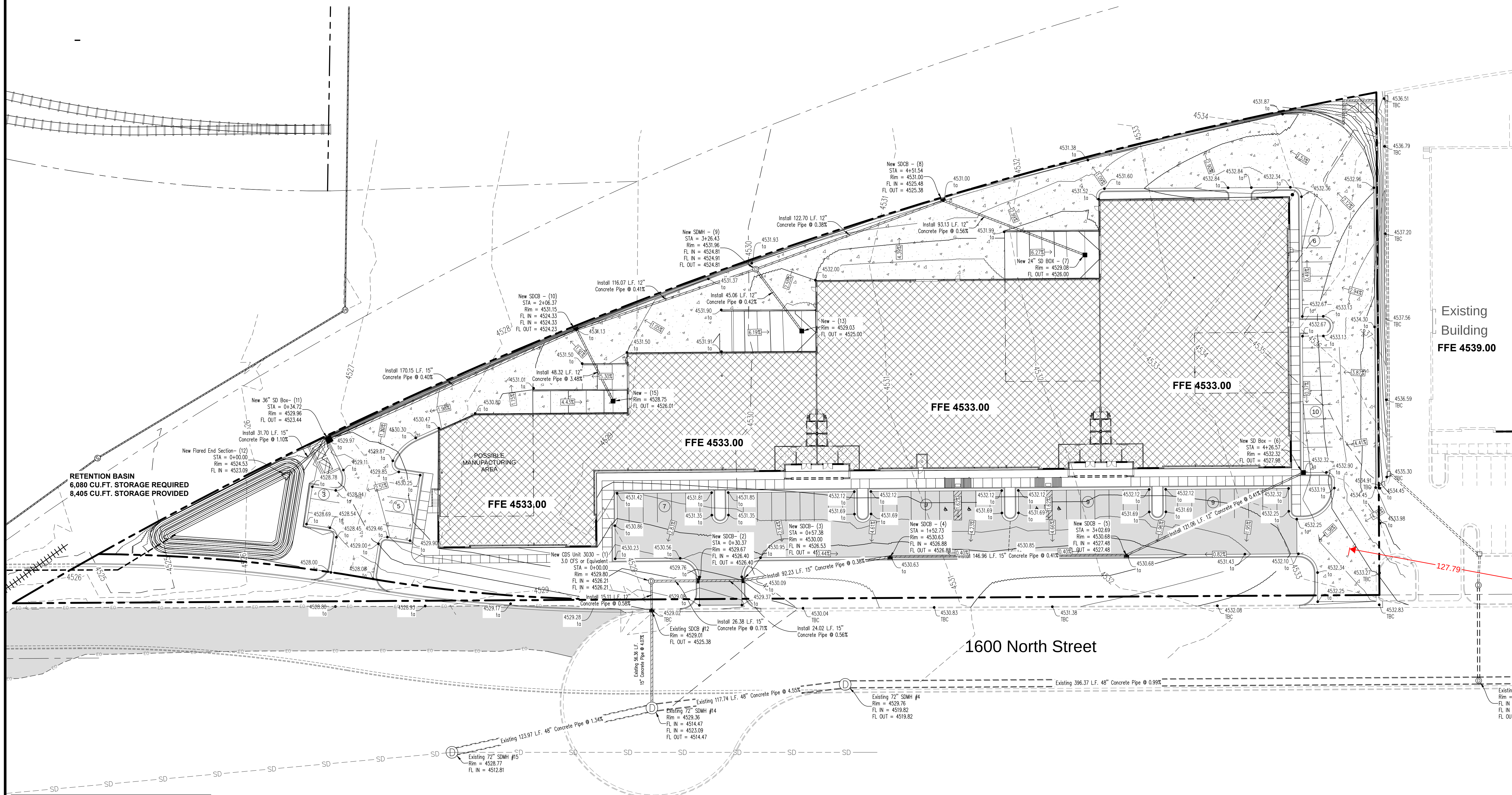
Grading and Drainage Plan

Vineyard

Revisions

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1-22-2019
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Sheet No.
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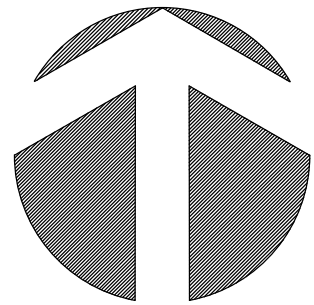


Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

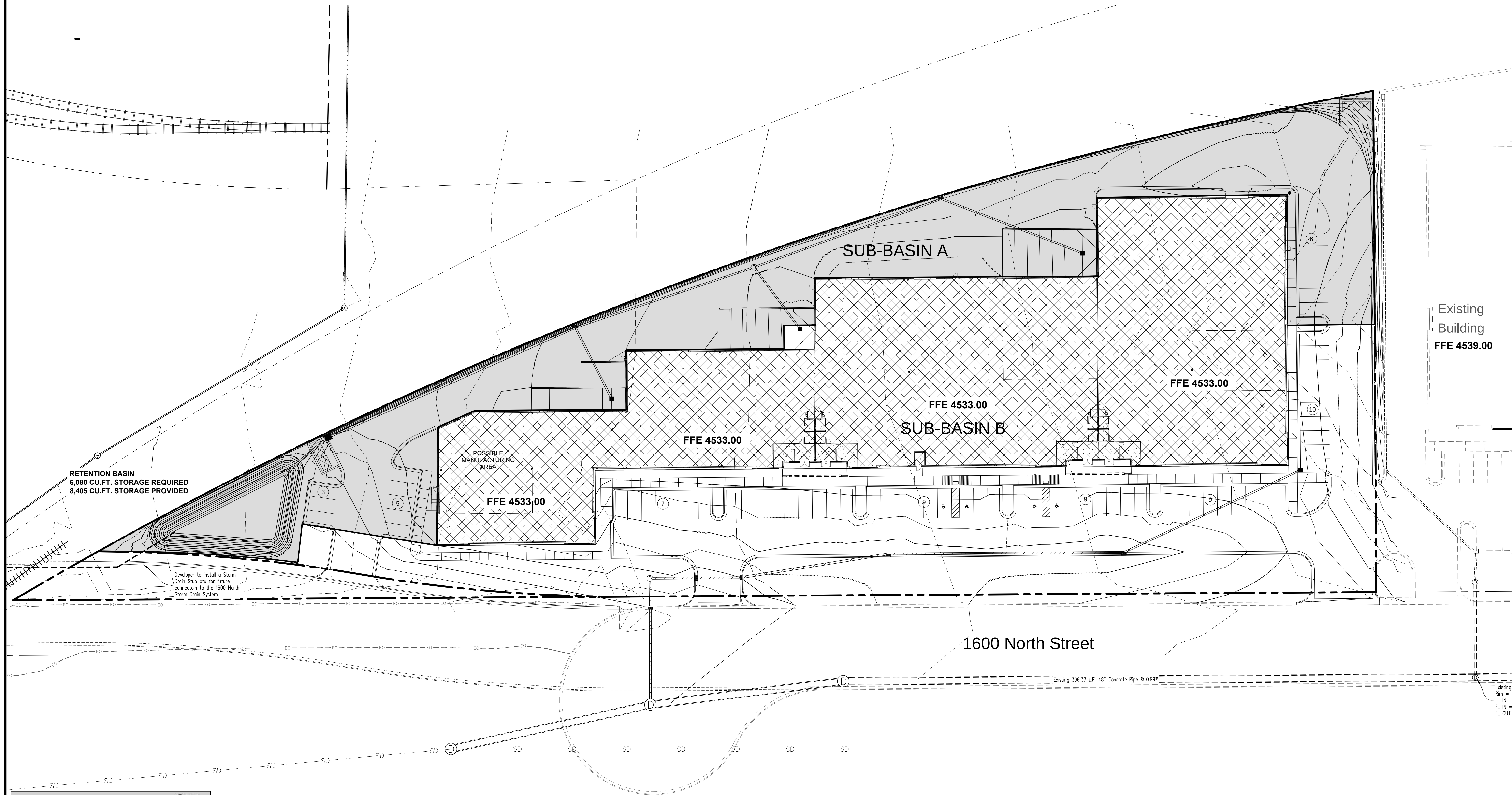
CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that 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 from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



NORTH
1" = 30'



RETENTION BASIN
6,080 CU.FT. STORAGE REQUIRED
8,405 CU.FT. STORAGE PROVIDED

Developer to install a Storm
Drain Stub out for future
connection to the 1600 North
Storm Drain System.

