



**VINEYARD PLANNING COMMISSION
WORK SESSION**

**Vineyard City Hall, 125 S. Main Street, Vineyard, Utah
Wednesday, May 15, 2019 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting, on Wednesday, May 15, 2019 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

Minutes from February 19, 2019 planning commission meeting.

5. Work Session:

5.1 Zoning Text Amendments

- **Signage**
- **Urban Agriculture – Chickens and Beekeeping**
- **Off Street Loading Spaces**
- **Fencing**

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 June 5, 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: May 14, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician



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

Present	Absent
Madam Chair Cristy Welsh	Commissioner Tim Blackburn
Commissioner Anthony Jenkins	Alternate Stan Jenne
Commissioner Bryce Brady	Alternate Nate Carter
Commissioner Jeff Knighton	
Alternate Shan Sullivan	

Others Present: Brian Hansen, Randy Linford

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:01pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Jenkins offered the invocation.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:01pm. No comments were given and she closed the open session at 6:02pm.

4. MINUTES REVIEW AND APPROVAL

There were no minutes for approval.

5. BUSINESS ITEMS:

Madam Chair Welsh moved item 5.2 before 5.1.

5.1 The Yard Description

Ms. Hart began, staff recommended holding the public hearing for the conditional use permits that night, but moving the approval to the site plan and conditional use permits to March 6 because their site plan and elevations needed updating. 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. The approval is for six drive-thrus. Two buildings don't have drive-thrus. M and G will come through later on. The site plan shows side walks that just end, but in the discussion with the applicant the week before most of these sidewalks will extend all the way through. They are required to have 10% of the entire site landscaped. Buildings K and E have patio seating and I will have seating on the corner. They are also working

on seating around other buildings as well. Sidewalks from Mill Road will go all the way around the buildings. The building from 650 North is already existing and goes all the way to the other buildings.

Commission Jenkins asked Mr. Hansen to explain what the 'future pad' designation was on the plans.

Mr. Hansen stated that M & G will be built by different people. Their footprint has been fairly identified for parking and landscaping.

Ms. Hart stated that the elevations submitted before did not have any design on the back of the buildings.

Madam Chair Welsh asked a clarifying question about one of the roads and the sidewalk on the north side to encourage a walkable community.

Further discussion ensued about sidewalks.

Staff requested a detail of lighting for parking and buildings.

Madam Chair Welsh asked if retail J was going to be medical office space.

Mr. Hansen responded that they do not have anything planned for that building currently.

Ms. Hart stated the applicants do meet all of the requirements for the drive-thrus. Some of the stacking may be an issue in one building. Staff is requesting the developer to show where the windows will be. If there are drive-thrus between a street and the building they are required to have three-foot berm or shrubbery. Staff has requested them to show where those berms will be.

Madam Chair Welsh asked if only one tenant will have access to the drive-thru.

Mr. Hansen responded that is was you typically see. Recording was inaudible for the rest of his details.

Madam Chair Welsh said that overall she is happy with the plan other than the sidewalks even though she does not like the drive-thrus.

Commissioner Brady asked if the applicant had any concerns with the way the drive-thrus enter and exit at building F and E.

Ms. Hart said there wasn't anything in the code with that.

Mr. Brim responded the length of the drive-thru should mitigate some of those concerns. It meets the minimum standard by quite a bit. The applicants took out a drive-thru from the middle building at the north of the development.

Madam Chair Welsh asked that you're typically not going to have fast food joints going in to these places.

Recording was inaudible to hear Mr. Hansen's response.

Madam Chair Welsh stated they would be able to have an In and Out and one of these buildings.

Recording was inaudible to hear Mr. Hansen's response.

Motion: COMMISSIONER JENKINS MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER KNIGHTON SECONDED IT. ALL WERE IN FAVOR

No public comments were given and Madam Chair Welsh asked for a motion to close the hearing.

Motion: COMMISSIONER KNIGHTON MADE A MOTION TO CLOSE THE PUBLIC HEARING.
COMMISSIONER BRADY SECONDED IT. ALL WERE IN FAVOR.

Motion: COMMISSIONER JENKINS MADE A MOTION TO MOVE THE APPROVAL OF THE APPLICATION TO MARCH 6TH. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR.

5.2 MS Properties Description

Ms. Hart introduced the project. The applicant, MS Properties, is requesting site plan approval for a warehouse building. The property is located on the west end of 1600 N within the Flex Office & Industry (FOI) district. The building is located on 3.69 acres of the subject property. The applicant is proposing approximately 60,000 square feet of office/warehouse/manufacturing building. Warehousing and light manufacturing are permitted uses in this district. They meet all the zoning requirements including height, parking, and landscaping (they need to work with staff on spacing of trees. They also need to submit a site lighting plan to staff.

Mr. Overson asked about access to the site and if the road will be built for the second access point.

Mr. Linford stated the roads will be built with the project.

Commissioner Blackburn asked about the egress to the building.

Commissioner Knighton asked what the materials are on the building elevations.

Discussion ensued concerning the building colors and elevations.

The Commission moved the approval of MS Properties to March 6th.

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

Mr. Brim introduced the public hearing on Ordinance #2019-01. This new code section proposes allowances for golf safety netting height, standards for protection netting, requirements for site and building lighting and minimum buffering from residential uses. The height will be measured from the grade of each pole. There are requirements concerning the maintenance of the netting and the ability to stop golf balls. The residential housing to the south of the project is further than Midvale's Top Golf. Golfers will be hitting balls to the east and the lighting is required to be captured with in the golf facility.

Mr. Hansen addressed some concerns about lighting and discussion ensued.

Commissioner Brady asked about coloring for the nets and poles.

Mr. Hansen responded that the nets will be black and the poles will be white.

Motion: COMMISSIONER JENKINS MADE A MOTION TO APPROVE THE TEXT AMENDMENT AND COMMISSIONER KNIGHTON SECONDED IT. ALL WERE IN FAVOR.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Madam Chair Welsh mentioned that alternate Nate Carter will be leaving the planning commission and the interview process for a replacement will begin shortly.

Commissioner Blackburn mentioned moving the Heritage and Summer Celebration to June 1 from May 29.

7. STAFF REPORTS

- Morgan Brim, Planning Director
 - Mr. Brim gave a reminder of the general plan session and survey. Commissioner Blackburn asked the survey results to be published to the public.
- Don Overson, City Engineer
 - Mr. Overson discussed the Sandy water issue that happened recently and summarized how the city's water system works.

8. ADJOURNMENT

Motion: COMMISSIONER KNIGHTON MOTIONED TO ADJOURN THE MEETING.
COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE
MEETING WAS ADJOURNED AT 7:43PM.

MINUTES APPROVED ON:

CERTIFIED CORRECT: /s/ McKenna Marchant

McKenna Marchant, Planning Technician

811

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

BENCHMARK

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

ELEV = 4650.50'

PARKING REQUIREMENTS (LOT 2 ENTERTAINMENT & LOT 4 OFFICE)

OFFICE PARKING REQUIREMENTS -
GOLF COURSE & DRIVING RANGE REQUIREMENTS-

LOT 4 BUILDING AREA (2 STORIES)-
LOT 2 BUILDING AREA (3 STORIES)-
HITTING BAYS-

PARKING REQUIRED (LOT 4 OFFICE) -
PARKING REQUIRED (LOT 2 ENTERTAINMENT) -

PARKING PROVIDED (LOT 4 OFFICE) -
PARKING PROVIDED (LOT 2 ENTERTAINMENT) -

1 STALL / 200 SQ FT FLOOR AREA
1 STALL / 200 SQ FT FLOOR AREA +
1 STALL / EVERY 2 HITTING BAYS

44,918 S.F.
28,077 S.F.
60

225 STALLS
170 STALLS

225 STALLS
186 STALLS

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/HARDS CAPE	468,572	48%
ROOF	117,732	12%
LANDSCAPING	389,186	40%
TOTAL SITE	973,728	100%

VINEYARD TOWN SITE DATA TABLE

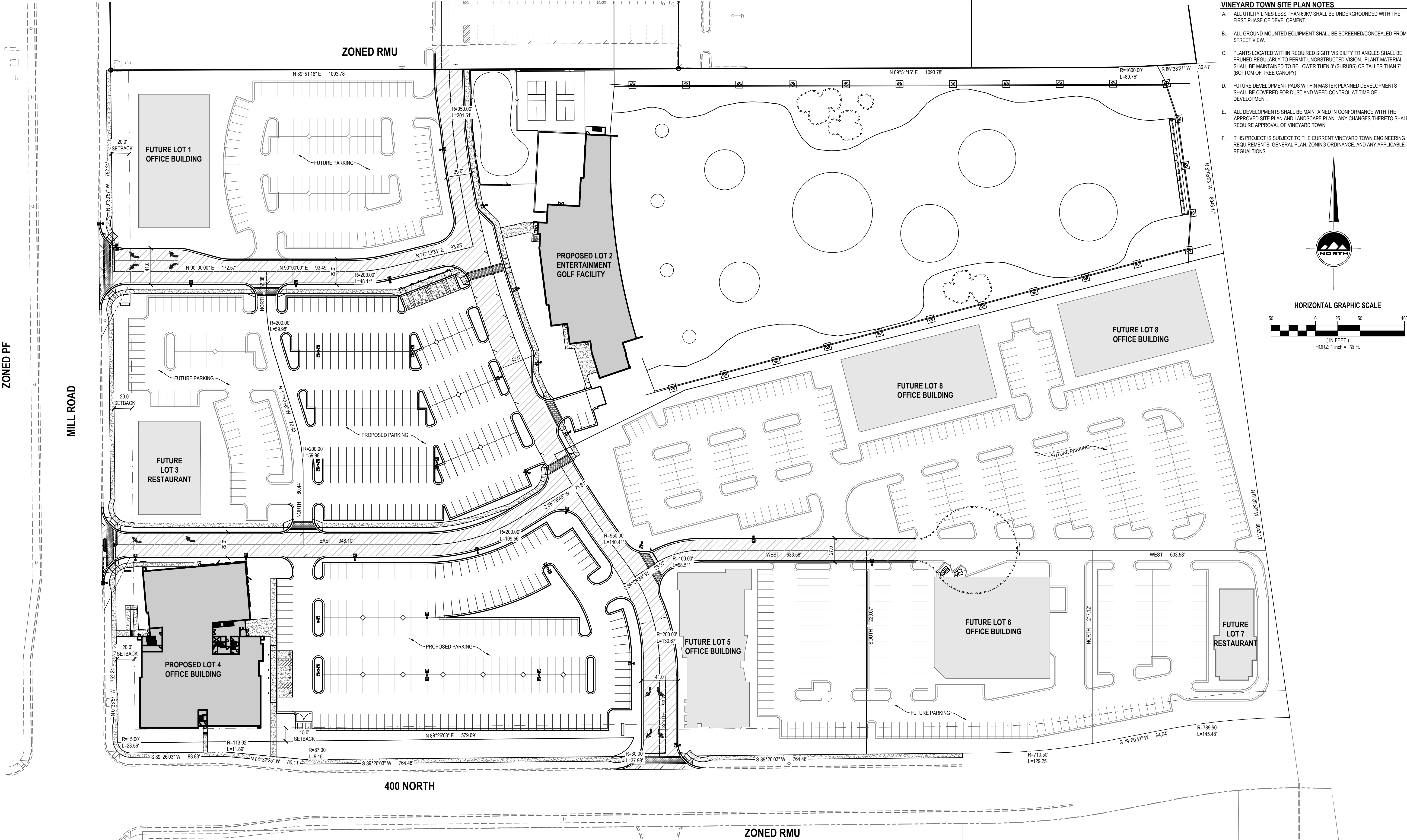
EXISTING ZONING- RMU: REGIONAL MIXED USE
GROSS AREA OF SITE- 973,728 SQ FT
TOTAL BUILDING FLOOR AREA - 117,732 SQ FT
BUILDING FLOOR AREA BY USE
LOT 1 OFFICE- 12,000 SF
LOT 2 ENTERTAINMENT- 16,827 SF
LOT 3 RESTAURANT- 7,350 S.F.
LOT 4 OFFICE- 22,810 S.F.
LOT 5 OFFICE- 12,600 S.F.
LOT 6 OFFICE- 14,739 S.F.
LOT 7 RETAIL- 4,515 S.F.
LOT 8 (2) OFFICES- 26,891 S.F.
PERCENT OF SITE COVERAGE- 12.1%

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 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.
- 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 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).
- 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 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.
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EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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 B

787 EAST 400 NORTH
VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER

4-12-19
5150016-2202
BRADEN D.
BREATHED MOMENT
STATE OF UTAH

NO. DATE REVISION BY

1 3-27-19 CITY COMMENTS BM

2

3

4

5

6

7

8

OVERALL SITE PLAN

PROJECT NUMBER 64351 PRINT DATE 4/12/19
DRAWN BY C HAMER CHECKED BY
PROJECT MANAGER B MORRIS

C-100

811

Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 4650.50'

MILL TOWN COMMERCIAL YARD B

SITE PLAN PACKAGE

787 EAST 400 NORTH
VINEYARD, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
April 12, 2019

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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.

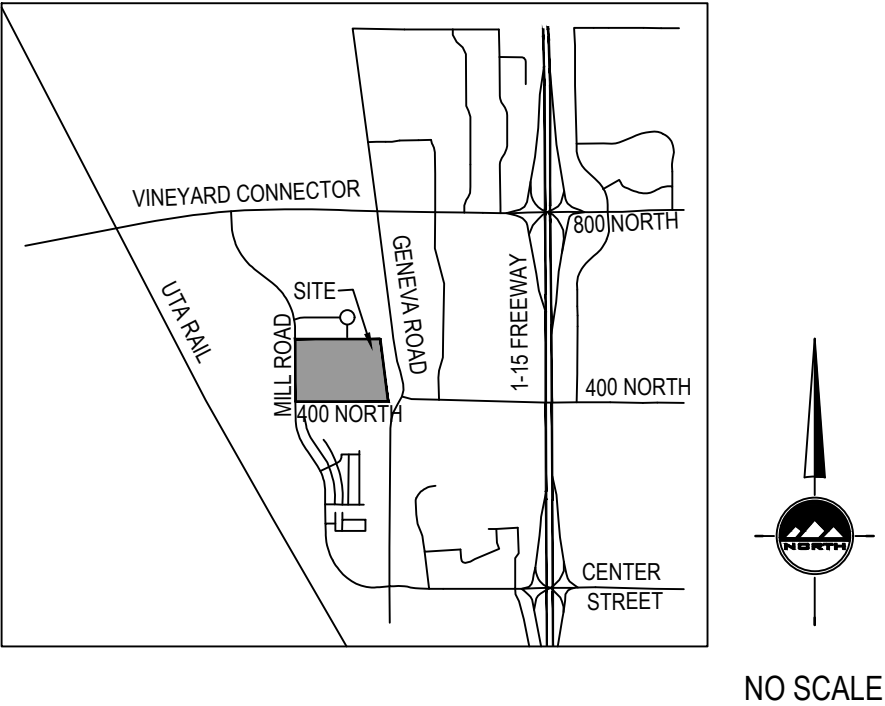
NOTICE TO DEVELOPER/CONTRACTOR

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'.

EN SIGN

THE STANDARD IN ENGINEERING

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

REGISTERED PROFESSIONAL ENGINEER

4-12-19

5150016-2202

BRADEN D. MORRIS

STATE OF UTAH

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

PROJECT NUMBER
64351

PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

811

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

Know what's below.
Call before you dig.

BENCHMARK

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

ELEV = 4650.50'

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 PRIORITY. 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.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) 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 EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) 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 PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) 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 UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) 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 THESE PLANS, 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 UPDES (UTAH 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 REGULATIONS, 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 1-800-662-4111 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 (2012 EDITION), SECTION 02320 - 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 OR 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 DETAILED 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 CANNOT 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
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
EDA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE 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
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRO	POINT OF REVERSE CURVATURE
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		EXISTING 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		EXISTING 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		

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

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
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 B

SITE PLAN PACKAGE

787 EAST 400 NORTH
VINEYARD, UTAH

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

GENERAL NOTES

PROJECT NUMBER 64351	PRINT DATE 4/12/19
DRAWN BY C HAMER	CHECKED BY
PROJECT MANAGER B MORRIS	

C-001

811

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

Know what's below.
Call before you dig.

