



VINEYARD PLANNING COMMISSION

SITE VISIT: 44 N 350 E, Vineyard, Utah @ 5:30 p.m.

REGULAR MEETING & PUBLIC HEARING:

Vineyard City Hall, 125 S Main Street, Vineyard, Utah

Wednesday, March 20, 2019 at 6:00 p.m.

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a site visit, public hearing, and regular planning commission meeting. 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 at 6:00 p.m. in the Vineyard City Hall, 125 S. Main Street, Vineyard, Utah. 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

No minutes for approval.

5. BUSINESS ITEMS:

5.1 Lilypad Preschool – Site Visit & Conditional Use Application

The applicant, Emily Hagen, is requesting approval for a preschool located in her basement. The property is located on 44 North 350 East of Vineyard within the Waters Edge SFD 6500. The zone requires Planning Commissions approval for any preschools within the area.

5.2 The Yard A Site Plan and Conditional Use Application

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. *(Continued from March 6, 2019)*

5.3 The Yard B Road Site Plan

The applicant, Brian Hansen with X Development, is requesting approval of a road sit plan. The site is located within the Regional Mixed Use (RMU) district and is located south of the existing four (4) buildings in front of the Megaplex.

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 April 3, 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: March 18, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician

Community Development

Date: February 19, 2019
From: McKenna Marchant, Planning Tech
To: Planning Commission
Item: Conditional Use Permit – Lilypad Preschool
Address: 44 N 350 E
Applicant: Laura Hagen, WE Willows Subdivision



INTRODUCTION:

The applicant Laura Hagen, owner of Lilypad Preschool, is requesting a conditional use permit approval for a childcare facility within her home, which is located at 44 North 350 East. The applicant's residence is located within the Waters Edge community and is zoned SFD-6500 which allows a child day care as a conditional use.

ANALYSIS:

The zoning ordinance defines a daycare facility as a facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty-four (24) hours per day.

The home occupation ordinances states that preschools must meet the following:

- 1) Only a maximum of two (2) sessions are permitted per day.
- 2) Preschool programs shall only be permitted only between 8 am and 8 pm.



Community Development

The applicant is proposing a preschool facility for children between 3-5 years of age, where play and learning is combined to create a fun and exciting way to develop knowledge and skills, which will prepare them for kindergarten. There will be one class each day and each class will include up to six (6) students. A proposed class schedule is below.

Proposed Class Schedule

AGE	CLASS DAYS	CLASS TIMES
4-5 yrs.	T, Th	9AM – 11AM
3-4 yrs.	M, W	9AM – 11AM

The total square footage of the home to be used for the preschool is 2,380 square feet. The home occupation ordinance states that no more than twenty-five percent (25%) of the home may be used for the home occupation. The applicant is planning to use one room in the home that is 115.5 square feet. This meets the maximum allowed floor area of a home occupation.

The applicant has stated she will have up to six (6) cars waiting during pick-up at 11 am each day. The applicant has the minimum four (4) required parking spaces on site, the site has a three (3) car garage and driveway. The three (3) driveway spaces will be used during the pick-up and drop-off hours. The applicant has stated that she will let the parents know to use the drive-way first and to not come more than ten (10) minutes before class and to leave within ten (10) minutes after class has been dismissed.

FINDINGS:

The proposed conditional use meets the Home Occupation Zoning Ordinance.

RECOMMENDATION:

Staff recommends approval of the conditional use application.

1. The applicant is subject to federal, state and local laws.

PROPOSED MOTION:

"I move to approve the conditional use permit for the Shining Star Preschool with the conditions listed above."

ATTACHMENTS:

Conditional Use Application

Narrative



CONDITIONAL USE PERMIT APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 1/18/19
APPLICANT(S): Laura Emily Hagen
ADDRESS OF APPLICANT: 44 N 350 E, Vineyard, UT 84059
BUSINESS PHONE: 801-357-9616 CELL PHONE: 801-357-9616
EMAIL ADDRESS: emilyhagen25@gmail.com FAX NUMBER: N/A

CURRENT ZONING DISTRICT DESIGNATION:

NUMBER OF PROPOSED NEW LOTS:

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION:

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION:

NAME OF PROPERTY OWNER(S):

CHECK APPLICABLE PERMIT ATTACHMENT:

☒	CONDITIONAL USE PERMIT	☐	FINAL PLAT
☐	GENERAL MAP/PLAT AMENDMENT	☐	LAND DISTURBANCE PERMIT
☐	MINOR PLAT AMENDMENT	☐	PERMITTED USE SITE PLAN
☐	PRELIMINARY SUBDIVISION	☐	ROAD CUT PERMIT
☐	TEMPORARY USE PERMIT	☐	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

Laura Emily Hagen 1/18/19
Applicant Signature Date

Co-Applicant Signature

Date

Lilypad Preschool

44 North 350 East
Vineyard, UT



Narrative

Lilypad preschool is for children 3-5 years of age. We focus on combined play and learning to create a fun and exciting way to develop knowledge and skills, which will prepare them for kindergarten. Six students are accepted per class.

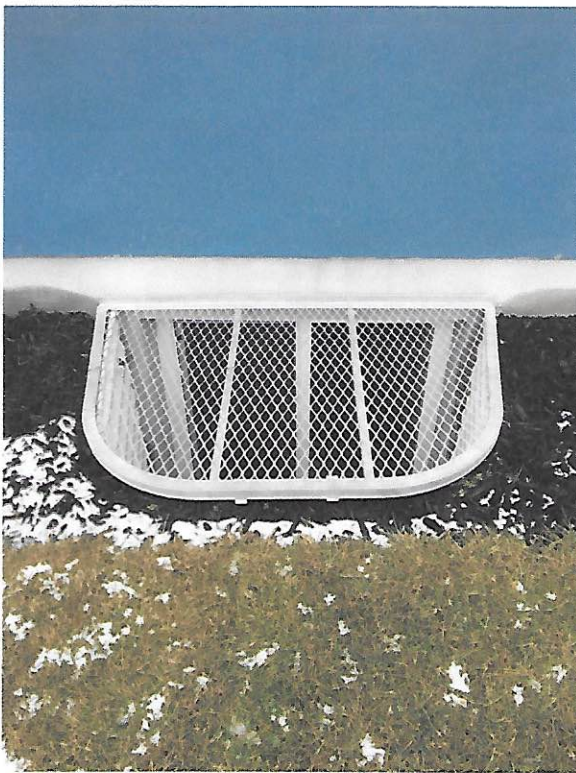
Classes

- 3-4 year olds: Monday & Wednesday 9-11am
- 4-5 year olds: Tuesday & Thursday 9-11am

Safety

All basement windows have window well covers.

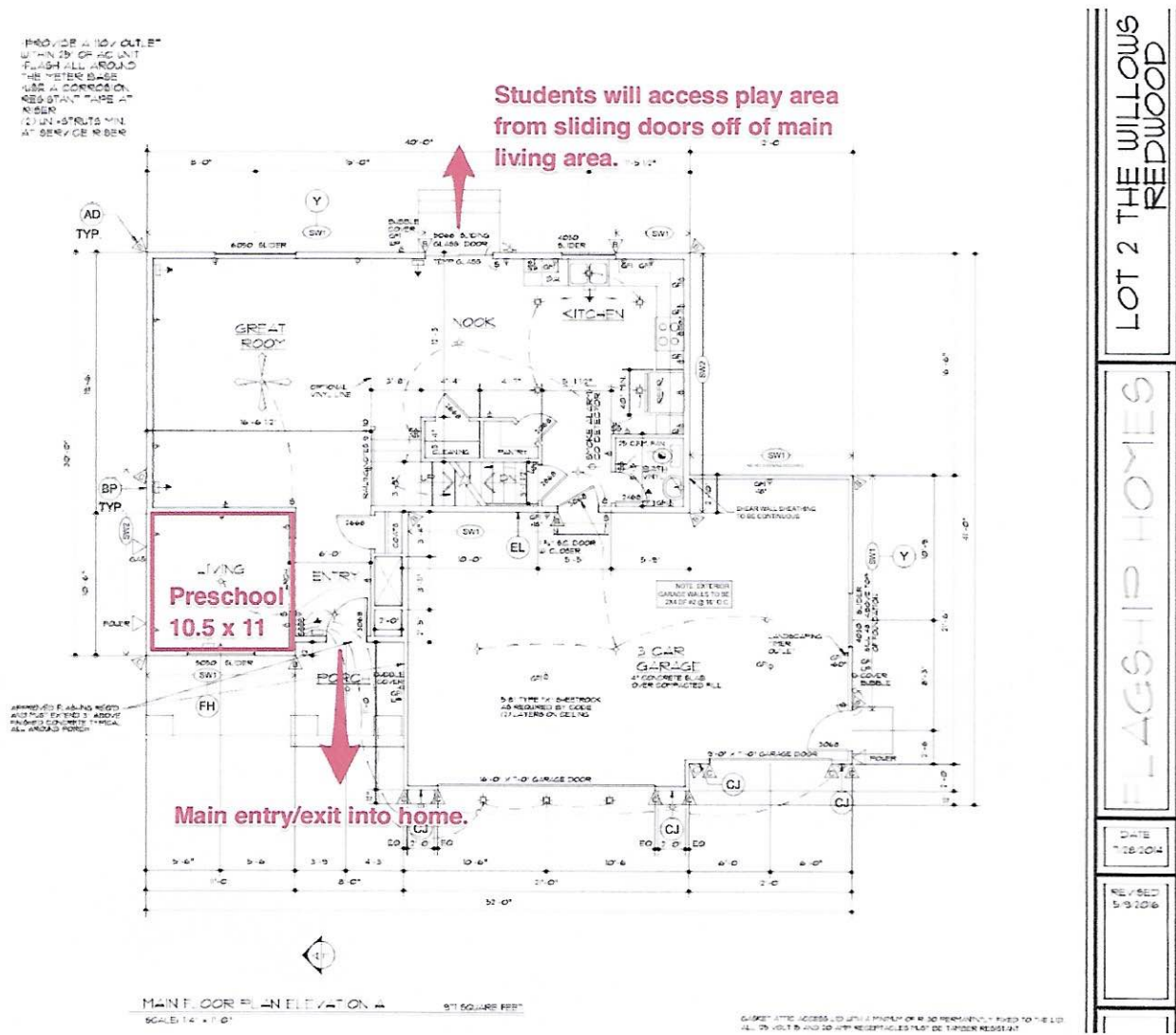
The backyard (play area) is fully fenced with a latching gate.

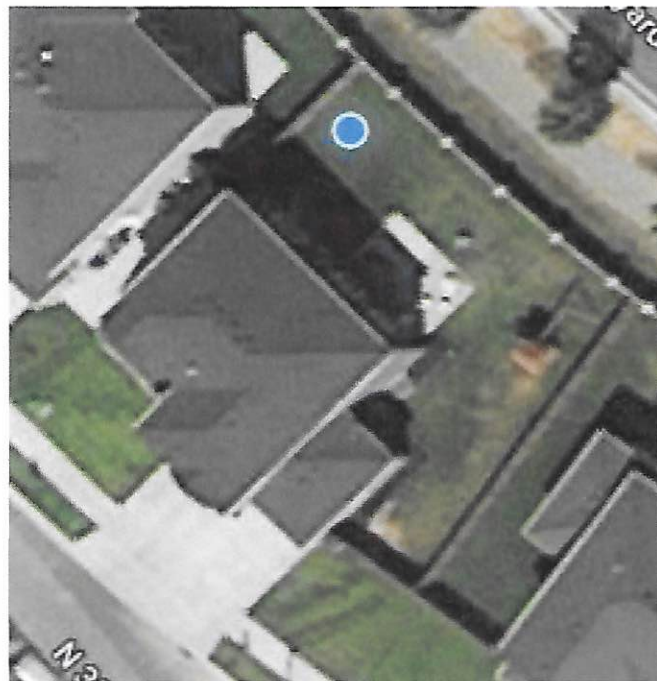
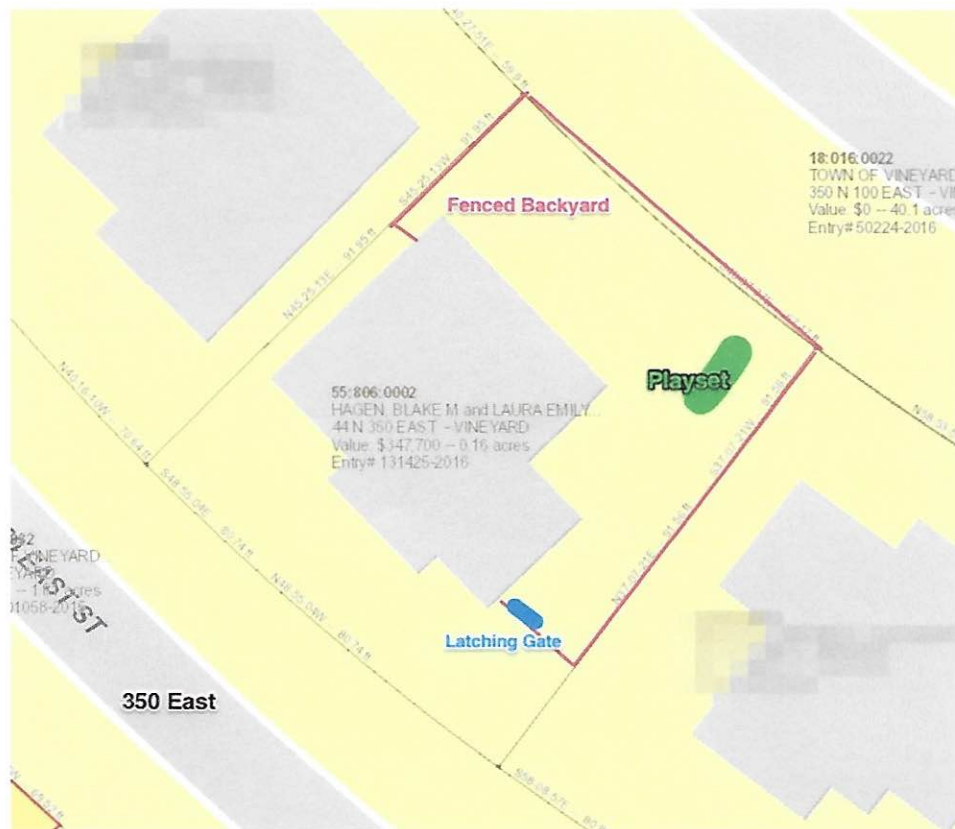


Square Footage

Total home finished square footage is 2,380 ft.

Preschool square footage is 115.5 ft. and is on the main level of home.





Parking

Up to 6 cars may be waiting at my home to pick up children at 11am each day. I have room for 3 of those cars to park in the driveway – I will instruct parents to park in the driveway first. Parents are asked not to come more than 10 minutes prior to class ending and to leave within 10 minutes after class has been dismissed.

Date:
From: Elizabeth Hart, Planner
To: Planning Commission
Item: The Yard A – Site Plan Application
Address: 600 North Mill Road, Vineyard Utah 84058
Applicant: Brian Hansen, 600 Mill LLC
Owner: 600 Mill LLC



INTRODUCTION

The Yard Project comprises of 11.86 acres west of the Megaplex Theater and the existing four (4) retail and restaurant buildings, south of the Forge Mixed-Use Development (650 North), and is bordered by Mill Road to the West. This proposal is a request for site plan and conditional use permit approval of the remaining undeveloped site. The applicant is proposing eight (8) buildings with uses of retail and restaurants.

ANALYSIS

The applicant is proposing eight (8) retail and restaurant buildings. Of those buildings six (6) will have drive-thrus and require conditional use approval due to the drive-thru aisles being between the building and street.

General Building and Building Site Information

Building	Building Size
E (drive-thru)	6,337 SF
F (drive-thru)	7,566 SF

J	14,625 SF
K (drive-thru)	3,500 SF
L (drive-thru)	8,400 SF
N (drive-thru)	6,140 SF
O	10,500 SF
P (drive-thru)	6,500 SF

Vineyard Zoning Ordinance Analysis

Vineyard Zoning Ordinance: Special Purpose Zoning Districts	
Chapter 2. Regional Mixed-Use District	
Section 2.08 Development Standards	
Requirement	Staff Comments
Multiple buildings which may accommodate one or more uses.	Total number of Buildings: 8 Types of uses: General retail and restaurant
Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways.	The entire site is connected through internal streets and pedestrian pathways.
At least one major private or public space, such as a plaza, park, town square, or other gathering space.	Phase 1 (Buildings A-D) area contains a pedestrian plaza filled with large sidewalks, landscaped planters, firepits, and the roundabout design.
The minimum acreage required for a development plan shall be ten (10) acres; however, that a parcel of less than ten (10) acres may be approved, subject to compliance with all provisions of this ordinance and approval by the City Council.	Total acreage: 11.86 acres
There is no limit on the intensity of non-residential units as long as each development complies with the development standards of the approved development plan and the requirements herein.	NA
Maximum Building Height is sixty (60) feet.	Buildings contain a height of 1 story (20') with false facades that make the building appear taller, between 23'-26' maximum.
All setbacks shall be determined as part of the development plan except as follows: Arterial – 25 feet Collector – 20 feet Local – 15 feet	There is a 20-foot setback on Mill Road which is from the property line. The property line along Mill Road begins at the back of sidewalk. There is a 15-foot setback along 650 North, which is from the property line, which begins at the back of sidewalk.
Development shall be compatible with and preserve the character and integrity of adjacent land uses, the development shall include improvements or modifications either	The development is found to be compatible with the existing A-D buildings and the Megaplex building. The Forge is located just north of the subject property, which is planned for mixed uses as well. The property

on -site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent land uses. May include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.	to the south will include additional mixed uses. The building main entrances are facing inward toward the parking areas. The massing of the buildings is “boxy” and the interior is split up into multiple units. Landscaping is provided between the buildings and streets, between drive-thru aisles and within the parking areas.
Each development shall be designed in such a way that it is well integrated within adjacent land uses. Integrated means that uses are within a comfortable walking distance (1/4) and are connected to each other with direct, convenient, and attractive pedestrian pathways; or the proposal contains a superior way to achieve the above criteria.	All buildings are within 200 feet of each other (measuring from closest sidewalk to sidewalk). All buildings are connected through direct and convenient and attractive pedestrian pathways. Pedestrian crossings on drive-thrus or roadways are tinted concrete with tool joints, this matches the pattern and color of what is existing. Sidewalks in front of the buildings range from 10’ to 15’.
Projects shall develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths that link shall facilitate the integration of adjacent land uses on the site.	There are open space/landscaped areas around each of the buildings with sidewalks connections through out the development.
Each development shall provide an on-site system of pedestrian walkways and/or public sidewalks throughout the RMU district. Connections shall be made to provide direct pedestrian and bicycle travel from within the development to adjacent uses and/or sites, transit stops, perimeter sidewalks, major destinations. In order to provide efficient pedestrian connections to adjacent destinations, the Town may require additional sidewalks, walkways, or bike paths not associated with a street. Specifically, onsite pedestrian connections shall be provided to and between the following points: - The primary entrance/s to each building - Existing or planned transit stops, stations, and park-n-ride locations	There is one bike rack with 6 bike stations per building, for a total of 48 bike stations. Building G and M are not part of this application but will be required to have bike racks as well on site. There is one direct sidewalk from Mill Road to the Megaplex, this sidewalk is on the south side of the road leading to the round-about. There is a pedestrian crossing connecting the north and south side of the development on the road leading to the round-about. There are pedestrian crossings connection the west and east side of the development to Buildings A-D. There is a sidewalk from 650 North to the road-about, there are 2 pedestrians crossing along this path, one is on the north side of building A and C that

- Trail systems, where determined appropriate either by the town or based on the master trails plan - On-site amenities - Adjacent development	crosses through the parking lot and then one near the round-about. There are direct pedestrian crossings from building E to building J. From building J there are pedestrian crossings through the parking area to the building B and D area. Pedestrian connection to the southern property has not been established yet.
At least one major private or public space, such as a plaza, park, town square, or other gathering space. These spaces should be designed and located for substantial use. The gathering space should include a significant public amenity, such as water features and/or public art.	There is one major public space, such as a plaza around buildings A-D. There is a water feature within the roundabout that leads into the area of buildings A-D. This area does not allow for gathering.
A minimum of ten (10) percent of the site area of the non-residential development shall be set aside for open space. Such areas shall be use for plaza areas, outdoor seating areas, or other similar areas as approved by the Town planner. The minimum size of open space areas shall be 2,000 square feet.	Total Required: 51,662 SF Total Site Open Space: 105,813 SF (20%) of open space and landscaping.

Vineyard Zoning Ordinance	
Chapter 15.36 Site Planning and Building Design Requirements	
Section 15.36.030 Project Site Planning and Building Design Requirements	
Requirement	Staff Comment
All projects shall include project features that add visual interest and attractiveness to the project area and the City.	Round-about will have the water feature with landscaping.
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.	Buildings have been proposed to have flat roofs with false facades that don't exceed over 26 feet in height.
All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A consistent level of detail and finish on all sides of a building shall be provided.	Building materials will match the existing.
Continuous building wall surfaces shall be relieved with variations of wall planes or	There are continuous variations of the wall planes and overhangs around the entire buildings.

overhangs that create shadow areas and add visual interest.	
Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only).	Roofs are flat with parapets.
Variation in the roofline is an effective means of harmonizing buildings with their surrounding by blending its line and form.	The parapets add a variation in the roofline.
All buildings shall have shadow relief created by recesses and projections. Recesses may include courtyards, entryways, or boxed window openings, along the exterior of the building. Projections may include stairs, balconies, entrances, or bays. Covered walkways, porches, breezeways, patios, trellises, landscape areas, and wide roof overhangs are encouraged to produce shadow effects. Large, unbroken expanses of exterior walls shall be avoided.	Yes, all buildings provide shadow relief with recesses and projections. Consisting of entryways with canopies, wall pop-outs.
Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encourages. - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs. - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.	There are exposed columns on the exterior of the building. Walls pop-out Primary entries are covered. There may be stonework at the bottom of the elevations like the existing buildings.
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. Screen walls,	Mechanical and building equipment will be located within a separate room of each building and any roof top equipment will be hidden by parapets. The dumpsters have a solid metal gate and a concrete masonry wall around it.

landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building mounted mechanical or communications equipment shall be a color to make is as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of the building.	
All project plans shall provide for the integration of the existing, or planning, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	There is integration of pedestrian patterns within and around the entire site. There is concern about having a drive-thru exit and entrance (Building F and E) right next to each other. Buildings are harmonious with adjacent building designs, styles and size. The rooflines are flat which protect views of mountain range to the east.
All project plans shall allow for and provide interconnected streets, walkways, trails, and parking areas, as applicable.	There are adequate pedestrian crossings between buildings through parking areas that provide direct access from each building.
All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and share site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	Drive-thru aisles abut the streets but have pedestrian access across the aisles for access to the buildings. There are interconnected walkways and shared accesses throughout the site.
Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye-level.	Buildings are between 23-26' in maximum height, with overhangs, wall pop-outs, multiple materials and large windows create a visual interest at eye-level.
Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	Building materials will match the existing buildings.
All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior building colors shall be subdued earth tones and muted colors that blend and do no contrast with naturally occurring colors.	Building materials will match the existing buildings.

High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimney, flues, vents, gutters, down spout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in intensity of color or surrounding surfaces of the building, unless they are a special building design. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.	Building materials will match the existing buildings.
Provide an interconnected system of open space areas. The locations of all buildings shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.	There are substantial landscaped areas around buildings F, E, K, L, N, O, P that are interconnected to each other. Building J is on a site by itself and has shrubbery landscaping around the entire building except for the front façade.
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 neighboring buildings.	There is a total of 4 access points to the site. 3 from Mill Road and 1 from 650 North. Between the sidewalk and roads that lead up to the round-about provide landscaping creating a separation/buffer between pedestrians and vehicles.
Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.	The landscaping plan does not show any non-vegetative ground cover.
To protect views of the night sky, all outside lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	The light poles match the existing street lamps. The light is shielded. Lighting on the buildings are hooded and directed downward.
Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height but not exceeding 20 feet.	The parking area provides adequate lighting. Staff has a concern that the proposed trees that are next to the lamp poles in the landscaped islands will grow over the light. Possible solutions could be to provide a smaller pole in height to 12 feet (meets public works standards) or to change the trees proposed.

Vineyard Zoning Ordinance												
Chapter 15.8 Parking and Loading Requirements												
Requirement			Staff Comment									
The following shall be the minimum parking stall size: <table><tr><td>Type</td><td>Width</td><td>Length</td></tr><tr><td>Standard</td><td>9 ft.</td><td>20 ft.</td></tr><tr><td>Parallel</td><td>8 ft.</td><td>24 ft.</td></tr></table> The front of the parking space may hangover 2 feet into a landscaped strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4-foot-wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway)			Type	Width	Length	Standard	9 ft.	20 ft.	Parallel	8 ft.	24 ft.	The stalls in the middle with no overhang meet the 20-foot length requirement and the 9-foot width requirement. Parking stalls that abut a sidewalk will have a 2-foot overhang into the sidewalk.
			Type	Width	Length							
			Standard	9 ft.	20 ft.							
			Parallel	8 ft.	24 ft.							
The following shall be the minimum parking aisle width for 90 degree parking stalls: 24 feet in width			The second entrance from the road heading south to the roundabout from 650 North, the aisle there is measuring about 20 feet in width, it will have to be minimum of 24 feet in width.									
Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.			There are no groupings larger than 200 spaces									
Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public rights-of-way and shall be a maximum of twenty-five (25) feet in height above the surface of the parking lot for non-residential uses.			Site lighting is adequate. Light Lamp Pole is same as Vineyard Street Light Lamps. Total height of is 22 feet.									
All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of two and one-half (2.5) feet back from the edge of the parking stall.			No parking areas are up against a residential district.									
Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screening			No parking areas are up against a residential property or street.									

methods may include landscaped berms, low walls, and hedges.													
Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.	Cross-walks over driveways and roads are made of tinted concrete with tool joints – they will match the pattern and color of the existing cross-walks onsite.												
In projects greater than 1 acre, every parking space should be no greater than one hundred fifty (150) feet from a walkway leading to a building entrance.	All parking spaces are no greater than 150 feet from a walkway leading to a building entrance.												
Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.	Site lighting along the main access roads within the site will match the City’s street lighting. Lighting within the parking areas will be a flat lighting fixture directing light downward. Detail Sheets are attached to this report.												
Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets.	Majority of traffic circulation patterns are directed towards Mill Road which is considered a collector road. 650 North is considered a collector road as well.												
It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.	The site will be maintained by the owner.												
Shrubs within a landscape island shall be maintained to a maximum height of three (3) feet, and all trees at maturity within such planters shall maintain a minimum clearance of six (6) feet from the lowest branch to the adjacent grade elevation.	Trees and shrubbery will have to be maintained to these standards.												
In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.	<table><tr><th>Building</th><th>Bldg. Sq. Ft.</th><th>Parking Stalls</th></tr><tr><td>E</td><td>6337 SF</td><td>Required: 25 Proposed: 10 direct, 51 shared</td></tr><tr><td>F</td><td>7566 SF</td><td>Required: 30 Proposed: 11 direct, 51 shared</td></tr><tr><td>J</td><td>14625 SF</td><td>Required: 58</td></tr></table>	Building	Bldg. Sq. Ft.	Parking Stalls	E	6337 SF	Required: 25 Proposed: 10 direct, 51 shared	F	7566 SF	Required: 30 Proposed: 11 direct, 51 shared	J	14625 SF	Required: 58
Building	Bldg. Sq. Ft.	Parking Stalls											
E	6337 SF	Required: 25 Proposed: 10 direct, 51 shared											
F	7566 SF	Required: 30 Proposed: 11 direct, 51 shared											
J	14625 SF	Required: 58											

			Proposed: 32 direct, 44 shared
	K	3500 SF	Required: 35 Proposed: 32 direct, 91 shared
	L	8400 SF	Required: 34 Proposed: 21 direct, 91 shared
	N	6140 SF	Required: 25 Proposed: 9 direct, 91 shared
	O	10500 SF	Required: 42 Proposed: 15 direct, 91 shared
	P	6500 SF	Required: 26 Proposed: 7 direct, 91 shared
Retail –require 1 parking space per 250 SF of floor area. Total Retail Square Footage (Building E,F,J,L,N,O,P): 60,068 SF Total Parking Stalls Required: 240 Stalls, Total Proposed Stalls: 291 Stalls Restaurant – require 1 space per 100 square feet of floor area, including outdoor seating. Total Restaurant Space (Building K): 3500 SF Total Stall Required: 35 Total Proposed: 123 Stalls			

Vineyard Zoning Ordinance	
Chapter 15.40 Landscaping	
Requirements	Staff Comments
All required deciduous trees shall be a minimum of 2-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.	All proposed landscaping meets these minimum requirements
Plants installed shall conform to the installation standards within the Vineyard Tree Manual.	Street Trees are the Norwegian Sunset Maple which are an approved tree within the Vineyard Tree Manual.
Plant materials shall be chosen from the approved Vineyard Tree Manual. Plants shall be drought tolerant and well-suited to the soil	Plant materials within the public right-of-way meet this requirement.

conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones.	
All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: turf, groundcover, planting, decorative rock (two (2) inches minimum depth and a minimum size of one-half inch), or wood mulch (four (4) inches minimum depth)	Sod is proposed along the public right-of-ways. Nothing is called out within site.
Turf shall be limited to 60% of the total landscaped area.	Compliant
All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking area.	Approval from public works is needed.
Any landscaping that will be owned and maintained by the City shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner as required by the City Engineer.	Approval from public works is needed.
Any landscaping that will be owned and maintained by the City shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner as required by the City Engineer.	Approval from the Engineering department is needed.
Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.	Curbs are installed around landscaped areas near roads, drive-thrus, or parking islands.
The detention areas shall not occupy more than 50% of the on-site street frontage landscape area, unless approved by the City Planner where shallow depths for multi-use are proposed for the basin.	The detention area is proposed to underground be within the parking area.
Landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. Shall include plazas.	20% of the entire site (11.69 acres, this includes building A-D area) is 101,857 SF or 2.3 acres. The entire site contains 105,813 SF of landscaping and plaza areas.

All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading-unloading areas, and approved storage areas shall be landscaped.	Compliant
Future building pads within a phased development shall be improved with temporary landscaping or otherwise maintained weed-free.	The future building pads for M and G will have to remain weed-free throughout the phasing of the development or provide temporary landscaping.
The landscaping of all street rights-of-way contiguous with the proposed development site not used for the street pavements, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.	There is landscaping along all of street right-of-ways.
For each elevation visible from a public or private street, a minimum 5-foot foundation planting area shall be provided.	All elevations visible from a public or private street meet this requirement.
Landscape setback, measure from the property line for non-residential uses shall be as follows: Arterial Streets: 25 feet Collector Streets: 20 feet Local Streets: 15 feet	Mill Road: 20 feet 650 North: 15 feet Both areas meet this requirement.
The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk or the back of the street curb where no sidewalk required. However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.	Refer to Mill Road Cross Section
Turf shall be limited to 30% of the total landscape street frontage area. The minimum quantity of trees, shrubs and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.	Compliant

The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	Mill Road: 353 feet of street frontage. ~200 shrubbery, 7 trees in the park strip and 9 with the landscape setback. 650 North: 457 feet of street frontage. 151 shrubs, 12 trees. The trees do meet the spacing requirements within the Vineyard Tree Manual of a minimum of 30 feet in spacing, the trees are around 40 feet apart. Per the Vineyard Tree Manual: No street tree shall be planted closer than 25 feet of any street corner. The tree at the corner of Mill Road and Building F needs to be moved 15 feet south from the corner.
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Vineyard Zoning Ordinance	
Chapter 15.34 Supplementary Development Standards	
Section 15.34.190 Drive-Thru Facilities	
Requirements	Staff Comments
Drive-thru aisles shall have a minimum twelve-foot (12') width.	Drive-thru aisles are measured at 12' in width
Drive-up windows and remote tellers shall provide at least one hundred eighty (180') feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane.	Building F: 267' of stacking space Building E: 248' of stacking space Building K: 180' of stacking space Building L: 197' of stacking space Building N: 254' of stacking space Building P: 274' of stacking space
Each drive-thru entrance shall be at least fifty feet (50') from any street access point.	Building L does not meet this requirement. All other buildings meet this. The applicant will need to address this issue if they want to have a drive-thru at this location.
Each drive-thru exit shall be at least twenty-five feet (25') from any street access point.	Compliant
Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.	Compliant
Each drive-thru aisle shall be separated from the circulation route necessary for ingress or egress from the property, or access to a parking space.	Compliant
Drive-thru aisles and exit lanes are only permitted on the side and rear of buildings except as provided for in Part 12 of this section.	Applying for a conditional use permit per exception in Part 12.

Buildings with a drive-thru facility shall not contain parking or drive aisle between the front building façade and street right-of-way.	Compliant
Buildings with a drive-thru shall contain a building entrance on the building side facing the front yard.	This commercial site does not have front yards. Primary building entrances face the parking lot.
Drive-thru facilities, including signage support pedestals, screening walls, canopies and other architectural features, shall be designed with similar and compatible materials used throughout the exterior of the building.	Building materials will match the existing buildings.
Buildings shall be placed at or near the street frontage of the site.	Applying for a conditional use permit per Part 12 of this section.
Corner buildings shall be designed to address both streets directly.	Corner buildings address both streets with minimal windows and doors.
Equivalent fenestration shall be utilized for all street facing sides.	There are a minimal amount of windows on the facades that face the streets compared to the primary entrance.
A variety of appropriate building materials shall be utilized within an overall design concept for all building sides and components.	Building materials will match the existing buildings.
Landscaping of the Drive-Thru Aisle shall be provided: a five foot (5') wide planter between the drive-thru aisle and the parking area that includes shade trees consistent with those used in the parking area are required.	NA
Landscaping of the Drive-Thru Aisle shall be provided: a planter with a minimum height of three feet (3'), not exceeding a height of four feet (4'), with low shrubs that screen the drive-thru aisles from the abutting street right-of-way shall be used to minimize the visual impact of menu board signs and directional signs.	Proposed berm along Mill Road and 650 North are 12 inches in height. Shrubbery will need to be planted with a height of a minimum 2 feet.
Landscaping of the Drive-Thru Aisle shall be provided: Drive-thru facilities shall provide sufficient landscape screen to ensure vehicle headlights are not visible from the abutting street rights-of-way and surrounding residential properties.	Sufficient landscaping is provided around drive-thrus except for Mill Road.
Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous five (5') foot-wide sidewalk or delineated walkway. At least one pedestrian walkway shall be provided to the main entrance of the building which does not intersect drive-thru aisles.	Sidewalks are provided in front of the buildings from the parking areas which are between 10' and 15' in width.

When located on a site within one hundred (100') feet of any residential building, measured from the proposed drive-thru facility to the nearest portion of a residential building, hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily. This regulation does not apply to mixed-use buildings containing both residential and non-residential uses.	NA, no residential buildings within 100' of drive-thru.
Any drive-thru speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.	This will need to be met when a drive-thru facility is built.
The drive aisle shall not contain parking.	Compliant
The drive aisle shall not exceed a width of more than fourteen feet (14').	Drive aisles are now shown at 12'.
The drive aisle shall be screened from view of the street by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3') feet high, as measured the top of back of curb adjacent to the drive aisle to be screened. All walls or berms shall be installed a minimum of two feet and six inches (2'-6") back from the edge of the drive aisle.	The Typical Landscape Berm Section shows only 2 feet from the edge of the drive aisle. The berm will need to be placed 6" more inches from the edge of the drive aisle.
No menu boards or related drive-thru infrastructure, except the drive aisle, are permitted within the area located between the front façade of the building and front property line. This area is defined by connecting a line from the building corners at the intersection of the front and side building lines, extended to meet the front property line perpendicularly. (See Figure 15.34.190 (2))	Individual businesses will need address this. Drive-thru signs will require a sign permit.
Any walkways crossing the drive aisle shall be clearly marked and constructed with brick, stamped concrete or other appropriate decorative material.	Tinted concrete with tool joints (match pattern and color of existing).

FINDINGS

The proposed site plan and conditional use permit does meet the Vineyard Zoning Ordinance with the conditions below.

CONDITIONS

1. The proposed trees for the parking islands shall be changed or they be well maintained so that the trees do not interfere with the site lighting.
2. The access aisle at the second entrance from the road heading south the roundabout from 650 North needs to be widened to 24 feet.
3. Building L drive thru be redesigned to meet the minimum 50 feet from the street entry point.
4. The landscaping berm along any drive-thru shall be a minimum of 2.6 feet from the edge of the drive-thru aisle.
5. The applicant shall make any redline corrections.
6. The applicant shall pay any outstanding fees.
7. The applicant is subject to all federal, state and local laws.

ATTACHMENTS

Site Plan Application

Project Narrative

Full Site Plan Set

Elevations

Lighting Details

Photometric Plan



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: MILLTOWN. (soon to be "THE YARD")
Address: 600 N. MILL RD.
Acreage/Property Size: 12 acres.

APPLICANT INFORMATION

Name: BRIAN HANSEN
Mailing Address: 623 N. PATTERSON LANE, ALPINE UT 84004.
Phone #: 801-694-9125 Fax #: ____
Email Address: BRIHANSEN2002@YAHOO.COM

Owner Information

Owner Name: 600 MILL, LLC
Owner Address: 9537 S. 700E. SANDY UT 84070.
Owner Phone #: 801-694-9125 Owner Email Address: BRIHANSEN2002@YAHOO.COM.
Owner's Signature: 



PROPERTY OWNERS AFFIDAVIT

I (we) Steve Hutchings ~~and~~ for 600 Mill, 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.

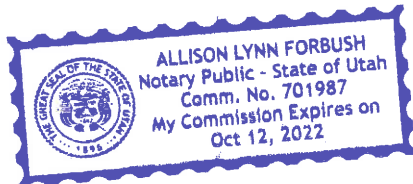
[Signature]
Owner's Signature

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

State of Utah

County of Salt Lake

Subscribed and sworn to (affirmed) before me this 8th day of November, 2018.



[Signature]
Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), 600 Mill, LLC / Steve Hutchings owner(s) of the real property Vineyard located at Approximately 600 N. Mill Road, in Highland City, Utah, do hereby appoint Brian Hansen, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

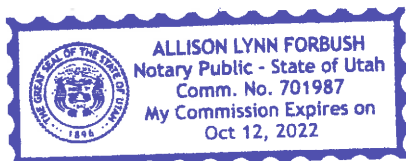
[Signature]
Owner's Signature

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

State of Utah

County of Salt Lake

Subscribed and sworn to (affirmed) before me this 8th day of November, 2018.



[Signature]
Notary Public



240 East Gammon Road
Vineyard, Utah 84058
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Community Development Department

SITE PLAN SUBMITTAL SPECIFICATIONS

All plans shall be of the same scale. These items must be present on the plans submitted for review.

SITE PLAN

1. Name and address/location of development.
2. Vicinity Map showing area within 1/2 mile of the subject site.
3. Name, address, and phone number of developer and/or owner.
4. Name, address, phone number, and professional seal of engineer/architect or firm preparing plans.
5. Date of plan preparation and subsequent revision dates.
6. North arrow and scale of not less than 1" = 100'.
7. Legal description.
8. Zoning of all abutting and/or adjacent properties.
9. Current dimensions of all property lines.
10. Location, identification, and dimensions of the following existing and proposed site elements and
 - a. Existing adjacent and/or on-site streets and street right-of-way.
 - b. Proposed right-of-way dedications and improvements.
 - c. Proposed street cross-sections.
 - d. Existing and proposed ingress/egress points (indicate full access, right-in/right-out only, etc.)
 - e. On-site vehicular and pedestrian circulation elements (i.e. sidewalks, walkways, driveways,
 - f. Provisions for handicapped accessibility including, but not limited to wheelchair ramps,
 - g. Parking areas, vehicular and bicycle, including setbacks to property lines.
 - h. Bus stop locations designed in accordance with MAG Supplemental Detail A1260.
 - i. All structures, including heights, dimensions, finish floor elevations, and setbacks to
 - j. Fences and walls.
 - k. Trash enclosures.
 - l. Freestanding signage.
 - m. Existing and proposed fire hydrants, backflow prevention equipment, and FDC.
 - n. Existing and proposed lighting (on and off-site).
 - o. Detention/retention areas.
 - p. Irrigation ditches, canals, and well sites.
 - q. Water features.
 - r. All ground planes labeled (i.e. asphalt, concrete, landscaping, etc.).
 - s. Significant rock outcroppings or other natural features.
 - t. Phase lines, if applicable.
11. Site data table including the following information:
 - a. Existing zoning of the site.
 - b. Gross and net area of site.
 - c. Total building floor area.

- d. Building floor area, by use (if a mix of uses is proposed).
- e. Percent of site coverage.
- f. Parking calculations showing total number of spaces required and provided, by use, including accessible parking.

12. Trash Enclosures:

- a. Every parcel with a building or structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated.
- b. The refuse collection area shall be located upon the lot so as to provide clear and convenient access to refuse collection vehicles.
- c. The receptacle shall be screened from public view on at least three (3) sides by a solid wall six (6) feet in height and on the fourth side by a solid gate not less than five (5) feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding buildings and structures.
- d. Freestanding refuse containers in retail or public areas which are intended for public use shall be constructed of cast concrete, ceramic or wrought iron, with an inset for a trash can and shall be constructed so as not to allow dispersal of the container or trash by the strong winds common to the area. The containers shall be natural in color and/or of a design commensurate with surrounding architectural themes.
- e. Enclosures shall be constructed per Vineyard Town standards and regulations. Additional requirements and/or restrictions may be applicable based on zoning district.

13. Pedestrian Access

- a. All pedestrian walkways that traverse driveways or drive aisles shall be distinguished by a different material.
- b. Minimum 6' walkway around all commercial buildings on site.

14. Site Plan Notes

- a. All utility lines less than 69KV shall be undergrounded with the first phase of development.
- b. All ground-mounted equipment shall be screened/concealed from street view.
- c. Plants located within required sight visibility triangles shall be pruned regularly to permit unobstructed vision. Plant material shall be maintained to be lower than 3' (shrubs) or taller than 7' (bottom of tree canopy).
- d. Future development pads within master planned developments shall be covered for dust and weed control at time of development.
- e. All developments shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of Vineyard Town.
- f. This project is subject to the current Vineyard Town Engineering Requirements, General Plan, Zoning Ordinance, and any applicable regulations

LANDSCAPE/HARDSCAPE PLAN

- 1. Location of all landscape material, lighting, and site furnishings.
- 2. Botanical and common names of plant material.
- 3. Size of plantings at time of installation.
- 4. Description of irrigation system. Show preliminary backflow preventer location.
- 5. Planting Data Sheet included on all landscape sheets (see attached).

6. Locations of all backflow prevention devices. Devices smaller than 3' screened with round-topped wire mesh enclosure, painted green.
7. Square footage of landscaping in any right-of-way.
8. Designate and provide detail of all street median improvements (as applicable).
9. Location of preliminary easements, preliminary utilities, and above grade retention/detention basins.
10. Blow-up plan views of all usable open space areas and areas with decorative paving indicating the surface design and location of all amenities therein.
11. Elevations and/or details indicating color and design of all proposed site amenities, including but not limited to benches, tables, trash receptacles, fountains, bike racks, etc.

PRELIMINARY GRADING AND DRAINAGE PLAN

1. Topographic contours or spot elevations.
2. Delineate any areas in the floodplain.
3. Detention areas/storm drains.

PRELIMINARY UTILITY PLAN

1. All existing water and sewer lines, location, and size.
2. Proposed public utility (PUE) and width.
3. Proposed location and size of the following:
 - a. Potable water lines
 - b. Sanitary sewer lines
 - c. Fire lines
 - d. Water meters
 - e. Storm drains
4. Proposed fire hydrant locations.
5. Proposed location of backflow preventers.
6. Existing and proposed locations of all electric, natural gas, telephone, and/or cable television lines.

BUILDING ELEVATIONS

1. Drawing, to scale, of all sides of all buildings proposed, in accordance with City architectural
2. Elevations labeled by direction (e.g. North Elevation).
3. Call outs of all proposed finish materials and colors; on color elevations, printed colors must
4. Sign fields delineated by a dashed box (All signage shall be submitted, reviewed, and approved
5. Roof mounted equipment, ghost-in behind parapets.
6. Perspective drawing along major streets and other visible locations as required by the staff.
7. Elevations of all proposed perimeter, screen, or other proposed walls on site.

EXTERIOR BUILDING COLOR AND MATERIALS SAMPLES

1. Samples of each material used (2" x 2" maximum size, 1" x 1" minimum size), mounted on 8 1/2" x 11" board(s). Thoroughly label each sample with all known information, including but not limited to: manufacturer name, color name and number, material type, finish, size, etc.

LIGHTING AND PHOTOMETRICS

1. Site plan indicating the location and type of all proposed exterior lighting fixtures.
2. Photometric plan indicated light levels (in foot candles) at regularly measured intervals across a
3. Luminaire schedule including but not limited to the manufacturer information, luminaire
4. Cut sheets of all proposed fixtures.
5. All lights shall be fully shielded and directed downward.



240 East Gammon Road
Vineyard, Utah 84058
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Community Development Department

SITE PLAN PROJECT NARRATIVE

The following must be included. An application will not be accepted without this.

Please address the following topics in a typed narrative on a separate sheet of paper:

1. Consistency with the General Plan and compliance with the Development Code and other city codes and regulations.
2. General compatibility of proposed use with adjacent property.
3. Site and building design with exterior lighting with reference to adjacent properties.
4. Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property.
5. Internal vehicular circulation including emergency and delivery vehicles.
6. Pedestrian and alternative vehicle considerations for the proposed use.
7. Volume and character of traffic as well as off-street parking and loading.
8. Impact of public services, including utilities, schools, and recreation.
9. Screening and buffering of uses.
10. Proposed outdoor activities and/or storage.
11. Hours of operation and number of employees.
12. Noise, smoke, odor, dust, vibration, or illumination created by the proposed use.
13. Additional information as needed.



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LANDSCAPING REQUIREMENTS

These standards are a starting point and the Vineyard Town Zoning Ordinance should be referenced for additional requirements within each zoning district.

PLANTING NOTES

1. A fully dimensioned comprehensive landscaping plan shall include, but not be limited to:
 - a. List of plants
 - b. Size
 - c. Location
 - d. Irrigation plan
 - e. Hardscape
2. Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon.
3. The City may require that landscaping plans be prepared by a registered landscape architect.
4. When inorganic ground cover is used, it shall be in combination with live plants.
5. All landscaping shall have an automatic irrigation system.
6. All required landscaping shall be properly installed, irrigated, and maintained prior to use inauguration or occupancy.
7. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-way.
8. Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.
9. At Intersections: Landscaping along all streets and boundaries shall be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.
10. Hanging limbs and branch growth shall be maintained 13 feet above streets and 8 feet above sidewalks.
11. A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.

Note: All construction shall be in accordance with the Vineyard Town Specifications & Standard Details.



PLANTING DATA SHEET

PROJECT NAME:

MILLTOWN (Soon to be "The Yard")

PROPOSED USE:

Commercial

TO BE COMPLETED BY APPLICANT

REQUIRED LANDSCAPING	PROVIDED	ADDITIONAL INFORMATION



240 East Gammond Road
Vineyard, Utah 84058
Phone: (801) 226-1929
Community Development Department

FIRE PROTECTION PLAN

***Fire protection plans on all commercial buildings shall include the following on a plot plan:**

1. Location of building address (illuminated or not).
2. Hydrant locations.
3. FDC location.
4. PIV location (if applicable).
5. Marked fire exit locations.
6. All fire extinguishment applications (dry chem hoods, fire hoses, fire extinguishers, etc.)
7. Fire alarm (yes or no).
8. Monitored or local alarm and alarm panel location.
9. Co2 and smoke alarm locations.
10. Fire doors and other confinement corridors.
11. Emergency lighting locations.
12. Storage markings on the floor in utility areas.
13. Automatic shut-off on gas appliances (if applicable).
14. Knox box (yes or no and location if applicable).

BUILDINGS WITH SPRINKLERS SYSTEMS

***In addition to the items above, the following items shall be shown on the fire protection plan:**

1. Riser location.
2. Sprinkler head locations.
3. Panel location.



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COMPREHENSIVE SIGN PLAN GUIDELINES

The Vineyard Town Sign Ordinance should be referenced for a complete list of signage requirements.

Comprehensive Sign Plans shall, at a minimum, include the following items:

1. Property owner's authorization on planning application.
2. Statement of design indicating how the proposal meets the City requirements for continuity and design. The statement shall identify common themes along with a limited set of colors, materials, illumination methods, and fonts which compliment the proposed building architecture.
3. Site plan identifying the location of all signs associated with the project.
4. Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and ground plane treatment (i.e. landscape) for all proposed freestanding signage.
5. Color building elevations denoting the areas designated for wall mounted signage.
6. Typical elevations/details, in color, showing the materials, colors, fonts, method of mounting, and method of illumination for a typical wall mounted sign. If multiple letter types are proposed, the sign plan shall include a detail for all proposed types.
7. Any additional items requested by staff.



PROJECT DATA SHEET – RESIDENTIAL/COMMERCIAL

PROJECT NAME: _____
 PROPOSED USE: _____

TO BE COMPLETED BY APPLICANT

COMMERCIAL	RESIDENTIAL	CALCULATIONS	TO BE COMPLETED BY CITY
		NET LOT AREA	
		GROSS LOT AREA	
		GROSS BUILDING AREA	
N/A		NUMBER OF UNITS OR LOTS	
N/A		NET DENSITY ALLOWED	
N/A		NET DENSITY PROVIDED	
N/A		MINIMUM LOT SIZE ALLOWED	
N/A		MINIMUM LOT SIZE PROVIDED	
		BUILDING HEIGHT ALLOWED	
		BUILDING HEIGHT PROVIDED	
		MINIMUM PARKING SPACES REQUIRED	
		PARKING SPACES REQUIRED	

SETBACKS (Provide table for each building, labeled to match site plan)

REQUIRED	PROVIDED	CALCULATIONS	TO BE COMPLETED BY CITY
		NORTH ELEVATION	
		SOUTH ELEVATION	
		EAST ELEVATION	
		WEST ELEVATION	
		PARKING (from streets & abutting residential property)	



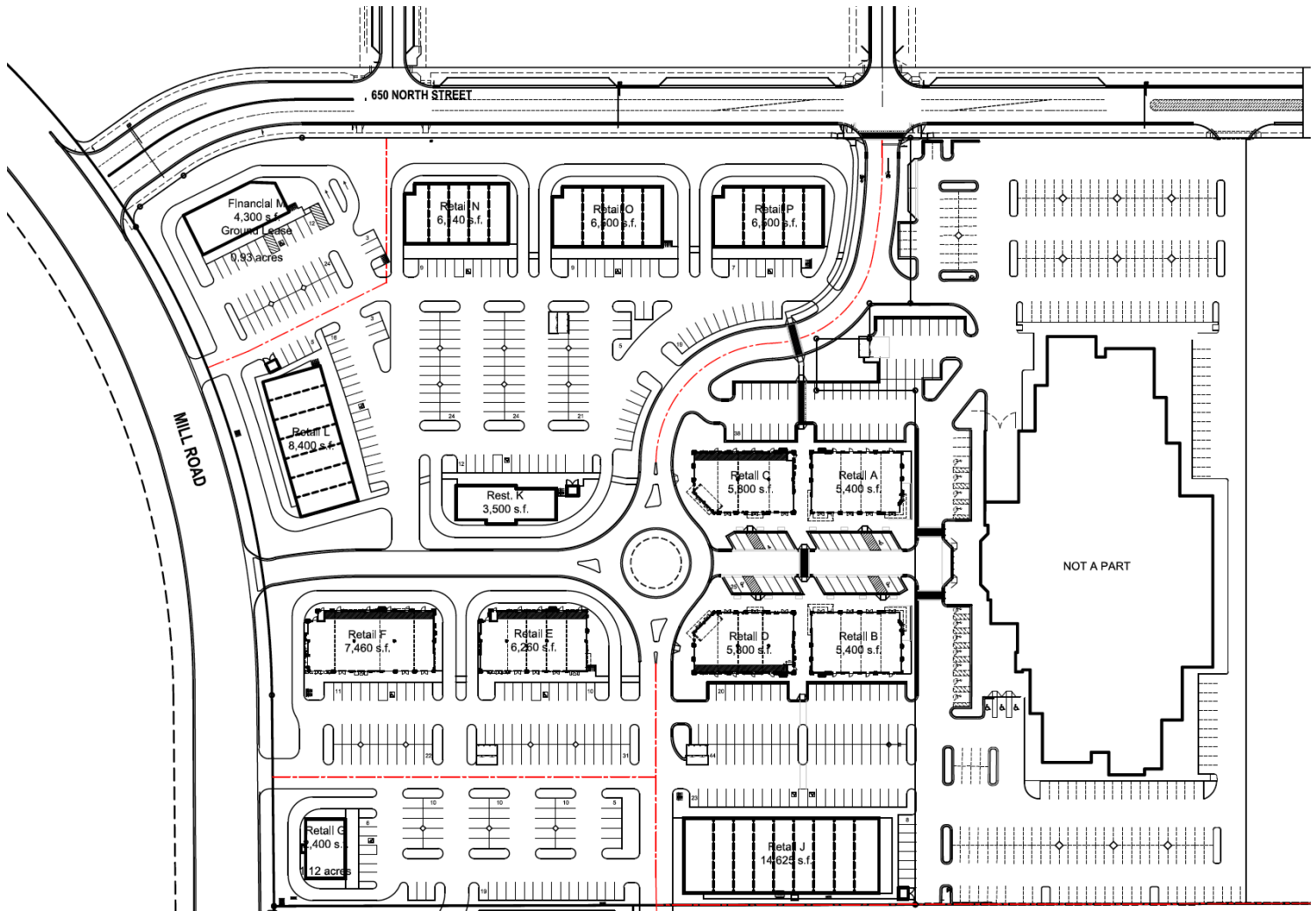
Vineyard Retail Development Plan

THE YARD DEVELOPMENT PROJECT NARRATIVE

October 1, 2018

**X Development
600 Mill, LLC**

The Yard



October 1, 2018

X Development
600 Mill, LLC

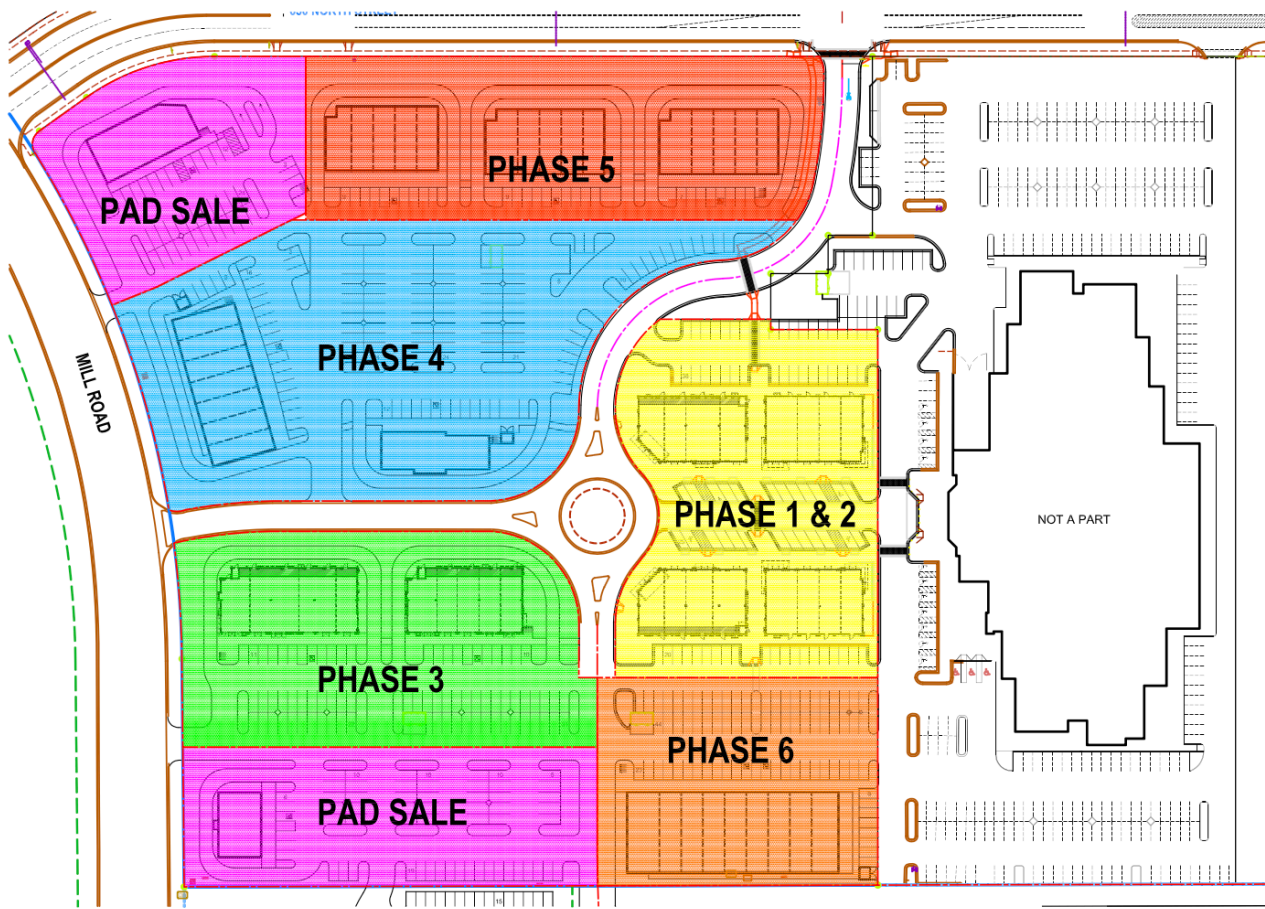
Phasing Plan Narrative

INTRO

The Yard will be an exciting vibrant mixed use shopping center that will have regional appeal.

The development of The Yard (A) will occur in phases over the course of a couple of years. Tenant demand and the development marketing strategy are the primary drivers for this phasing.

The building and site development of Phases 1 & 2 are nearly complete. Phases 1 & 2 include the primary four buildings closest to the Megaplex Theatre and public amenities that will make the development attractive to both potential Tenants and the community at large. The effort necessary to bring a new retail development like The Yard and attract new Tenants is significant. The development design and construction are also split into phases in an effort to build the project responsibly and as accommodating as possible to committed Tenants at that time.



PHASE 1-2

Phase 1 includes amenities, retail, parking, utilities, roads, sidewalks and traffic improvements including access to 650 North. Entertainment, service oriented businesses and food will attract residents to the development and will play a large part in its overall success. This includes access to the already operating Megaplex Theater.

PHASE 3

This phase encompasses the South West quadrant of the site. Two multi tenant inline buildings are planned together with a potential stand alone quick service restaurant on the farthest south pad. This phase will also include landscaping and more utility improvements to the overall site as well as monument signs.



PHASE 4

This phase encompasses a portion of the Northwest quadrant of the site. Inline retail building together with standalone restaurant as well as improvements to utilities, landscaping, parking and storm water detention.

PHASE 5

This phase encompasses the farthest North portion of the Northwest quadrant of the site. Three multi tenant inline retail buildings will be built together with improvements to landscaping, utilities and parking. This phase also includes the sale of the corner pad to financial institution or restaurant.



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.

ELEVATION = 4643.13

MILL TOWN COMMERCIAL YARD A

INDEX OF DRAWINGS

C-001	CIVIL GENERAL NOTES, ABBREVIATIONS AND LEGEND	PP-1	PLAN AND PROFILE
C-002	OVERALL DEMOLITION PLAN	PP-2	PLAN AND PROFILE
C-100	OVERALL SITE PLAN	C-500	CIVIL DETAILS
C-101	SITE PLAN	C-501	CIVIL DETAILS
C-102	SITE PLAN	C-502	CIVIL DETAILS
C-103	SITE PLAN	L-100	OVERALL LANDSCAPE PLAN
C-104	SITE PLAN	L-101	LANDSCAPE PLAN
C-200	OVERALL GRADING AND DRAINAGE PLAN	L-102	LANDSCAPE PLAN
C-201	GRADING AND DRAINAGE PLAN	L-103	LANDSCAPE PLAN
C-202	GRADING AND DRAINAGE PLAN	L-104	LANDSCAPE PLAN
C-203	GRADING AND DRAINAGE PLAN	L-200	IRRIGATION PLAN BUILDINGS E & F
C-204	GRADING AND DRAINAGE PLAN	L-201	IRRIGATION PLAN BUILDING J
C-300	OVERALL UTILITY PLAN	L-202	IRRIGATION PLAN BUILDING K
C-301	UTILITY PLAN	L-203	IRRIGATION PLAN BUILDING P
C-302	UTILITY PLAN	L-204	IRRIGATION PLAN BUILDING O
C-303	UTILITY PLAN	L-205	IRRIGATION PLAN BUILDING N
C-304	UTILITY PLAN	L-206	IRRIGATION PLAN BUILDING L
C-400	EROSION CONTROL PLAN	L-300	LANDSCAPE AND IRRIGATION DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
March 13, 2019

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 CIVIL 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 ENGINEER.

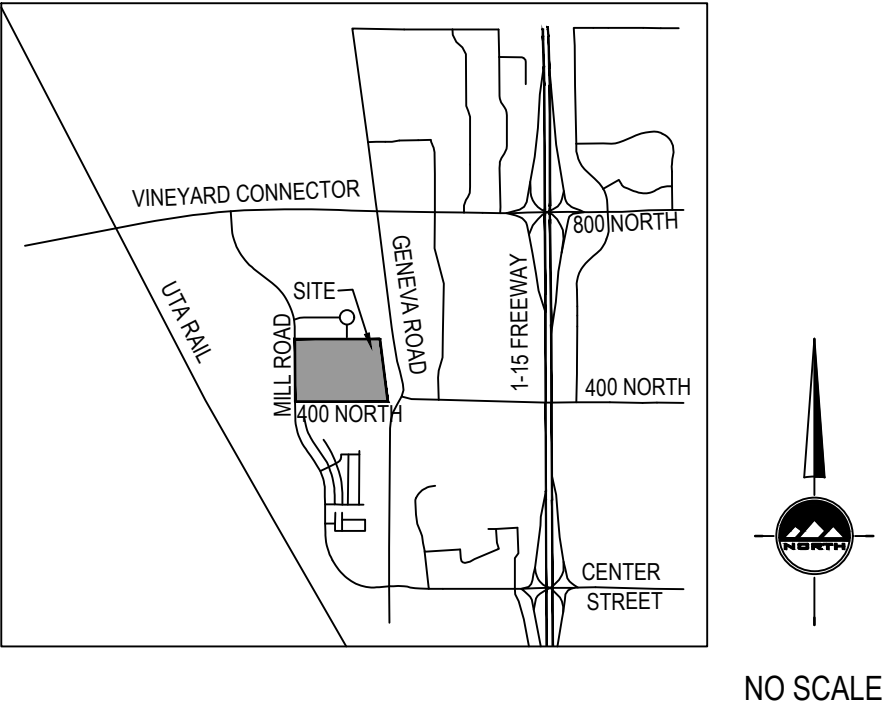
NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS 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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.

VICINITY MAP



GENERAL NOTES

- ALL WORK SHALL CONFORM TO VINEYARD CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = SOUTHEAST QUARTER CORNER SECTION 8, T6S, R2E SALT LAKE BASE & MERIDIAN ELEV. = 4650.50'.



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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH



NO.	DATE	REVISION	BY
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PROJECT NUMBER
6435H

PRINT DATE
1/23/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION: APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT. FOR THIS PROJECT, ALL GRADING INCLUDING BUT NOT LIMITED TO: CUT, FILL, COMPACTION, ASPHALT, SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- CONTRACTOR'S RESPONSIBILITY TO EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPINGS PROVIDED TO ENGINEER, MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY AND IS NOT ALL INCLUSIVE.
 - CONTRACTOR IS REQUIRED TO LOCATE AND POT HOLE ALL EXISTING UTILITY LINES, (BOTH HORIZONTAL AND VERTICAL) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON SITE OR OFF-SITE AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXISTS BETWEEN EXISTING UTILITY LINES AND DESIGN UTILITY LINES THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 17.1 ABOVE.
 - IN ADDITION TO 17.1 AND 17.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT HOLING" A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT/GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITY LINES AS DETERMINED UNDER 17.1, 17.2 OR 17.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITY LINES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT HOLE" EXISTING UTILITIES AS REQUIRED IN 17.1, 17.2 AND 17.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THIS PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UTAH (UPDES) POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATION, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-862-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20. BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
PH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GRABAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MJ	MECHANICAL JOINT
NJ	NATURAL GROUND
NC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PVI	POINT OF INTERSECTION
PI	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROAD
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
WL	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

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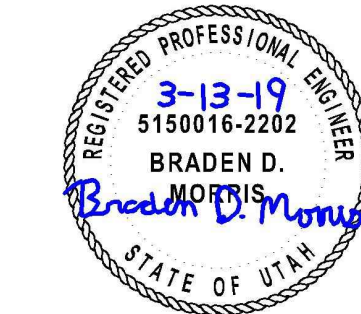
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CIVIL GENERAL NOTES,
ABBREVIATIONS AND
LEGEND

PROJECT NUMBER
9439H

PRINT DATE
9/6/18

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

C-001

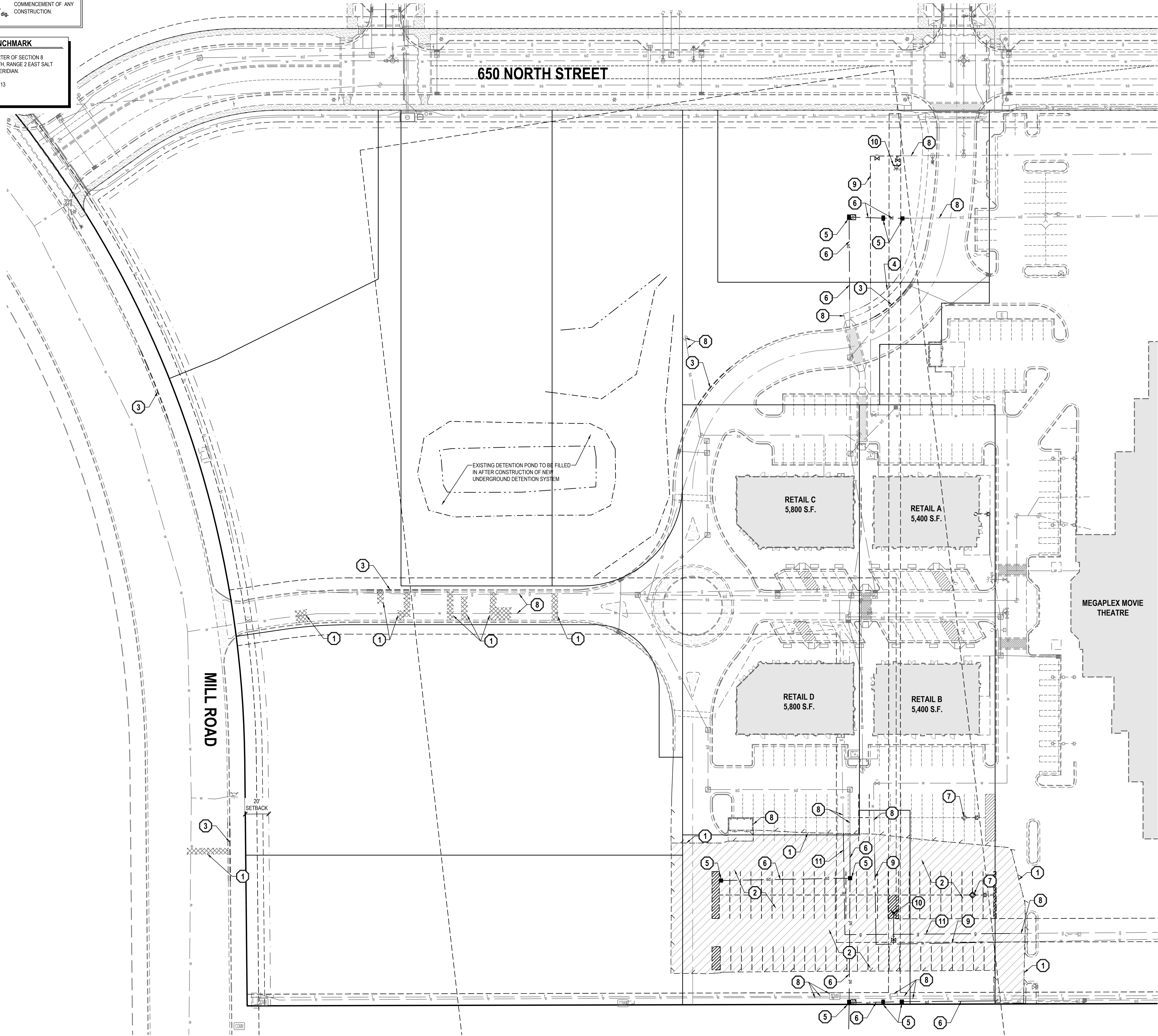
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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



- GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.

5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.

6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.

2 REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.

3 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.

4 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.

5 REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.

6 REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.

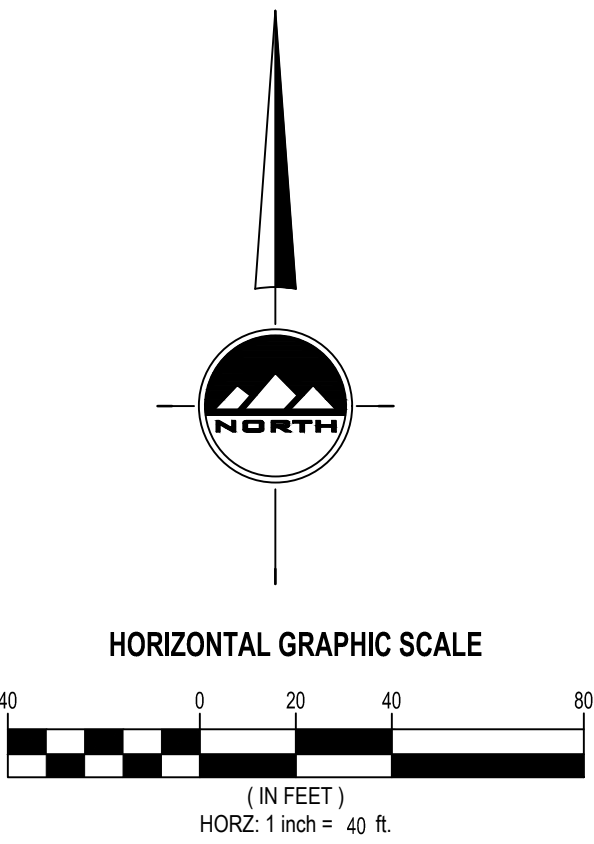
7 REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

8 PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).

9 REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE.

10 REMOVE AND PROPERLY DISPOSE OF EXISTING FIRE HYDRANT.

11 REMOVE AND PROPERLY DISPOSE OF EXISTING GAS LINE. COORDINATE WITH LOCAL GAS COMPANY.



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586 EAST MILL ROAD

VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER

3-13-19

5150016-2202

BRADEN D.

Braden D. Morris

STATE OF UTAH

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OVERALL DEMOLITION PLAN

PROJECT NUMBER
6435H

PRINT DATE
1/23/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

C-002

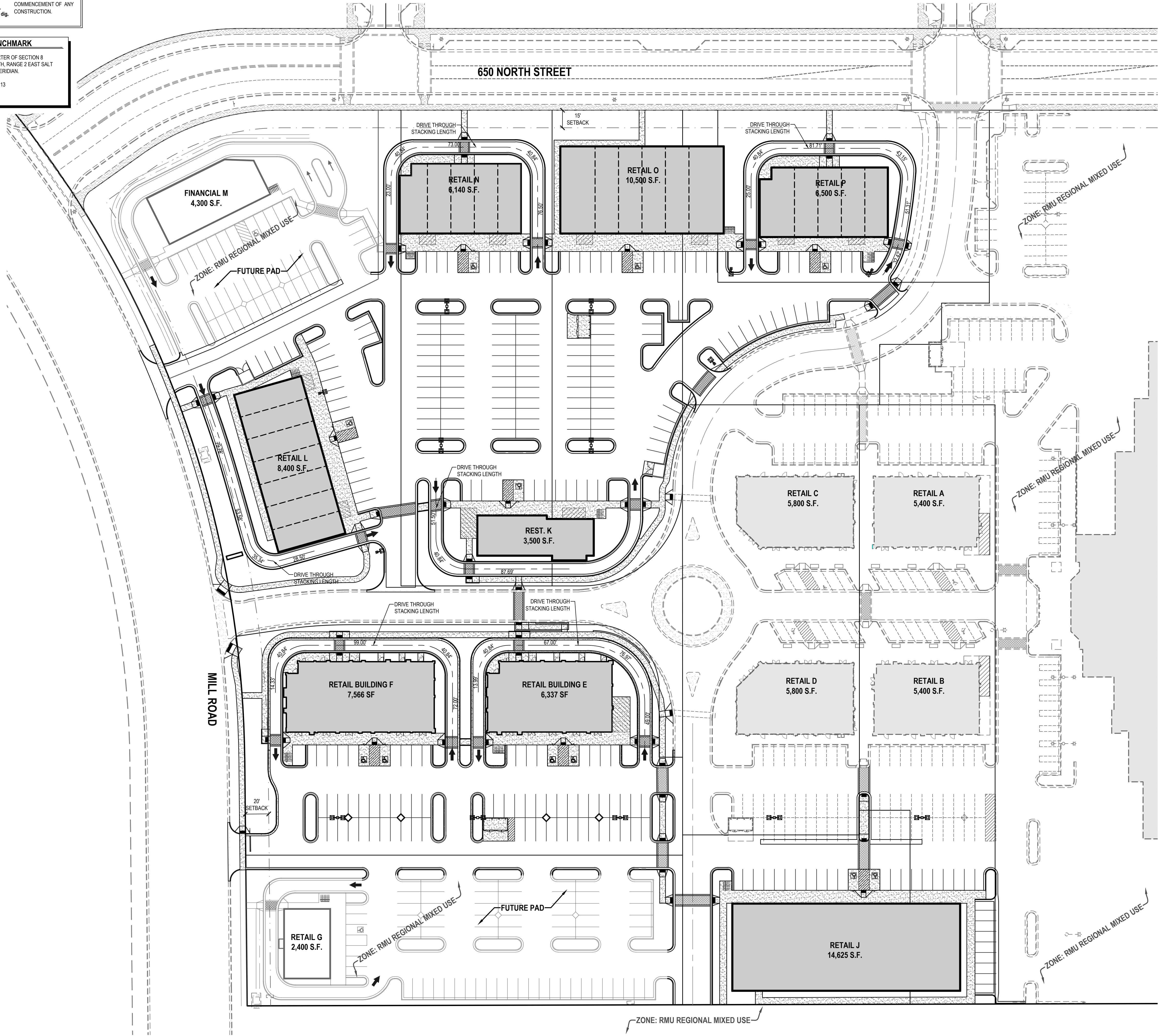
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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - PROJECT SITE CONSISTS OF SINGLE STORY, MULTI TENANT STRUCTURES INCLUDING DRIVE THRU RESTAURANTS.