POSSIBLE
MANUFACTURING
AREA

FFE 4533.00

FFE 4533.00

FFE 4533.00

SUB-BASIN B

FFE 4533.00

SUB-BASIN A

Existing
Building
FFE 4539.00

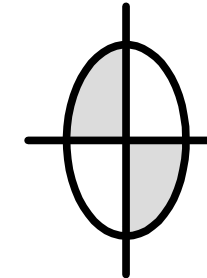
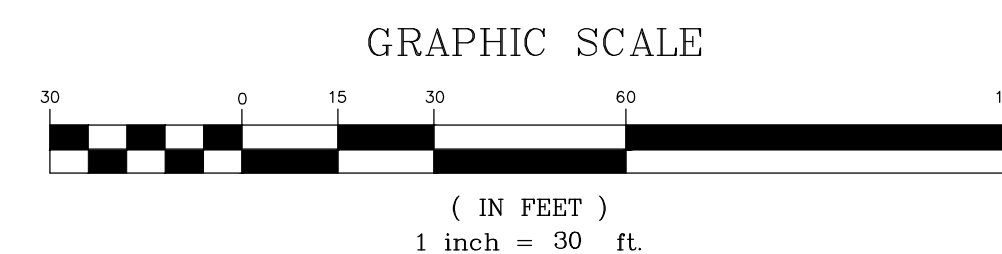
1600 North Street

Existing 396.37 L.F. 48" Concrete Pipe @ 0.99%

Existing
Rim =
FL IN =
FL IN =
FL OUT

Know what's below. 
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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Eastlake Lot 12
Sub-Basin Diagram

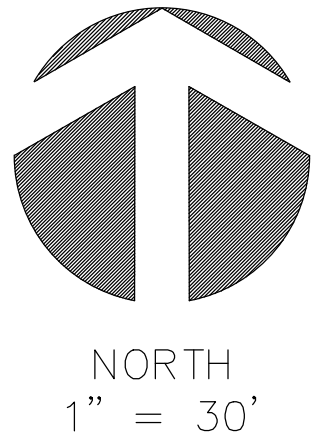
Utah

Vineyard

Revisions

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1-22-2019
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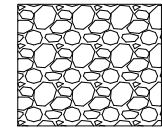
PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
DECIDUOUS TREES				
	CALLERY FLOWERING PEAR (CLASS I)	2" CAL.	B & B	30' O.C.
	ARISTOCRAT PEAR (CLASS II)	2" CAL.	B & B	40' O.C.
SHRUBS				

	Dart's Gold Ninebark Golden Spirit Smoke Bush Green Beauty Boxwood Summer Snowflake Viburnum	5 Gal.	Cont.
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Grass Area



Xeriscape Landscaping

Landscaping Notes:

REFER TO VINEYARD CITY'S TREE MANUAL

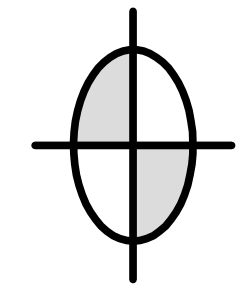
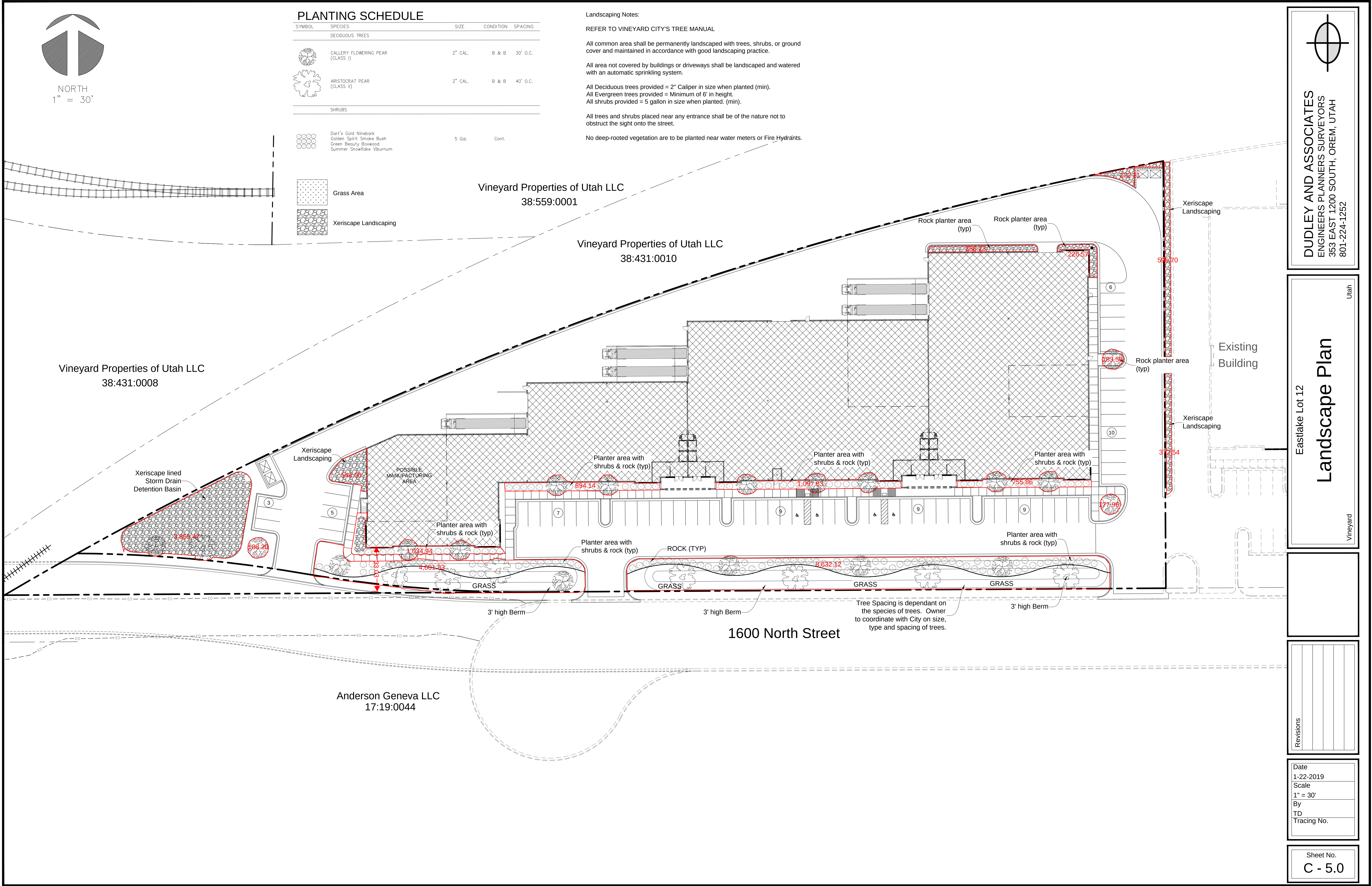
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

All Deciduous trees provided = 2" Caliper in size when planted (min).
All Evergreen trees provided = Minimum of 6' in height.
All shrubs provided = 5 gallon in size when planted. (min).

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.

No deep-rooted vegetation are to be planted near water meters or Fire Hydrants.



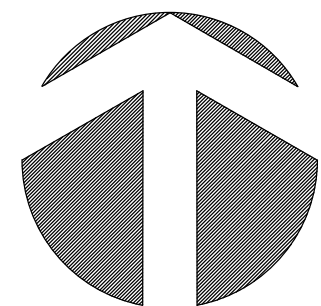
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Eastlake Lot 12
Landscape Plan
Utah
Vineyard

Revisions

Date
1-22-2019
Scale
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By
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Tracing No.

Sheet No.
C - 5.0



NORTH
1" = 30'

Vineyard Properties of Utah LLC
38:559:0001

Vineyard Properties of Utah LLC
38:431:0010

Vineyard Properties of Utah LLC
38:431:0008

RETENTION BASIN
6,080 CU.FT. STORAGE REQUIRED
8,405 CU.FT. STORAGE PROVIDED

Developer to install a Storm
Drain Stub out for future
connection to the 1600 North
Storm Drain System.