BENCHMARK

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

ELEV = 4650.50'

PARKING REQUIREMENTS (LOT 2 ENTERTAINMENT & LOT 4 OFFICE)

OFFICE PARKING REQUIREMENTS -
GOLF COURSE & DRIVING RANGE REQUIREMENTS-

1 STALL / 200 SQ FT FLOOR AREA
1 STALL / 200 SQ FT FLOOR AREA -
1 STALL / EVERY 2 HITTING BAYS

LOT 4 BUILDING AREA (2 STORIES)-
LOT 2 BUILDING AREA (3 STORIES)-
HITTING BAYS-

44,918 S.F.
28,077 S.F.
60

PARKING REQUIRED (LOT 4 OFFICE) -
PARKING REQUIRED (LOT 2 ENTERTAINMENT) -

225 STALLS
170 STALLS

PARKING PROVIDED (LOT 4 OFFICE) -
PARKING PROVIDED (LOT 2 ENTERTAINMENT) -

225 STALLS
186 STALLS

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/HARDS CAPE	468,572	48%
ROOF	117,732	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 -	117,732 SQ FT
BUILDING FLOOR AREA BY USE LOT 1 OFFICE-	12,000 SF
LOT 2 ENTERTAINMENT-	16,827 SF
LOT 3 RESTAURANT-	7,350 S.F.
LOT 4 OFFICE-	22,810 S.F.
LOT 5 OFFICE-	12,600 S.F.
LOT 6 OFFICE-	14,739 S.F.
LOT 7 RETAIL-	4,515 S.F.
LOT 8 (2) OFFICES-	26,891 S.F.
PERCENT OF SITE COVERAGE-	12.1%

GENERAL NOTES

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VINEYARD TOWN SITE PLAN NOTES

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EN SIGN

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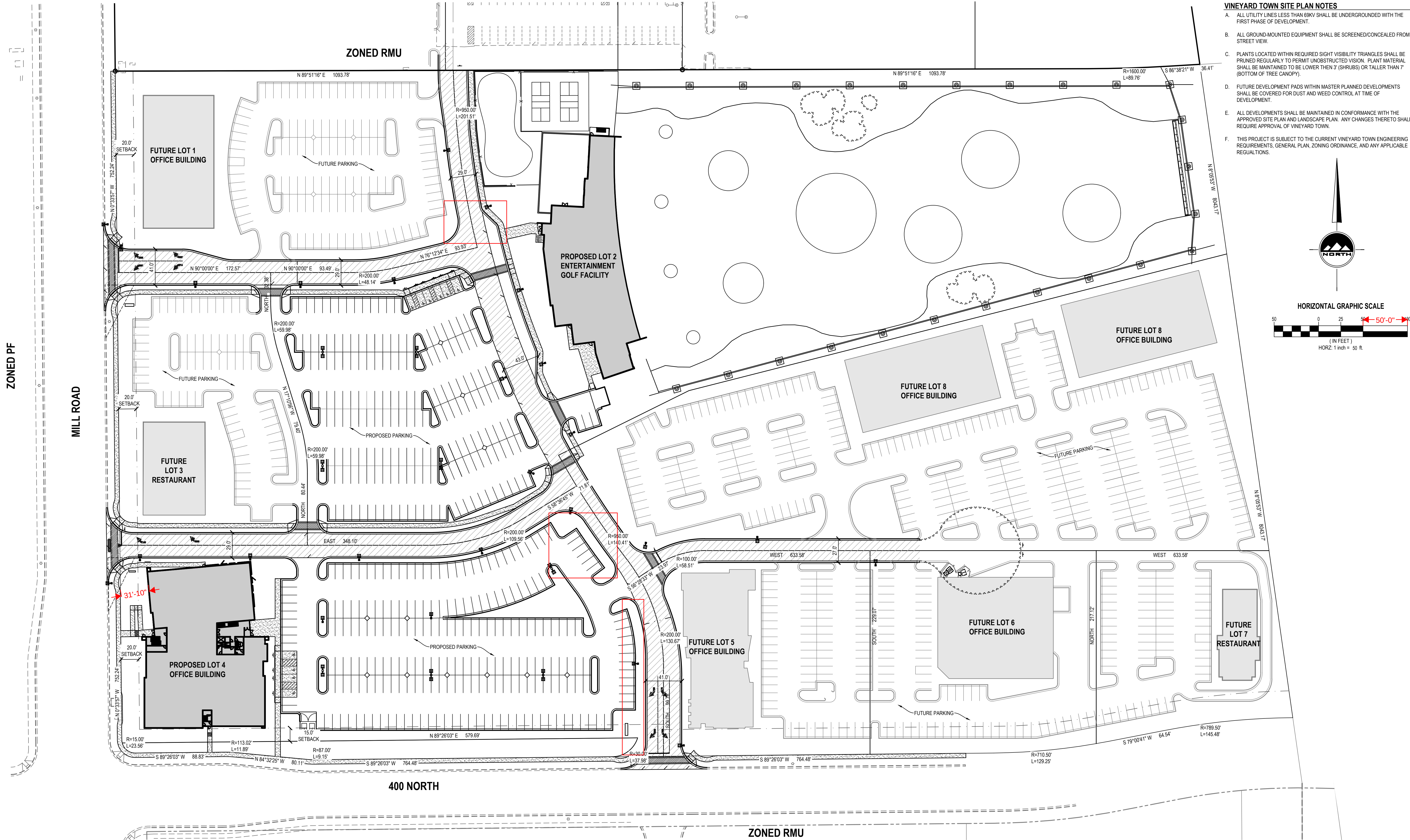
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REGISTERED PROFESSIONAL ENGINEER
4-12-19
5150016-2202
BRADEN D.
BREATH OF MORRIS
STATE OF UTAH

NO. DATE REVISION BY

1 3-27-19 CITY COMMENTS BM

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OVERALL SITE PLAN

PROJECT NUMBER
64351

PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-100

811

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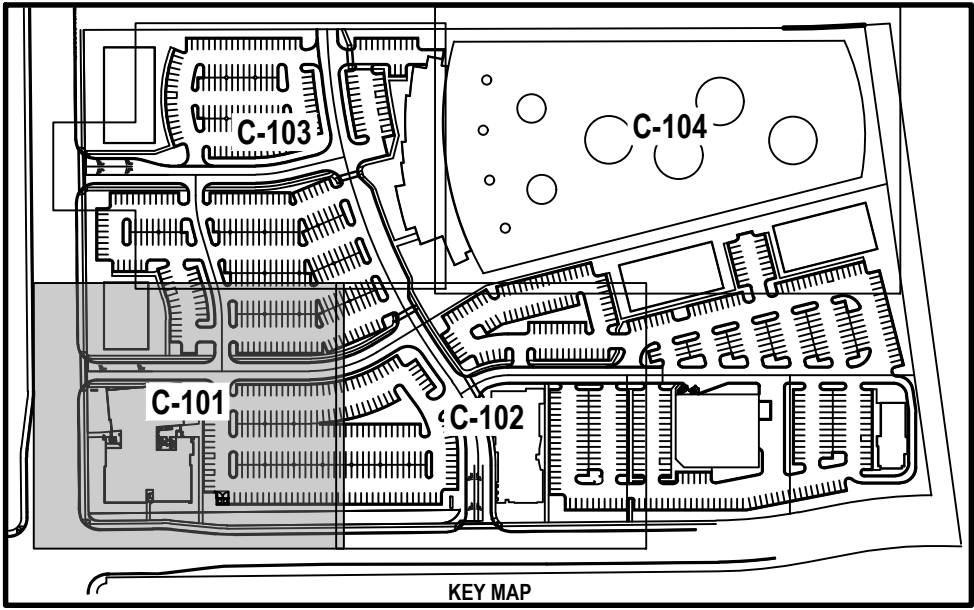
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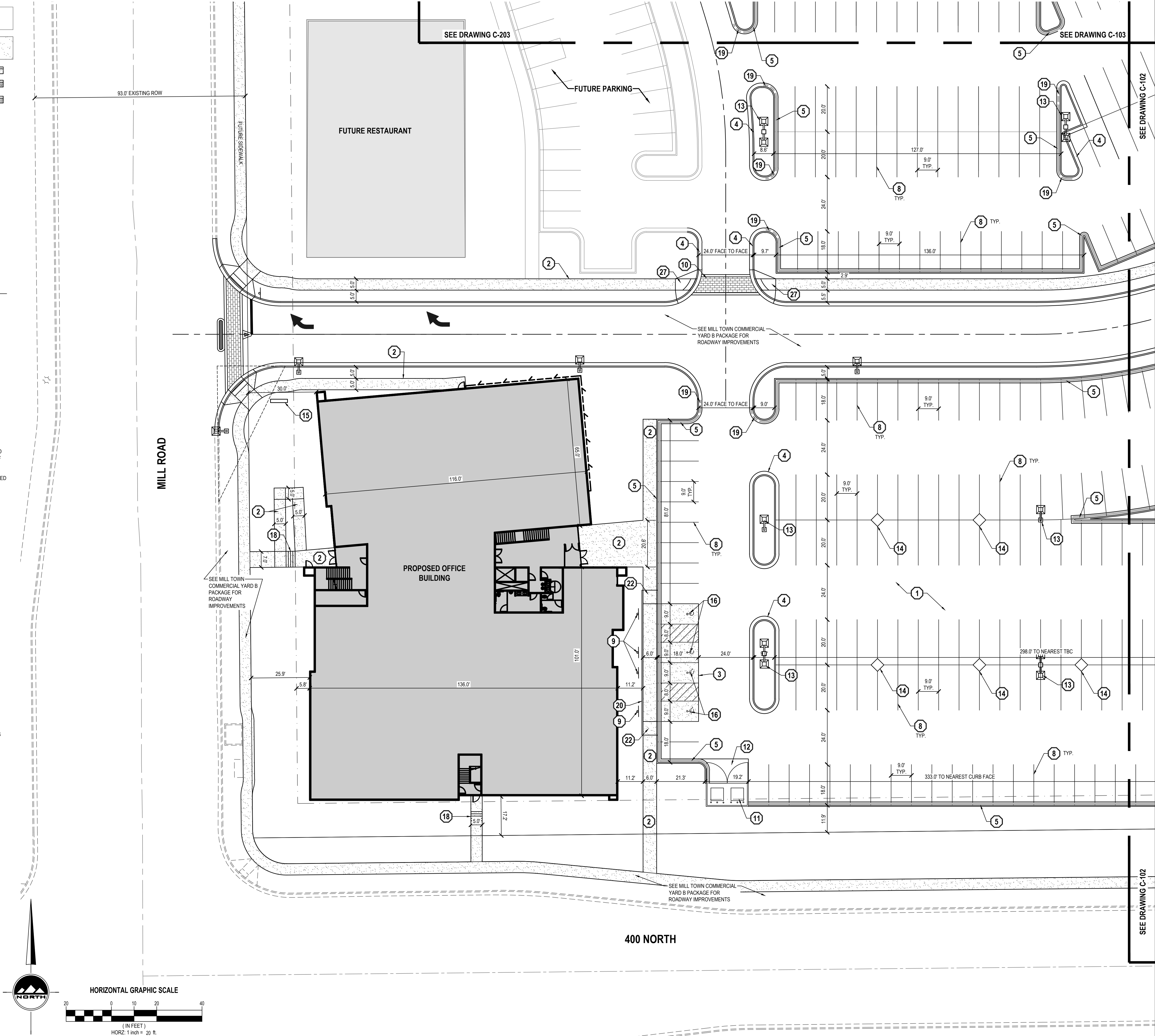
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 - 4" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING #4.
 - CONCRETE PAVING: 5" THICK CONCRETE PAVING OVER 4" BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3. SEE DETAIL 7/C-500. JOINTING PER GEOTECH REPORT SECTION G.4 AND APWA STD. PLAN #281.3, TYPE D JOINT AND SPECIFICATIONS.
 - 24" COLLECTION CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
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 - SYNTHETIC TURF: SEE DETAIL 8/C-500.
 - HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7A.
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SITE PLAN

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PRINT DATE
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DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

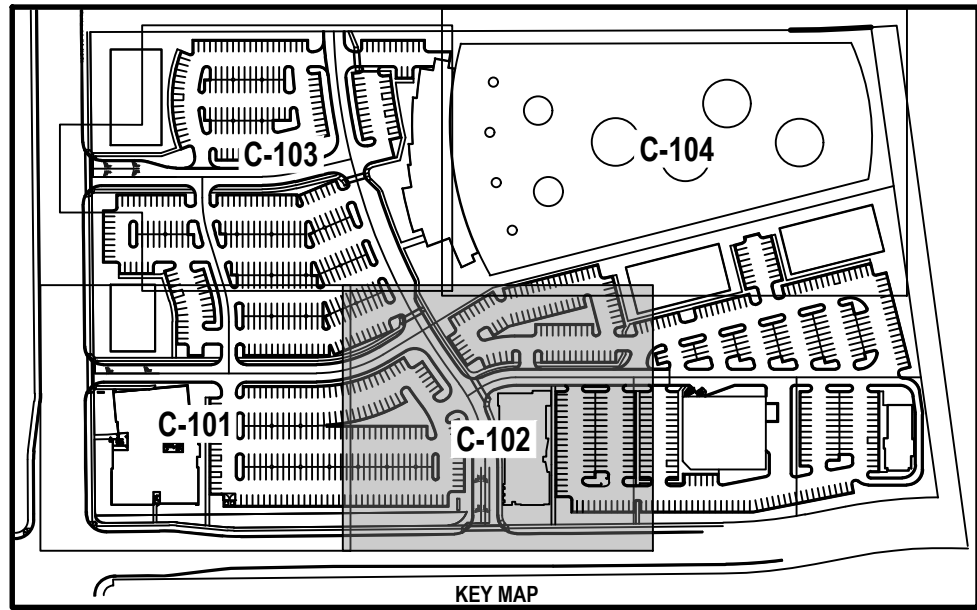
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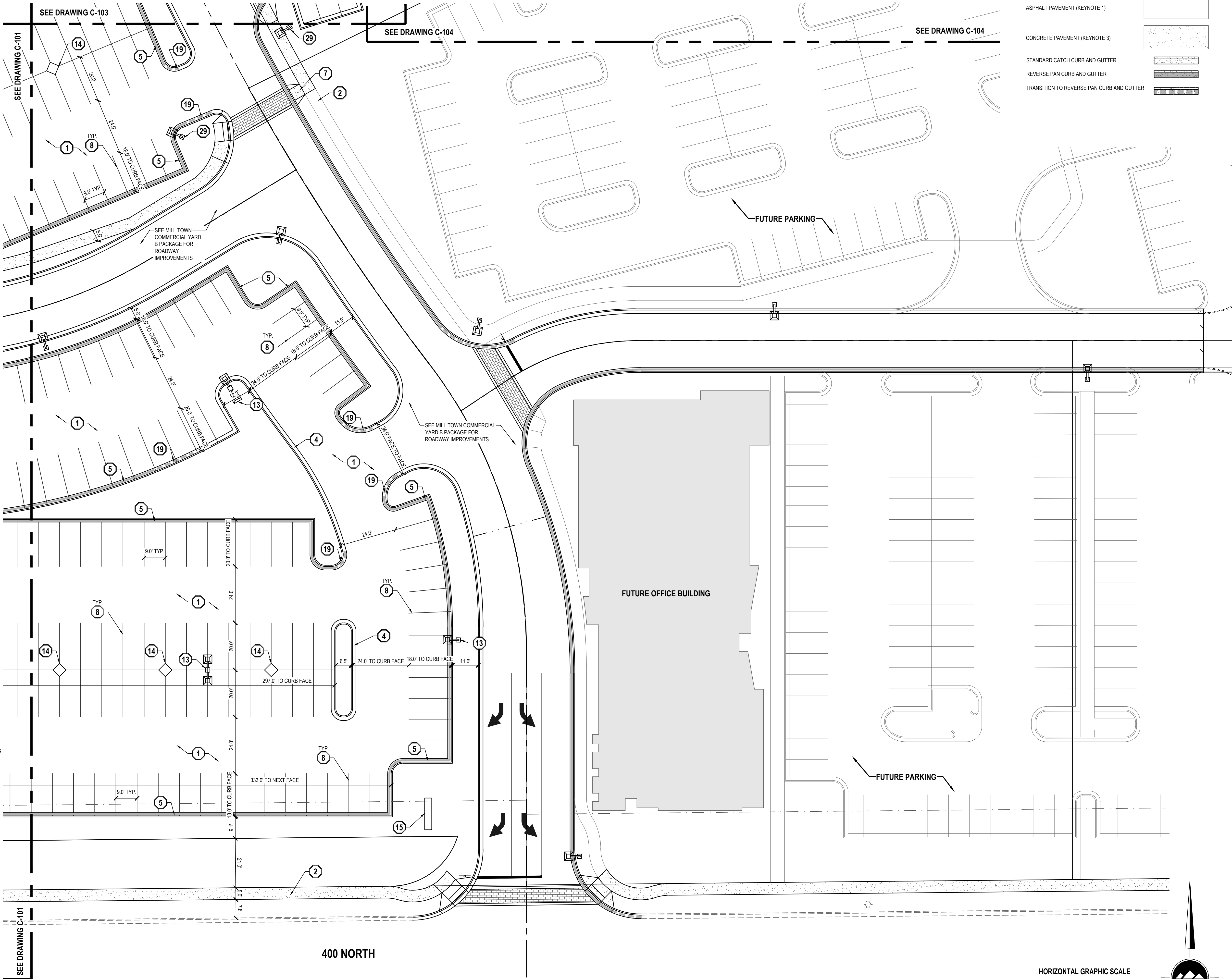
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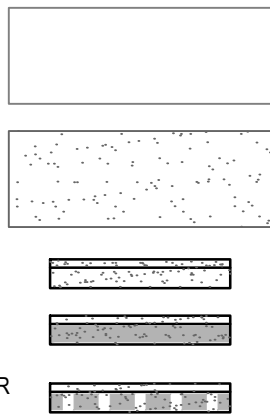
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SITE PLAN