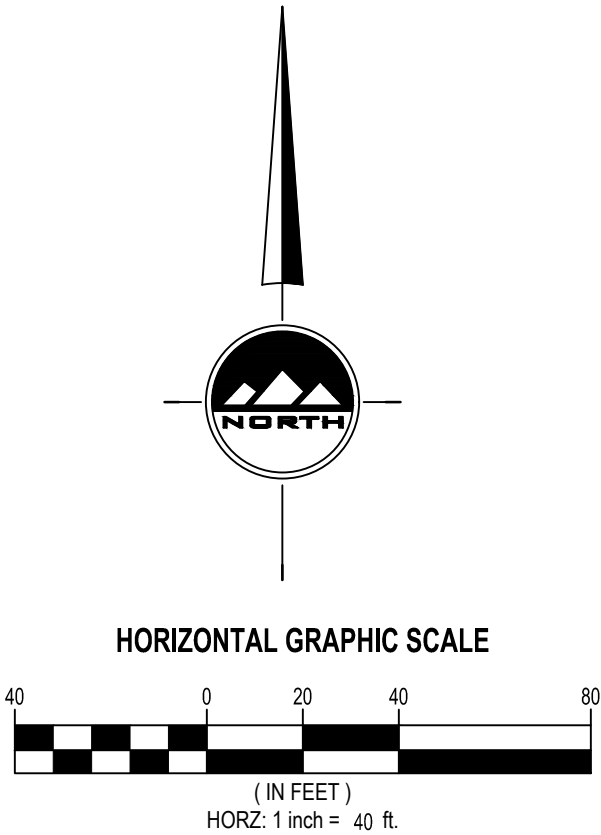
- VINEYARD TOWN SITE PLAN NOTES**
- ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
 - ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
 - PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THEN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
 - FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
 - ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.
 - THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

VINEYARD TOWN SITE DATA TABLE	
EXISTING ZONING-	RMU: REGIONAL MIXED USE
GROSS AREA OF SITE-	509,287 SQ FT
TOTAL BUILDING FLOOR AREA -	90,175 SQ FT
BUILDING FLOOR AREA BY USE	
RETAIL BUILDING E-	6,337 SF
RETAIL BUILDING F-	7,566 SF
RETAIL J-	14,625 S.F.
RESTAURANT K-	3,500 S.F.
RETAIL L-	8,400 S.F.
RETAIL N-	6,140 S.F.
RETAIL O-	10,500 S.F.
RETAIL P-	6,500 S.F.
PERCENT OF SITE COVERAGE-	18%
GENERAL RETAIL PARKING REQUIREMENTS -	1 STALL / 250 SQ FT FLOOR AREA
PARKING REQUIRED -	361 STALLS
PARKING PROVIDED-	495 STALLS (INCLUDING 17 ADA STALLS)

PARKING DATA TABLE	
STANDARD STALLS	478
ADA - ACCESSIBLE STALLS	17
TOTAL STALLS	495
BIKE PARKING STALLS	60

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/HARDS	335,935	66%
CAPE	90,175	18%
LANDSCAPING	83,177	16%
TOTAL SITE	509,287	100%
	11.69 ACRES	

 POTENTIAL OUTDOOR DINING AREA



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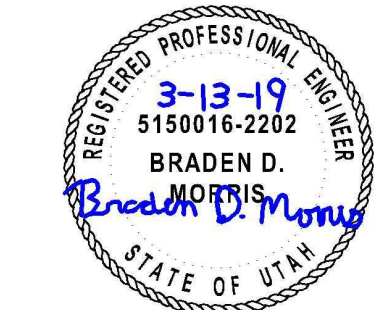
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SAJC DEVELOPMENT
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CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD

VINEYARD, UTAH



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OVERALL SITE PLAN

PROJECT NUMBER 6435H	PRINT DATE 1/23/19
DRAWN BY G OFFERMANN	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

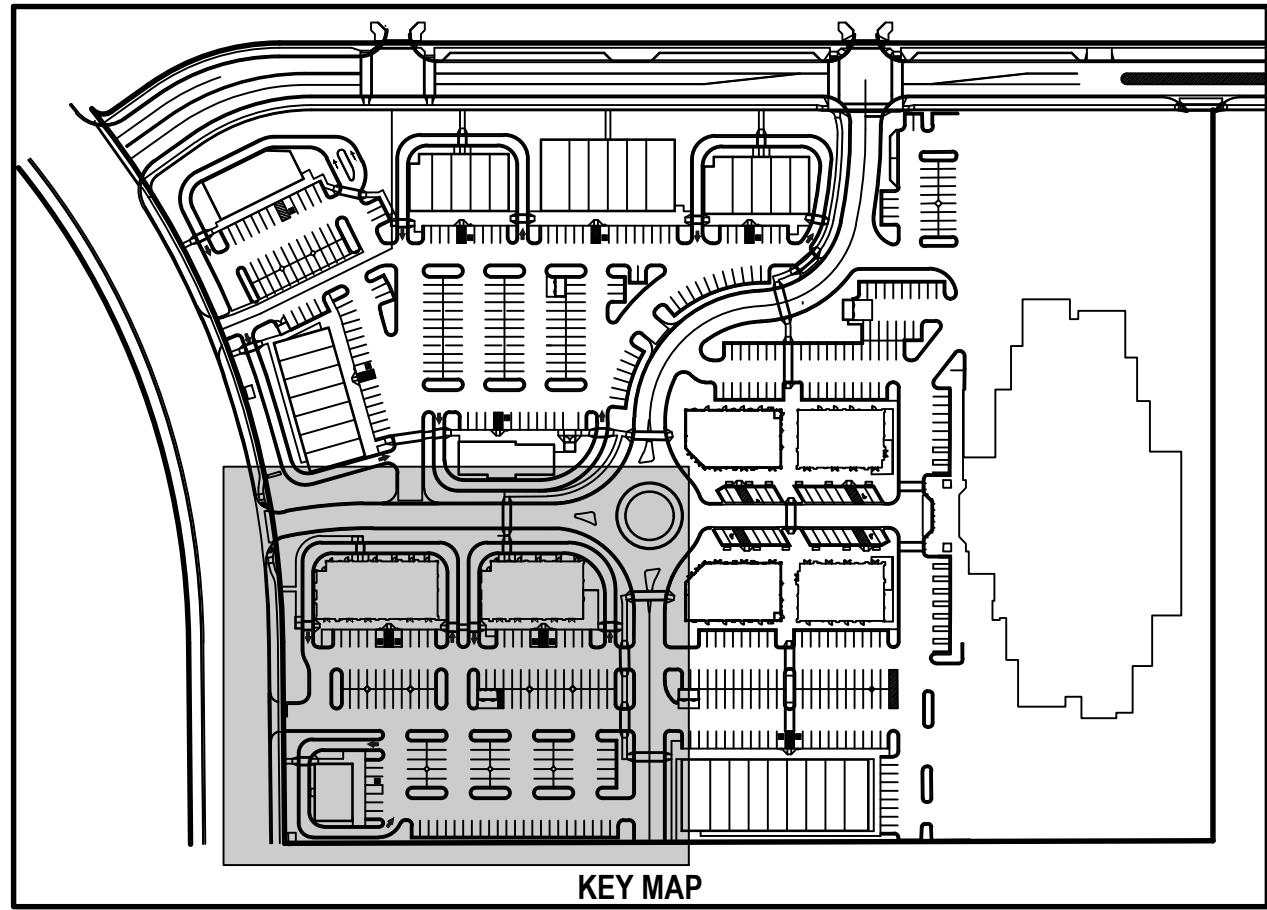
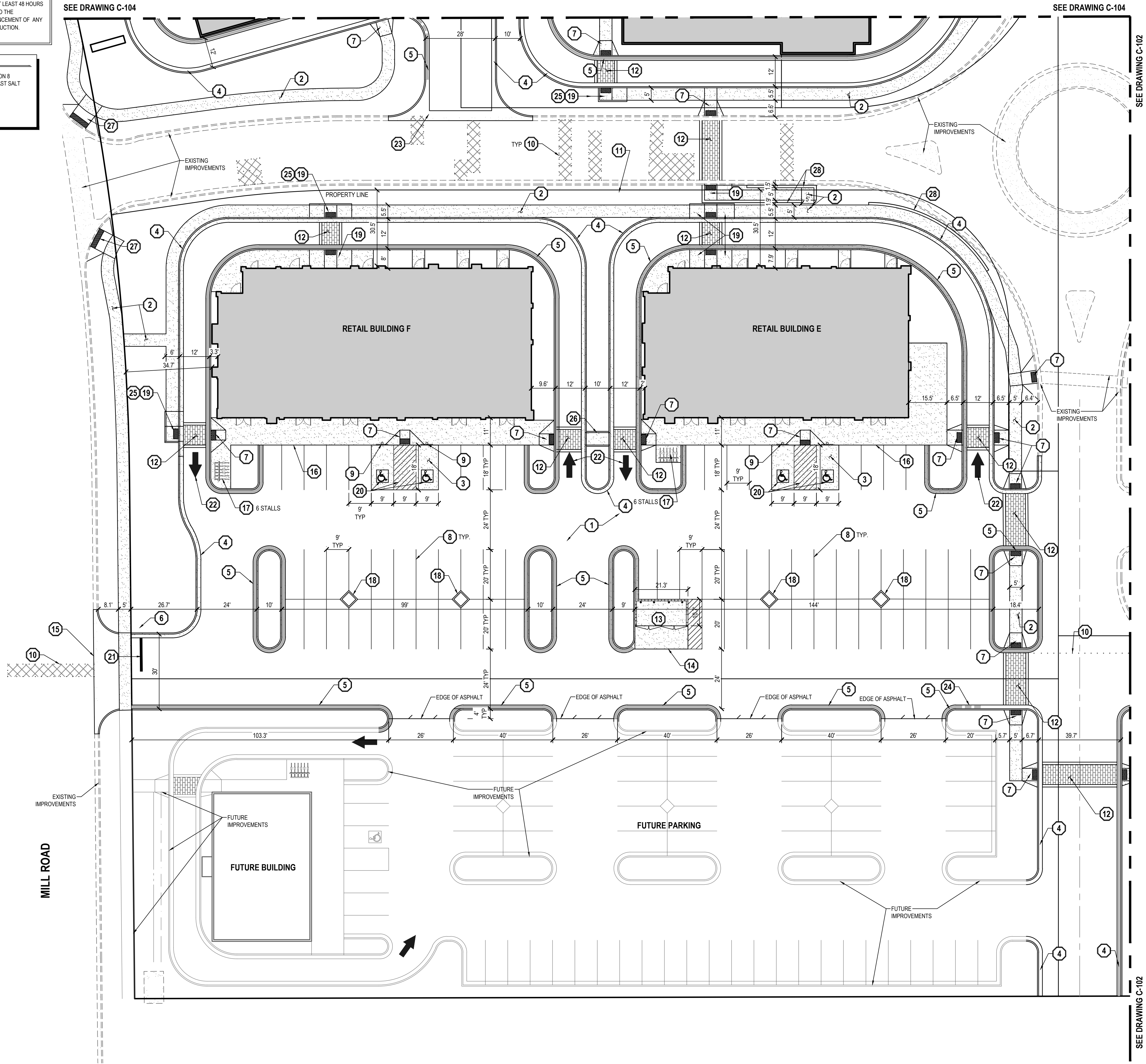
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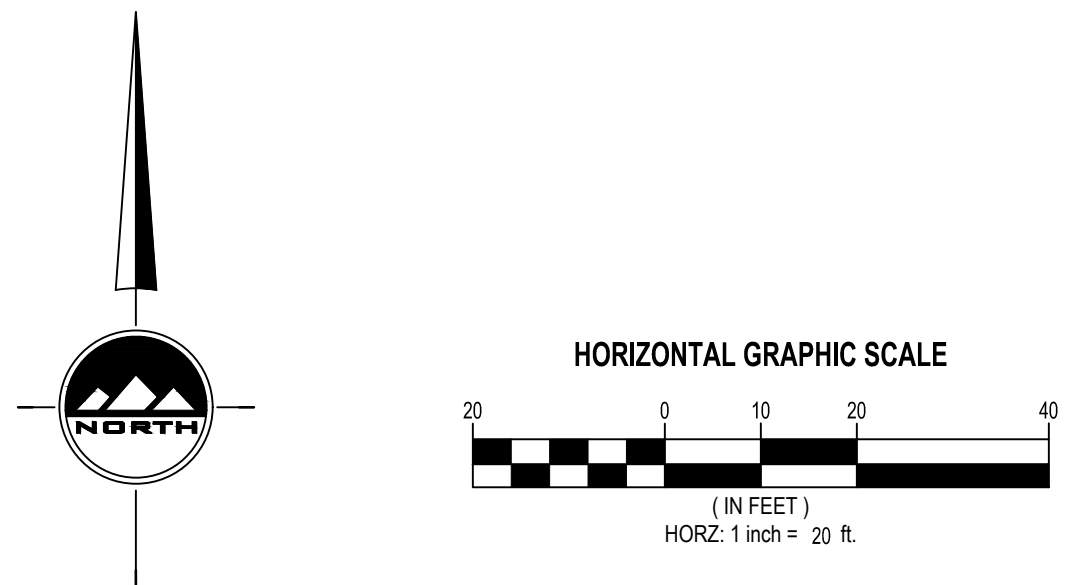
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SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
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- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3.
 - 4" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING #4.
 - CONCRETE PAVING: 5" THICK CONCRETE PAVING OVER 5" BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3. JOINTING PER GEOTECH REPORT SECTION G.4 AND APWA STD. PLAN #261.3. TYPE D JOINT AND SPECIFICATIONS.
 - 24" COLLECTION CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
 - 24" REVERSE PAN CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
 - INSTALL STOP SIGN PER TOWN OF VINEYARD STANDARD DRAWING #25.
 - HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7B.
 - 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - SAW CUT LINE FOR NEW ASPHALT PAVING
 - ELECTRICAL TRANSFORMER.
 - TINTED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING).
 - NEW TRASH ENCLOSURE PER DETAILS 5, 6, AND 7/C-500. CONSTRUCT PER VINEYARD TOWN STANDARDS AND REGULATIONS.
 - NEW DUMPSTER APRON PER DETAIL 8/C-500.
 - CONCRETE DRIVEWAY APPROACH PER APWA STANDARD PLAN 255 AND SPECIFICATIONS.
 - CONSTRUCT MONOLITHIC CURB PER DETAIL 9/C-500.
 - BIKE PARKING PER DETAIL 10/C-500.
 - CONSTRUCT 5' X 5' TREE ISLAND WITH CURB WALL PER TOWN OF VINEYARD STANDARD DRAWING #6.
 - HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7A.
 - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
 - PAINTED LANE-USE ARROW PER M.U.T.C.D. STANDARD PLANS.
 - 4.0' WATER WAY PER APWA STD. PLAN #211 AND SPECIFICATIONS
 - TRANSITION FROM COLLECTION CURB AND GUTTER TO: REVERSE PAN CURB AND GUTTER.
 - 6" WIDE CURB WALL AROUND ADA RAMP LANDING.
 - CUT THROUGH REFUGE ISLAND PER APWA STANDARD PLAN 237 AND SPECIFICATIONS.
 - ADA ACCESS RAMP PER TOWN ON VINEYARD STANDARD DRAWING #7.
 - MASONRY BLOCK RETAINING WALL. SEE ELEVATIONS ON C-200 DRAWINGS AND INSTALL PER MANUFACTURER RECOMMENDATIONS.
 - ADA ACCESS RAMP PER APWA STANDARD PLAN NUMBER 235.1 AND SPECIFICATIONS.



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REGISTERED PROFESSIONAL ENGINEER
3-13-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO. DATE REVISION BY

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SITE PLAN

PROJECT NUMBER
6435H

PRINT DATE
3/13/19

DRAWN BY
G. OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

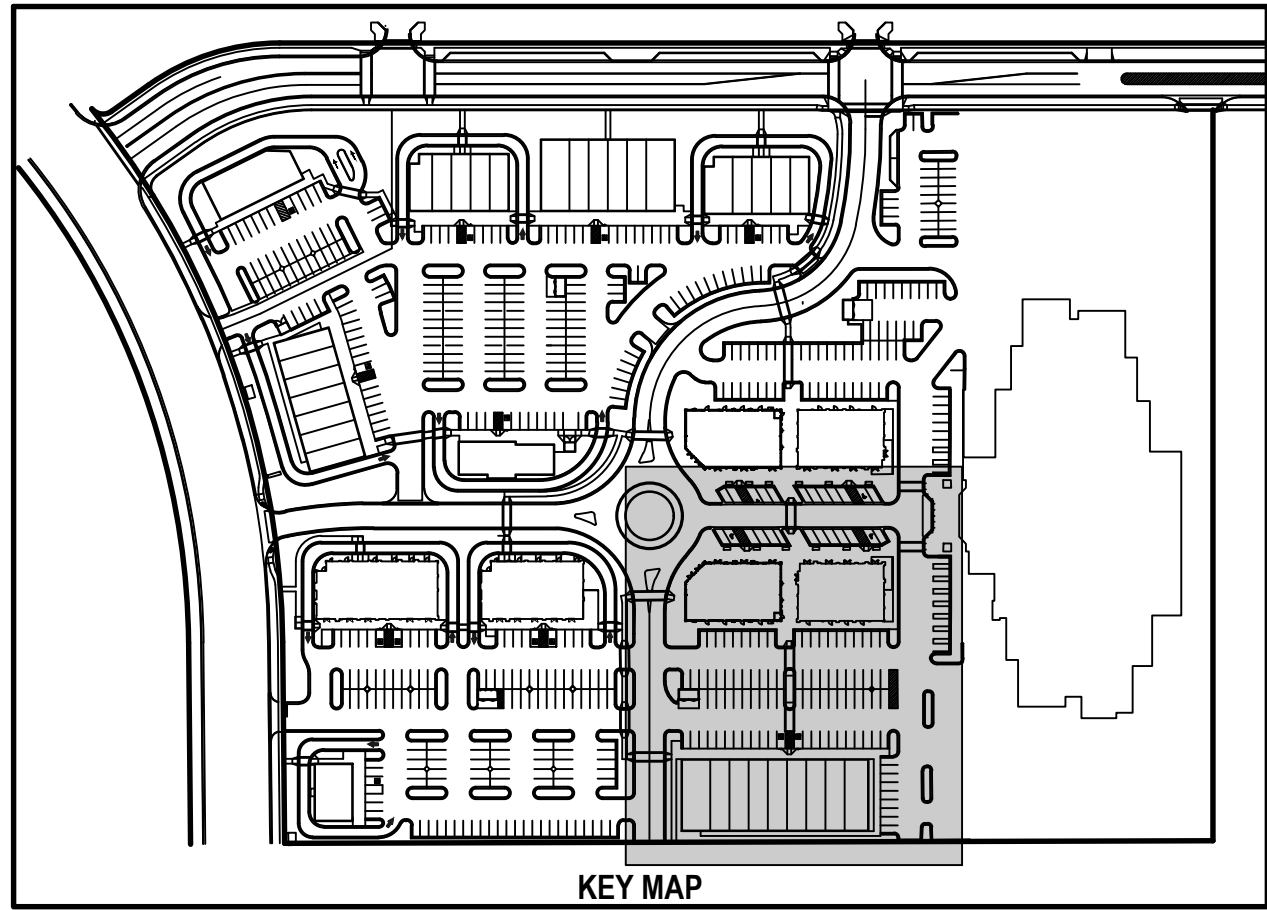
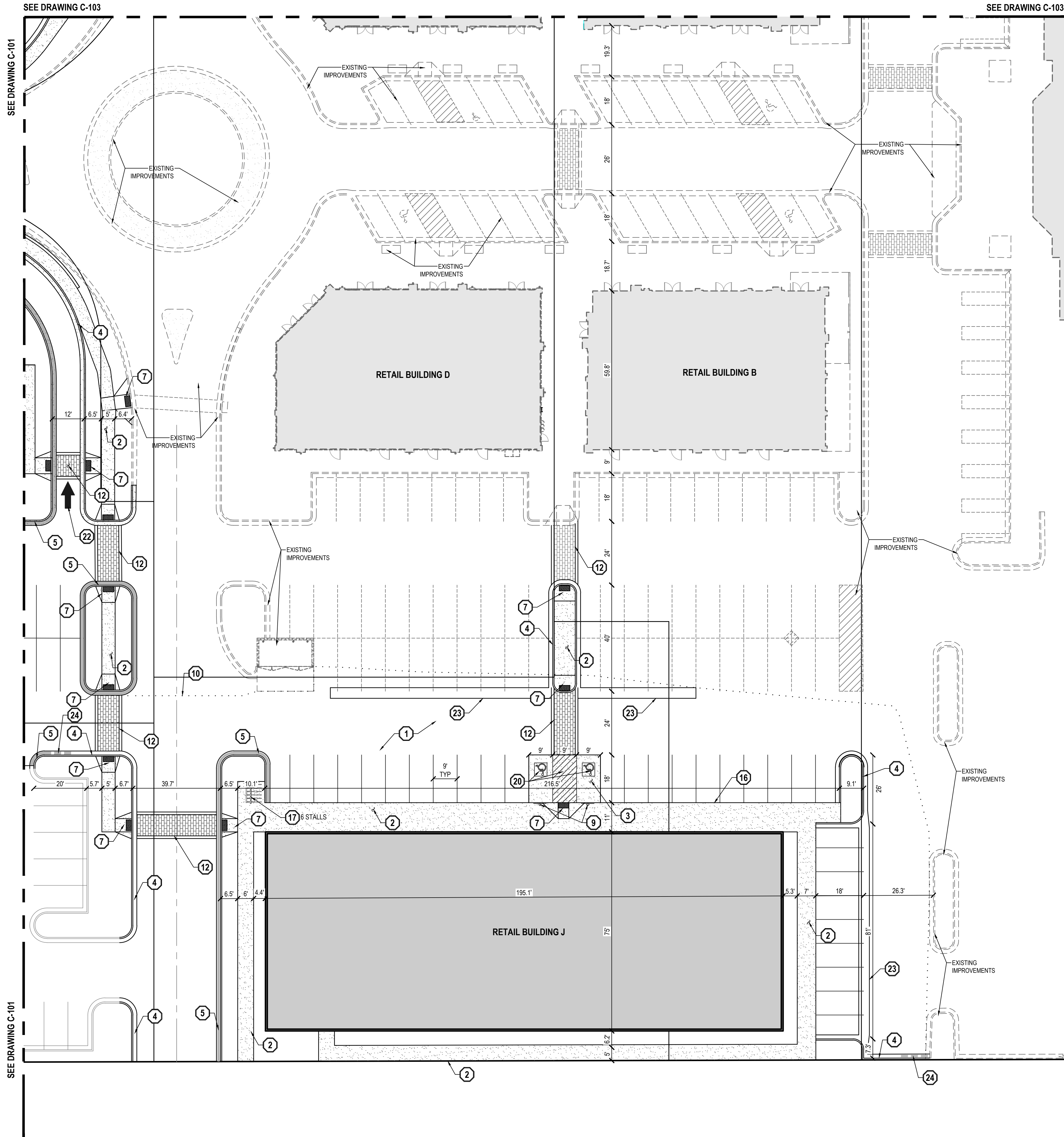
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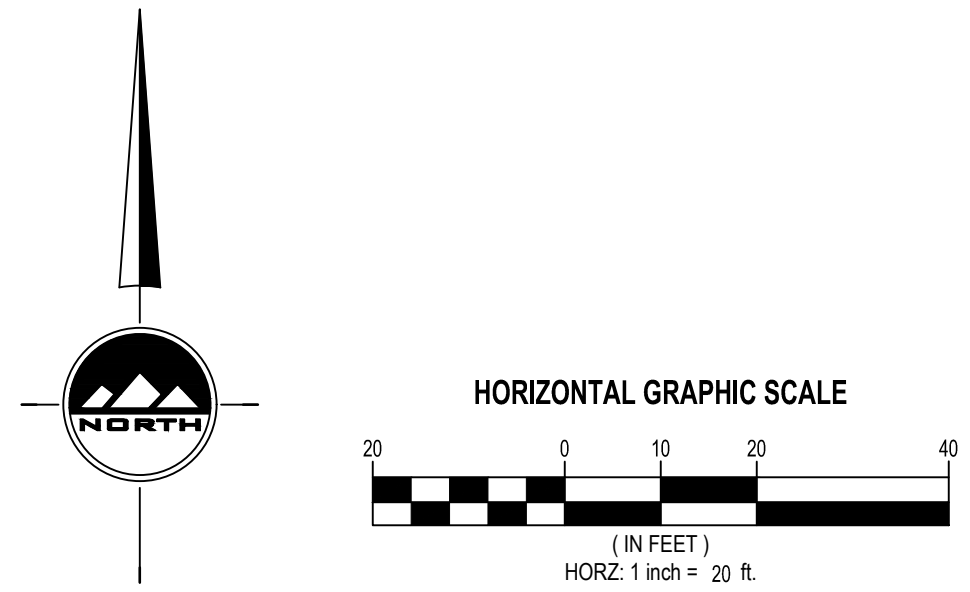
BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- ASPHALT PAVING: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3.
 - 4" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING #4.
 - CONCRETE PAVING: 5" THICK CONCRETE PAVING OVER 5" BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3. JOINTING PER GEOTECH REPORT SECTION G.4 AND APWA STD. PLAN #261.3, TYPE D JOINT AND SPECIFICATIONS.
 - 24" COLLECTION CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
 - 24" REVERSE PAN CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
 - INSTALL STOP SIGN PER TOWN OF VINEYARD STANDARD DRAWING #25.
 - HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7B.
 - 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - SAW CUT LINE FOR NEW ASPHALT PAVING.
 - ELECTRICAL TRANSFORMER.
 - TINTED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING).
 - NEW TRASH ENCLOSURE PER DETAILS 5, 6, AND 7/C-500. CONSTRUCT PER VINEYARD TOWN STANDARDS AND REGULATIONS.
 - NEW DUMPSTER APRON PER DETAIL 8/C-500.
 - CONCRETE DRIVEWAY APPROACH PER APWA STANDARD PLAN 255 AND SPECIFICATIONS.
 - CONSTRUCT MONOLITHIC CURB PER DETAIL 9/C-500.
 - BIKE PARKING PER DETAIL 10/C-500.
 - CONSTRUCT 5' X 5' TREE ISLAND WITH CURB WALL PER TOWN OF VINEYARD STANDARD DRAWING #6.
 - HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7A.
 - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
 - PAINTED LANE-USE ARROW PER M.U.T.C.D. STANDARD PLANS.
 - 4.0' WATER WAY PER APWA STD. PLAN #211 AND SPECIFICATIONS.
 - TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER.
 - 6" WIDE CURB WALL AROUND ADA RAMP LANDING.
 - CUT THROUGH REFUGE ISLAND PER APWA STANDARD PLAN 237 AND SPECIFICATIONS.
 - ADA ACCESS RAMP PER TOWN ON VINEYARD STANDARD DRAWING #7.
 - MASONRY BLOCK RETAINING WALL. SEE ELEVATIONS ON C-200 DRAWINGS AND INSTALL PER MANUFACTURER RECOMMENDATIONS.
 - ADA ACCESS RAMP PER APWA STANDARD PLAN NUMBER 235.1 AND SPECIFICATIONS.



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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

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SITE PLAN

PROJECT NUMBER 6439H PRINT DATE 1/23/19

DRAWN BY G OFFERMANN CHECKED BY B. MORRIS

PROJECT MANAGER B. MORRIS

C-102

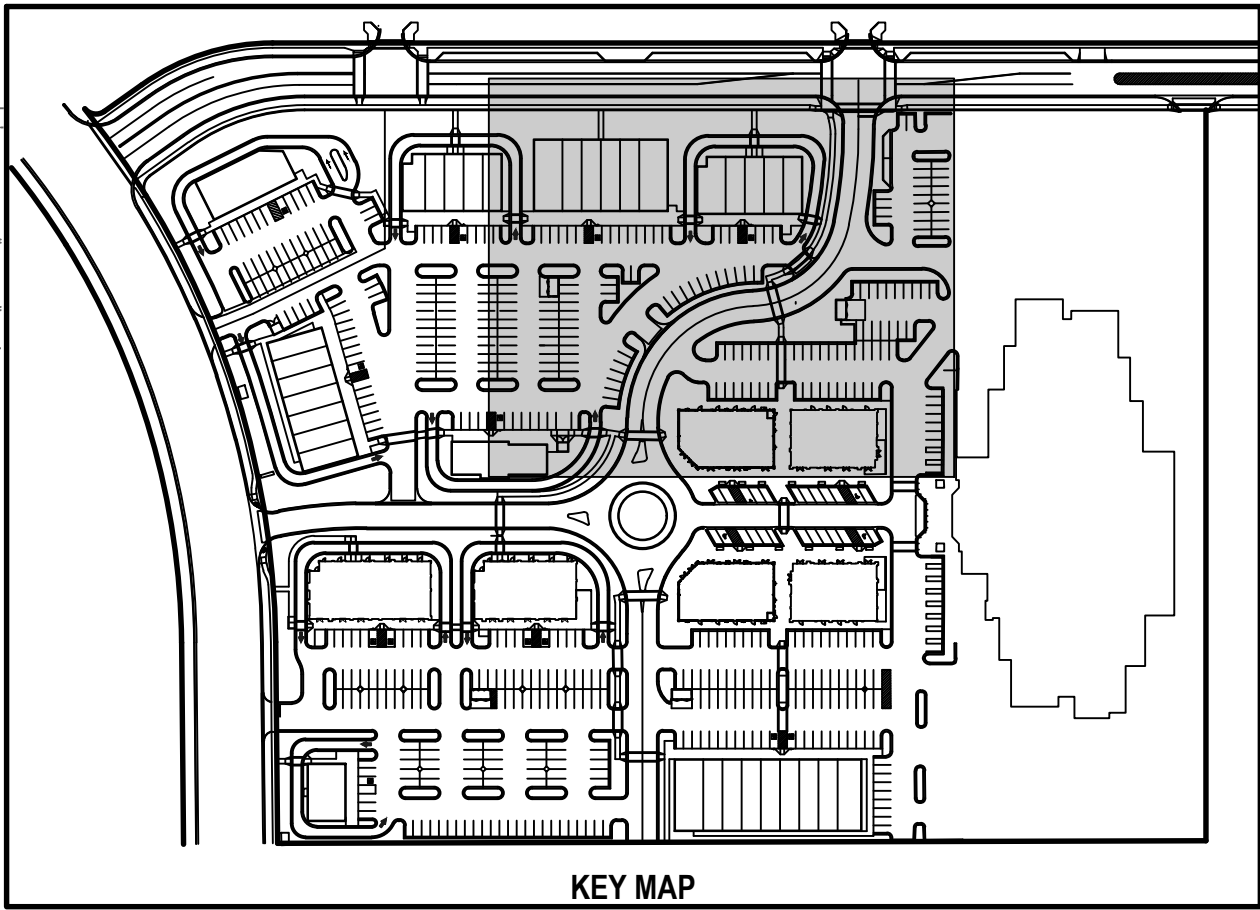
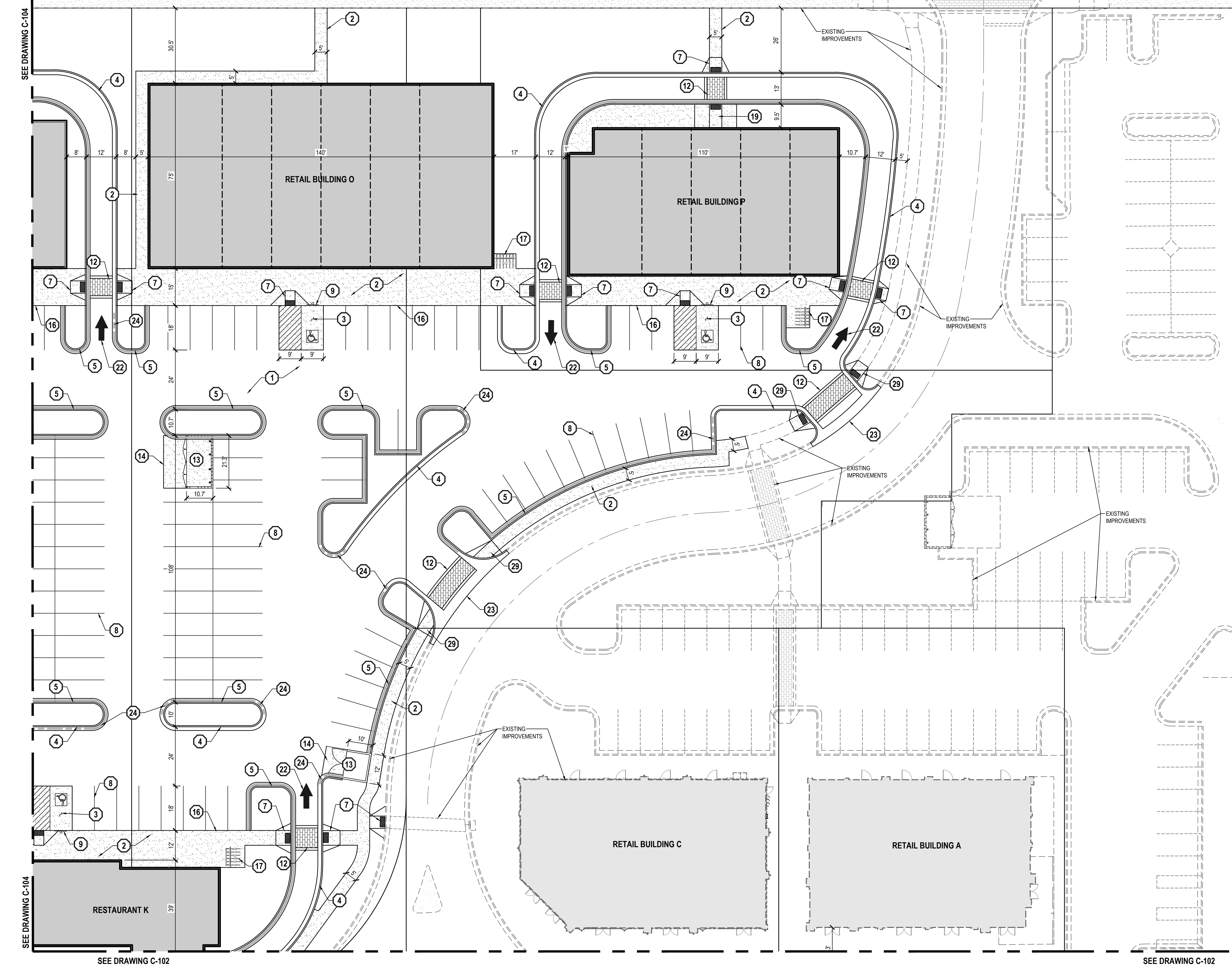
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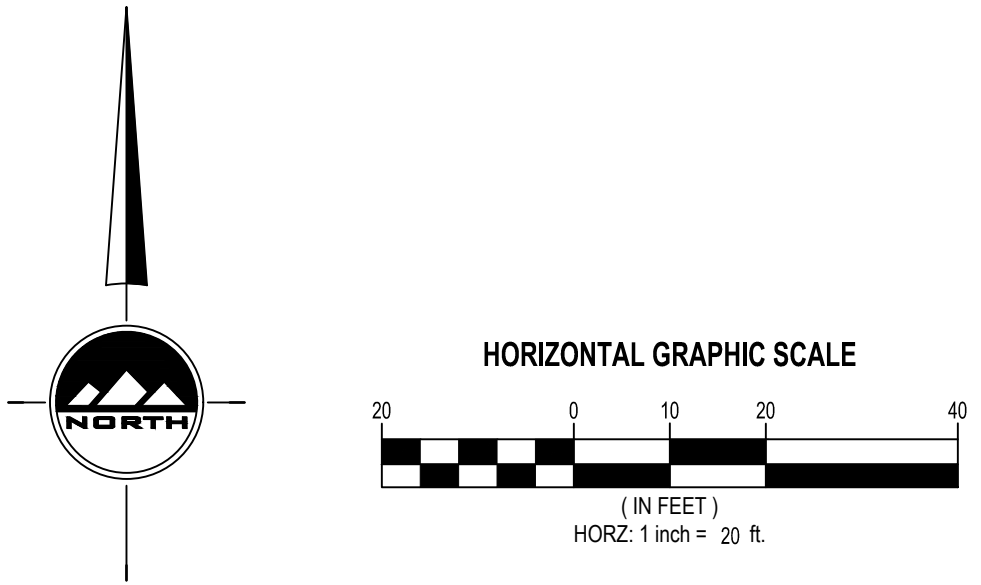
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BRADEN D. MORRIS

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DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

C-103

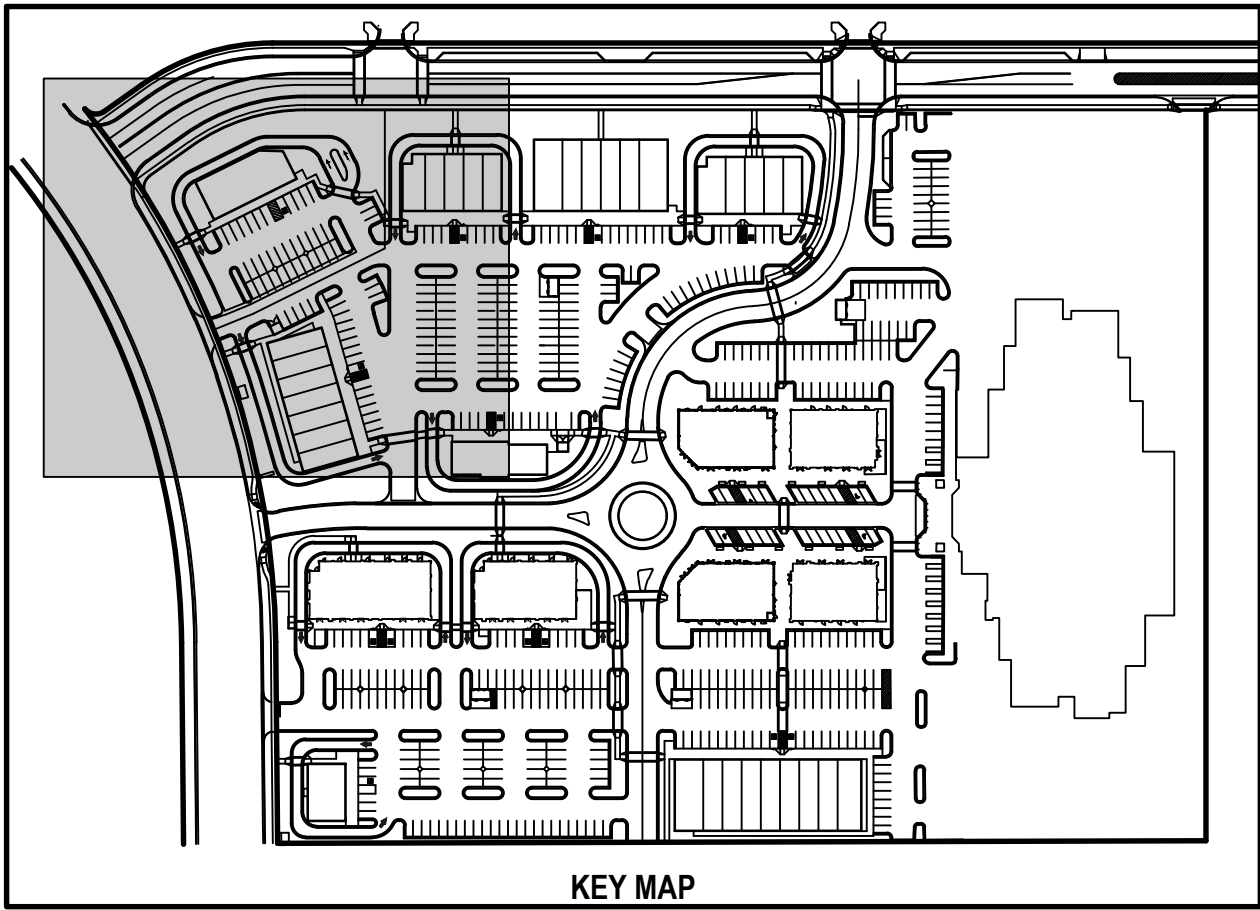
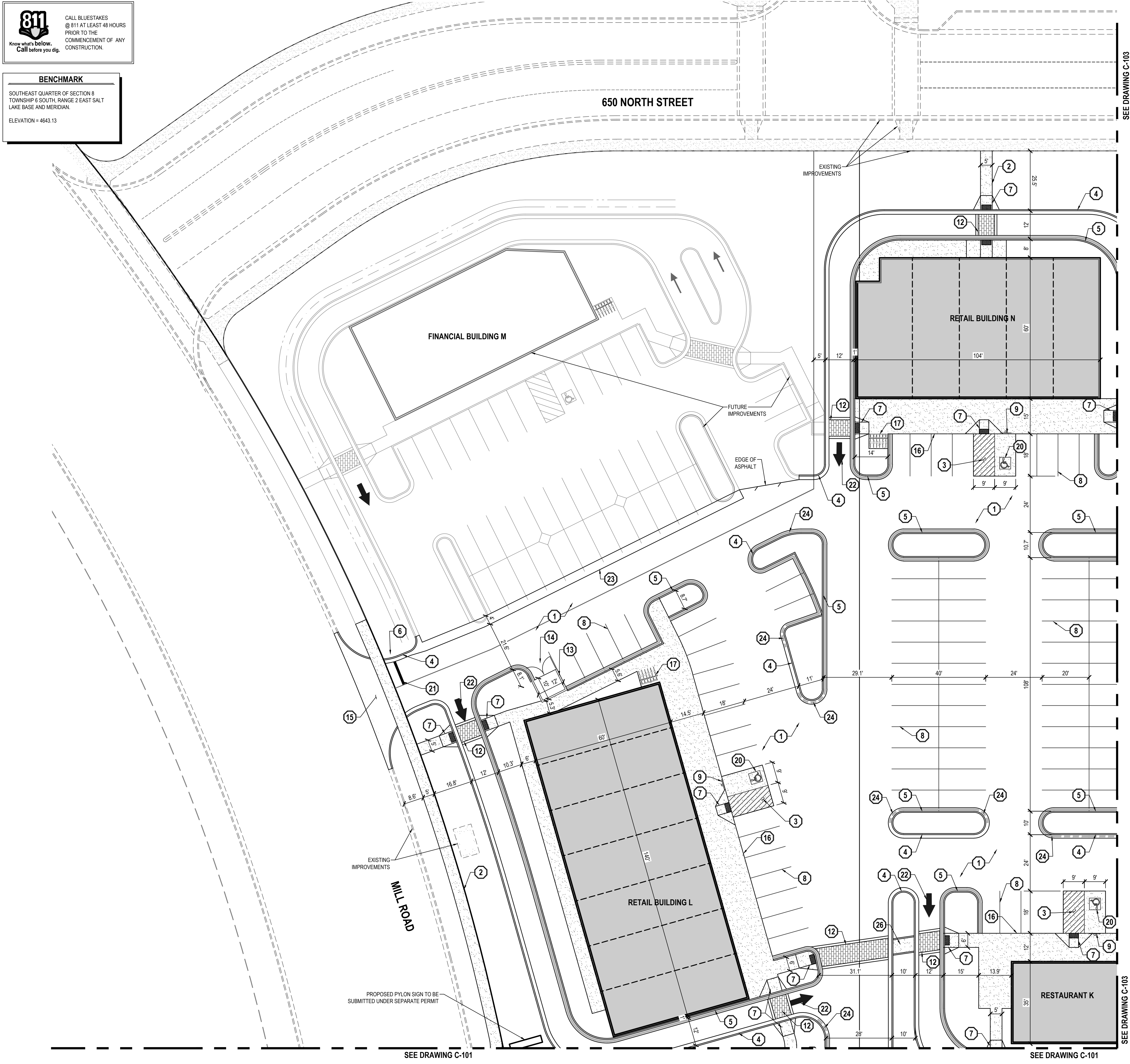
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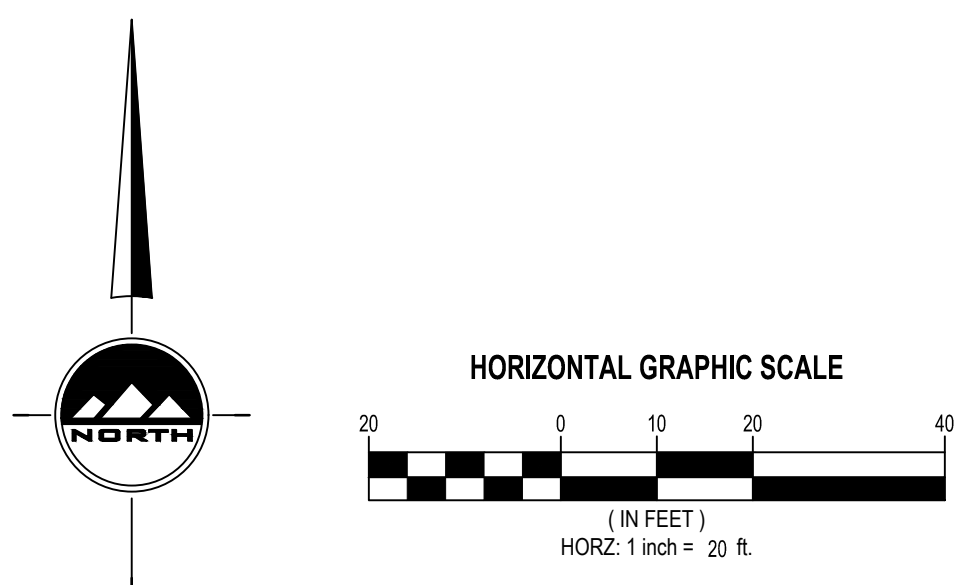
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DRAWN BY
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C-104

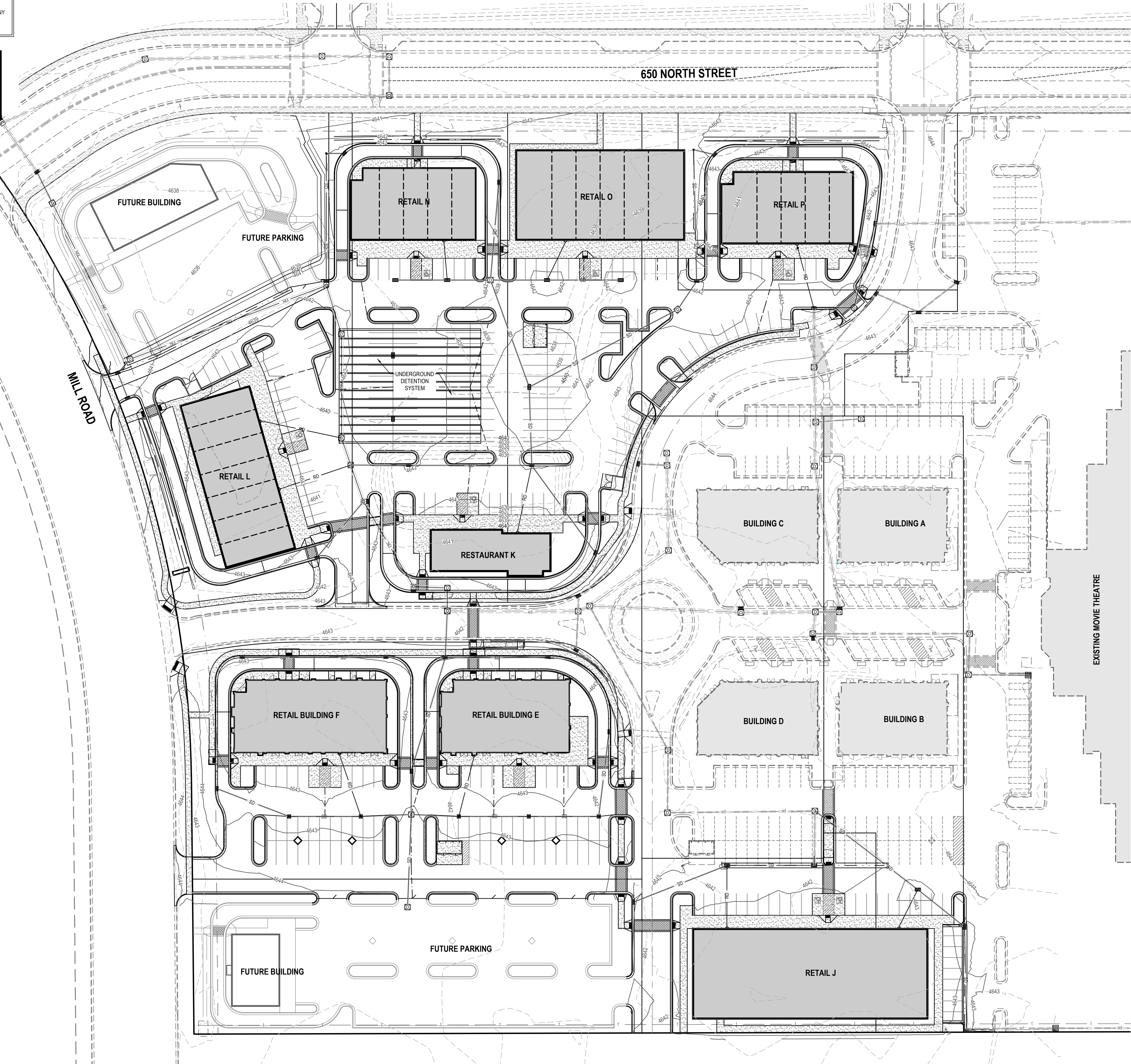
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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.

8.1. SDCB BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING 8.

8.2. SDCOMB BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING 9.

8.3. SDCO BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING 9A.

9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.

11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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OVERALL GRADING
AND DRAINAGE PLAN

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- INSTALL 4" SDR-35 PVC ROOF DRAIN LINE @ 2.0% SLOPE MIN. LENGTH AS SHOWN ON PLAN.

PROPOSED UNDERGROUND DETENTION SYSTEM SHALL BE CONTECH CHAMBER SYSTEM OR ENGINEER APPROVED EQUAL (DESIGN BUILD BY CONTRACTOR).

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SEE DRAWING C-204

SEE DRAWING C-203

SEE DRAWING C-202

SEE DRAWING C-202

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586 EAST MILL ROAD

VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER

3-13-19

5150016-2202

BRADEN D. MORGAN

STATE OF UTAH

NO. DATE REVISION BY

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GRADING AND DRAINAGE PLAN

PROJECT NUMBER
6439H

PRINT DATE
3/12/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

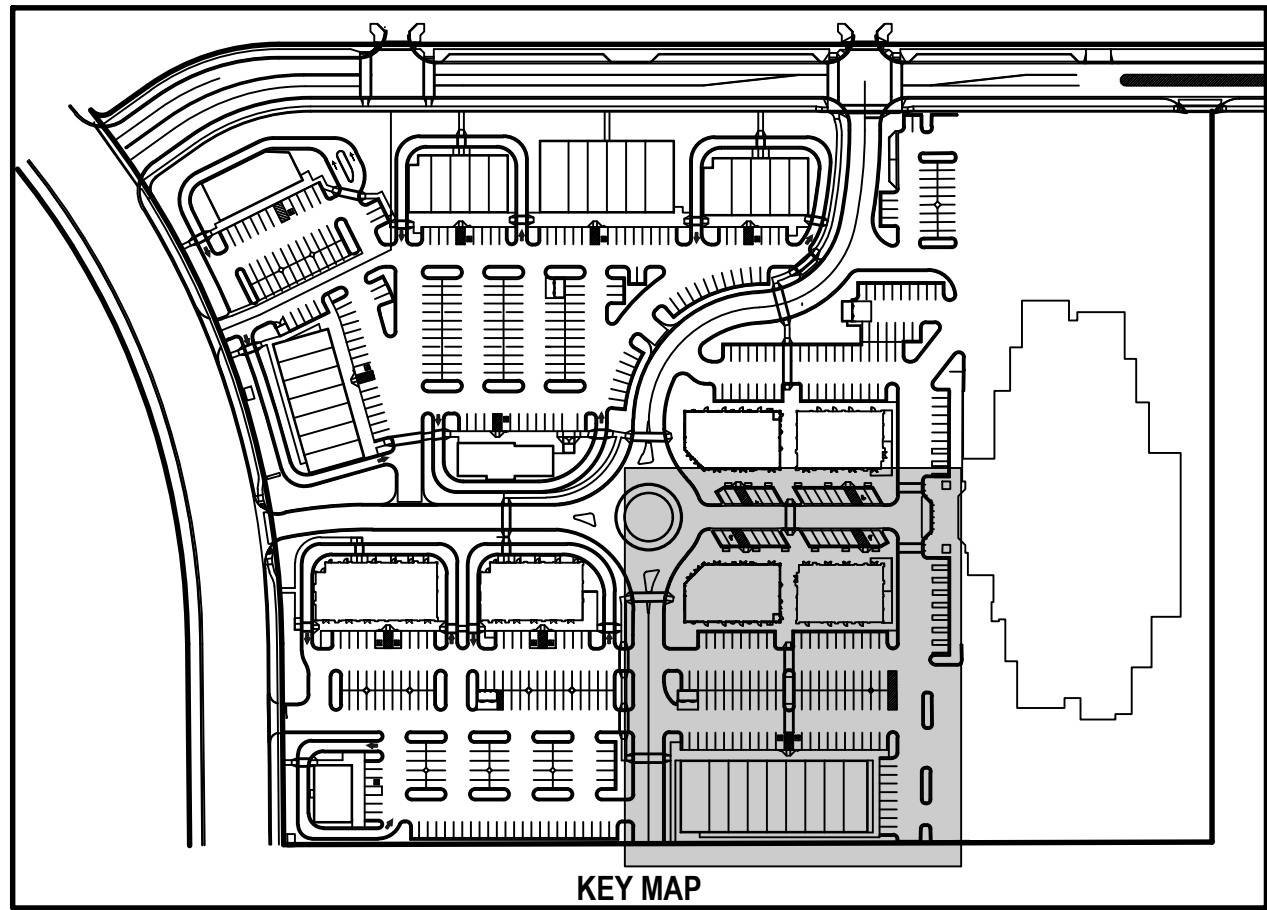
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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH VINEYARD CITY STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

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7.

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9.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.

9.1.

SDCB BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING 8.

9.2.

SDCOMBO BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING 9.

9.3.

SDCO BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING 9A.
10.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11.

ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12.

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13.

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- PROVIDE: INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1

CONSTRUCT 16" WIDE BLOCKOUT @ BACK OF TRASH ENCLOSURE TO ALLOW DRAINAGE TO PASS THROUGH.
- 2

INSTALL 4" SDR-35 PVC ROOF DRAIN LINE @ 2.0% SLOPE MIN. LENGTH AS SHOWN ON PLAN.
- 3

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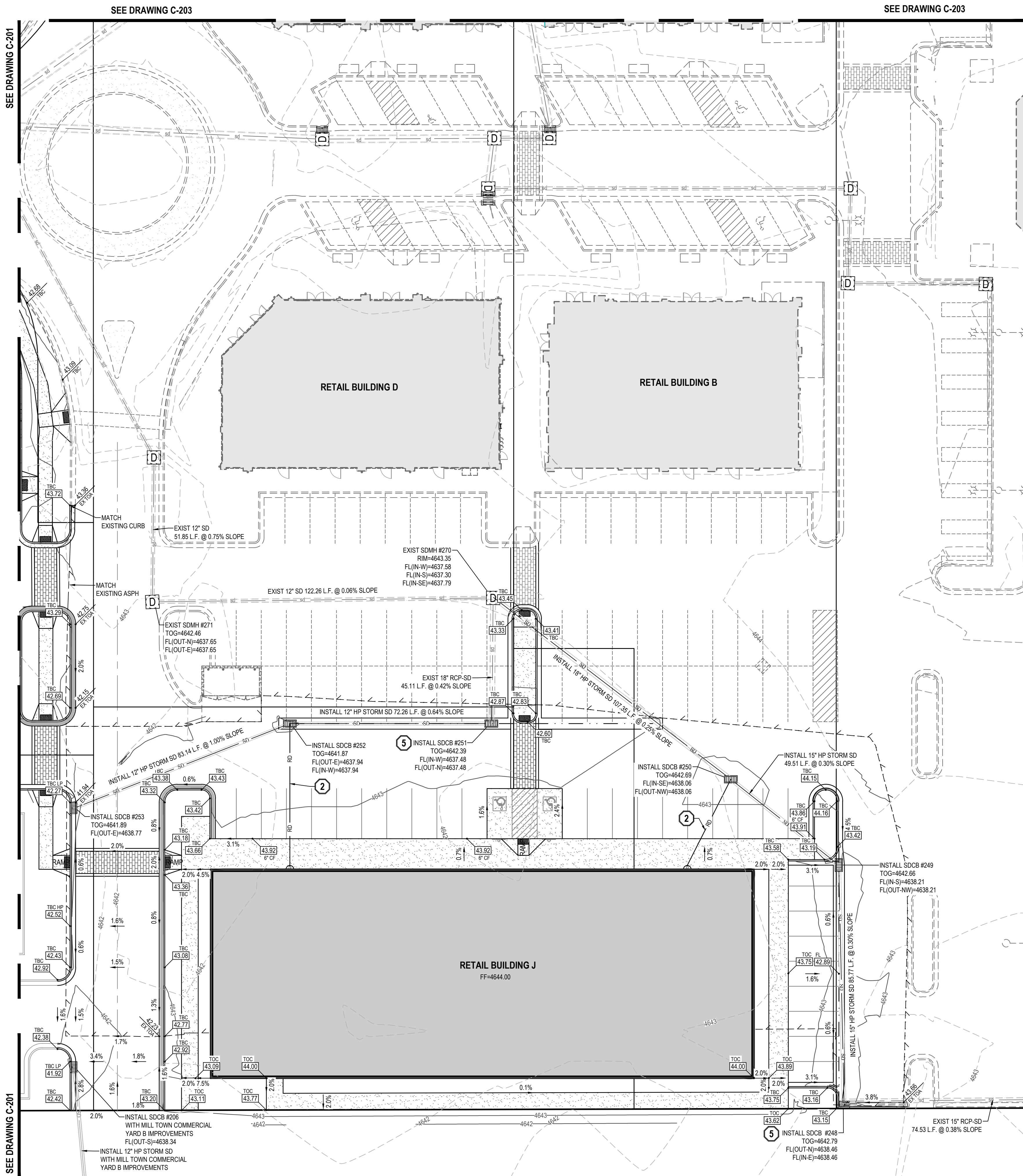
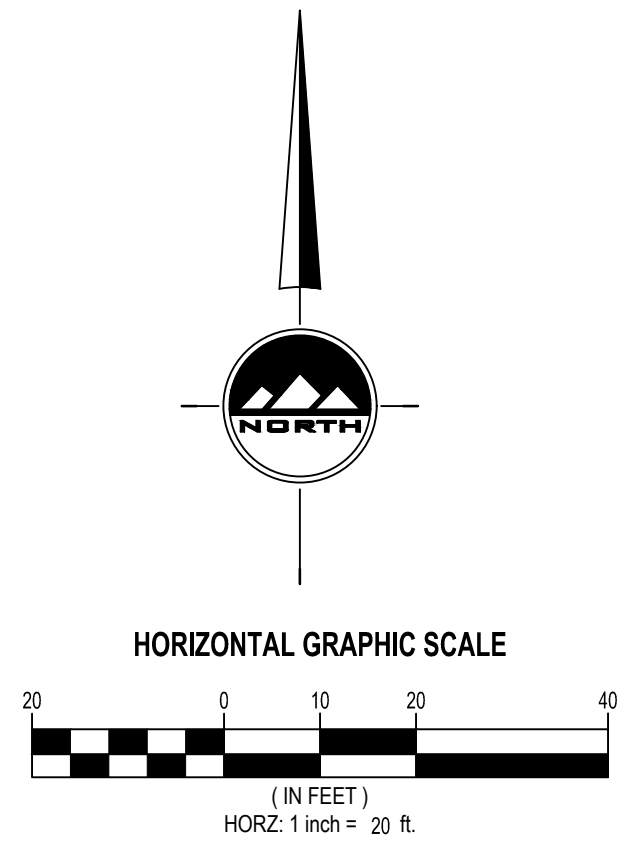
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- 5

CONTRACTOR TO INSTALL PROPOSED STRUCTURE AND CONNECT TO EXISTING PIPE.





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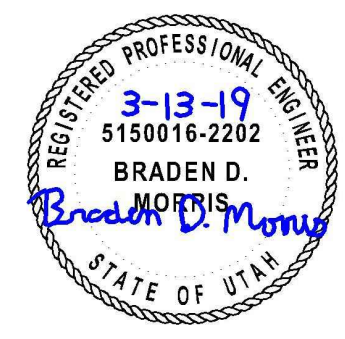
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PROJECT NUMBER
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PRINT DATE
1/22/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

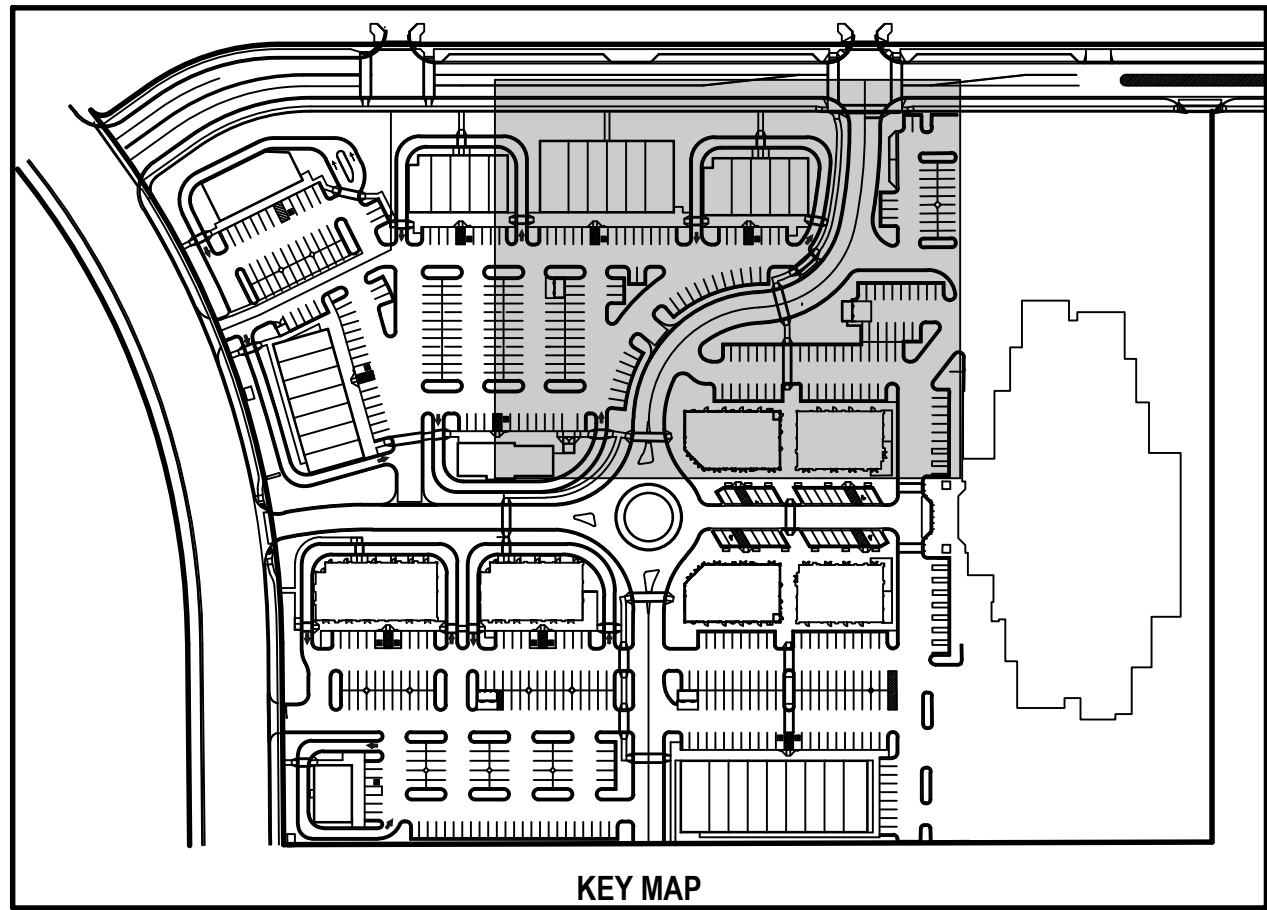
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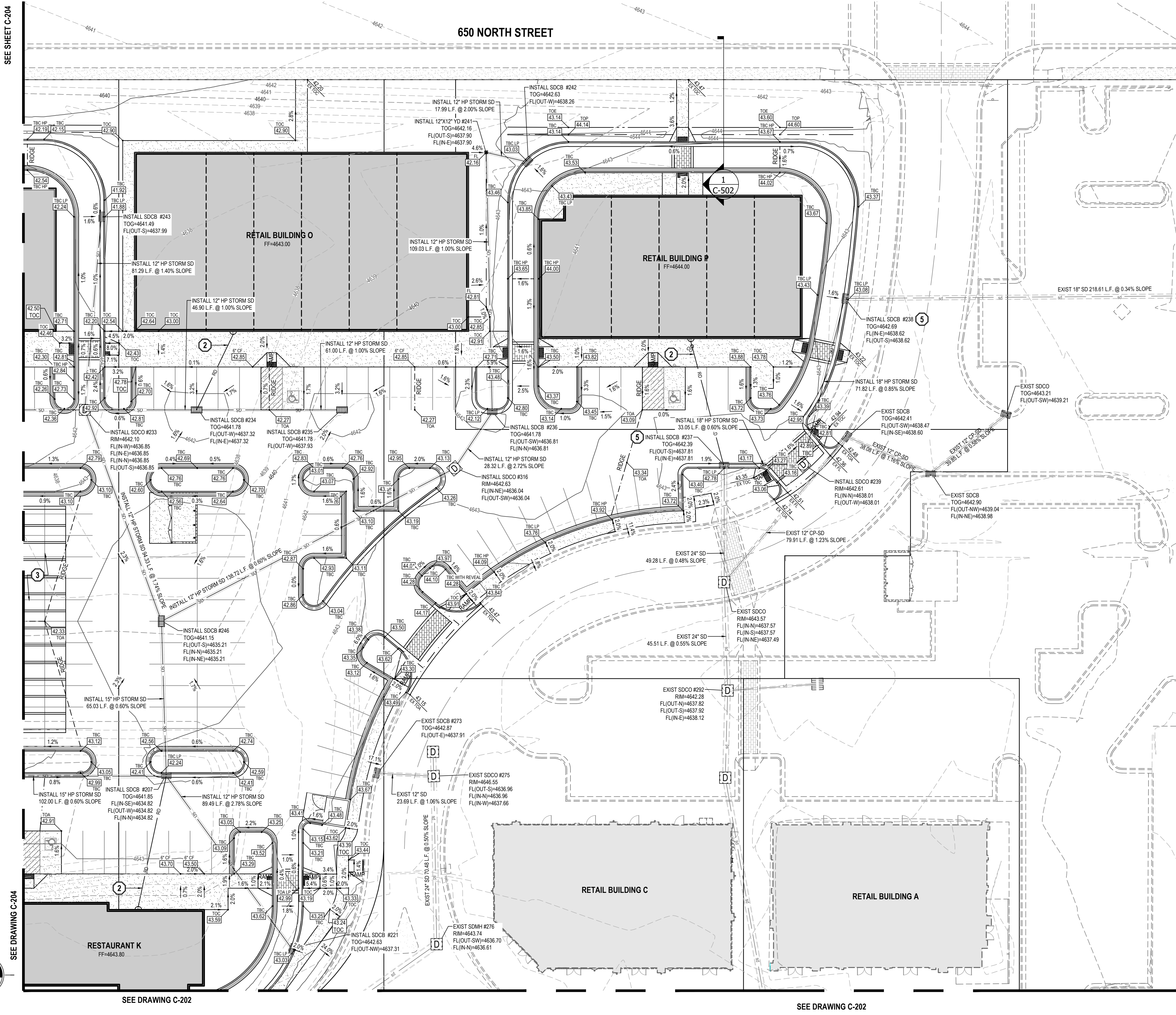
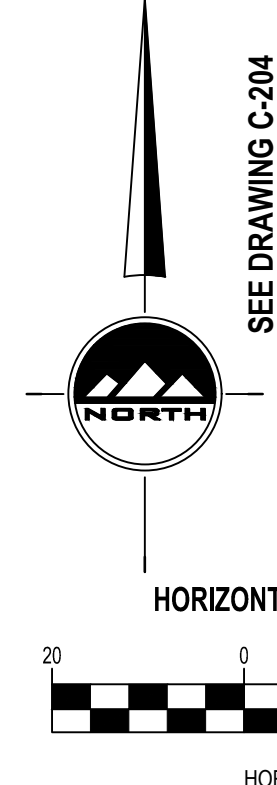
BENCHMARK

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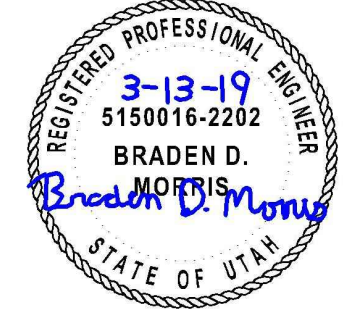
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REGISTERED PROFESSIONAL ENGINEER
3-13-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

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GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 6439H PRINT DATE: 3/12/19