POSSIBLE
MANUFACTURING
AREA
FFE 4533.00

FFE 4533.00

FFE 4533.00

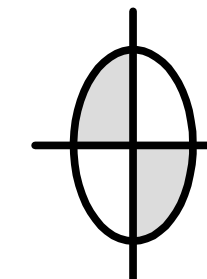
FFE 4533.00

Existing
Building
FFE 4539.00

1600 North Street

Existing 396.37 L.F. 48" Concrete Pipe @ 0.99%

Anderson Geneva LLC
17:19:0044



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353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Eastlake Lot 12

SWPPP

Utah

Vineyard

Existing
Rim =
FL IN =
FL OUT

A Construct Stabilized Construction Entry
(See Detail SCE)

B Construct Silt Fencing as needed to
prevent runoff onto existing street,
adjacent properties and existing ditch.
(See detail SF)

C Install Filter Fabric in existing
downstream and/or recently installed
inlet boxes or manholes to prevent silt
buildup.

Portable toilet locations are to be
determined by the contractor.

D Contractor Washdown area in sediment
basin (see detail CWM, SCU)

E Material Storage Area (see detail MS)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

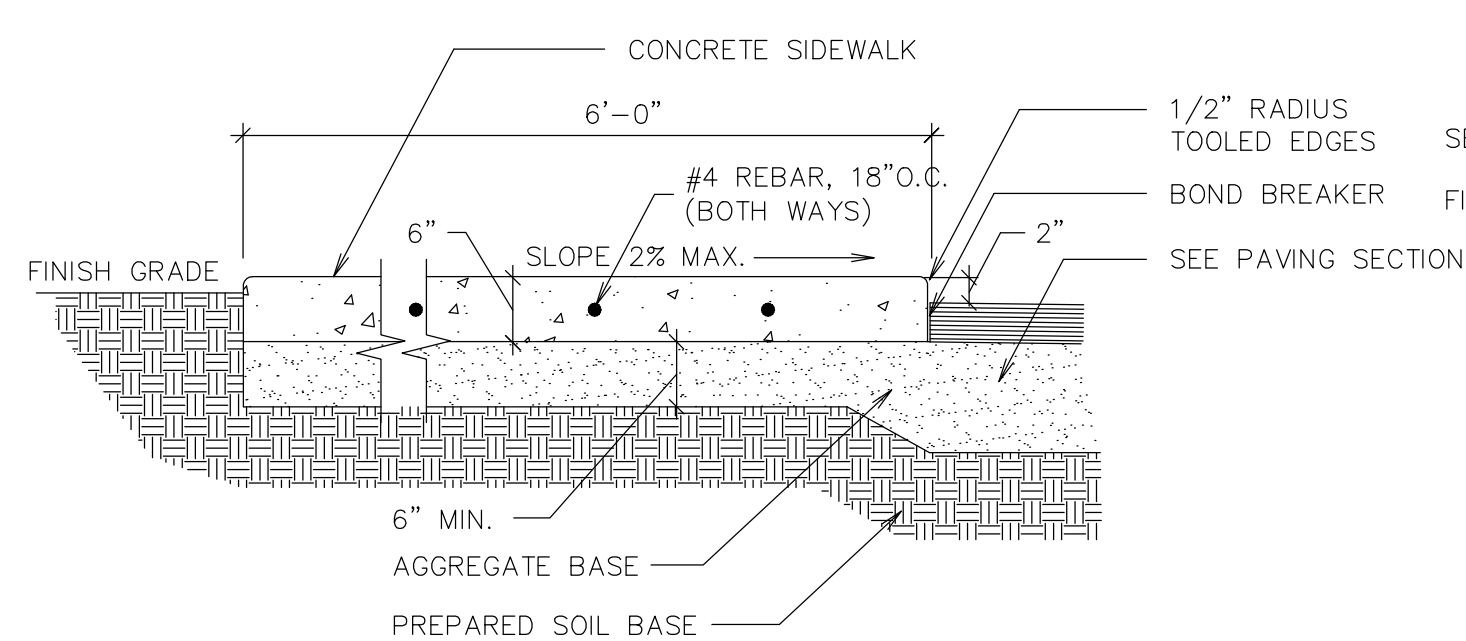
CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that 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 from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