PROJECT NUMBER
64358

DRAWN BY
C HAMER

PROJECT MANAGER
B MORRIS

PRINT DATE
4/12/19

CHECKED BY

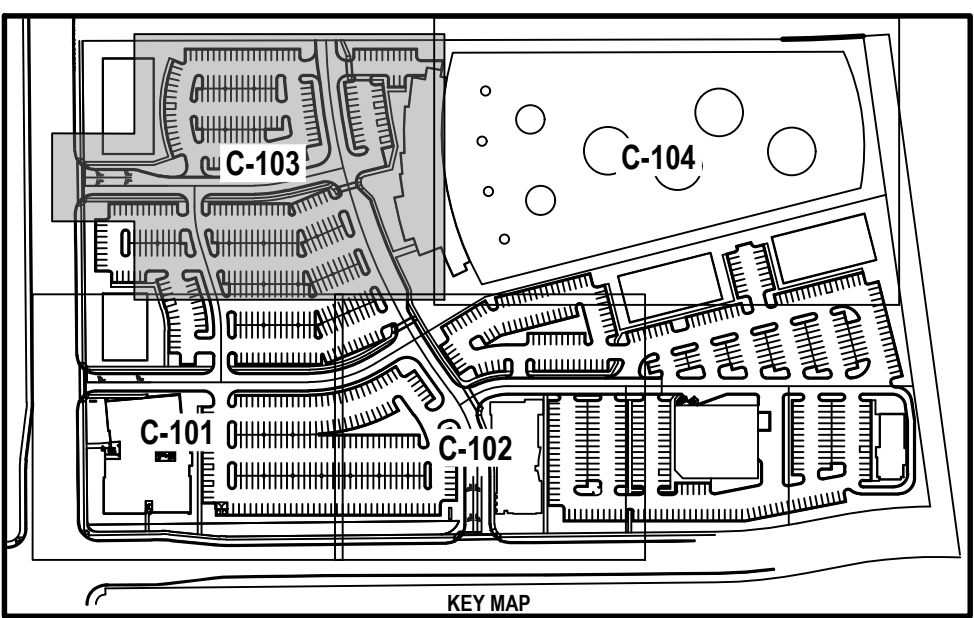
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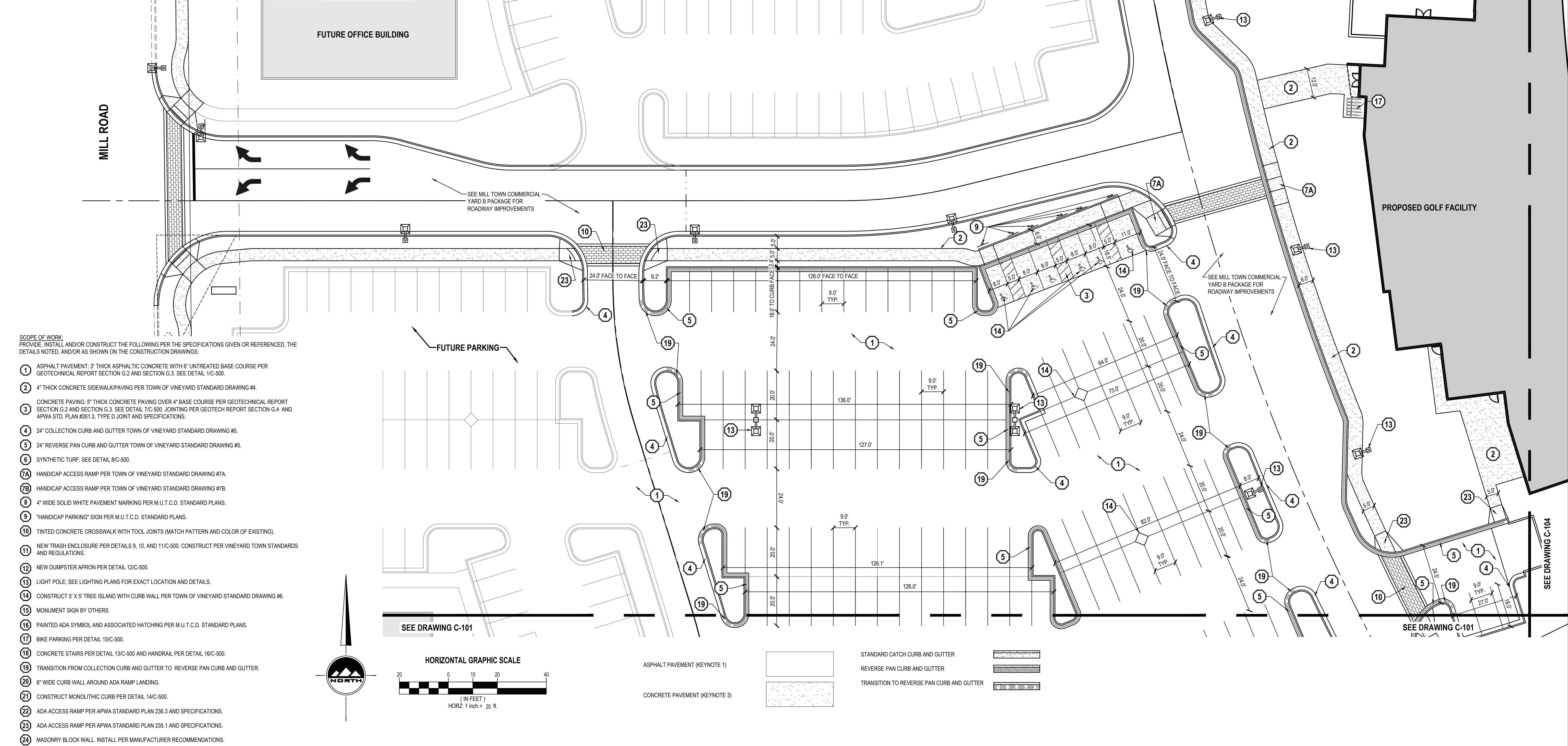
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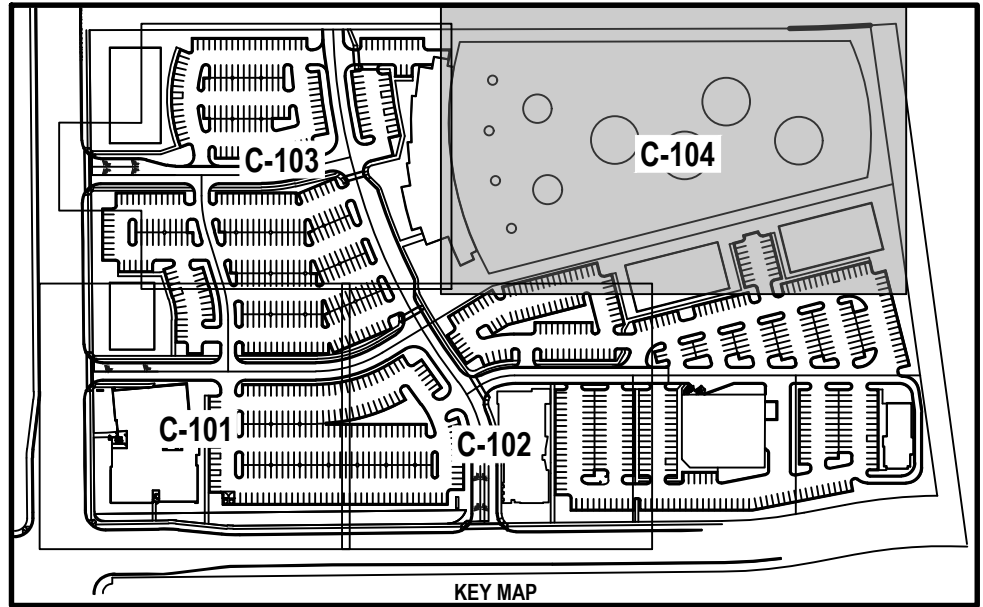
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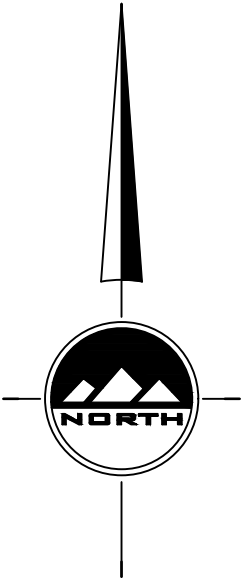
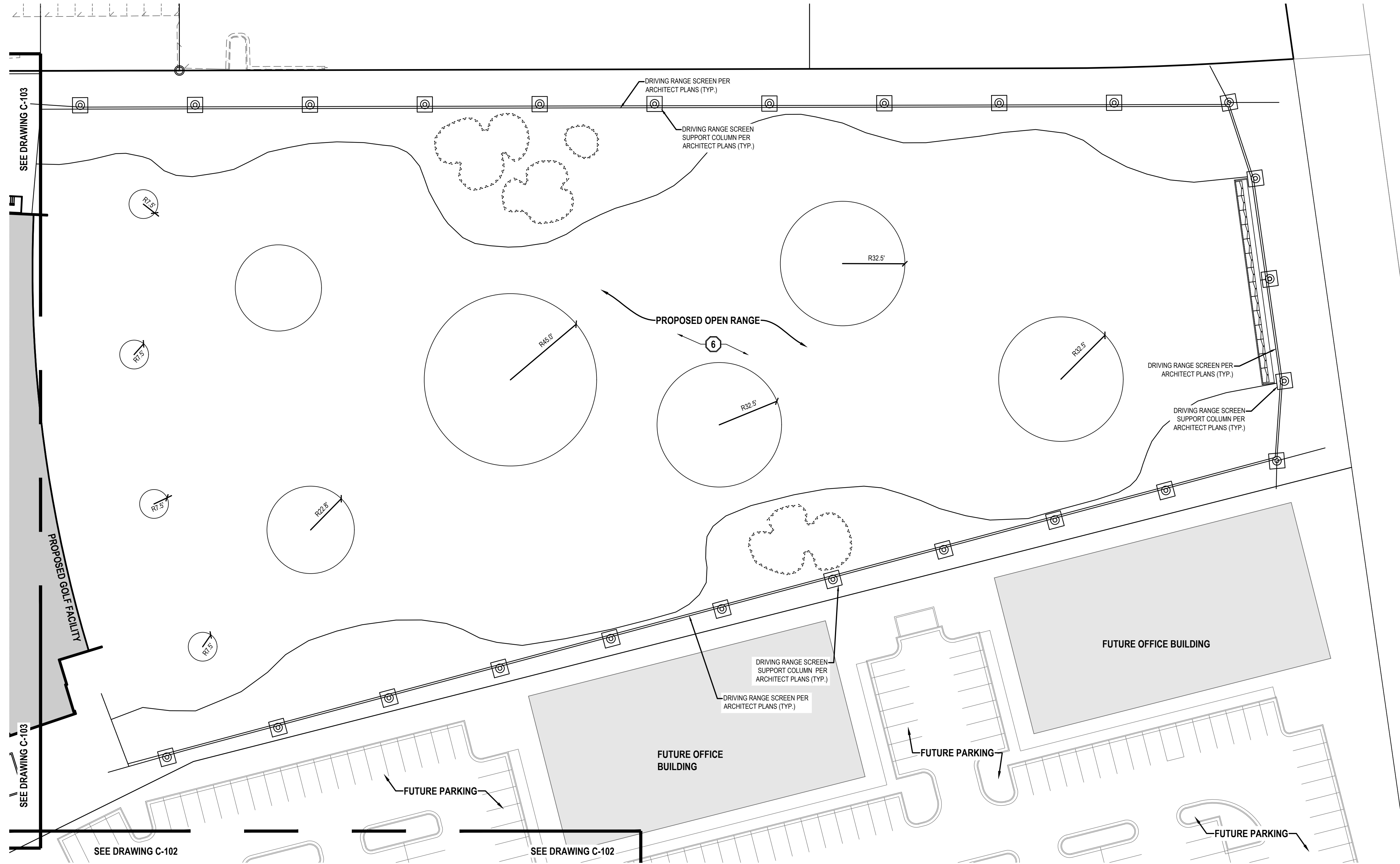
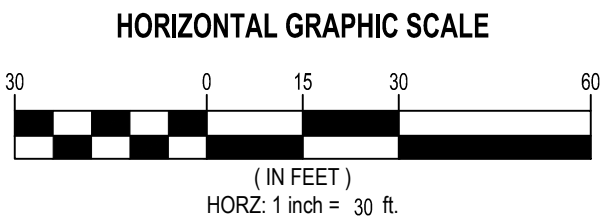
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 - ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.
 - THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

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. SEE DETAIL 11C-500.
- 4" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING #4.
- CONCRETE PAVING: 5" THICK CONCRETE PAVING OVER 4" BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3. SEE DETAIL 71C-500. 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.
- SYNTHETIC TURF: SEE DETAIL 81C-500.
- HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7A.
- 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.
- TINTED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING).
- NEW TRASH ENCLOSURE PER DETAILS 9, 10, AND 111C-500. CONSTRUCT PER VINEYARD TOWN STANDARDS AND REGULATIONS.
- NEW DUMPSTER APRON PER DETAIL 121C-500.
- LIGHT POLE: SEE LIGHTING PLANS FOR EXACT LOCATION AND DETAILS.
- CONSTRUCT 5' X 5' TREE ISLAND WITH CURB WALL PER TOWN OF VINEYARD STANDARD DRAWING #6.
- MONUMENT SIGN BY OTHERS.
- PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- BIKE PARKING PER DETAIL 151C-500.
- CONCRETE STAIRS PER DETAIL 131C-500 AND HANDRAIL PER DETAIL 161C-500.
- TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER.
- 6" WIDE CURB WALL AROUND ADA RAMP LANDING.
- CONSTRUCT MONOLITHIC CURB PER DETAIL 141C-500.
- ADA ACCESS RAMP PER APWA STANDARD PLAN 236.3 AND SPECIFICATIONS.
- ADA ACCESS RAMP PER APWA STANDARD PLAN 235.1 AND SPECIFICATIONS.
- MASONRY BLOCK WALL. INSTALL PER MANUFACTURER RECOMMENDATIONS.



THE STANDARD IN ENGINEERING

SALT LAKE CITY

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Phone: 801.547.1100

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MILL TOWN COMMERCIAL YARD B

SITE PLAN PACKAGE

787 EAST 400 NORTH

VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
4-12-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO.	DATE	REASON	BY
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SITE PLAN

PROJECT NUMBER
64351

PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

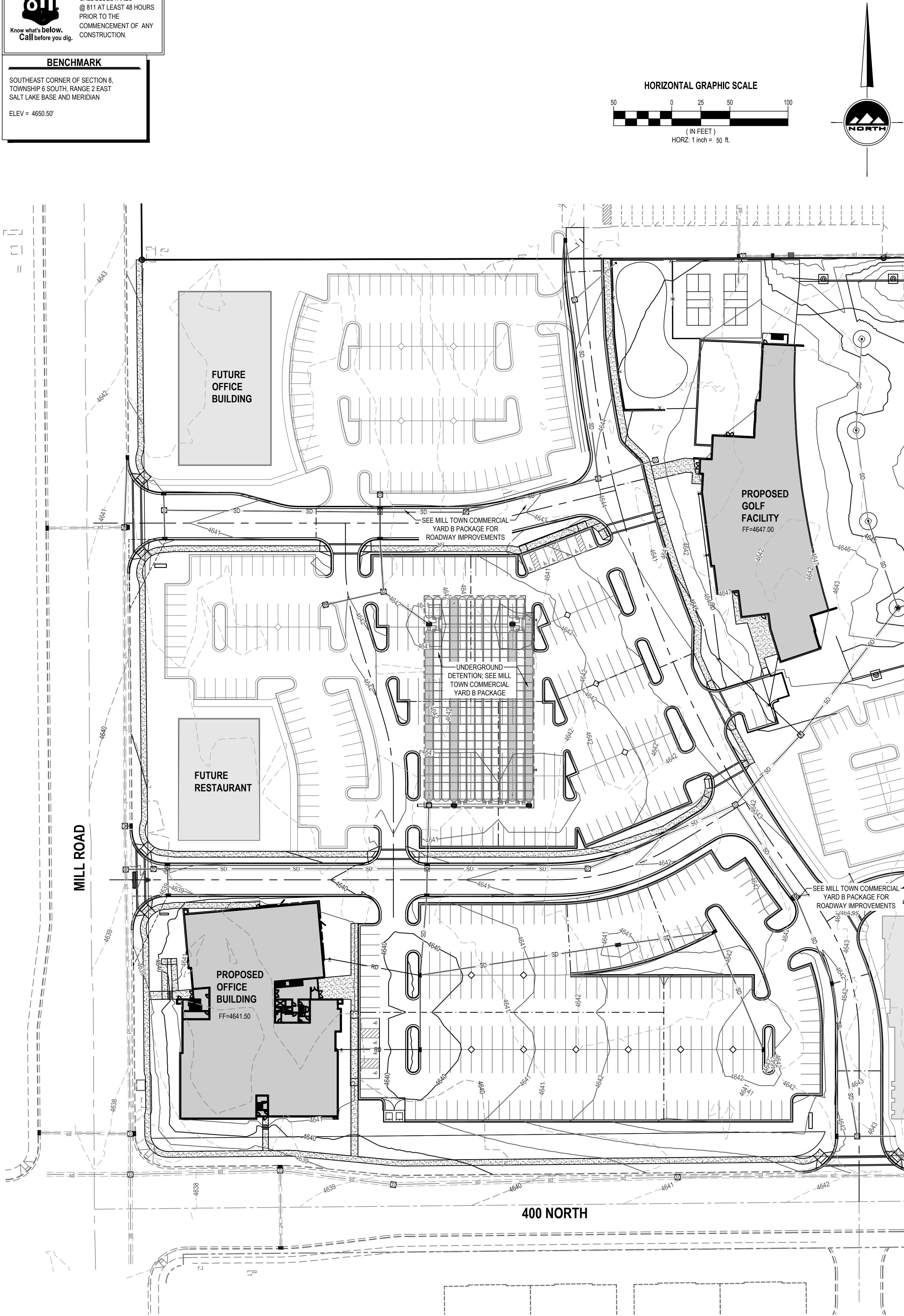
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BENCHMARK

SOUTHEAST CORNER OF SECTION 8,
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SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'



- 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 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. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 40.54 REPRESENTS AN ELEVATION OF 4640.54 ON THESE PLANS.

6. 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.

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

8. 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.

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

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

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

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

EN SIGN

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787 EAST 400 NORTH

VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER

4-12-19

5150016-2202

BRADEN D. MORRIS

STATE OF UTAH

NO. DATE REVISION BY

1

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OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER
64351

PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-200

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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50

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- 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.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 39.21 REPRESENTS AN ELEVATION OF 4639.21 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 SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
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- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ACCORDING TO FEMA FLOODPLAIN FIRM PANEL 4955170230A, 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 AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- CONNECT TO EXISTING ELEVATIONS.
- SEE MILL TOWN COMMERCIAL YARD A PLAN SET FOR CONTINUED IMPROVEMENTS.
- SEE MILL TOWN COMMERCIAL YARD B PLAN SET FOR CONTINUED IMPROVEMENTS.
- CONCRETE STAIRS PER DETAIL 9/C-500 AND HANDRAIL PER DETAIL 16/C-500.
- 6" SDR-35 PVC ROOF DRAIN. INSTALL AT 2% SLOPE MINIMUM AND LENGTH PER PLAN. INSTALL ONE CLEANOUT PER 100' LENGTH.
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- MASONRY BLOCK WALL. INSTALL PER MANUFACTURER RECOMMENDATIONS.