DRAWN BY: G. OFFERMANN CHECKED BY: B. MORRIS

PROJECT MANAGER: B. MORRIS

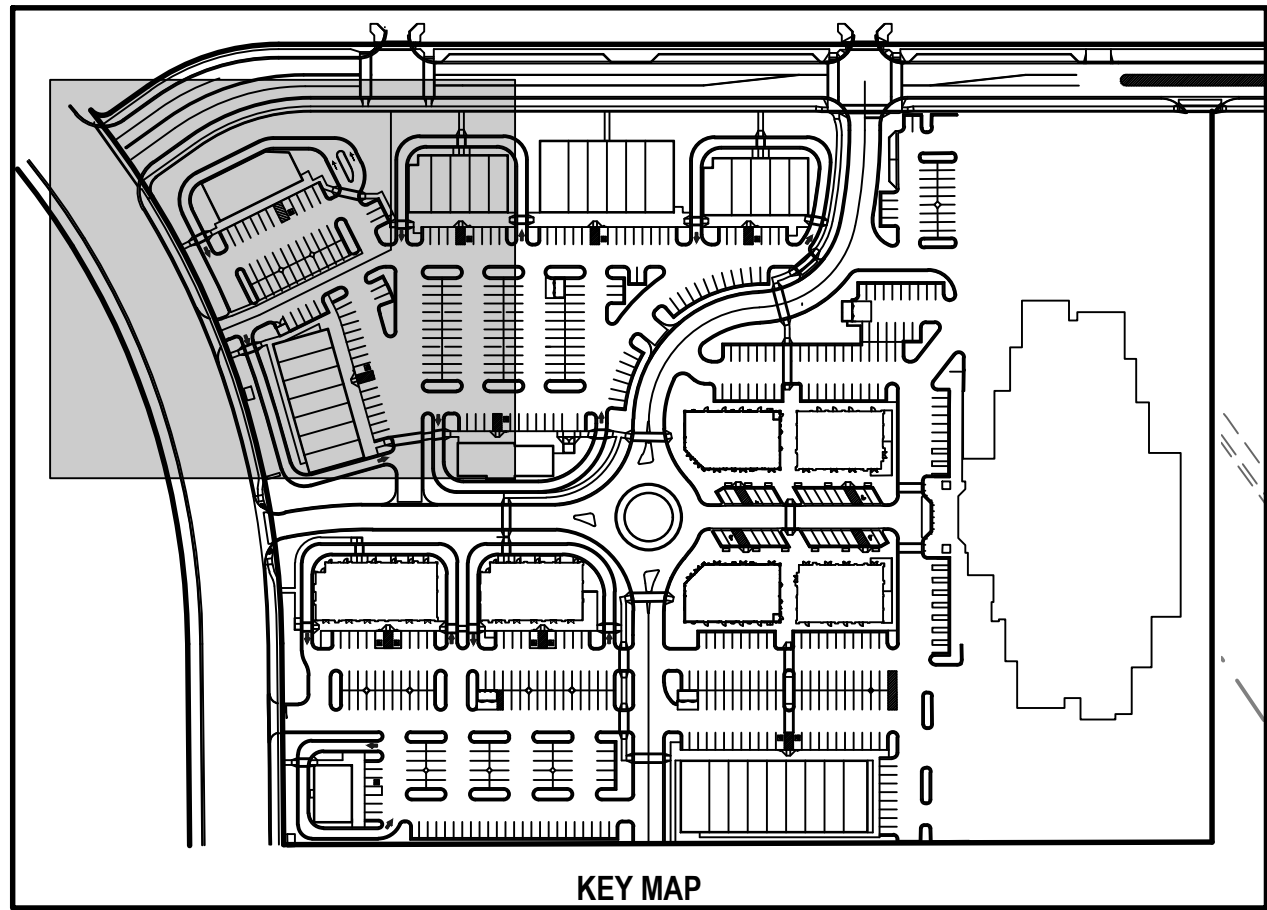
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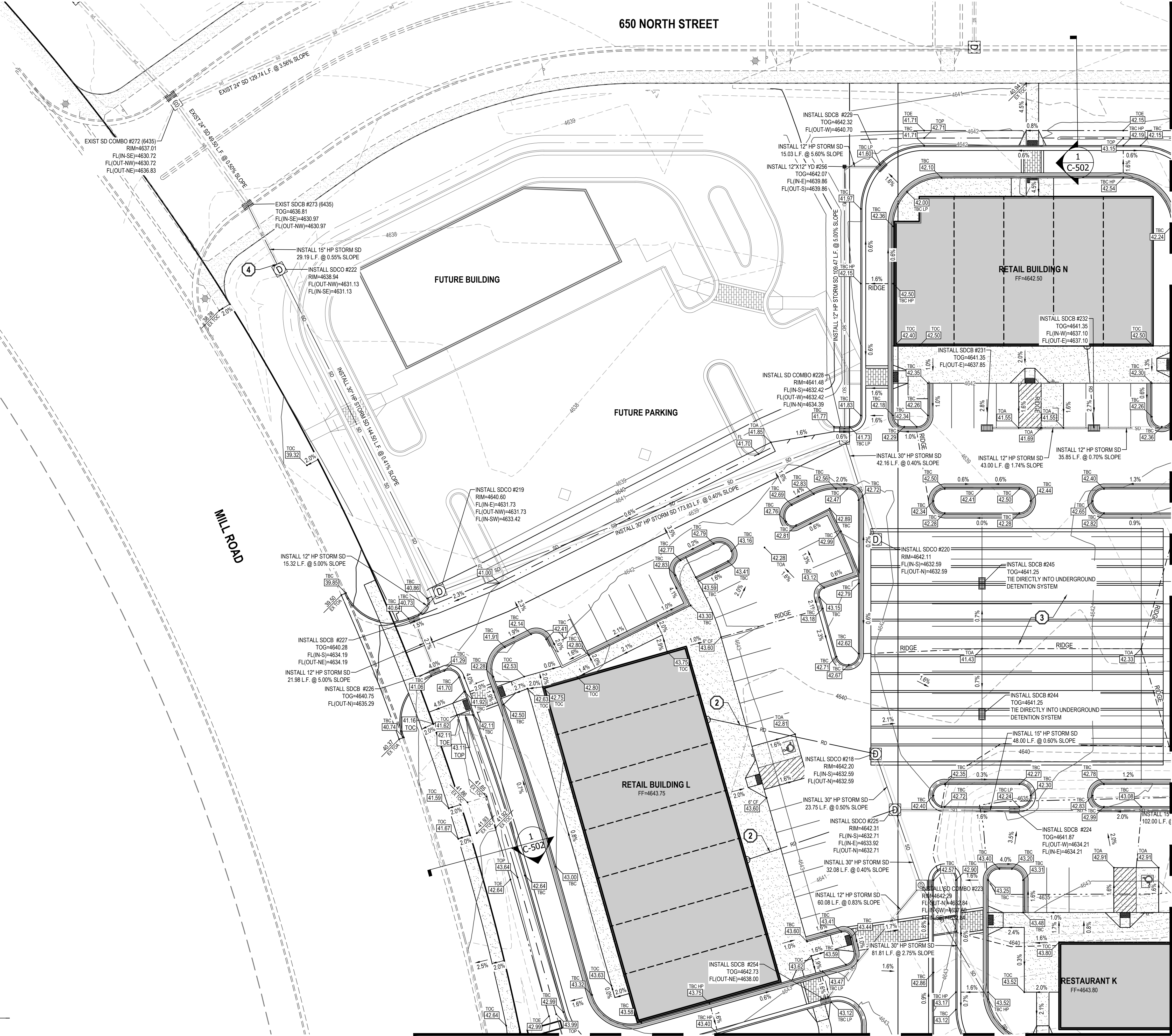
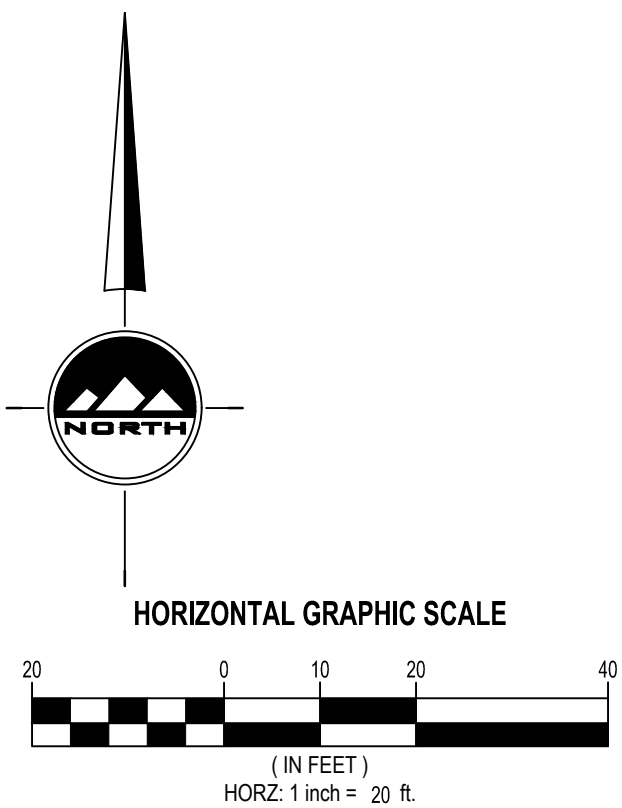
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SEE DRAWING C-201

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PROJECT NUMBER
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PRINT DATE
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DRAWN BY
G. OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
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C-204

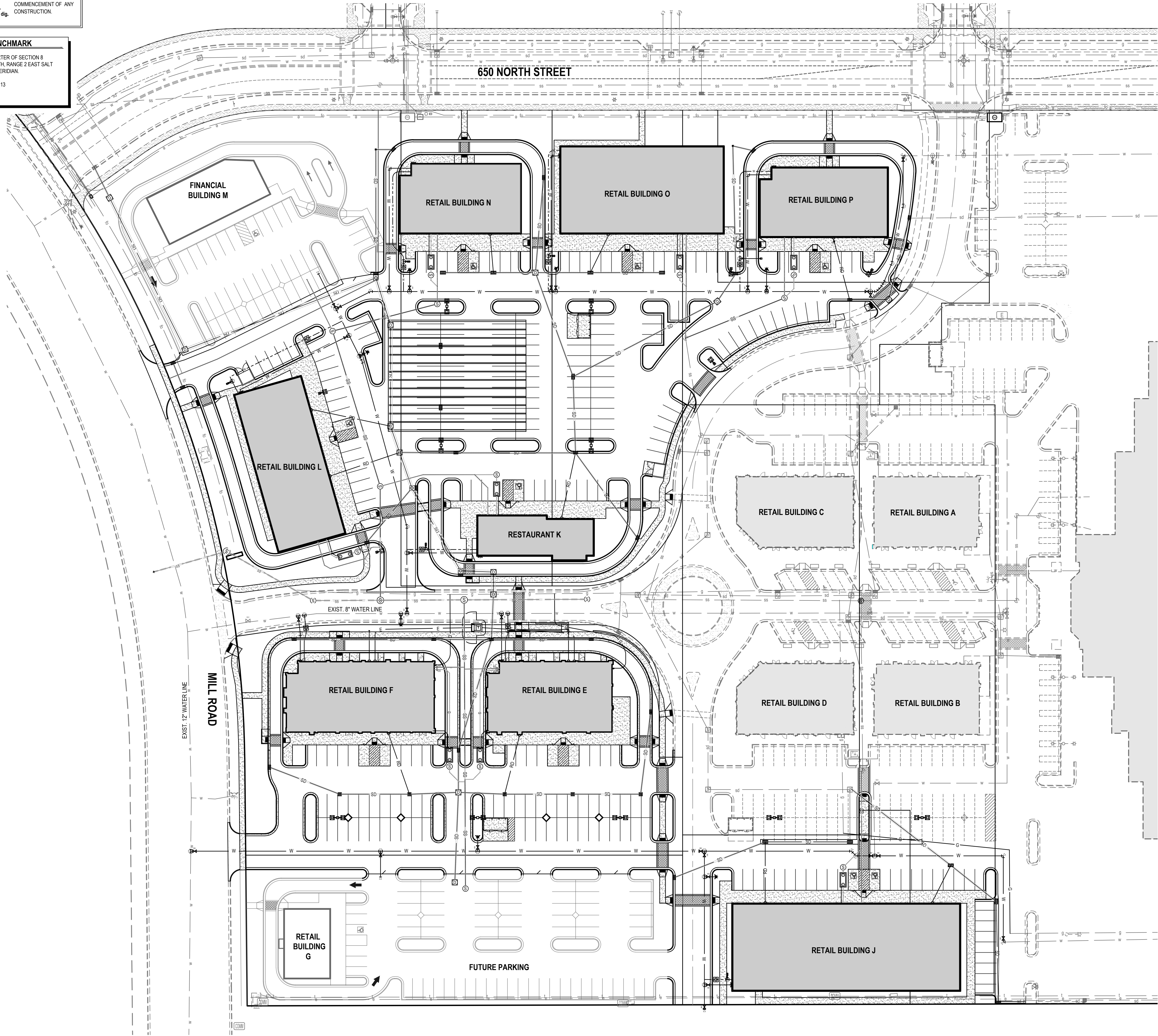
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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
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EN SIGN

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586 EAST MILL ROAD

VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-13-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO.	DATE	REVISION	BY
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OVERALL
UTILITY PLAN

PROJECT NUMBER
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PRINT DATE
1/23/19

DRAWN BY
G. OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
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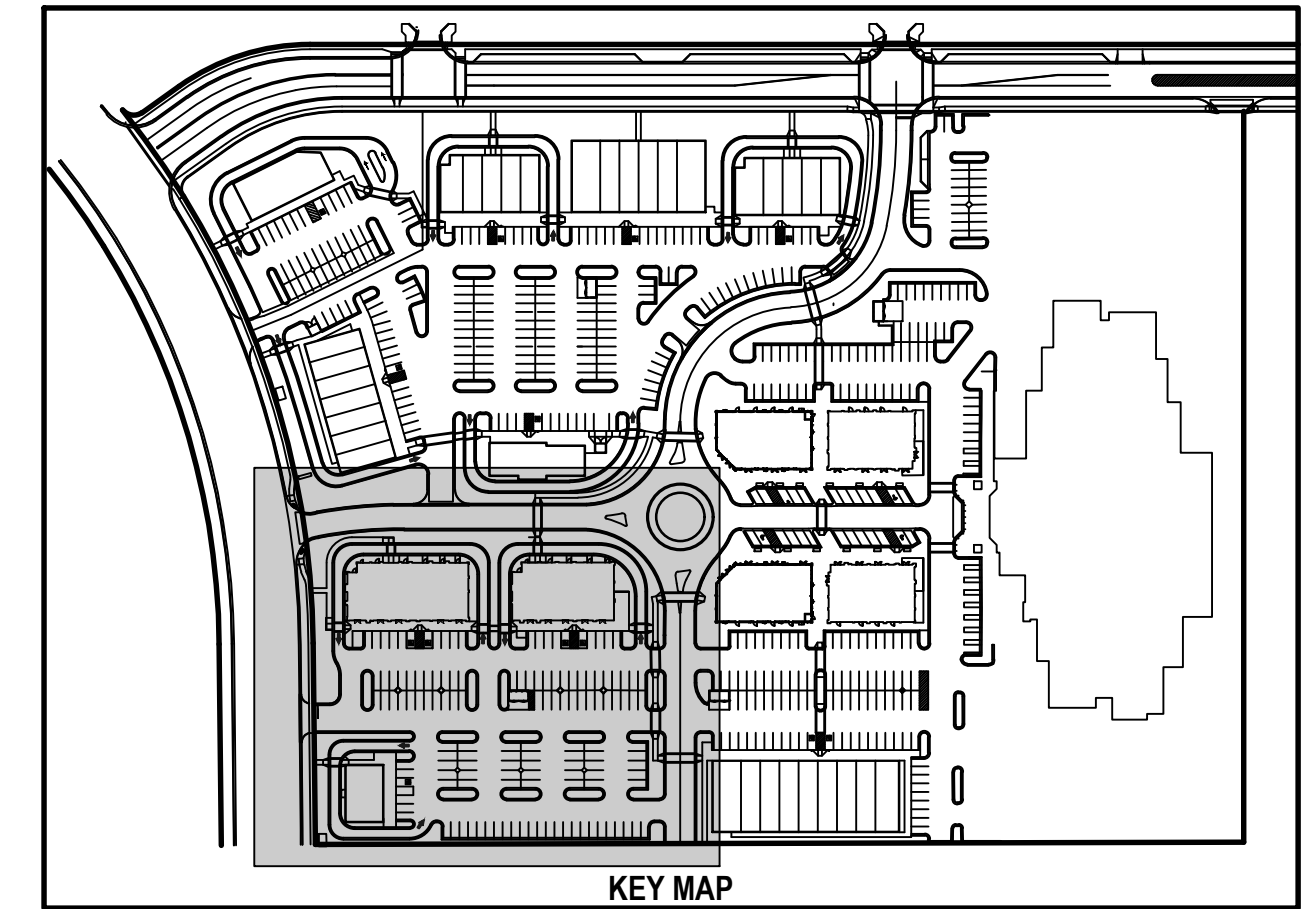
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- 8" SDR-35 PVC SANITARY SEWER MAIN, INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- 4" SDR-35 PVC GREASE LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- 3" SDR-35 PVC GREASE TRAP VENT, EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
- SANITARY SEWER CLEANOUT PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- CONNECT TO EXISTING SEWER INFRASTRUCTURE PER TSSD DRAWING D-2 MANHOLE ON EXISTING PIPE OR TSSD DRAWING D-3 CONNECTION TO EXISTING MANHOLE AND SPECIFICATIONS.
- 1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS.
- SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS.
- 8" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS.
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- FIRE HYDRANT ASSEMBLY COMPLETE PER TOWN OF VINEYARD STANDARD DRAWING #17 AND SPECIFICATIONS.
- 2" CULINARY WATER METER AND CONCRETE VAULT PER TOWN OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS.
- 2" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
- SEE MECHANICAL PLANS FOR CONTINUATION.
- INSTALL ELECTRICAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- INSTALL GAS LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- INSTALL 8"x8" TEE W/ THRUST BLOCK.
- FIRE DEPARTMENT CONNECTION.
- 10" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS.
- INSTALL LIGHT. SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS.
- PROTECT EXISTING UTILITIES IN PLACE.

SEE DRAWING C-304

EXIST. 12" WATER LINE

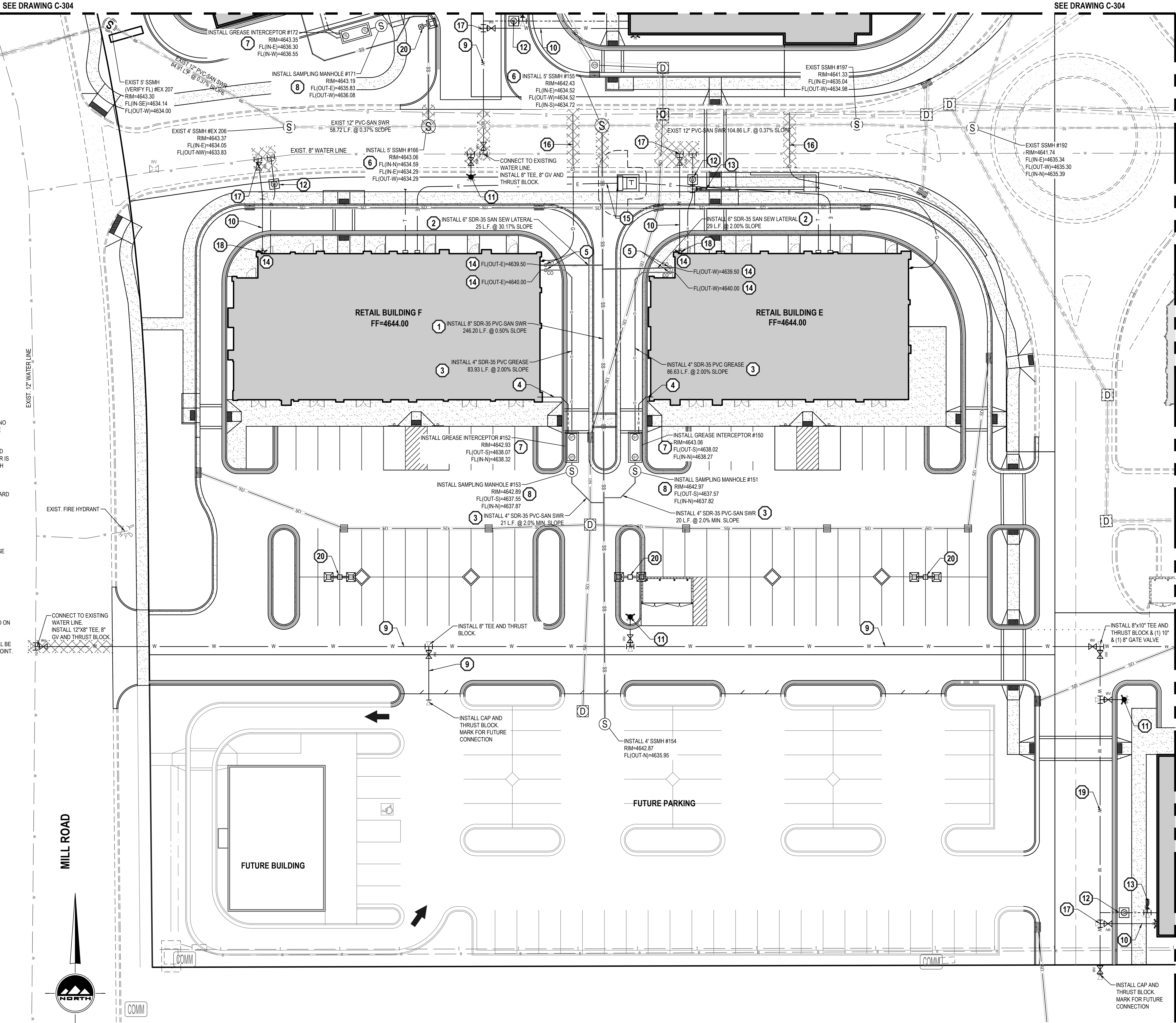
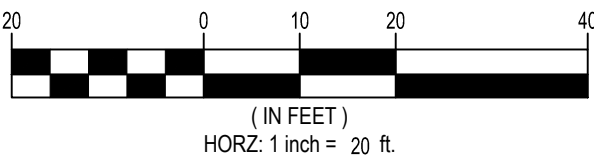
EXIST. FIRE HYDRANT

CONNECT TO EXISTING
WATER LINE.
INSTALL 12"x8" TEE, 8"
GV AND THRUST BLOCK

MILL ROAD



HORIZONTAL GRAPHIC SCALE



SEE DRAWING C-304

SEE DRAWING C-302

SEE DRAWING C-302



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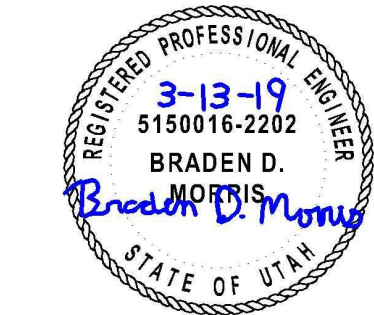
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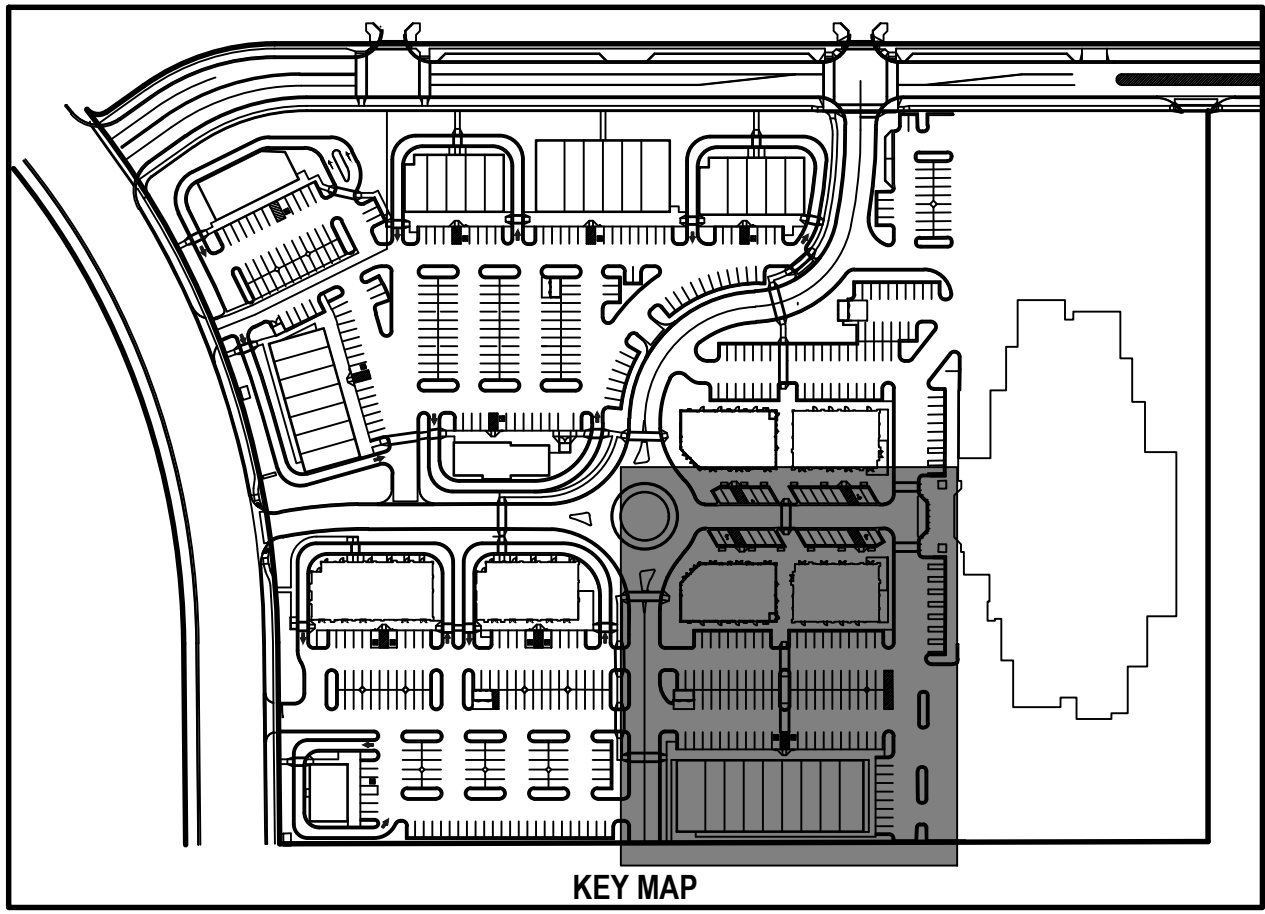
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- 4

3" SDR-35 PVC GREASE TRAP VENT, EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
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- 7

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- 13

2" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
- 14

SEE MECHANICAL PLANS FOR CONTINUATION.
- 15

INSTALL ELECTRICAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 16

INSTALL GAS LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 17

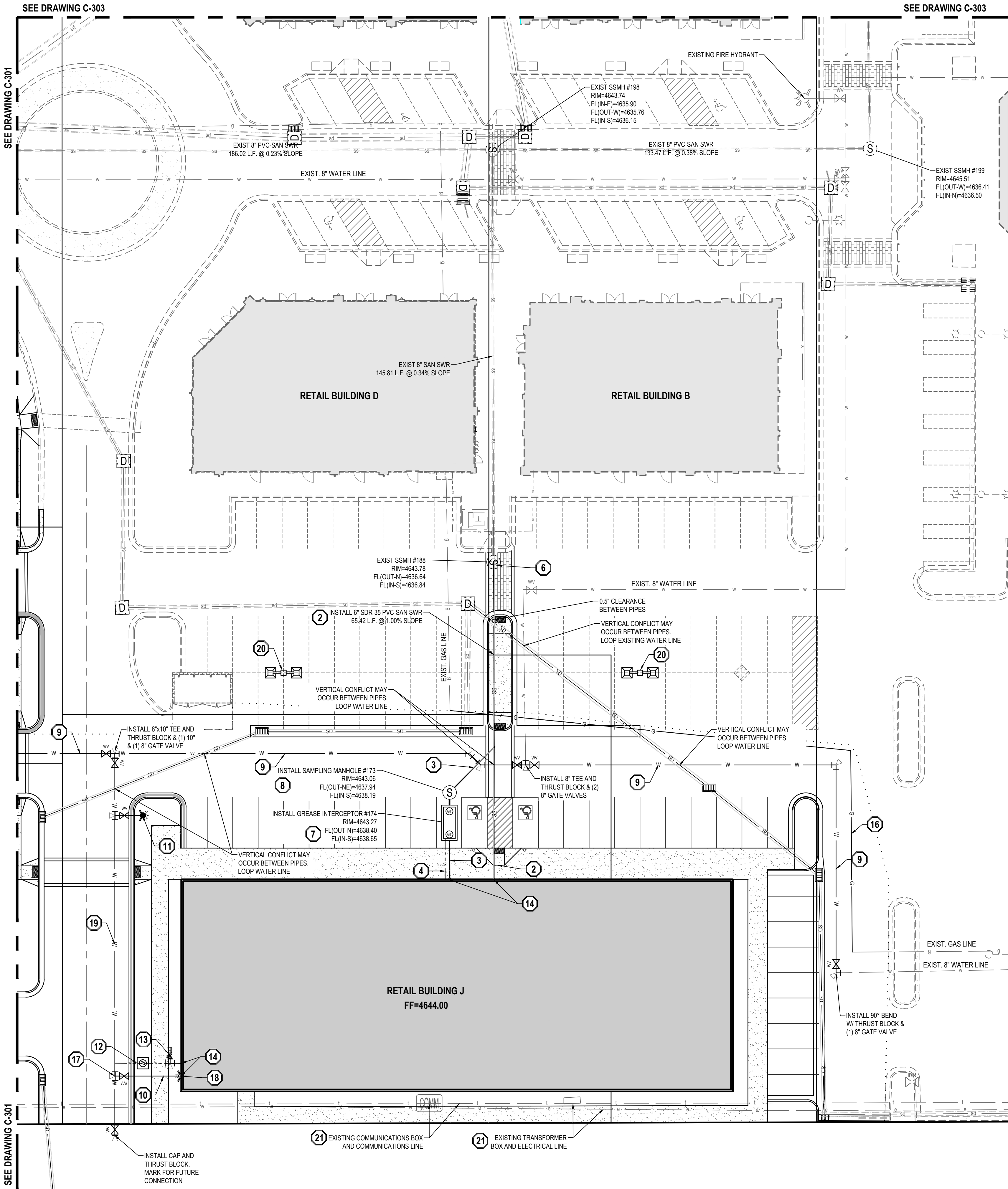
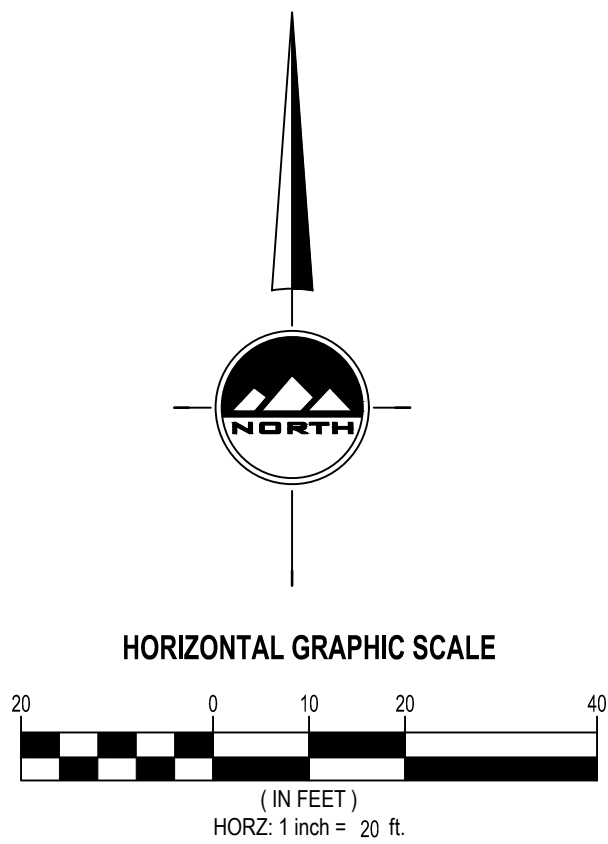
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- 20

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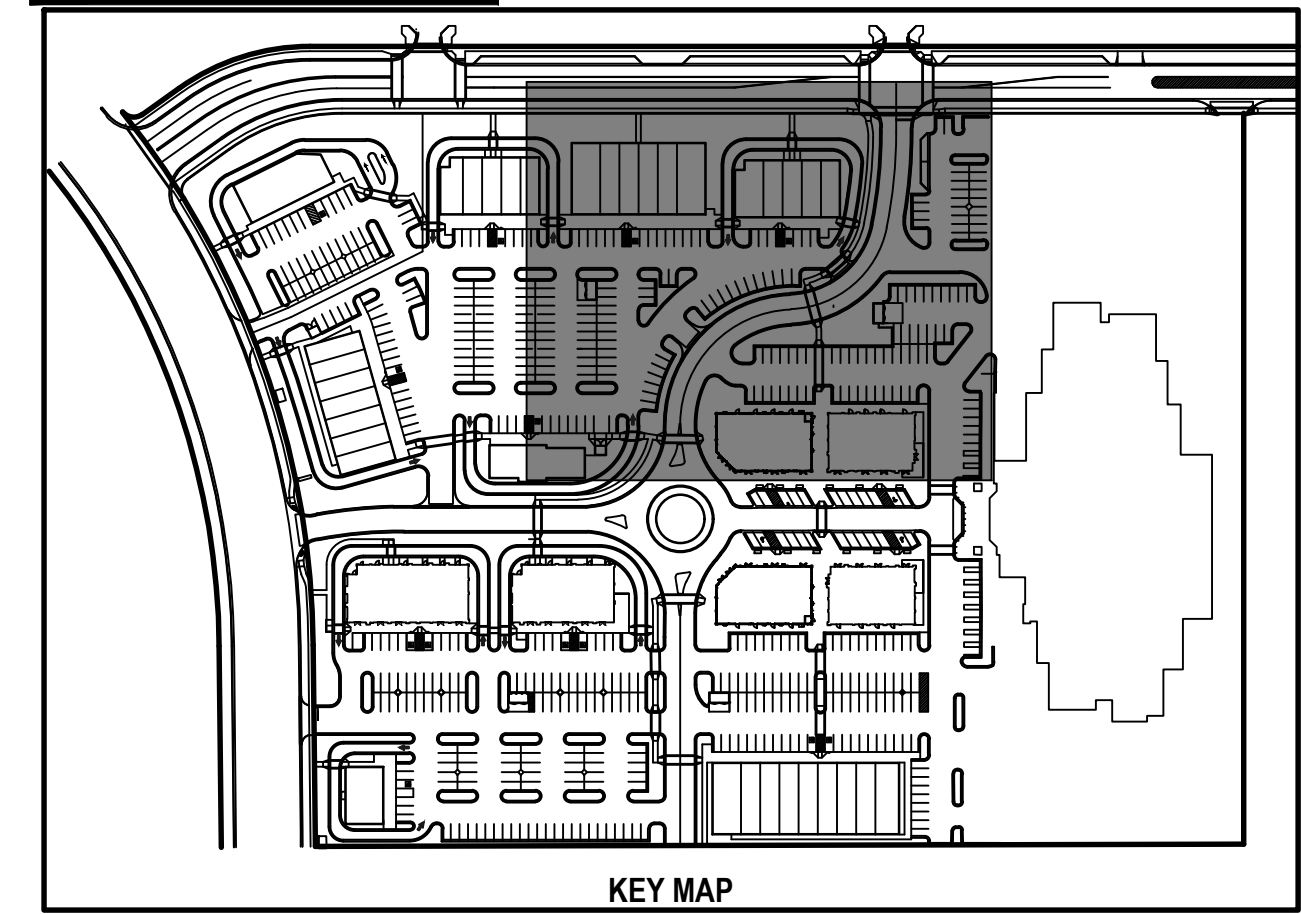
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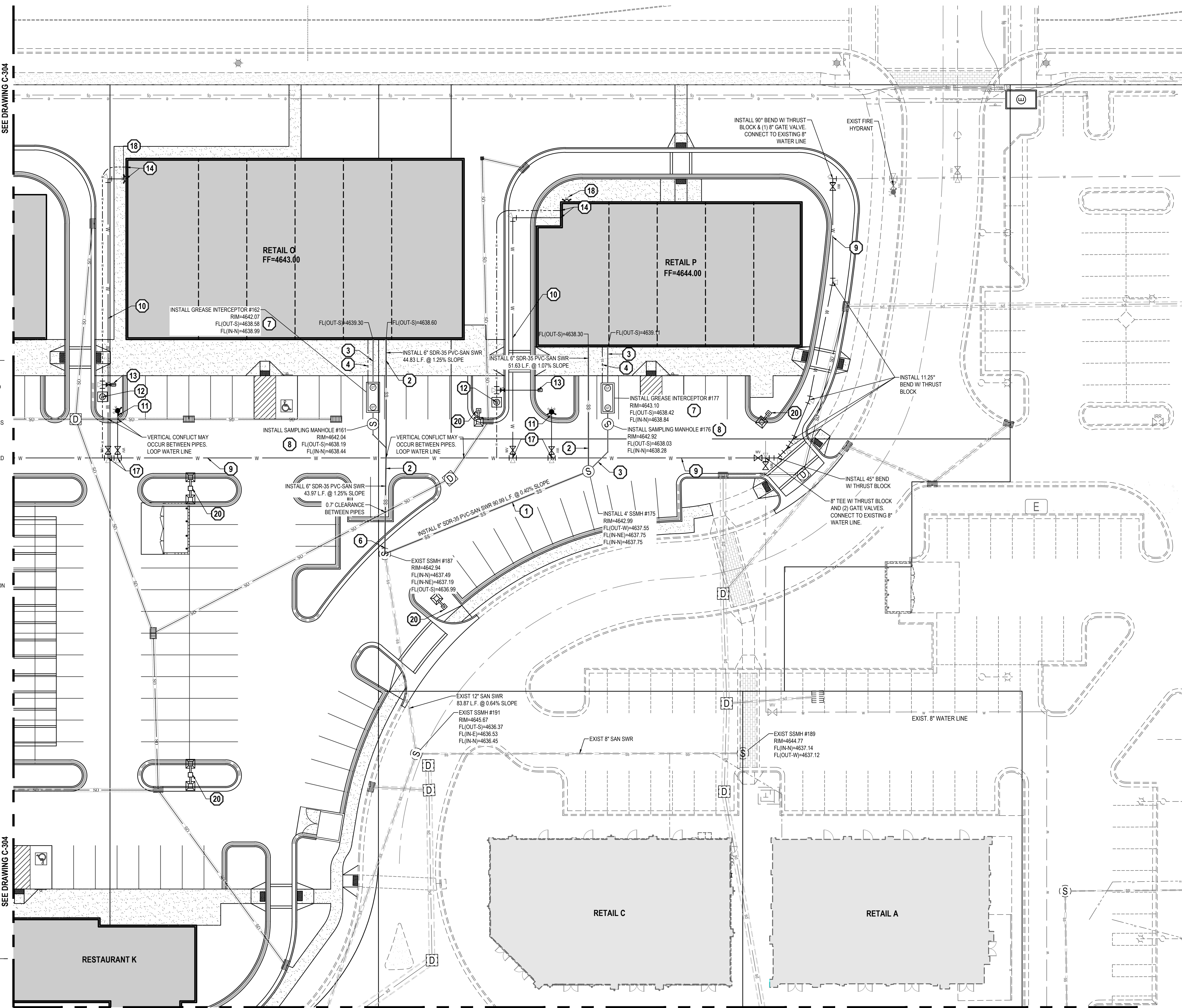
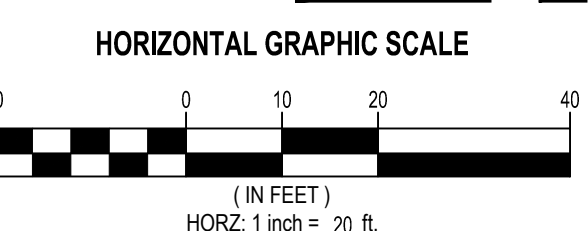
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- 1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS.
- SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS.
- 8" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS.
- 6" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS..
- FIRE HYDRANT ASSEMBLY COMPLETE PER TOWN OF VINEYARD STANDARD DRAWING #17 AND SPECIFICATIONS.
- 2" CULINARY WATER METER AND CONCRETE VAULT PER TOWN OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS.
- 2" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
- SEE MECHANICAL PLANS FOR CONTINUATION.
- INSTALL ELECTRICAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- INSTALL GAS LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- INSTALL 8"x8" TEE W/ THRUST BLOCK.
- FIRE DEPARTMENT CONNECTION.
- 10" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS.
- INSTALL LIGHT. SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS.
- PROTECT EXISTING UTILITIES IN PLACE.



EN SIGN

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CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-13-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO.	DATE	REVISION	BY
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UTILITY PLAN

PROJECT NUMBER
6439H
PRINT DATE
1/23/19
DRAWN BY
G OFFERMANN
CHECKED BY
B. MORRIS
PROJECT MANAGER
B. MORRIS

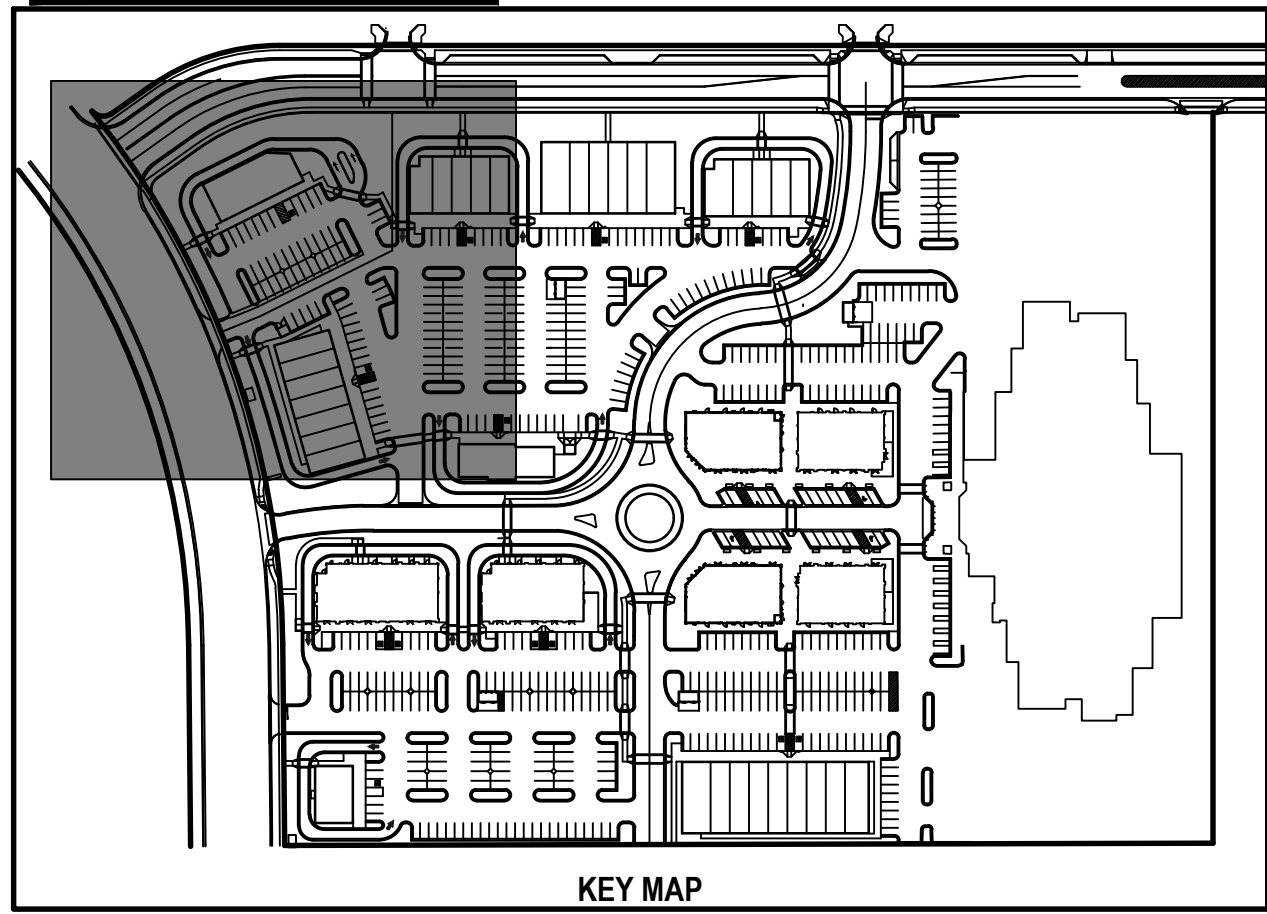
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CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER TOWN OF VINEYARD OR TIMPANOGOS SPECIAL SERVICE DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER TOWN OF VINEYARD OR APWA STANDARD PLANS AND SPECIFICATIONS.
6.

DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7.

PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8.

THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12.

WHERE WATER LINE IS TO BE LOOPED BELOW SEWER, A 20 FOOT LONG SOLID C-900 PVC CASING PIPE 4" LARGER THAN WATER MAIN SHALL BE INSTALLED OVER SEWER PIPE. CASING PIPE SHALL SPLIT DISTANCE OF CROSSING SO THE END OF CASING PIPE IS 10' OFF AT CROSSING POINT.

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

- 1

8" SDR-35 PVC SANITARY SEWER MAIN, INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- 2

6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- 3

4" SDR-35 PVC GREASE LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- 4

3" SDR-35 PVC GREASE TRAP VENT, EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
- 5

SANITARY SEWER CLEANOUT PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 6

CONNECT TO EXISTING SEWER INFRASTRUCTURE PER TSSD DRAWING D-2 MANHOLE ON EXISTING PIPE OR TSSD DRAWING D-3 CONNECTION TO EXISTING MANHOLE AND SPECIFICATIONS.
- 7

1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS.
- 8

SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS.
- 9

8" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS.
- 10

6" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS..
- 11

FIRE HYDRANT ASSEMBLY COMPLETE PER TOWN OF VINEYARD STANDARD DRAWING #17 AND SPECIFICATIONS.
- 12

2" CULINARY WATER METER AND CONCRETE VAULT PER TOWN OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS.
- 13

2" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
- 14

SEE MECHANICAL PLANS FOR CONTINUATION.
- 15

INSTALL ELECTRICAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 16

INSTALL GAS LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 17

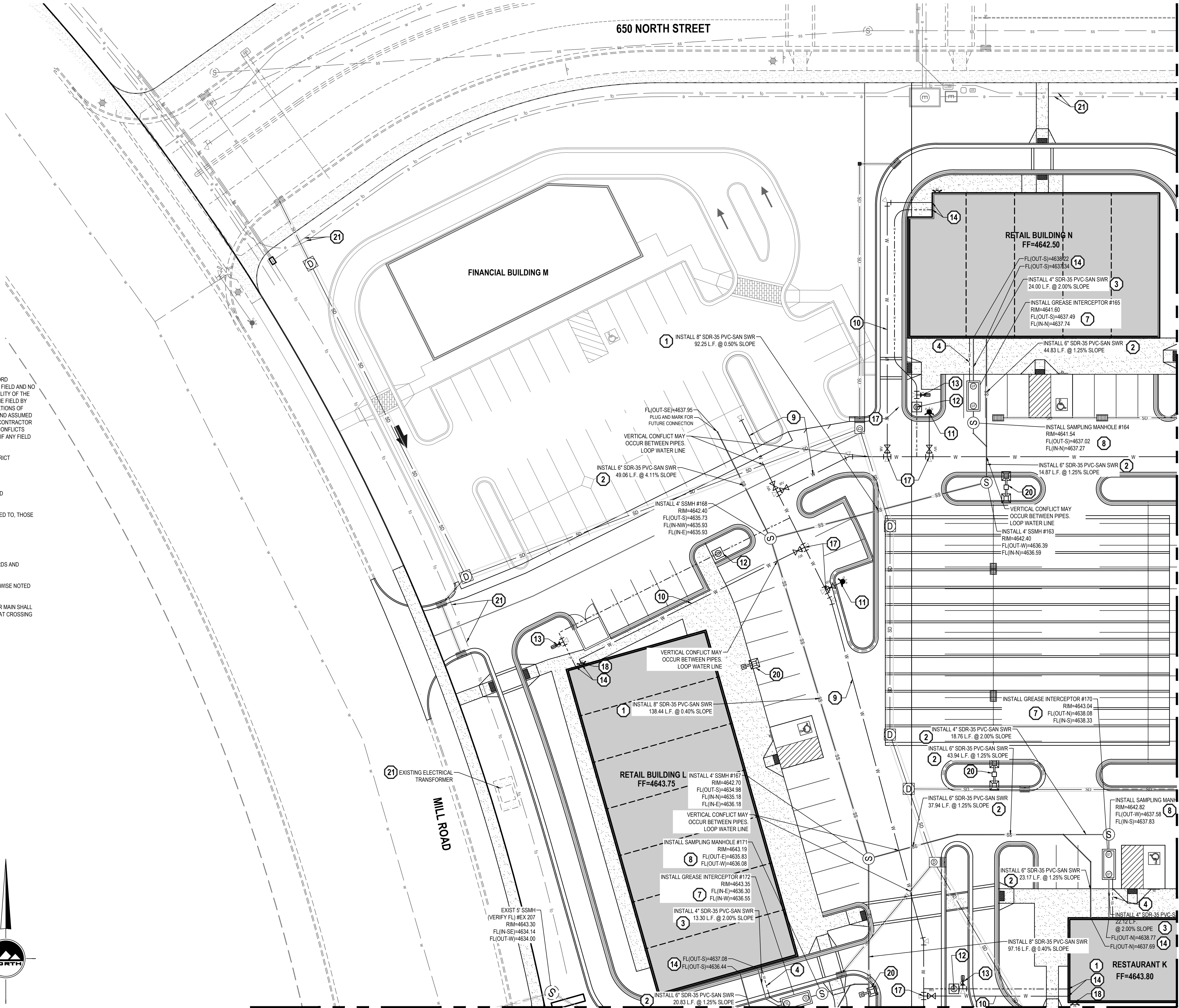
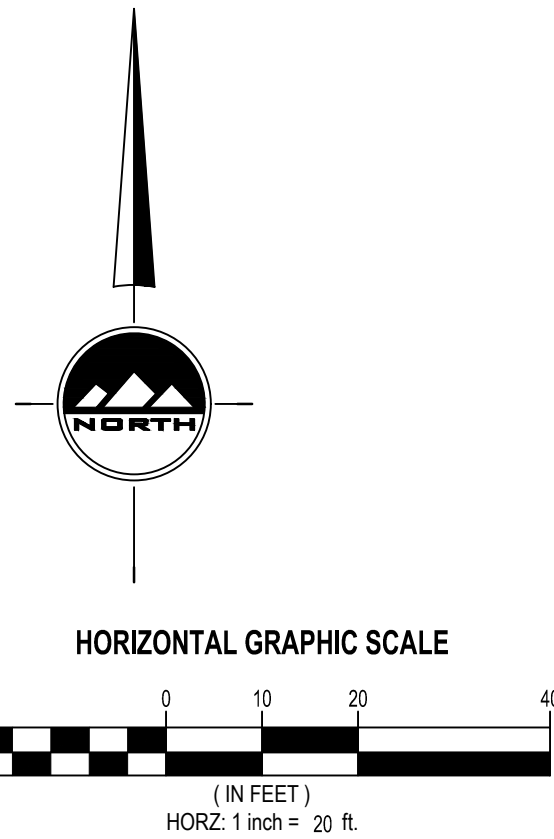
INSTALL 8"x6" TEE W/ THRUST BLOCK.
- 18

FIRE DEPARTMENT CONNECTION.
- 19

10" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS.
- 20

INSTALL LIGHT. SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS.
- 21

PROTECT EXISTING UTILITIES IN PLACE.



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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-13-19
5150016-2202
BRADEN D.
Braden D. Morris
STATE OF UTAH

NO. DATE REVISION BY

1

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UTILITY PLAN

PROJECT NUMBER
6439H

PRINT DATE
1/22/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

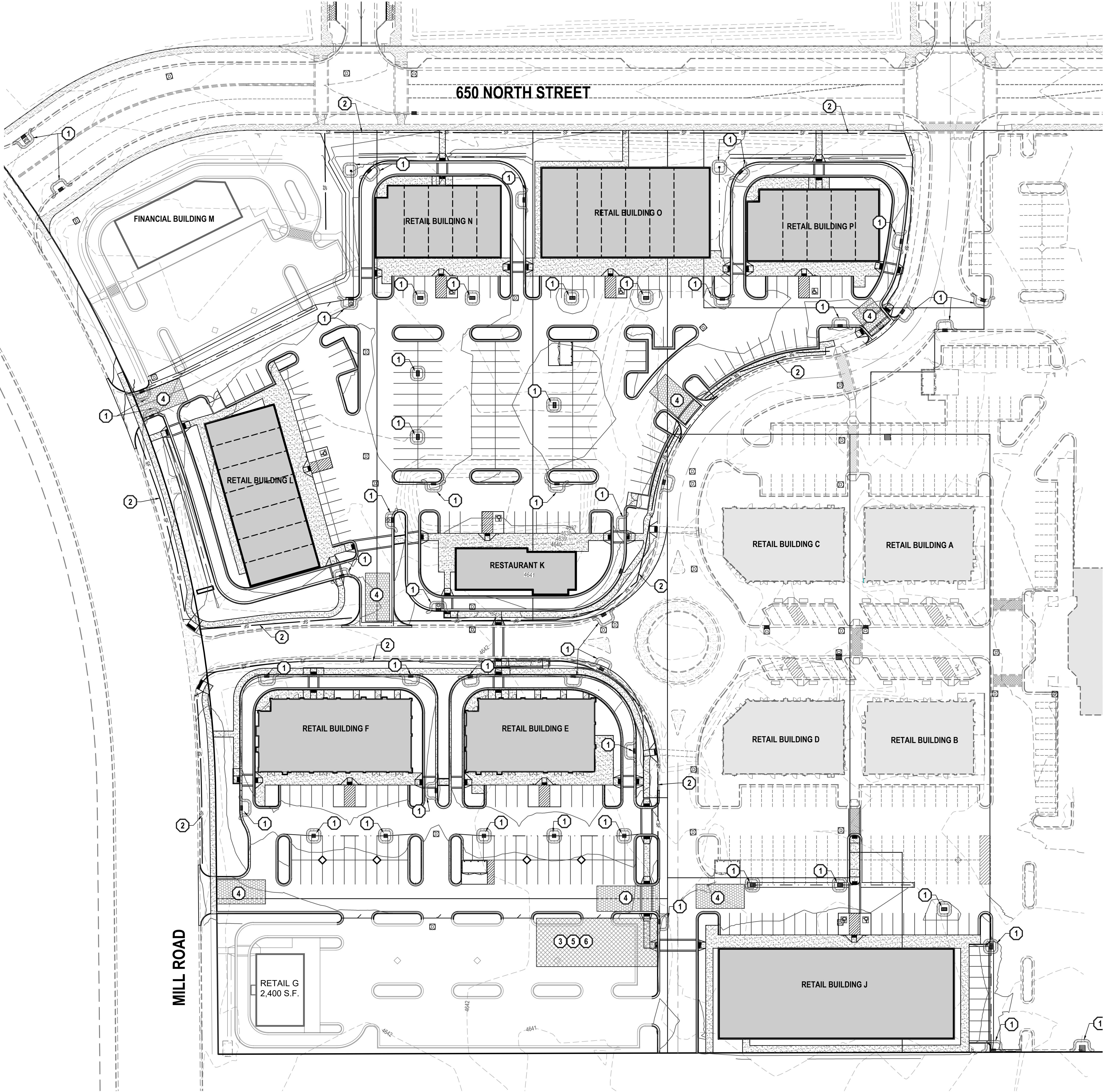
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811

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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13

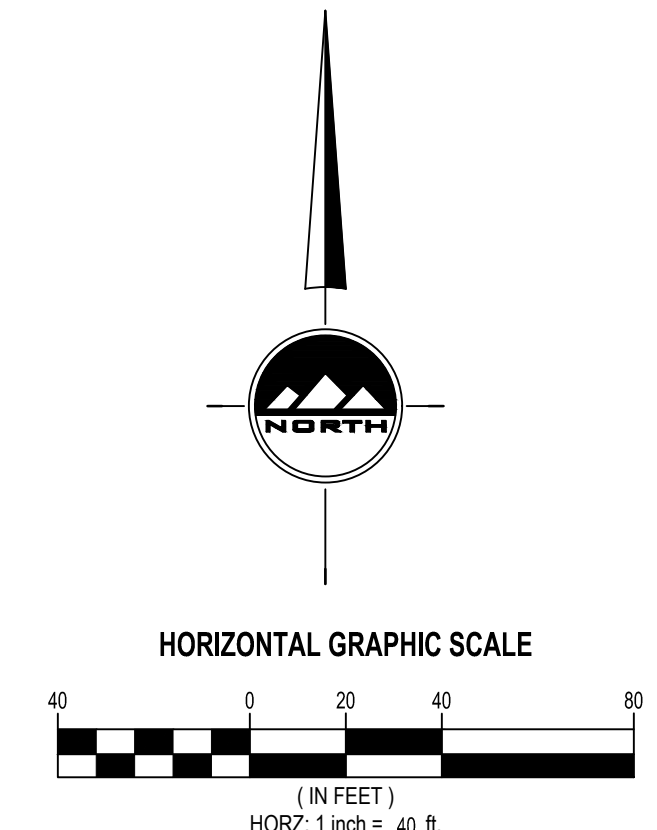


- GENERAL NOTES**
 - THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

- SCOPE OF WORK:**

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

 - 1 INLET PROTECTION PER DETAIL 1/C-500.
 - 2 SILT FENCE PER DETAIL 2/C-500.
 - 3 PORTABLE TOILET PER DETAIL 4/C-500.
 - 4 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3/C-500.
 - 5 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 - 6 SUGGESTED STOCKPILE AREA.



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FOR:
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SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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EROSION CONTROL PLAN

PROJECT NUMBER 6435H	PRINT DATE 9/17/18
DRAWN BY G OFFERMANN	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

C-400

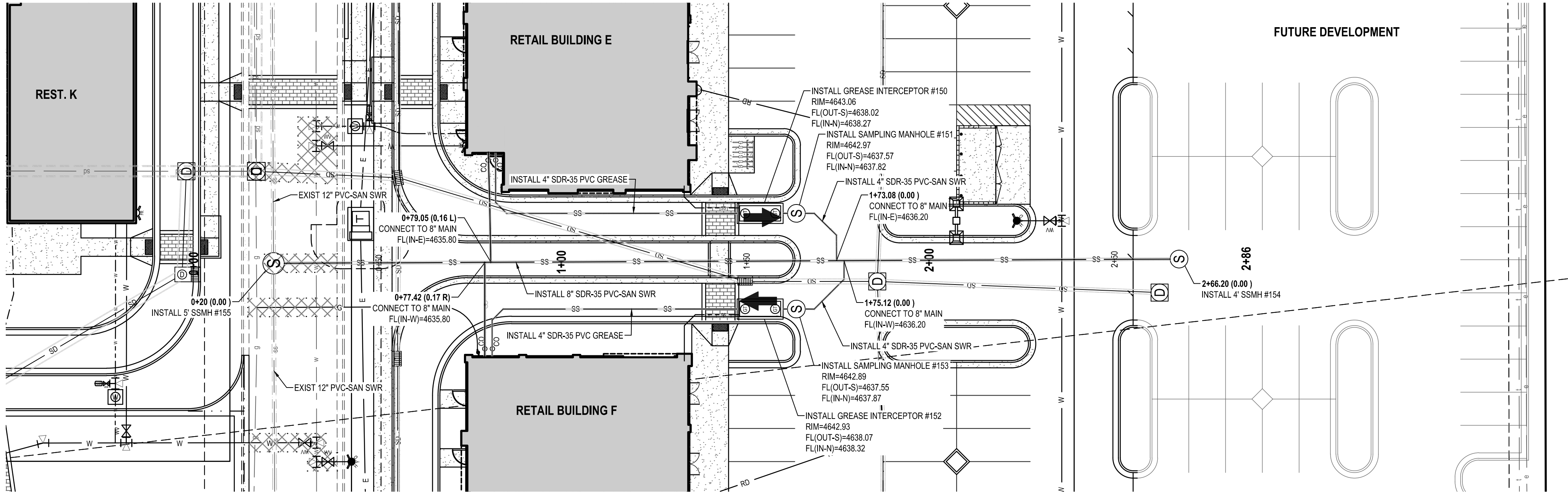
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Know what's below.
Call before you dig.

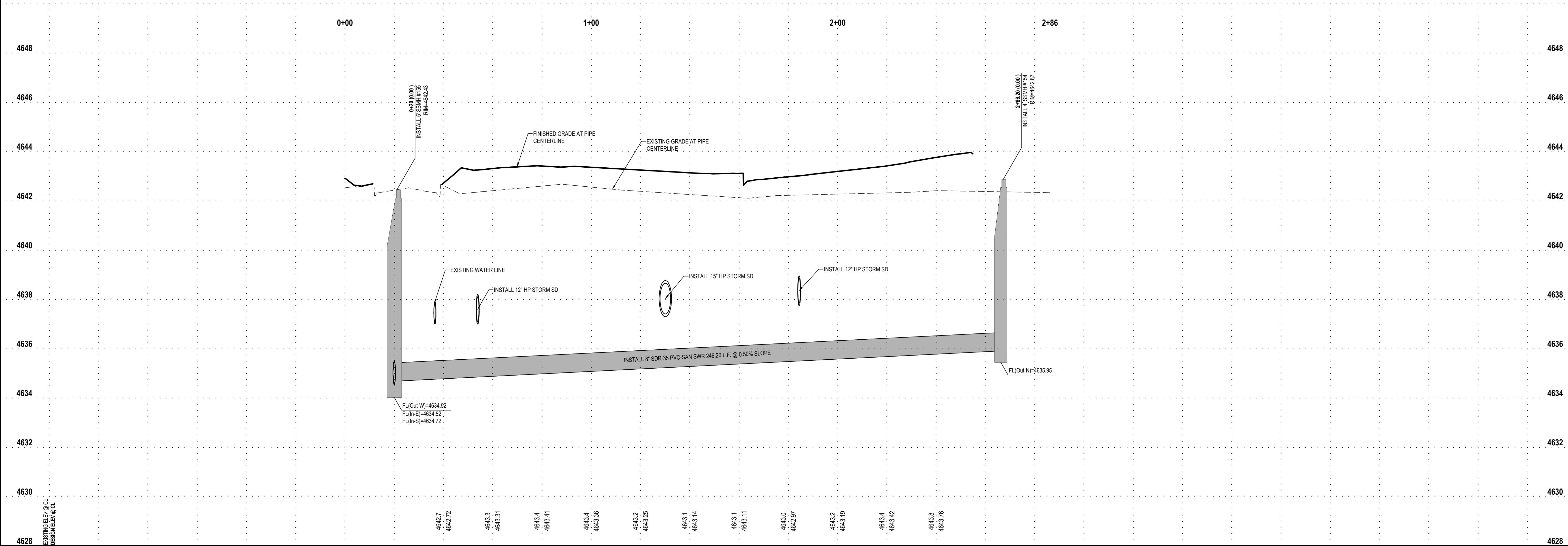
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 8 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



8" SANITARY SEWER



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
4.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
5.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
7.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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SANITARY SEWER
PLAN & PROFILE

PROJECT NUMBER 6439H	PRINT DATE 1/23/19
DRAWN BY G OFFERMANN	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

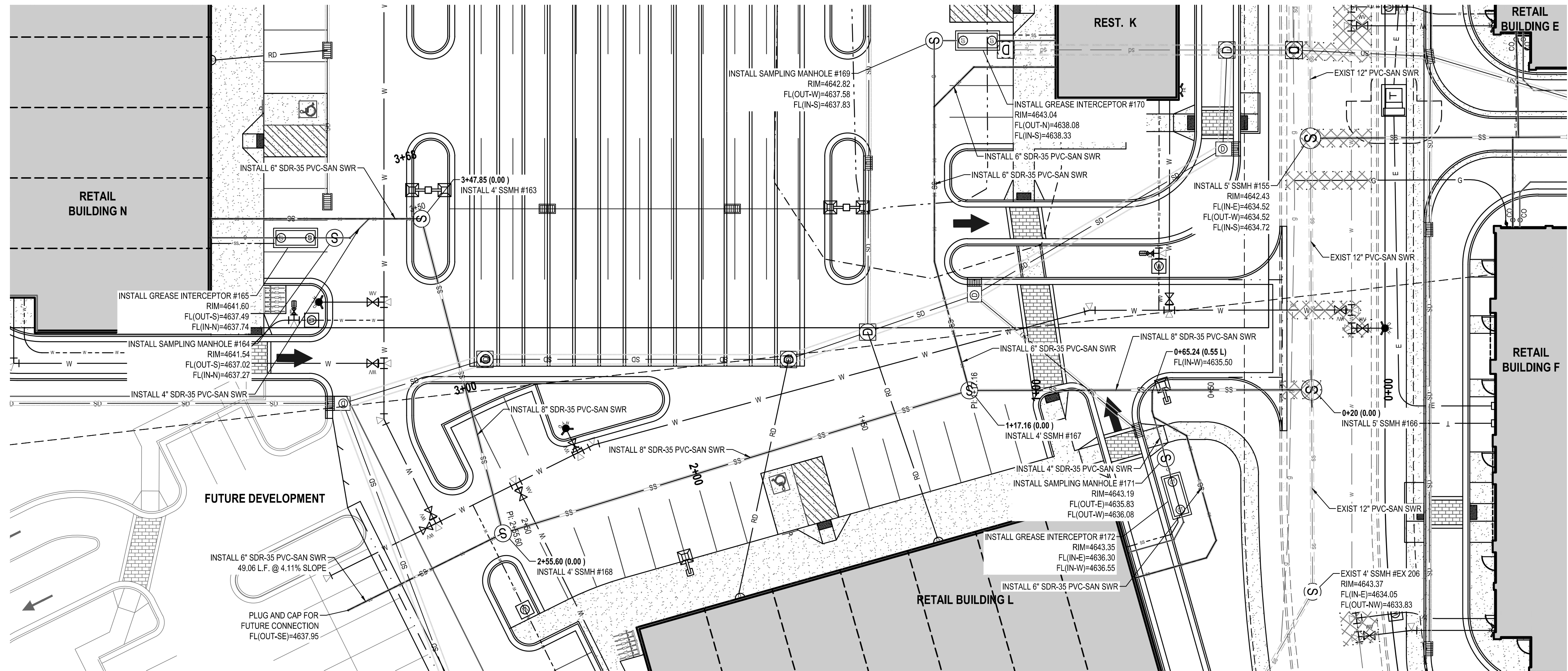
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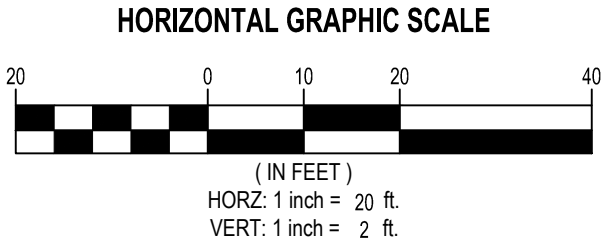
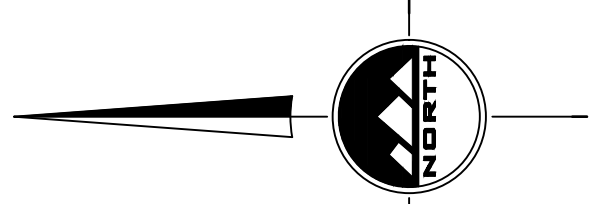
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BENCHMARK

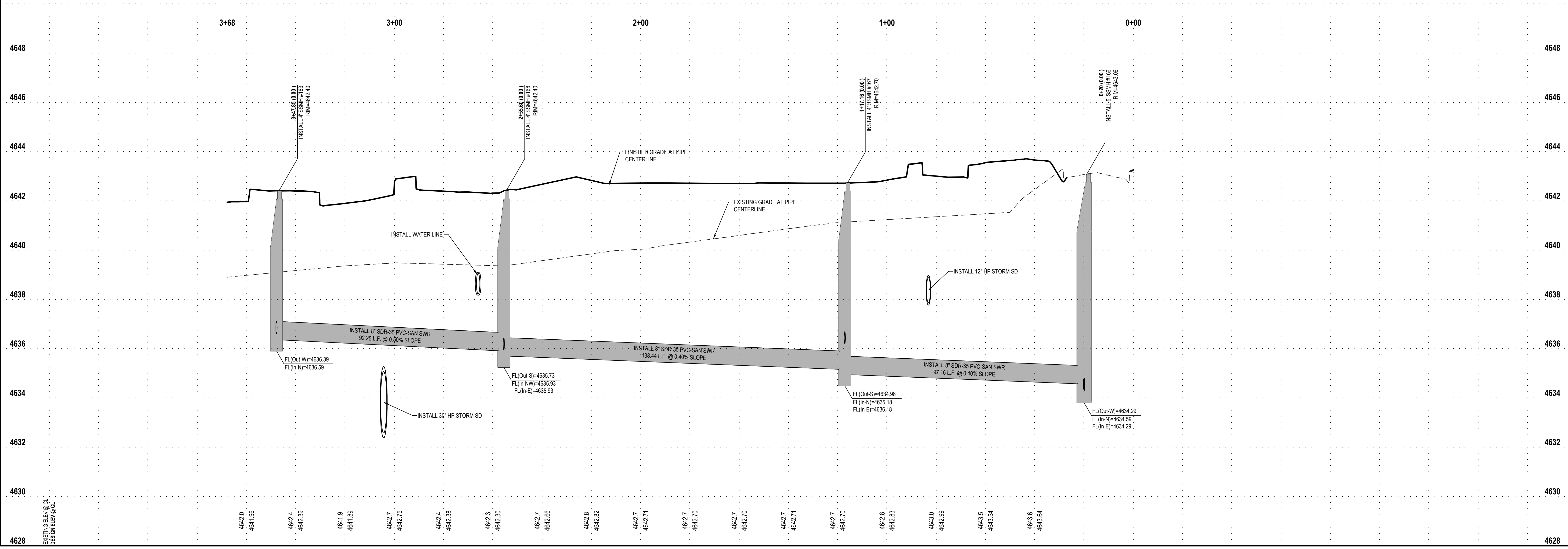
SOUTHEAST QUARTER OF SECTION 8
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 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



8" SANITARY SEWER



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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

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**SANITARY SEWER
PLAN & PROFILE**

PROJECT NUMBER
6439H

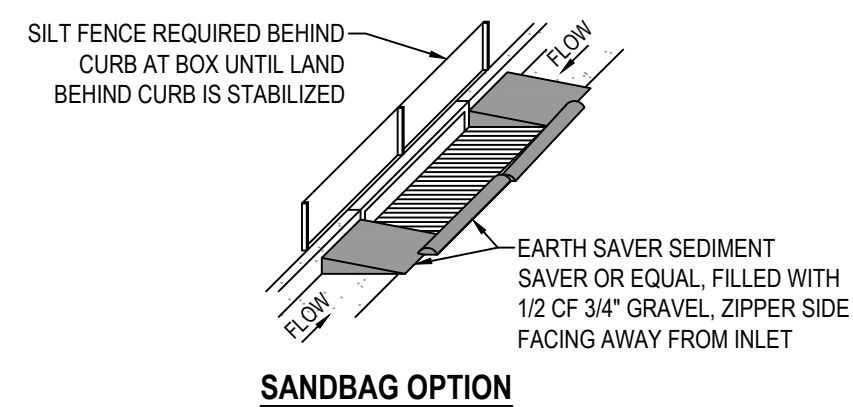
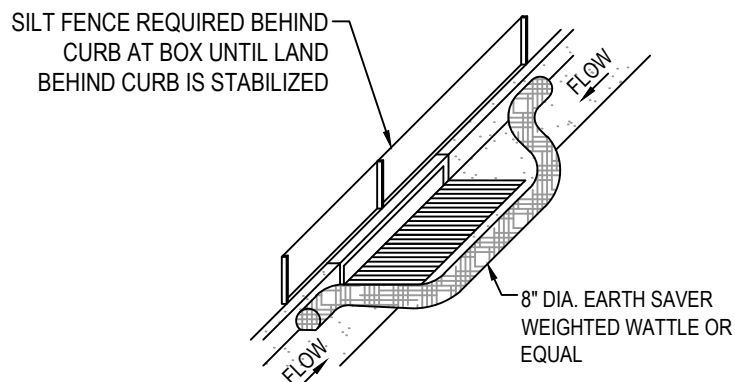
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1/23/19

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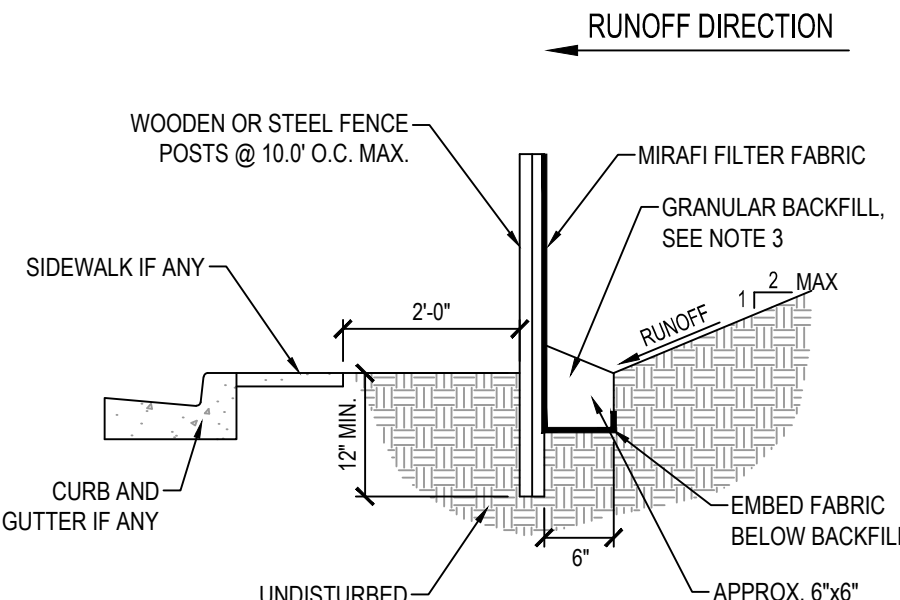
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B. MORRIS

PROJECT MANAGER
B. MORRIS

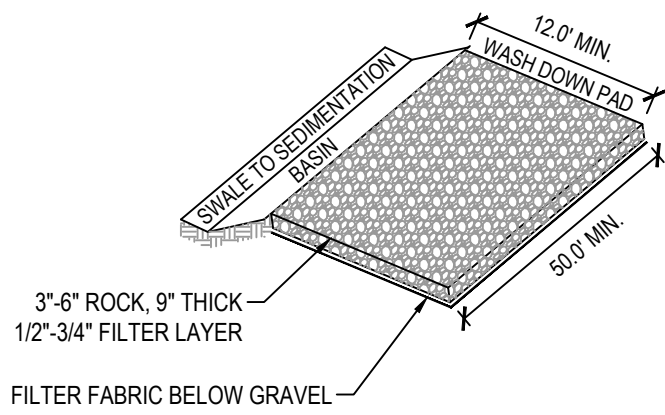
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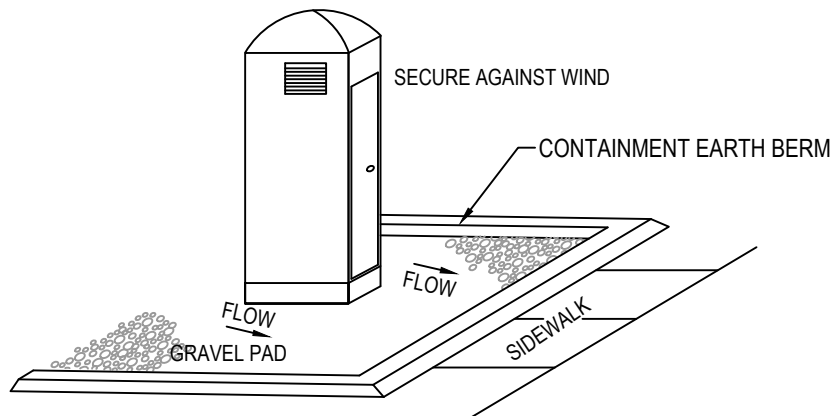
- NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LOADED WATER FROM GETTING BETWEEN CURB AND WATTLEBAG.
 2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
 3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
 4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
 5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
 6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6\"/>



- NOTES:
1. EXCAVATE 6"x6\"/>



- NOTE:
1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"



1 SAG INLET PROTECTION

SCALE: NONE

2 TEMPORARY SILT FENCE

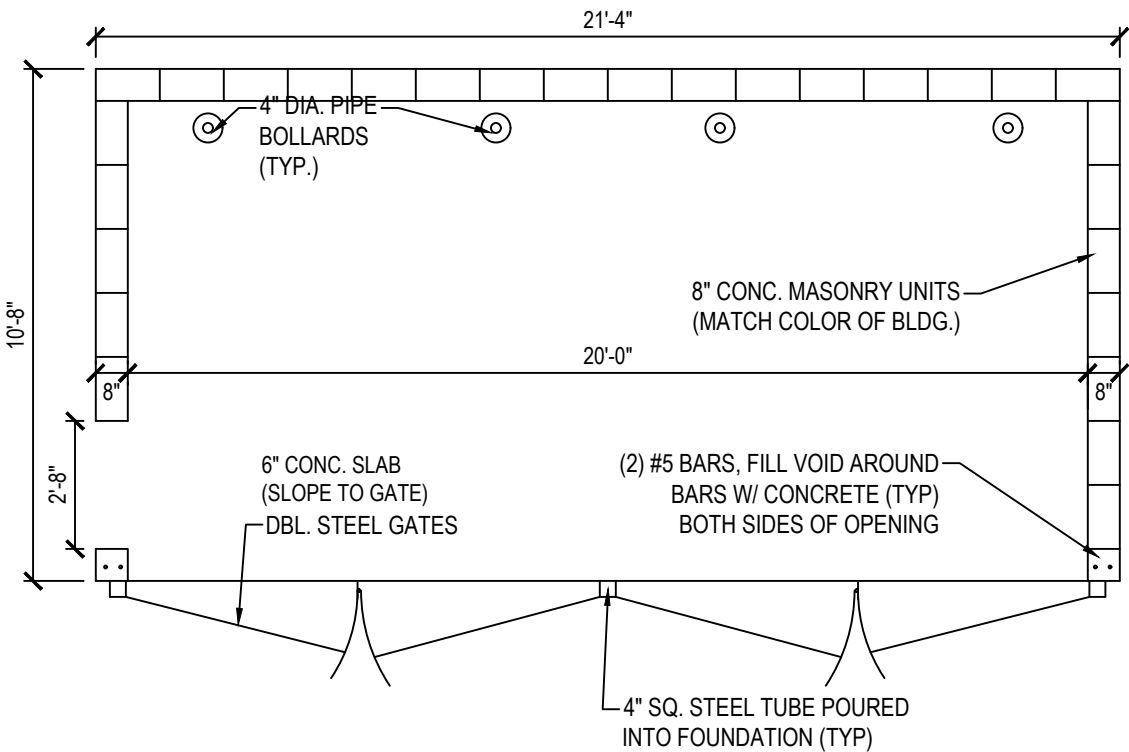
SCALE: NONE

3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

4 PORTABLE TOILET

SCALE: NONE



5 TRASH ENCLOSURE (TYP.)

SCALE: NONE

6 TRASH ENCLOSURE ELEVATION

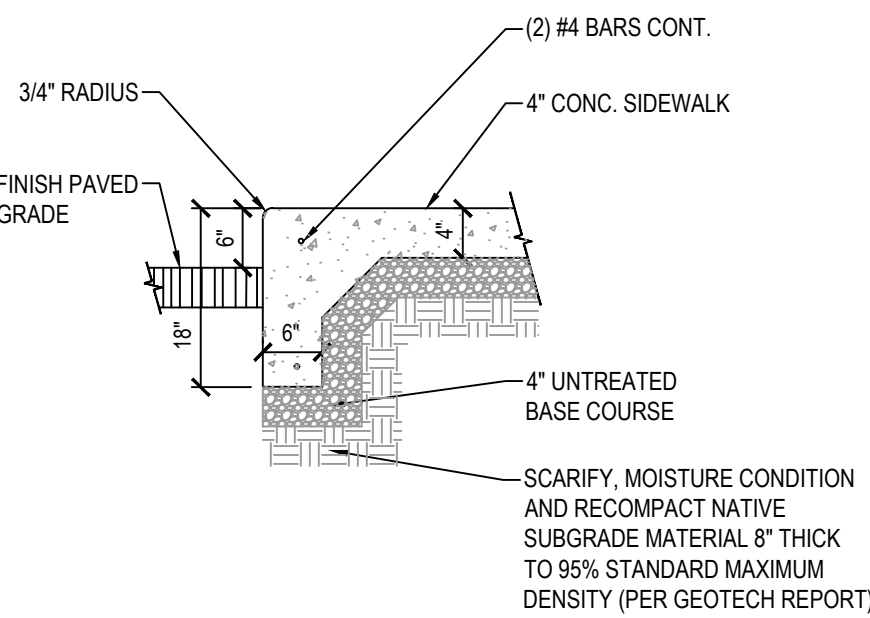
SCALE: NONE

7 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE

8 DUMPSTER PAD / APRON SECTION

SCALE: NONE



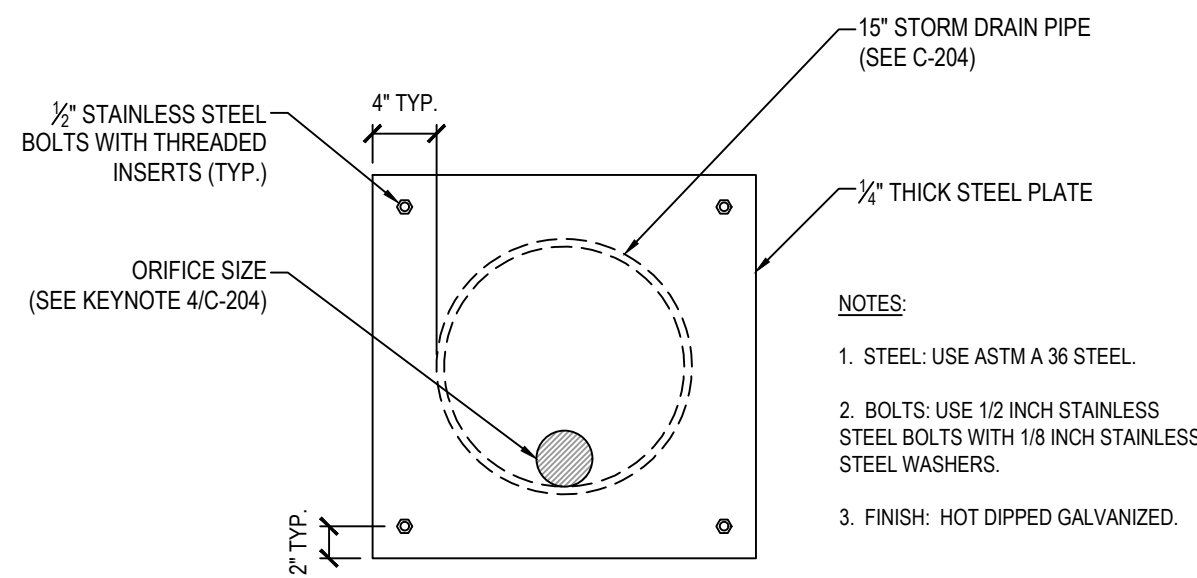
- NOTE:
1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 231.