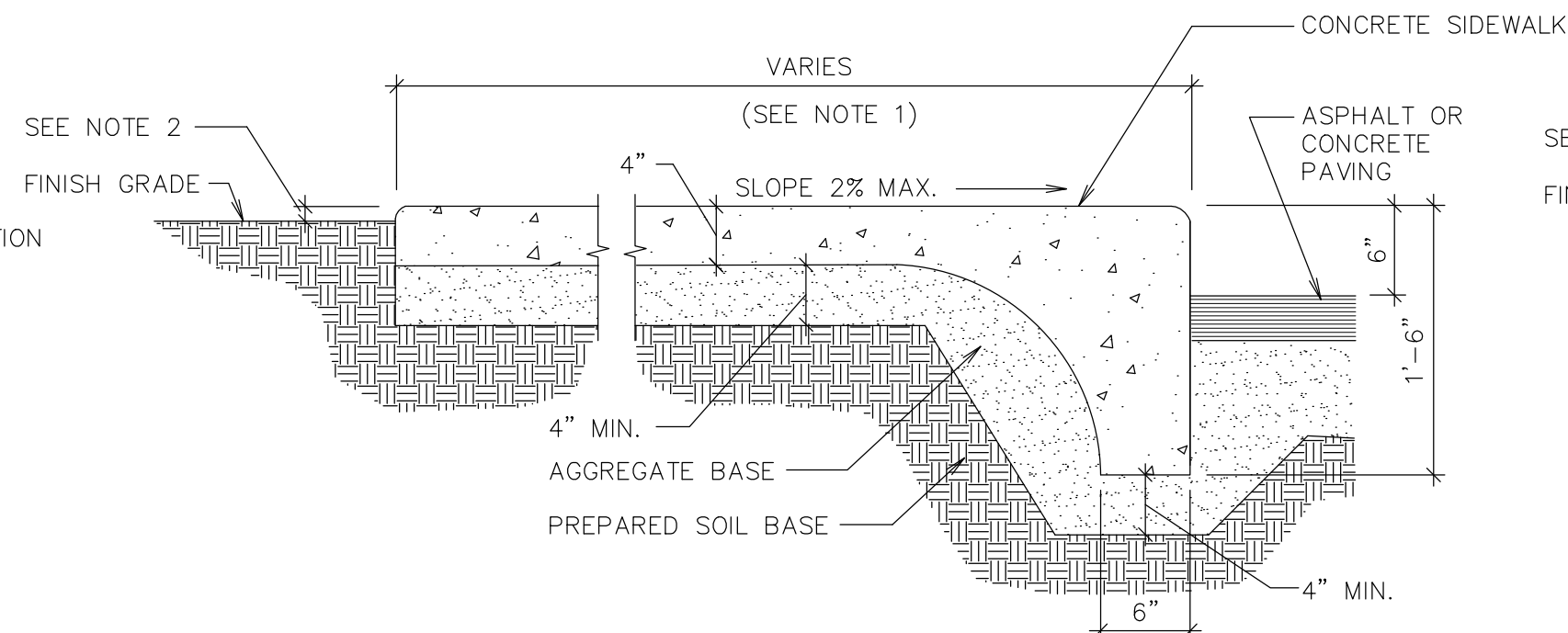
Revisions

Date
1-22-2019
Scale
1" = 30'
By
TD
Tracing No.
L -

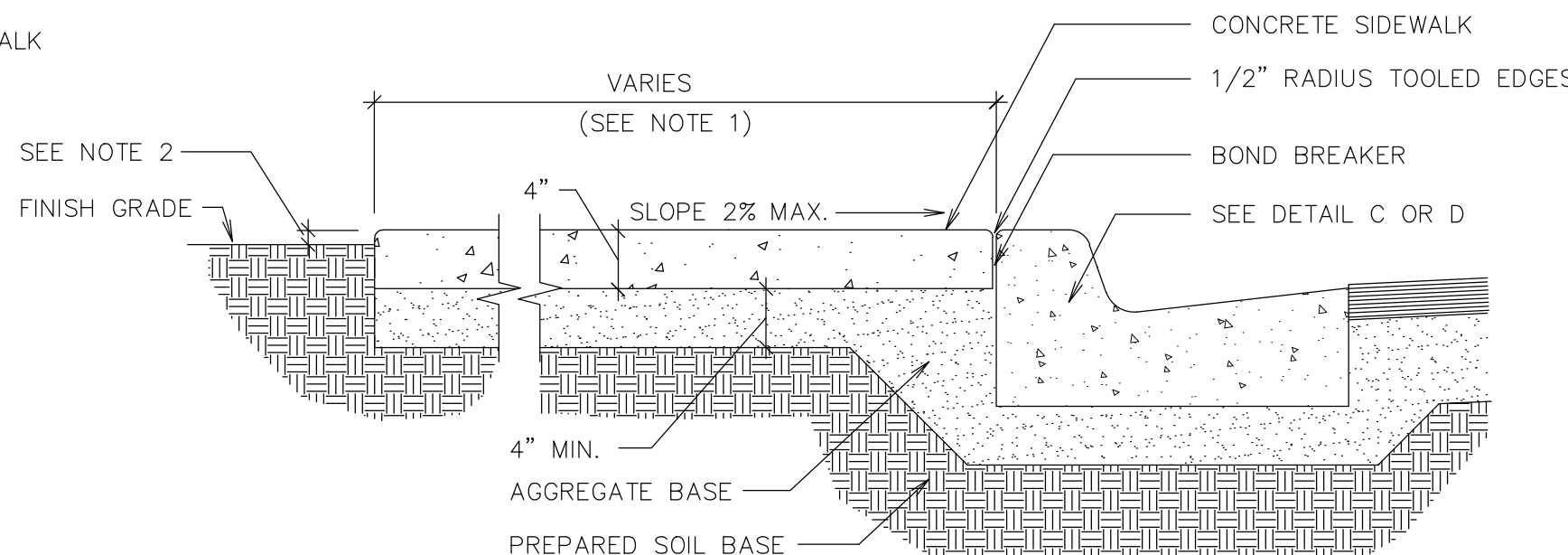
Sheet No.
C - 6.0



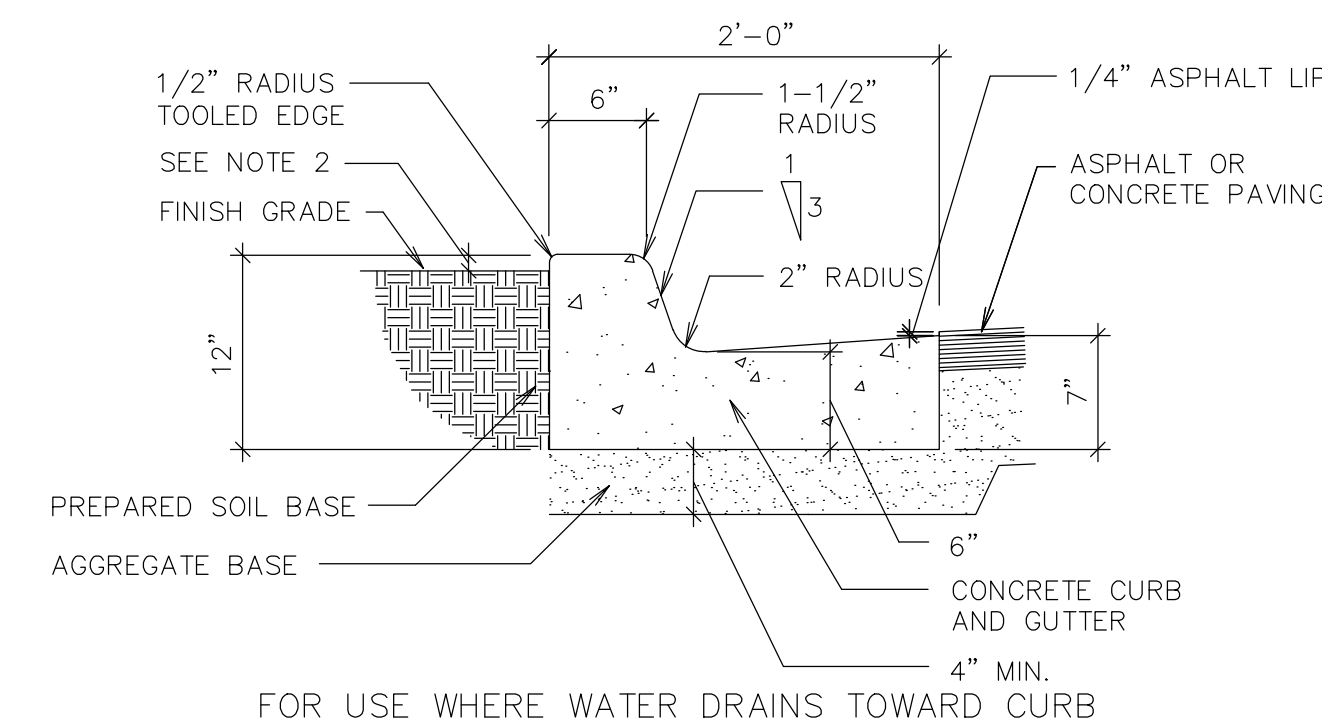
T APRON DETAIL
1" = 1'-0"



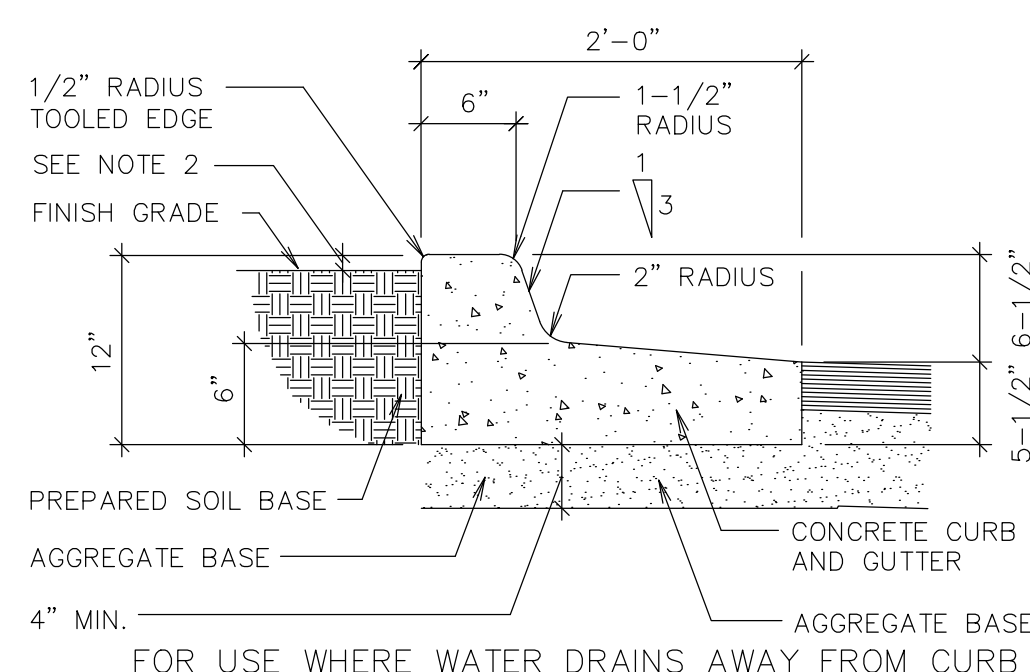
A INTEGRAL SIDEWALK & CURB
1" = 1'-0"