EN SIGN

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Sandy, UT 84070
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REGISTERED PROFESSIONAL ENGINEER
4-12-19
5150016-2202
BRADEN D. MORRIS
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STATE OF UTAH

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GRADING AND
DRAINAGE PLAN

PROJECT NUMBER
64351

PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

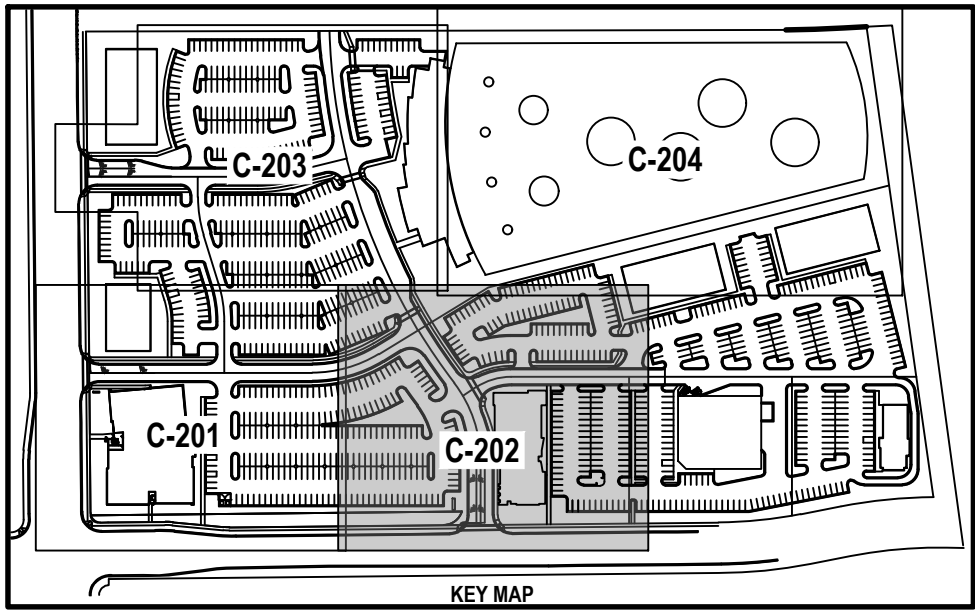
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ELEV = 4650.50'



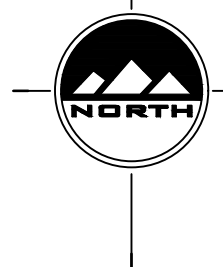
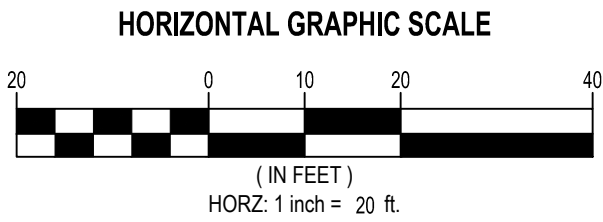
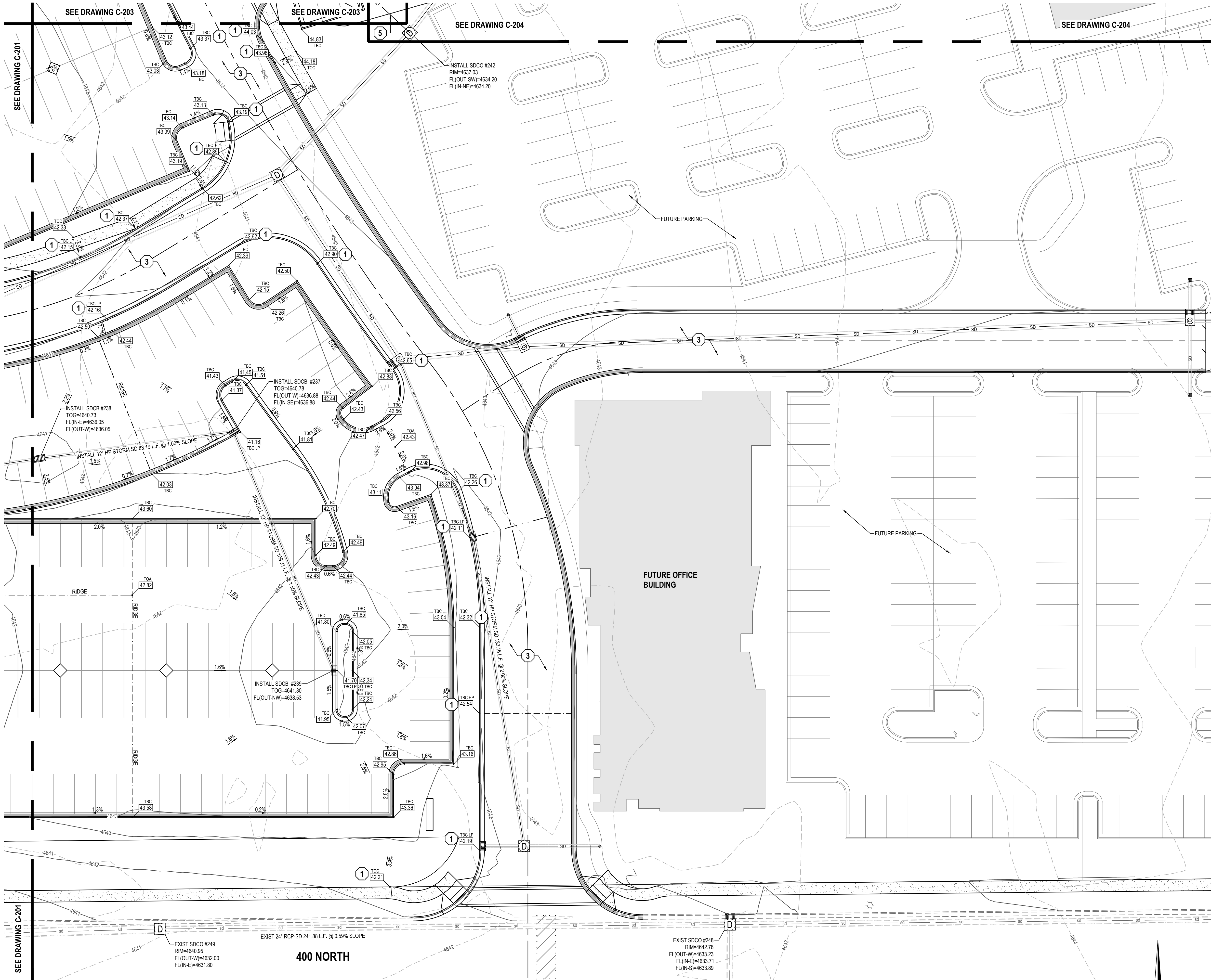
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SCOPE OF WORK:

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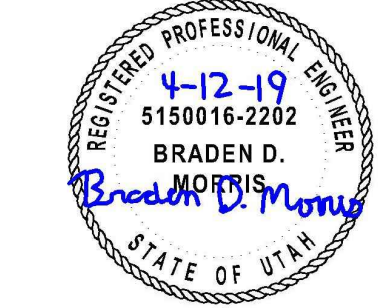
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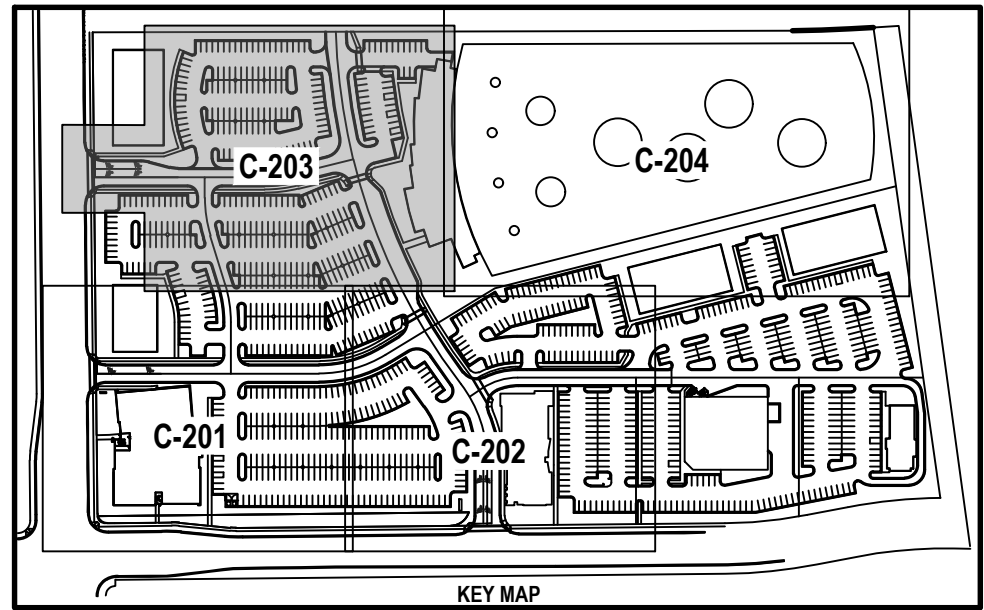
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 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
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 - 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.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APWA 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 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.
 - 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 SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - ACCORDING TO FEMA FLOODPLAIN FIRM PANEL 4955170230A, 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.

SEE DRAWING C-201

SEE DRAWING C-201

SEE DRAWING C-201

SEE DRAWING C-201

EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

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WWW.ENSIGNENG.COM

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

MILL TOWN COMMERCIAL YARD B

SITE PLAN PACKAGE

787 EAST 400 NORTH

VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
4-12-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO. DATE REVISION BY

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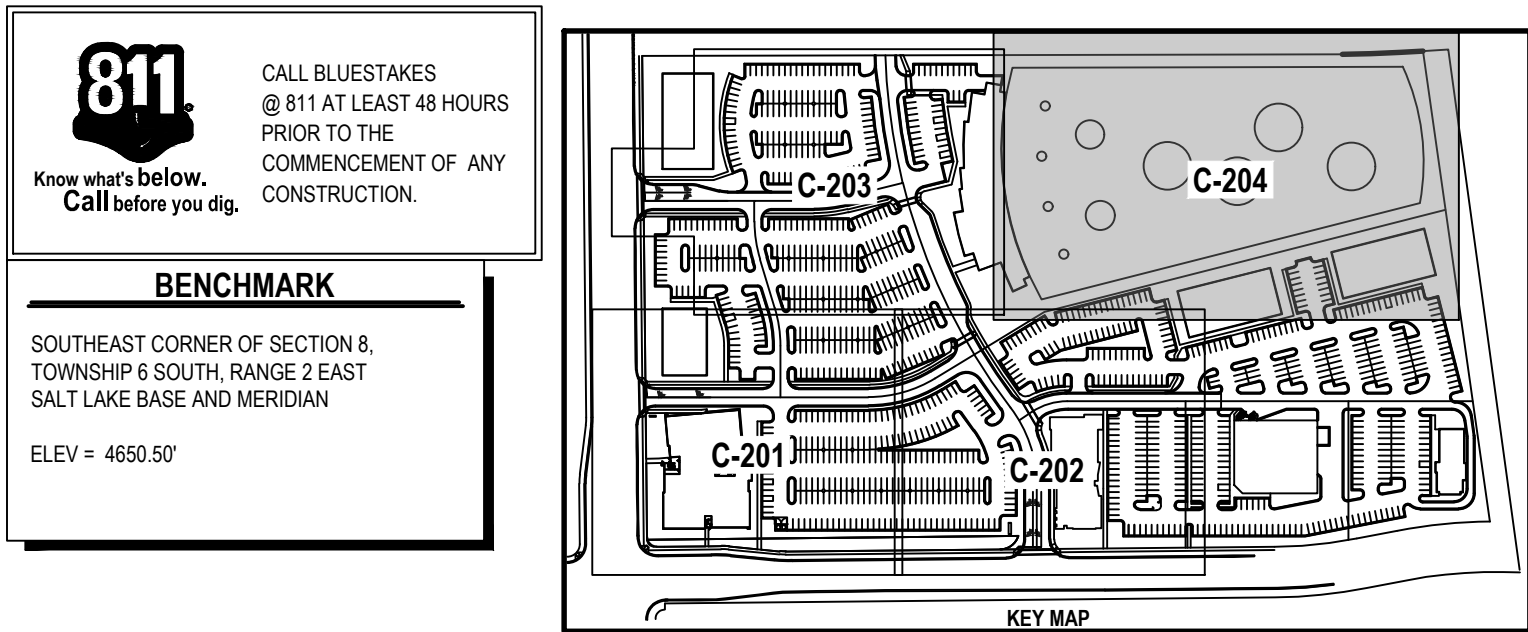
7

8

GRADING AND DRAINAGE PLAN

PROJECT NUMBER
64351
PRINT DATE
4/12/19
DRAWN BY
C HAMER
CHECKED BY
PROJECT MANAGER
B MORRIS

C-203



811

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

BENCHMARK

SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

# Building Stories		Building Use		SEWER FLOW CALCULATIONS				# ERU's		Average Daily Flow Rate		Peaking Factor	Maximum Design Flow Rate
				SF/Seats/Patient Chairs						(GPM)	(GPD)		(GPM)
NW Office Building	2	Medical Office Building		-	18	4	6,300	19					
W Restaurant	1	Restaurant		368	37	9	12,950	4					38
SW Office Building	2	Traditional Office Building		45620	10	2	3,500	4					11
Golf	3	Golf Facility		-	33	8	11,550	4					34
S Middle Office Building	1	Dental/Doctor Office Building		-	18	4	6,300	4					19
E1 Office Building	3	Traditional Office Building		33750	8	2	2,800	4					8
E2 Office Building	3	Traditional Office Building		33750	8	2	2,800	4					8
SE Retail	1	Retail Building		14739	4	1	1,400	4					4
SE Restaurant	1	Restaurant		216	22	5	7,700	4					23
TOTAL					158	38	55,300						164

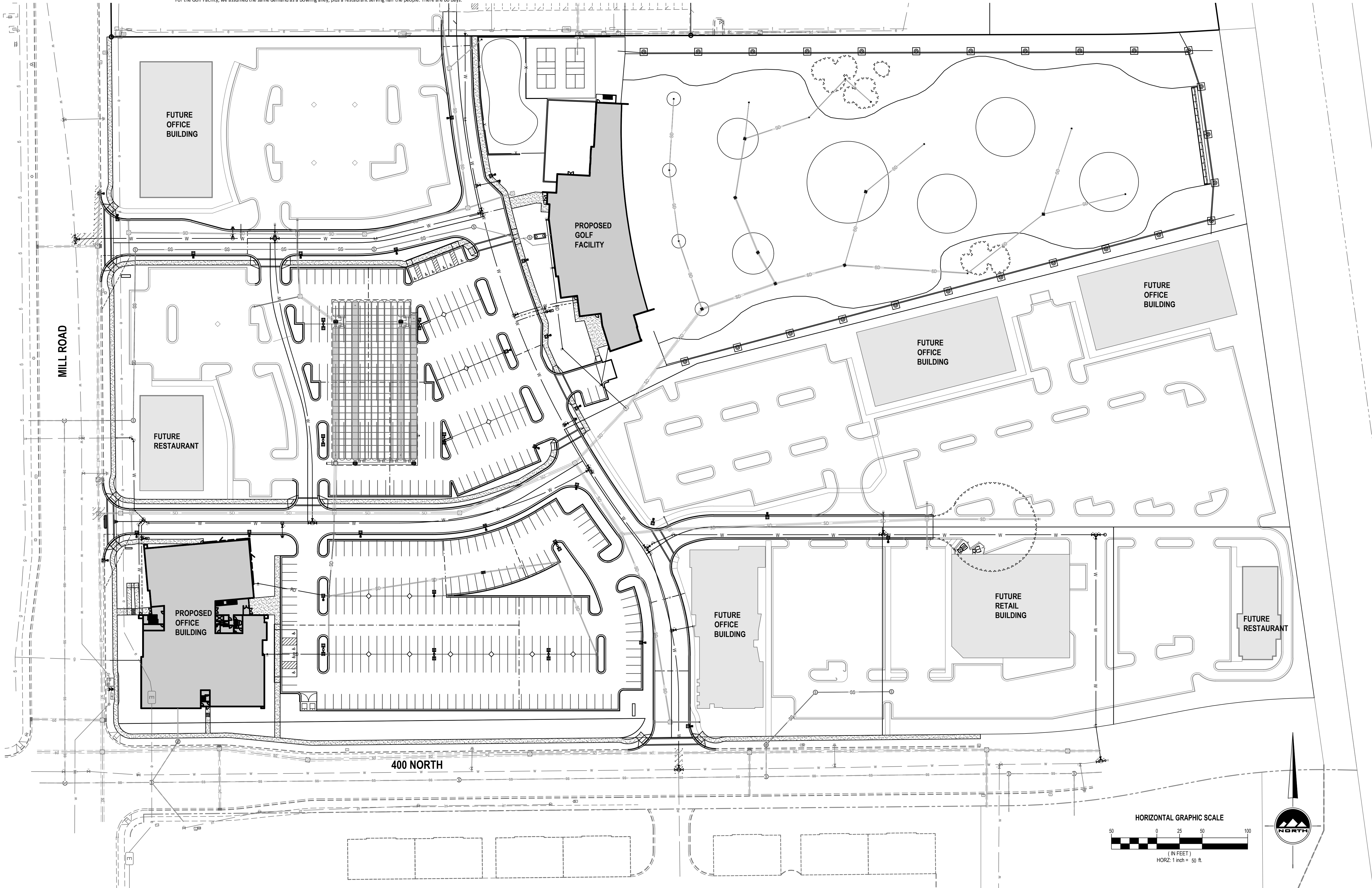
Assumptions: Assume 15 Gallons per person per day for Traditional Office
Assume 5 people per 1000 sf in Traditional Office
100 gallons per capita per day, 3.5 people/ERU
For restaurant, assume 12 sf per chair, and 60% building is dining room
For S Middle office building (doctor), with 14 exam/procedure rooms, assumed 20 staff. This includes 14 nurses, 2 doctors, 2 admin, 2 lab technicians.
For S Middle office building (doctor), it was assumed 1 hour visit per patient, from 8am-6pm with 1 hour for lunch
For S Middle office building (dentist), with 15 exam/procedure rooms, assumed 21 staff. This includes 15 hygienists, 2 dentists, 2 admin, 2 lab technicians.
For the Golf Facility, we assumed the same demand as a bowling alley, plus a restaurant serving half the people. There are 60 bays.