9 MONOLITHIC CURB

SCALE: NONE

10 TYPICAL BIKE RACK DETAIL

SCALE: NONE



- NOTES:
1. STEEL: USE ASTM A 36 STEEL.
 2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
 3. FINISH: HOT DIPPED GALVANIZED.

11 ORIFICE PLATE

SCALE: NONE

Concrete pavement joints

1. **GENERAL**
 - A. ENGINEER will select joint type if not shown on drawings.
 - B. If separation appears at a connection to an existing pavement or street fixture during the one year correction period, blow separation clean and apply joint sealant per Plan 265.
2. **PRODUCTS**
 - A. Bars: 60 ksi yield grade steel, ASTM A615, epoxy coated or galvanized, with diameter and length indicated.
 - B. Joint Filler: Type F1 extending to the bottom of the concrete slab, APWA Section 32 13 73.
 - C. Backer Rod: Type 1, oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant, APWA Section 32 13 73
 - D. Joint Sealant: HAS1, APWA Section 32 13 73.
 - E. Bond Breaker (Grease): Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
 - F. Adhesive: Epoxy adhesive grout, APWA Section 03 30 10 for gluing bars in drilled holes in concrete.
3. **EXECUTION**
 - A. Preparation Before Bar Insertion:
 - 1) Select joint layout to aid construction and to control concrete cracking.
 - 2) Use a rigid drill frame to drill holes on indicated centers. Drill parallel to the roadway centerline and parallel to the pavement surface. Limit drilling deviation from parallel to 1/4 inch. Remove dust from vertical concrete surface.
 - B. Dowel Bars:
 - 1) Remove dirt, dust and rust.
 - 2) Apply a bond breaker (grease) over entire surface length of dowel bars This will allow concrete movement in expansion joints.
 - C. Joints:
 - 1) Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tear or raveling of the concrete. Cut joint to dimensions shown or recommended by sealant manufacturer and acceptable to ENGINEER.
 - 2) Remove dirt, oil, and curing compounds from backer rod and stress cut reservoirs and seal joints immediately after cleaning.

DOWEL JOINTS

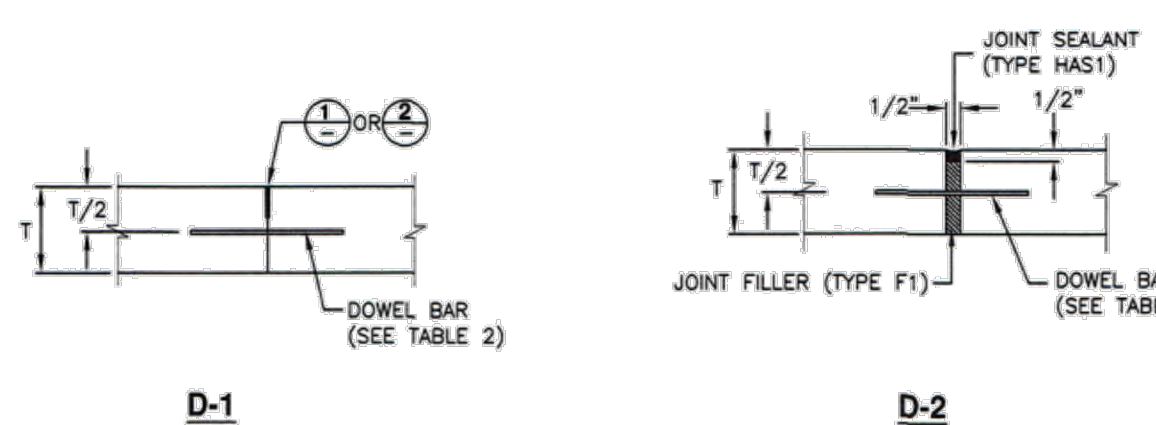
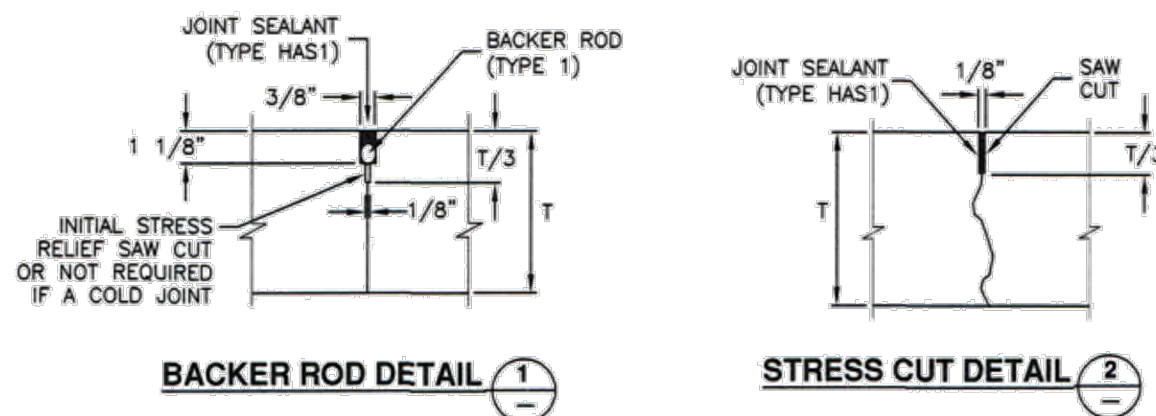


TABLE 2			
PAVEMENT THICKNESS (T)	DOWEL DIAMETER	LENGTH	SPACING O.C.
LESS THAN 9"	1"	18"	12"
≥ 9" AND < 11"	1.25"	18"	12"
11" OR GREATER	1.5"	18"	12"

O.C. = ON CENTER



Concrete pavement joints

Plan
261.3
July 2016



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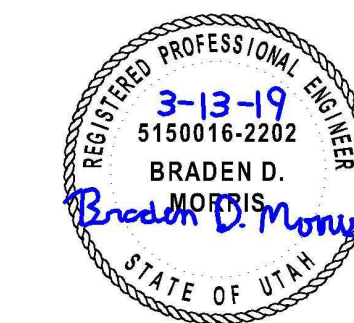
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SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-588-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH



NO.	DATE	REVISION	BY
1			
2			
3			
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6			
7			
8			

CIVIL DETAILS

PROJECT NUMBER
6435H
PRINT DATE
11/26/16
DRAWN BY
G OFFERMANN
CHECKED BY
B. MORRIS
PROJECT MANAGER
B. MORRIS

C-500



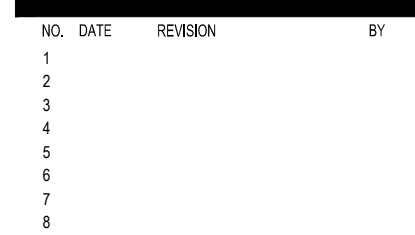
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CEDAR CITY
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Phone: 435.896.2983

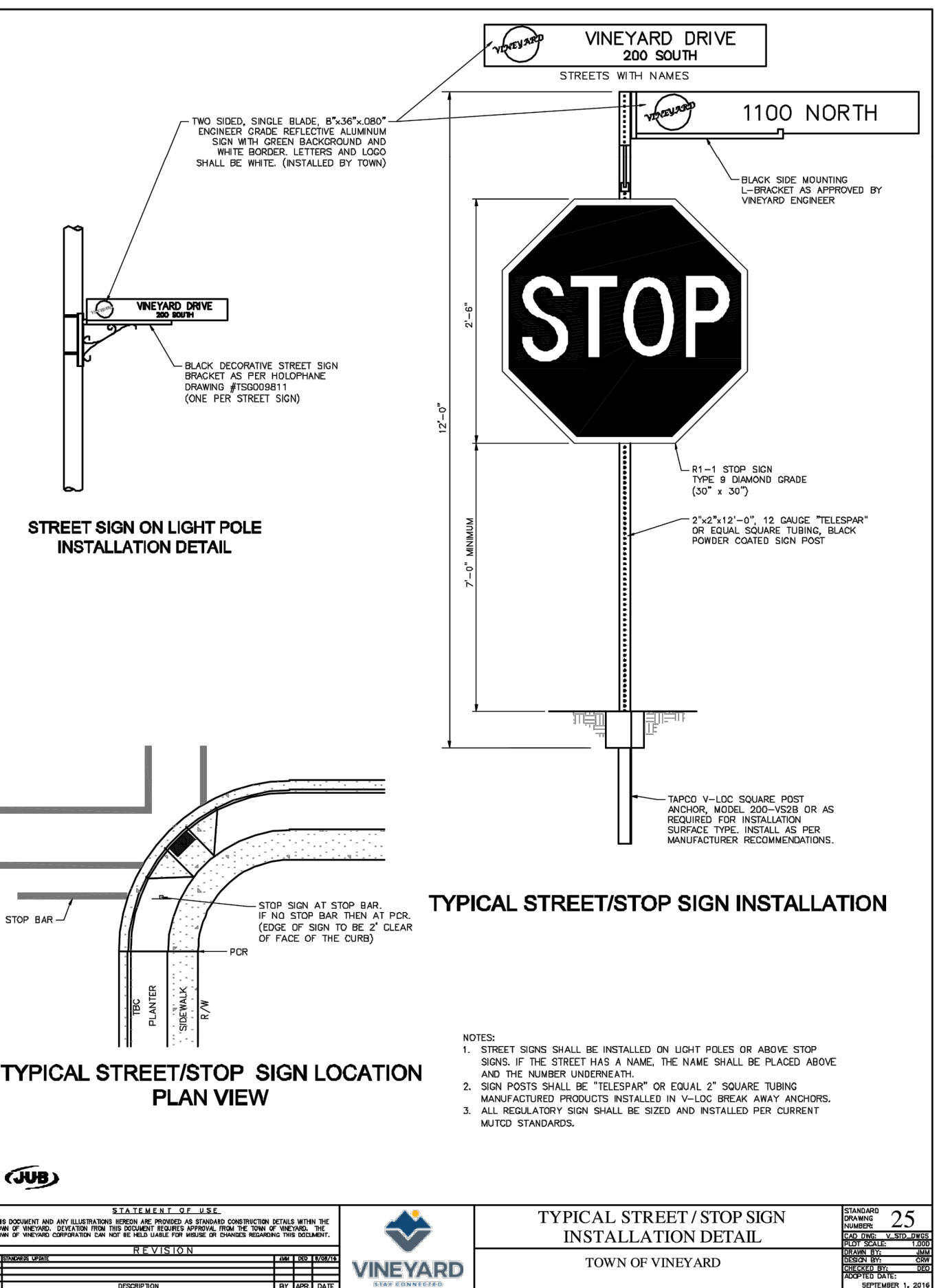
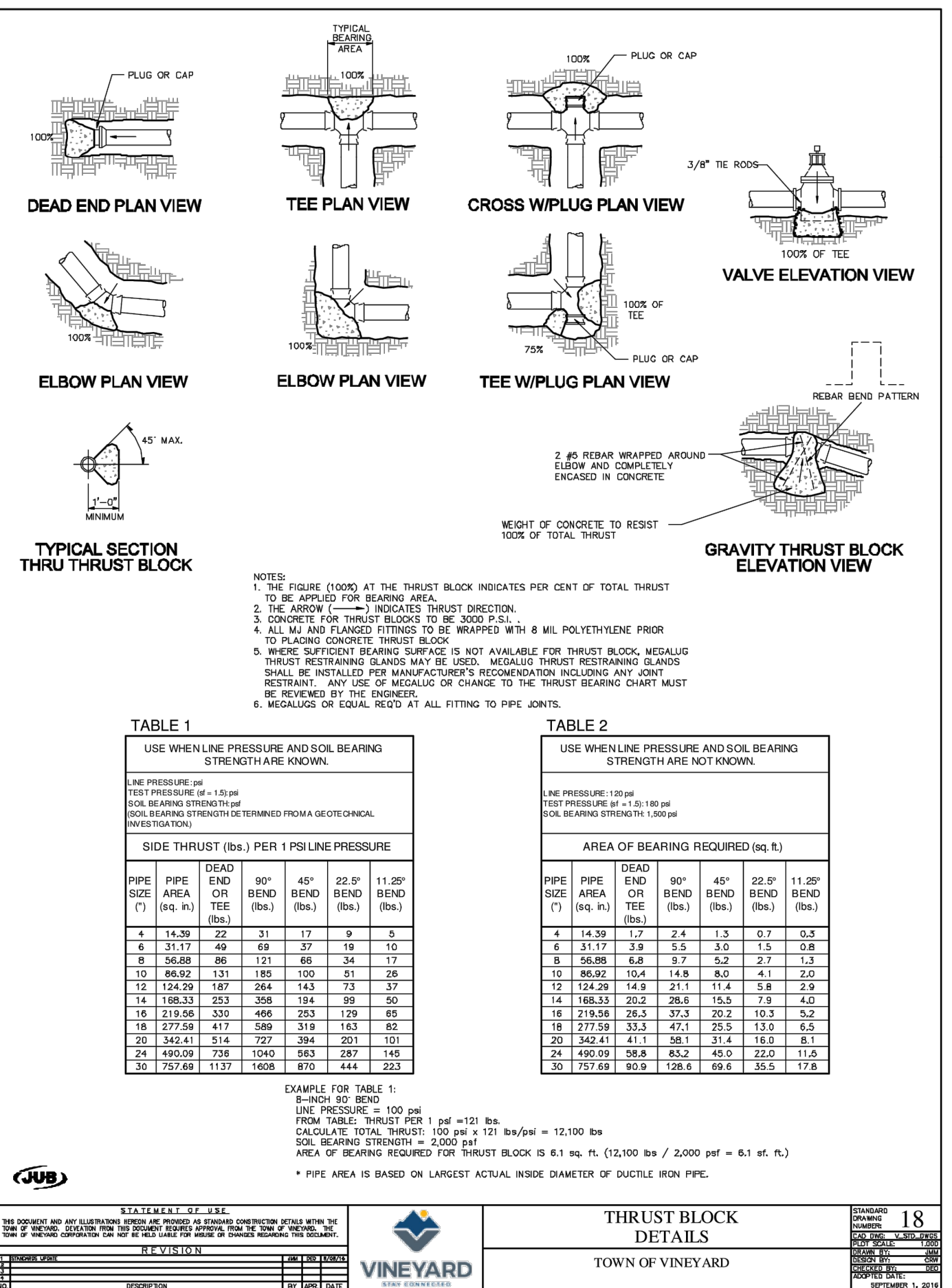
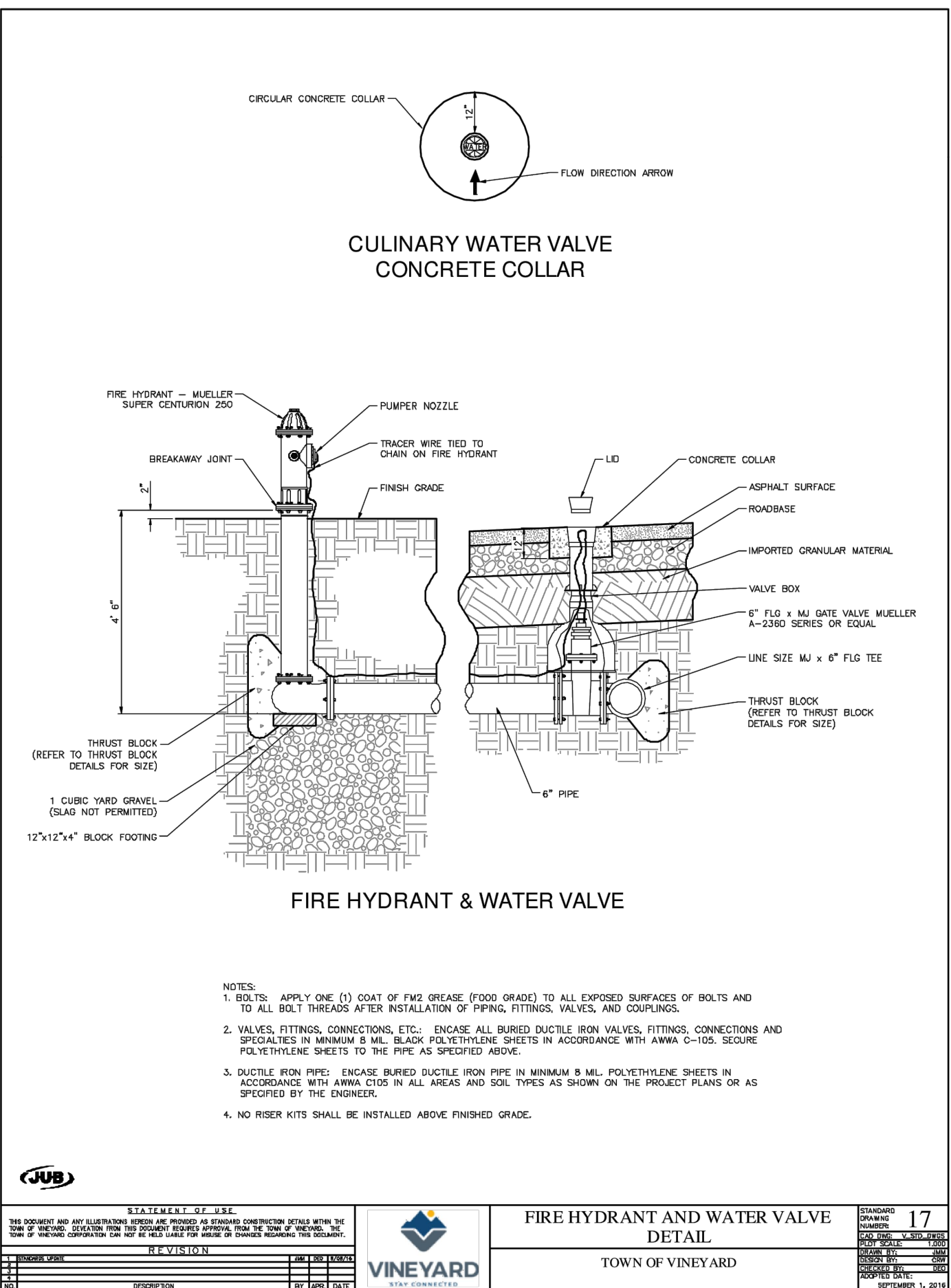
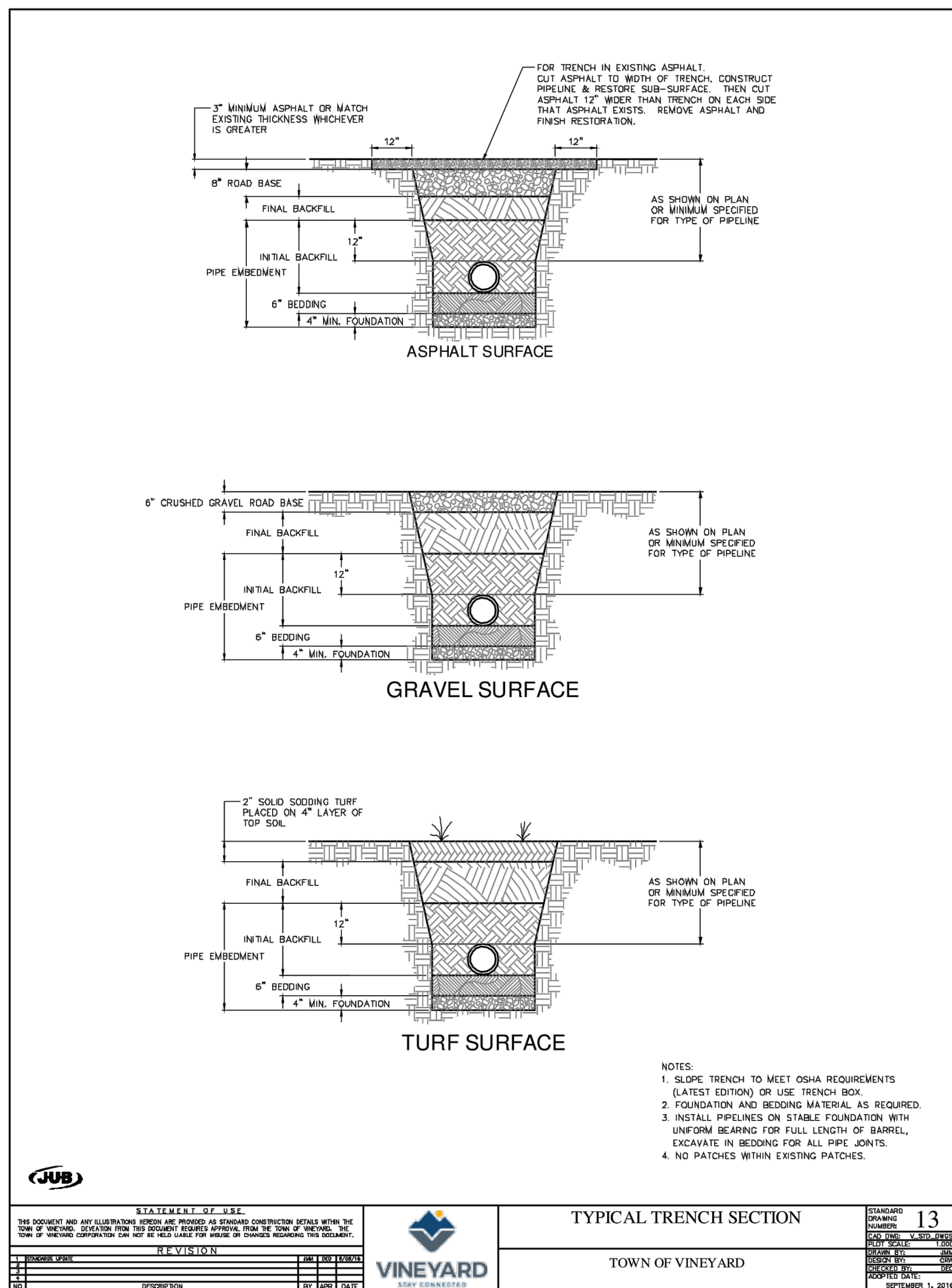
FOR:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

**586 EAST MILL ROAD
VINEYARD, UTAH**



PROJECT NUMBER	PRINT DATE
6435H	9/19/18
DRAWN BY	CHECKED BY
G OFFERMANN	B. MORRIS
PROJECT MANAGER	
B. MORRIS	

C-501





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Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

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586 EAST MILL ROAD

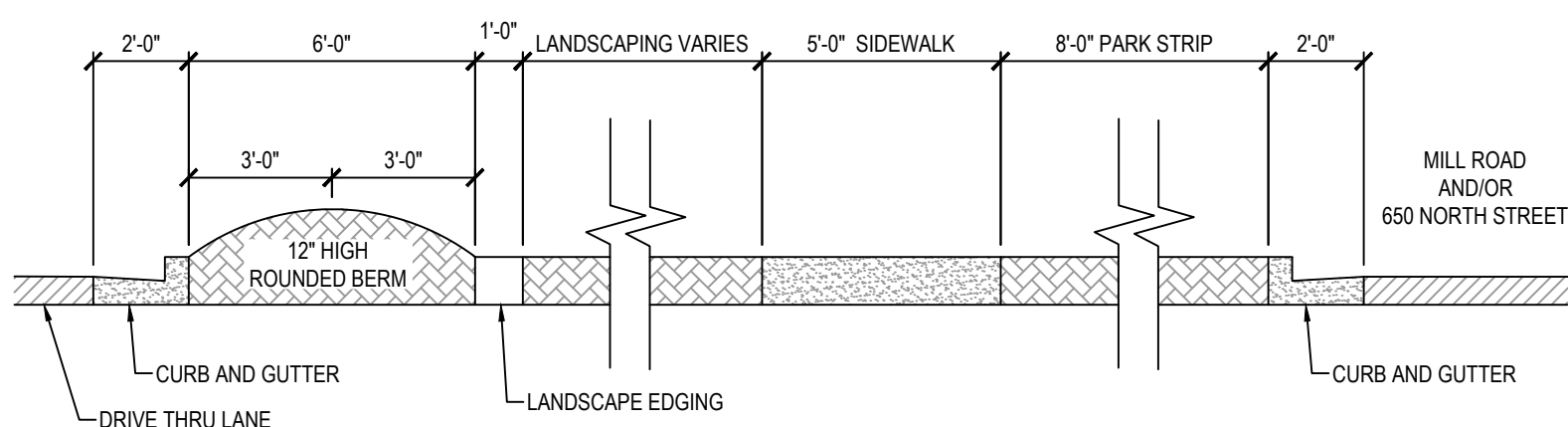
VINEYARD, UTAH



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1			
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3			
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5			
6			
7			
8			

PROJECT MANAGER
B. MORRIS

C-502



SCALE: NONE

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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13

Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
23		Flowering Crabapple	Malus 'Amberina'	2" Cal.
74		Norwegian Sunset Maple	Acer x Norwegian Sunset	2" Cal.
41		Tiny Tower Arborvitae	Thuja x 'MonRig'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
111		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
186		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon
94		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
281		Yarrow	Achillea 'Moonshine'	5 Gallon
213		Idaho Fescue	Festuca idahoensis	5 Gallon
220		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
180		Balloon Flower	Platycodon grandiflorus	5 Gallon
163		Columbine Flower	Aquilegia	5 Gallon

PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

ONSITE LANDSCAPING:
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

MILL ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
411' STREET FRONTAGE
21 TREES REQUIRED
206 SHRUBS REQUIRED

650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
456' STREET FRONTAGE
23 TREES REQUIRED
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 81 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 139 TREES
TOTAL SHRUBS PROVIDED = 1,270 SHRUBS



SALT LAKE CITY
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SANDY, UT 84070

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ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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7			
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OVERALL LANDSCAPE
PLAN

PROJECT NUMBER
6439H

PRINT DATE
3/7/19

DRAWN BY
G. OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

L-100

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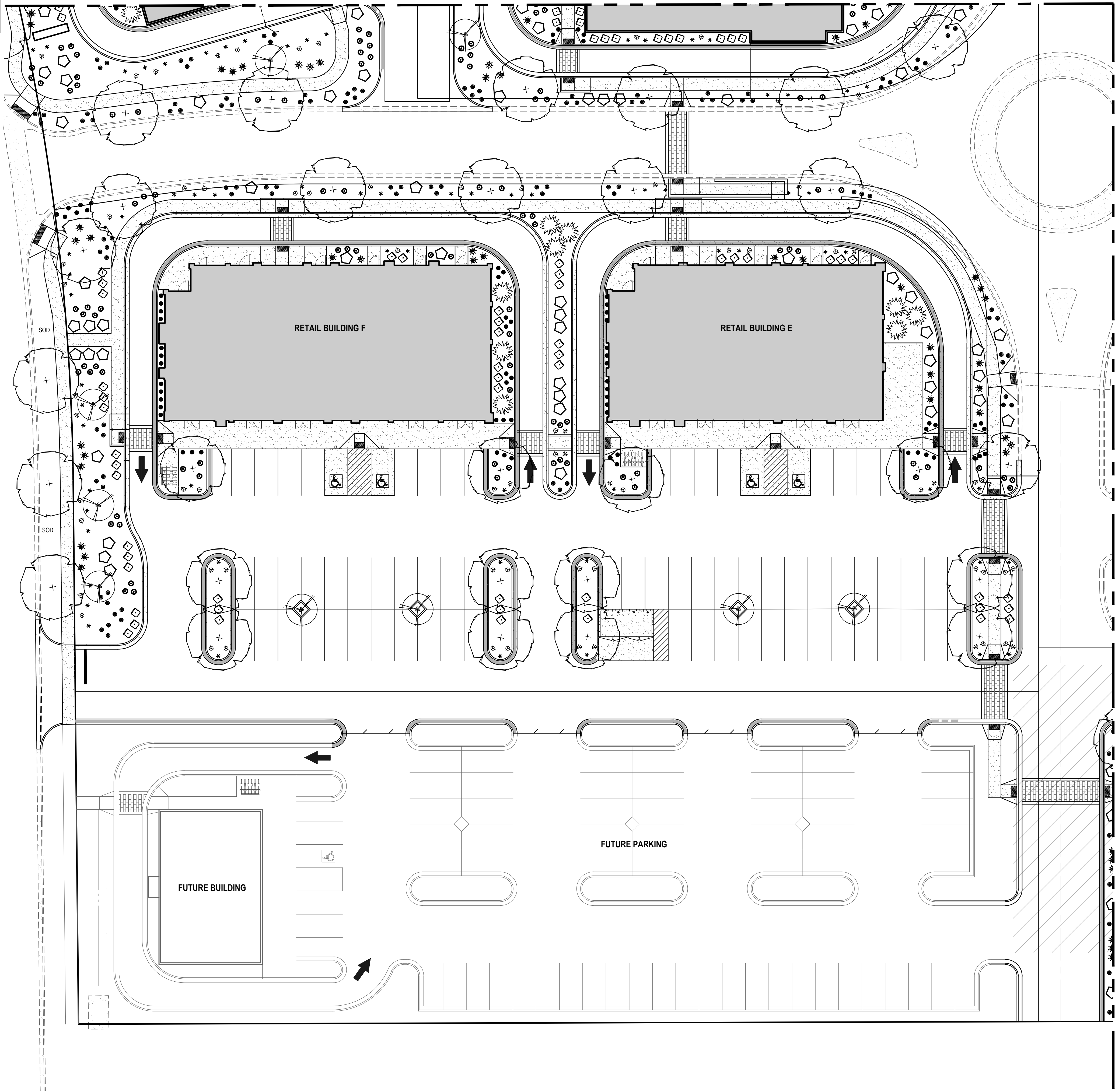
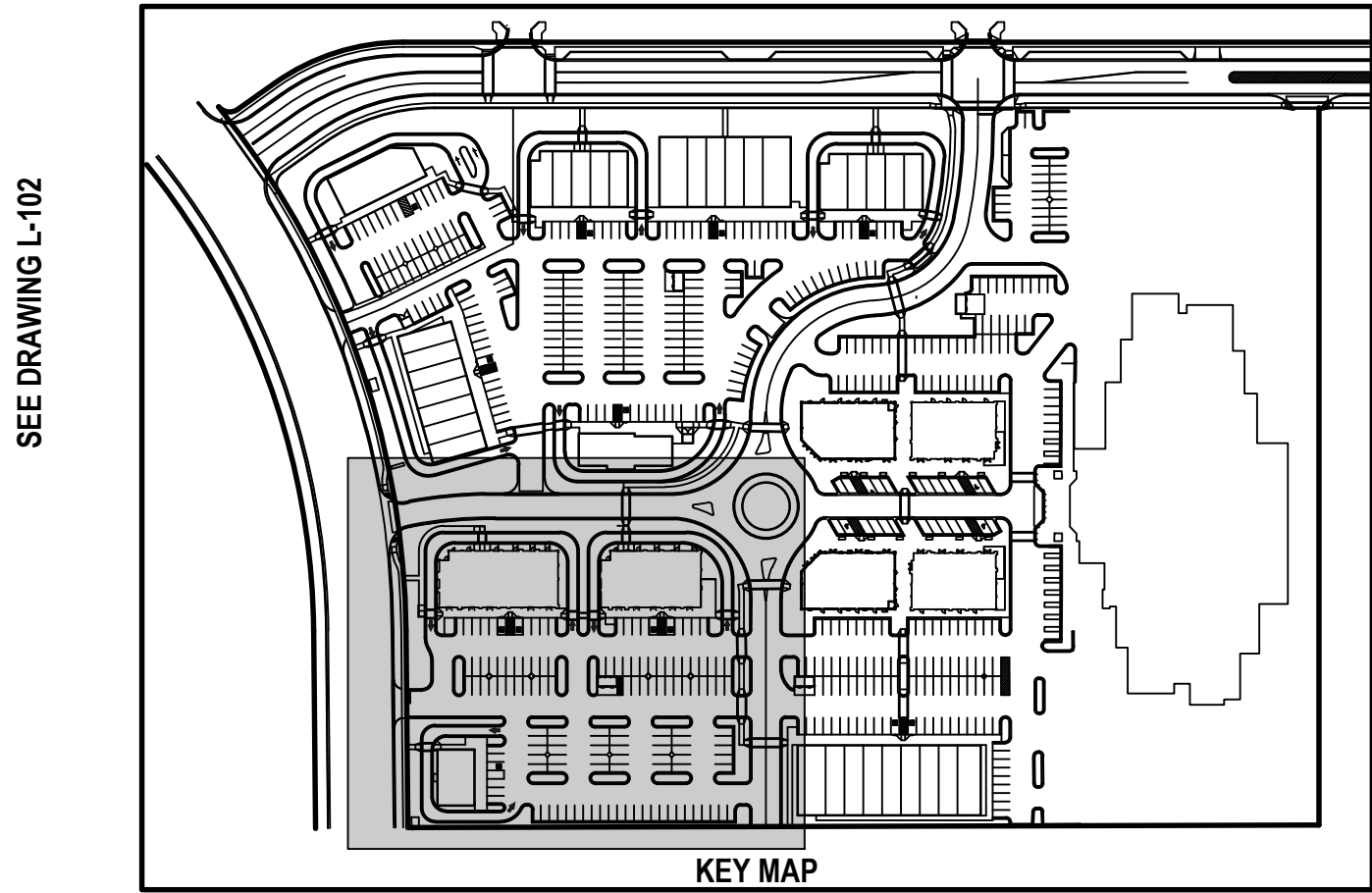
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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13

SEE DRAWING L-104

SEE DRAWING L-104



Landscape

Trees				
Qty	Symbol	Common Name	Botanical Name	Plant Size
23		Flowering Crabapple	Malus 'Amberina'	2" Cal.
74		Norwegian Sunset Maple	Acer x Norwegian Sunset	2" Cal.
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281		Yarrow	Achillea 'Moonshine'	5 Gallon
213		Idaho Fescue	Festuca idahoensis	5 Gallon
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180		Balloon Flower	Platycodon grandiflorus	5 Gallon
163		Columbine Flower	Aquilegia	5 Gallon

Landscape Notes: In all planter bed areas, install 4" deep 2'-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier.

PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

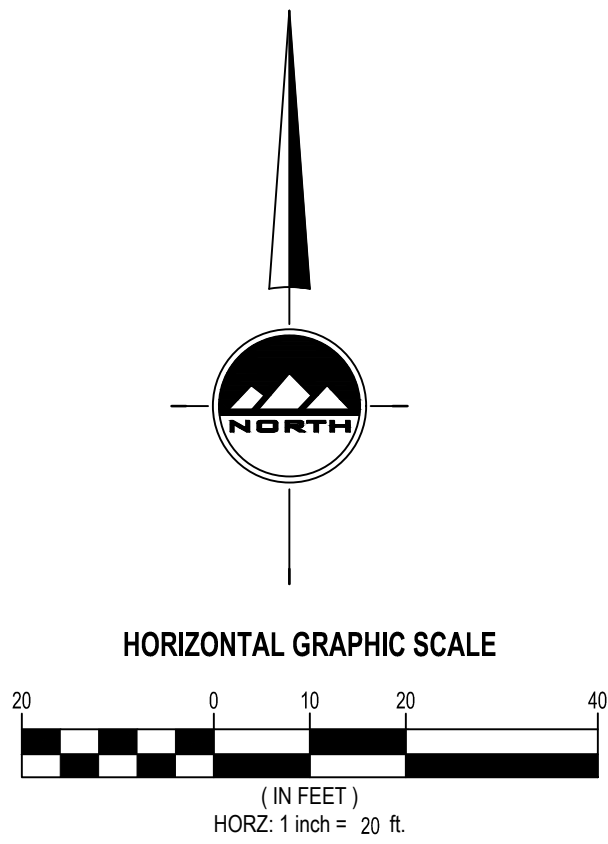
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37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

MILL ROAD LANDSCAPING
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411' STREET FRONTAGE
21 TREES REQUIRED
206 SHRUBS REQUIRED

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456' STREET FRONTAGE
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228 SHRUBS REQUIRED

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CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD

VINEYARD, UTAH

NO. DATE REVISION BY

1
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4
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7
8

LANDSCAPE PLAN

PROJECT NUMBER
6439H

PRINT DATE
1/22/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

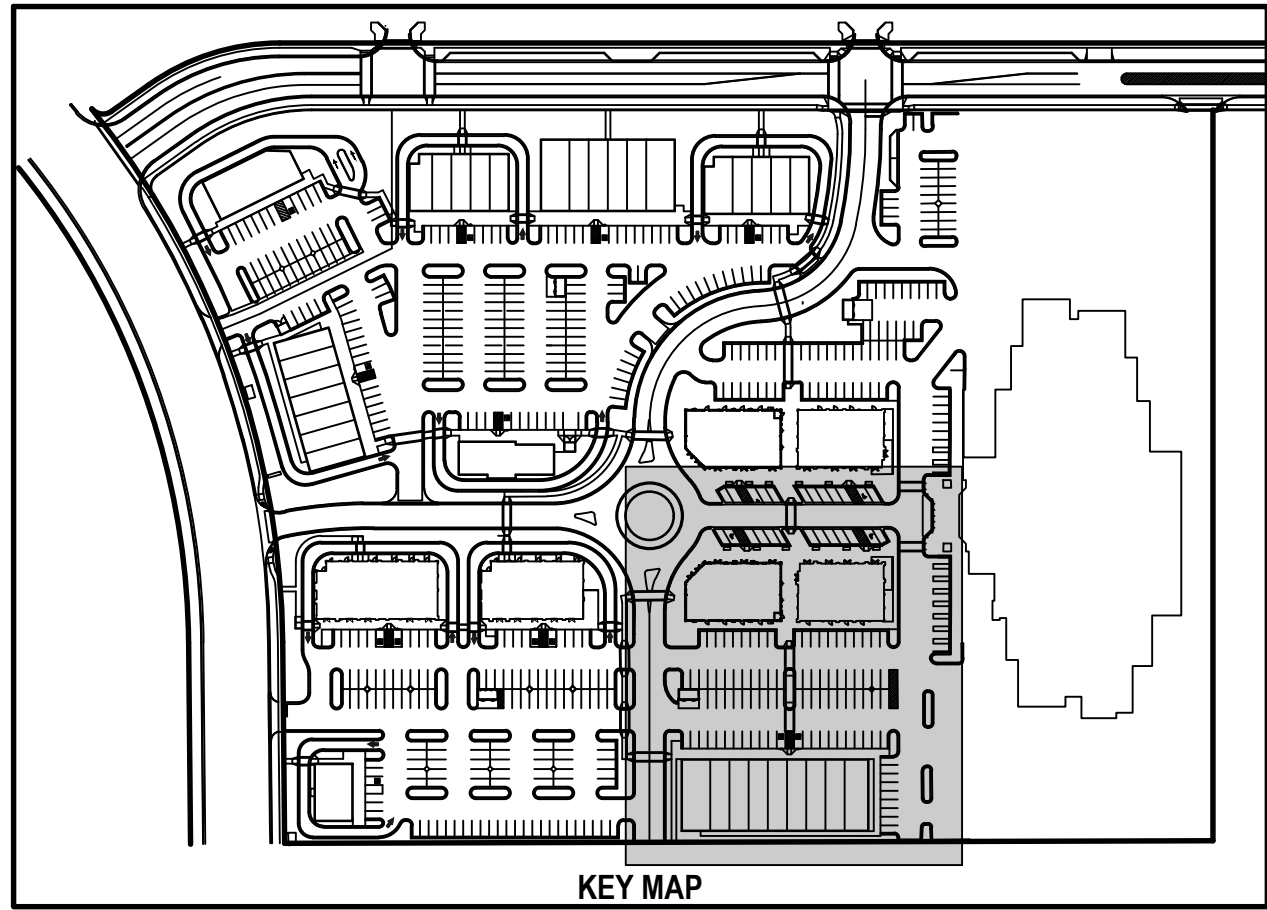
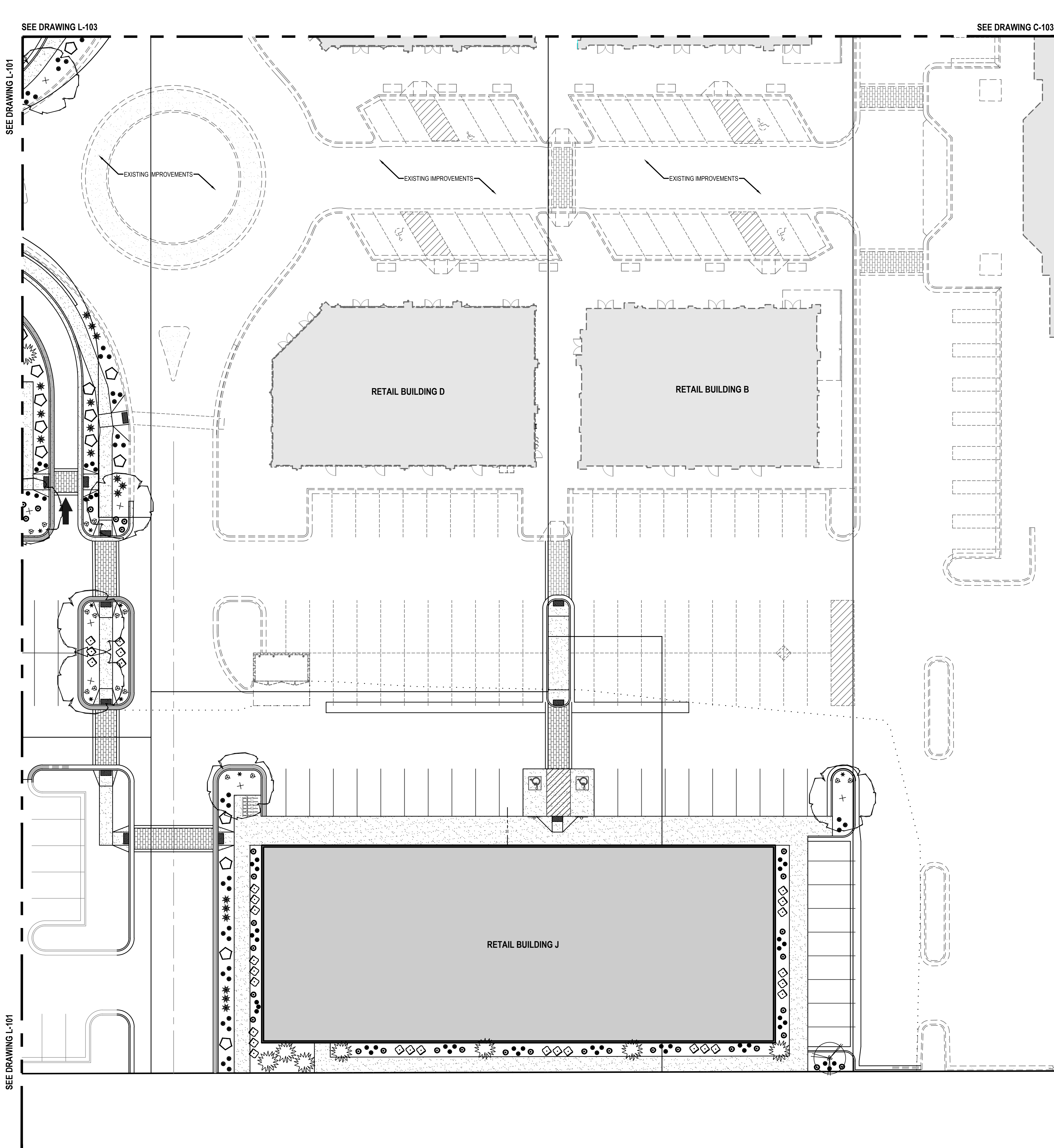
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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



Landscape

Qty	Symbol	Common Name	Botanical Name	Plant Size
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94		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
281		Yarrow	Achillea 'Moonshine'	5 Gallon
213		Idaho Fescue	Festuca idahoensis	5 Gallon
220		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
180		Balloon Flower	Platycodon grandiflorus	5 Gallon
163		Columbine Flower	Aquilegia	5 Gallon

Landscape Notes: In all planter bed areas, install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier.

PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

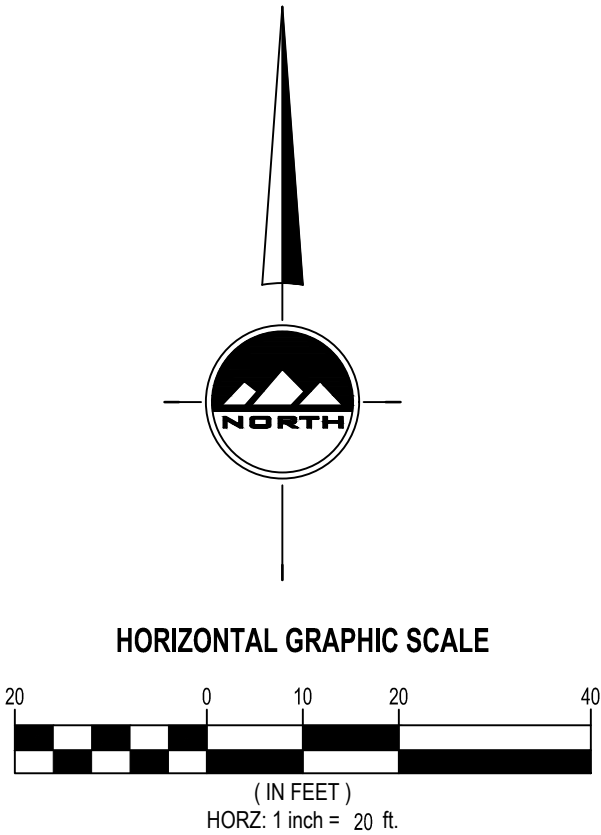
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37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

MILL ROAD LANDSCAPING
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411' STREET FRONTAGE
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206 SHRUBS REQUIRED

650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
496' STREET FRONTAGE
23 TREES REQUIRED
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 81 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 139 TREES
TOTAL SHRUBS PROVIDED = 1,270 SHRUBS



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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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LANDSCAPE PLAN

PROJECT NUMBER
6439H

PRINT DATE
1/22/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

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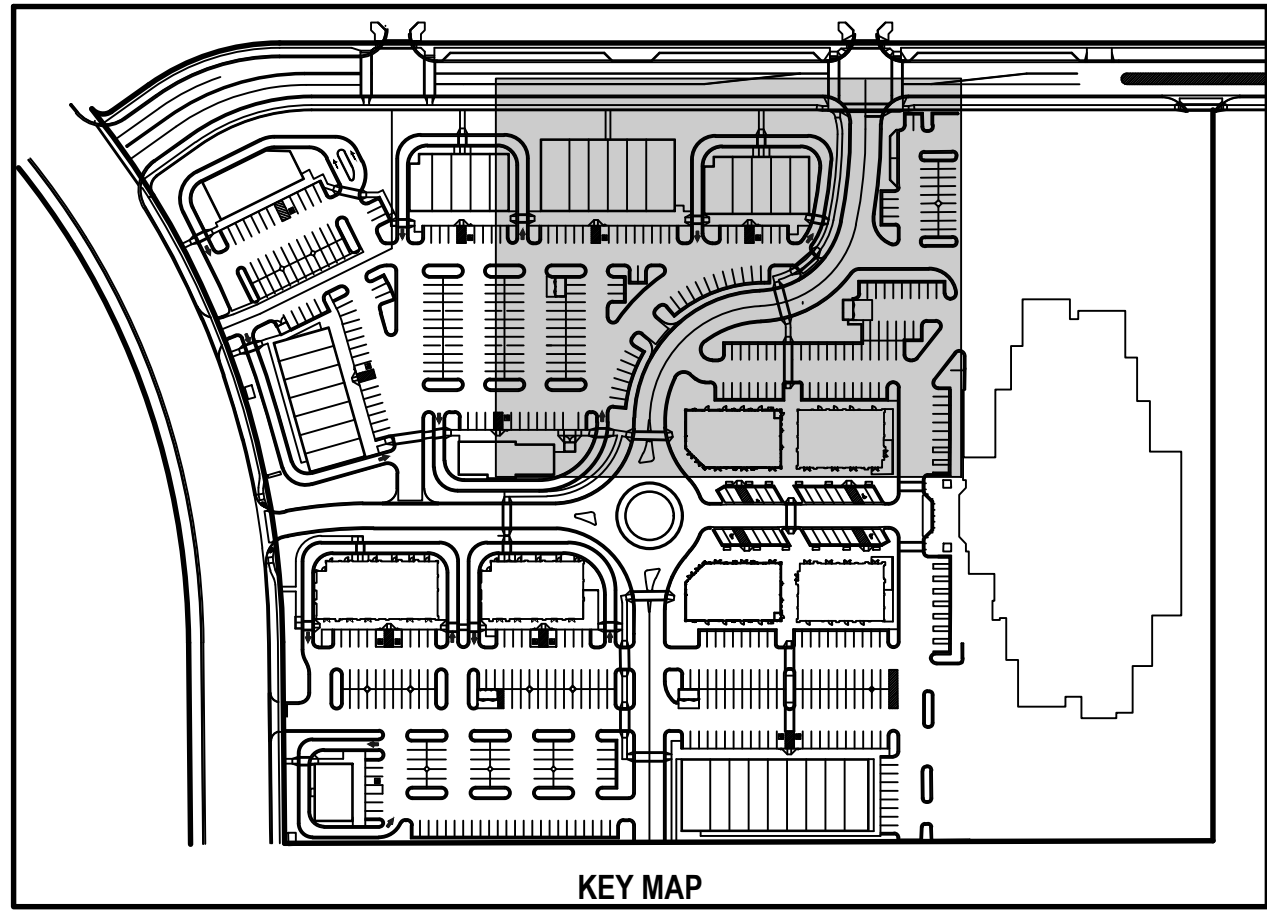
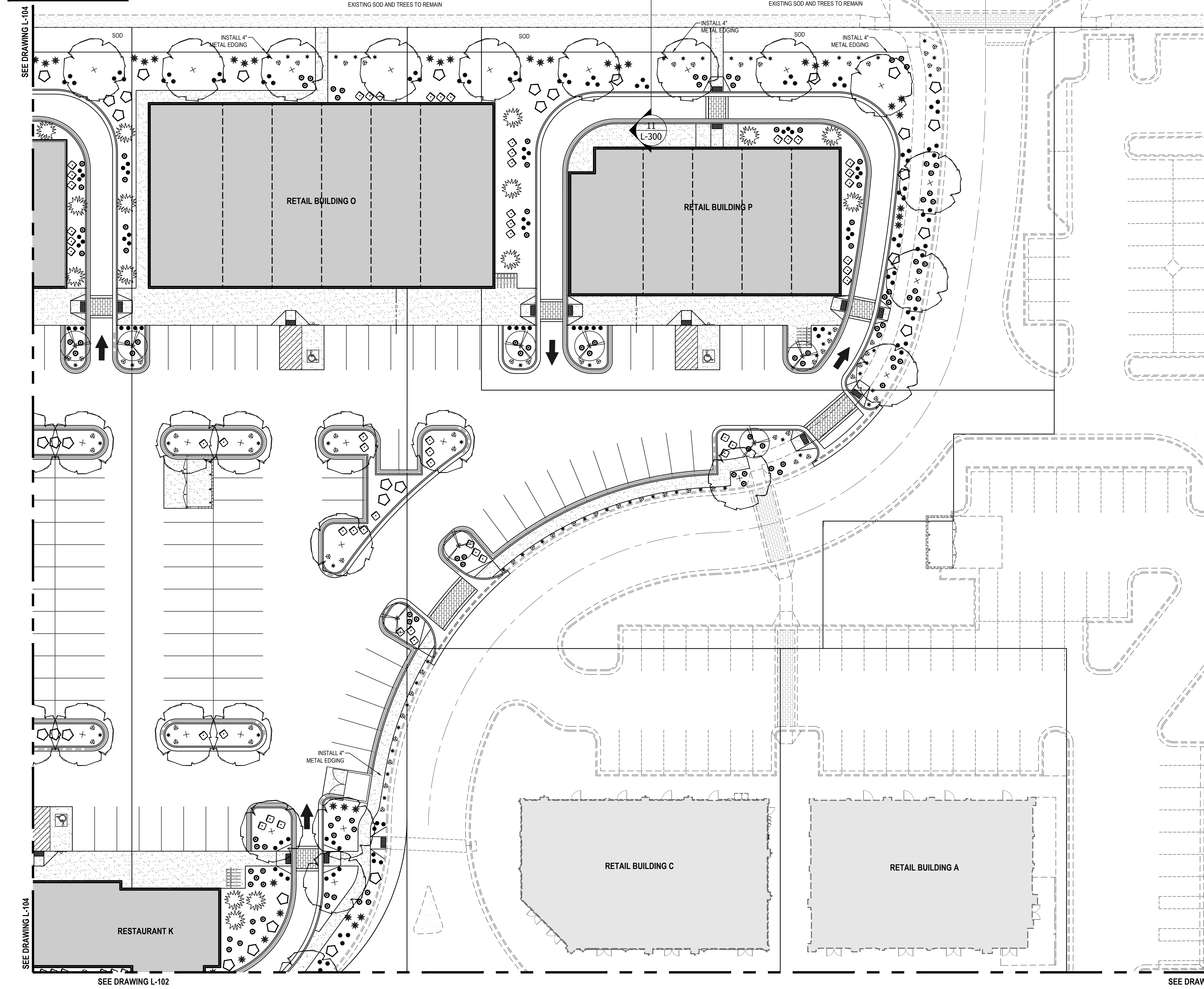
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SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



Landscape

Trees

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281		Yarrow	Achillea 'Moonshine'	5 Gallon
213		Idaho Fescue	Festuca idahoensis	5 Gallon
220		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
180		Balloon Flower	Platycodon grandiflorus	5 Gallon
163		Columbine Flower	Aquilegia	5 Gallon

Landscape Notes: In all planter bed areas, install 4" deep 2'-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier.

PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

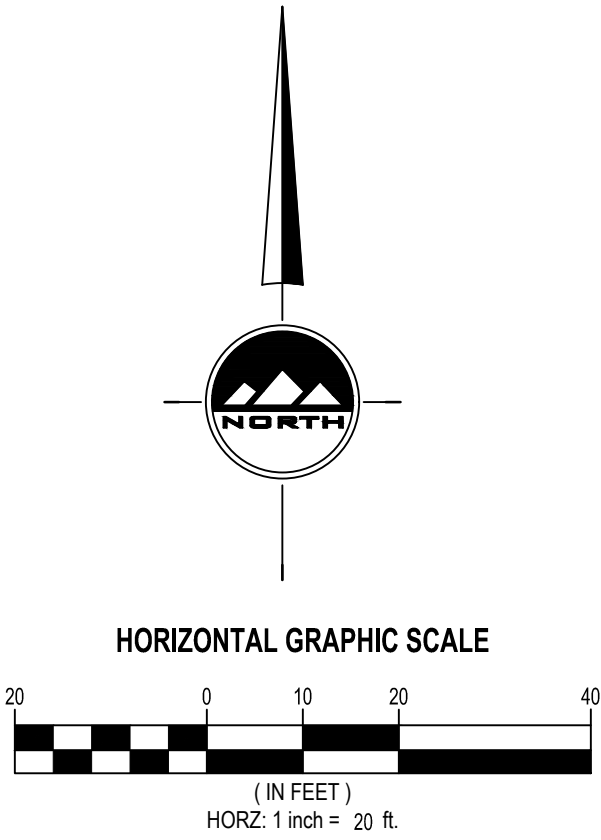
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EN SIGN

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ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

LANDSCAPE PLAN

PROJECT NUMBER
6439H
PRINT DATE
1/23/19
DRAWN BY
G OFFERMANN
CHECKED BY
B. MORRIS
PROJECT MANAGER
B. MORRIS

L-103

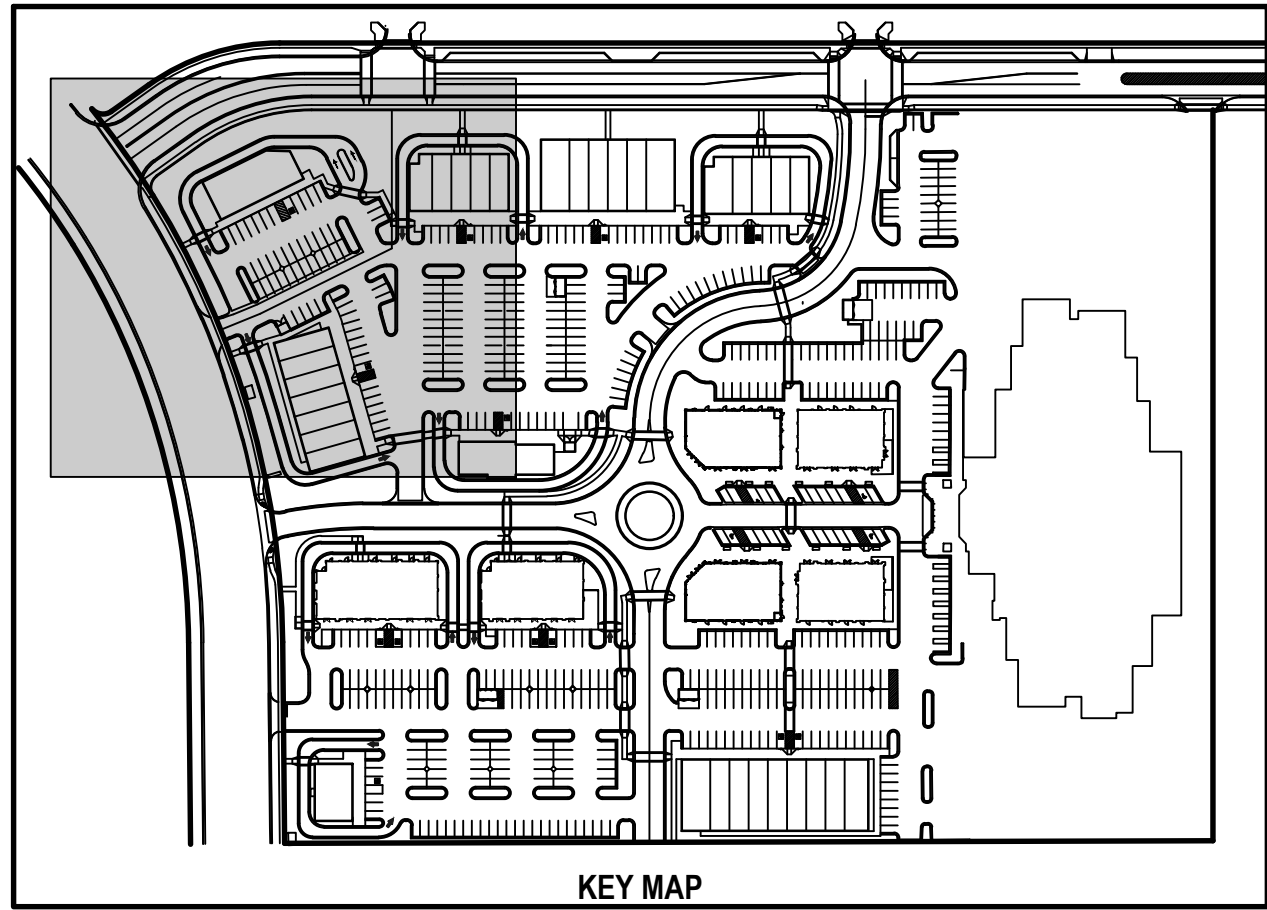
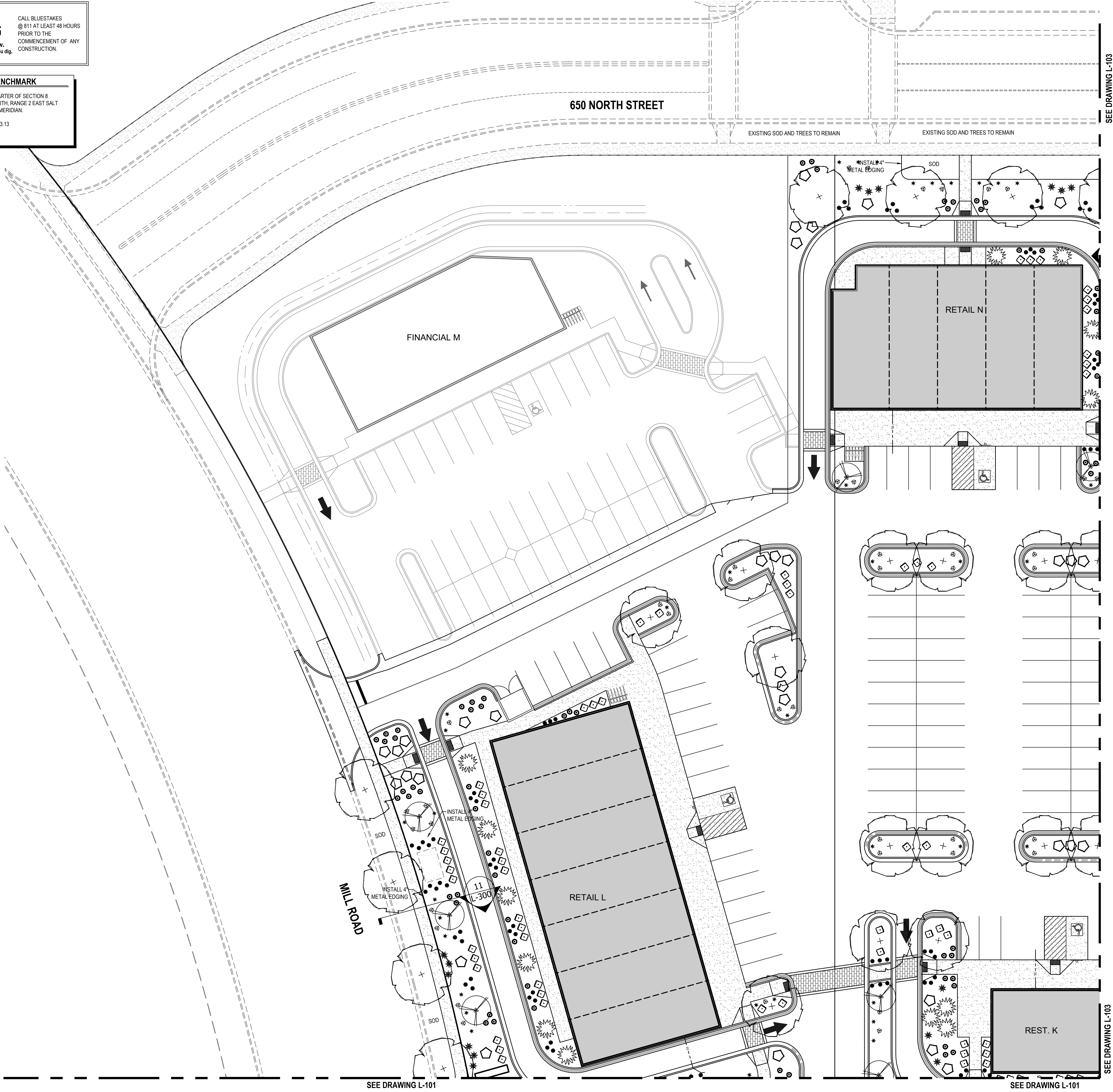
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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



Landscape

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PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

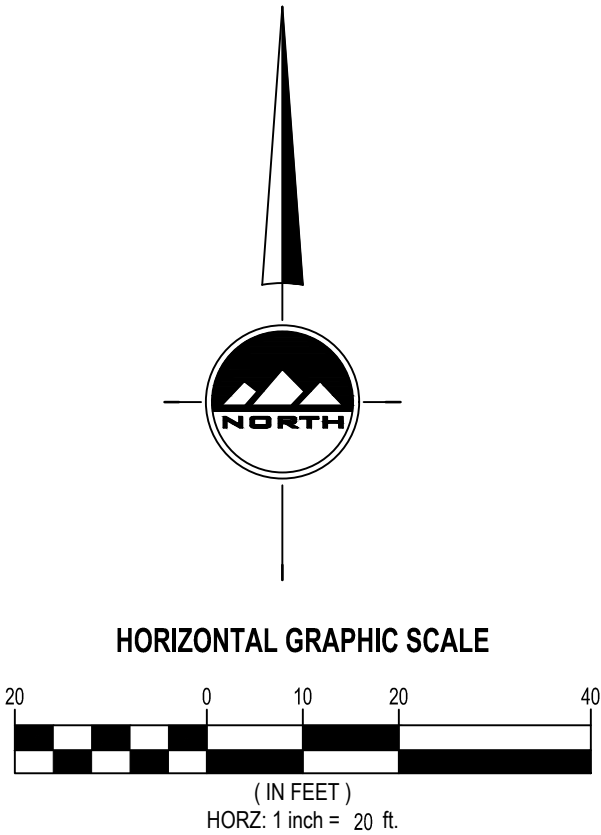
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650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
456' STREET FRONTAGE
23 TREES REQUIRED
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 81 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 139 TREES
TOTAL SHRUBS PROVIDED = 1,270 SHRUBS



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
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Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

LANDSCAPE PLAN

PROJECT NUMBER
6439H

PRINT DATE
1/23/19

DRAWN BY
G. OFFERMANN

CHECKED BY
B. MORRIS

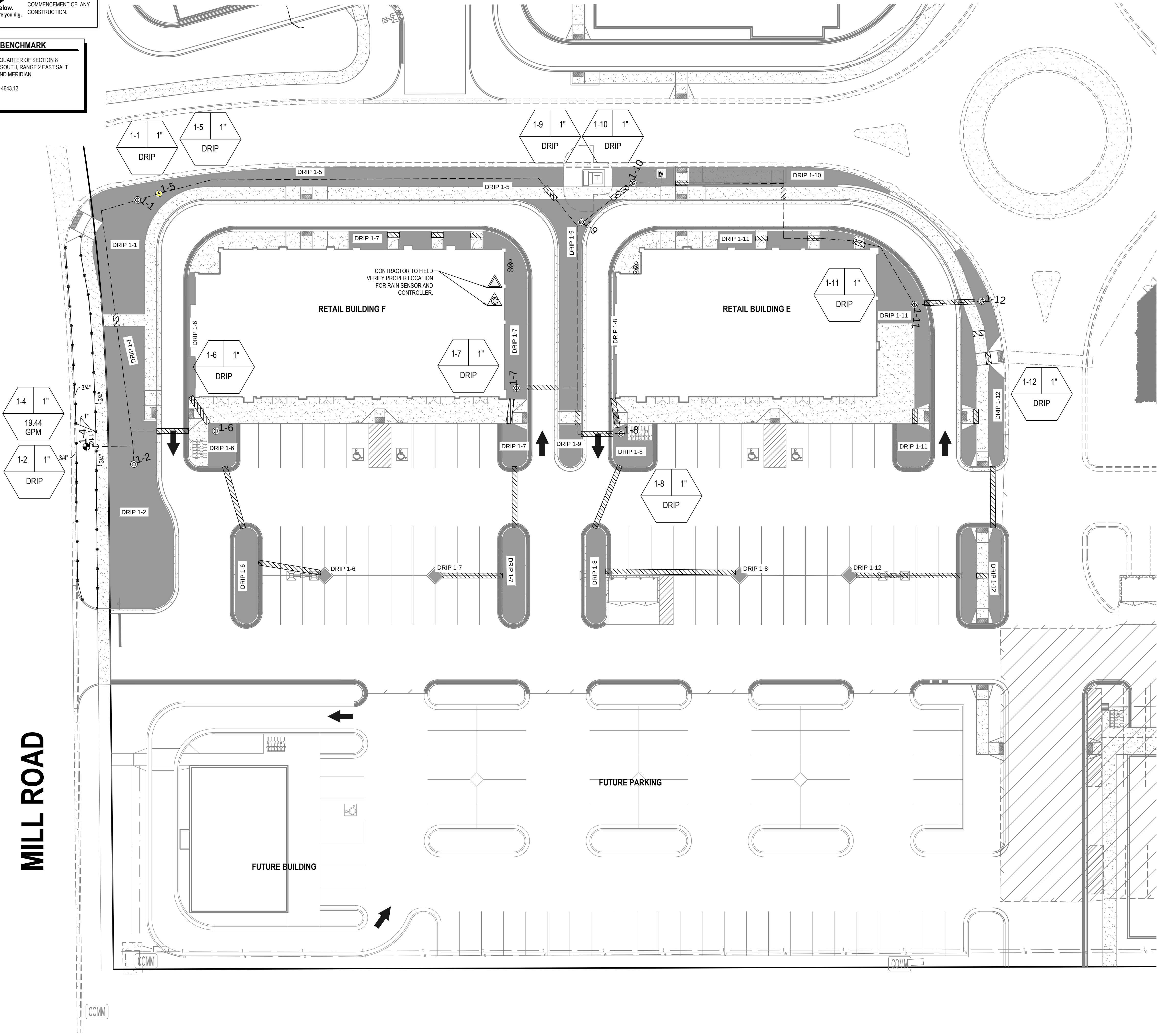
PROJECT MANAGER
B. MORRIS

811

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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



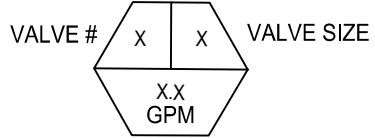
Qty	Symbol	Description
37		Rain Bird 8H - 1804
2		Rain Bird 8Q - 1804
1		Rain Bird 100-PGA Globe
10		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
1		2 inch meter
		Lateral - Schedule 40 PVC
		Mainline - Schedule 40 1 1/2"
1		Rain Bird RSD-BEx Rain Sensor
1		Rain Bird ESP-12LX Plus Controller
1		Mueller 1 1/2" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **

THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.