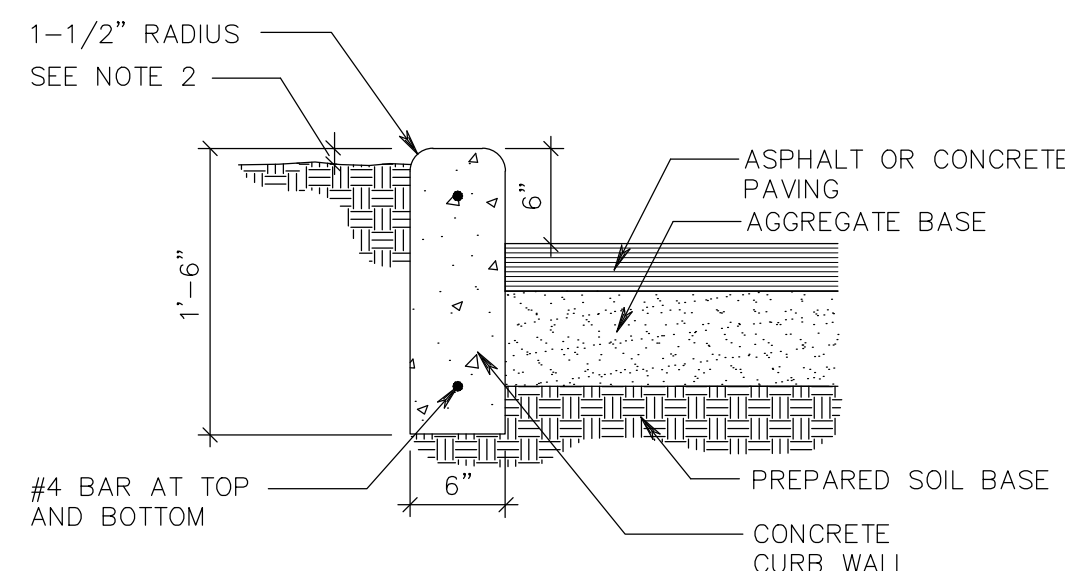
B SIDEWALK, CURB AND GUTTER
1" = 1'-0"



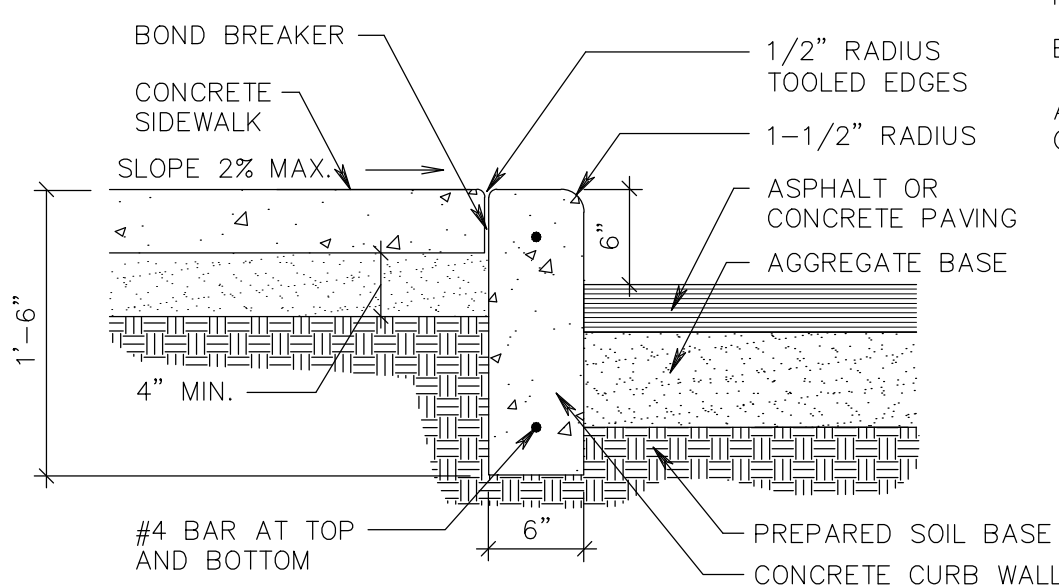
C CURB AND GUTTER
1" = 1'-0"



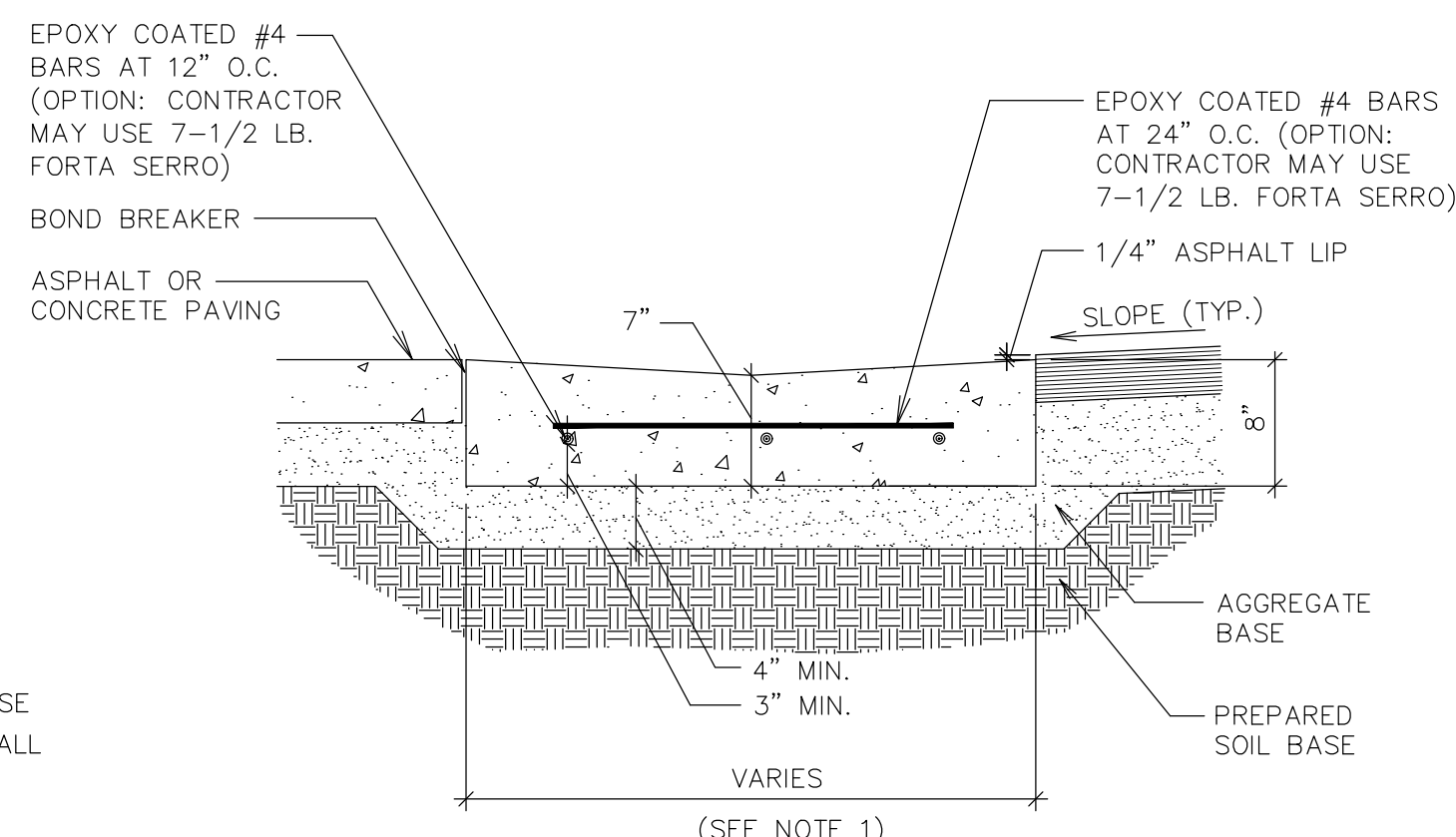
D OPEN FACE CURB AND GUTTER
1" = 1'-0"