GENERAL NOTES

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FIRE FLOW CALCULATION

LARGEST BUILDING CONSTRUCTION TYPE (INDOOR GOLF FACILITY) - TYPE IIB CONSTRUCTION
APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE - 46,000 SQUARE FEET
ASSUMED REDUCTION DUE TO FIRE SPRINKLER SYSTEM - 50%
REDUCED FIRE FLOW DEMAND - 2,250 GPM



SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

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RICHFIELD

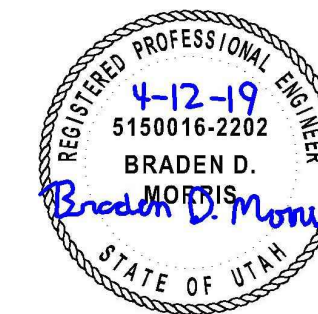
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FOR:
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CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

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



NO.	DATE	REVISION	BY
1			
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OVERALL UTILITY PLAN

PROJECT NUMBER
64351
DRAWN BY
C HAMER
PROJECT MANAGER
B MORRIS

PRINT DATE
4/12/19
CHECKED BY

C-300

811

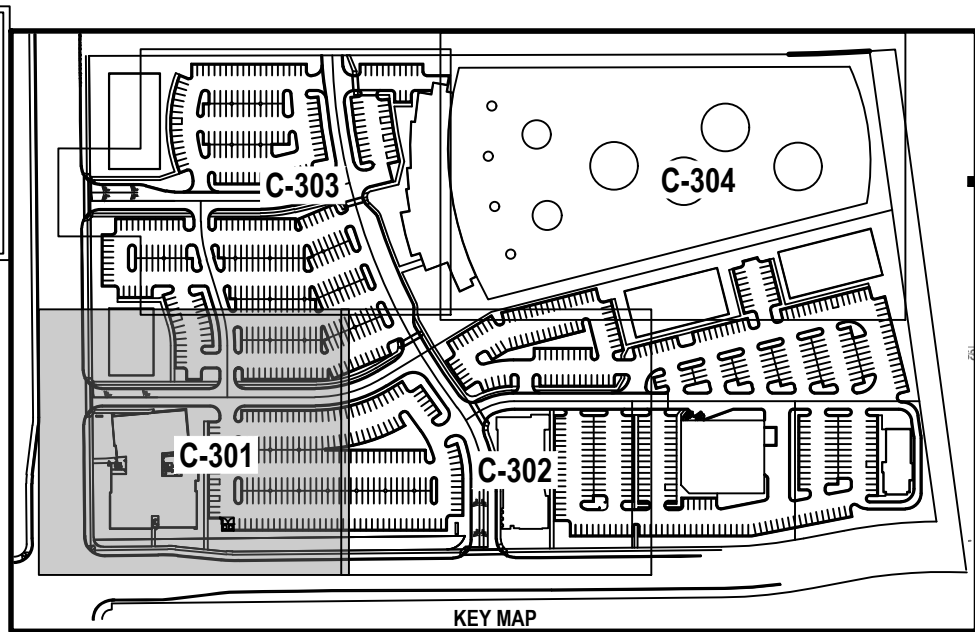
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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

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

ELEV = 4650.50'



FIRE FLOW CALCULATION

LARGEST BUILDING CONSTRUCTION TYPE (INDOOR GOLF FACILITY) - TYPE IIB CONSTRUCTION
APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE - 50,000 SQUARE FEET
FIRE FLOW DEMAND - 4,750 GPM

GENERAL NOTES

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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:

- 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. CONNECTION PER VINEYARD CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- NEW SSMH ON EXISTING SEWER PIPE PER VINEYARD CITY STANDARD DRAWING NUMBER 14A AND SPECIFICATIONS.
- CONNECT TO EXISTING STUB AT CAP. CONTRACTOR TO FIELD VERIFY ELEVATION OF EXISTING STUB.
- 12" C-900 DR 18 PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS. PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 18. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS. INSTALL HORIZONTAL CURVE USING MANUFACTURER RECOMMENDED MINIMUM BENDING RADIUS.
- EXISTING FIRE HYDRANT. CONTRACTOR TO PROTECT IN PLACE.
- SAWCUT AND PATCH EXISTING ASPHALT PER APWA STANDARD PLAN NUMBER 255 AND SPECIFICATIONS.
- CONNECT TO EXISTING 12" WATER LINE WITH 12" TEE AND (3) 12" BUTTERFLY VALVES. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
- EXISTING UTILITY. CONTRACTOR TO PROTECT IN PLACE.
- LOOP WATERLINE UNDERNEATH STORM DRAIN PER APWA STANDARD PLAN NUMBER 543 AND SPECIFICATIONS.
- 6"C-900 DR 18 WATER LINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
- 8"C-900 DR 18 WATER LINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
- 2" CULINARY WATER SERVICE LATERAL. CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.
- EXISTING GAS LINE. CONTRACTOR TO FIELD VERIFY AND PROTECT IN PLACE.
- EXISTING ELECTRICAL BOX TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR RELOCATION.
- PROPOSED GAS SERVICE LATERAL. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR FINAL CONNECTION LOCATED. CONNECTION TO EXISTING AND PROPOSED LINE PER DOMINION STANDARDS AND SPECIFICATIONS.
- SEE MECHANICAL PLANS FOR CONTINUATION.
- 2" CULINARY WATER METER AND CONCRETE VAULT PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.
- 2" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR. SEE LANDSCAPING PLANS FOR BACKFLOW PREVENTION DEVICE AND DETAILS.
- 1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.
- SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.
- 3" SDR-35 PVC GREASE TRAP VENT. EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.

SEE DRAWING C-303

EXIST SSMH #185
TOG=4640.06
FL(IN-E)=4628.94
FL(OUT-S)=4628.86
FL(IN-W)=4628.92

EXIST 8" SAN SWR
45.63 L.F. @ 0.60% SLOPE

EXIST SSMH #184
TOG=4637.52
FL(IN-N)=4626.72
FL(IN-E)=4626.80
FL(OUT-W)=4626.56

EXIST 8" SAN SWR 95.32 L.F. @ 0.63% SLOPE

EXIST SSMH #183
RIM=4638.03
FL(OUT-W)=4627.40
FL(IN-E)=4627.43
FL(IN-NE)=4627.43
FL(IN-SE)=4627.43

EXIST 8" SAN SWR
88.11 L.F. @ 0.68% SLOPE

INSTALL 4" SSMH #208
RIM=4638.60
FL(IN-N)=4627.92
FL(OUT-SW)=4627.75

INSTALL 6" SDR-35 PVC-SAN SWR
36.35 L.F. @ 11.23% SLOPE

MILL ROAD

EXISTING 12" WATER LINE

EXISTING ELECTRICAL LINE (FIELD VERIFY LOCATION)

PROPOSED
OFFICE BUILDING
FF=4641.50

FUTURE RESTAURANT

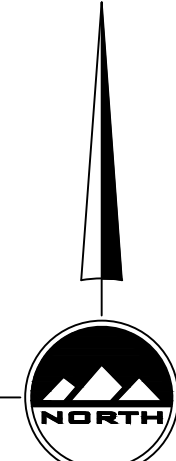
FUTURE PARKING

SEE MILL TOWN COMMERCIAL
YARD B PACKAGE FOR
ROADWAY IMPROVEMENTS

SEE DRAWING C-303

SEE DRAWING C-302

SEE DRAWING C-302



HORIZONTAL GRAPHIC SCALE



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



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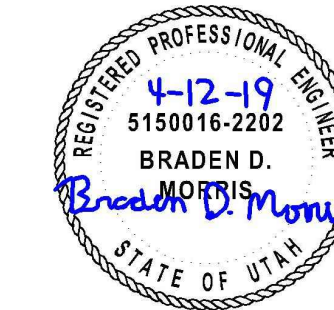
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NO.	DATE	REASON	BY
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UTILITY PLAN

PROJECT NUMBER
64351

PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-301

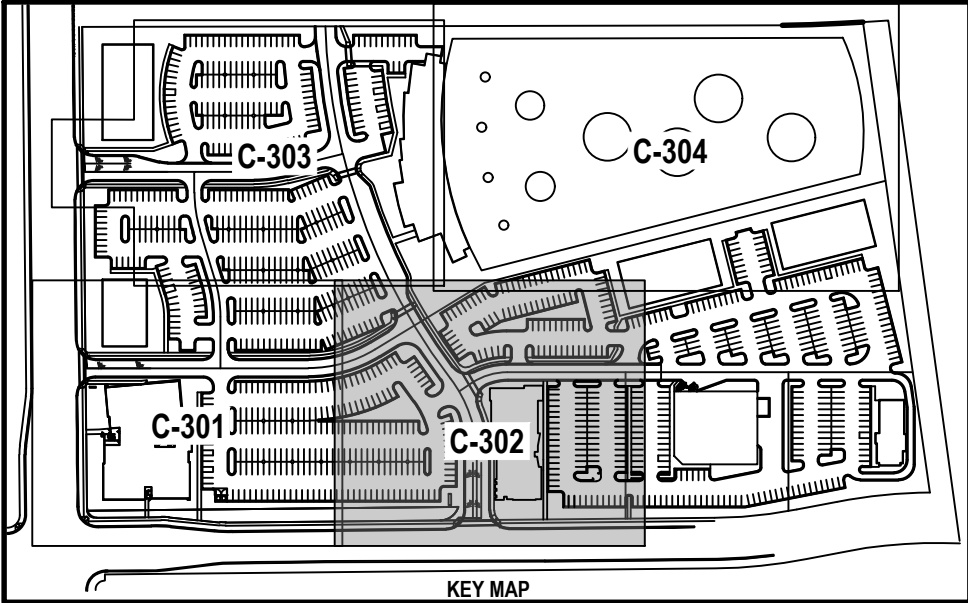
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ELEV = 4650.50'



FIRE FLOW CALCULATION

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APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE - 50,000 SQUARE FEET
FIRE FLOW DEMAND - 4,750 GPM

GENERAL NOTES

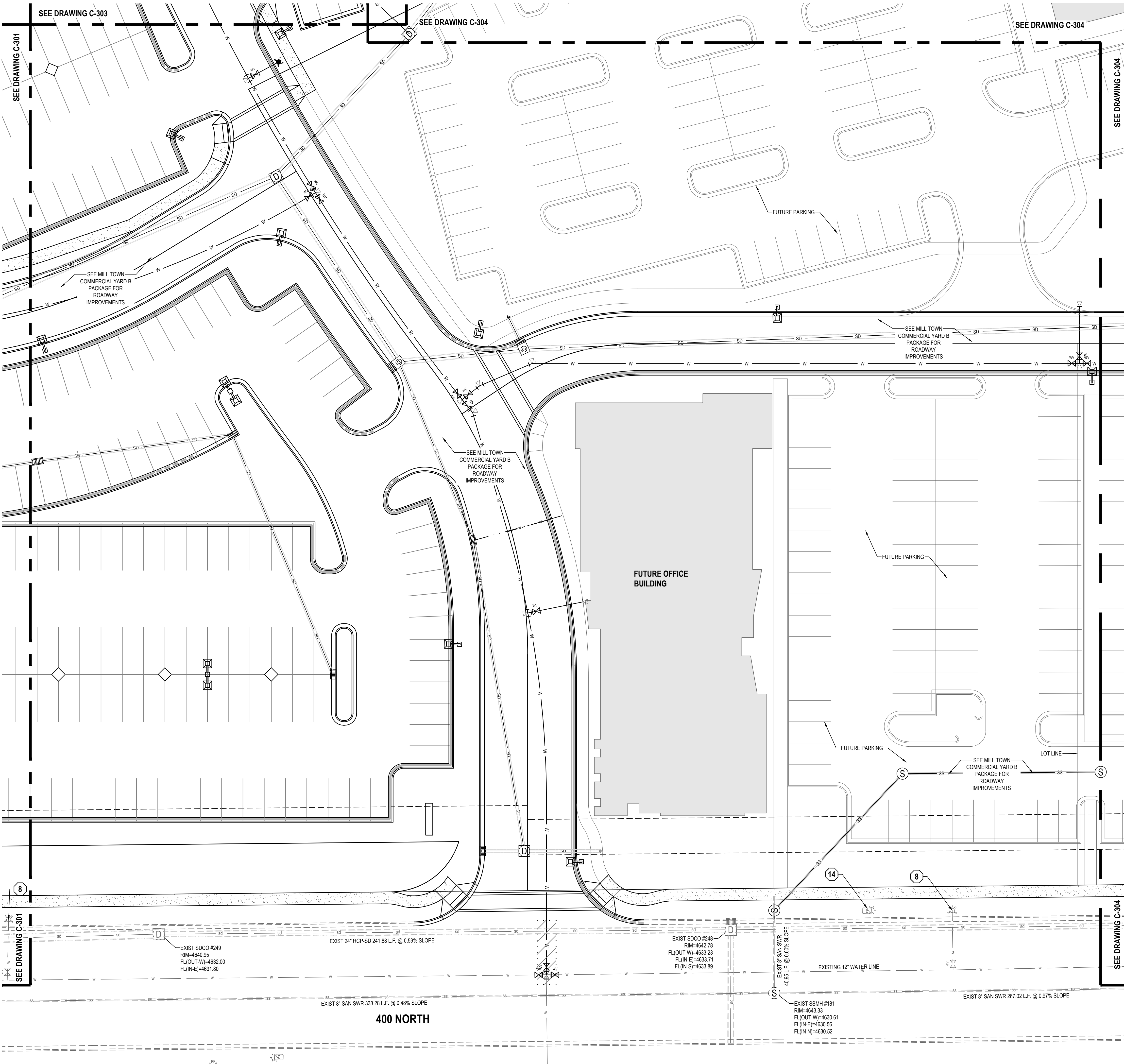
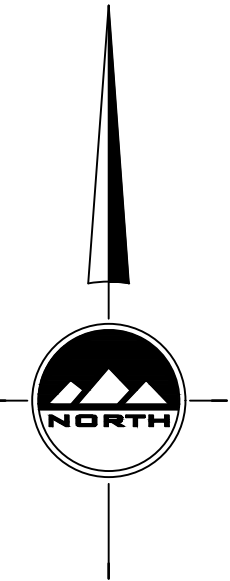
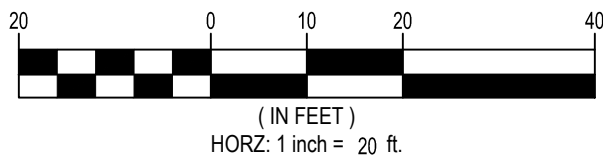
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- EXISTING FIRE HYDRANT; CONTRACTOR TO PROTECT IN PLACE.
- SAWCUT AND PATCH EXISTING ASPHALT PER APWA STANDARD PLAN NUMBER 255 AND SPECIFICATIONS.
- CONNECT TO EXISTING 12" WATER LINE WITH 12" TEE AND (3) 12" BUTTERFLY VALVES. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
- EXISTING UTILITY; CONTRACTOR TO PROTECT IN PLACE.
- LOOP WATERLINE UNDERNEATH STORM DRAIN PER APWA STANDARD PLAN NUMBER 543 AND SPECIFICATIONS.
- 6"C-900 DR 18 WATER LINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
- 8"C-900 DR 18 WATER LINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
- 2" CULINARY WATER SERVICE LATERAL. CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.
- EXISTING GAS LINE; CONTRACTOR TO FIELD VERIFY AND PROTECT IN PLACE.
- EXISTING ELECTRICAL BOX TO BE RELOCATED; CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR RELOCATION.
- PROPOSED GAS SERVICE LATERAL. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR FINAL CONNECTION LOCATED. CONNECTION TO EXISTING AND PROPOSED LINE PER DOMINION STANDARDS AND SPECIFICATIONS.
- SEE MECHANICAL PLANS FOR CONTINUATION.
- 2" CULINARY WATER METER AND CONCRETE VAULT PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.
- 2" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR. SEE LANDSCAPING PLANS FOR BACKFLOW PREVENTION DEVICE AND DETAILS.
- 1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.
- SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.
- 3" SDR-35 PVC GREASE TRAP VENT. EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.

HORIZONTAL GRAPHIC SCALE



SALT LAKE CITY
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Sandy, UT 84070
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Phone: 801.547.1100

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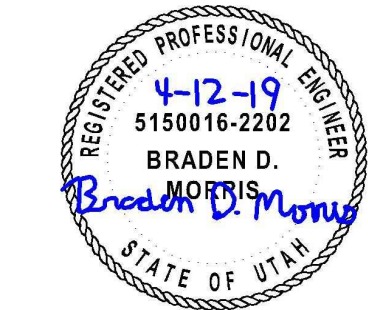
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FOR:
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**MILL TOWN COMMERCIAL YARD B
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VINEYARD, UTAH**



NO.	DATE	REASON	BY
1			
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UTILITY PLAN

PROJECT NUMBER
64351

PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-302

811

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

BENCHMARK

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

ELEV = 4650.50

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. 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 VINEYARD CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.

6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER APWA AGENCY'S STANDARDS AND SPECIFICATIONS. LOOPS HAVE BEEN LABELED WITH KEYNOTE 15/C-300, HOWEVER CONTRACTOR TO CONFIRM LOOP LOCATIONS AT ALL UTILITY CROSSINGS BEFORE CONSTRUCTION.

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.

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

6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. CONNECTION PER VINEYARD CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.

2

NEW 58MM ON EXISTING 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-900 DR 18 PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 18. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS. INSTALL HORIZONTAL CURVE USING MANUFACTURER RECOMMENDED MINIMUM BENDING RADIUS.

5

EXISTING FIRE HYDRANT; CONTRACTOR TO PROTECT IN PLACE.

6

SAWCUT AND PATCH EXISTING ASPHALT PER APWA STANDARD PLAN NUMBER 255 AND SPECIFICATIONS.

7

CONNECT TO EXISTING 12" WATER LINE WITH 12" TEE AND (3) 12" BUTTERFLY VALVES. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.

8

EXISTING UTILITY; CONTRACTOR TO PROTECT IN PLACE.

9

LOOP WATERLINE UNDERNEATH STORM DRAIN PER APWA STANDARD PLAN NUMBER 543 AND SPECIFICATIONS.

10

6"C-900 DR 18 WATER LINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.

11

8"C-900 DR 18 WATER LINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.

12

2" CULINARY WATER SERVICE LATERAL. CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.

13

EXISTING GAS LINE; CONTRACTOR TO FIELD VERIFY AND PROTECT IN PLACE.