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FOR:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO. DATE REVISION BY

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IRRIGATION PLAN
BUILDINGS E & F

PROJECT NUMBER
6439H

PRINT DATE
1/23/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

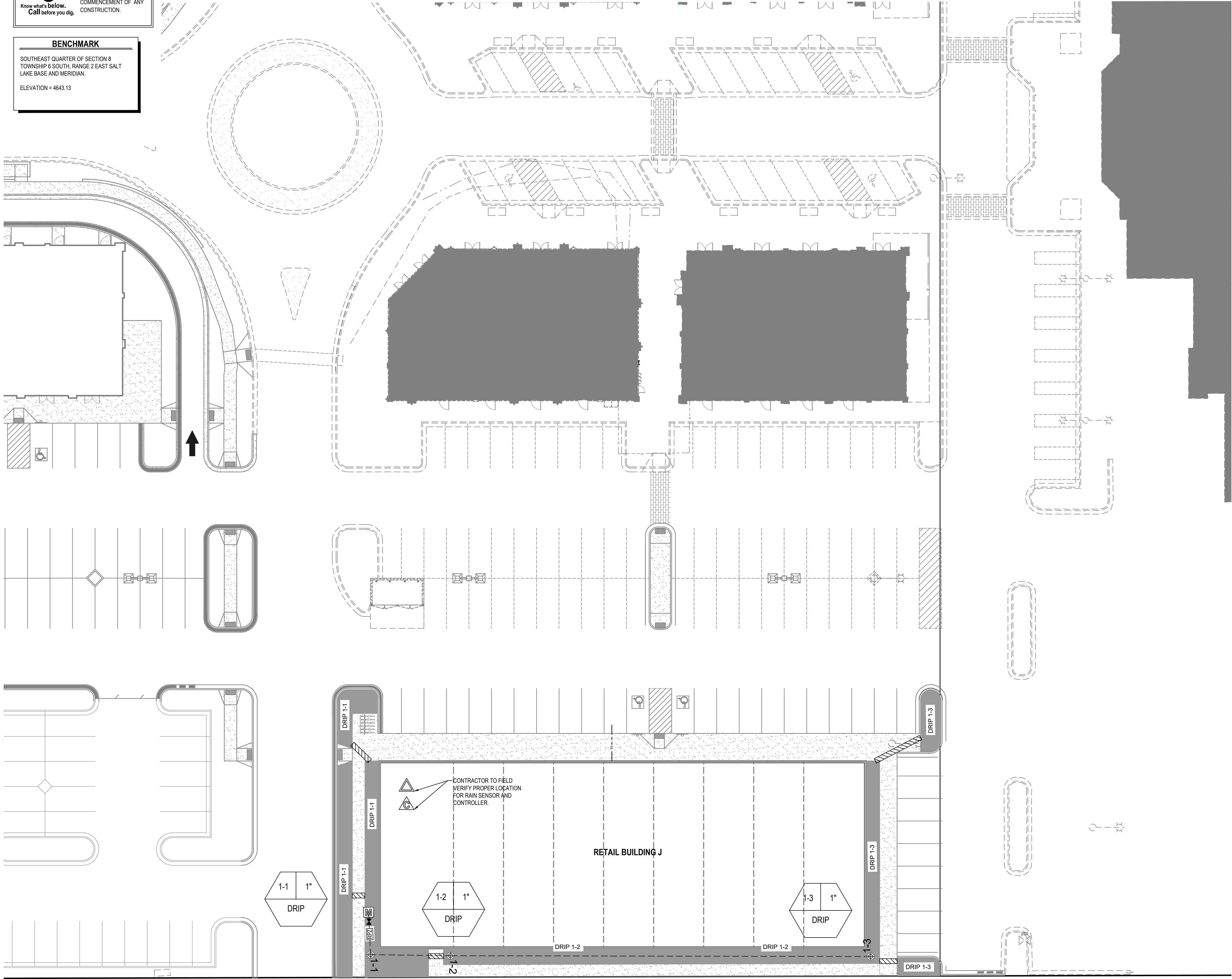
L-200



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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



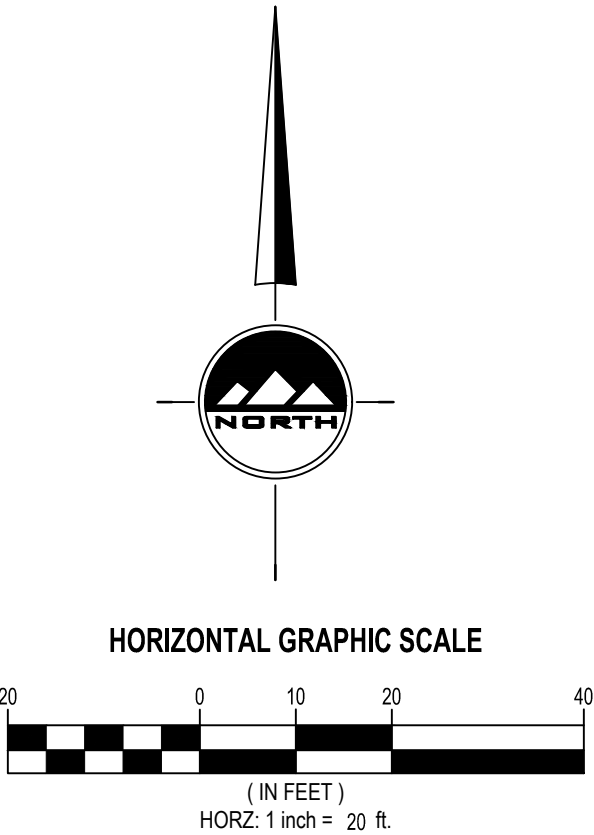
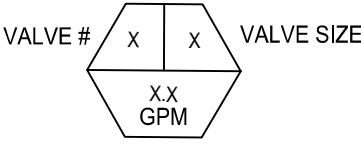
Qty	Symbol	Description
3		Rain Bird X CZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
1		2 inch meter
		Lateral - Schedule 40 PVC
		Mainline - Schedule 40 3/4"
1		Rain Bird RSD-BEx Rain Sensor
1		Rain Bird ESP-BLX Plus Controller
1		Mueller 3/4" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **

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COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.



NO.	DATE	REVISION	BY
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IRRIGATION PLAN
BUILDING J

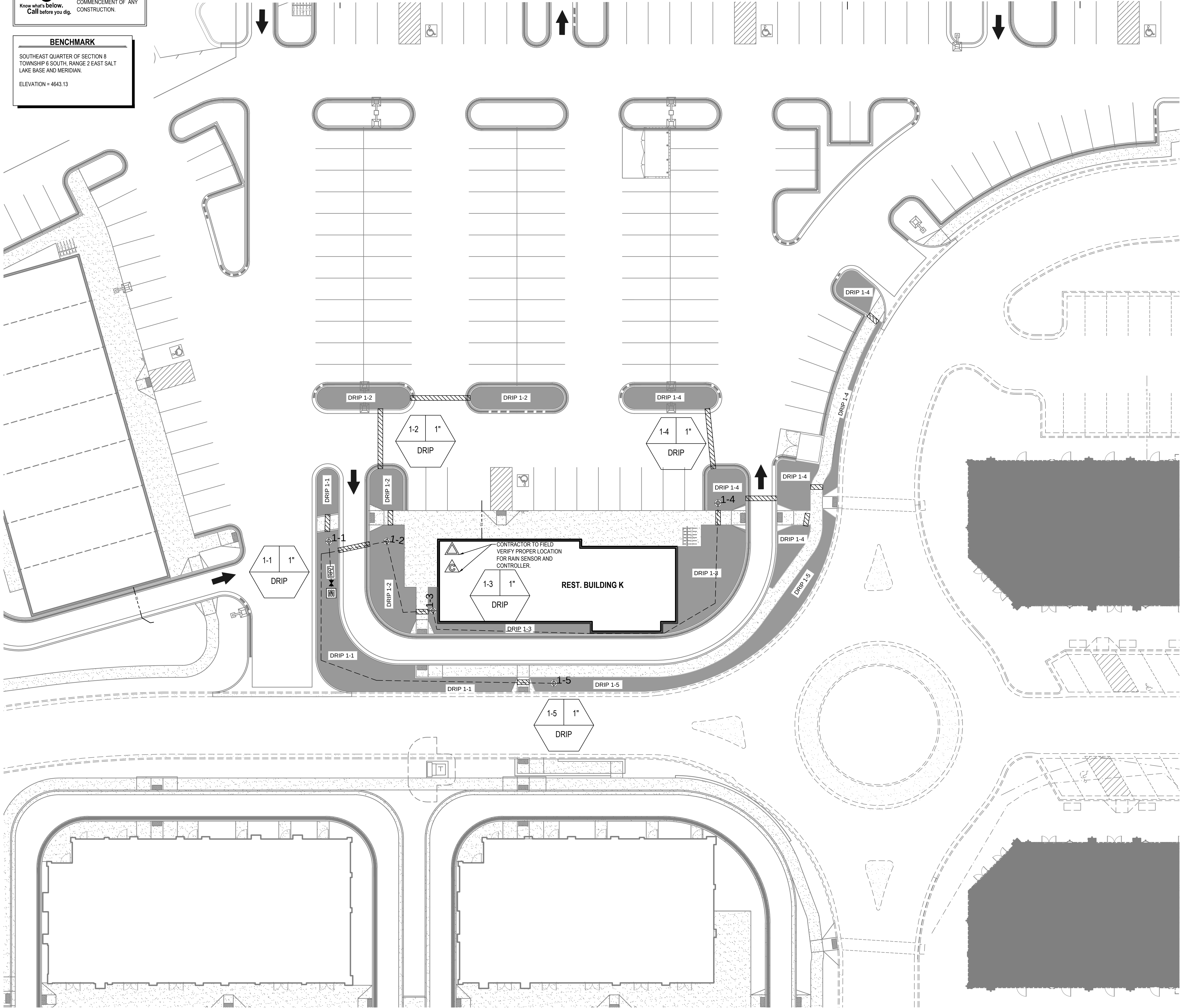
PROJECT NUMBER 6439H	PRINT DATE 1/23/19
DRAWN BY G OFFERMANN	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

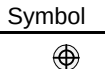
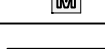
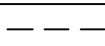
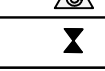
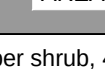
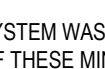
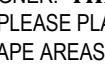


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BENCHMARK

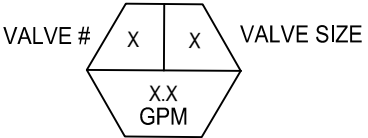
SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13

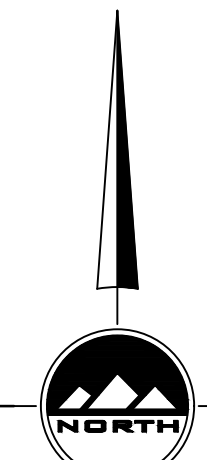


Qty	Symbol	Description
5		Rain Bird XZ2-100 COM
		Pipe Sleeve - 2x Pipe Diameter
1		2 inch meter
		Lateral - Schedule 40 PVC
		Mainline - Schedule 40 3/4"
1		Rain Bird RSD-BEx Rain Sensor
1		Rain Bird ESP-8LX Plus Controller
1		Mueller 3/4" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

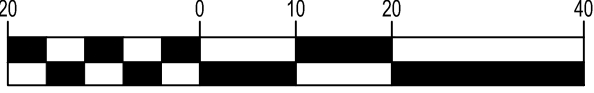
*Install 2 emitters per shrub, 4 emitters per tree
NOTES
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COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.





HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ. 1 inch = 20 ft.



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9537 S. 700 E.
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD

VINEYARD, UTAH

NO.	DATE	REVISION	BY
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IRRIGATION PLAN
BUILDING K

PROJECT NUMBER 643SH	PRINT DATE 1/24/19
DRAWN BY G OFFERMANN	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

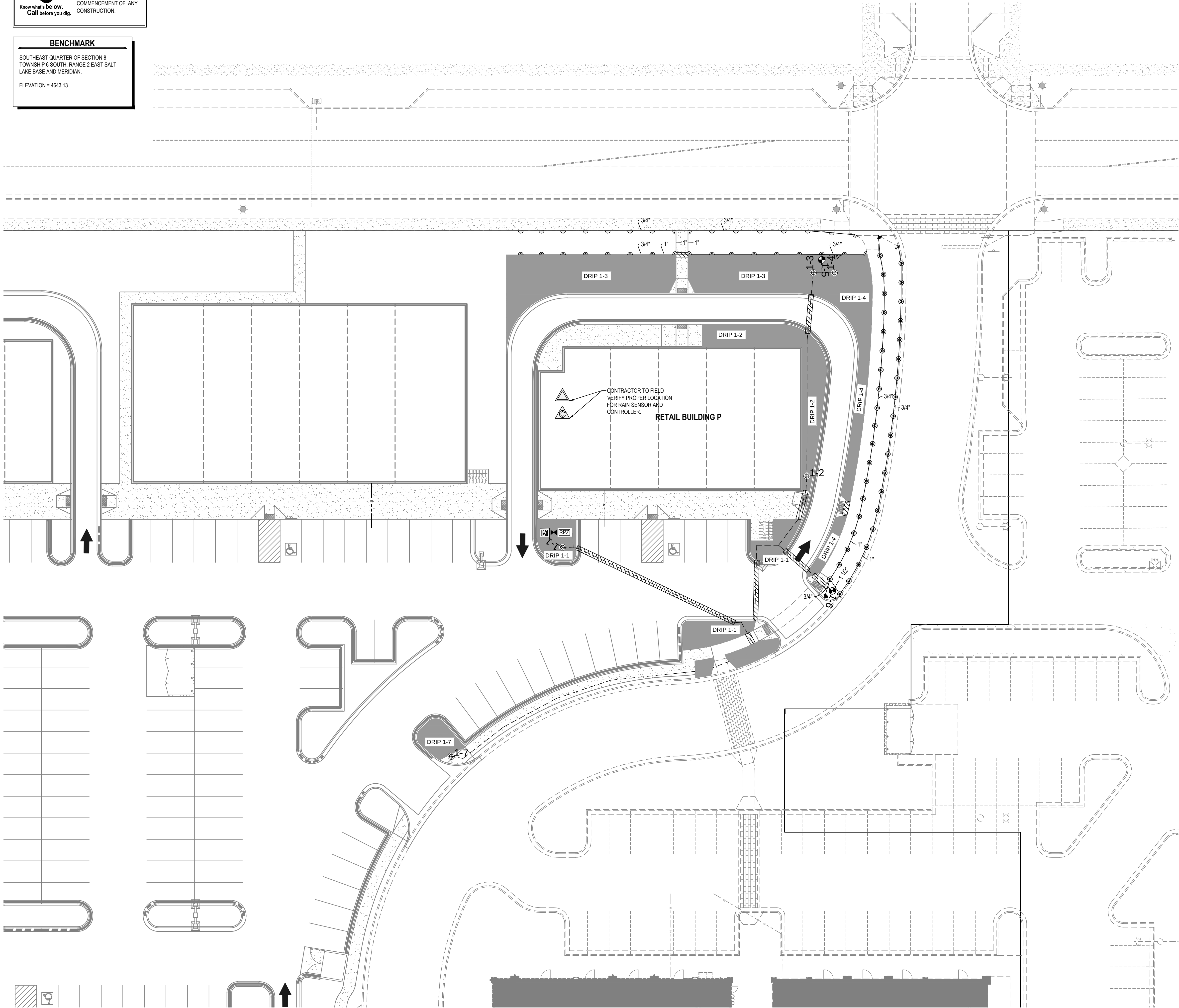
L-202

811

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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



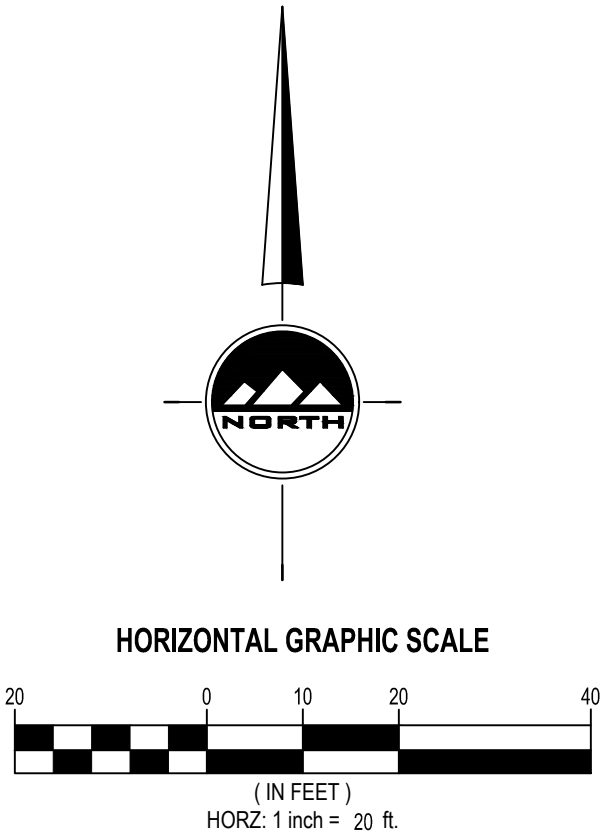
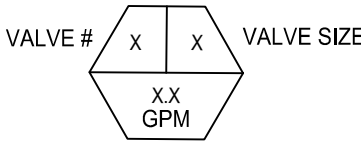
Irrigation		
Qty	Symbol	Description
38		Rain Bird 8H - 1804
2		Rain Bird 8Q - 1804
1		Rain Bird 8T - 1804
28		Rain Bird 10H - 1804
5		Rain Bird 10Q - 1804
2		Rain Bird 100-PGA Globe
1		Rain Bird 150-PGA Globe
5		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
1		2 inch meter
		Lateral - Schedule 40 PVC
		Mainline - Schedule 40 1 1/2"
1		Rain Bird RSD-BEX Rain Sensor
1		Rain Bird ESP-8LX Plus Controller
1		Mueller 1 1/2" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

NOTES

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RICHFIELD
Phone: 435.896.2983

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FOR:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO. DATE REVISION BY

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IRRIGATION PLAN
BUILDING P

PROJECT NUMBER
643SH

PRINT DATE
1/24/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

L-203

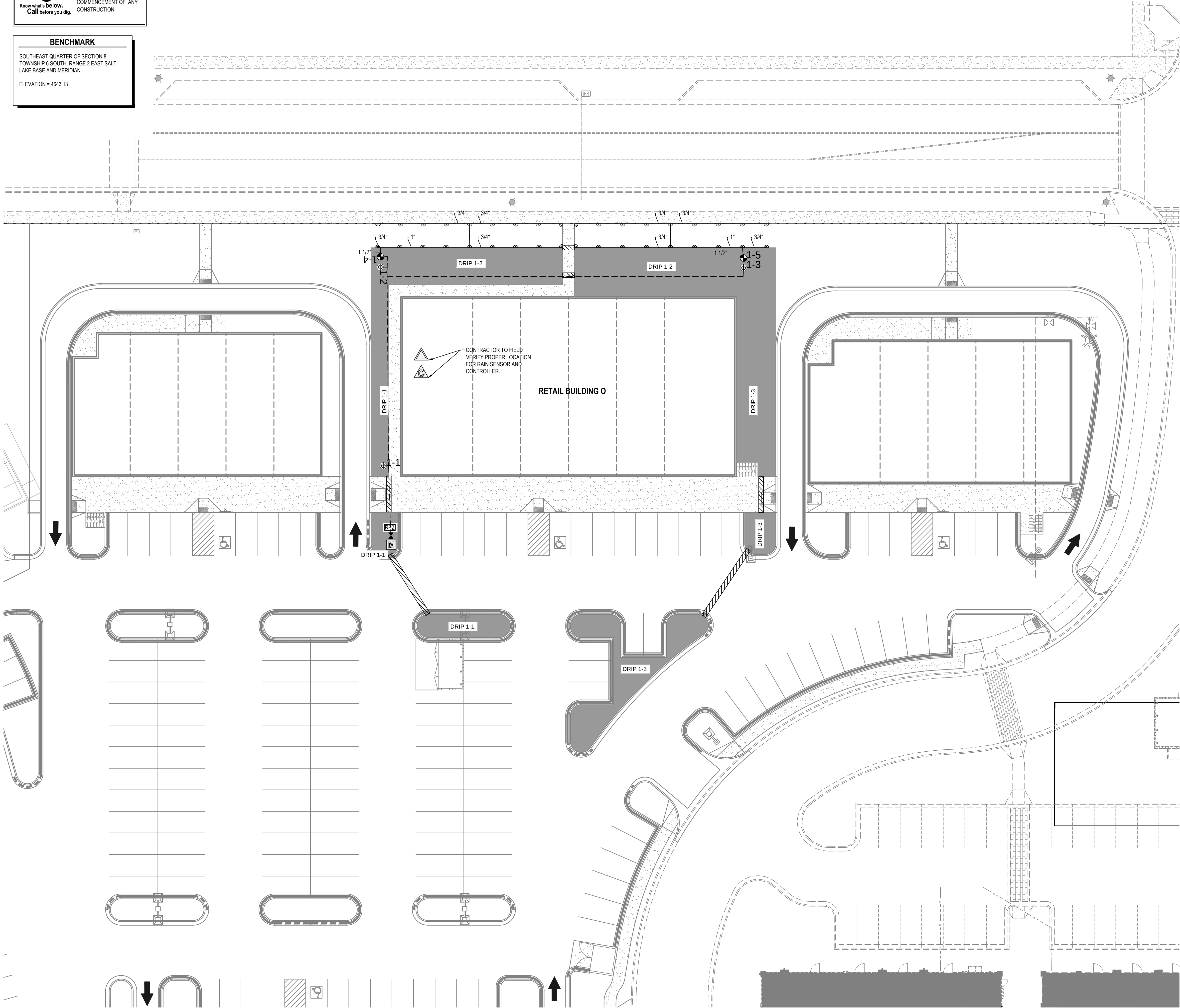
811

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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



Irrigation

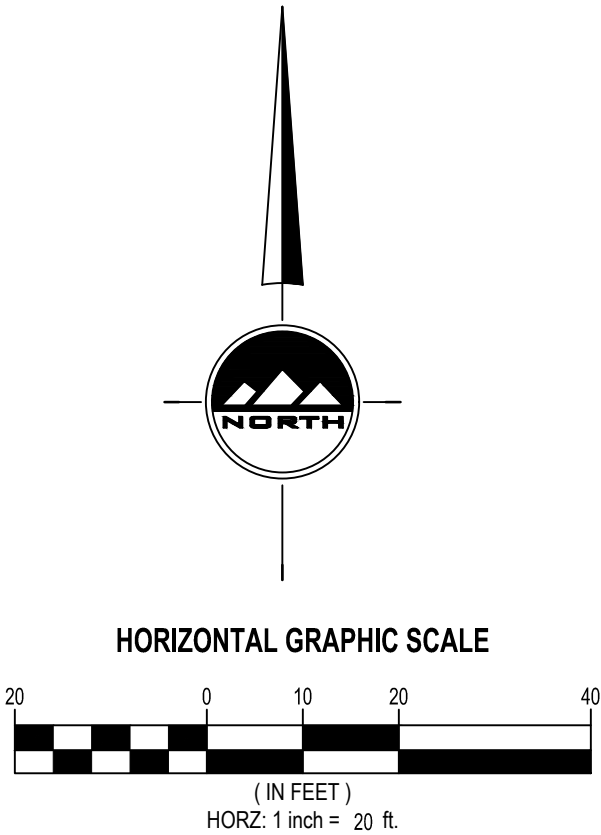
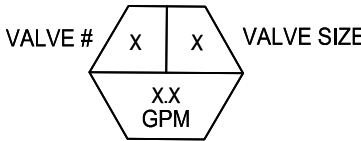
Qty	Symbol	Description
32		Rain Bird 10H - 1804
6		Rain Bird 10Q - 1804
2		Rain Bird 100-PGA Globe
3		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
1		2 inch meter
		Lateral - Schedule 40 PVC
		Mainline - Schedule 40 1"
1		Rain Bird RSD-BEX Rain Sensor
1		Rain Bird ESP-BLX Plus Controller
1		Mueller 1" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

NOTES

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ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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IRRIGATION PLAN
BUILDING O

PROJECT NUMBER
643SH

DRAWN BY
G OFFERMANN

PROJECT MANAGER
B. MORRIS

PRINT DATE
1/24/19

CHECKED BY
B. MORRIS

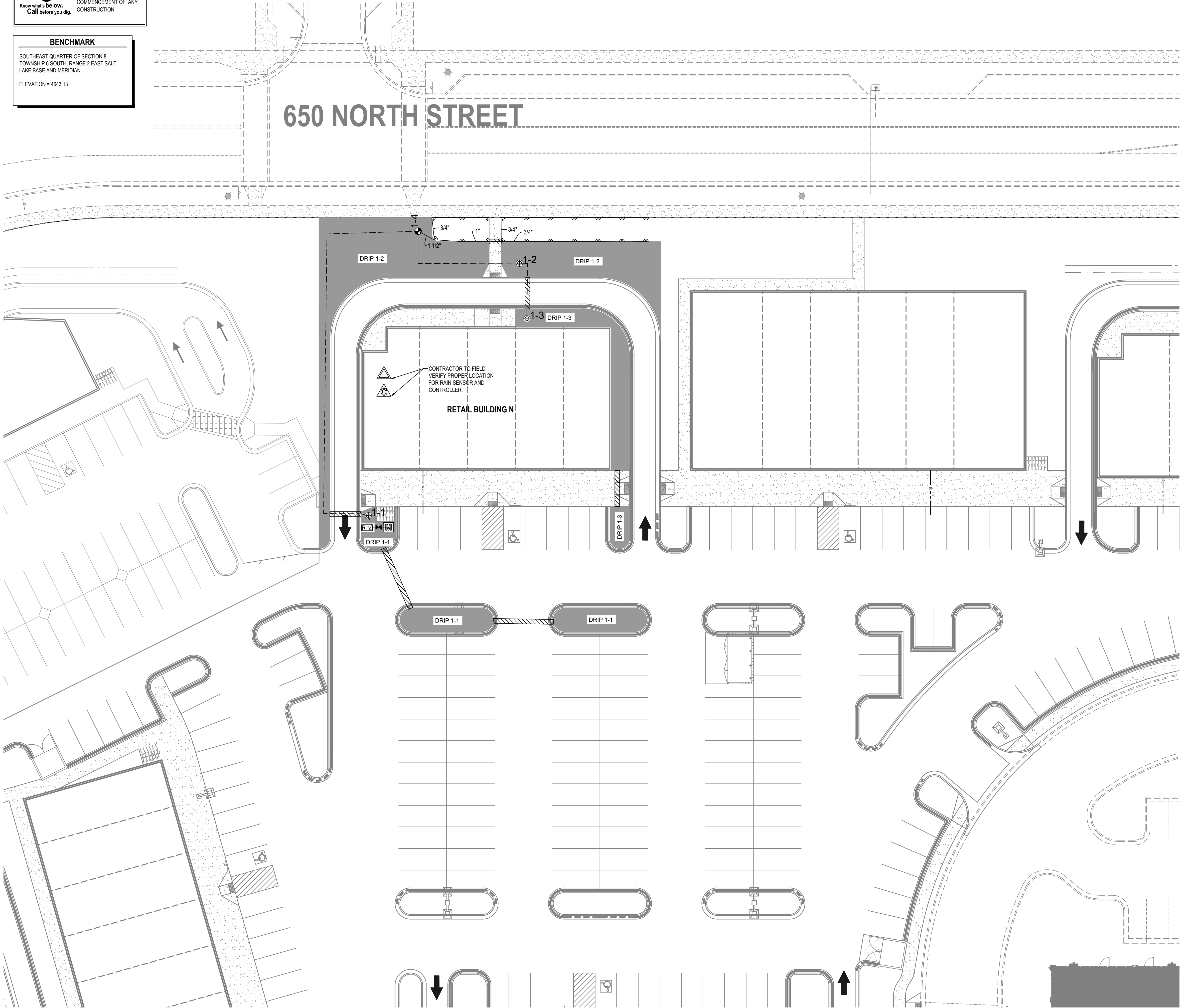
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BENCHMARK

SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



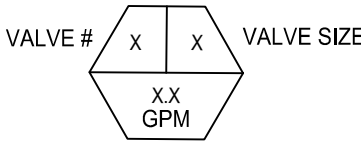
Irrigation		
Qty	Symbol	Description
14		Rain Bird 10H - 1804
6		Rain Bird 10Q - 1804
1		Rain Bird 100-PGA Globe
3		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
1		2 inch meter
		Lateral - Schedule 40 PVC
		Mainline - Schedule 40 3/4"
1		Rain Bird RSD-BEX Rain Sensor
1		Rain Bird ESP-BLX Plus Controller
1		Mueller 3/4" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

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SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
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IRRIGATION PLAN
BUILDING N

PROJECT NUMBER
643SH

PRINT DATE
1/24/19

DRAWN BY
G OFFERMANN

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

L-205

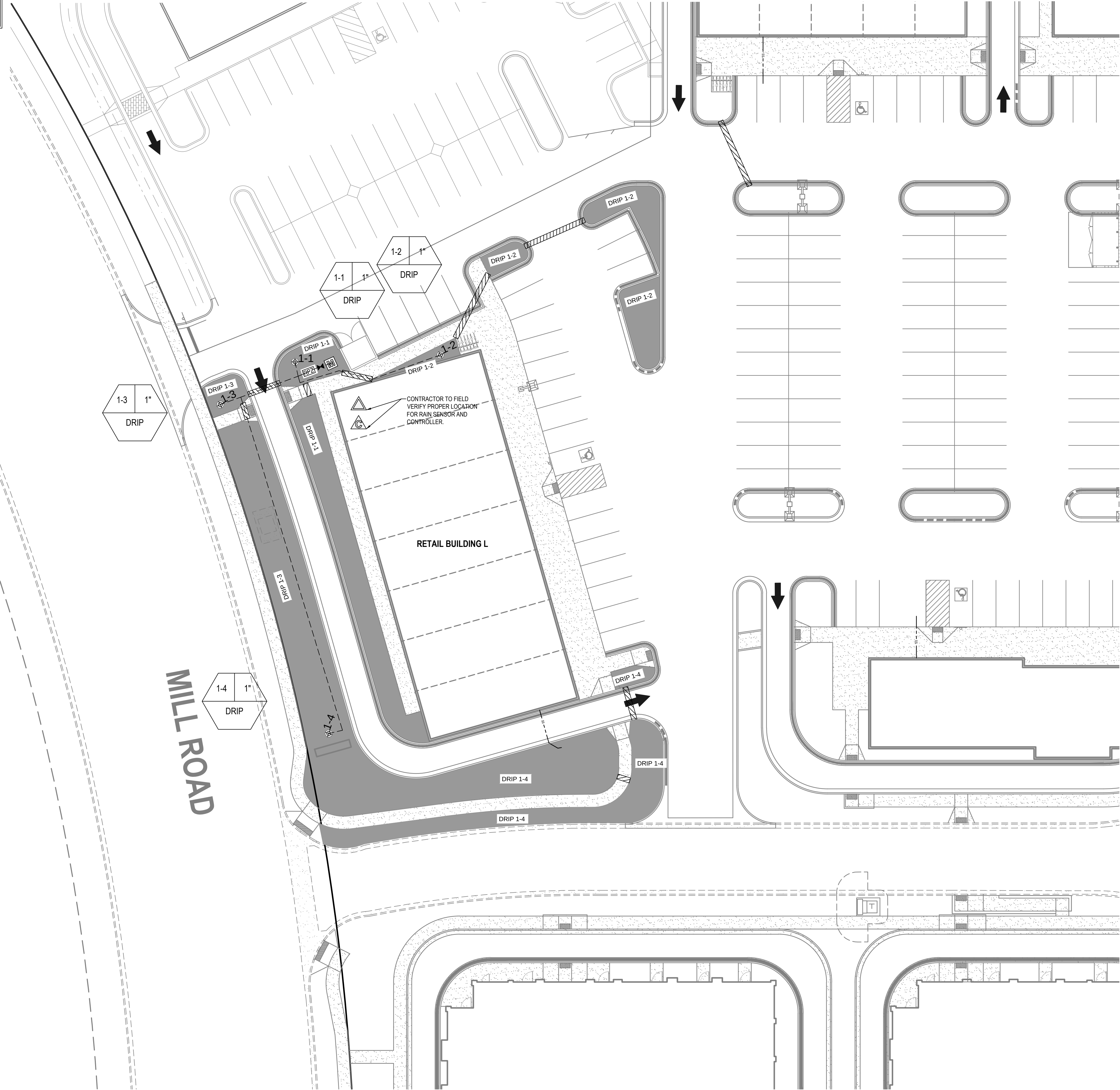
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CONSTRUCTION.

BENCHMARK

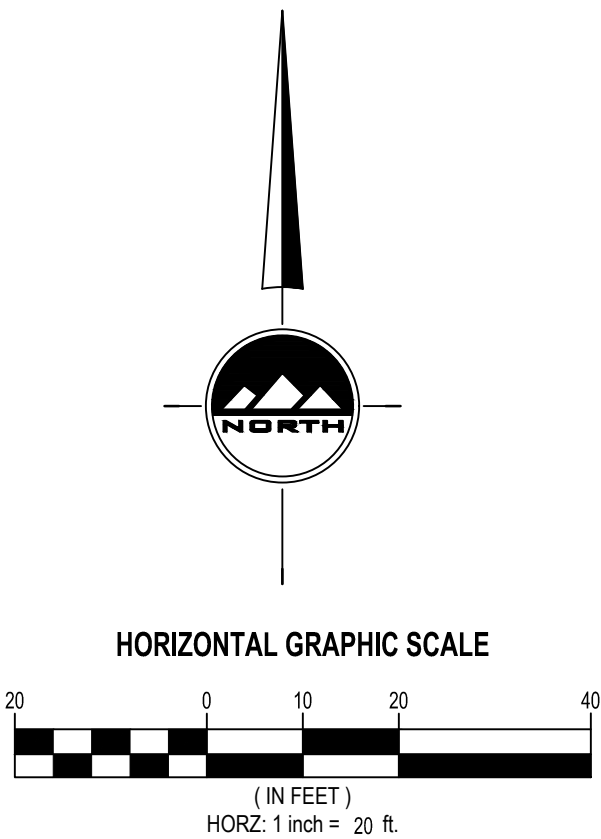
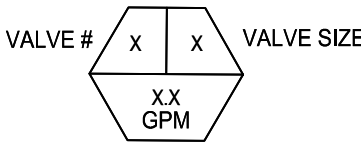
SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT
LAKE BASE AND MERIDIAN.
ELEVATION = 4643.13



Irrigation		
Qty	Symbol	Description
4		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
1		2 inch meter
		Lateral - Schedule 40 PVC
		Mainline - Schedule 40 1"
1		Rain Bird RSD-BEX Rain Sensor
1		Rain Bird ESP-BLX Plus Controller
1		Mueller 1" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

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FOR:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO. DATE REVISION BY

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IRRIGATION PLAN
BUILDING L

PROJECT NUMBER
6435H

PRINT DATE
3/13/19

DRAWN BY
G OFFERMANN

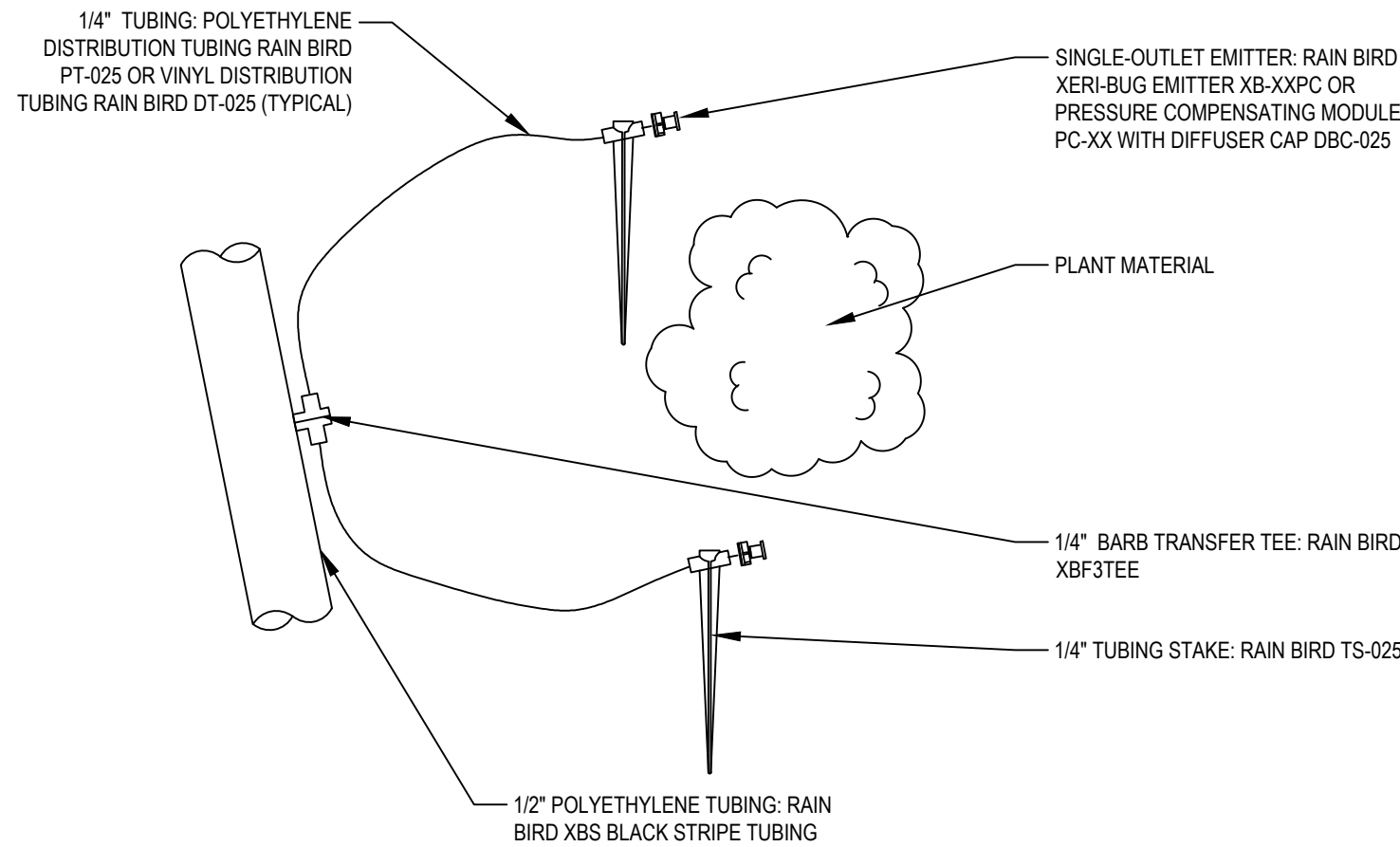
CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

L-206

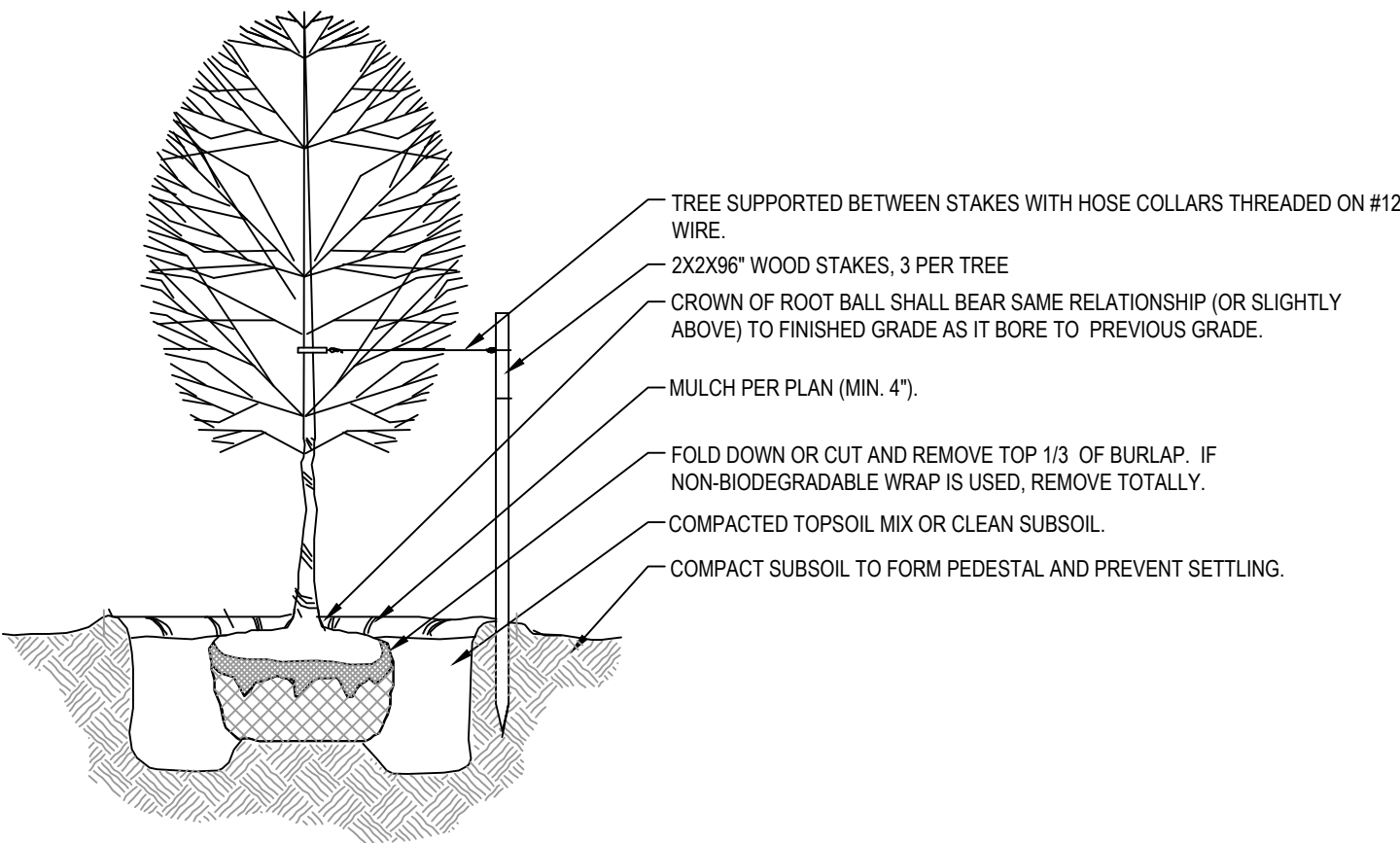
- GENERAL LANDSCAPE NOTES:**
- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SOD PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
 - LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
 - MULCH, PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
 - LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
 - ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986)
 - CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER
 - PROVIDE THE FOLLOWING TOP SOIL MINIMUMS:
A. 4" TOPSOIL IN ALL SOD AREAS
B. 6" TOP SOIL IN ALL PLANTER BEDS
 - WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECOMMENDATIONS.

- IRRIGATION NOTES:**
- IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
 - CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
 - PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
 - TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER, ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
 - ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
 - ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
 - DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPERATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
 - CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES. MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
 - ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
 - FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
 - CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCABLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
 - THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



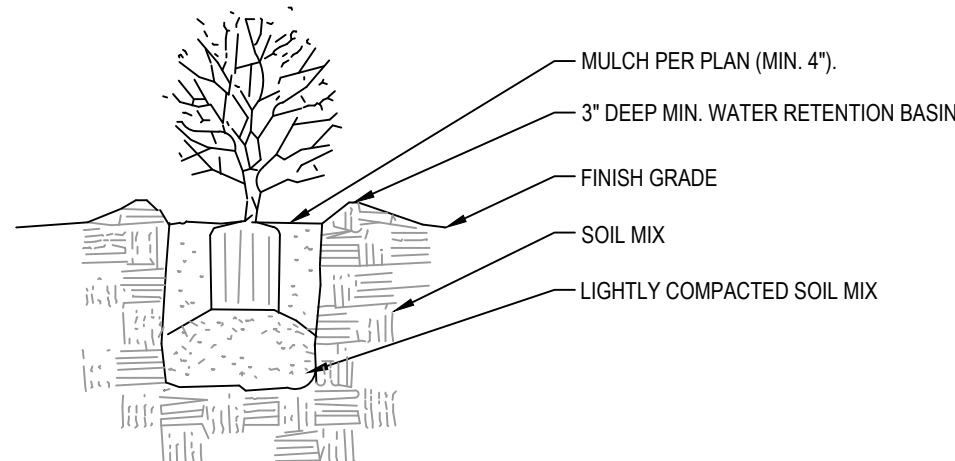
8 DRIP DETAIL

SCALE: NONE



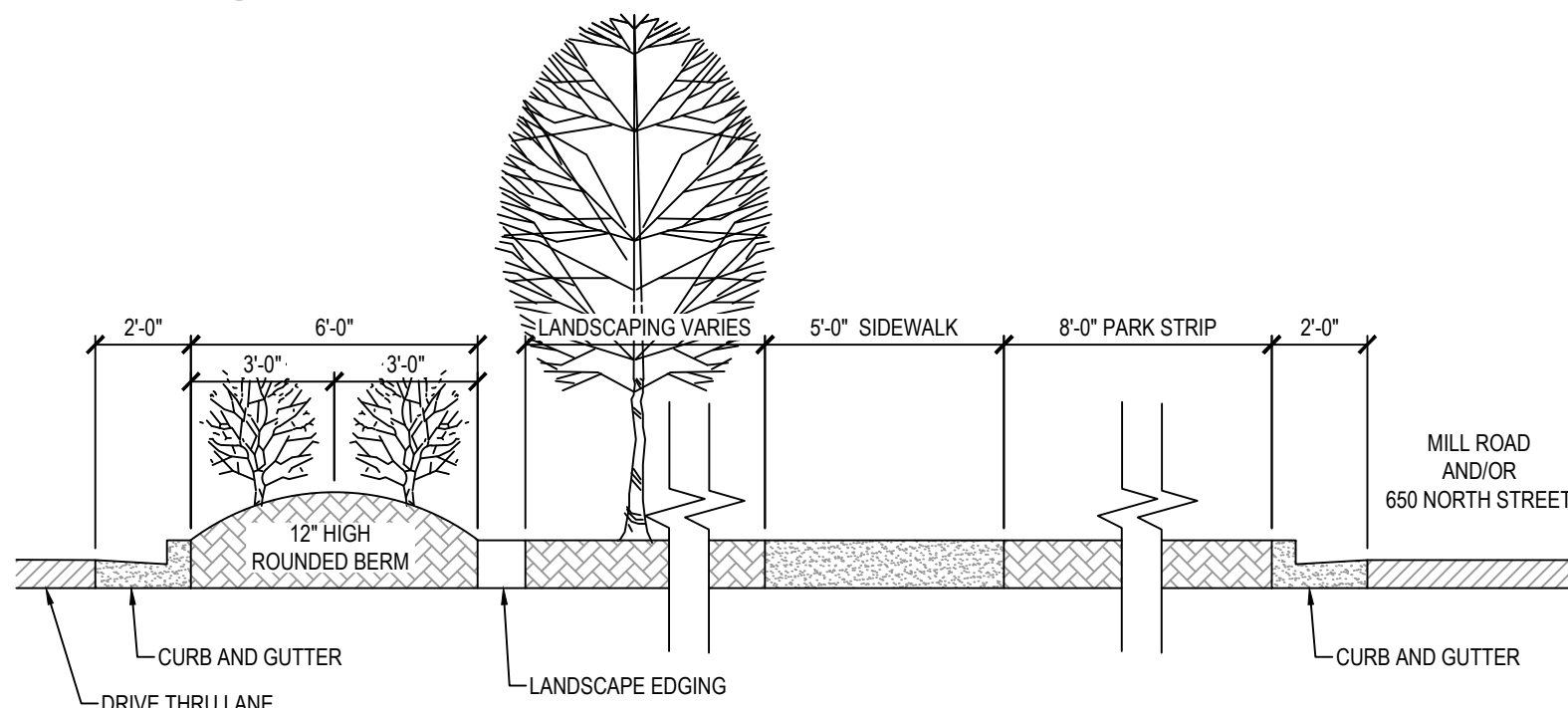
9 TREE PLANTING DETAIL

SCALE: NONE



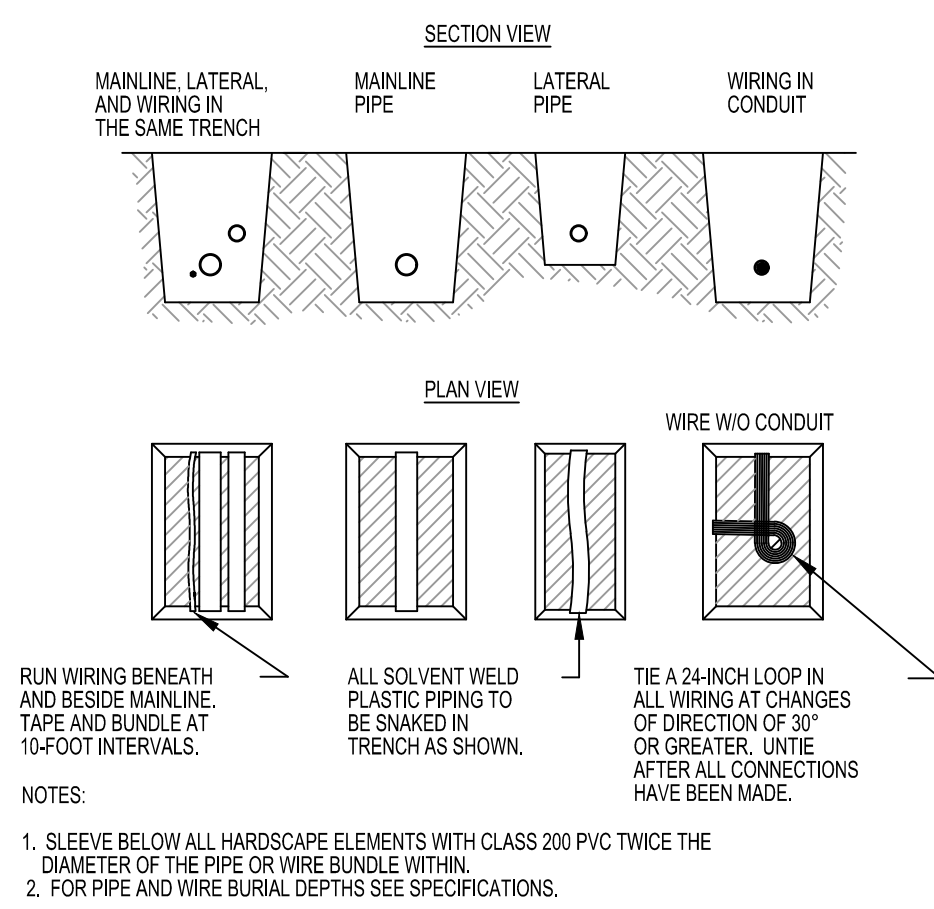
10 SHRUB PLANTING DETAIL

SCALE: NONE



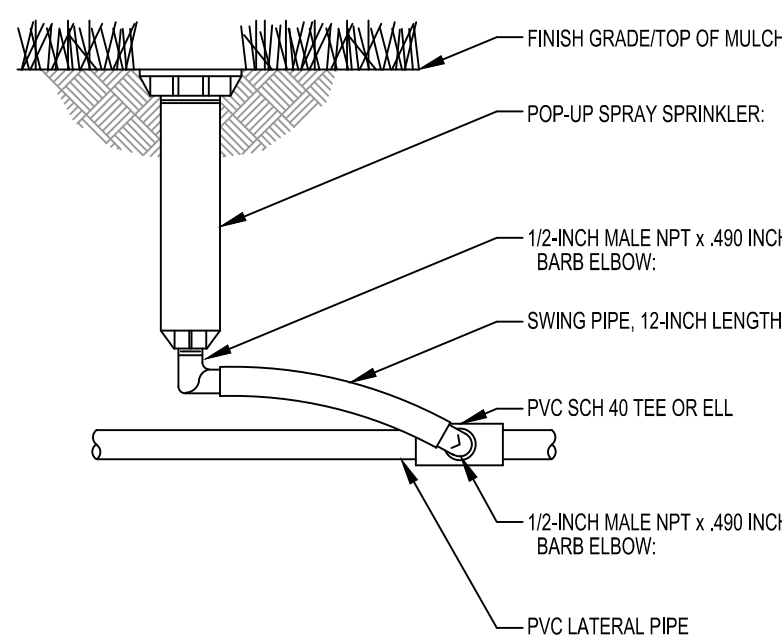
11 TYPICAL LANDSCAPE BERM SECTION

SCALE: NONE



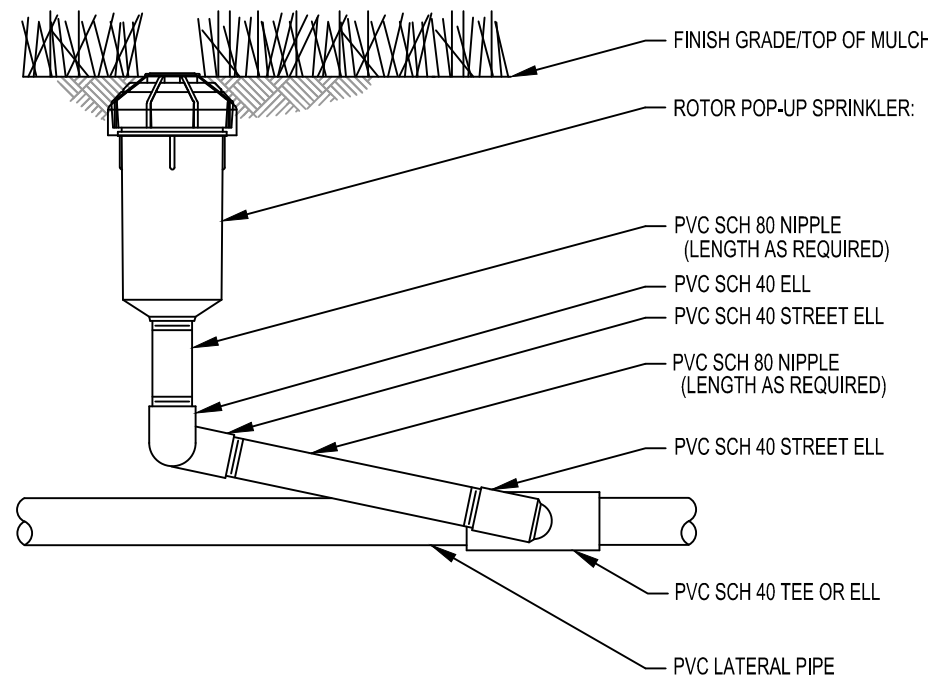
5 PIPE AND WIRE TRENCHING

SCALE: NONE



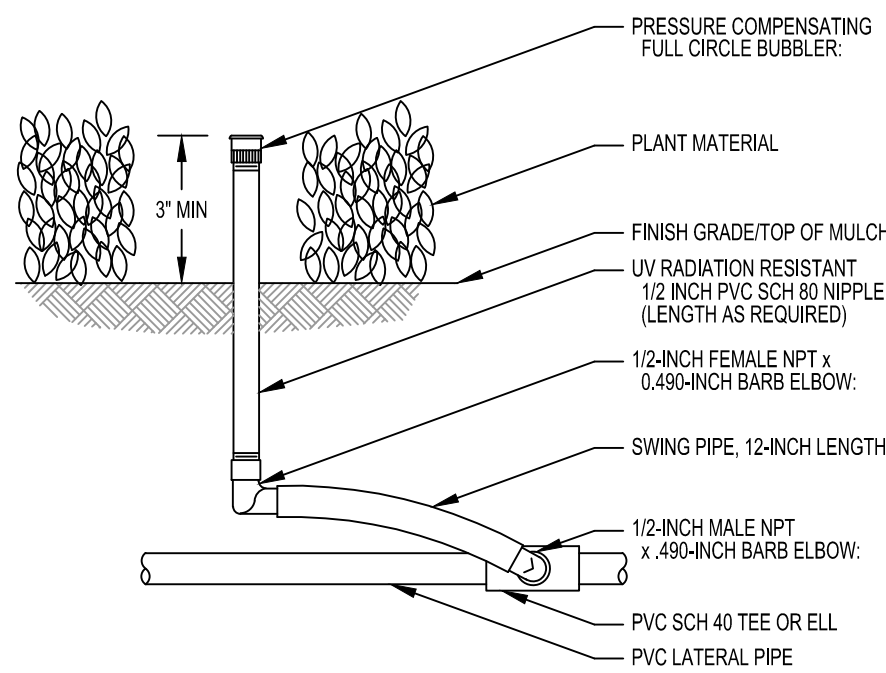
6 POP-UP SPRAY SPRINKLER

SCALE: NONE



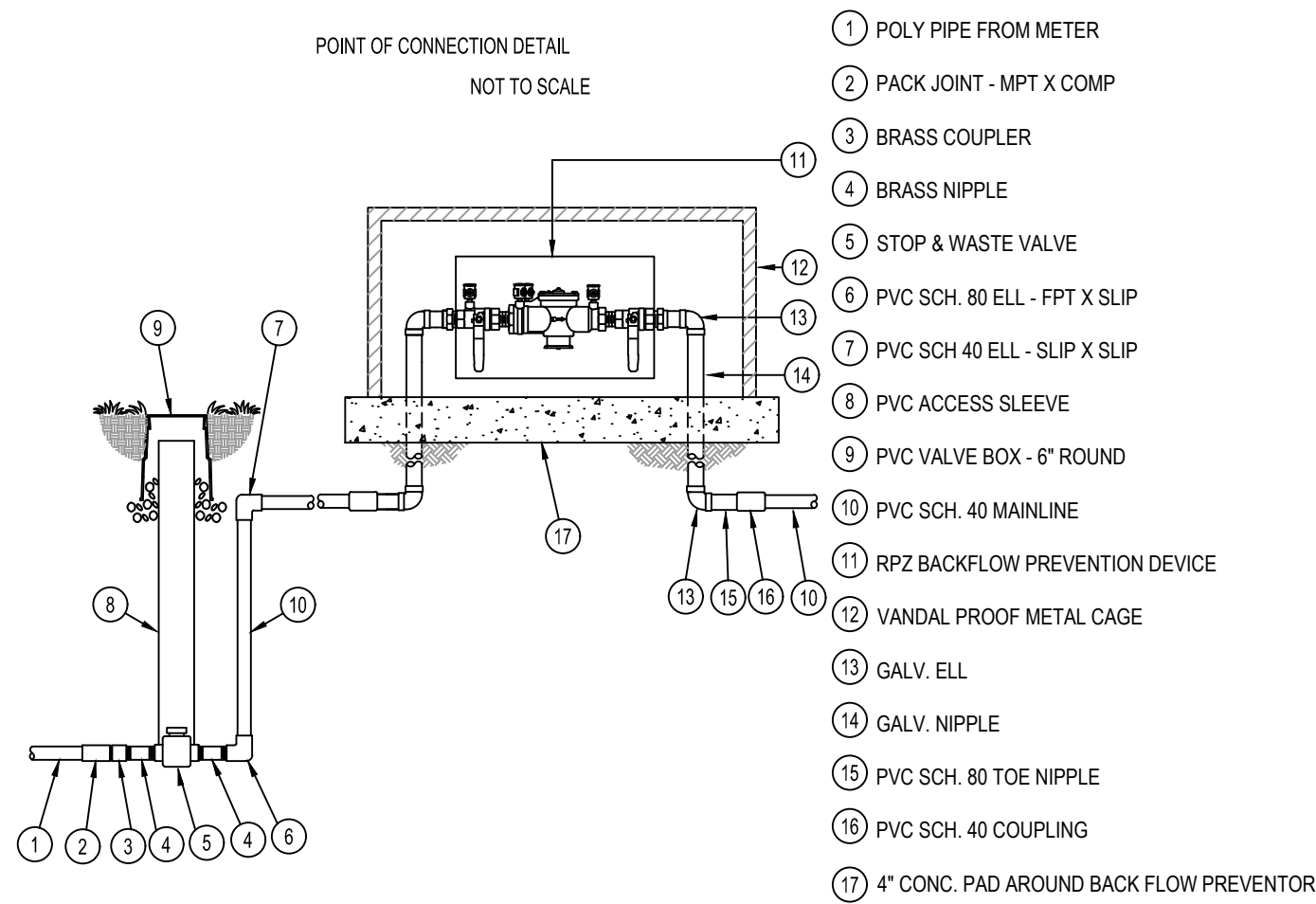
7 ROTOR POP-UP HEAD

SCALE: NONE



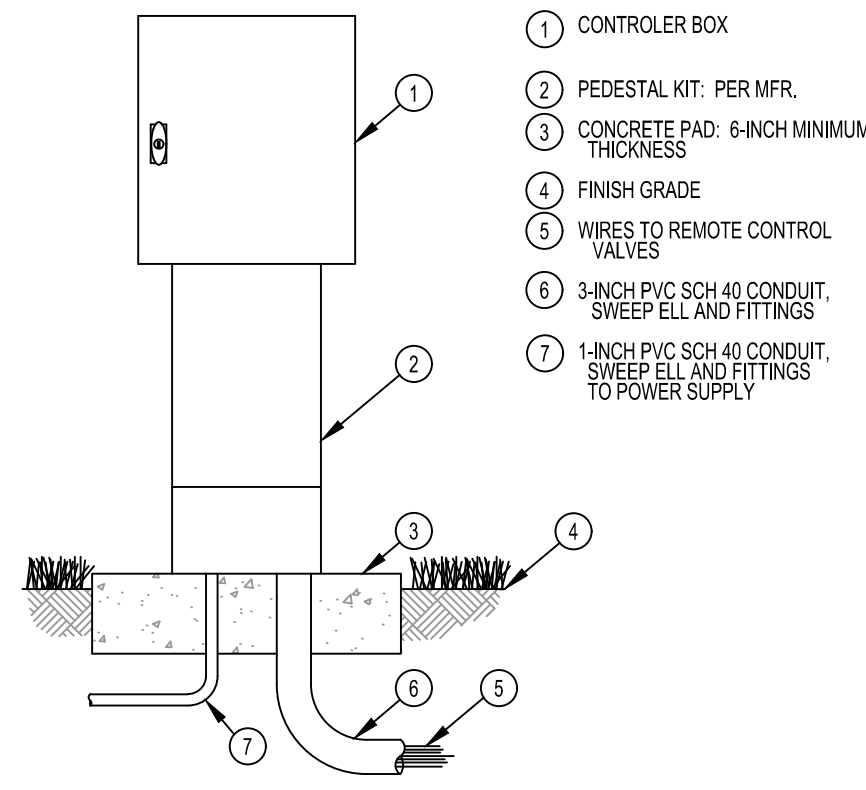
8 BUBBLER DETAIL

SCALE: NONE



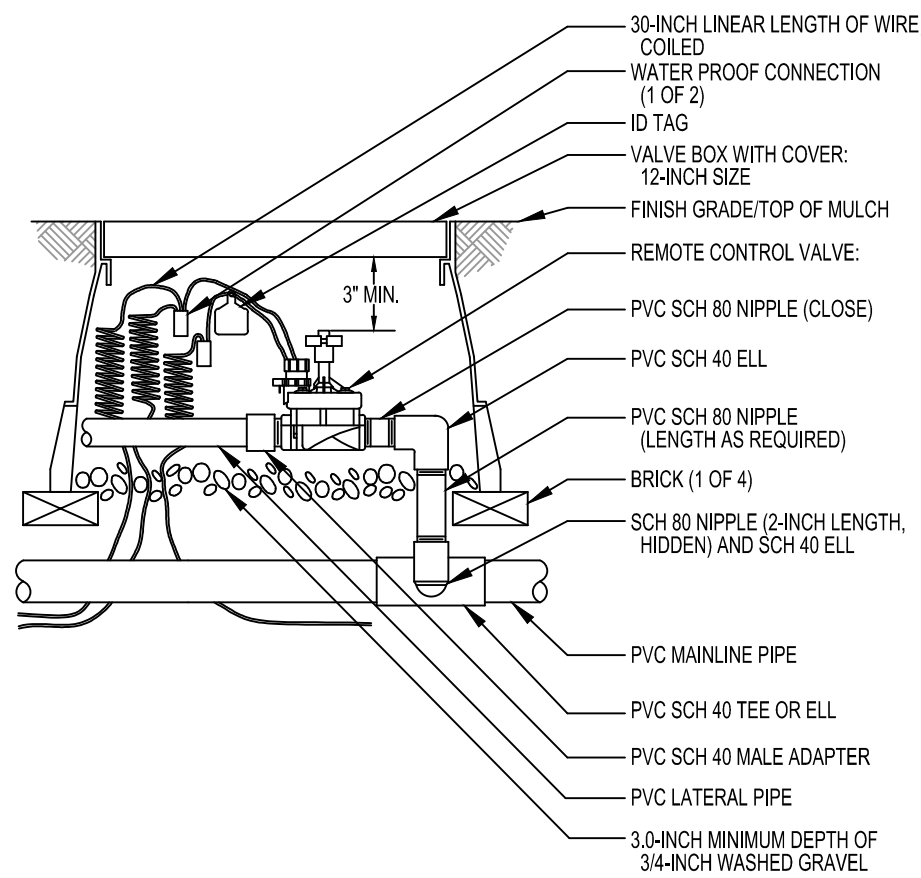
1 BACKFLOW PREVENTER

SCALE: NONE



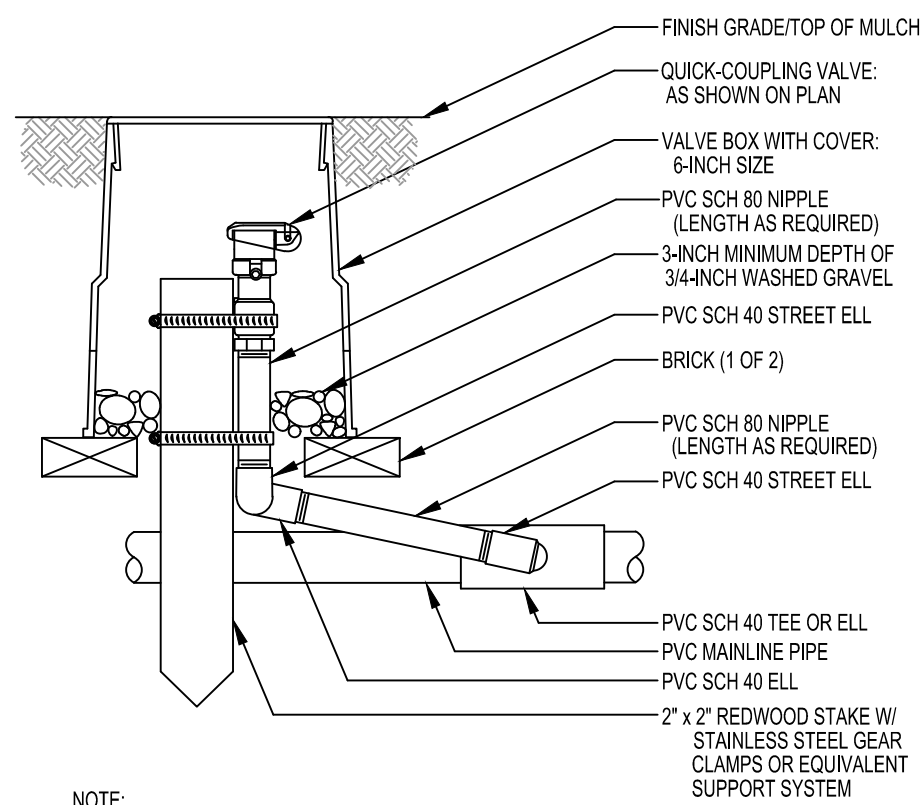
2 IRRIGATION CONTROLLER

SCALE: NONE



3 CONTROL VALVE

SCALE: NONE



4 QUICK-COUPLING VALVE

SCALE: NONE



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PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD A

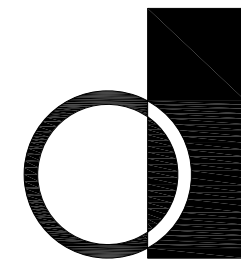
586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER 6439H	PRINT DATE 3/22/2016
DRAWN BY G. OFFERMANN	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

L-300



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VINEYARD RETAIL SITE SCHEMATICS