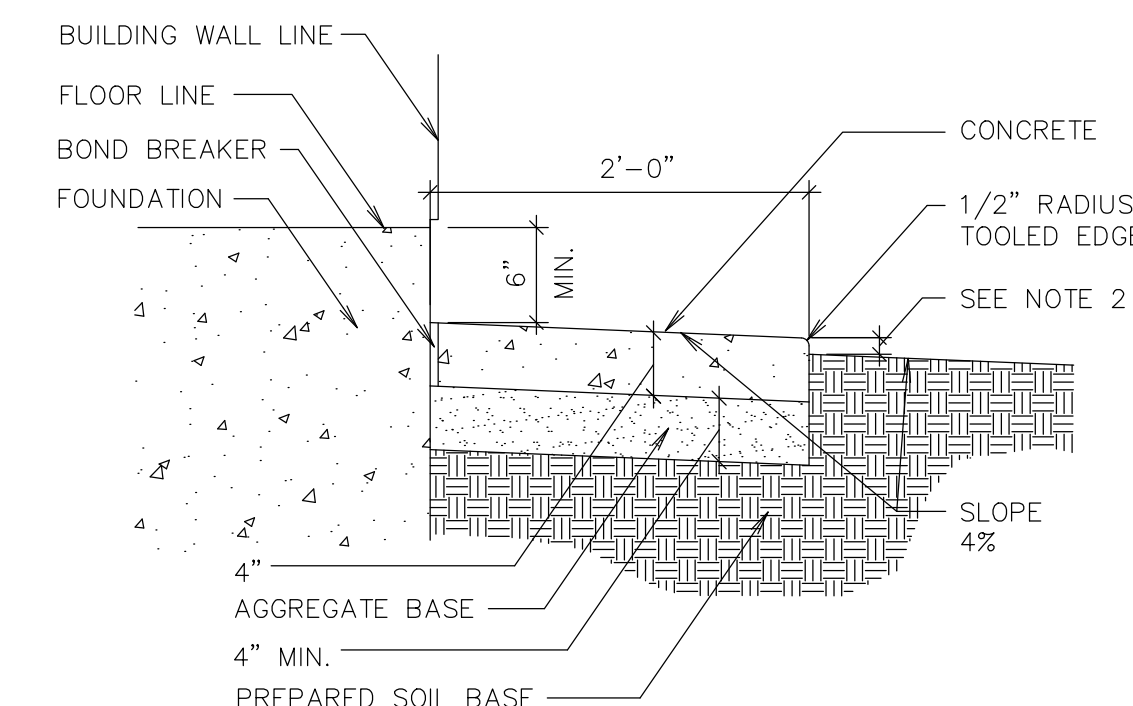
E CURB WALL
1" = 1'-0"



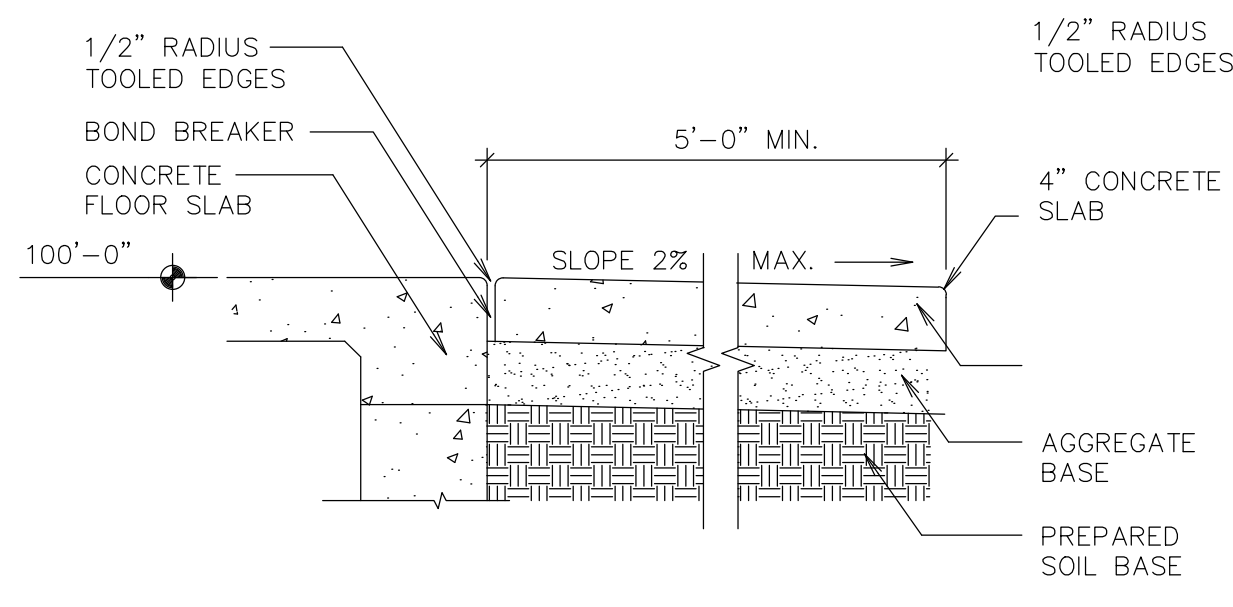
F CURB WALL WITH SIDEWALK
1" = 1'-0"



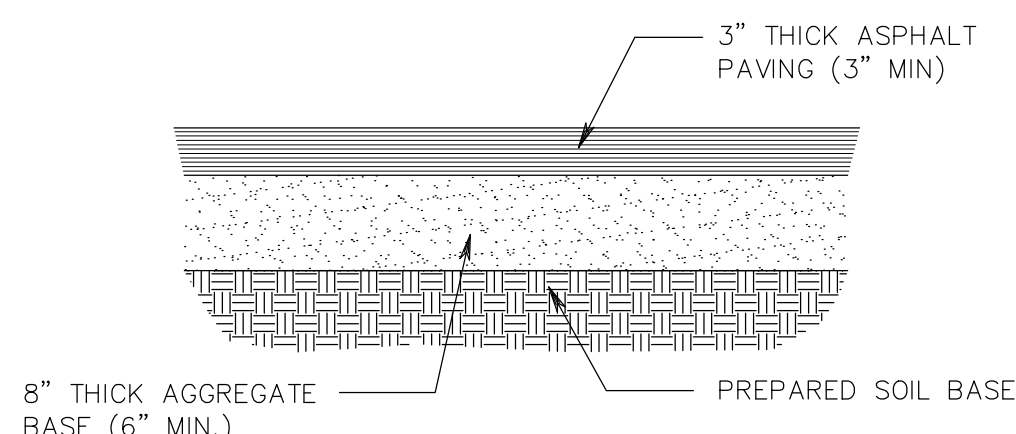
G CONCRETE WATERWAY
1" = 1'-0"



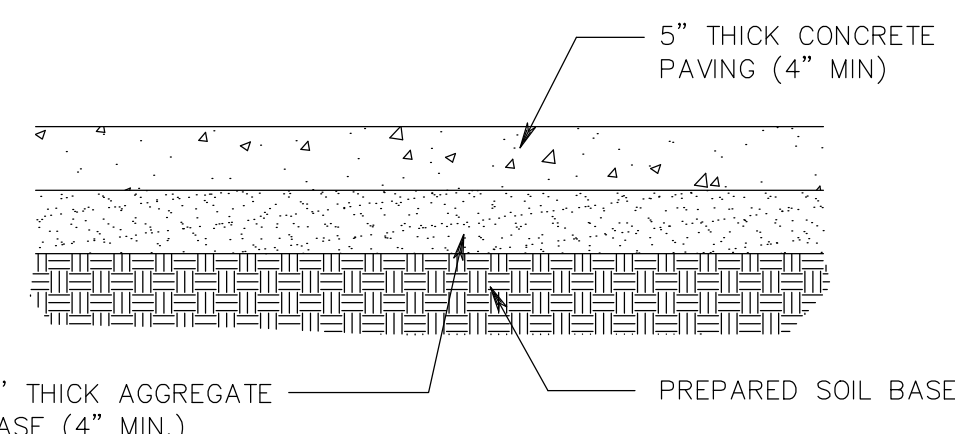
H APRON ADJACENT TO BUILDING
1" = 1'-0"