14

EXISTING ELECTRICAL BOX TO BE RELOCATED; CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR RELOCATION.

15

PROPOSED GAS SERVICE LATERAL. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR FINAL CONNECTION LOCATED. CONNECTION TO EXISTING AND PROPOSED LINE PER DOMINION STANDARDS AND SPECIFICATIONS.

16

SEE MECHANICAL PLANS FOR CONTINUATION.

17

2" CULINARY WATER METER AND CONCRETE VAULT PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.

18

2" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR. SEE LANDSCAPING PLANS FOR BACKFLOW PREVENTION DEVICE AND DETAILS.

19

1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.

20

SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.

21

3" SDR-35 PVC GREASE TRAP VENT. EXTEND TO RISE DING AS SHOWN ON PLAN AND THROUGH ROOF.

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REGISTERED PROFESSIONAL ENGINEER
4-12-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

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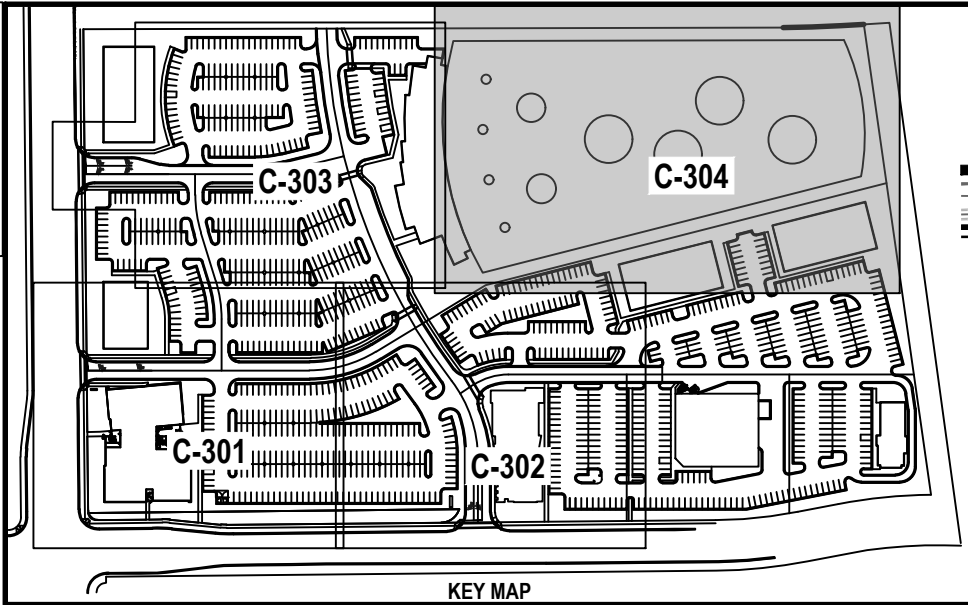
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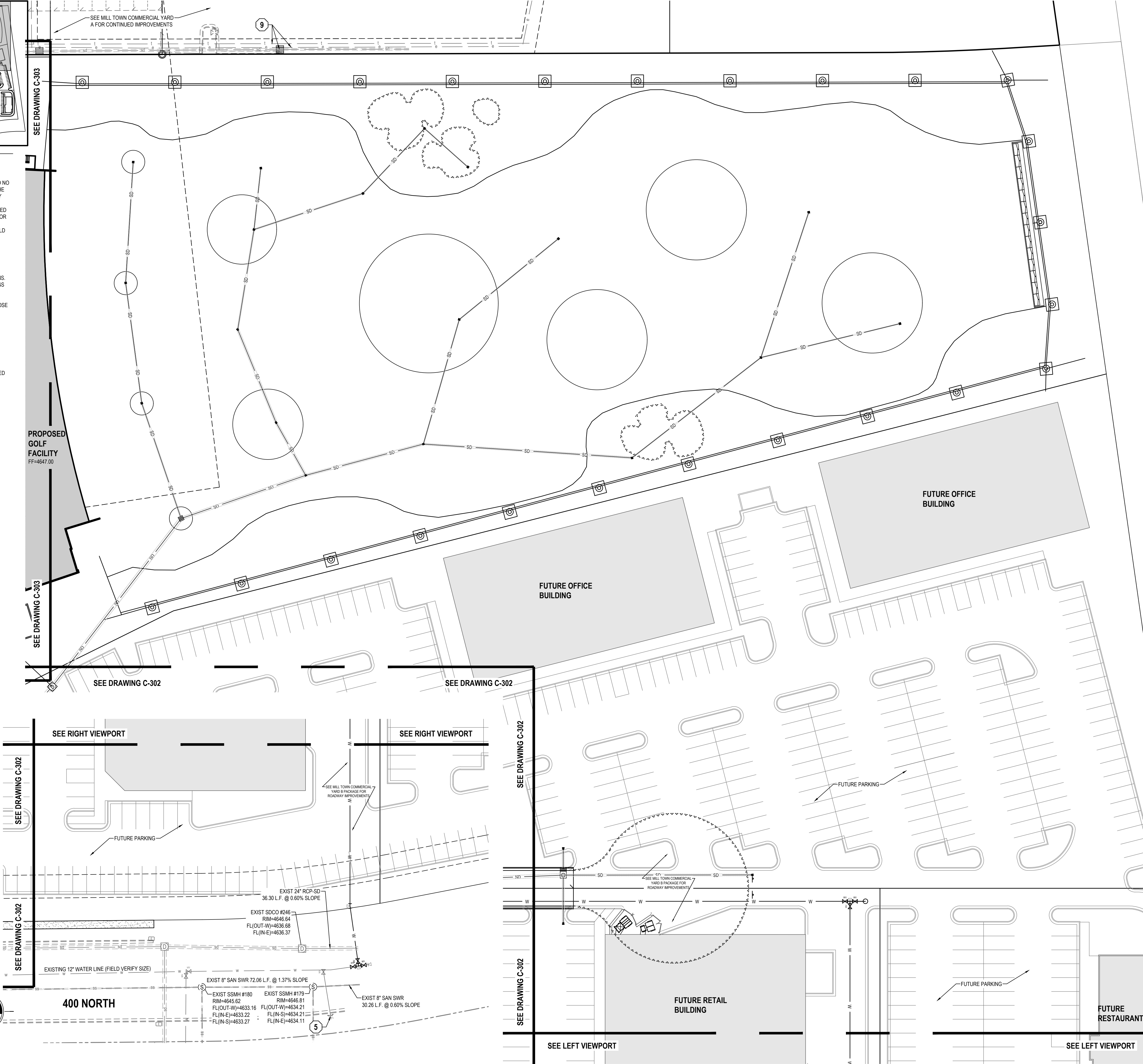
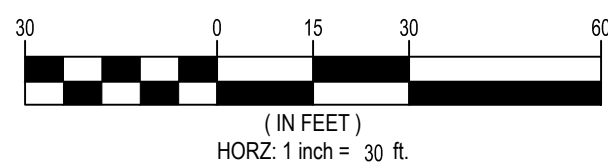
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- SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-302.
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HORIZONTAL GRAPHIC SCALE



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

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UTILITY PLAN

PROJECT NUMBER 64351	PRINT DATE 4/12/19
DRAWN BY C HAMER	CHECKED BY
PROJECT MANAGER B MORRIS	

C-304

811

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BENCHMARK

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SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

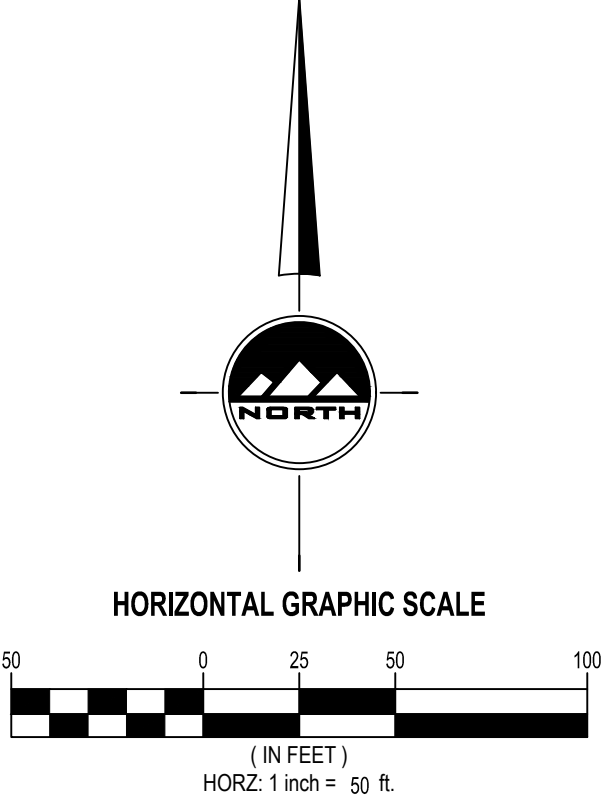
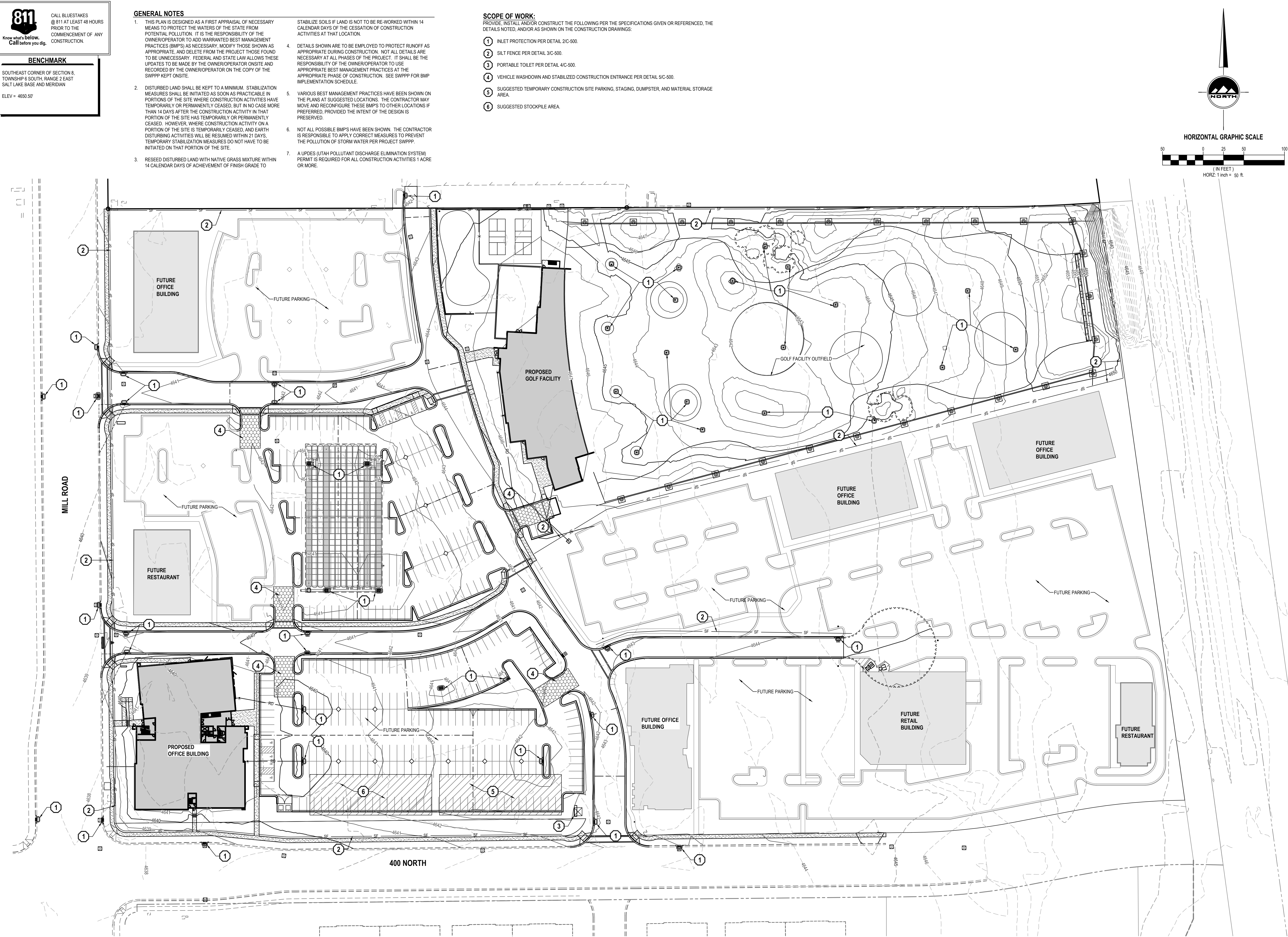
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.

7. 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 2/C-500.
- 2 SILT FENCE PER DETAIL 3/C-500.
- 3 PORTABLE TOILET PER DETAIL 4/C-500.
- 4 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-500.
- 5 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 6 SUGGESTED STOCKPILE AREA.



EN SIGN

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4-12-19

5150016-2202

BRADEN D. MORRIS

STATE OF UTAH

NO. DATE REVISION BY

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EROSION CONTROL

PLAN

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DRAWN BY

C HAMER

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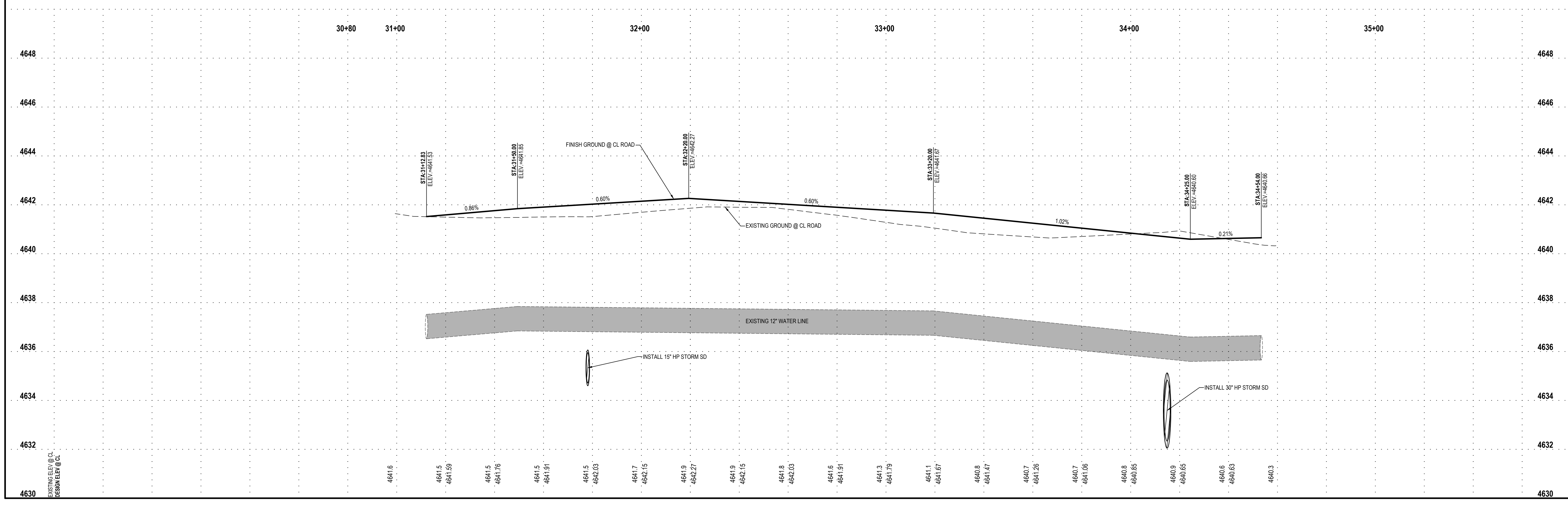
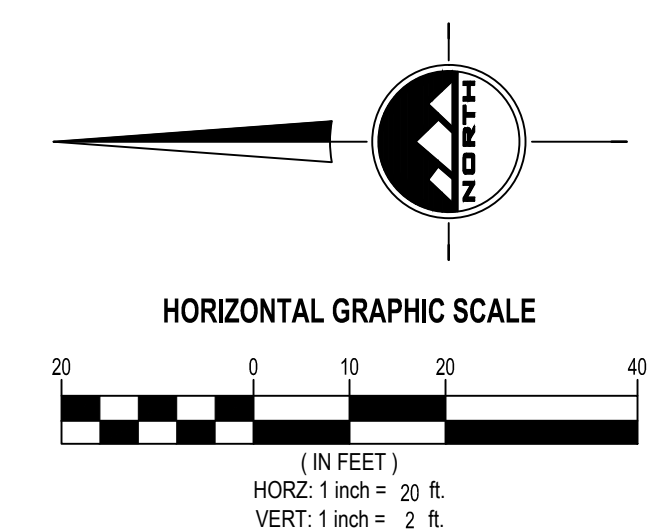
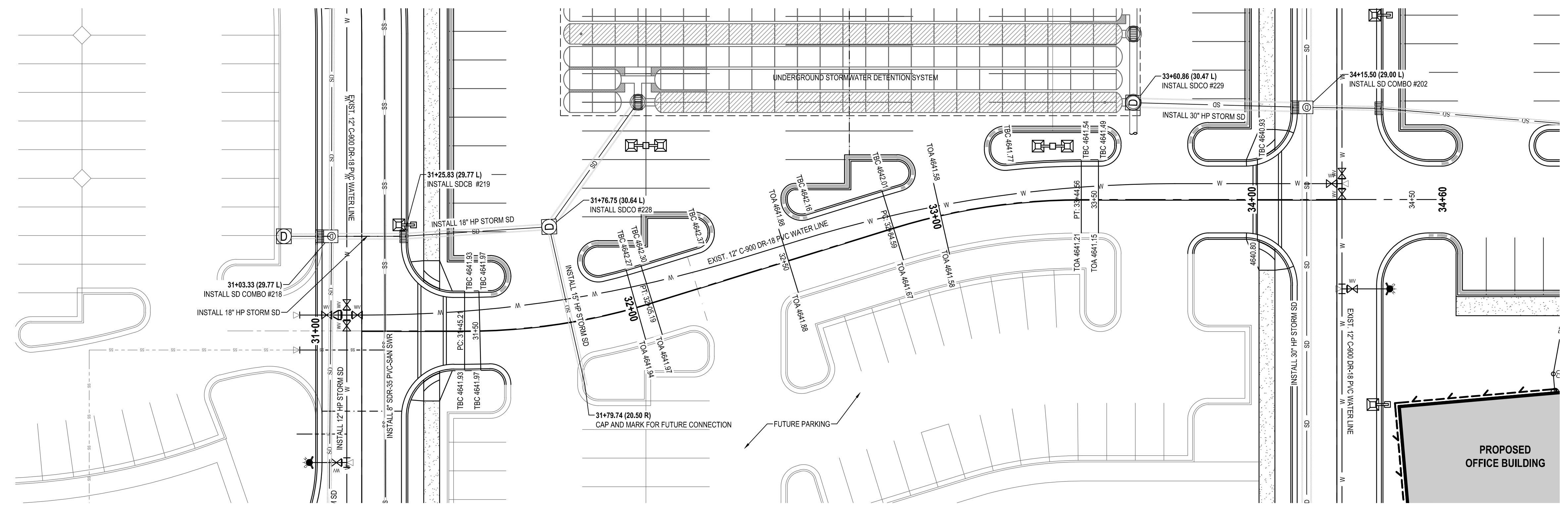
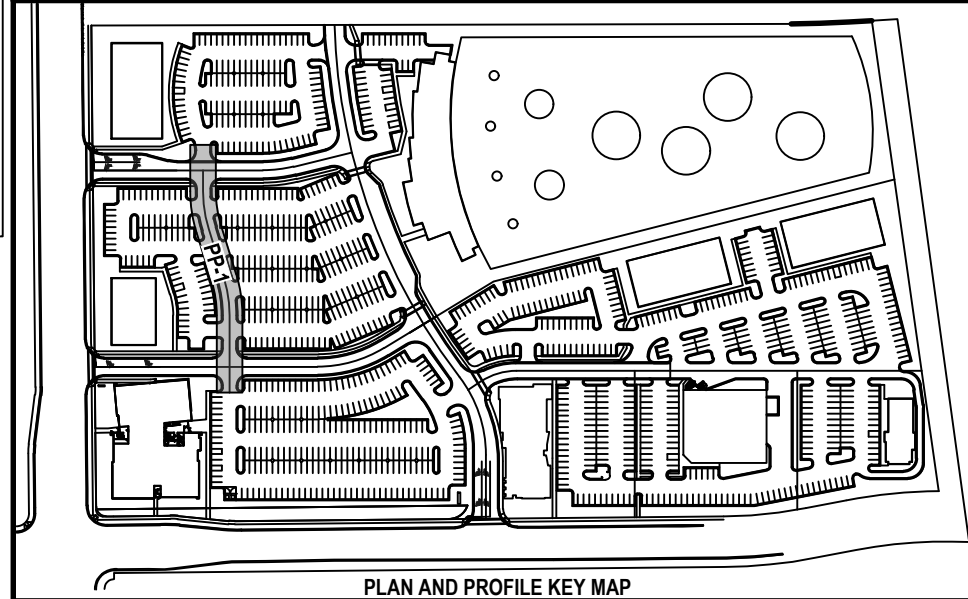
PROJECT MANAGER