600 MILL ROAD
VINEYARD, UTAH

SCHEMATIC DOCUMENTS

#	DATE	DESC.

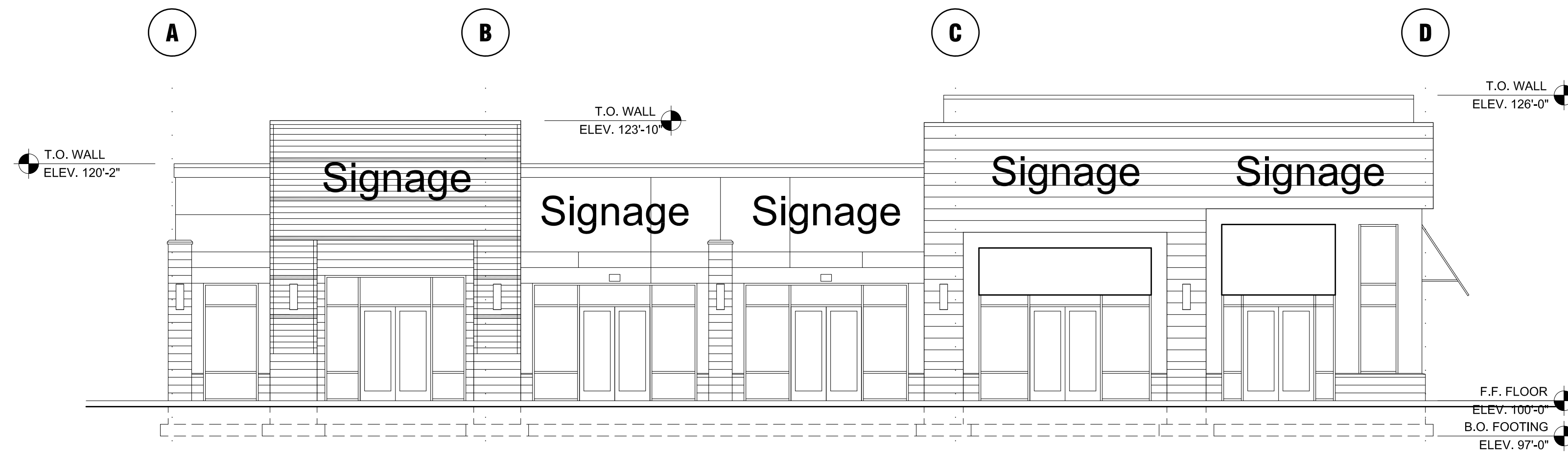
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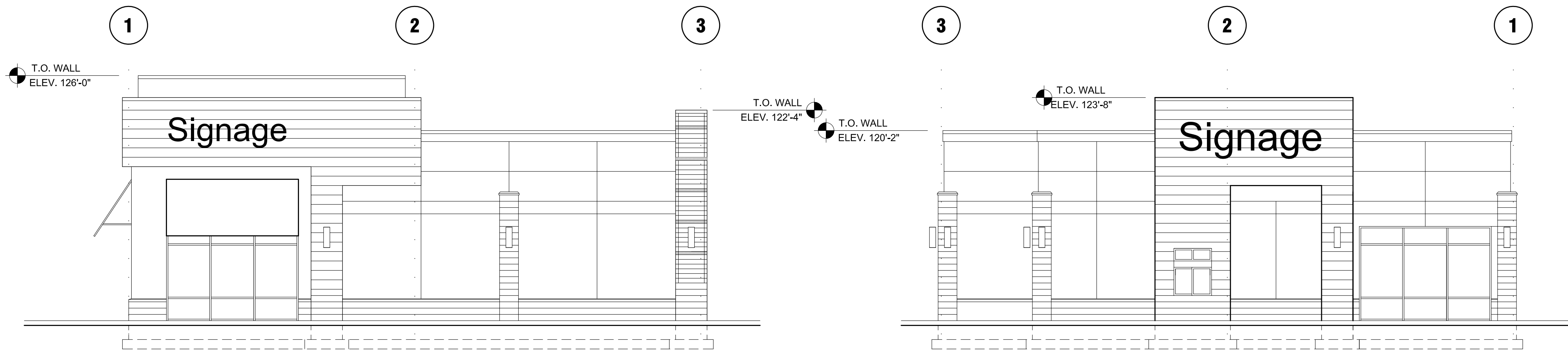
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A2.1

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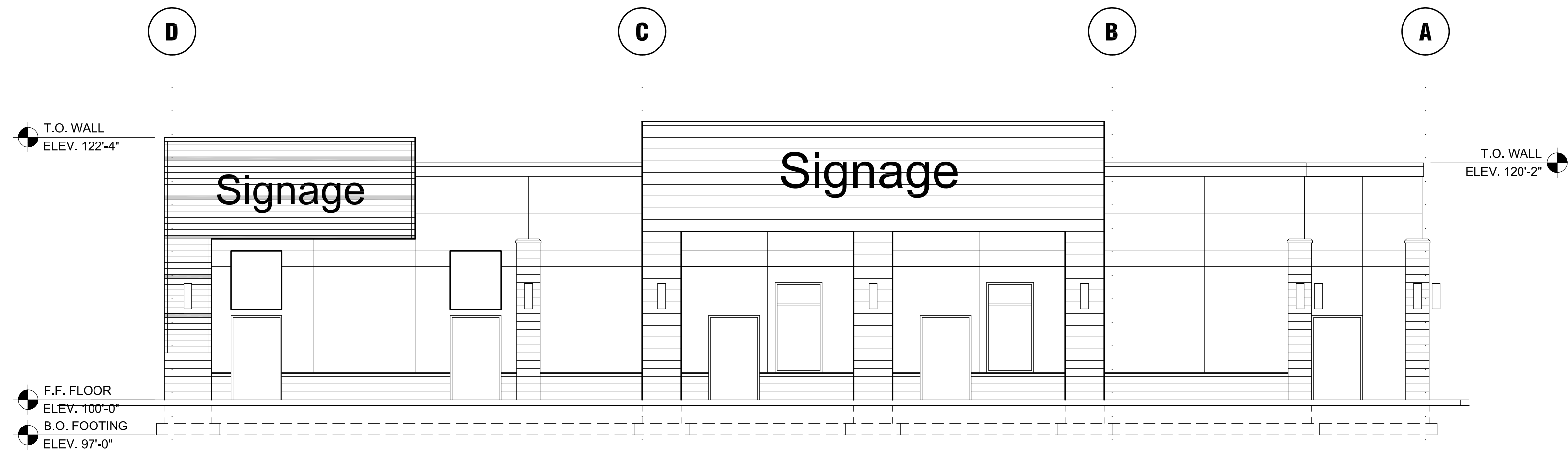


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SCALE: 1/8" = 1'-0"

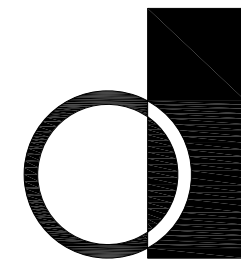


EAST ELEVATION - E
SCALE: 1/8" = 1'-0"

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



NORTH ELEVATION - E
SCALE: 1/8" = 1'-0"



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600 MILL ROAD
VINEYARD, UTAH

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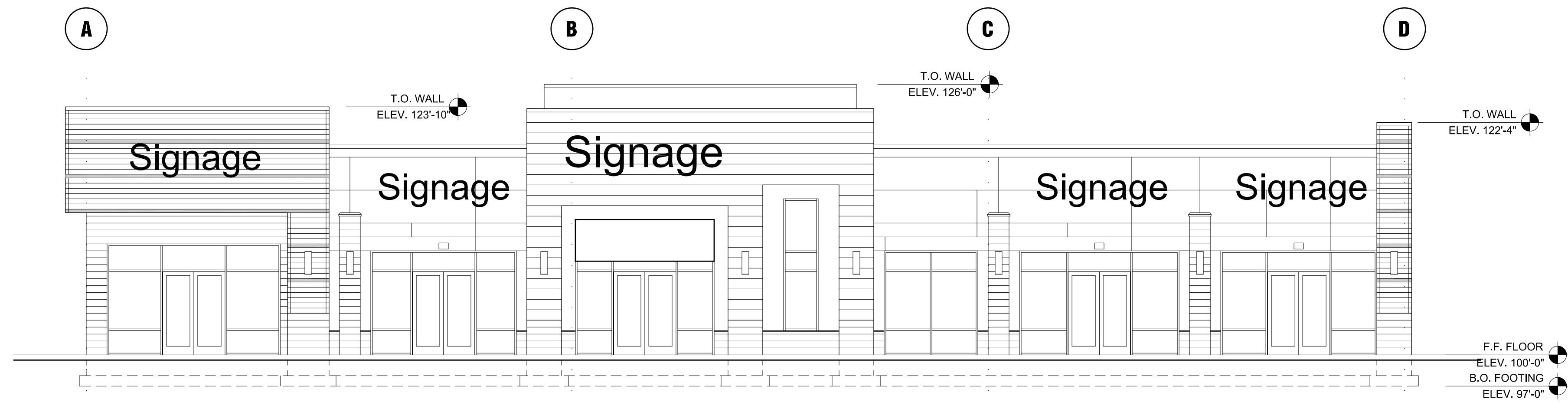
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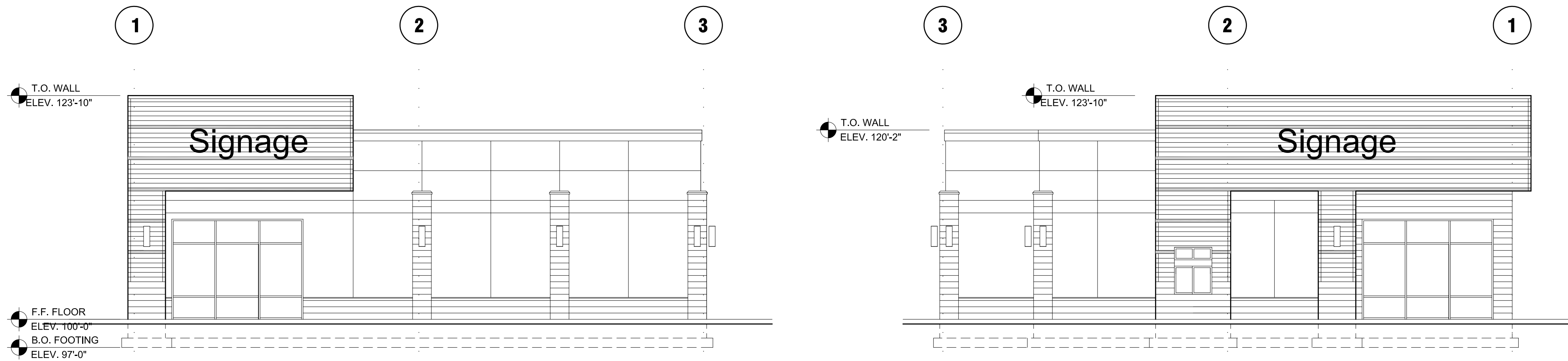
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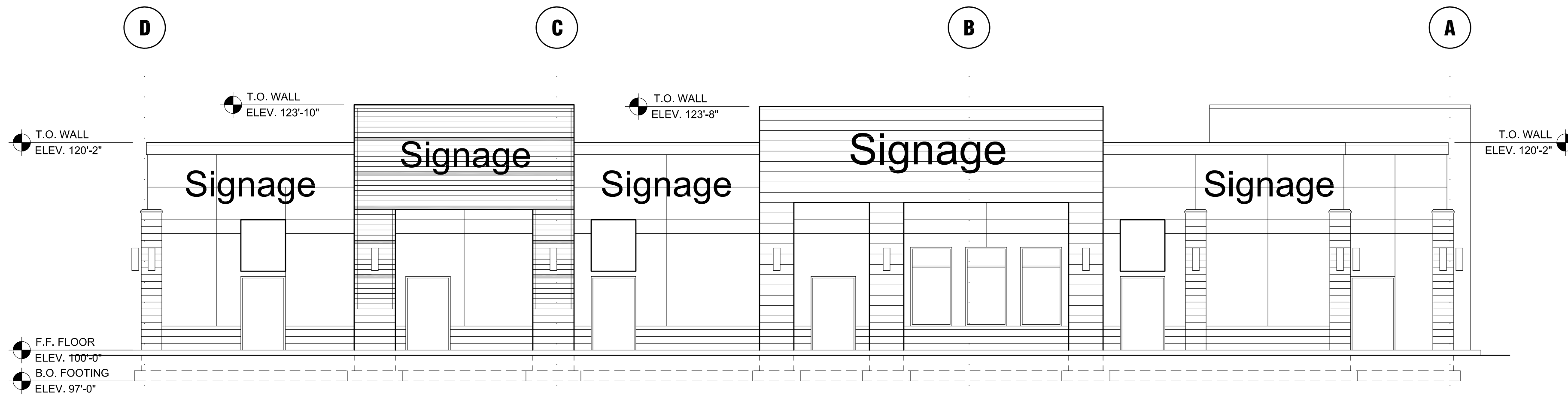


SOUTH ELEVATION - F
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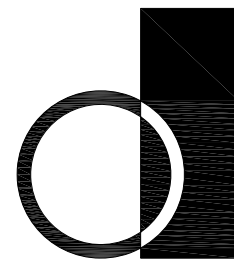


EAST ELEVATION - F
SCALE: 1/8" = 1'-0"

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



NORTH ELEVATION - F
SCALE: 1/8" = 1'-0"



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600 MILL ROAD
VINEYARD, UTAH

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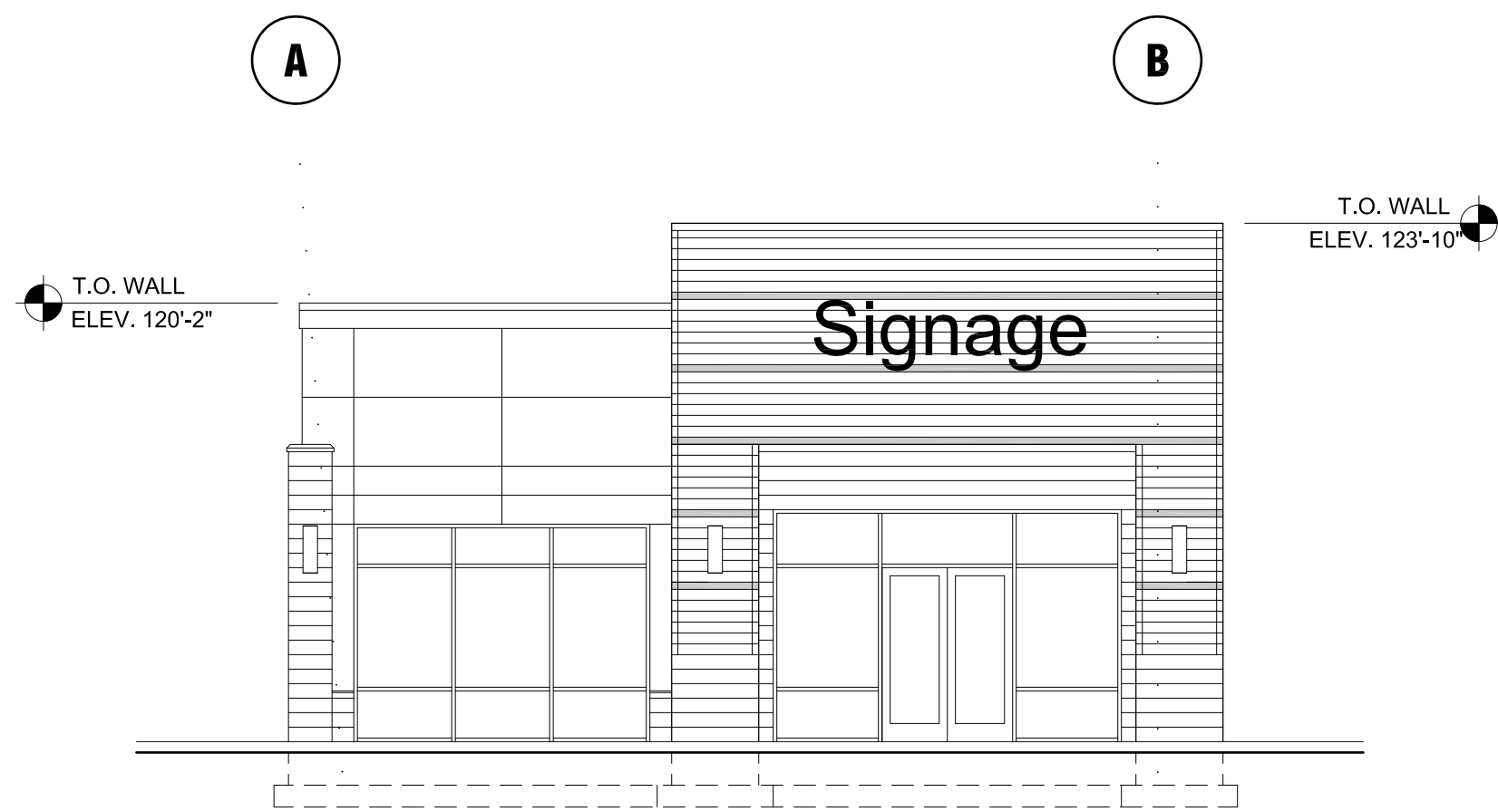
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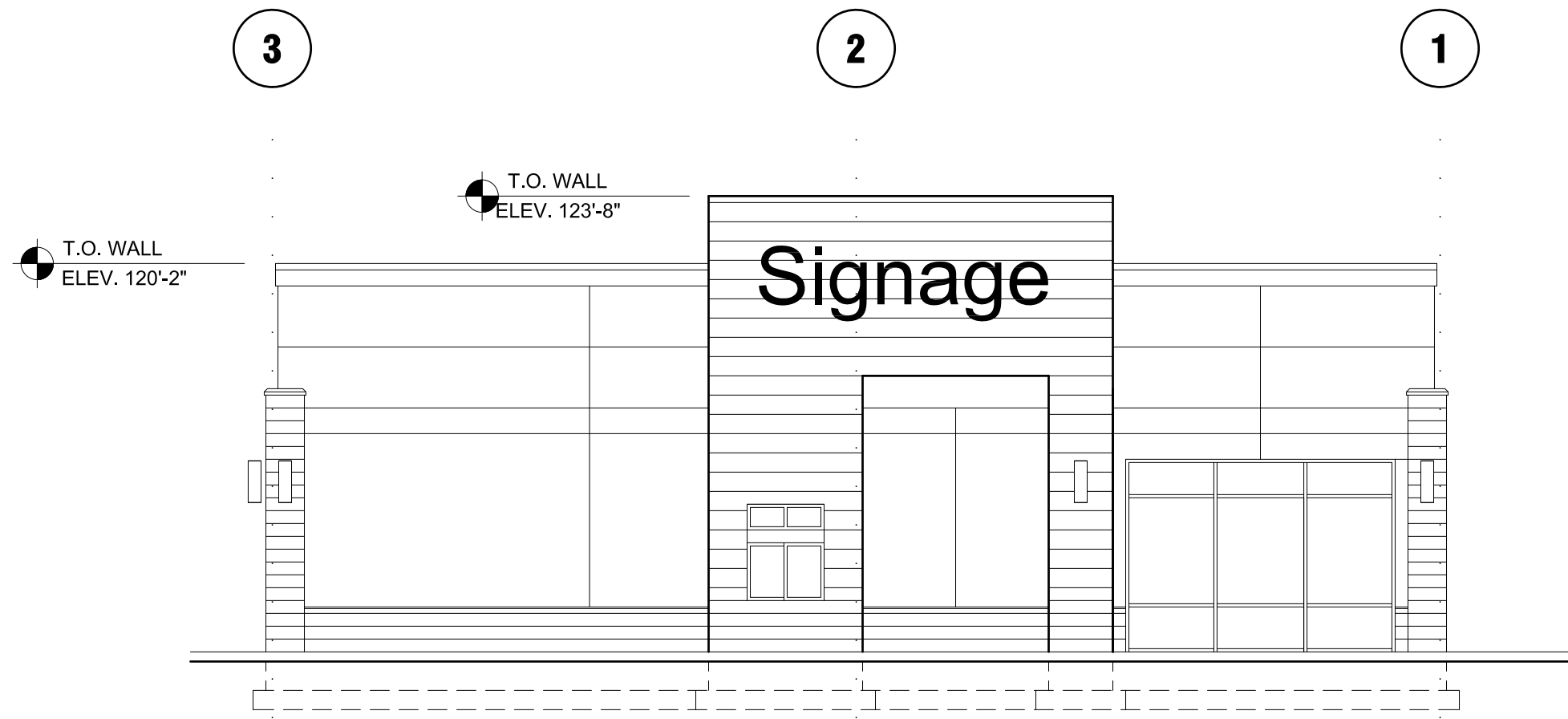
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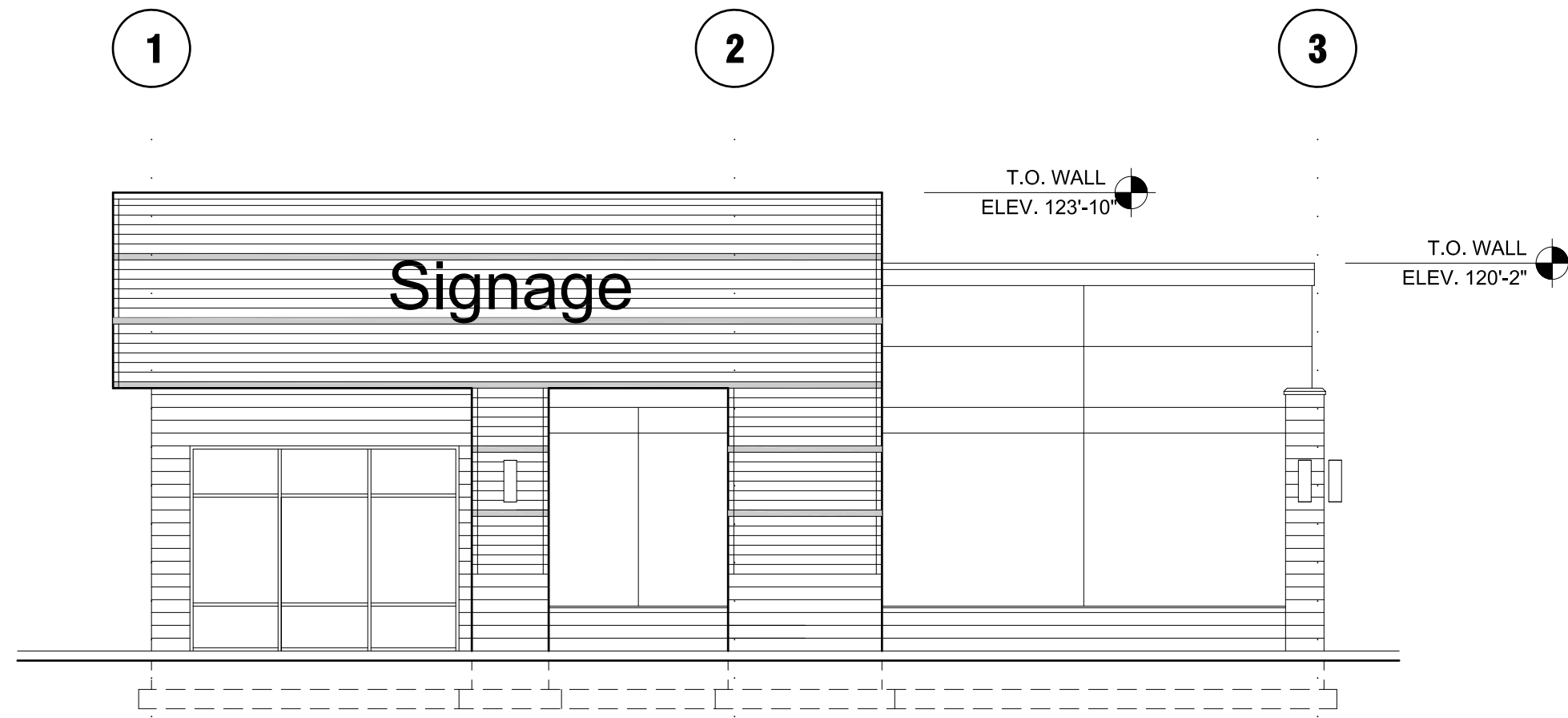
EAST ELEVATION - G

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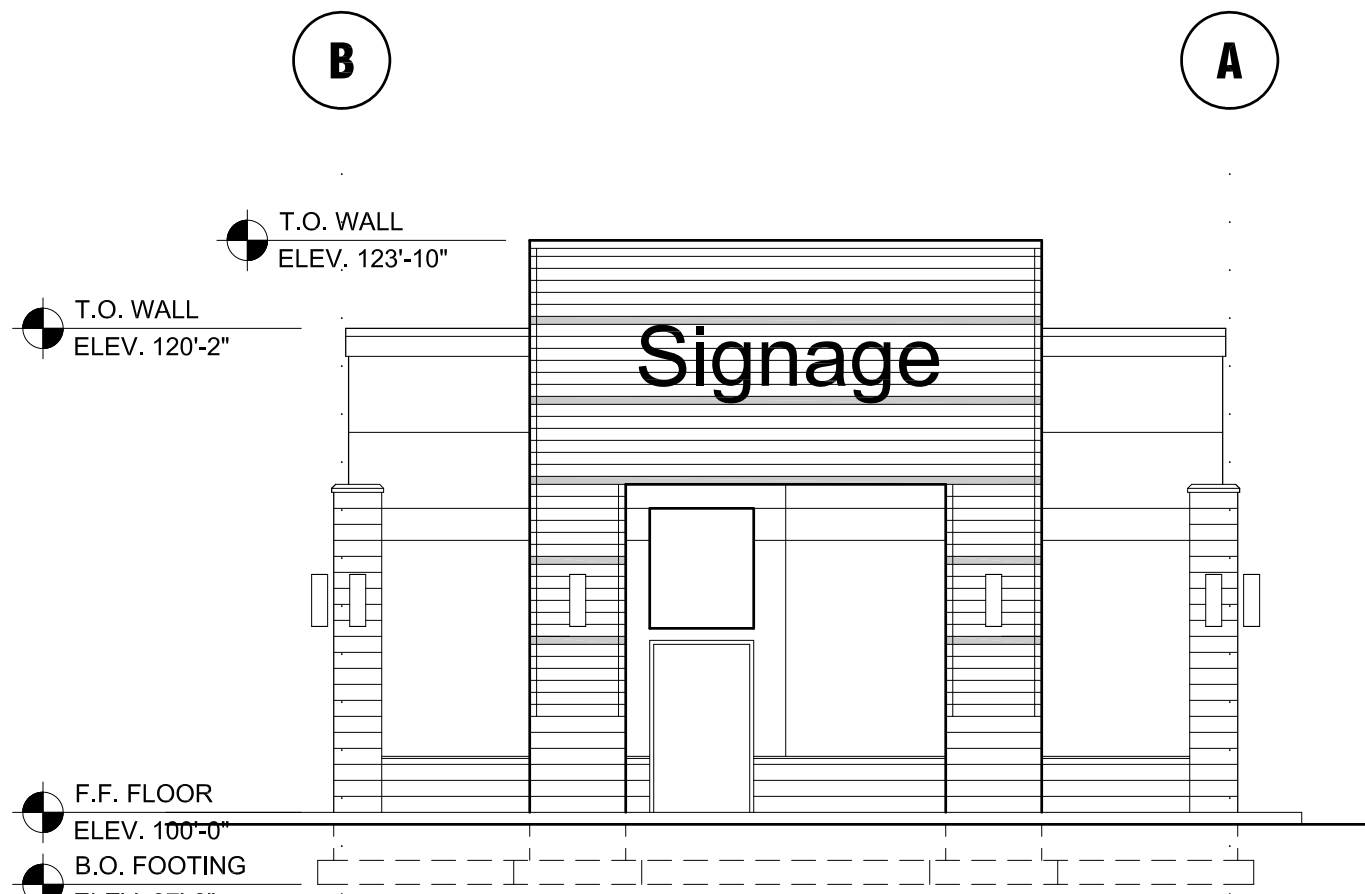
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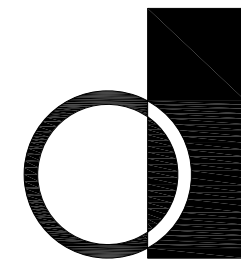
NORTH ELEVATION - G

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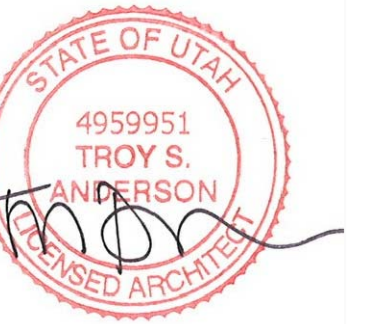
WEST ELEVATION - G

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



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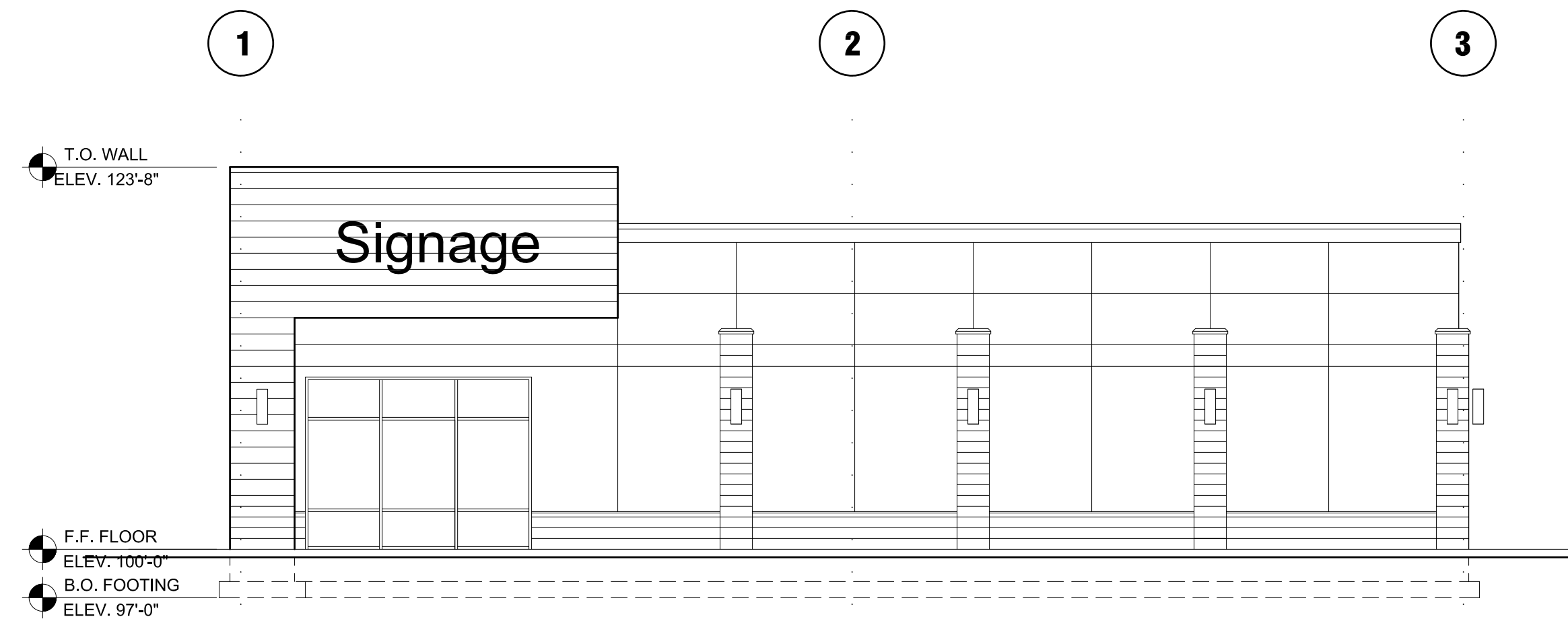
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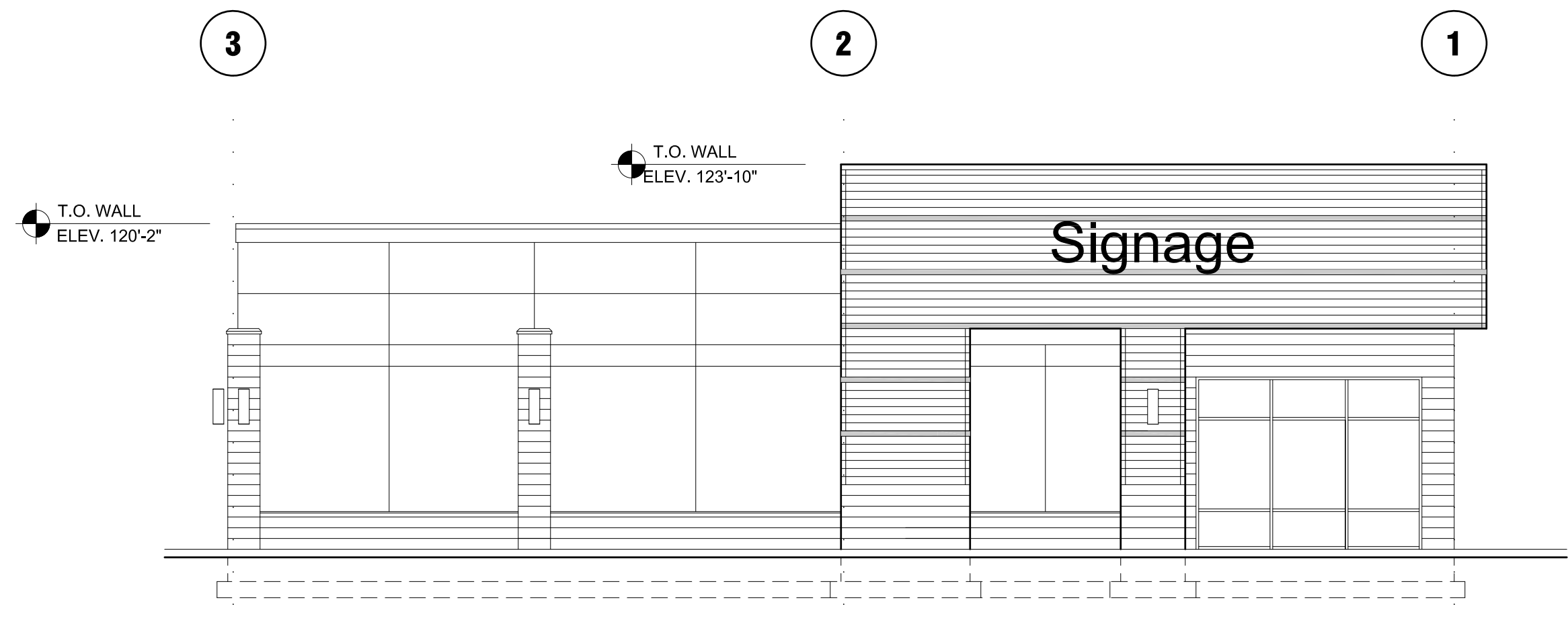
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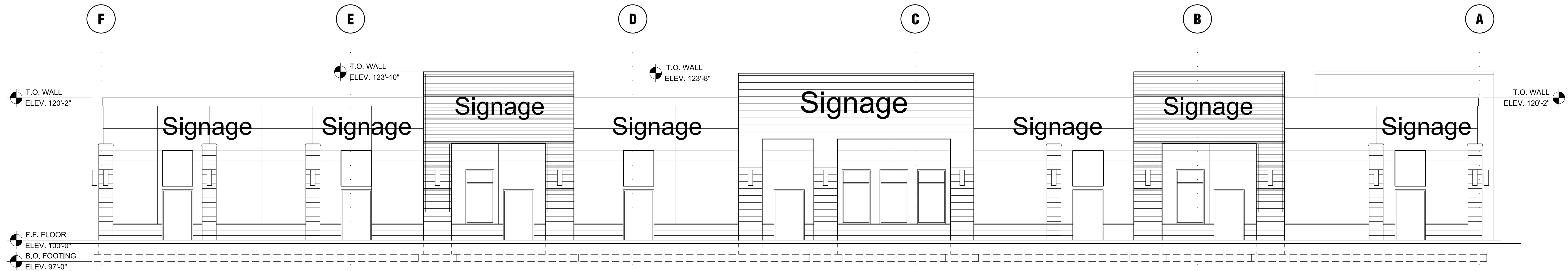
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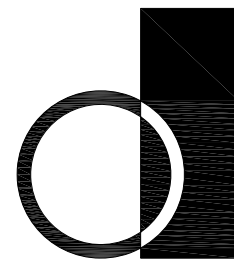
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SCALE: 1/8" = 1'-0"



EAST ELEVATION - J
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - J
SCALE: 1/8" = 1'-0"



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600 MILL ROAD
VINEYARD, UTAH

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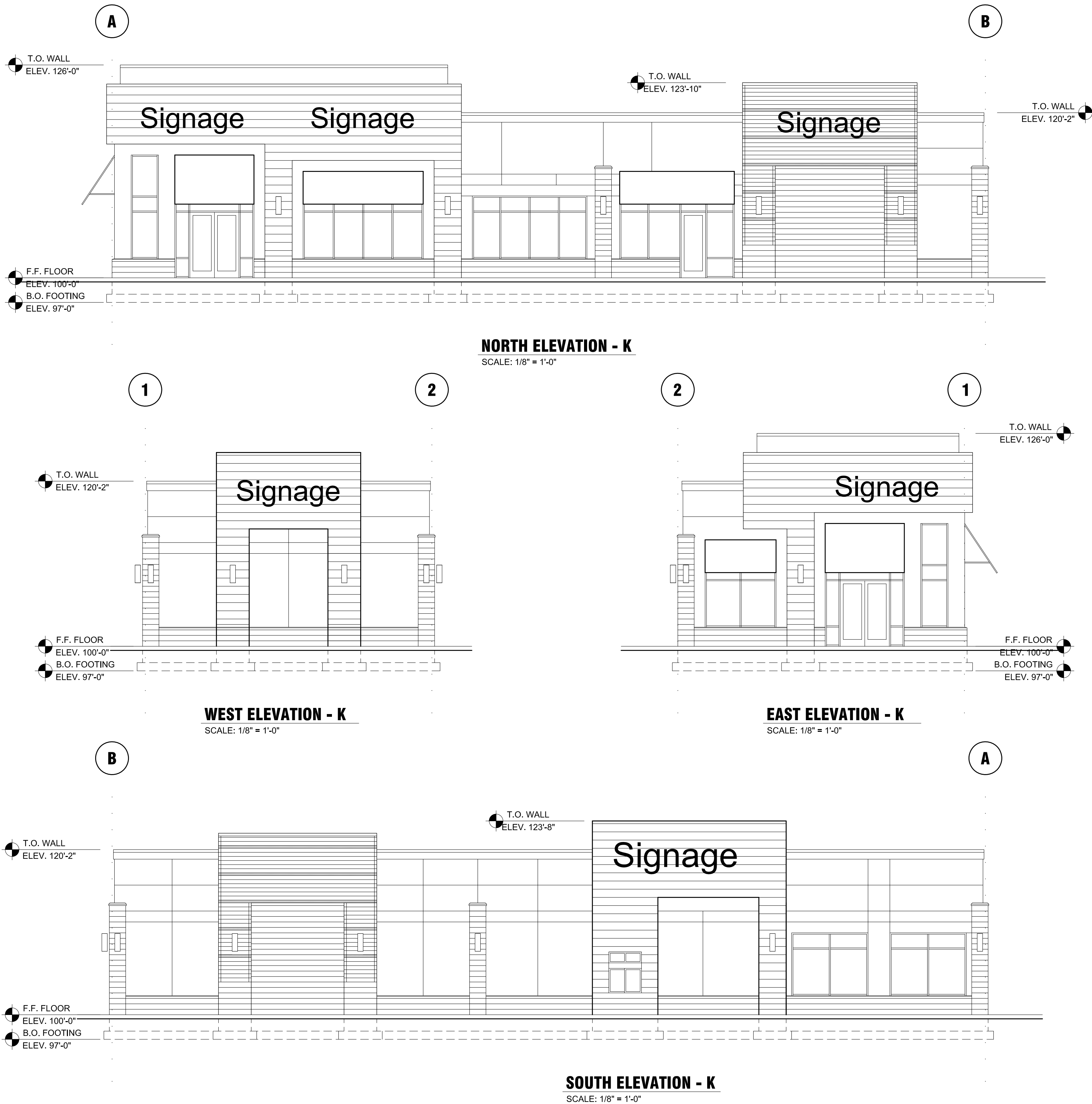
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PROJECT NO:	-
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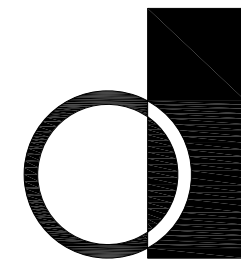
SHEET TITLE

RETAIL K

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VINEYARD RETAIL SITE SCHEMATICS

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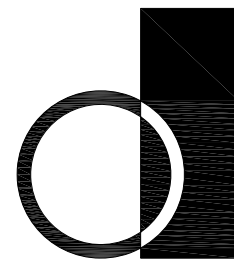
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SCHEMATIC DOCUMENTS

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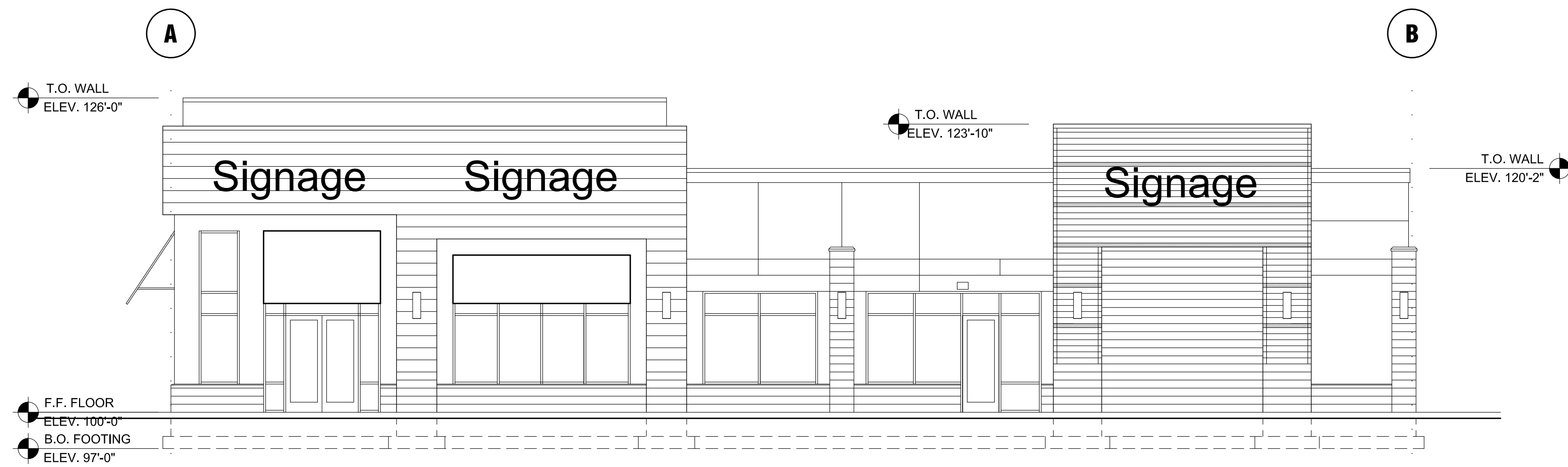
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SHEET TITLE

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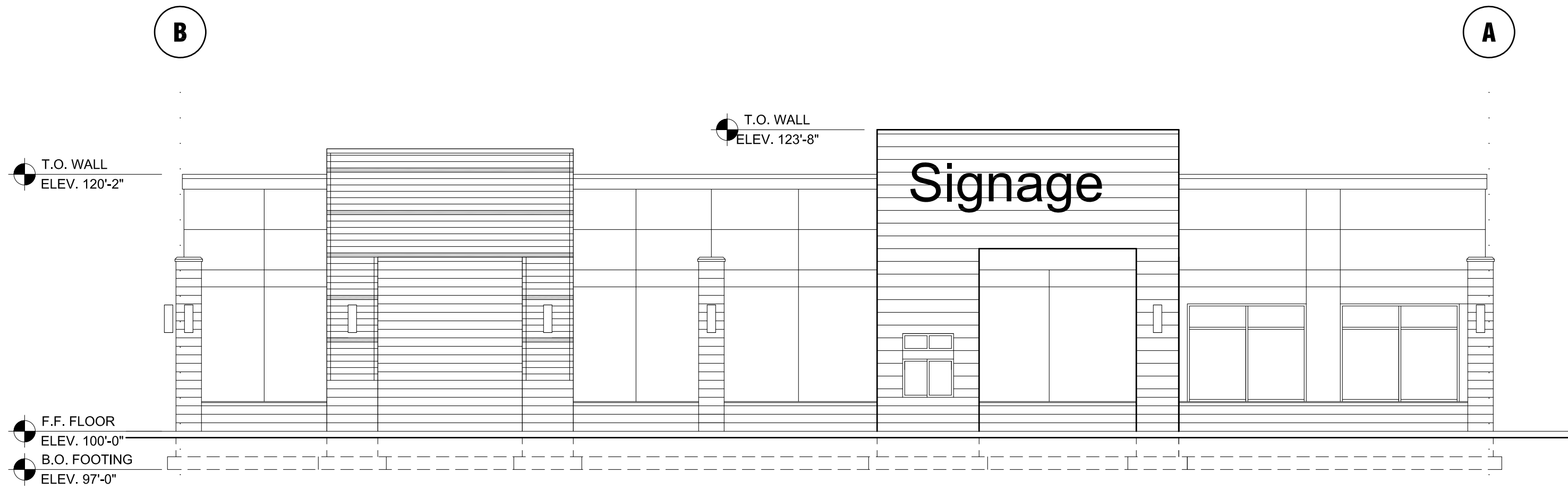


NORTH ELEVATION - M
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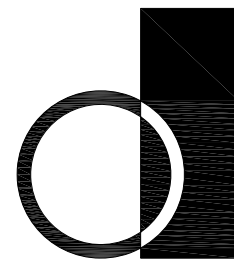


WEST ELEVATION - M
SCALE: 1/8" = 1'-0"

EAST ELEVATION - M
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - M
SCALE: 1/8" = 1'-0"



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600 MILL ROAD
VINEYARD, UTAH

SCHEMATIC DOCUMENTS

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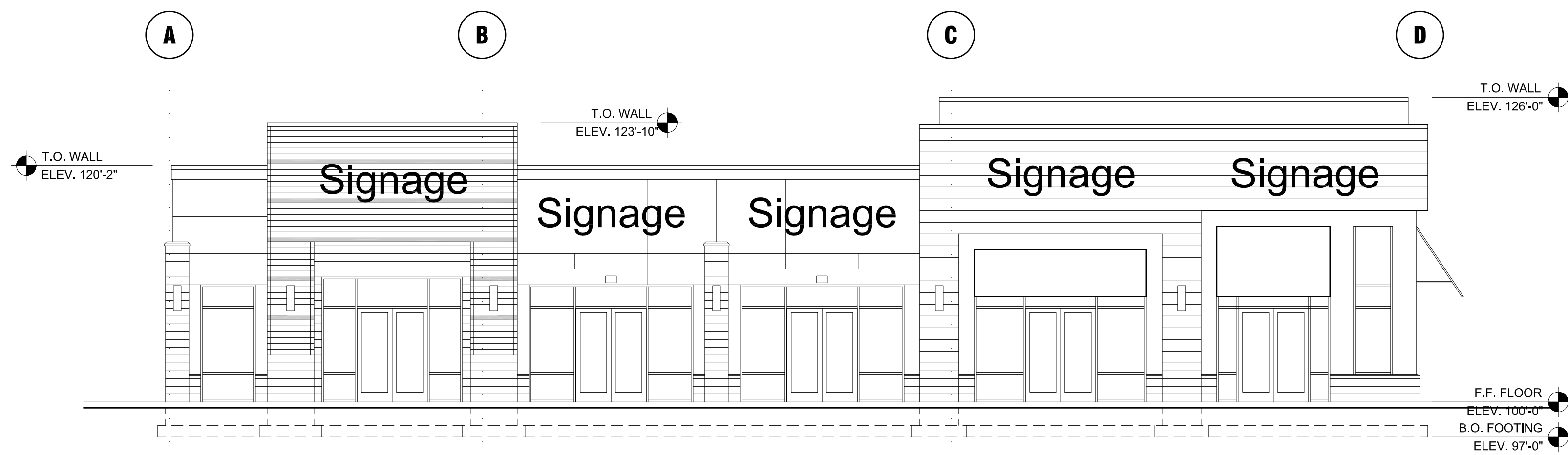
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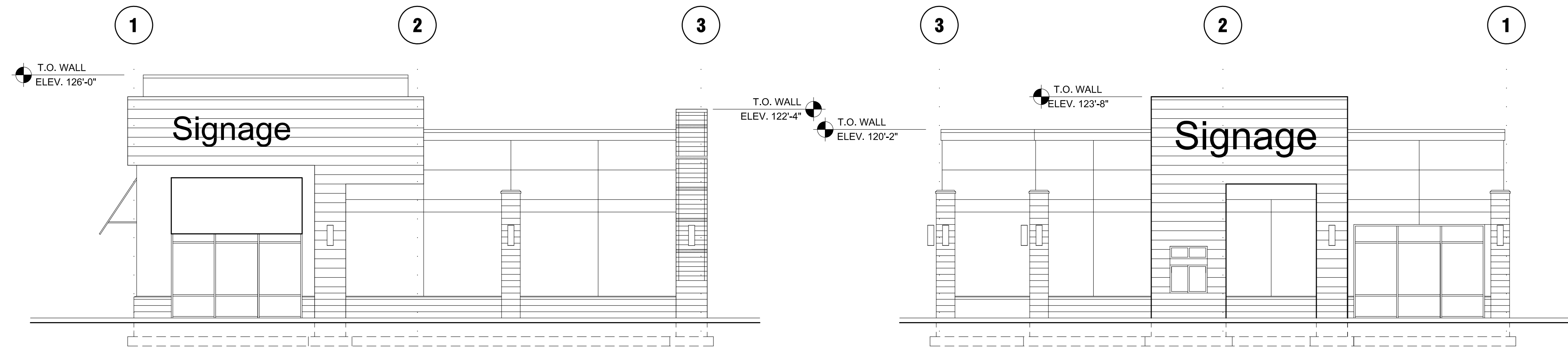
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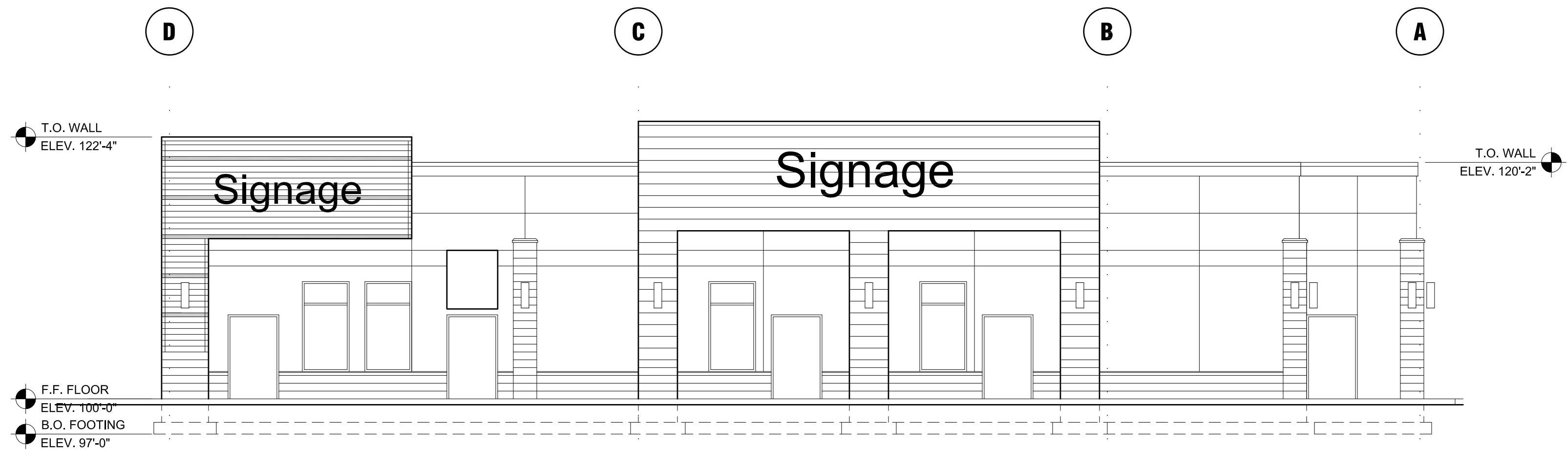


SOUTH ELEVATION - N
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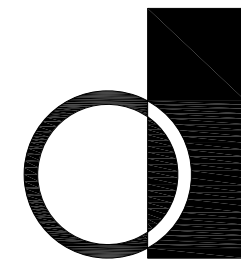


EAST ELEVATION - N
SCALE: 1/8" = 1'-0"

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



NORTH ELEVATION - N
SCALE: 1/8" = 1'-0"



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VINEYARD RETAIL SITE SCHEMATICS

600 MILL ROAD
VINEYARD, UTAH

SCHEMATIC DOCUMENTS

#	DATE	DESC.

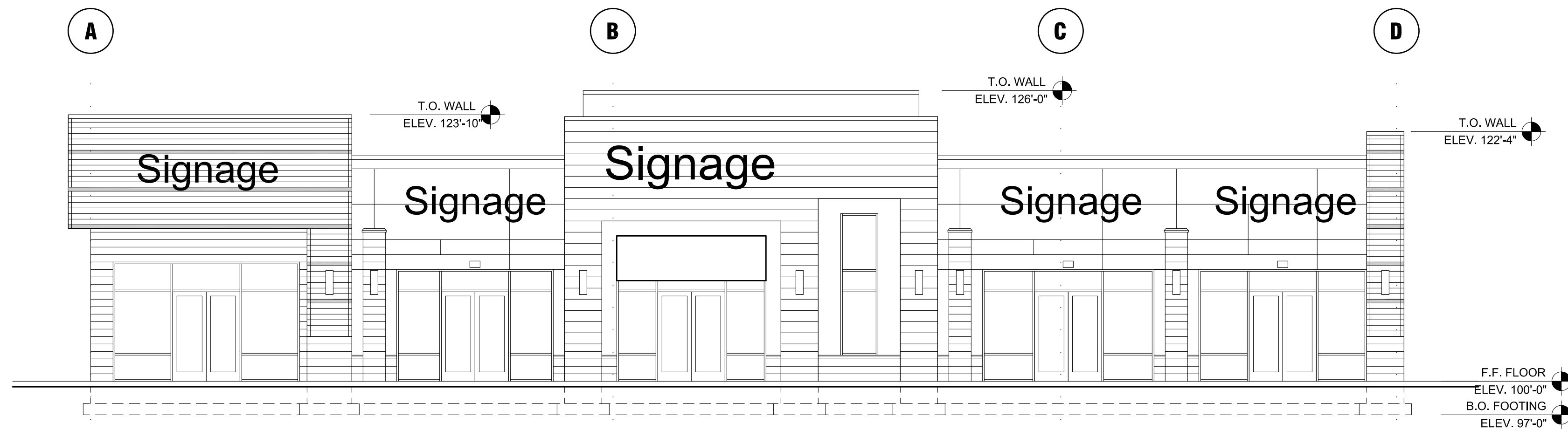
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SHEET TITLE

RETAIL 0

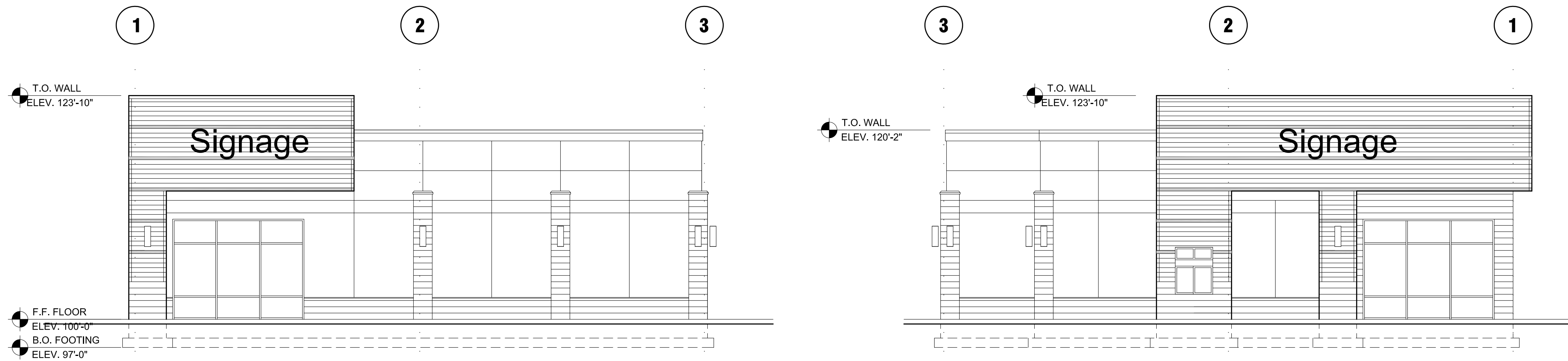
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SOUTH ELEVATION - 0

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

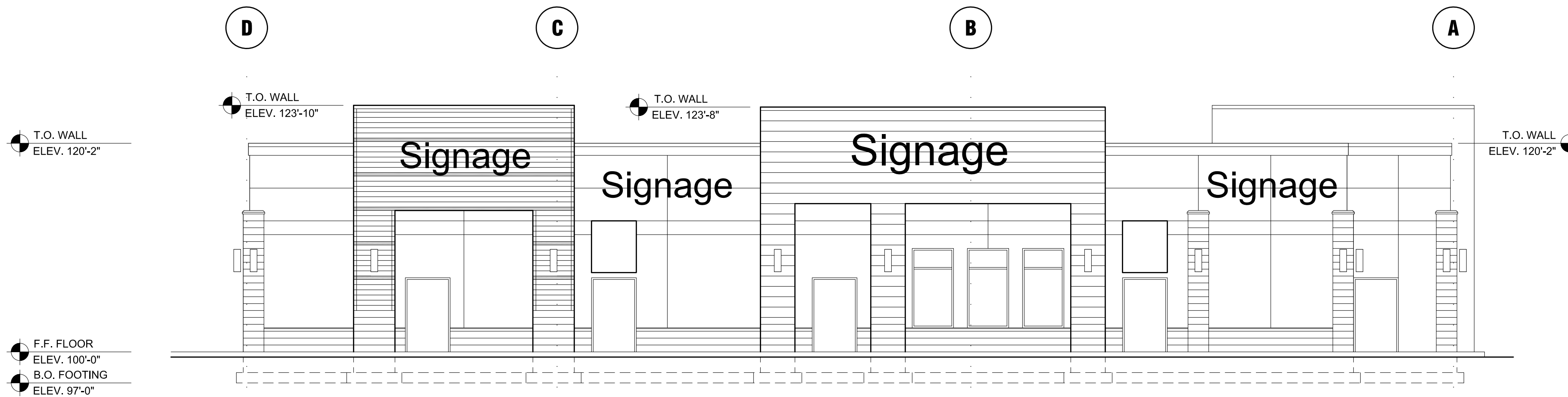


EAST ELEVATION - 0

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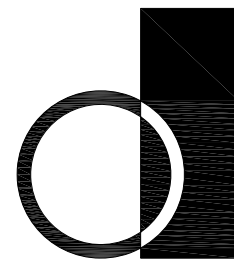
WEST ELEVATION - 0

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



NORTH ELEVATION - 0

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



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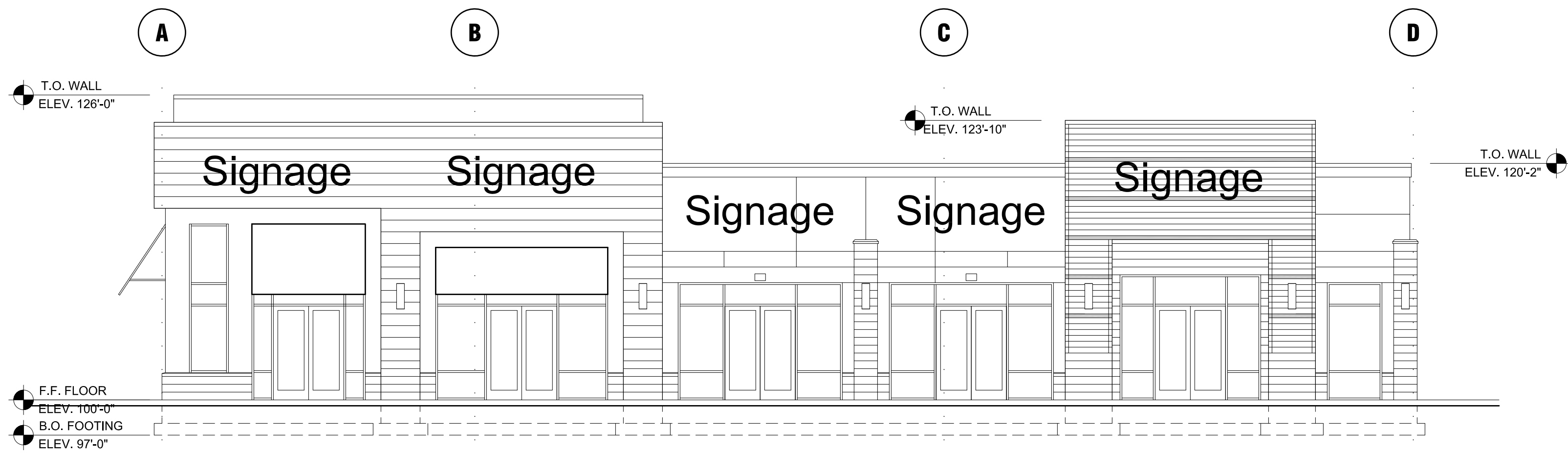
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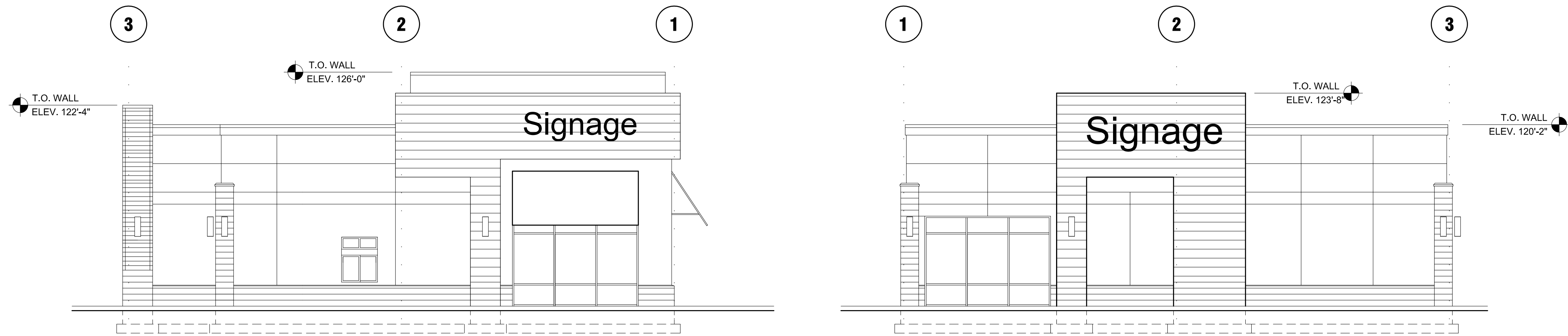
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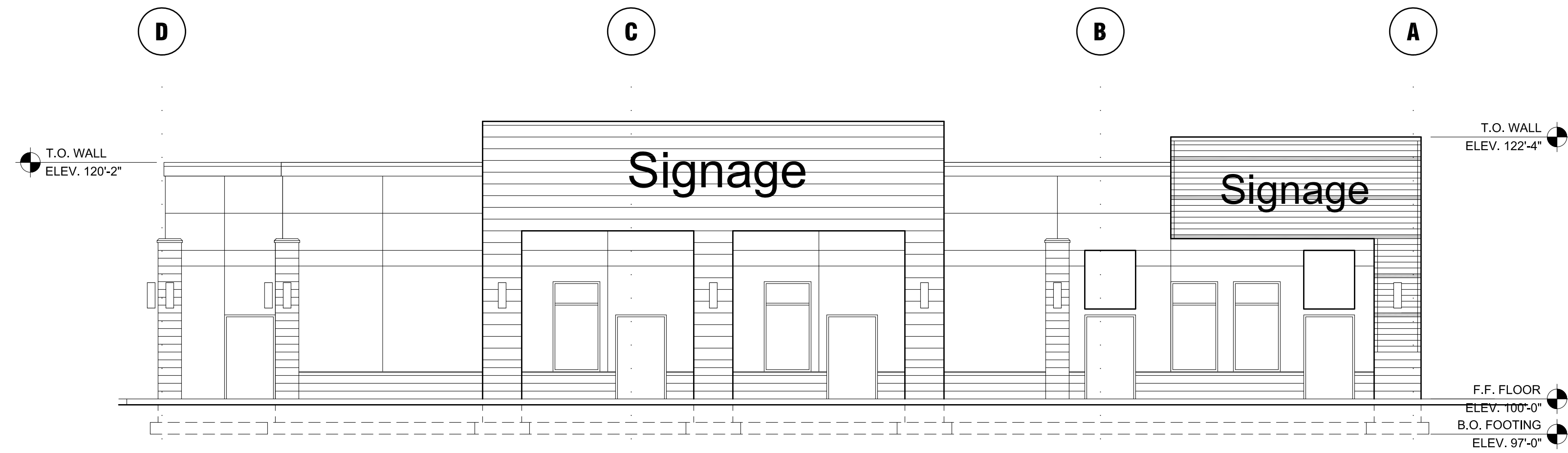


SOUTH ELEVATION - P
SCALE: 1/8" = 1'-0"



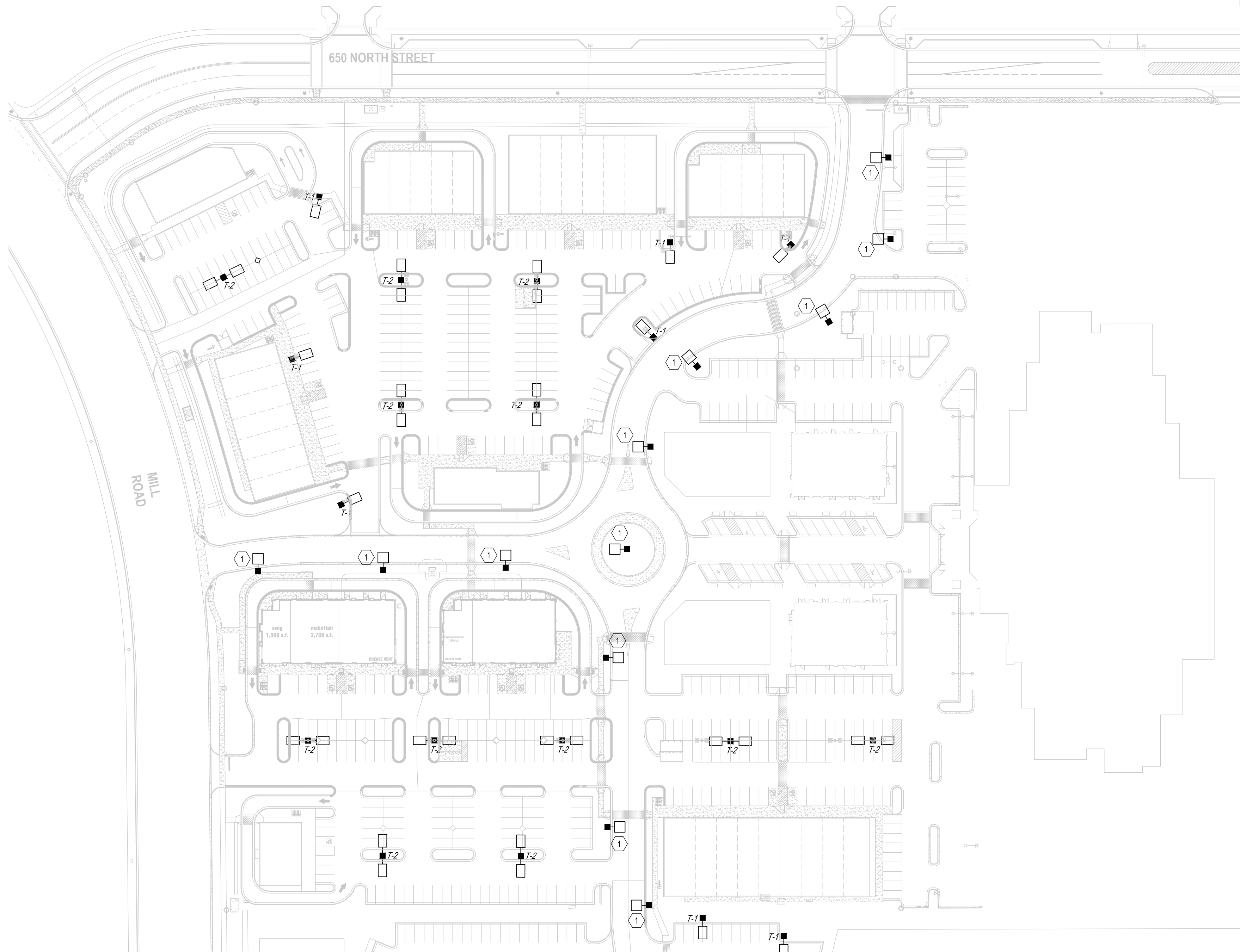
WEST ELEVATION - P
SCALE: 1/8" = 1'-0"

EAST ELEVATION - P
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - P
SCALE: 1/8" = 1'-0"

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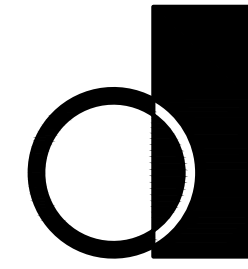
A YARD A SITE LIGHTING PLAN
E1.1A SCALE: 1/64" = 1'-0"

KEYED NOTES (): (#)

1. POLE LIGHT TO BE VINEYARD STANDARD ROAD WAY LIGHT SEE DETAIL SHEET E6.2 FOR CATALOG NUMBER AND DETAILS.

GENERAL NOTES:

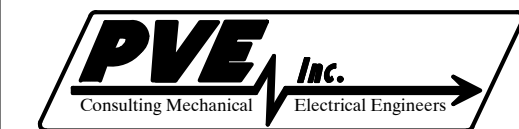
- A. THESE PLANS ARE FOR PHOTOMETRIC AND LIGHTING LOCATION PURPOSES. CONDUIT AND FEEDER SIZES HAVE NOT BEEN CALCULATED AND ADDED TO PLANS.