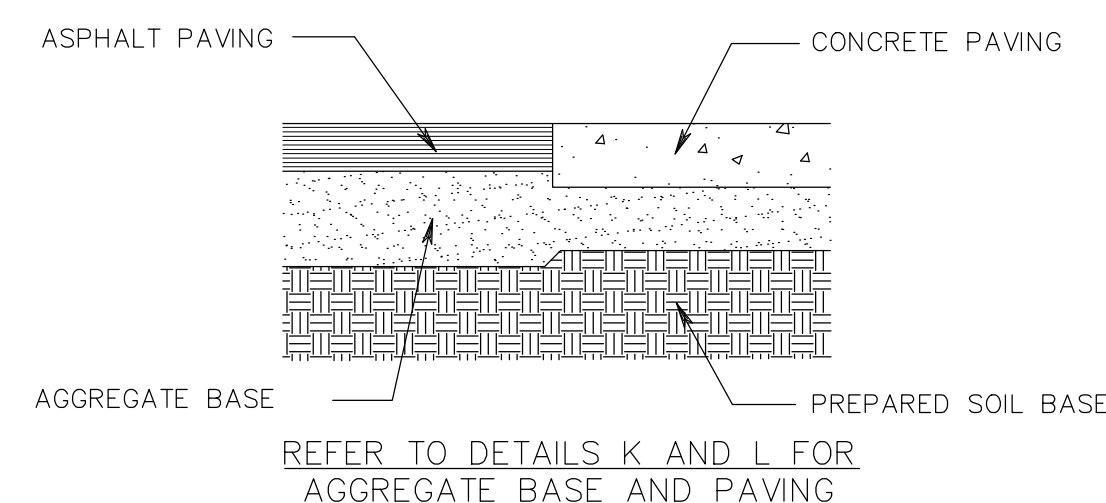
J ENTRY AT DOOR
1" = 1'-0"



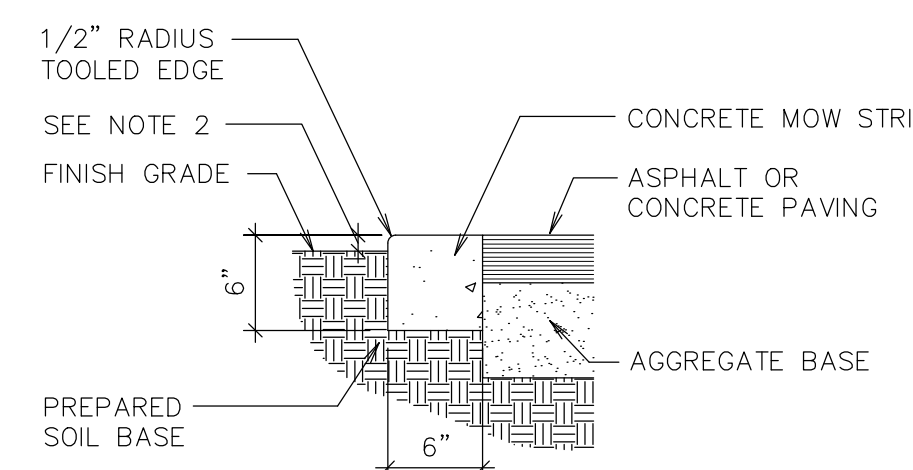
K ASPHALT PAVING
1" = 1'-0"



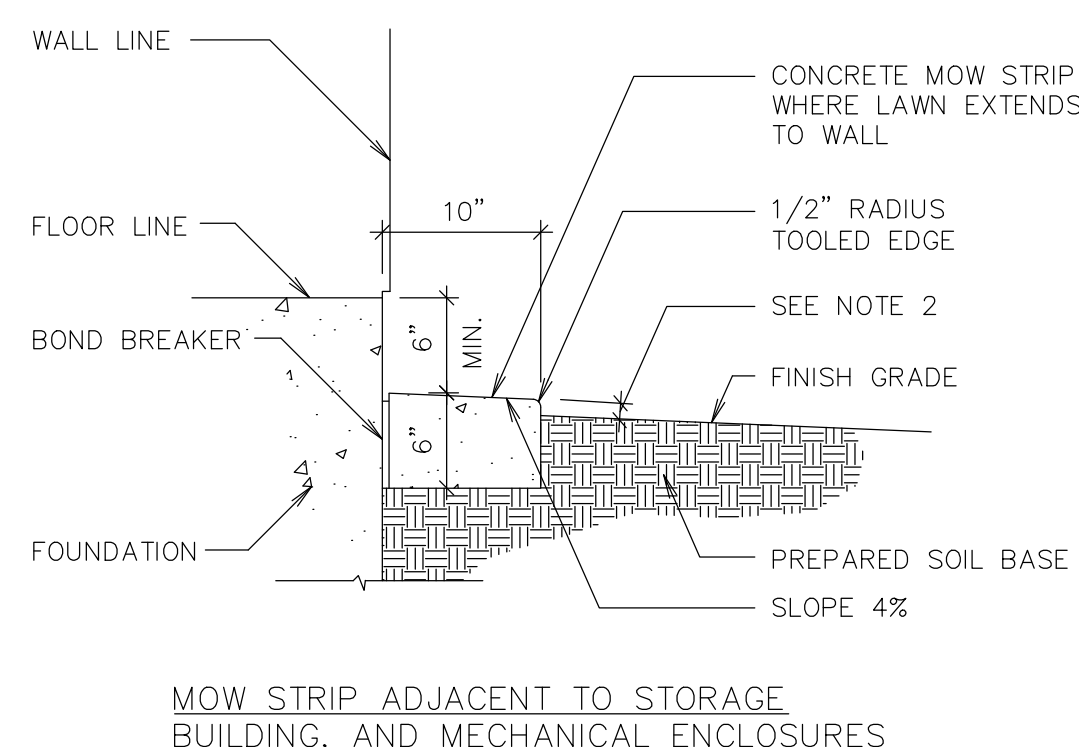
L CONCRETE PAVING
1" = 1'-0"



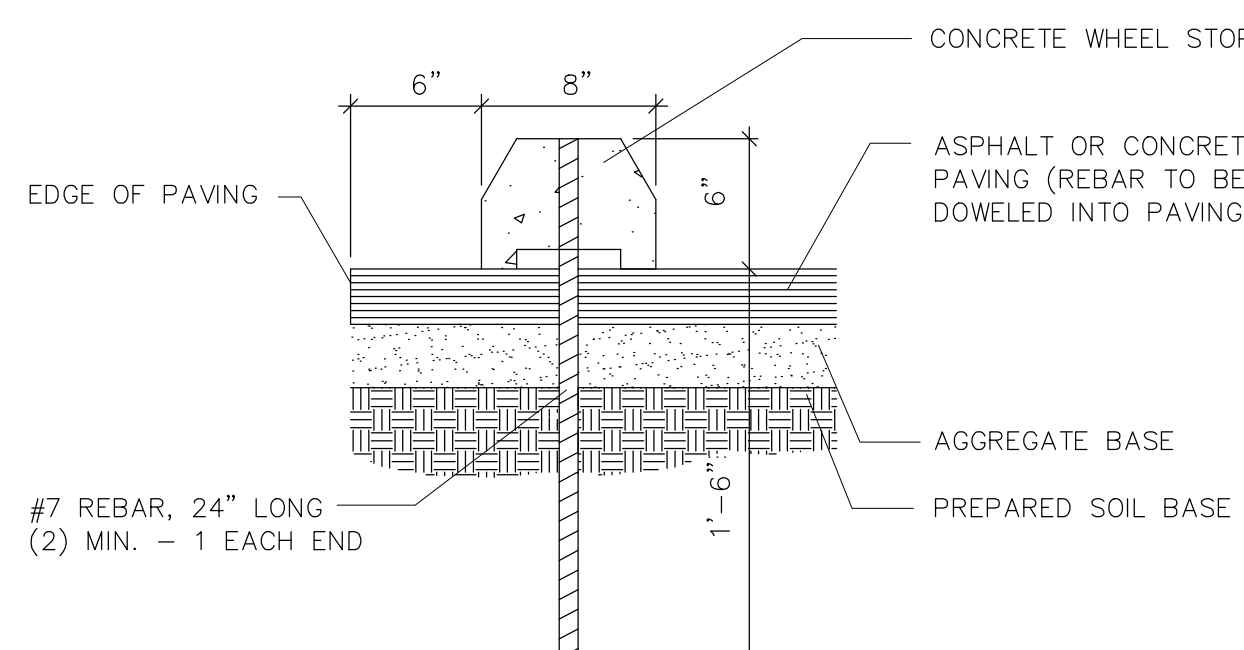
M JOINT BETWEEN ASPHALT AND CONCRETE PAVING
1" = 1'-0"