B MORRIS

C-400

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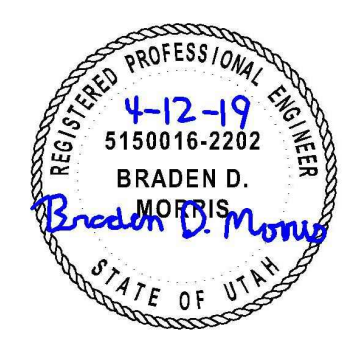
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PROJECT MANAGER B MORRIS	

811

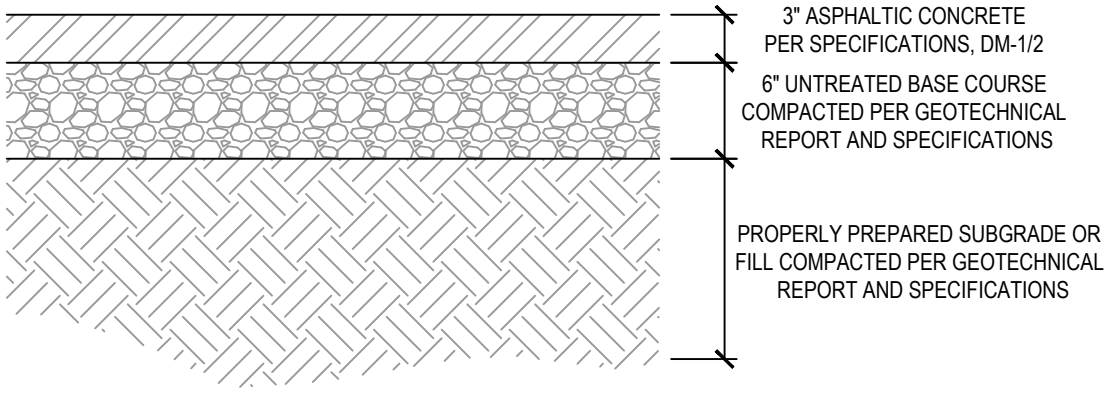
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Know what's below.
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BENCHMARK

SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

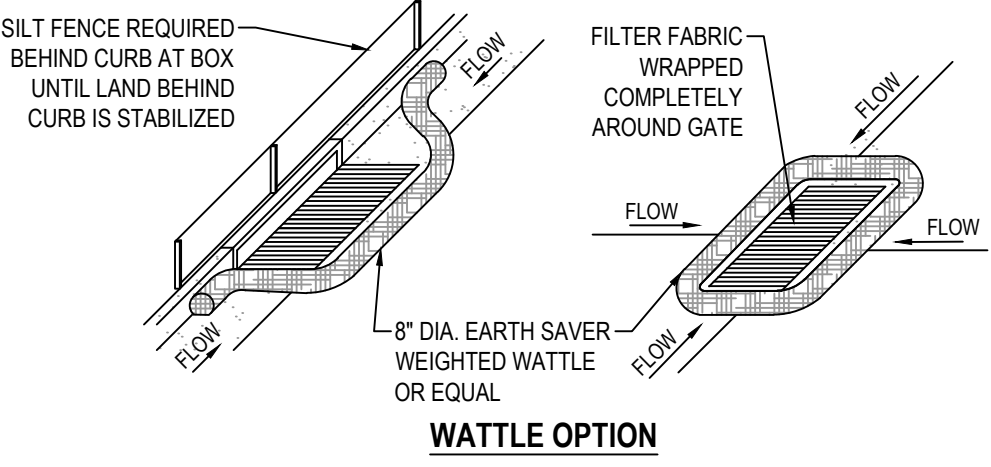
ASPHALT NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.
- SEE GEOTECHNICAL REPORT SECTION G FOR ASPHALT DESIGN INFORMATION.

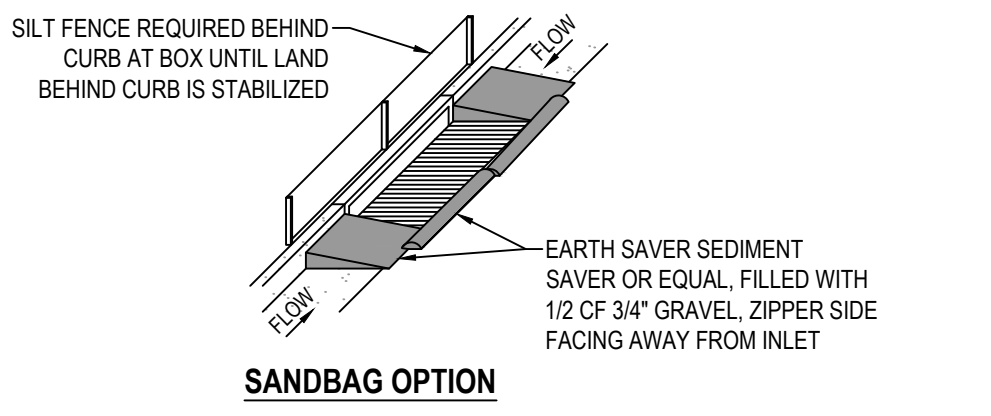


1 ASPHALT SECTION

SCALE: NONE



WATTLE OPTION



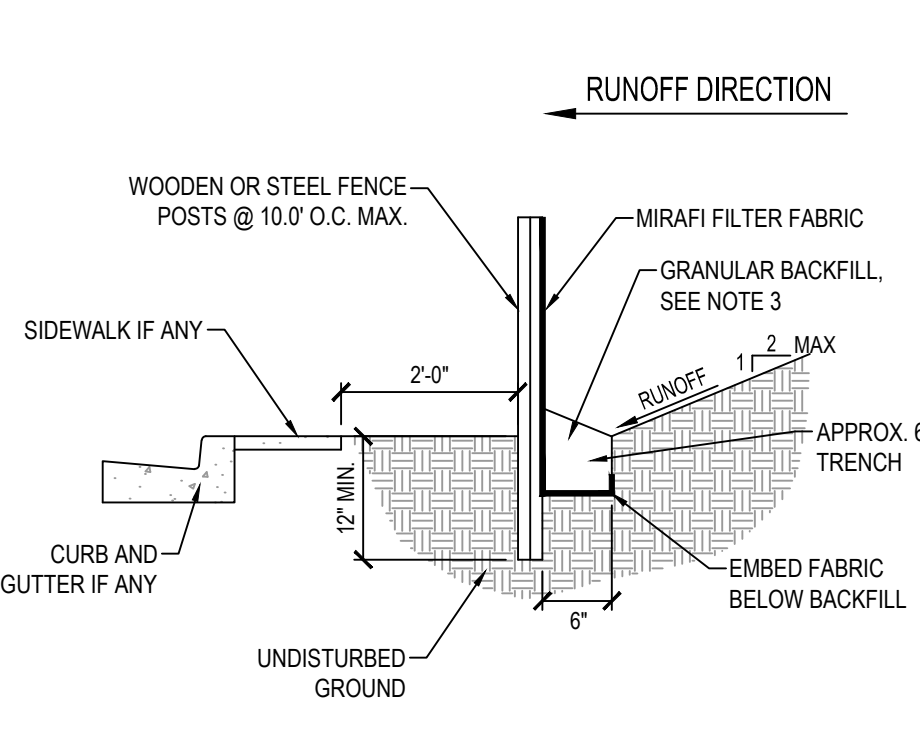
SANDBAG OPTION

2 SAG INLET PROTECTION

SCALE: NONE

NOTES:

- PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LOADED WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
- PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
- 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.
- REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
- CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
- BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

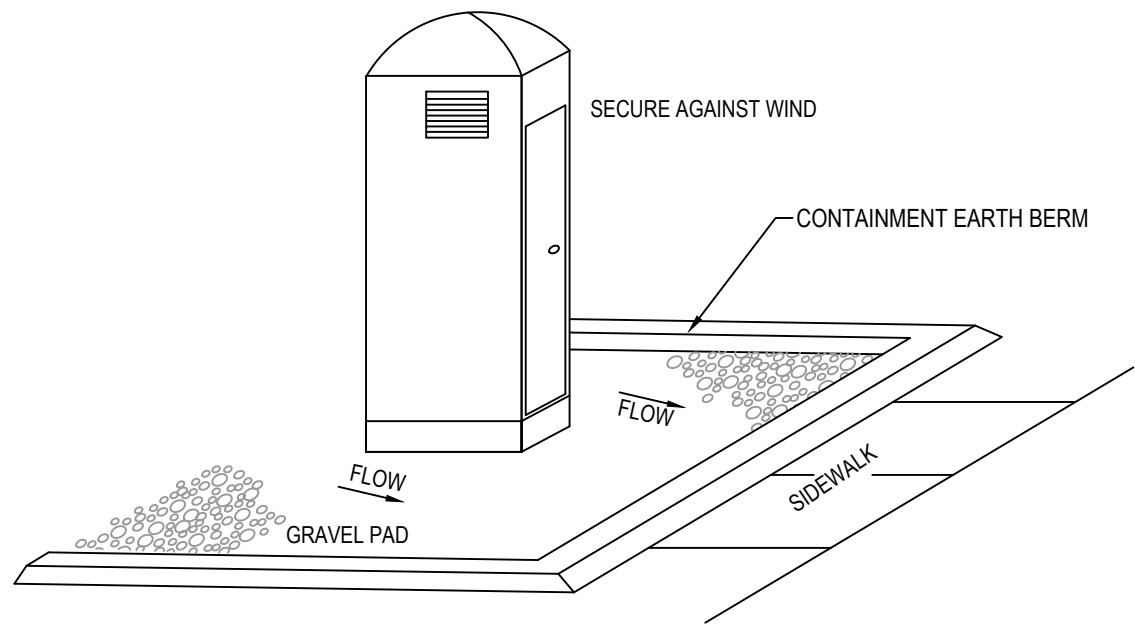


3 TEMPORARY SILT FENCE

SCALE: NONE

NOTES:

- EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
- SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-S2 REQUIREMENTS.
- REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
- 10' MAX. SPACING BETWEEN STAKES.
- SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

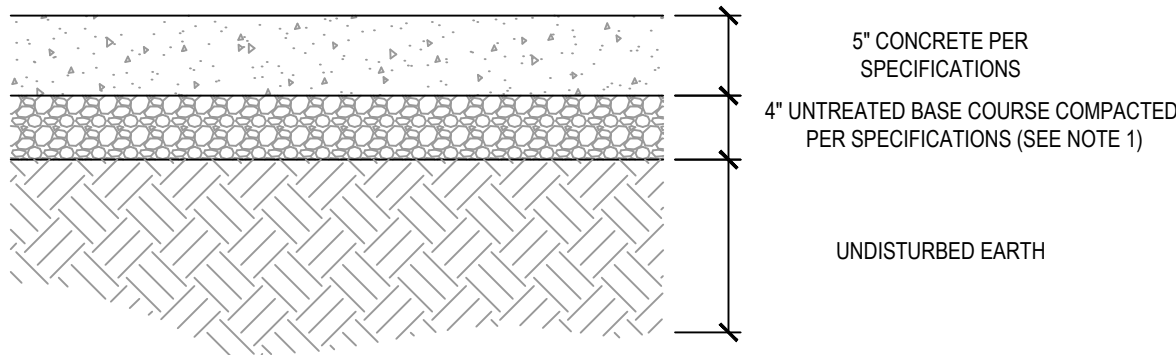


4 PORTABLE TOILET

SCALE: NONE

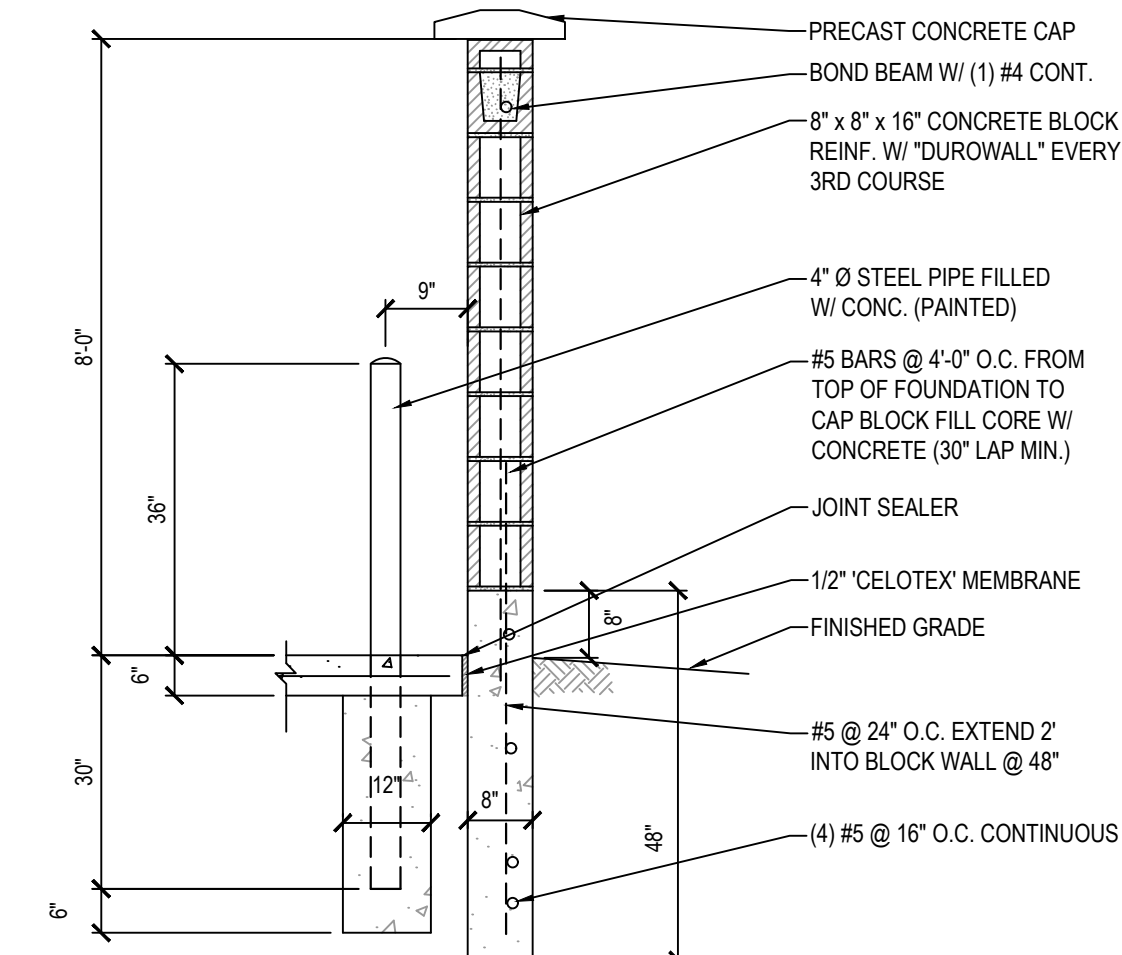
CONCRETE NOTES

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- SEE GEOTECHNICAL REPORT SECTION G FOR CONCRETE PAVEMENT INFORMATION.