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architecture, planning, interiors

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salt lake city, ut 84111
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f. 801.595.8900

PROJECT NUMBER: #



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Salt Lake City, UT 84116
Phone: (801) 359-3158
Fax: (801) 521-4114

VINEYARD YARD A
AND B SITE LIGHTING
AND PHOTOMETRICS

600 MILL ROAD
VINEYARD, UTAH

CONSTRUCTION
DOCUMENTS

#	DATE	DESC.

ISSUE:	8 February 2019
PROJECT NO:	18003.07
DRAWN BY:	PH
CHECKED BY:	TG

SHEET TITLE

YARD A SITE
LIGHTING PLAN

E1.1A

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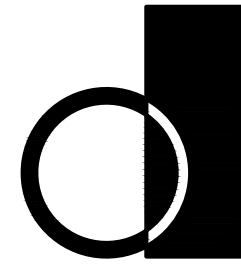
A YARD B SITE LIGHTING PLAN
E1.1B SCALE: 1/64" = 1'-0"

KEYED NOTES (): (#)

1. POLE LIGHT TO BE VINEYARD STANDARD ROAD WAY LIGHT SEE DETAIL SHEET E6.2 FOR CATALOG NUMBER AND DETAILS.

GENERAL NOTES:

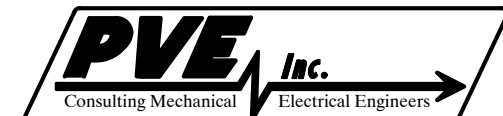
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VINEYARD YARD A
AND B SITE LIGHTING
AND PHOTOMETRICS

600 MILL ROAD
VINEYARD, UTAH

CONSTRUCTION
DOCUMENTS

#	DATE	DESC.

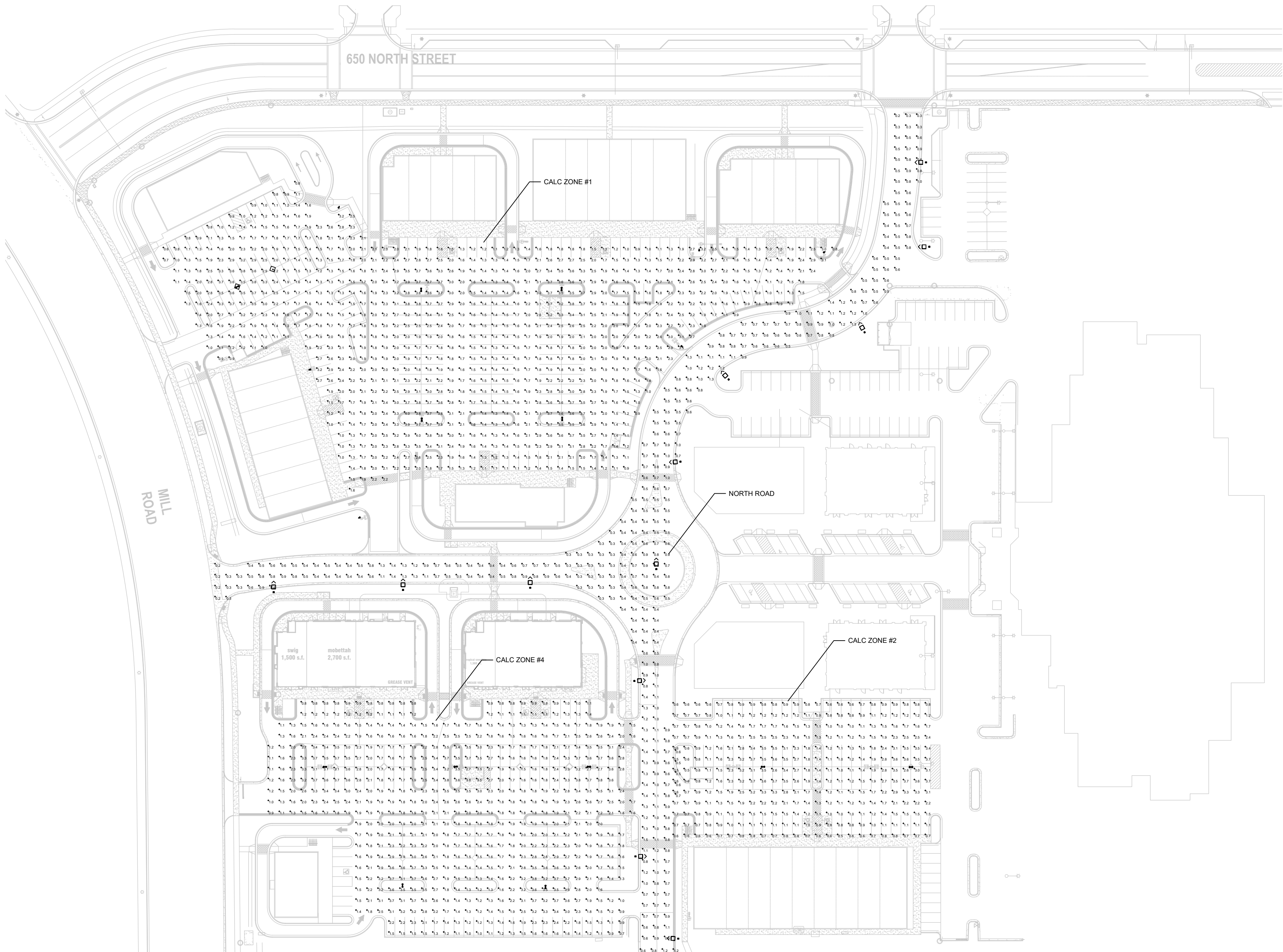
ISSUE:	8 February 2019
PROJECT NO:	18003.07
DRAWN BY:	PH
CHECKED BY:	TG

SHEET TITLE

YARD B SITE
LIGHTING PLAN

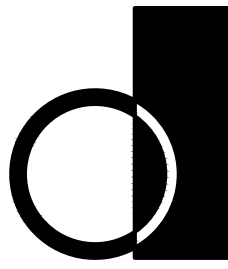
E1.1B

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.0 fc	4.0 fc	0.6 fc	6.7:1	3.3:1
Calc Zone #2	+	1.5 fc	3.7 fc	0.5 fc	7.4:1	3.0:1
Calc Zone #4	+	2.1 fc	3.8 fc	0.7 fc	5.4:1	3.0:1
Calc Zone #7	+	2.0 fc	4.0 fc	0.6 fc	6.7:1	3.3:1
Calc Zone #8	+	1.9 fc	3.9 fc	0.6 fc	6.5:1	3.2:1
Calc Zone #9	+	1.7 fc	3.3 fc	0.5 fc	6.6:1	3.4:1
NORTH ROADWAY	+	0.7 fc	1.5 fc	0.2 fc	7.5:1	3.5:1
SOUTH ROADWAY	+	0.7 fc	1.8 fc	0.2 fc	9.0:1	3.5:1

A YARD A PHOTOMETRIC PLAN
E1.2A SCALE: 1/64" = 1'-0"



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VINEYARD YARD A
AND B SITE LIGHTING
AND PHOTOMETRICS

600 MILL ROAD
VINEYARD, UTAH

CONSTRUCTION
DOCUMENTS

#	DATE	DESC.

ISSUE:	8 February 2019
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DRAWN BY:	PH
CHECKED BY:	TG

SHEET TITLE

YARD A
PHOTOMETRIC
PLAN

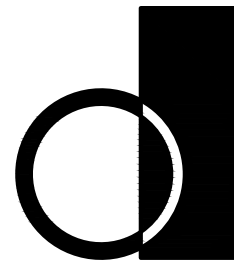
E1.2A

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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Calc Zone #2	+	1.5 fc	3.7 fc	0.5 fc	7.4:1	3.0:1
Calc Zone #4	+	2.1 fc	3.8 fc	0.7 fc	5.4:1	3.0:1
Calc Zone #7	+	2.0 fc	4.0 fc	0.6 fc	6.7:1	3.3:1
Calc Zone #8	+	1.9 fc	3.9 fc	0.6 fc	6.5:1	3.2:1
Calc Zone #9	+	1.7 fc	3.3 fc	0.5 fc	6.6:1	3.4:1
NORTH ROADWAY	+	0.7 fc	1.5 fc	0.2 fc	7.5:1	3.5:1
SOUTH ROADWAY	+	0.7 fc	1.8 fc	0.2 fc	9.0:1	3.5:1

A YARD B PHOTOMETRIC PLAN
E1.2B SCALE: 1/64" = 1'-0"



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VINEYARD YARD A AND B SITE LIGHTING AND PHOTOMETRICS

600 MILL ROAD
VINEYARD, UTAH

CONSTRUCTION DOCUMENTS

#	DATE	DESC.

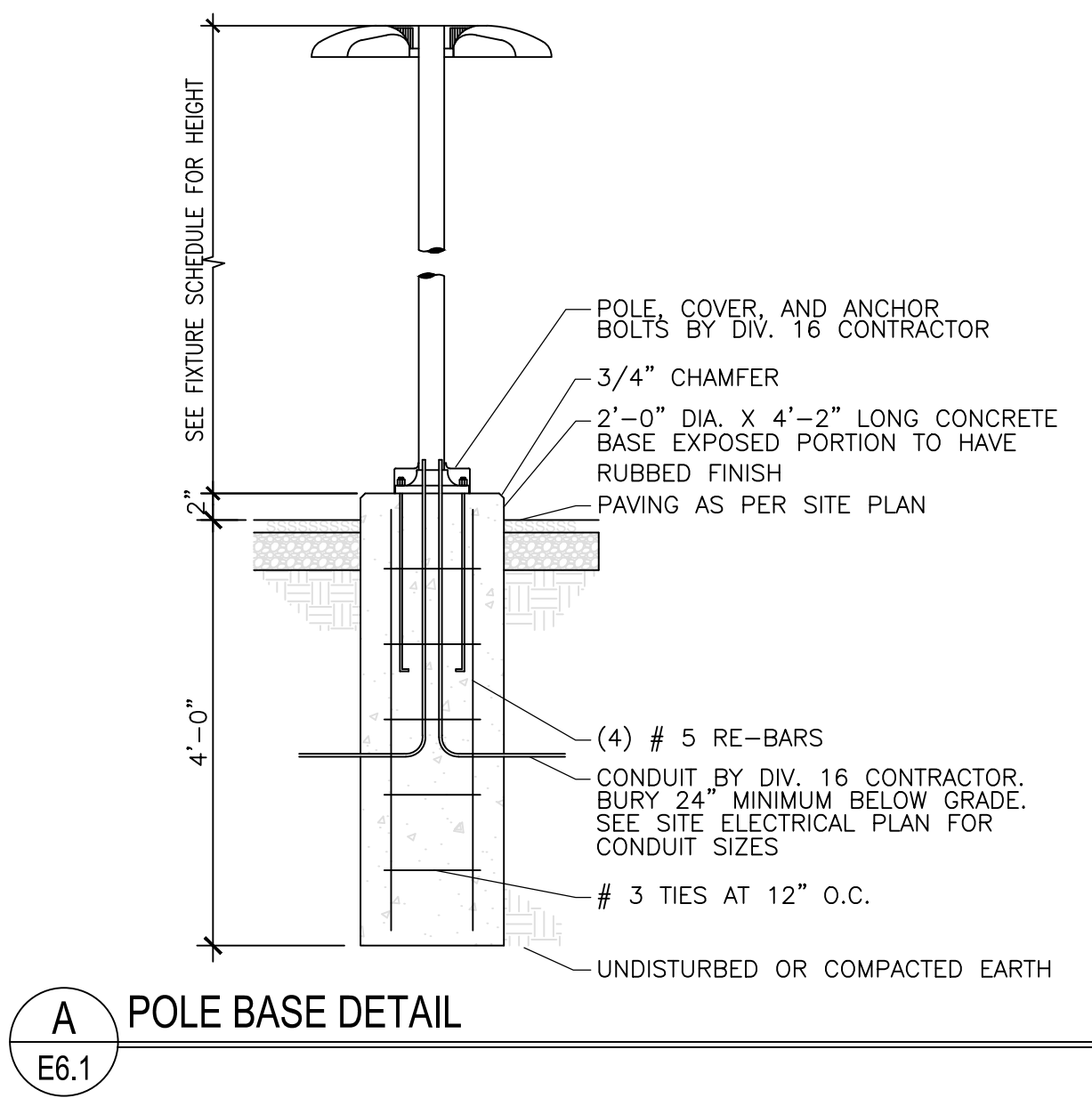
ISSUE: 8 February 2019
PROJECT NO: 18003.07
DRAWN BY: PH
CHECKED BY: TG

SHEET TITLE

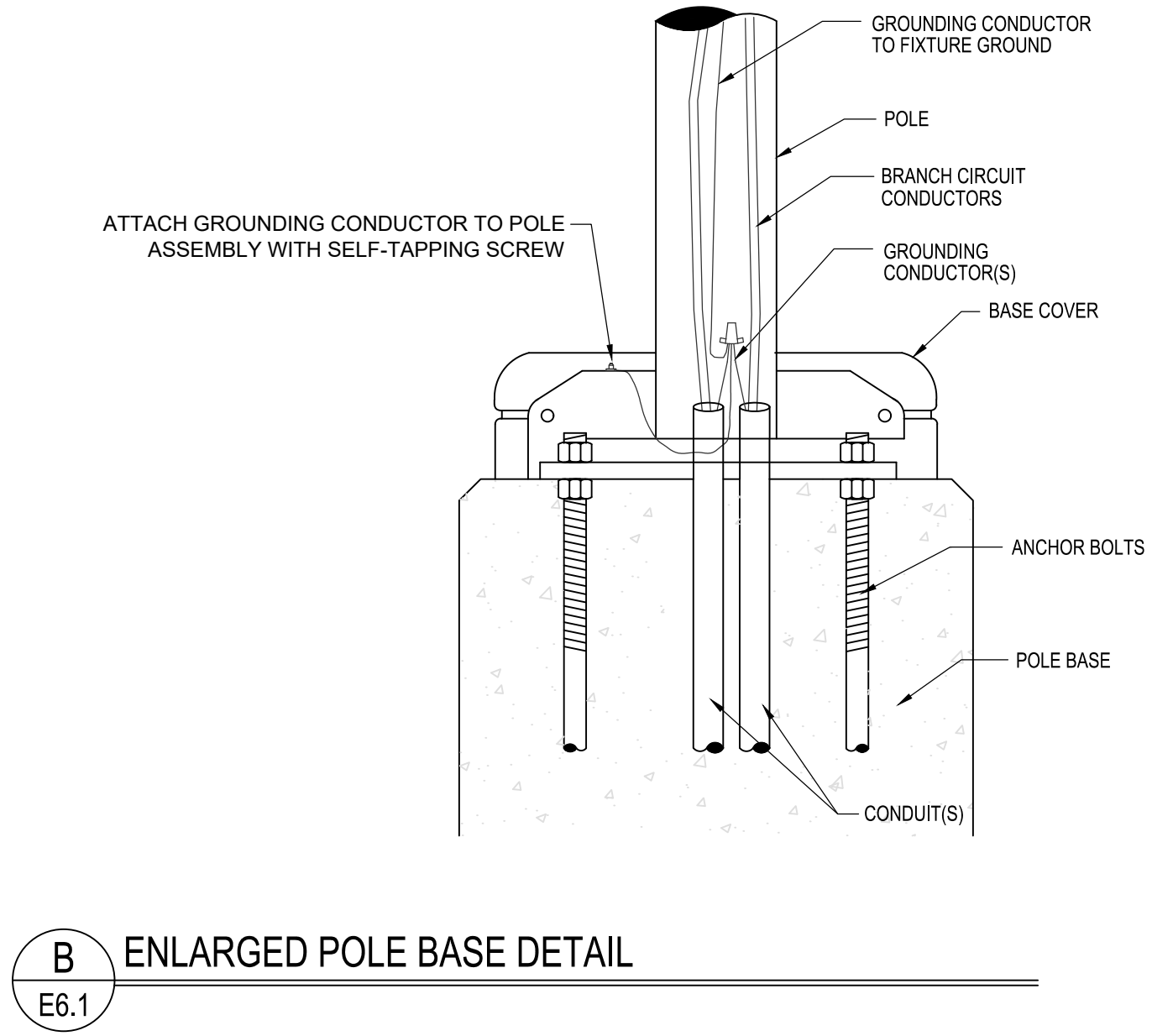
YARD B PHOTOMETRIC PLAN

E1.2B

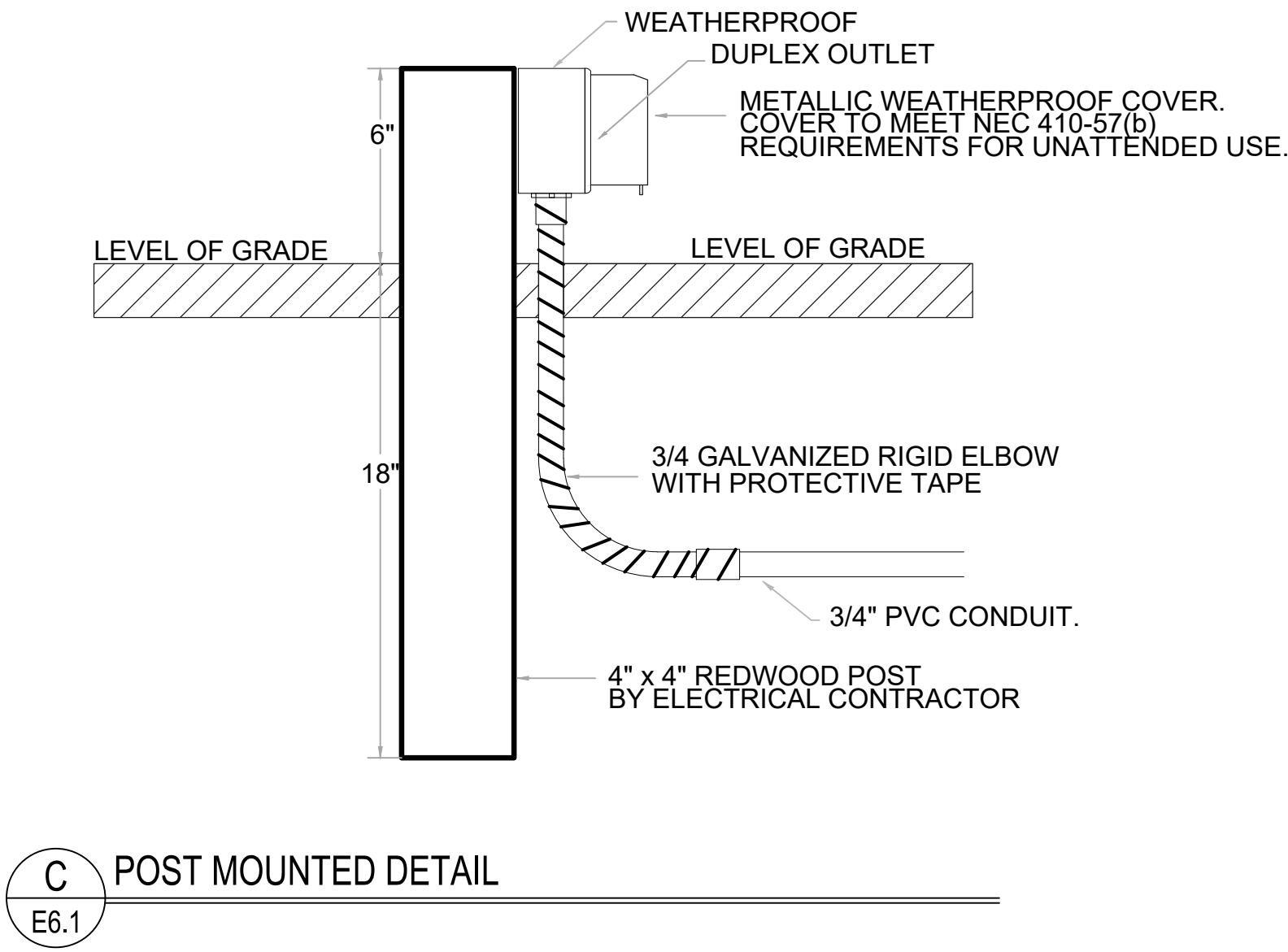
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A POLE BASE DETAIL
E6.1



B ENLARGED POLE BASE DETAIL
E6.1



C POST MOUNTED DETAIL
E6.1

LUMINAIRE SCHEDULE									
LUMINAIRE NUMBER	LUMINAIRE MANUFACTURER	LUMINAIRE CATALOG #	DESCRIPTION	LAMPS		LUMINAIRE			REMARKS
				TYPE	QTY.	VOLTS	WATTS	MOUNTING	
T-1	LITHONIA LIGHTING	DSX-1-LED-P7-50K-T5M-MVOLT	AREA POLE LIGHT	LED	6	UNV	183	POLE MOUNTED	
T-2	LITHONIA LIGHTING	DSX-1-LED-P7-50K-T5M-MVOLT	AREA POLE LIGHT	LED	11	UNV	366	POLE MOUNTED	
NOTE: ELECTRICAL CONTRACTOR SHALL PROVIDE A 'QUICK DISCONNECT HARNESS' FOR EACH FLUORESCENT LIGHTING FIXTURE TO SERVE AS A MEANS OF DISCONNECT TO ALLOW THE FIXTURE BALLAST TO BE SERVICED IN PLACE, AS PER THE NATIONAL ELECTRICAL CODE 2014, ARTICLE 410.130 (G).									

VINEYARD YARD A
AND B SITE LIGHTING
AND PHOTOMETRICS
600 MILL ROAD
VINEYARD, UTAH

CONSTRUCTION
DOCUMENTS

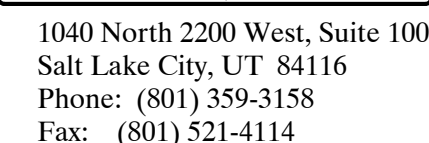
#	DATE	DESC.
ISSUE: 8 February 2019		
PROJECT NO: 18003.07		
DRAWN BY: PH		
CHECKED BY: TG		

SHEET TITLE
ELECTRICAL DETAILS
AND
FIXTURE SCHEDULE



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PROJECT NUMBER: #



**600 MILL ROAD
VINEYARD, UTAH**

#	DATE	DESC.

ISSUE:	8 February 2019
PROJECT NO:	18003.07
DRAWN BY:	PH
CHECKED BY:	TG

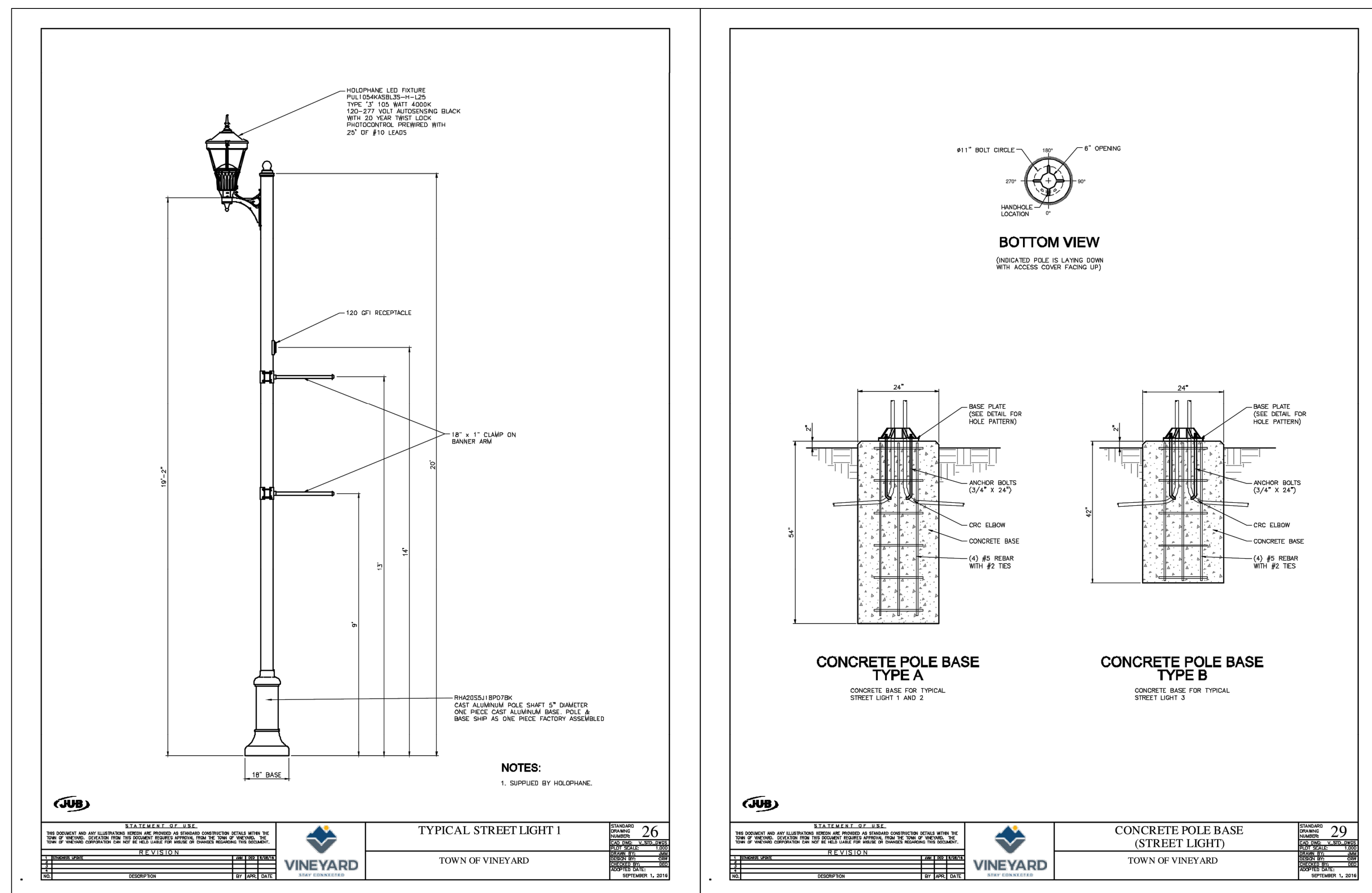
SHEET TITLE

ELECTRICAL DETAILS

E6.2

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DATE: _____ TYPE: _____

NAME: _____

PROJECT: _____

Halogen/incandescent

P5642-20

Cylinder

6" up/down cylinder with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Specify P8798-31 top cover lens for use in wet locations.

Category: Outdoor

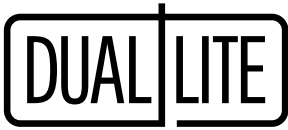
Finish: Antique Bronze (powdercoat)

Construction: Cast aluminum construction
metal shade



Width: 6"
Height: 18"
Depth: 8-7/8"
H/CTR: 8"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box 4-1/2" sq.	Pre-wired 6" of wire supplied 120V	Quantity: 2 250/150W PAR-38 or BR-40 Medium base porcelain sockets	cCSAus Damp location listed location listed 1 year warranty Companion fixtures are available



PG

Emergency LED Sconce

FEATURES

Application

The PG is an indoor/outdoor, die-cast architectural emergency unit. It is a wet location listed, emergency luminaire with high-output LED technology that provides path of egress illumination for mounting over entrance/exit ways and perimeter walkways. Spectron® self-testing/self-diagnostic electronics are included standard. A battery heater for cold temperature operation is available as an option.

Construction

Housing and mounting plate are constructed of 0.125" die-cast aluminum and 0.125" closed-cell, medium density, neoprene gasket. The acrylic lens allows 92% light transmission. The reflector is electro-polished aluminum with 95% reflectance. Housing finish is powder coated electro-deposition paint available in four colors: dark bronze, white, platinum silver and black.

Installation

Universal housing knockouts for mounting to standard 31/2" and 4" octagon and 4" square electrical boxes. A 1/2" – 1/4 NPT threaded conduit opening is provided at the top of the housing and sealed with a closure plug. The back plate mounts to the wall surface using installer supplied hardware. The housing “snaps” to the back plate by a “pin and socket” arrangement, and is secured with two Fillister head screws. AC Lockout feature prevents battery discharge prior to initial unit power-up saving installation time.

Lamps

Four high-output, long life LED lamps arranged in redundant pairs.

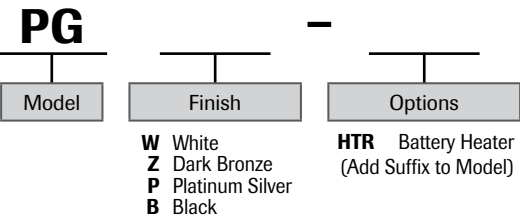
Compliances

- UL 924 Listed (emergency models only)
- UL Wet Location Listed
- NFPA 101 Life Safety Code
- NFPA 70 National Electrical Code
- OSHA
- U.S. Patent No. D627,916

Warranty

- Fixture: 5 Years Full
- Battery: 2 Years Full, 8 Years Pro Rata
- Lifetime LED Warranty

ORDERING GUIDE



Catalog Number	
Comments	Type



White



Dark Bronze

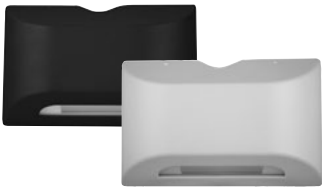


Platinum Silver



Black

Reference "Remote Heads and Fixtures" specification sheet for information on matching PG remote



PG Remote LED

GEOPAK SERIES SIZE 1 LED

Architectural Wallpack
TRP1/RD11/QSP1

NEW

Cat.#

Job

Type



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

APPLICATIONS

- Small sized architectural wallpacks in three stylish shapes with molded contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.
- Back box accessory available for surface conduit application.

Construction:

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance.
- The LED bezel and trim-plate are made of stainless steel.
- Five powder coat standard finishes, plus custom color options.
- Wet Location Listed to UL924 and UL1598 Standard.

LED:

- 12 high power LEDs delivering up to 3,000 lumens.
- Up to 118 lumens per watt
- Type II, III and IV distributions for a wide variety of applications.
- Zero uplight (UO), dark sky, neighbor friendly

Electrical:

- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10kA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control

Battery Backup:

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress.
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application.
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation.

Installation:

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit.
- Optional back-box accessory available for surface conduit application. See BB-Geo accessories.

Listings:

- UL 1598 listed for use in wet locations
- Drivers IP66 and RoHS compliant
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org

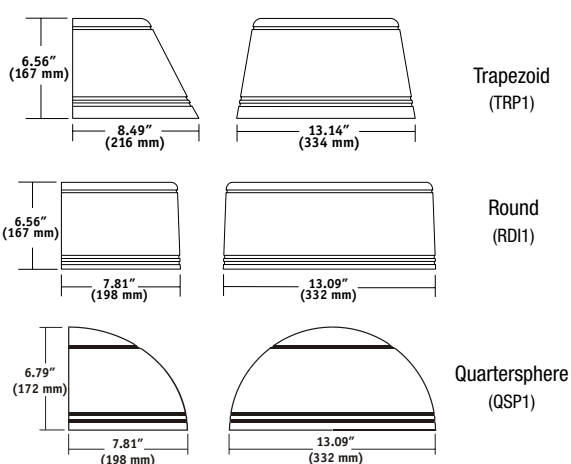
Warranty:

- For more information visit:
<http://www.hubbelloutdoor.com/resources/warranty/>

PRODUCT IMAGE(S)



DIMENSIONS



SHIPPING INFORMATION

Catalog Number	Weight (lbs)	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
TRP1	11.5	17.0	9.9	10.0
RD11	11.5	18.0	11.0	9.25
QSP1	10.5	17.0	9.6	10.5

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



ORDERING INFORMATION

ORDERING EXAMPLE: TRP-12L-20-4K-3-1-BL-SCP-EH

HOUSING	VERSION	WATTAGE	CCT/CRI	DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
TRP1 Trapezoid	12L 12 LEDs	15 15 watts	3K7 3000K, 70CRI	2 Type II	U 120-277	BL Black	PCU Button Photocell	F ⁴ Fusing (only available with STD fixture configuration, 120-277V only)
RD11 Radius		20 20 watts	4K7 4000K, 70CRI	3 Type III	1 120	DB Bronze	SCP ^{2,3} Programmable Motion Sensor	E ¹ Battery Pack (0°C)
QSP1 Quartersphere		30 30 watts	5K7 5000K, 70CRI	4 Type IV	2 208 3 240 4 277	GR Gray PS Platinum WH White CC Custom	SPECIFY SCP HEIGHT 8F Up to 8ft mount height 20F Up to 20ft mount height	EH ¹ Battery Pack (-30°C) with heater

¹ Voltage specific (120 or 277V only)

² Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

³ PCU option not applicable, included in sensor

⁴ Must specify input voltage (120, 208, 240 or 277)



HUBBELL
Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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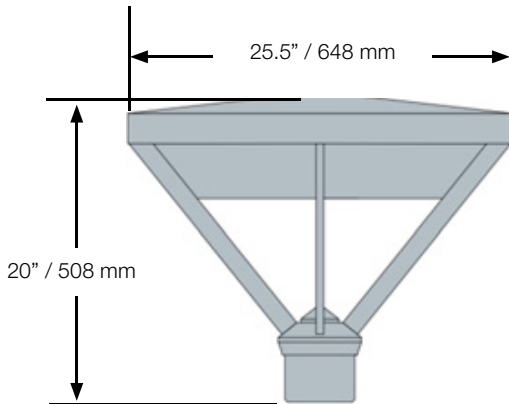
TRP1/RD11/QSP1-SPEC
JUNE 1, 2018 8:51 AM

FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV, V and custom distributions¹
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- LifeShield™ thermal protection
- 13 standard powder coat finishes
- LED upgrade Kits also available



SPECIFICATIONS



- Diameter: 25.5" / 648 mm
- Height: 20" / 508 mm
- Weight: 27 lbs
- EPA: 0.8v
- IP Rating: 66



3000K and warmer CCTs only

ORDERING INFORMATION

MODEL	1	2	3	4	5	6	7
SLVT							
	Light Engine	CCT	Drive Current	Color	Options	Controls	Mounting

1. LIGHT ENGINE

T2-56LED	Type II
T3-56LED	Type III
T4-56LED	Type IV
T5-56LED	Type V
TL-56LED	45° Left output
TR-56LED	45° Right output

2. COLOR TEMPERATURE

3K	3000K CCT, 70CRI
4K	4000K CCT, 70CRI
5K	5000K CCT, 70CRI

Additional CCT's and 560nm monochromatic amber available by request¹

3. DRIVE CURRENT

700	700mA, 132 watts
450	450mA, 85 watts

4. FINISH

Standard Color

WH	Arctic White
BL	Black
BLT	Matte Black
DB	Dark Bronze
DGN	Dark Green
TT	Titanium

4. FINISH (CONT)

WDB	Weathered Bronze
MDB	Bronze Metallic
VBU	Verde Blue
CRT	Corten
MAL	Matte Aluminum
MG	Medium Grey
AGN	Antique Green
LG	Light Grey

Premium Color

SHK	Shamrock
SPP	Salt and Pepper
SFM	Seafoam
WCP	Weathered Copper
RAL	RAL 4 digit Color
CUSTOM	Custom Color

5. OPTIONS

CLR	Clear secondary lens
LDL	Frosted Secondary Lens
HSS	House Side shield for Type 4
EPA-C	Egress in-line adapter
PT23	Slips Over A 2 3/8"OD Tenon
PT3	Slips Over A 3"OD Tenon

6. CONTROLS

PCA-C Rotatable photocell Contemporary
SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

7. MOUNTING

Fixture slips over a 4"/100mm or into 5"/127mm O.D. pole. (Required .188" thick wall for 5"/127mm O.D. pole. Secured with three S/S 3/8-16x3/8" set screws)

Wall Mount Arm

WMA35U	WMA9D
WMA36U	WMA9U
WMA7	WMA22U

Pole Mount Arm

TRA5U	SLA1-2
TRA6U	SLA8U
SLA1	SLA22U

Pier Mount

PM1	PM2	PM3
-----	-----	-----

¹ Consult factory



ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
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JOB
TYPE
NOTES



LiteFrame LF6ML is a 6" specification grade LED lensed downlight that utilizes high efficiency LEDs to obtain color consistency, energy savings, and low maintenance costs. 50,000 hours minimum life up to 35°C (95°F) in open plenum applications.

One-piece 22 gauge non-corrosive steel platform.
Pre-wired j-box with snap-on cover for easy access.
Snap-in connection from driver compartment allows
easy installation of light engine/trim assembly
without tools above or below the ceiling and
can be upgraded to accommodate technology
improvements. Approve for 8 (4 in/4 out) No. 12
AWG conductors rated for 90°C through wiring.

High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

The LF6ML uses the Philips Fortimo DLM LED Module. This module provides controlled color consistency (3 SDCM) from fixture to fixture. The system is designed for optional life and lumen maintenance (>50,000 hours at 70% lumen maintenance). Both reflector and light engine assembly are mechanically retained to housing.

The LF6ML utilizes the Philips Fortimo LED Driver specifically designed to optimize efficiency of the Fortimo DIM Module. Driver is designed to match the 50,000 hours minimum life expectancy of the system. Meets UL Class 2, inherent short circuit protection, self limited, overload protected. If critical temperatures are reached on driver or LED module, integrated thermal feedback loop will gradually reduce current to protect system life. Driver is universal 120V-277V. Optional Lutron Series A driver is also available.

Comes standard with 0-10V dimming capability. Flicker-free dimming to 10%. 0-10V control may consume up to 1mA. 0-10V, Lutron 2 wire and EcoSystem dimming available to 1% and DMX with RDM (remote device management) dimming to less than 0.1%.

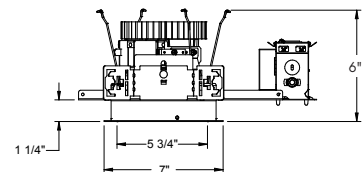
Adjustable Bar hangers included (not with CP option).
Universal adjustable mounting brackets also accept
1/2" EMT conduit or 1 1/2" or 3/4" lathing channel
(by others) or Prescolite 24" bar hangers (B24 or B6).

CSA certified to US and Canadian safety standards. Suitable for wet locations. Approved for through wiring. Non-IC rated. UL approved for NSF2 splash zone applications.

5 year warranty. See www.prescolite.com for details.

PROJECT:

Ceiling Cutout: 6 1/4"
Maximum Ceiling Thickness 1 1/4"
For conversion to millimeters,
multiply inches by 25.4
Not to Scale



HOUSING		DRIVER OPTION	VOLTAGE OPTION	TRIM APERTURE	CRI	REF. COLOR OPTIONS	REF. OPTIONS	TRIM OPTIONS	LENS	ACCESSORIES
LF6ML Medium Lumen 0-10V 10% dimming 120-277V	Standard 0-10V 10% Dimming DM1 ¹ 0-10V dimming at 1% EDM ^{2,3} Hi-Lume 1% EcoSystem LED Driver 2DM ^{2,3} Hi-Lume 1% 2-wire LED Driver (120V only) DMX ^{2,3} DMX with RDM dimming to <0.1%	Standard 120V-277V 120 120V 277 277V	6LFML30L Semi-Diffuse Clear Alzak Reflector with 3000 Lumen Module	8 80+ CRI 9 90+ CRI	Standard Clear Alzak CG Champagne Gold Alzak GD Gold Alzak BL Black Alzak WE Wheat Alzak LW Light Wheat Alzak PW Pewter Alzak WH Painted Matte White Reflector and Flange BC Painted Black Reflector and Flange	FLU ^{9,10} Flush Mount Lens (Brushed Aluminum Flange Standard) IP65 ^{7,10,11} Flush Lens, Dust and Water tight to IP65 VR ^{7,10,11} Vandal Resistant	WT Painted White Flange Only TRG Trim Ring Gasket WF ¹⁰ Wide Flange BNCT ^{9,13} Black Non- conductive trim WNCT ^{9,13} White Non- conductive trim BNCTB ^{9,13} Black Non- conductive trim Baffled WNCTB ^{9,13} White Non- conductive trim Baffled	CL ⁸ Clear Lens (Regressed Standard) DL ⁸ Diffuse Lens (Regressed Standard)	B24 ⁴ Set of two 24" bar hangers for T-bar ceilings B6 ⁴ Set of two (2) bar hangers for ceiling joist up to 24" centers LFSC6 6" Reflector screw cover SCA6 Sloped ceiling adaptor (see note on back page) LiteGear ⁶ Inverter, single phase central lighting, 125VA- 250VA LPS Series ⁶ LitePower micro-inverter, 20VA-55VA	
			HOUSING OPTIONS	KELVIN	REF. FINISH OPTIONS					
			CP ^{2,4,5,16,17} Chicago Plenum LV ¹² Lutron Vive Enabled, 0-10V, 120-277V LVE (EDM Only) Lutron Vive Enabled, EcoSystem NXWE ^{14,15,16,17} NX Wireless Enabled NXE ^{14,15,16,17} NX Enabled, Dual SmartPorts EMR ² Emergency Battery Pack with remote test switch and indicator light	27K 2700 Kelvin 30K 3000 Kelvin 35K 3500 Kelvin 40K 4000 Kelvin 50K 5000 Kelvin						

Notes:

- For DM1, do not specify a voltage if 120 or 277
- Not available with 347V
- Voltage must be specified with EDM, 2DM, or DMX
- Bar hanger accessory should be selected with CP housing, not included as standard
- Not available with DMX
- See Catalog for more details
- Not available with FLU
- LV requires standard dimming or DM1
- Must select CL or DL
- Not available with CP option
- Not available with EDM, 2DM, or DMX

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

LFR-LED-049

Notes:

- 1 For DM1, do not specify a voltage
if 120 or 277
- 2 Not available with 347V
- 3 Voltage must be specified with EDM,
2DM, or DMX
- 4 Bar hanger accessory should be selected
with CP housing, not included as standard
- 5 Not available with DMX
- 6 See Central Inverter compatibility note
and web links on page 3
- 7 IP65 and VR can not be chosen together
- 8 Not available with IP65 and VR

9 Not available with color/finish options.
Semi-Diffuse finish only.

10 Not available with BNCT, WNCT, BNCTB, or WNCTB.

11 Not available with FLU

12 LV requires standard dimming or DM1

13 Must select CL or DL

14 Not available with CP option

15 Not available with EDM, 2DM or DM2

16 Not available with LV or LVE

17 Not available with EMR

18 Only available in 90+ CRI



D-Series Size 1

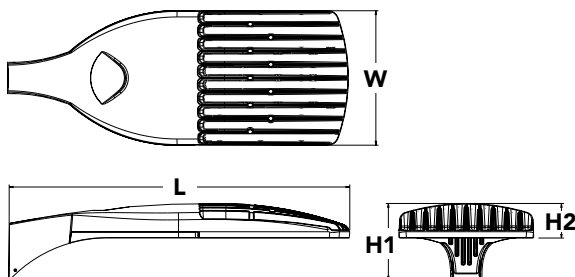
LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Catalog

Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED											
Series	LEDs			Color temperature		Distribution		Voltage	Mounting		
DSX1 LED	Forward optics			30K	3000 K	T1S	Type I short	T5VS	Type V very short	MVOLT ³ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ^{4,5} 480 ^{4,5} Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁶ RPUMBA Round pole universal mounting adaptor ⁶ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷	
	P1	P4	P7	40K	4000 K	T2S	Type II short	T5S	Type V short		
	P2	P5	P8	50K	5000 K	T2M	Type II medium	T5M	Type V medium		
	P3	P6	P9			T3S	Type III short	T5W	Type V wide		
	Rotated optics					T3M	Type III medium	BLC	Backlight control ²		
	P10 ¹	P12 ¹				T4M	Type IV medium	LCCO	Left corner cutoff ²		
	P11 ¹	P13 ¹				TFTM	Forward throw medium	RCCO	Right corner cutoff ²		
Control options								Other options	Finish (required)		
Shipped installed					PIR			Shipped installed		DDBXD Dark bronze	
NLTAIR2 nLight AIR generation 2 enabled ⁸					PIRHN			HS House-side shield ¹⁷		DBLXD Black	
PIRHN Network, high/low motion/ambient sensor ⁹					PIR1FC3V			SF Single fuse (120, 277, 347V) ⁴		DNAXD Natural aluminum	
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁰					PIRHN1FC3V			DF Double fuse (208, 240, 480V) ⁴		DWHXD White	
PER5 Five-pin receptacle only (controls ordered separate) ^{10,11}					FAO			L90 Left rotated optics ¹		DDBTXD Textured dark bronze	
PER7 Seven-pin receptacle only (controls ordered separate) ^{10,11}								R90 Right rotated optics ¹		DBLBXD Textured black	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹²								Shipped separately		DNATXD Textured natural aluminum	
DS Dual switching ^{12,13,14}								BS Bird spikes ¹⁸		DWHGXD Textured white	
								EGS External glare shield ¹⁸			



Date: March 20, 2019
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: The Yard B – Site Plan Application
Address: 787 East 400 North, Vineyard, Utah 84059
Applicant: Brian Hansen, Fifty Mill LLC
Owner: Fifty Mill LLC



INTRODUCTION

The Yard B project comprises 22.5 acres with eight commercial parcels. The applicant is proposing three medical office buildings, two professional office buildings and retail pads. This site plan seeks approval of the internal private road system. Future site plans will establish approvals for proposed buildings, landscaping and parking lots.

ANALYSIS

The proposed site plan will accommodate the construction of the private lanes that are interior to the Yard Plat B. The applicant is proposing the following four road segments with an approximate total length of 2,185 linear feet:

- North/South Central Road: This road will connect 400 North to the southern end of the road containing the round-about in the Yard A site plan. This road is approximately 828 linear feet in length.
- Southeast roadway diverges from the central corridor to the east below two proposed professional office buildings and the Big Shots Golf Facility. A temporary cul-de-sac will be constructed on the east terminus of the road to accommodate fire turn-around. The total length of the road and cul-de-sac is 420 linear feet.
- A Northwest road is proposed to connect Mill Road to the central corridor. This road is 527 feet in length.
- A Southwest road is proposed to connect Mill Road to the central corridor. This road is 408 feet in length.

RECOMMENDATION

Staff is recommending approval of this site plan to accommodate the construction of the internal roadway system with the following conditions.

PROPOSED MOTION

“Motion to approve the Mill Town Commercial – Yard B Site Plan for internal roadways with the following conditions.”

1. This site plan approval is applicable to the proposed internal roadway system shown in the proposed plans. Buildings, landscaping, sidewalks and all site elements shall be approved through a future site plan application as approved through the Vineyard Planning Commission.
2. Construction and engineering drawings shall be approved by the city engineer prior to scheduling a pre-construction meeting and prior to any construction activity commencing.
3. The road extension on the southeast portion of the project area shall contain a fire turn around and be approved by the fire marshal.
4. The right-in-right-out connecting into Mill Road shall contain a splitter island ensuring vehicles turn right (northward) onto Mill Road.
5. Sidewalks with a parking strip shall be constructed along Mill Road and 400 North with the construction of proposed private lanes and infrastructure.
6. The applicant pays any outstanding fees and makes any redline corrections.
7. All signage shall require a separate permit.
8. The applicant is subject to all federal, state and local laws.



INDEX OF DRAWINGS

C-001	GENERAL NOTES	C-303	UTILITY PLAN
C-100	OVERALL SITE PLAN	C-304	UTILITY PLAN
C-101	SITE PLAN	C-400	EROSION CONTROL PLAN
C-102	SITE PLAN	PP-1	PLAN AND PROFILE
C-103	SITE PLAN	PP-2	PLAN AND PROFILE
C-200	OVERALL GRADING AND DRAINAGE PLAN	PP-3	PLAN AND PROFILE
C-201	GRADING AND DRAINAGE PLAN	PP-4	PLAN AND PROFILE
C-202	GRADING AND DRAINAGE PLAN	PP-5	PLAN AND PROFILE
C-203	GRADING AND DRAINAGE PLAN	PP-6	SEWER PLAN AND PROFILE
C-300	OVERALL UTILITY PLAN	C-500	DETAILS
C-301	UTILITY PLAN	C-501	DETAILS
C-302	UTILITY PLAN	C-502	DETAILS

DATE PRINTED
March 14, 2019

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 CIVIL 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 ENGINEER.

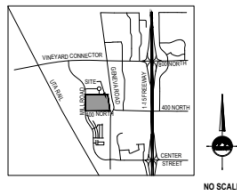
NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS 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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO VINEYARD CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = SOUTHEAST QUARTER CORNER SECTION 8, T6S, R2E SALT LAKE BASE & MERIDIAN
 ELEV. = 4460.57'



CALL 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

BOUNDARY CORNER OF SECTIONAL TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASIN AND MERIDIAN

EL: 5111 + 488.50

FUTURE IMPROVEMENTS

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/THATCHES	488,072	48%
ROOF	116,910	12%
LANDSCAPING	384,186	40%
TOTAL SITE	977,778	100%

VINEYARD TOWN SITE DATA TABLE

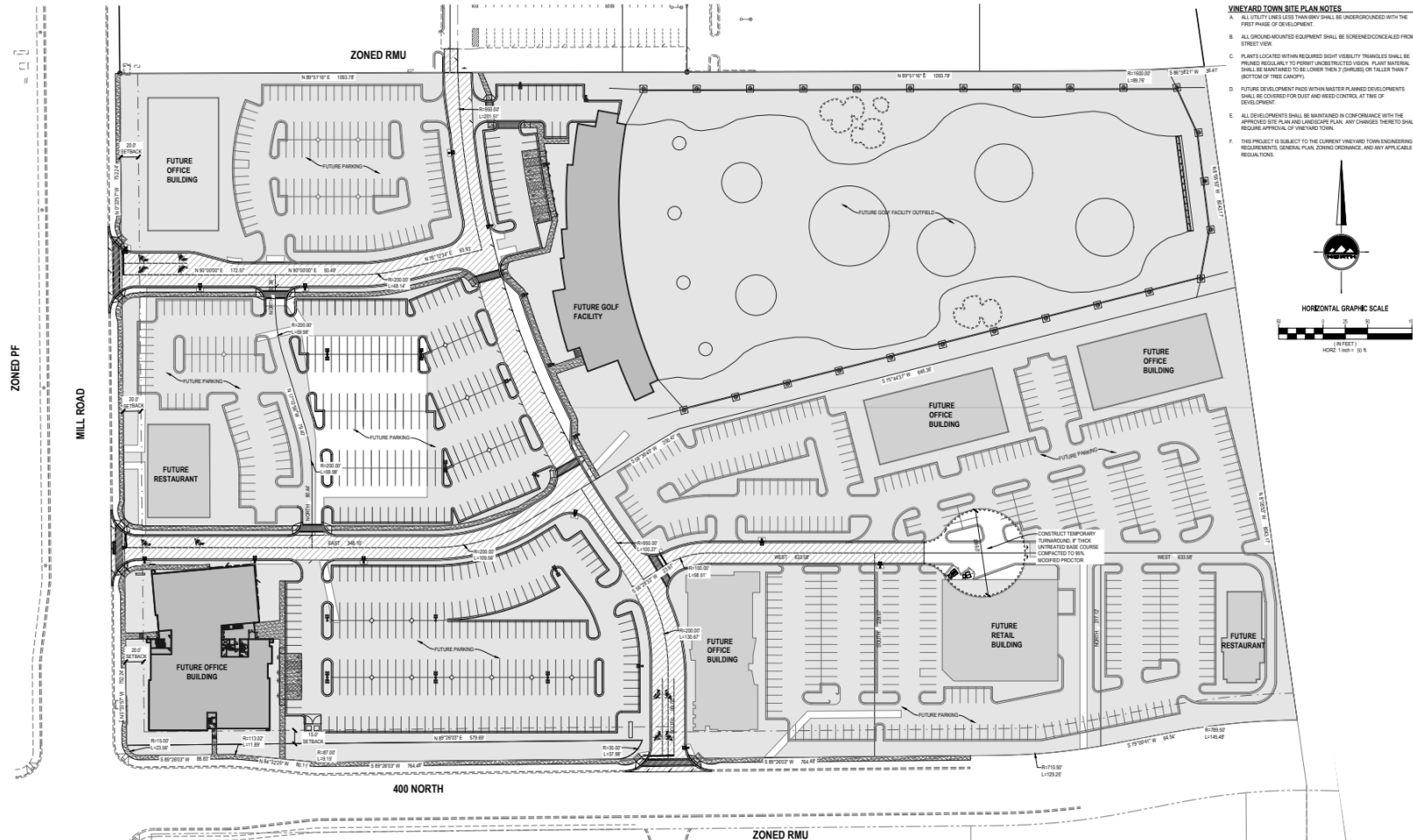
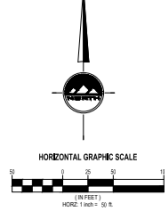
EXISTING ZONING	RMD REGIONAL BASED USE
DESIGN AREA OF SITE	973,128 SQ.FT
TOTAL BUILDING FLOOR AREA	116,189 SQ.FT
BUILDING FLOOR AREA BY USE	
LOT 1 OFFICE:	12,000 SF
LOT 2 ENTERTAINMENT:	26,185 SF
LOT 3 RESTAURANT:	7,200 S.F.
LOT 4 OFFICE:	22,810 S.F.
LOT 5 OFFICE:	14,275 S.F.
LOT 6 OFFICE:	14,730 S.F.
LOT 7 RETAIL:	4,815 S.F.
LOT 8 OFFICE:	22,800 S.F.
PERCENT OF SITE COVERAGE:	11.9%

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE TOWN OF VINEYARD STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCOE PATTERNS THROUGHOUT THE PROJECT.
- ALL PRESENT MAINTENANCE SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR BETTER. EXISTING TREES AND DECORATIVE SHRUBS, BOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS SUBJECT TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

VINEYARD TOWN SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 60" SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- PLANTS LOCATED WITHIN REQUIRED SIGHT TRIANGLES SHALL BE MAINTAINED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
- FUTURE DEVELOPMENT PACE WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
- ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERE TO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.
- THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.



SALT LAKE CITY
45 W. 1000 S. Suite 500
Sandy, UT 84070
Phone: 801.255.0299

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.943.3990

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

www.ensgneng.com

DATE: 05-15-2022
PROJECT: 25-01-10
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE OF SITE: 05-15-2022

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

OVERALL SITE PLAN

PROJECT NUMBER: 25-01-10
DATE: 05-15-2022
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE OF SITE: 05-15-2022

C-100

811
CALL 811
FOR ALL
UTILITIES
BEFORE
CONSTRUCTION

BENCHMARK
SOUTHEAST CORNER OF SECTION 36
TOWNSHIP 6 SOUTH RANGE 2 EAST
SALT LAKE BASIN AND MERIDIAN
ELEVATION = 4055.50

PAVING LOT ASPHALT PAVEMENT (KEYNOTE 1)
PAVING TO THE COMMENCEMENT OF ANY CONSTRUCTION

ROADWAY ASPHALT PAVEMENT (KEYNOTE 3)

STANDARD CATCH CURB AND GUTTER
REVERSE PAV CURB AND GUTTER
TRANSITION TO REVERSE PAV CURB AND GUTTER

REVISIONS

REV. 001

FUTURE IMPROVEMENTS

SELF EXISTING ROW

FUTURE RESTAURANT

SEE DRAWING C-303

SEE DRAWING C-103

SEE DRAWING C-102

EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0329

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

www.ensigneng.com

FOR: SAGE DEVELOPMENT
303 S. 700 E.
SANDY, UT 84070
CONTRACT: 1000-00000000
PROJECT: MILL TOWN
PHONE: 801-598-0330

www.ensigneng.com

FOR: SAGE DEVELOPMENT
303 S. 700 E.
SANDY, UT 84070
CONTRACT: 1000-00000000
PROJECT: MILL TOWN
PHONE: 801-598-0330

MILL TOWN COMMERCIAL YARD B

**787 EAST 400 NORTH
VINEYARD, UTAH**



NO.	DATE	BY	FOR
1	10/1/2023	BRACKEN	FOR REVIEW

SITE PLAN

PROJECT NUMBER: 1000-00000000
DATE: 10/1/23
DRAWN BY: C. HANSEN
PROJECT MANAGER: C. HANSEN
CHECKED BY: B. HANSEN

C-101

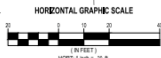
GENERAL NOTES

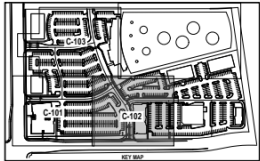
1. ALL WORK TO COMPLY WITH THE TOWN OF VINEYARD STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHAWLS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STANDING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND BOWLS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL UTILITY LINES LESS THAN 60" SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
9. ALL GRADE-BOUNDED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
10. PLANTS LOCATED WITHIN REQUIRED SITE FRAMES SHALL BE PLANTED REGULARLY TO PREVENT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 7' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
11. FUTURE DEVELOPMENT PLOTS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
12. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERE TO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.
13. THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

SCOPE OF WORK

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

1. PAVING LOT ASPHALT PAVEMENT: 3" THICK ASPHALT TO CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION 0.2 AND SECTION 0.3. SEE DETAIL 3C-60.
2. 3" COLLECTION CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING 6S.
3. 3" REVERSE PAV CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING 6S.
4. METAL STOP SIGN PER TOWN OF VINEYARD STANDARD DRAWING 6S.
5. TREATED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING).
6. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
7. PAINTED LANE-USE ARROW PER M.U.T.C.D. STANDARD PLANS.
8. TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAV CURB AND GUTTER.
9. SOLID WHITE LANE.
10. LIGHT POLE: SEE LIGHTING PLANS FOR EXACT LOCATION AND DETAILS.
11. ROADWAY ASPHALT PAVEMENT: 3" THICK ASPHALT TO CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION 0.2 AND SECTION 0.3. SEE DETAIL 3C-60.
12. DEAD END SIGN W-14.1 PER MUTCD STANDARDS AND SPECIFICATIONS.
13. 6" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING 6A.
14. SPURTER ISLAND WITH CURB PER ASPHALT PLAN 602 TYPE H, FULL INSIDE OF CURB WITH CONCRETE.
15. ADA ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING 6T.

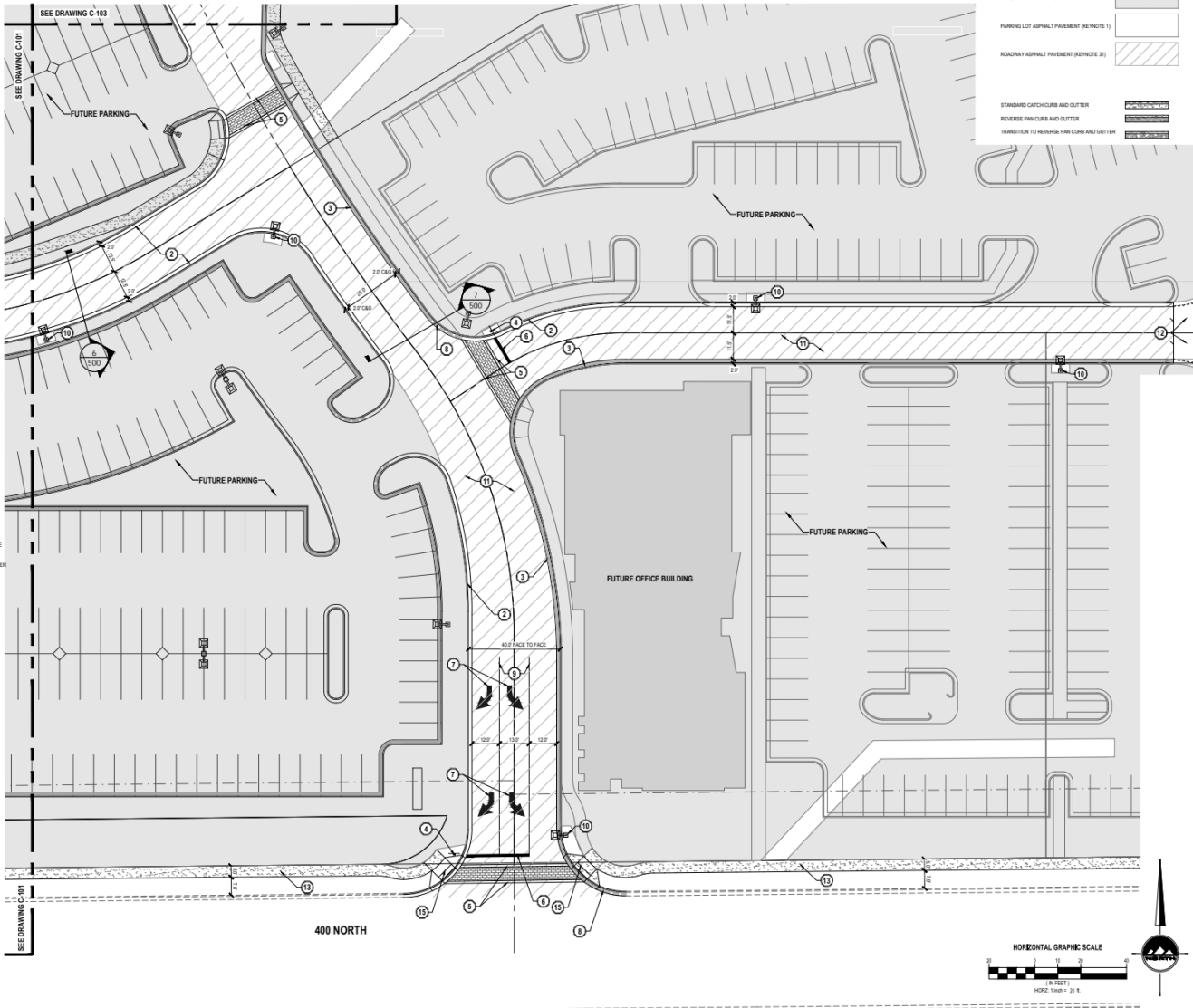




2. ALL IMPROVEMENTS MUST COMPLY WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS.
3. ALL IMPROVEMENTS MUST COMPLY WITH VENDOR STANDARDS AND RECOMMENDATIONS.
4. SEE LANDSCAPE ARCHITECTURAL PLAN FOR CONCRETE MATERIAL, COLOR, FINISH AND JOINTING REQUIREMENTS.
5. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL UNIFORM TRAFFIC CONTROL DEVICES).
6. ALL TOPGAP IMPROVEMENTS DETERMINED BY COUNTY, TRAILS, WALLS AND STRUCTURES (OTHER THAN AND NOT SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS).
7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR DRAWING BEFORE PLACING CONCRETE OR OTHER MATERIAL.
8. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND STRUCTURES AND TO REPAIR ANY DAMAGE TO BE INCURRED TO SUCH EXISTING STRUCTURES.
9. ALL UTILITIES LESS THAN 48" SHALL BE IDENTIFIED WITH THE FIRST PHASE OF DEVELOPMENT.
10. ALL GROUNDS MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
11. PLANTS LOCATED WITHIN REQUIRED SITE TRAVELS SHALL BE PROTECTED REGARDLESS TO FURTHER RELOCATION OF PLANT MATERIAL. PLANTS SHALL BE RELOCATED TO BE CROWNED (2' DIBBLE) OR TALLER THAN 7' BOTTOM OF SITE TRAVEL.
12. FUTURE DEVELOPMENT PAGES WITH MASTER PLAN APPROVED SHALL BE COVERED FOR CONSIDERATION OF PLANT MATERIAL.
13. ALL DEVELOPMENT PAGES SHALL MAINTAIN IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN ANY CHANGES THEREAFTER SHALL REQUIRE APPROVAL OF REVENUE TRAILS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, REQUIREMENTS, SPECIAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

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

- | | |
|----|--|
| 34 | PAVING LOT ARIALLY PREPARED: 3' THICK ASPHALT CONCRETE WITH UNFINISHED BASE COURSE PER GEOTECHNICAL REPORT SECTION 2 AND SECTION 3 SEE DETAIL 1C-100 |
| 34 | 34' COLLECTION CURB AND GUTTER TOP OF FINISHED STANDARD DRAINING 8" |
| 34 | 34' REVERSE PAVE TOP OF FINISHED TOP OF FINISHED STANDARD DRAINING 8" |
| 34 | INSTALL STOP SIGN TOP OF FINISHED STANDARD DRAINING 8" |
| 34 | THIN CYCLED COARSELY WITH JOINTS, JOINTS MATCH MATERIAL AND COLOR OF EXISTING. |
| 34 | 1" DEEP SLOPE STOP PAVE TOP OF FINISHED STANDARD DRAINING 8" |
| 34 | PAINTED LINE APPROX 10' FROM M.T.C. STANDARD PLANS. |
| 34 | TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAVE CURB AND GUTTER. |
| 34 | 34' SLOPE WHITE LINE. |
| 34 | 10' LONG POLE, SEE LIGHTING PLAN FOR EXACT LOCATION AND DETAILS. |
| 34 | ROADWAY ASPHALT PAVING: 7" THICK ASPHALT CONCRETE WITH UNFINISHED BASE COURSE PER GEOTECHNICAL REPORT SECTION 2 AND SECTION 3 SEE DETAIL 1C-100 |
| 34 | "DEAD END" SIGN WITH 1" PER NOTED STANDARD SPECIFICATIONS. |
| 34 | 34' THIN CYCLED, SLOPE/PAVE TOP OF FINISHED STANDARD DRAINING 8" |
| 34 | SPLITTER SLAB WITH CURB PER ASPHALT PAVING TYPE 1, FULL REUSE OF CURB WITH CONCRETE |
| 34 | ADA ACCESS RAMP PER TOP OF FINISHED STANDARD DRAINING 8" |



ENSIGN
THE STANDARD IN ENGINEERING

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45 W. 10000 S., Suite 500
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SAJE DEVELOPMENT
9537 S 700 E
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-590-5250

787 EAST 400 NORTH
VINEYARD, UTAH



NO.	DATE	REMARKS
1		FOR REVIEW
2		
3		
4		
5		
6		
7		
8		

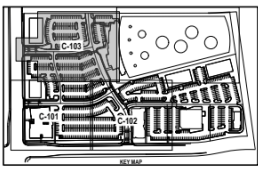
SITE PLAN

PROJECT NUMBER	PRINT DATE
6632	3/14/09
DRAWN BY	CHECKED BY
C. HAMER	
PROJECT MANAGER	
B. MCNEER	

C-102

811
Call Before You Dig
Call 800.451.7246

BENCHMARK
SOUTHWEST CORNER OF SECTION 10
TOWNSHIP 3 SOUTH, RANGE 3 EAST
SALT LAKE BASIN AND MERIDIAN
ELEV = 4885.50



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE TOWN OF VINYARD STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL SURFACE IMPROVEMENTS DETEMINED BY CONTRACTOR SHALL BE RESTRICTED TO IMPROVEMENTS INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE ON ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNALS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL UTILITY LINES LESS THAN 80% SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
9. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
10. PLANTS LOCATED WITHIN REQUIRED SITE TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 7' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
11. FUTURE DEVELOPMENT PAGES WITHIN THE VINYARD DEVELOPMENT SHALL BE CONSIDERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
12. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERE TO SHALL REQUIRE APPROVAL OF VINYARD TOWN.
13. THIS PROJECT IS SUBJECT TO THE CURRENT VINYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

SCORE OF WORK

PRESERVE EXISTING MATERIAL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, MODIFIED AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. PARKING LOT ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION 3.2 AND SECTION 3.3. SEE DETAIL 10-300.
2. 34" COLLECTION CURBS AND GUTTER TOWNSHIP OF VINYARD STANDARD DRAWING 84.
3. 34" REVERSE PAN CURBS AND GUTTER TOWNSHIP OF VINYARD STANDARD DRAWING 84.
4. INSTALL STOP SIGN PER TOWN OF VINYARD STANDARD DRAWING 84.
5. TYPED CONCRETE CROSSWALKS WITH TOOL JOINTS MATCH PATTERN AND COLOR OF EXISTING.
6. 12" WIDE SOLID WHITE STOP BAR PER MUTCD, STANDARD PLANS.
7. PAINTED LANE USE ARROW PER MUTCD, STANDARD PLANS.
8. TRANSITION FROM COLLECTION CURBS AND GUTTER TO REVERSE PAN CURBS AND GUTTER.
9. 8" SOLID WHITE LINE.
10. LIGHT POLE. SEE LIGHTING PLANS FOR EXACT LOCATION AND DETAILS.
11. ROADWAY ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION 3.2 AND SECTION 3.3. SEE DETAIL 10-300.
12. "ROAD END" SIGN W/ 1" PER MUTCD STANDARDS AND SPECIFICATIONS.
13. 4" THICK CONCRETE SIDEWALK PER TOWN OF VINYARD STANDARD DRAWING 84.
14. SPLITTER ISLAND WITH CURBS PER ASPHALT BIDDY TYPE 1, FULL WIDE OF CURB WITH CONCRETE.
15. ADA ACCESS RAMP PER TOWN OF VINYARD STANDARD DRAWING 84.



SEE DRAWING C-101

SEE DRAWING C-101

PARKING LOT ASPHALT PAVEMENT (METHOD 1)

ROADWAY ASPHALT PAVEMENT (METHOD 3)

STANDARD CATCH CURBS AND GUTTER

REVERSE PAN CURBS AND GUTTER

TRANSITION TO REVERSE PAN CURBS AND GUTTER

FUTURE IMPROVEMENTS

HORIZONTAL GRAPHIC SCALE



ENSGN
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WWW.ENSGNENG.COM

NAME: SAUL DEVLIN
ADDRESS: 801 S. 100 E.
CITY: SANDY, UT 84070
COUNTRY: USA
PHONE: 801-598-0500

MILL TOWN COMMERCIAL YARD B

**787 EAST 400 NORTH
VINYARD, UTAH**



NO.	DATE	BY
1	01/21/24	BRADEN S. BRACKEN

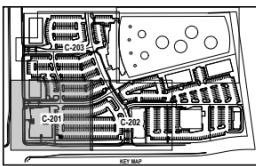
SITE PLAN

PROJECT NUMBER: 24-010
DATE: 01/21/24
DRAWN BY: CHADLER
CHECKED BY: CHADLER

C-103

811
CALL BLURSTERS
@ 911 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK
BENCHMARK CORNER OF SECTION 36
TOWNSHIP 6 SOUTH RANGE 1 EAST
SALT LAKE BASIN AND MERIDIAN
ELEV = 4026.50



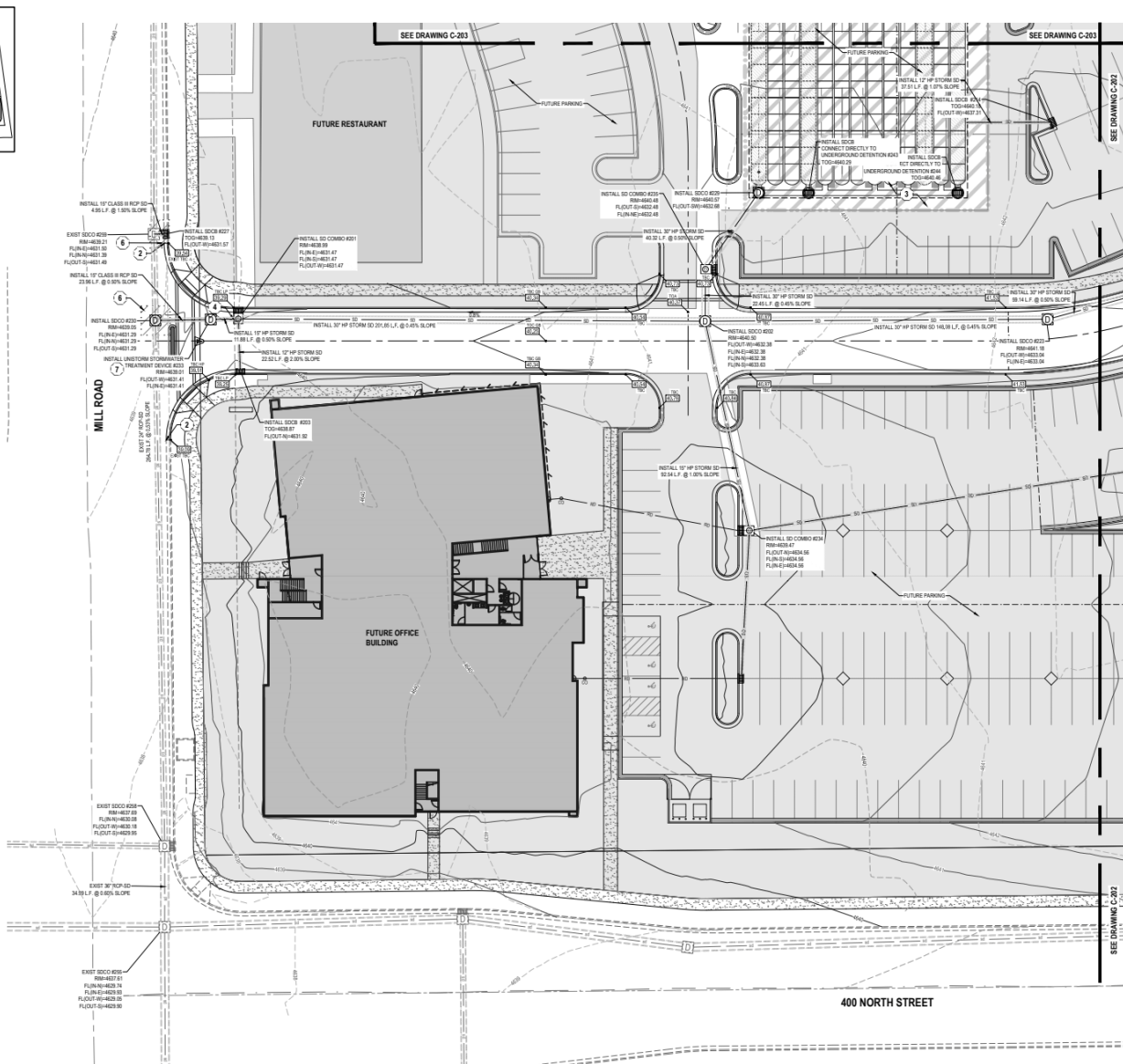
GENERAL NOTES

- ALL WORK TO COMPLY WITH VINEYARD CITY STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNDESIRABLE EXISTING UTILITIES, AND CORRECT PLACEMENT OF SUBSISTING DRAINAGES AND GEOTECHNICAL AND OVERLAP/REINFORCEMENT OF UNDESIRABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 39.2 REPRESENTS AN ELEVATION OF 4026.21 ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SURROUNDING TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SURROUNDING TO BE PROPERLY PREPARED AND SLOPED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN ALLEYS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROPRIATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION THEREAFTER SHALL BE BORNE BY THE CONTRACTOR AND ADDED TO THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APHA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUT/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNAL ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ACCORDING TO FEMA FLOODPLAIN FIRM PANEL 4805702DA, THIS PROJECT IS LOCATED IN ZONE C, WHICH IS ZONED AS AN AREA OF MINIMAL FLOODING.
- CATCH BASINS SHALL BE PER VINEYARD CITY STANDARD DRAWING NUMBER 8A AND SPECIFICATIONS.
- STORM DRAIN COMBO BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING NUMBER 9.
- STORM DRAIN CLEANOUT BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING NUMBER 9A.

SCOPE OF WORK:

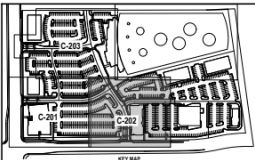
PROVIDE, INSTALL, DETECTOR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- REMOVE EXISTING SOCR GRATE AND INSTALL FLAT SOLID LID ON SOCR ONCE CURB AND GUTTER IS REMOVED AND NEW DRIVEWAY IS CONSTRUCTED.
- CONNECT TO EXISTING ELEVATIONS.
- UNDERGROUND DETENTION CHAMBER SYSTEM.
BOTTOM OF GRAVEL IN 4026.20
BOTTOM OF GRAVEL IN 4026.19
TOP OF GRAVEL IN 4026.18
VOLUME REQUIRED = 27.55 CUBIC FEET
- 8' 60" OFFICE PLATS PER DETAIL B.C.608 INSTALLED ON WEST SIDE OF STORM DRAIN COMBO BOX #01.
- DAYLIGHT TO EXISTING GROUND WITH MINIMUM 2% SLOPE.
- REMOVE AND PATCH EXISTING ASPHALT PER APHA STANDARD PLAN NUMBER 205.
- UNIFORM BY WATER QUALITY TREATMENT DEVICE. INSTALL PER MANUFACTURER RECOMMENDATIONS.



811
CALL BLUESTARS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK
SURVEY CORNER OF SECTION 16
TOWNSHIP 6 SOUTH RANGE 3 EAST
34.11' EAST 86.00' AND 100.00'
ELEV = 4663.50



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH VINEYARD CITY STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING BUT NOT LIMITED TO REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DESIRE PLACEMENT OF SUBGRADE DRAINAGE, ELECTRICAL, AND COMMUNICATIONS OF UNDESIRABLE BEARING MATERIALS AND ALL TYPES OF POOR FILL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 46.71 REPRESENTS AN ELEVATION OF 4663.71 ON THESE PLANS.
 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCAURED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURBS AND GUTTER OR STORM DRAINWAYS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR HOURLY SHALL BE BORNE BY THE CONTRACTOR AND ASSURED INCLUSIVE IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICT WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENGINEER MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - ALL FACILITIES WITH DOWNSPOUT/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY OBSTRUCTIONS IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNAL ETC UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ACCORDING TO FEMA FLOODPLAIN RISK PANEL 4663.71, THIS PROJECT IS LOCATED IN ZONE C, WHICH IS ZONED AS AN AREA OF MINOR FLOODING.
 - CATCH BASINS SHALL BE PER VINEYARD CITY STANDARD DRAWING NUMBER 8A AND SPECIFICATIONS.
 - STORM DRAIN COMBO BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING NUMBER 9.
 - STORM DRAIN CLEANOUT BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING NUMBER 9A.