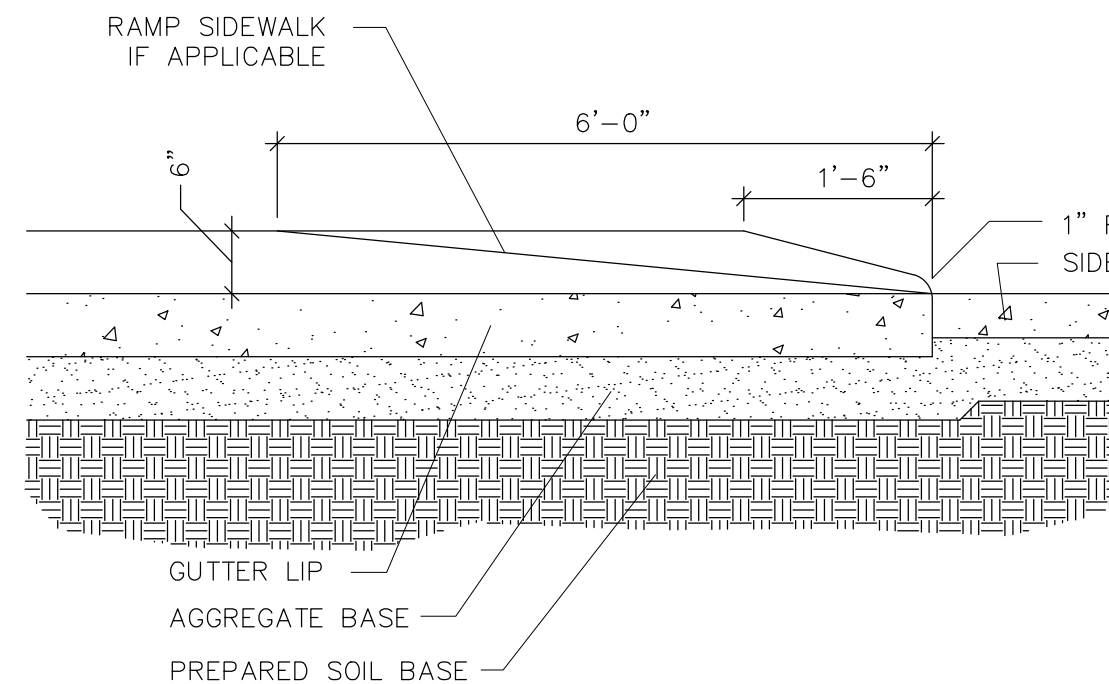
N MOW STRIP
1" = 1'-0"



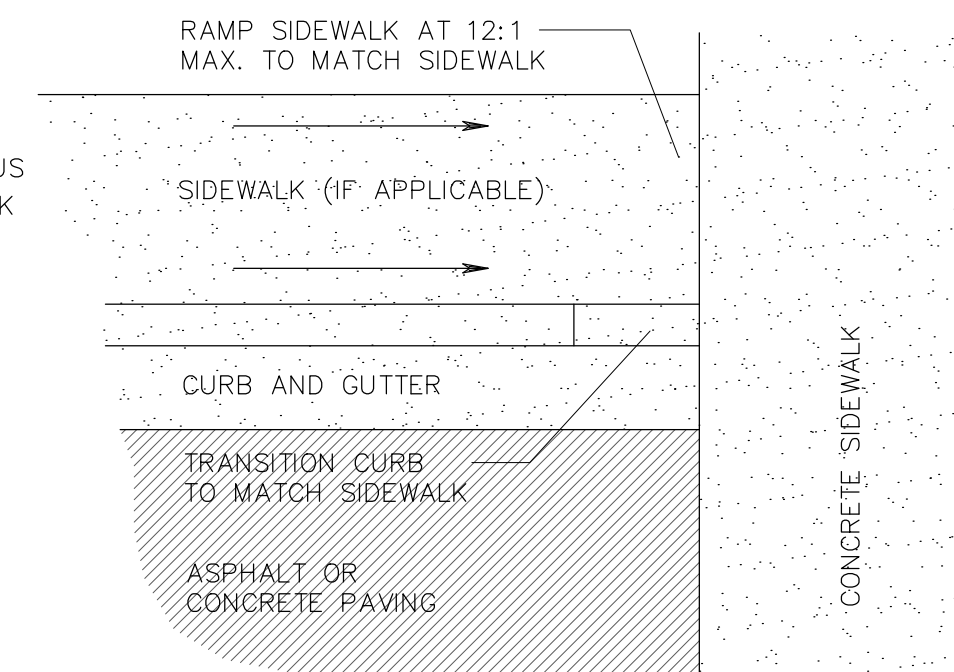
P MOW STRIP
1" = 1'-0"



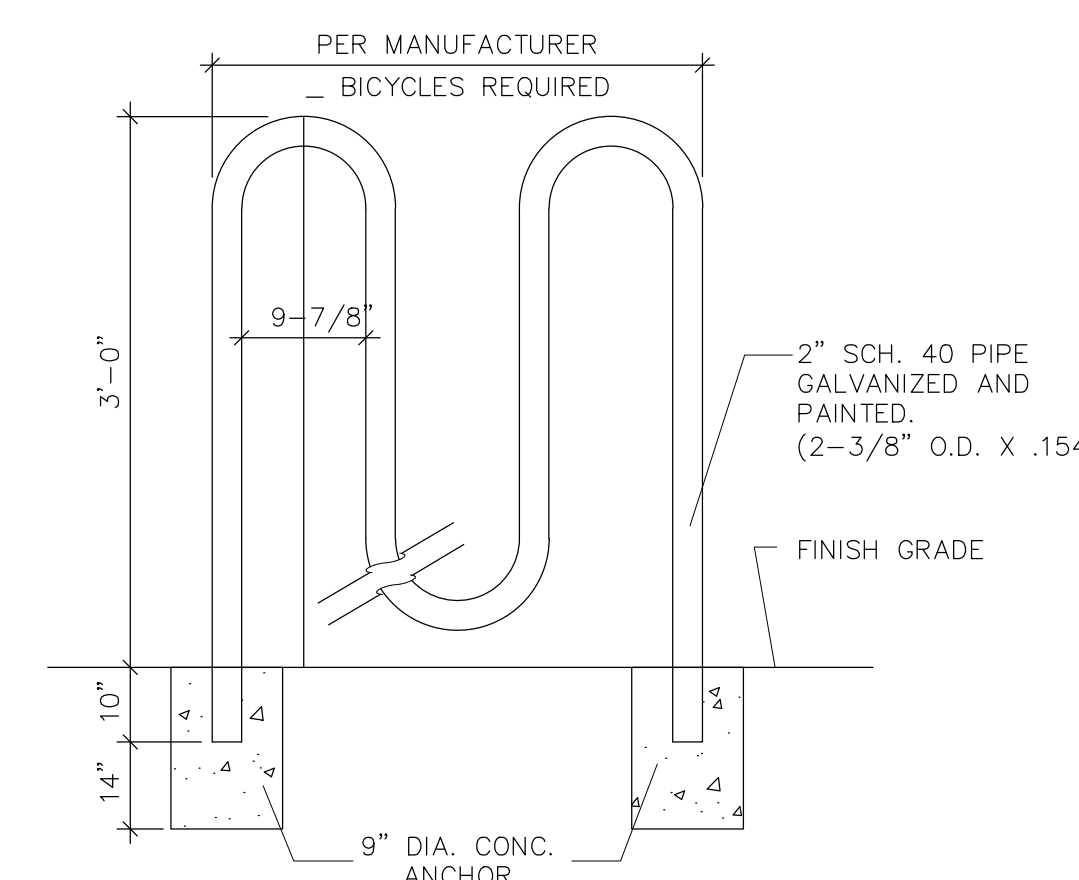
Q TYPICAL CONCRETE WHEEL STOP
Not to Scale



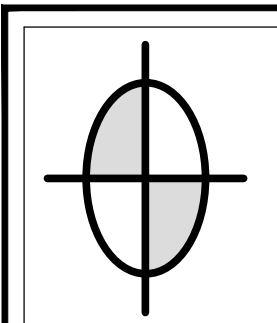
SECTION



PLAN



S BICYCLE RACK
Not to Scale



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058

Utah

Detail Sheet

Vineyard

REVISIONS

DATE

SCALE
not to scale
BY

TRACING NO.
L - 14177

SHEET No.
D - 2.0