- SCOPE OF WORK:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING FOR THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAIL NOTES, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- REMOVE EXISTING ROCK GRATE AND INSTALL PLAT SOLID LID ON BOX CORNER CURB AND GUTTER IS REMOVED AND NEW DRAINWAY IS CONSTRUCTED.
 - CONVERT TO EXISTING ELEVATIONS.
 - UNDERGROUND DRAINAGE SYSTEM
 - BOTTOM OF GRAVEL N-463.50
 - BOTTOM OF GRAVEL S-463.71
 - TOP OF GRAVEL N-463.50
 - TOP OF GRAVEL S-463.71
 - VOLUME REQUIRED - 15,000 CUBIC FEET
 - 8-42 ORANGE PLATE PER DETAIL SC-400 INSTALLED ON WEST SIDE OF STORM DRAIN COMBO BOX #201.
 - DAYLIGHT TO EXISTING GROUND WITH MINIMUM 2:1 SLOPE.
 - SWITCH AND PATCH EXISTING ASPHALT PER APWA STANDARD PLAN NUMBER 255.
 - SWITCH ON WATER QUALITY TREATMENT DEVICE, INSTALL PER MANUFACTURER RECOMMENDATIONS.



ENSGN
THE STANDARD IN ENGINEERING

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Phone: 801.255.0329

LAYTON
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TOOELE
Phone: 435.943.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

www.ensgneng.com

NAME: SALT DEVELOPMENT
PROJECT: 8377 SITE
DRAFT: 07/16/20
DRAWN BY: TANNER
PHONE: 801-598-0330

MILL TOWN COMMERCIAL YARD B
787 EAST 400 NORTH
VINEYARD, UTAH

GRADING AND DRAINAGE PLAN

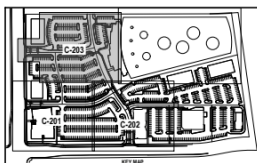
PROJECT NUMBER: 21579
DATE: 06/26/2024
DRAWN BY: TANNER
CHECKED BY: S. BACHMEYER

C-202



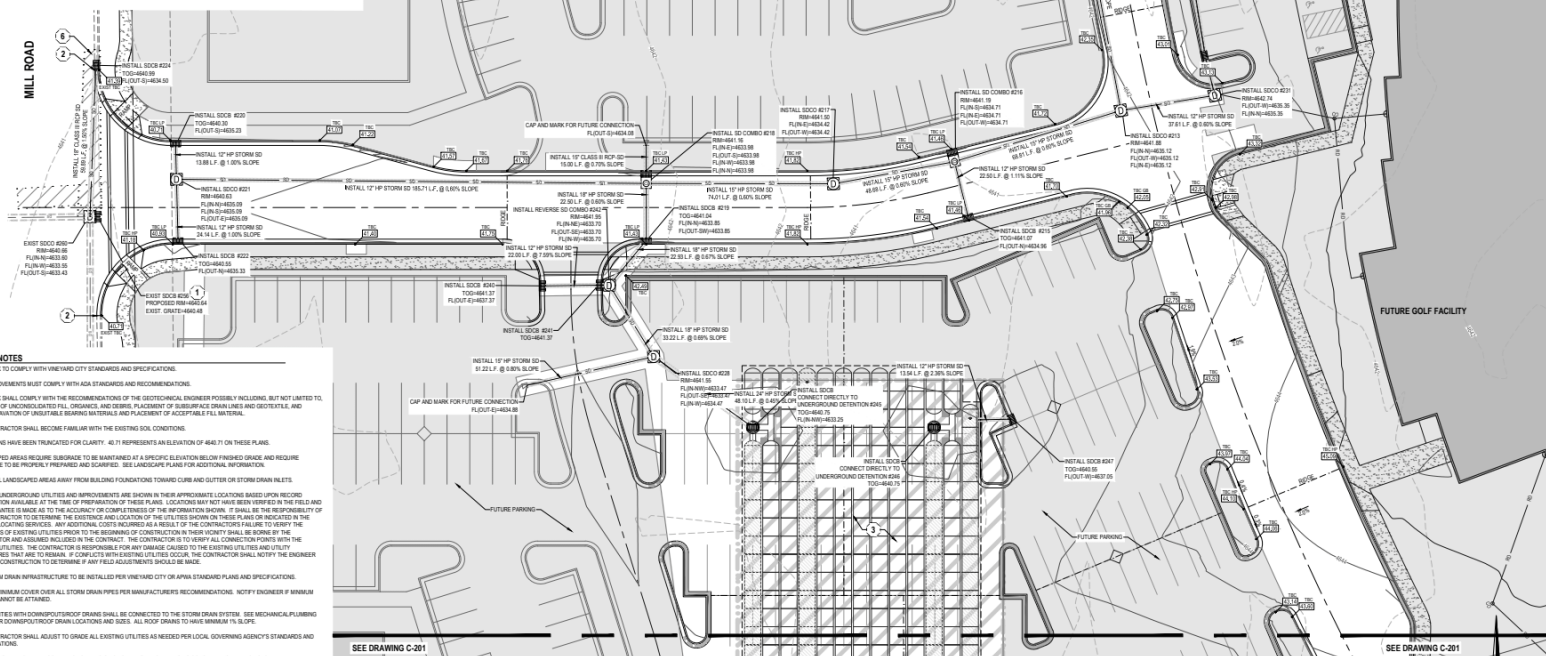
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

FILE # 0050152



PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE

1. REMOVE EXISTING SOCR GRAB AND INSTALL AT 1' SOLD LD ON SOCR CONC CURB AND GUTTER IS REMOVED AND NEW DRIVEWAY IS CONSTRUCTED.
2. CONNECT TO EXISTING ELEVATIONS.
3. UNDERGROUND DETENTION CHAMBER SYSTEM.
 BOTTOM OF GRAVEL = 4032.85
 BOTTOM OF GRAVEL = 4031.85
 TOP OF GRAVEL = 4036.35
 TOP OF GRAVEL = 4037.45
 VOLUME REQUIRED = 1.58 CUBIC FEET
4. 1.4" OFFICE PLASTER DRAIN. 8" SOD INSTALLED ON WEST SIDE OF STORM DRAIN COMBO BOX #21.
5. DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 2:1 SLOPE.
6. SAWCUT AND PATCH EXISTING GRAVEL FOR ASPHA STANDARD PLAN NUMBER 235.
7. UNIFORM RATER QUALITY TREATMENT DEQUE. INSTALL PER MANUFACTURER RECOMMENDATIONS.



1. ALL WORK TO COMPLY WITH VINEYARD CITY STANDARDS AND SPECIFICATIONS.

- [illegible]

SEE DRAWING C-201

SEE DRAWING C-20

HORIZONTAL GRAPHIC SCALE



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LAYTON
Phone: 801-547-1100

TOOELE
Phone: 435 843 3600

CEDAR CITY
 Display: 425.955.1452

RICHFIELD
Phone: 435.226.2222

TABLE 4

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SALE DEVELOPMENT
9537 S 700 E
SANDY, UT 84070
CONTACT:
ERIC TONNER
PHONE: 801-939-1111

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

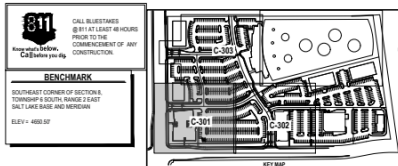


NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
6439	3/15/99
DRAWN BY	CHECKED BY
C HAMER	
PROJECT MANAGER	
B. AARVOLD	

C-203



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE FOLLOWING AGENCY STANDARDS AND SPECIFICATIONS:
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROPRIATE LOCATIONS BASED UPON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND NO GUARANTEES WILL BE MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO PROTECT ALL UTILITIES FROM DAMAGE OR OBSTRUCTION IN THE FIELD LOCATING SERVICES. ANY CONDITIONS, SUCH AS COLLISION AS A RESULT OF THE CONTRACTOR'S FIELD LOCATING SERVICES, SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES THAT ARE TO REMAIN. IF COLLISION WITH EXISTING UTILITIES OCCURS, THE CONTRACTOR SHALL NOTIFY THE CITY OF DENVER IMMEDIATELY.
 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER VEHICULAR CITY STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER INTERVUE CITY OR AWA STANDARD PLANS AND SPECIFICATIONS.
 - DEFLECT LOAD ALL WATERLINES TO AVOID CONTACT WITH OTHER UTILITIES PER ANA'S AGENCY STANDARDS AND SPECIFICATIONS. LOCATIONS HAVE BEEN DETERMINED WITH KEYNOTE 30.0. HOWEVER, CONTRACTOR TO CONFIRM LOCATIONS AT FIELD LOCATIONS.
 - PROJECT SHALL COMPLY WITH ALL CITY DIVISION OF DENVER WATER UTILITIES AND REGULATIONS LOCALITIES, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PREVENTION AND CROSS CONNECTION PREVENTION.
 - THE CONTRACTOR IS COORDINATE ALL UTILITIES WITH CHANGING PLUMBING PLANS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONCERNS BEFORE BEGINS PLACING UTILITIES STRUCTURES OR PIPES.
 - THE CONTRACTOR SHALL BE REQUIRED TO GRADUATE ALL UTILITIES AS NEEDED PER LOCAL, COUNTY, AND STATE AGENCY STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SOONER ETC., UNLESS OTHERWISE

SCOPE OF WORK:

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

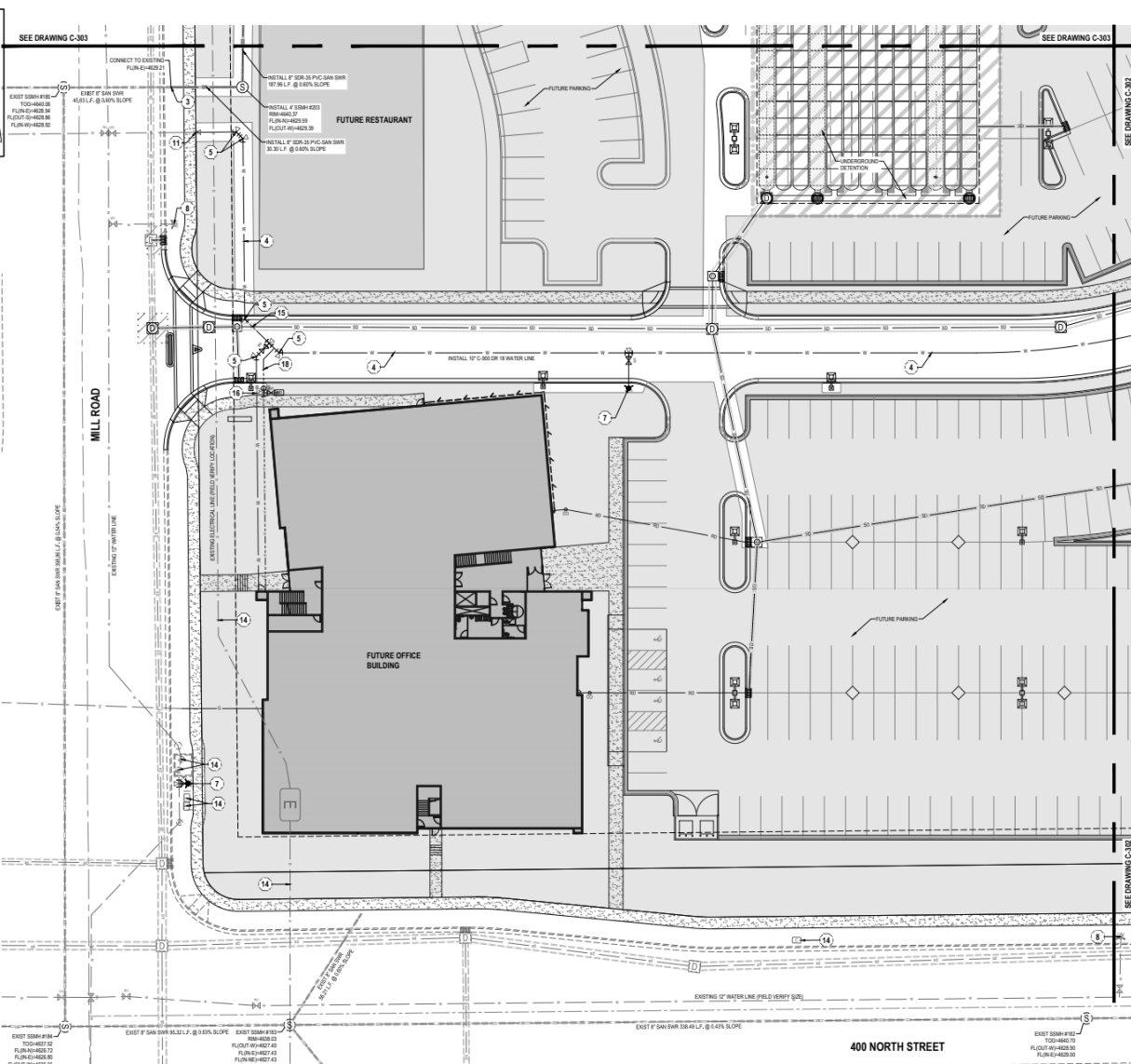
- [illegible]



(IN FEET)
HORZ: 1 inch = 20 ft

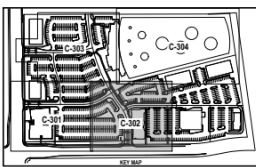


FUTURE IMPROVEMENTS



811
CALL BLUESTESTS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK
ELEVATION CORNER OF BENCHMARK
TOWNSHIP 6 SOUTH RANGE 3 EAST
SALT LAKE AND VERDE
ELEV = 4883.50



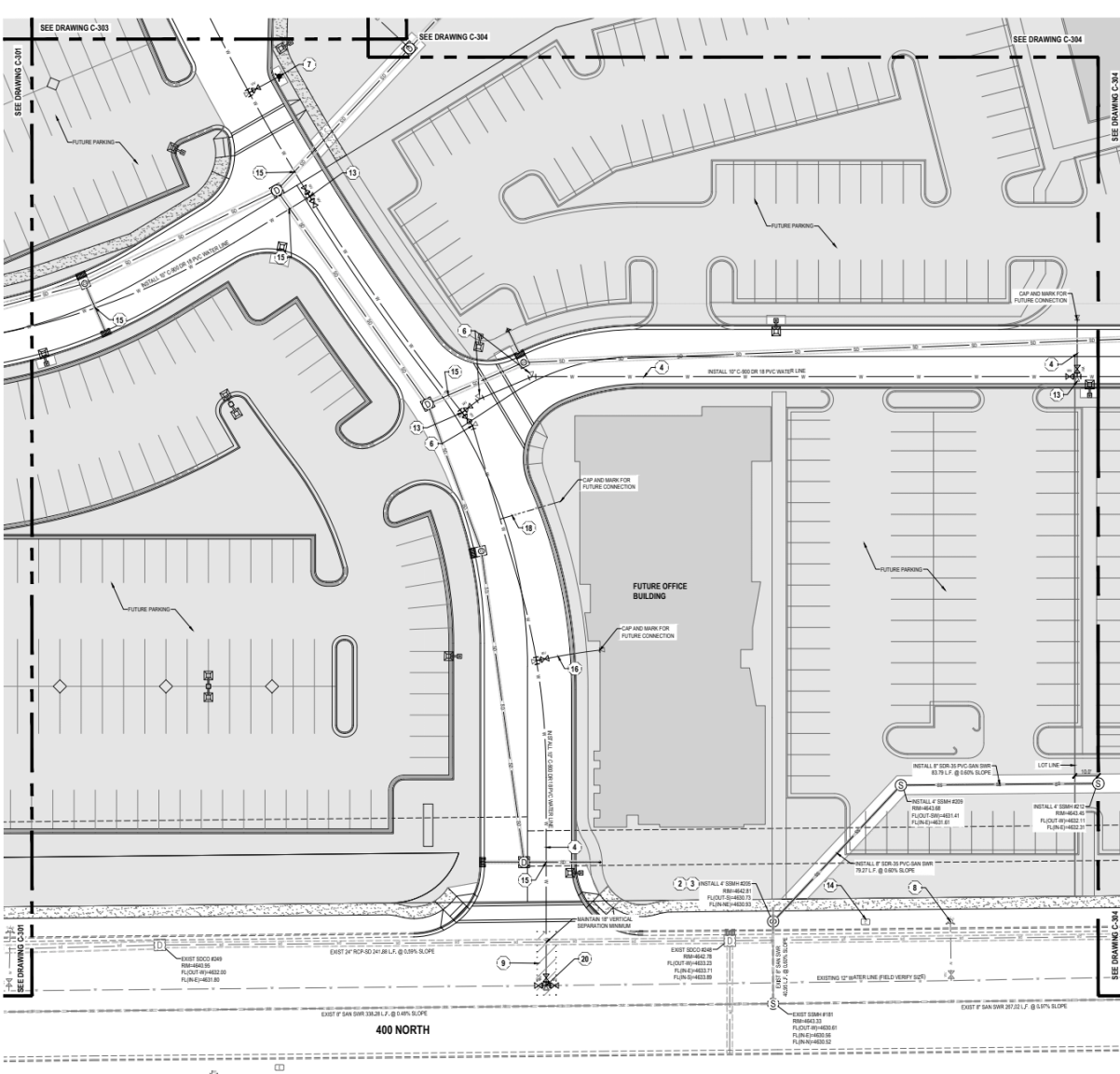
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR CONTRACT SHALL BE BORNE BY THE CONTRACTOR. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY APWA STANDARD PLANS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL UTILITY DIVISION OF DRAINAGE WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PREVENTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. IF 30" DI. PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 90-DEGREE SPACING, INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #1 TYPICAL, TRENCH SECTION AND SPECIFICATIONS. CONNECT TO PER VINEYARD CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. INSTALL NEW 30" DI. PVC SANITARY SEWER PIPE PER VINEYARD CITY STANDARD DRAWING NUMBER 14A AND SPECIFICATIONS.
3. CONNECT TO EXISTING STUB AT CAP. CONTRACTOR TO FIELD VERIFY ELEVATION OF EXISTING STUB.
4. 12" C-300 OR 18" PVC WATER LINE INCLUDING ALL THRUST BLOCKING AND FITTINGS PER VINEYARD CITY STANDARD DRAWING #14 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #14 AND SPECIFICATIONS. INSTALL HORIZONTAL CURVES USING MANUFACTURER RECOMMENDED BENDING RADII.
5. 18" BEND AND THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 16.
6. 11" 20" BEND AND THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 16.
7. LINE HYDRANT ASSEMBLY PER VINEYARD CITY STANDARD DRAWING NUMBER 17 AND SPECIFICATIONS.
8. EXISTING FIBER HYDRANT. CONTRACTOR TO PROTECT IN PLACE.
9. UNLOCK AND PITCH EXISTING VALVE PER APWA STANDARD PLAN NUMBER 235.
10. CONNECT TO EXISTING 12" WATER LINE WITH 12" OF TEE, (2) 12" BUTTERFLY VALVES, AND (1) 12" GATE VALVE. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 16.
11. CONNECT TO EXISTING WATER STUB. CONTRACTOR TO FIELD VERIFY SIZE.
12. CONNECT TO EXISTING 12" WATER LINE WITH 12" OF TEE, (1) 12" BUTTERFLY VALVE, AND (1) 12" GATE VALVE. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 16.
13. 12" TEE WITH (2) 12" GATE VALVES. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 16.
14. EXISTING UTILITY. CONTRACTOR TO PROTECT IN PLACE.
15. COP WATERLINE UNDERGROUND TOWNSHIP 6 SOUTH PER APWA STANDARD PLAN #40 AND SPECIFICATIONS.
16. 12" C-300 OR 18" WATERLINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
17. 12" C-300 OR 18" WATERLINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
18. 2" CULINARY WATER SERVICE LATERAL. CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.
19. 12" TEE WITH (2) GATE VALVES. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 16.
20. CONNECT TO EXISTING 12" WATER LINE WITH 12" OF TEE, (1) 12" BUTTERFLY VALVE, AND (1) 12" GATE VALVE. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 16. CONTRACTOR TO FIELD VERIFY EXISTING VALVE AND THAT THERE IS NO EXISTING STUB TO NORTH.



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Phone: 435.896.2983

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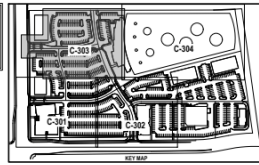
DATE: 05/15/2024
DESIGNER: J. M. HARRIS
CHECKER: J. M. HARRIS
DATE: 05/15/2024
PHONE: 801-598-0301

MILL TOWN COMMERCIAL YARD B
787 EAST 400 NORTH
VINEYARD, UTAH

C-302

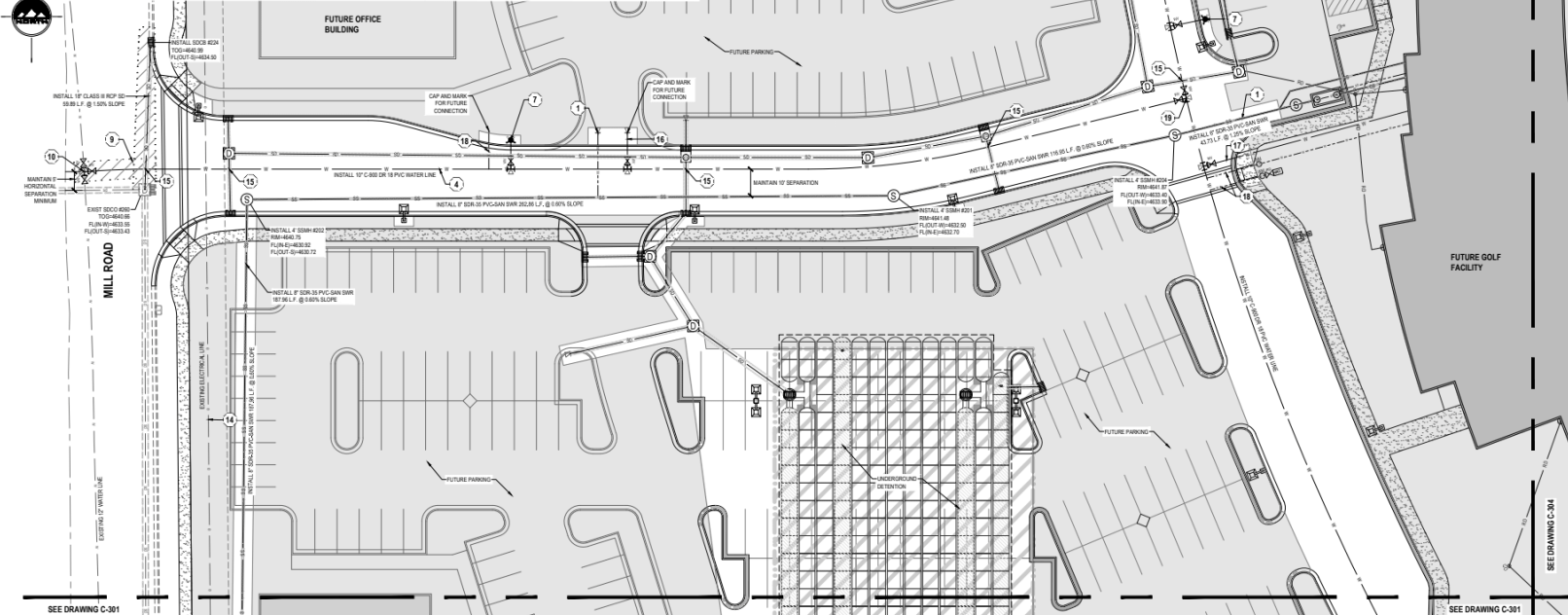
311
CALL BLUESTARS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
SOUTHEAST CORNER OF TOWN
SHIP SOUTH RANGE EAST
SALT LAKE BASIN AND WERENA
ELEV = 4883.50



- SCOPE OF WORK:**
PROVIDE TEST LOGS CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCES. THE
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. IF 8" OR 10" PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 10' FOOT SPACING.
INSTALLATION AND TRENCHING PER VINELAND CITY STANDARD DRAWING #1 TYPICAL TRENCH SECTION
AND SPECIFICATIONS. CONNECTION PER VINELAND CITY STANDARD DRAWING NUMBER 20 AND
SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
 2. INSTALL NEW 8" OR EXISTING SEWER PIPE PER VINELAND CITY STANDARD DRAWING NUMBER 14A, AND
CONTRACTOR TO FIELD VERIFY ELEVATION OF EXISTING STUB.
 3. CONNECT TO EXISTING STUB AT CAP. CONTRACTOR TO FIELD VERIFY ELEVATION OF EXISTING STUB.
 4. 4" BEND AND THRUST BLOCK. SEE VINELAND CITY STANDARD DRAWING NUMBER 18.
 5. 11 3/4" BEND AND THRUST BLOCK. SEE VINELAND CITY STANDARD DRAWING NUMBER 18.
 6. PRE HYDRANT ASSEMBLY PER VINELAND CITY STANDARD DRAWING NUMBER 14 AND SPECIFICATIONS.
EXISTING PIPE HYDRANT. CONTRACTOR TO PROTECT IN PLACE.
 7. SMOOTH AND PATCH EXISTING ASPHALT PER APWA STANDARD PLAN NUMBER 205.
 8. CONNECT TO EXISTING 12" WATER LINE WITH 12" CPV TEE, (2) 12" BUTTERFLY VALVES, AND (1) 12" GATE
VALVE. INSTALL THRUST BLOCKS PER VINELAND CITY STANDARD DRAWING NUMBER 18.
 9. CONNECT TO EXISTING WATER LINE. CONTRACTOR TO FIELD VERIFY SIZE.
 10. CONNECT TO EXISTING 12" WATER LINE WITH CPV TEE, (1) 12" BUTTERFLY VALVE, AND (1) 12" GATE
VALVE. INSTALL THRUST BLOCKS PER VINELAND CITY STANDARD DRAWING NUMBER 18.
 11. 12" TEE WITH (2) 12" GATE VALVES. INSTALL THRUST BLOCKS PER VINELAND CITY STANDARD DRAWING
NUMBER 18.
 12. EXISTING UTILITY. CONTRACTOR TO PROTECT IN PLACE.
 13. LOOP WATERLINE UNDERNEATH STORM DRAIN PER APWA STANDARD PLAN 543, AND SPECIFICATIONS.
 14. 8" OR 10" 18" WATER LINE PER VINELAND CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND
TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
 15. 8" OR 10" 18" WATER LINE PER VINELAND CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND
TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
 16. 8" OR 10" 18" WATER LINE PER VINELAND CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND
TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
 17. CULINARY WATER SERVICE LATERAL. CONNECT TO WATER MAIN LINE PER VINELAND CITY STANDARD
DRAWING NUMBER 19 AND SPECIFICATIONS.
 18. 12" TEE WITH (2) GATE VALVES. INSTALL THRUST BLOCKS PER VINELAND CITY STANDARD NUMBER 18.
 19. CONNECT TO EXISTING 12" WATER LINE WITH CPV TEE, (2) 12" BUTTERFLY VALVES, AND (1) 12" GATE
VALVE. INSTALL THRUST BLOCKS PER VINELAND CITY STANDARD DRAWING NUMBER 18. CONTRACTOR TO
FIELD VERIFY EXISTING VALVE AND THAT THERE IS NO EXISTING STUB TO NORTH.

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION
AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS
MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO
DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY
ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE
BEGINNING OF CONSTRUCTION IN THEIR ACCOUNT SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE
CONTRACTOR IS TO VERIFY ALL CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY FIELD ADJUSTMENTS REQUIRED TO
CONFORM TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE
CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY CONSTRUCTION. ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER VINELAND CITY STANDARD PLANS AND SPECIFICATIONS.
 4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER VINELAND CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER AGENCY'S STANDARDS AND SPECIFICATIONS. LOOPS
HAVE BEEN LABELED WITH "NORTH" 15C.30. MOVEMENT CONTRACTOR TO CONFIRM LOOP LOCATIONS AT ALL UTILITY CROSSINGS BEFORE
CONSTRUCTION.
 7. PROJECT SHALL COMPLY WITH ALL UTILITY DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE
PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL, ELECTRICAL, AND
NOTIFY OWNER OF ANY DISCREPANCIES IN DESIGN OR TRAINING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND
SPECIFICATIONS.
 11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON
THESE PLANS.



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PHONE: 801.598.0300

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

UTILITY PLAN

PROJECT NUMBER: 1506-017
DATE: 2/1/19
DRAWN BY: C. HANSEN
CHECKED BY: S. HANSEN

C-303

BENCHMARK

SOUTHEAST CORNER OF SECTIONAL
TOWNSHIP 6 SOUTH, RANGE 3 EAST
AND TOWNSHIP 6 NORTH, RANGE 3 EAST
ELEVATION = 4885.50

SEE MAP

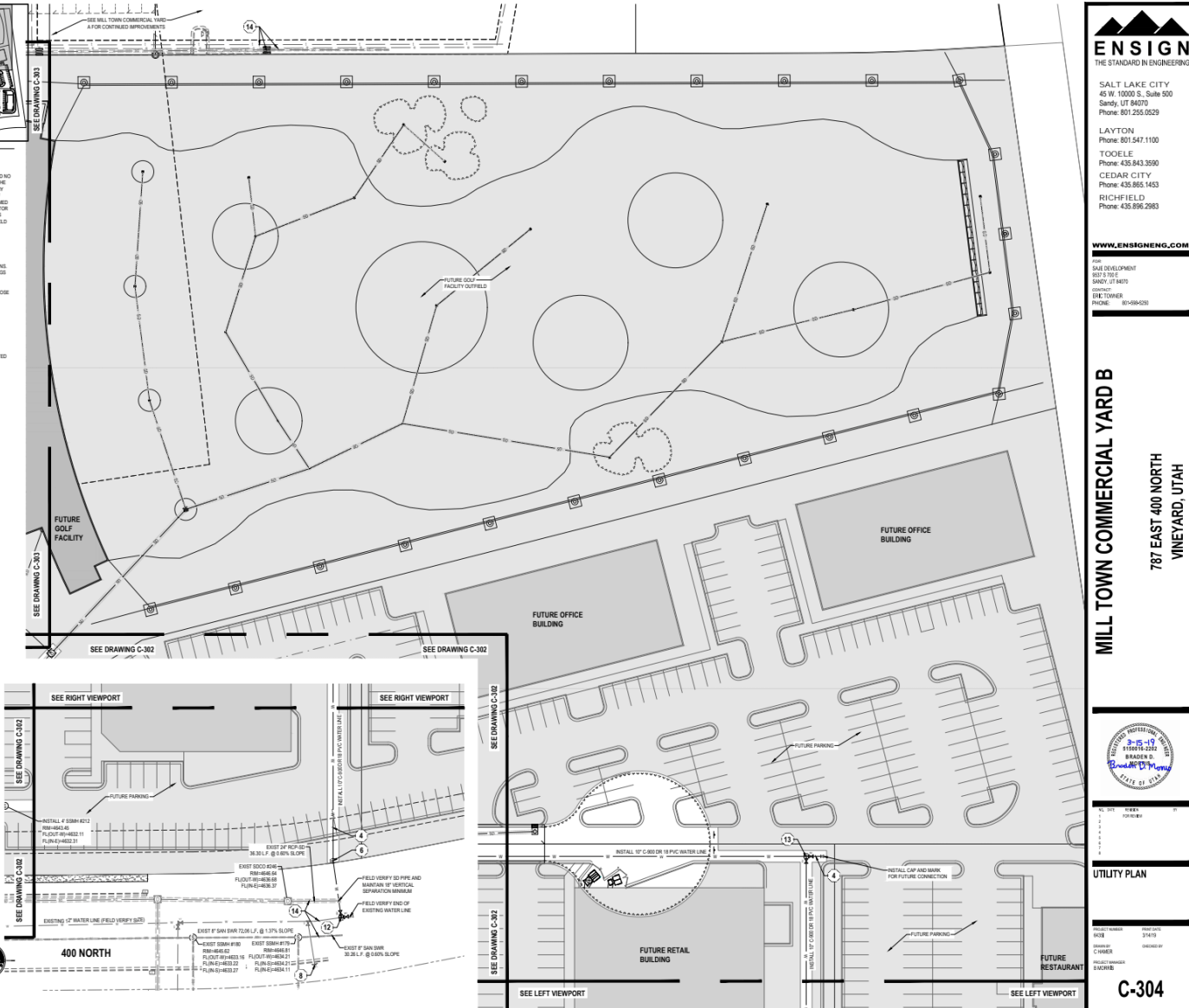
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UTILITIES SHOWN ON PLANS BY THE CONTRACTOR AND ASSURED LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR THEIR VIOLET SHALL BE DONE BY THE CONTRACTOR AND ASSURED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE NEARBY. IF CONTACT WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONTACTS WITH OTHER UTILITIES PER APWA AGENCY'S STANDARDS AND SPECIFICATIONS. LOOPS HAVE BEEN LABELED WITH RETRACTS 150-350, HOWEVER CONTRACTOR TO CORRESPOND LOCATIONS AT ALL UTILITY CROSSINGS BEFORE CONSTRUCTION.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PREVENTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

- 1" 80% 18" PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 150'-0" SPACING, INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #11 TYPICAL TRENCH SECTION AND SPECIFICATIONS. CONNECTION FOR VINEYARD CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- 1" METAL NEW 808M ON EXISTING SEWER PIPE PER VINEYARD CITY STANDARD DRAWING NUMBER 1A, AND SPECIFICATIONS.
- CONNECT TO EXISTING STUB AT CAP. CONTRACTOR TO FIELD VERIFY ELEVATION OF EXISTING STUB.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.
- 1" 80% 18" 18" PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARD DRAWING #10 AND SPECIFICATIONS. INSTALL HORIZONTAL COUPLES USING MANUFACTURER'S RECOMMENDED BENDING PRACTICES.



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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2963

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SANDY, UT 84070
CHANDLER
801.710.1100
PHONE: 801.598.0500

MILL TOWN COMMERCIAL YARD B

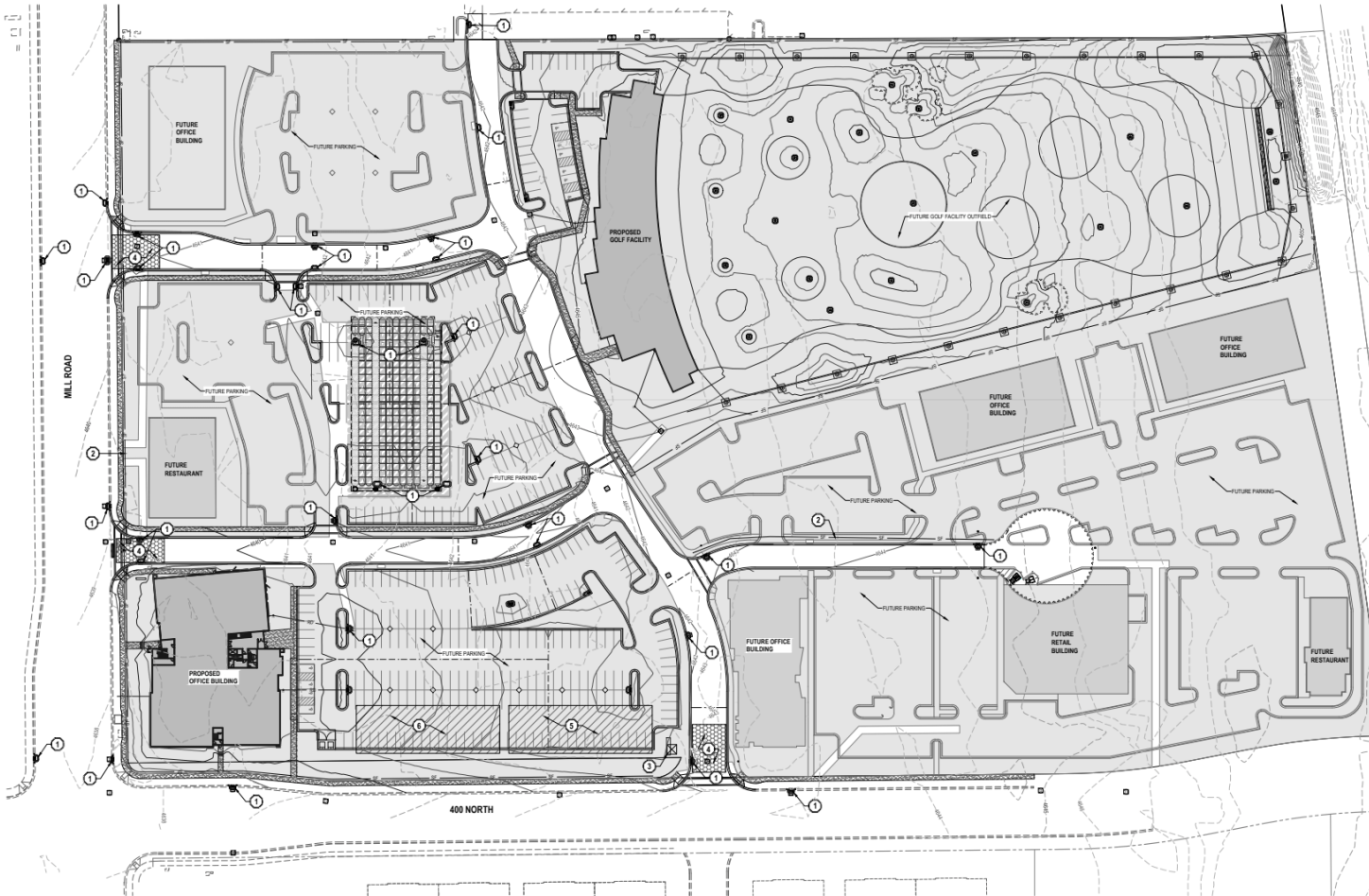
787 EAST 400 NORTH

VINEYARD, UTAH

UTILITY PLAN

PROJECT NUMBER: 23-01-01
DATE: 2/1/23
DRAWN BY: CHANDLER
CHECKED BY: BACCHINI
SCALE: AS SHOWN

C-304



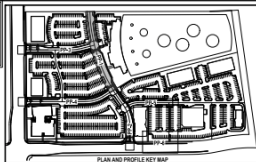
C-400



CALL BLUESTARS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

WALNUT CORNER OF SECTIONAL
TOWNSHIP 6 SOUTH RANGE 3 EAST
N 1/4 L 36-00-00 AND HEREINA
ELEV = 4885.50

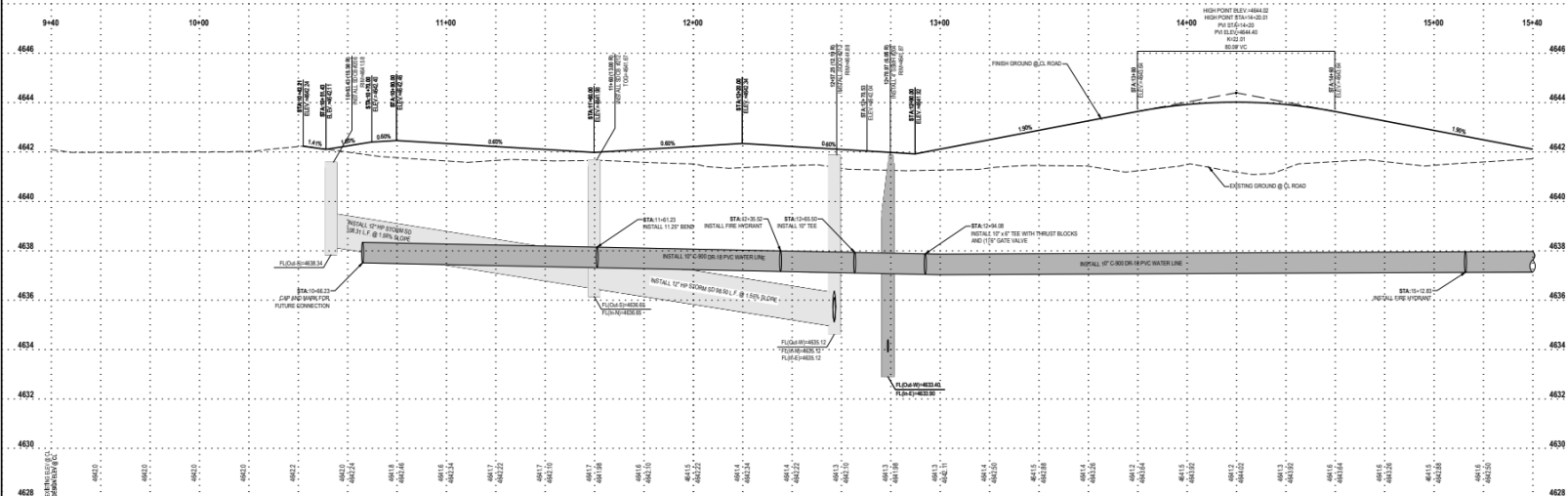
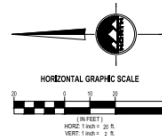


SCOPE OF WORK:

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

- IF 80% 3/4" PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING.
INSTALLATION AND TRENCHING FOR VINEYARD CITY STANDARDS AND SPECIFICATIONS. CONNECTION PER
VINEYARD CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS.
- IF 6" CULINARY WATER SERVICE LATERAL, CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD
DRAWING NUMBER 15 AND SPECIFICATIONS. INSTALL 12" TO 18" DRAINAGE AND CAP AND MANHOLE FOR FUTURE
CONNECTION.

MATCHLINE
SEE DRAWING PP-1



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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHLAND
Phone: 435.896.2983

WWW.ENSGENGINEERING.COM

NAME
SALT LAKE CITY
PROJECT NO.
SANDY, UT 84070
DATE
DRAWN
PHONE: 801.547.1100

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH



NO. 001
DATE
10/10/2019

PLAN AND PROFILE

PROJECT NUMBER
SCE
DRAWN BY
C. HAMER
CHECKED BY
B. HAMER

PP-1



CALL BLUESTARS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

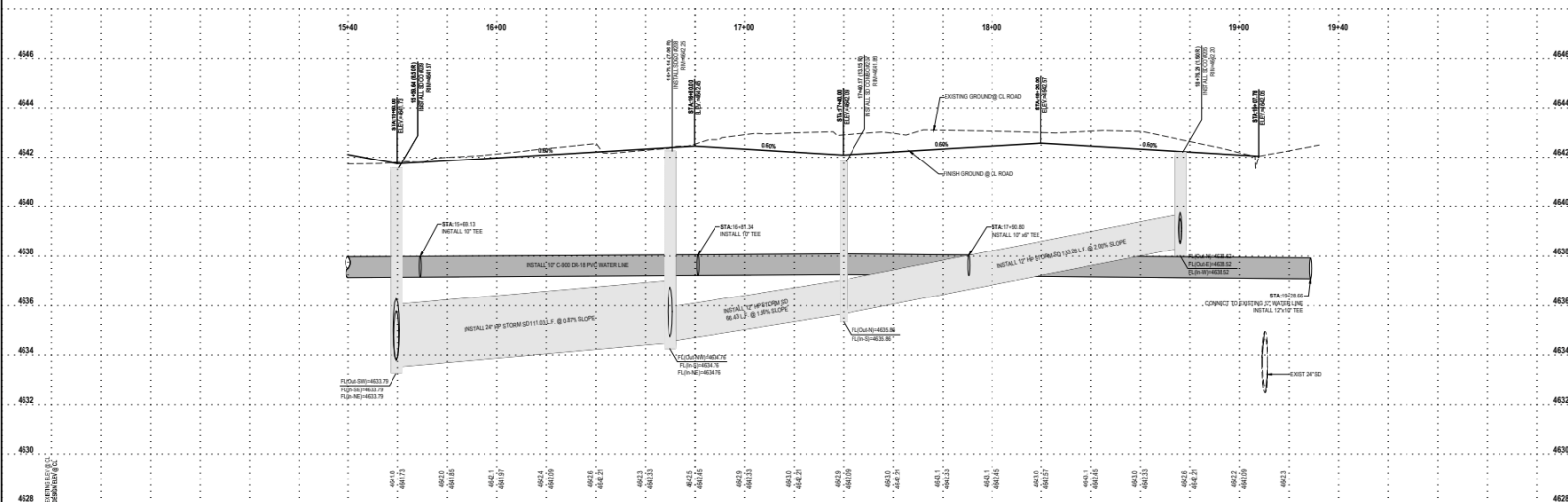
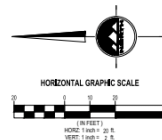
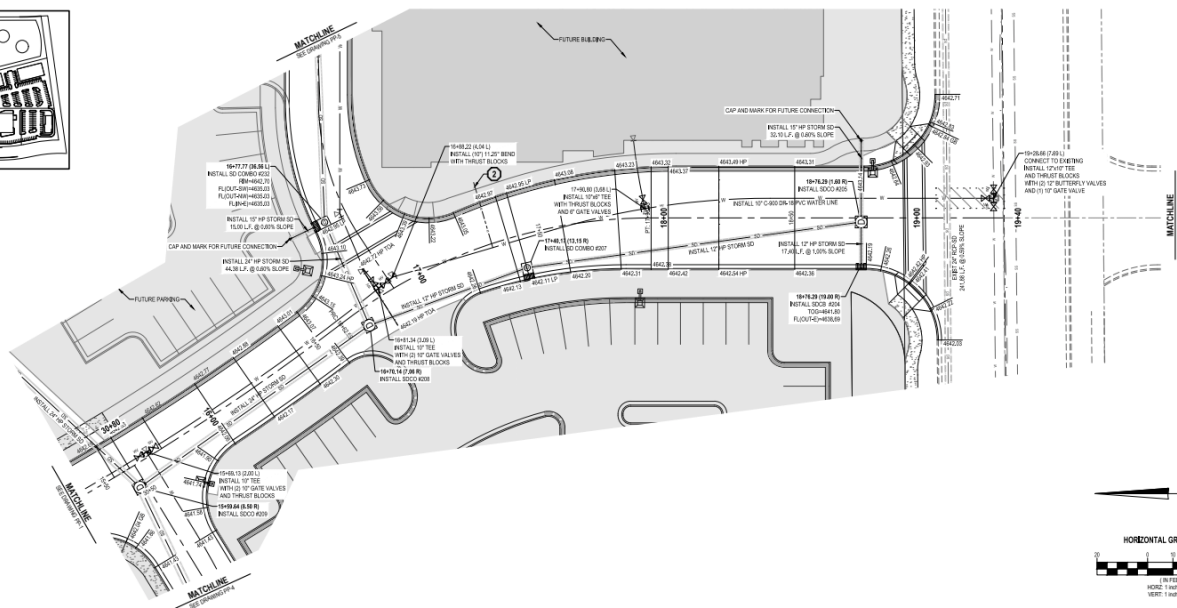
BENCHMARK

NORTHWEST CORNER OF SECTIONAL
TOWNSHIP 6 SOUTH RANGE 3 EAST
NAD 83 BOUNDARY AND MERIDIAN
ELEVATION = 4885.50



SCOPE OF WORK:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1" DIA. 36" PVC SANITARY SEWER LATERAL, INCLUDING CLEARDUTS AT MAXIMUM 100 FOOT SPACING.
INSTALLATION AND TRENCHING PER THE VINEYARD CITY STANDARD SPECIFICATIONS. CONNECTION PER
UNIVERSITY CITY STANDARD DRAWING NUMBER 25 AND SPECIFICATIONS.
 - 2" CULINARY WATER SERVICE LATERAL. CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD
DRAWING NUMBER 19 AND SPECIFICATIONS. INSTALL TO 6" BISTEERING TEE AND CAP AND MARK FOR FUTURE
CONNECTION.



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THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSGNENG.COM

NAME: SAUL DEVENPORT
JOB # 19-001
SHEET # 1 OF 10
DATE: 01/11/2023
PROJECT: MILL TOWN COMMERCIAL YARD B

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH



NO. 19-001
SHEET
1 OF 10

PLAN AND PROFILE

PROJECT NUMBER: 19-001
SHEET: 1 OF 10
DESIGNED BY: C. HANSEN
CHECKED BY: S. HANSEN

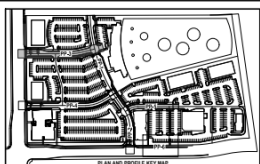


CALL BLUEPRINTS
@ \$1 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NEUTRAL POINT CORNER OF SECTIONAL
TOWNSHIP 6 SOUTH RANGE 2 EAST
SECTION 36 AND 37

65251 + 4655.50

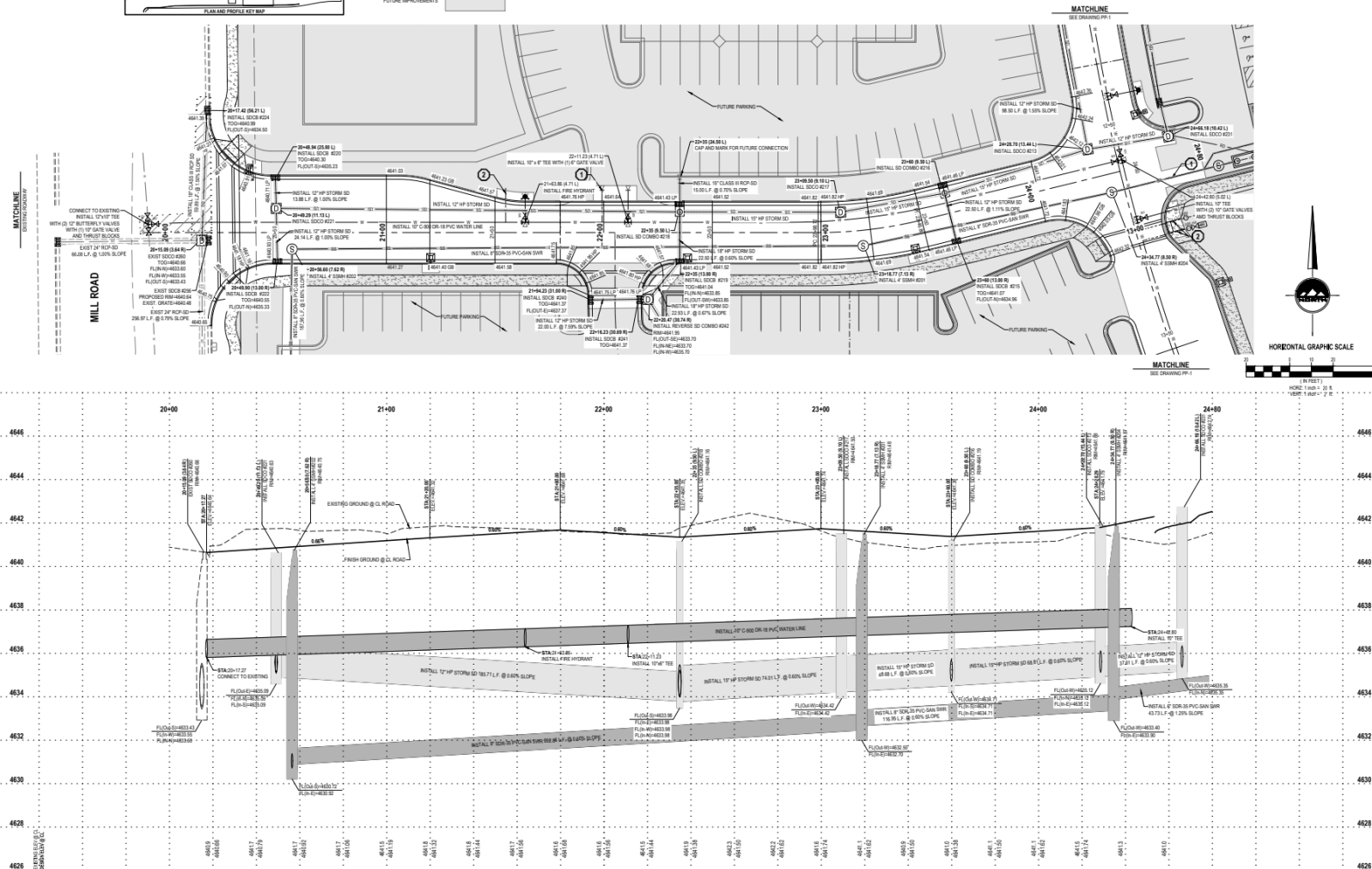


SCOPE OF WORK

PROVIDE RETAIL ROAD CONSTRUCTION THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE
DETAILS NOTED AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. 8" DIA. 33 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 80' FOOT SPACING.
INSTALLATION AND TRENCHING PER THE CITY STANDARDS AND SPECIFICATIONS, CONNECTOR PER
VINEYARD CITY STANDARD DRAWING NUMBER 25 AND SPECIFICATIONS.
2. 2" CULINARY WATER SERVICE LATERAL, CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD
DRAWING NUMBER 18 AND SPECIFICATIONS. INSTALL TO 2" BELOW THE GROUND AND CAP AND MARK FOR FUTURE
CONNECTION.

FUTURE IMPROVEMENTS



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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

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DATE: 05/15/2019
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
PROJECT: 18-008-020

MILL TOWN COMMERCIAL YARD B
787 EAST 400 NORTH
VINEYARD, UTAH

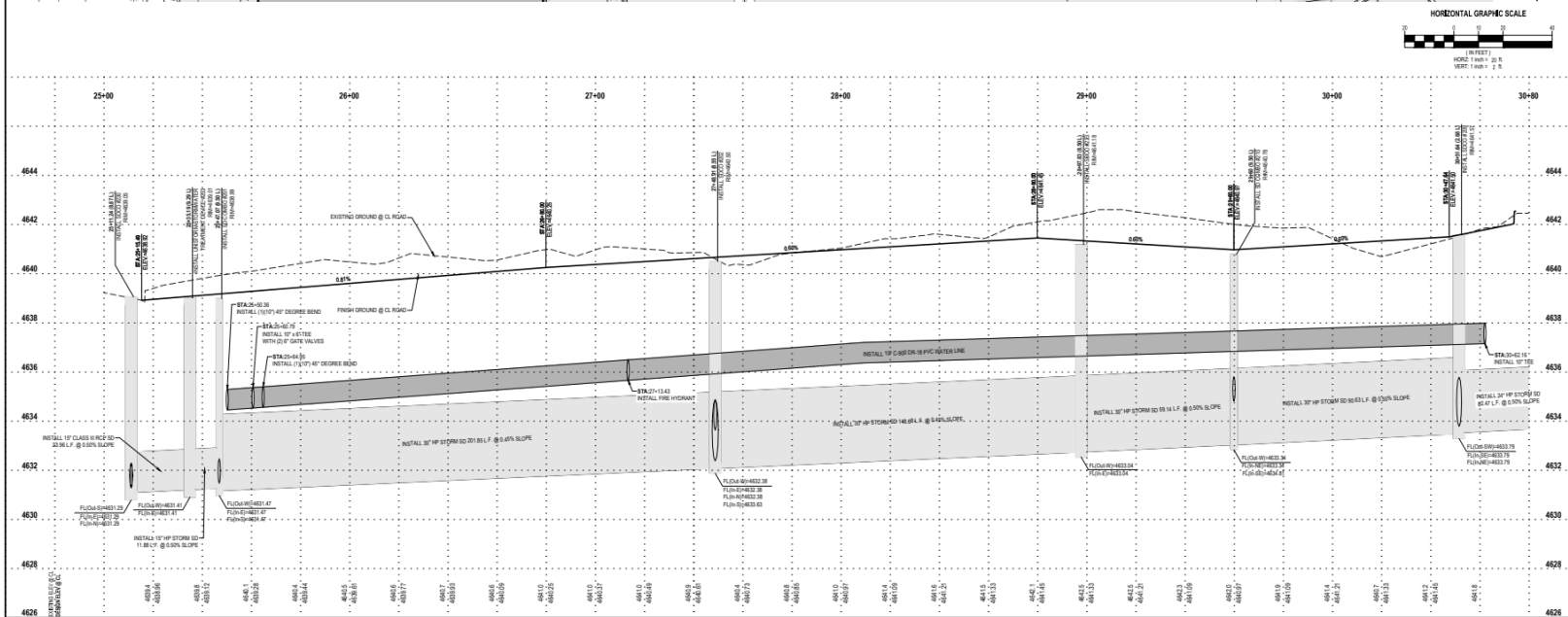
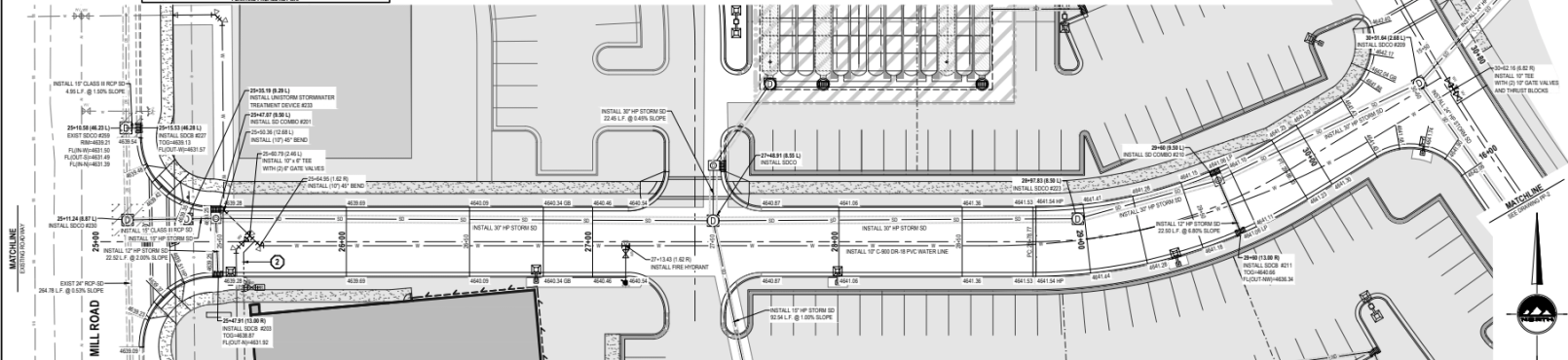


NO. 15581
DATE: 01/01/2019

PLAN AND PROFILE

PROJECT NUMBER: 18-008-020
SHEET: 2 OF 2
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
PROJECT MANAGER: J. HARRIS
ENGINEER: J. HARRIS

PP-3



CALL BEFORE YOU DIG
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

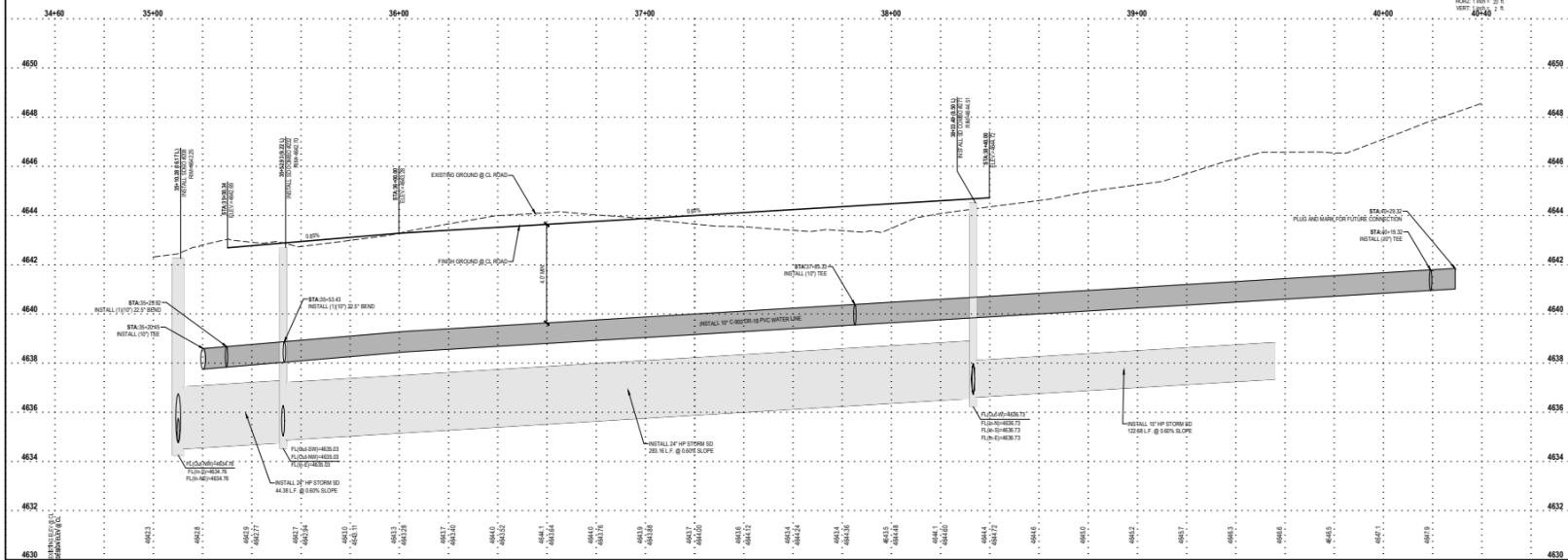
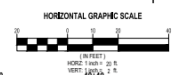
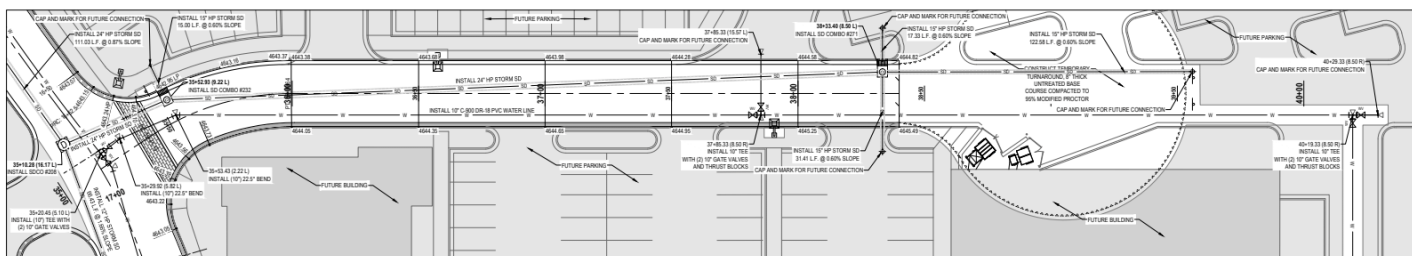
SOUTHWEST CORNER OF SECTIONAL
TOWNSHIP 6 SOUTH RANGE 2 EAST
AND TOWNSHIP 6 NORTH AND WESTERN
RANGE 2 EAST

6625.1 - 4655.50

PLAN AND PROFILE, ANY WAY

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE
DETAILS NOTED AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1. 16" DIA. 30" PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 150-FOOT SPACING.
INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARDS AND SPECIFICATIONS CONNECTION FOR
VINEYARD CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS.
 - 2. CULINARY WATER SERVICE LATERAL, CONNECT TO WATER MAIN LINE FOR VINEYARD CITY STANDARD
DRAWING NUMBER 19 AND SPECIFICATIONS. INSTALL TO 150' BEYOND TIE-INS AND CAP AND MARK FOR FUTURE
CONNECTION.

FUTURE IMPROVEMENTS



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PROF. SEAL DEVELOPMENT
6037 S 70 E
SANDY, UT 84070
CONTRACTOR
LARC TOWER
PHONE: 801-958-0301

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

PROFESSIONAL ENGINEER
BRAD A. SMITH
STATE OF UTAH
NO. 1159716-2382
EXPIRATION DATE 12/31/2024

PLAN AND PROFILE

PROJECT NUMBER: 1604-01
OWNER: 37179
DRAWN BY: C. HARRIS
CHECKED BY: C. HARRIS
DATE: 01/11/24

PP-5

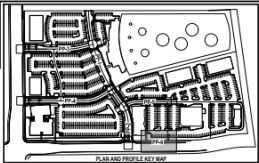
CALL BEFORE YOU DIG

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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

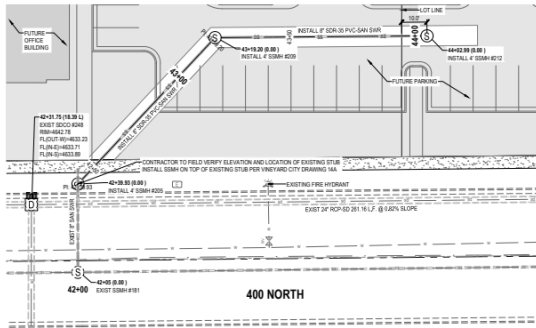
NEAREST CORNER OF SECTIONAL
TOWNSHIP 6 SOUTH RANGE 3 EAST
N 1/4 T16N R3E AND NE 1/4 NW 1/4

8452.1 + 4855.50

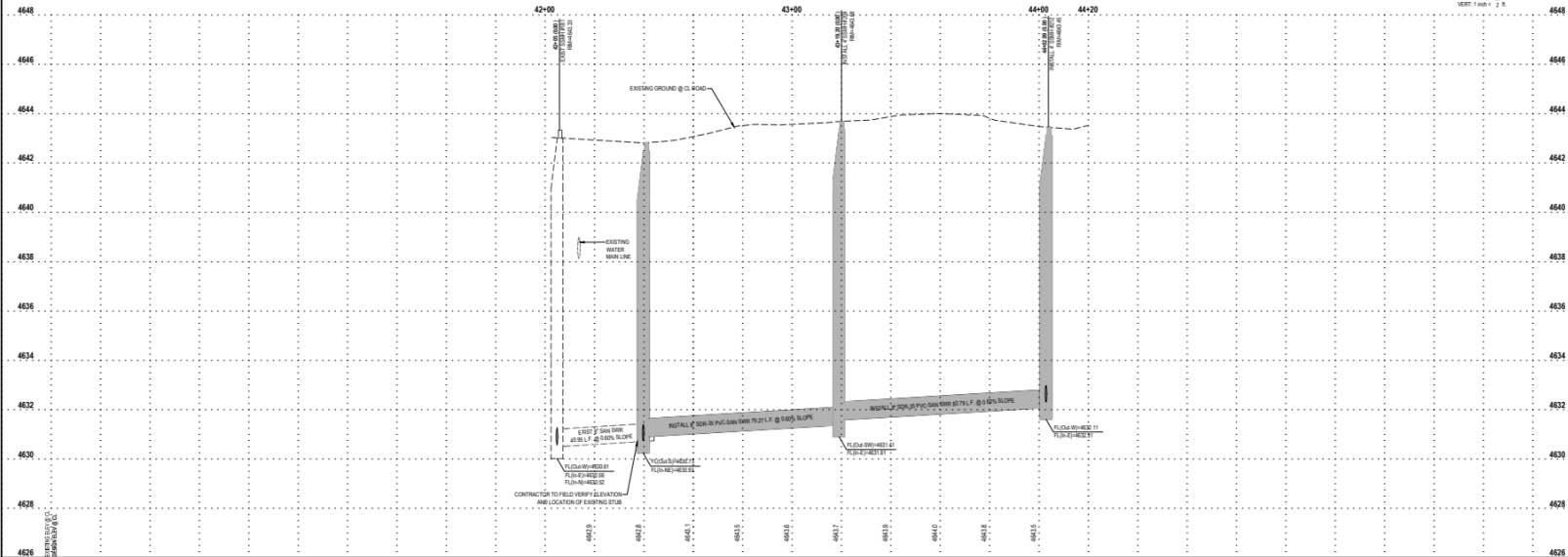
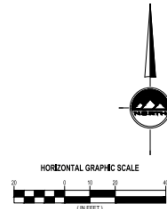


- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1. 8" SDR35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100 FOOT SPACING.
 - 2. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. CONNECTION PER
VINEYARD CITY STANDARD DRAWING NUMBER 3D AND SPECIFICATIONS.
 - 3. CULINARY WATER SERVICE LATERAL, CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD
DRAWING NUMBER 1A AND SPECIFICATIONS. INSTALL TO 10' DEPTH TIE-AND-CAP AND MARK FOR FUTURE
CONNECTION.

FUTURE IMPROVEMENTS



END SHEET
NORTH ARROW



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Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

www.ensgneng.com

FOR: SAGE DEVELOPMENT
6037 S 101 E
SANDY, UT 84070
CONTRACT: 18-0001
PROJECT: SAGE TOWER
PHONE: 801-598-0300

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH

VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 15116-2382
BRADLEY B. BOWMAN
STATE OF UTAH

SEWER PLAN AND PROFILE

PROJECT NUMBER: 18-0001
DATE: 01/15/2019
DRAWN BY: CHANDLER
CHECKED BY: BOWMAN
ENGR: BB

PP-6

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Call before you dig.

BENCHMARK

SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'

FUTURE IMPROVEMENTS

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/HARDS CAPE	468,572	48%
ROOF	115,970	12%
LANDSCAPING	389,186	40%
TOTAL SITE	973,728	100%

VINEYARD TOWN SITE DATA TABLE	
EXISTING ZONING-	RMU: REGIONAL MIXED USE
GROSS AREA OF SITE-	973,728 SQ FT
TOTAL BUILDING FLOOR AREA -	116,169 SQ FT
BUILDING FLOOR AREA BY USE	
LOT 1 OFFICE-	12,000 SF
LOT 2 ENTERTAINMENT-	20,180 SF
LOT 3 RESTAURANT-	7,350 S.F.
LOT 4 OFFICE-	22,810 S.F.
LOT 5 OFFICE-	12,075 S.F.
LOT 6 OFFICE-	14,739 S.F.
LOT 7 RETAIL-	4,515 S.F.
LOT 8 OFFICE-	22,500 S.F.
PERCENT OF SITE COVERAGE-	11.9%

- GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE TOWN OF VINEYARD STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.

4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).

5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.

7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

8. ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.

9. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.

10. PLANTS LOCATED WITHIN REQUIRED SITE TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).

11. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.

12. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.

13. THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

- VINEYARD TOWN SITE PLAN NOTES
- A. ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.

B. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.

C. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THEN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).

D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.

E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.

F. THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

EN SIGN

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LAYTON
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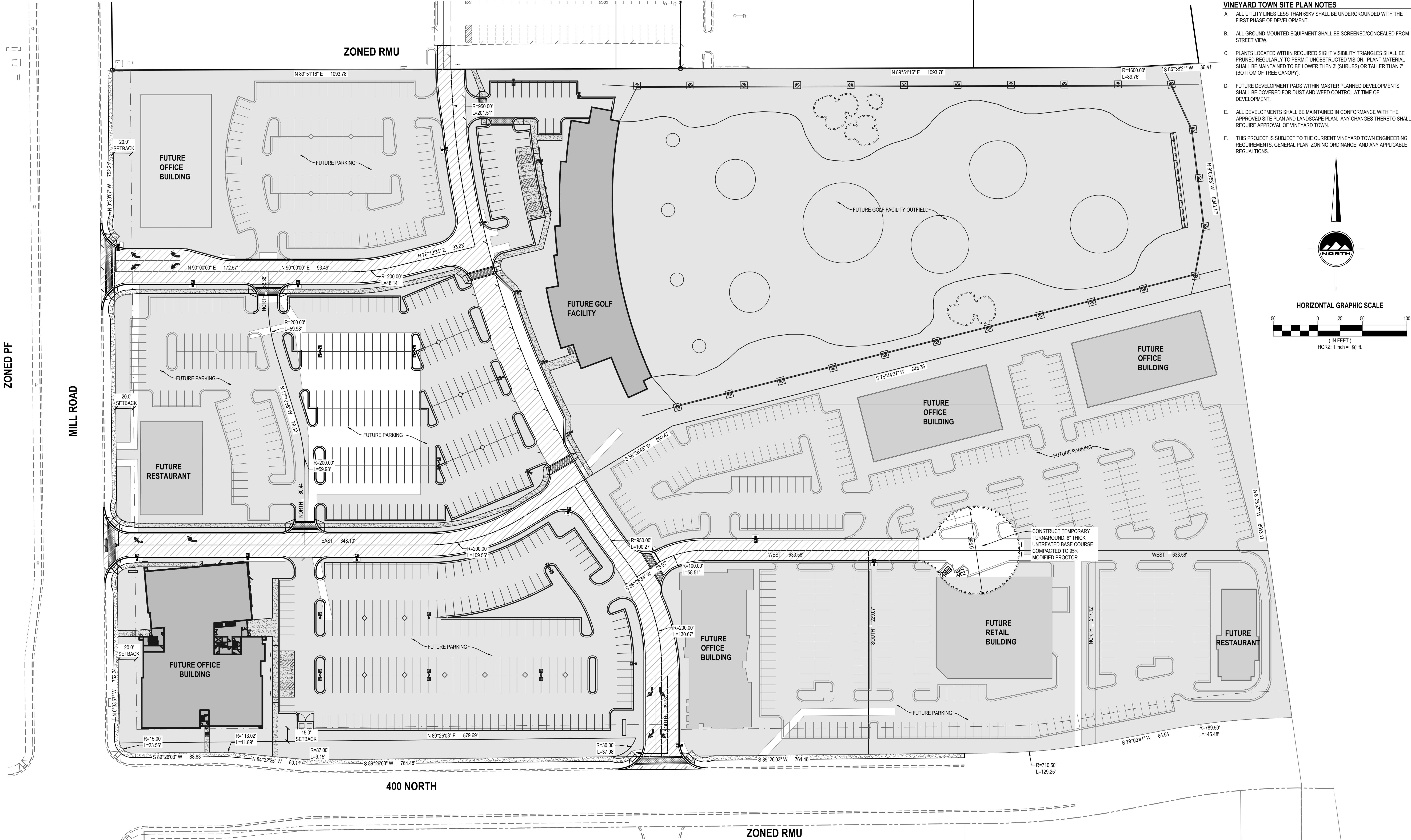
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FOR:
SAJE DEVELOPMENT
9537 S 700 E
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250



MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH

VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER

3-15-19

5150016-2202

BRADEN D.

Braden D. Morris

STATE OF UTAH

NO. DATE REVISION BY

1 3/14/19 FOR REVIEW

2

3

4

5

6

7

8

OVERALL SITE PLAN

PROJECT NUMBER 64351 PRINT DATE 3/14/19

DRAWN BY C HAMER CHECKED BY

PROJECT MANAGER B MORRIS

C-100