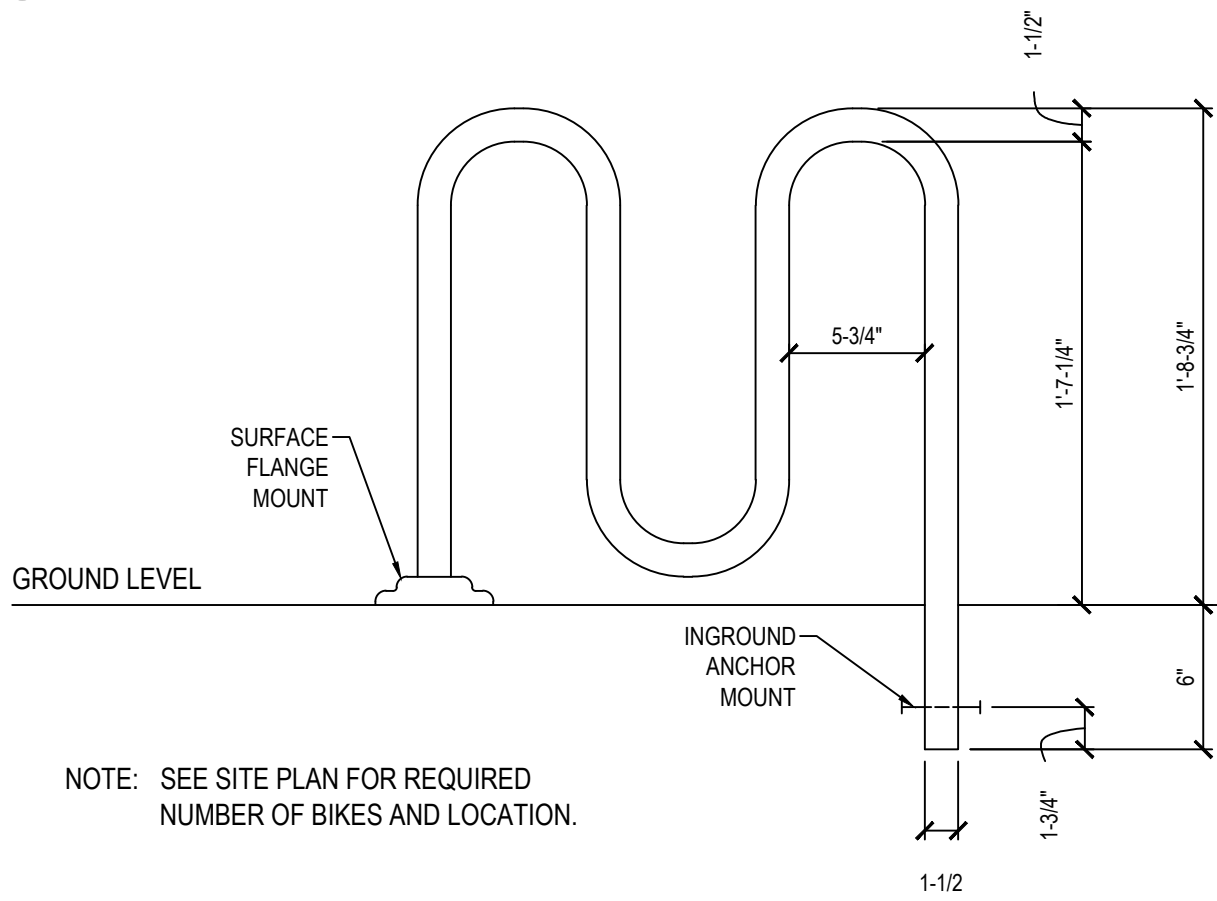
7 CONCRETE PAVEMENT SECTION

SCALE: NONE



11 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE

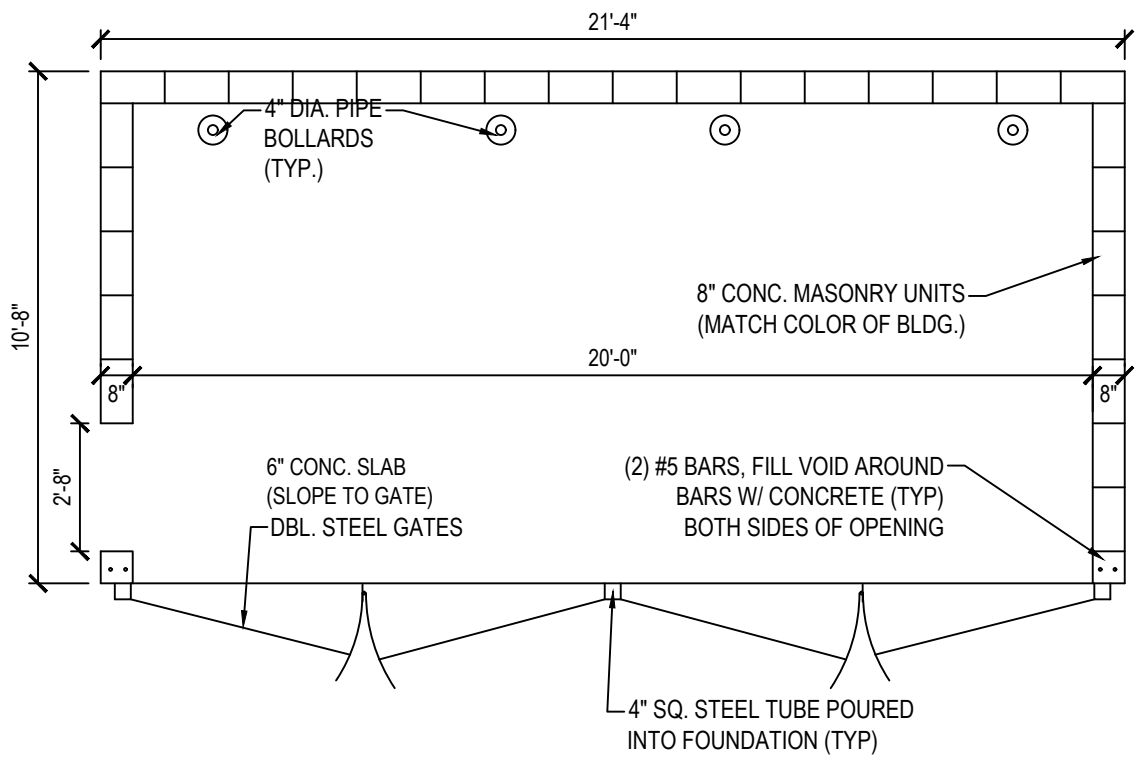


15 TYPICAL BIKE RACK DETAIL

SCALE: NONE

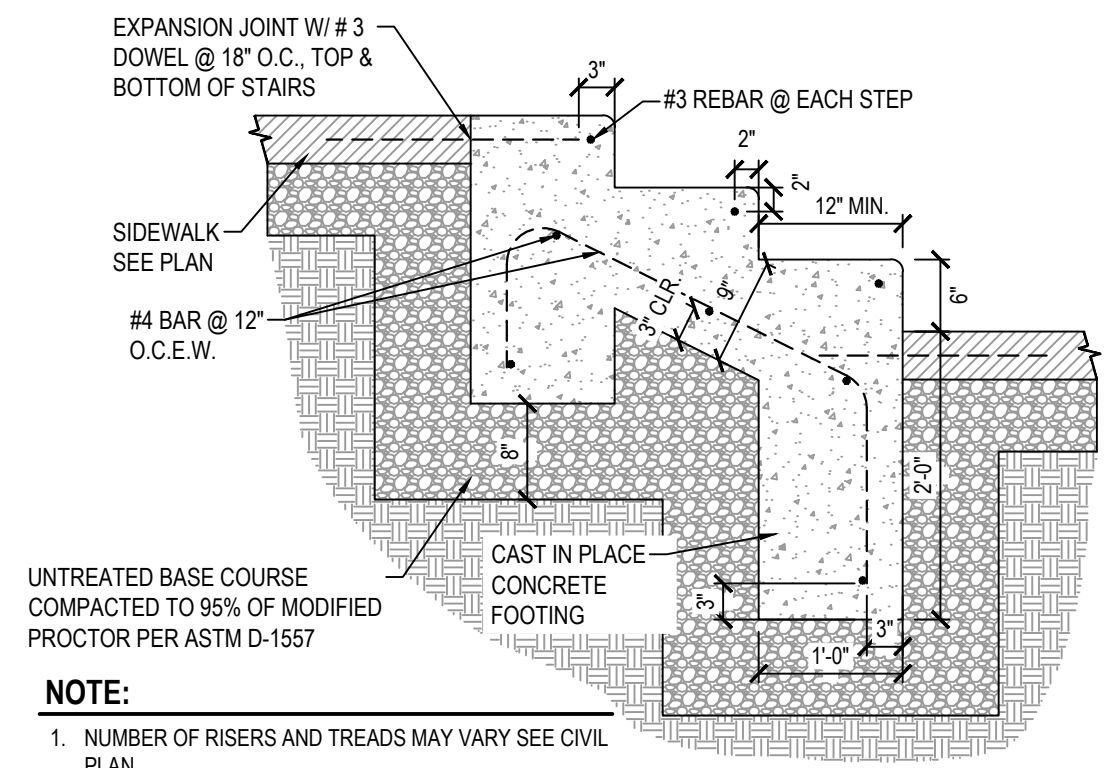
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



9 TRASH ENCLOSURE (TYP.)

SCALE: NONE

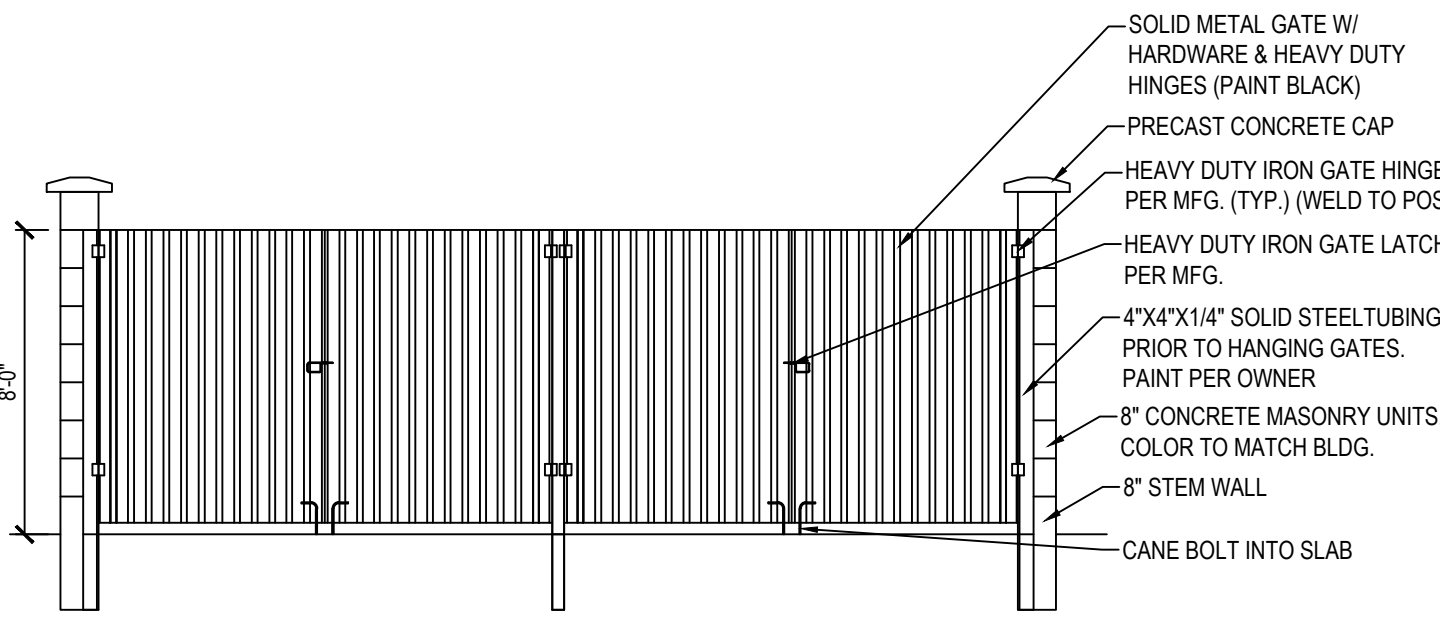


13 STAIR DETAIL

SCALE: NONE

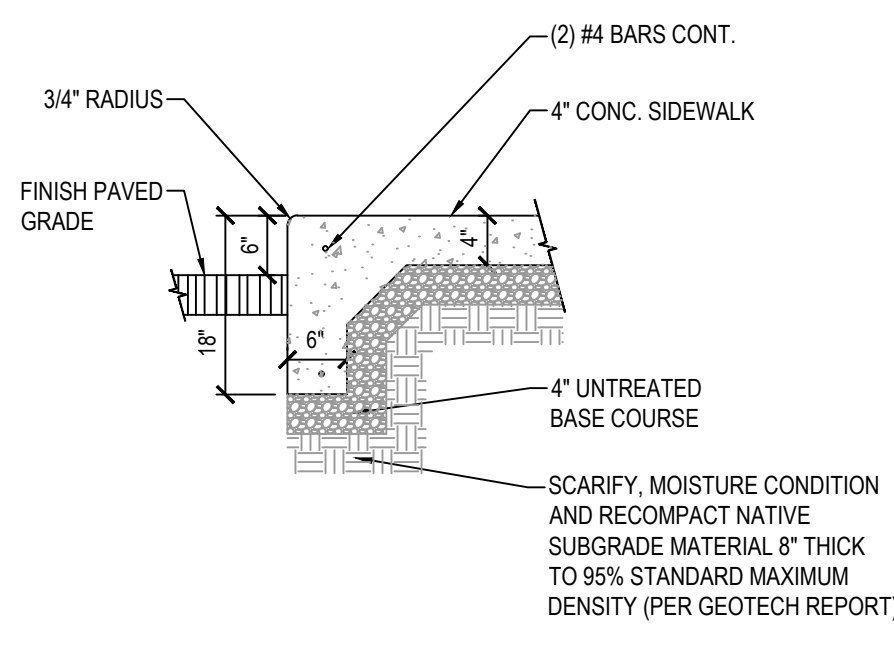
6 CROWNED ROAD TYPICAL CROSS SECTION

SCALE: NONE



10 TRASH ENCLOSURE ELEVATION

SCALE: NONE

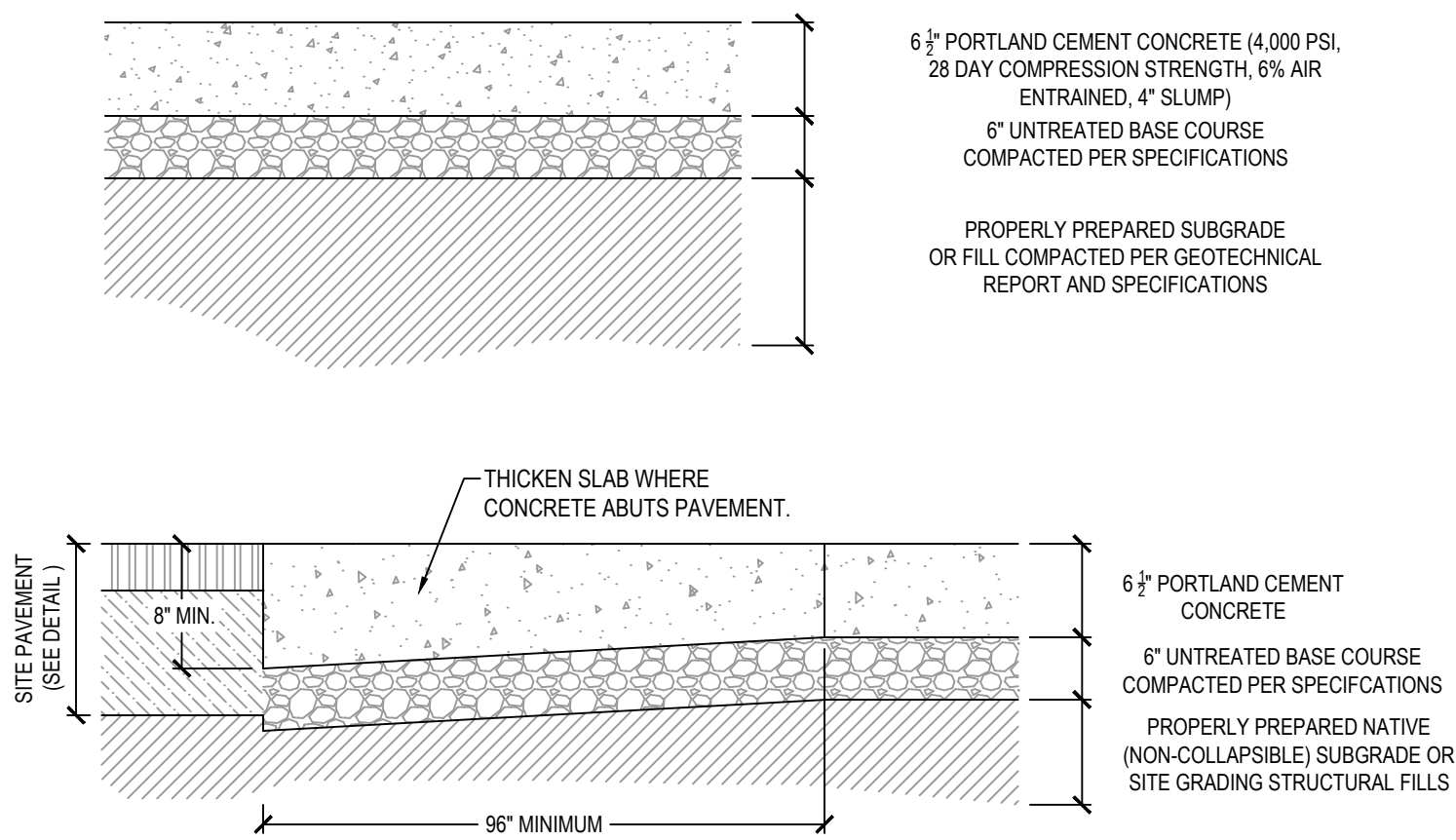


14 MONOLITHIC CURB

SCALE: NONE

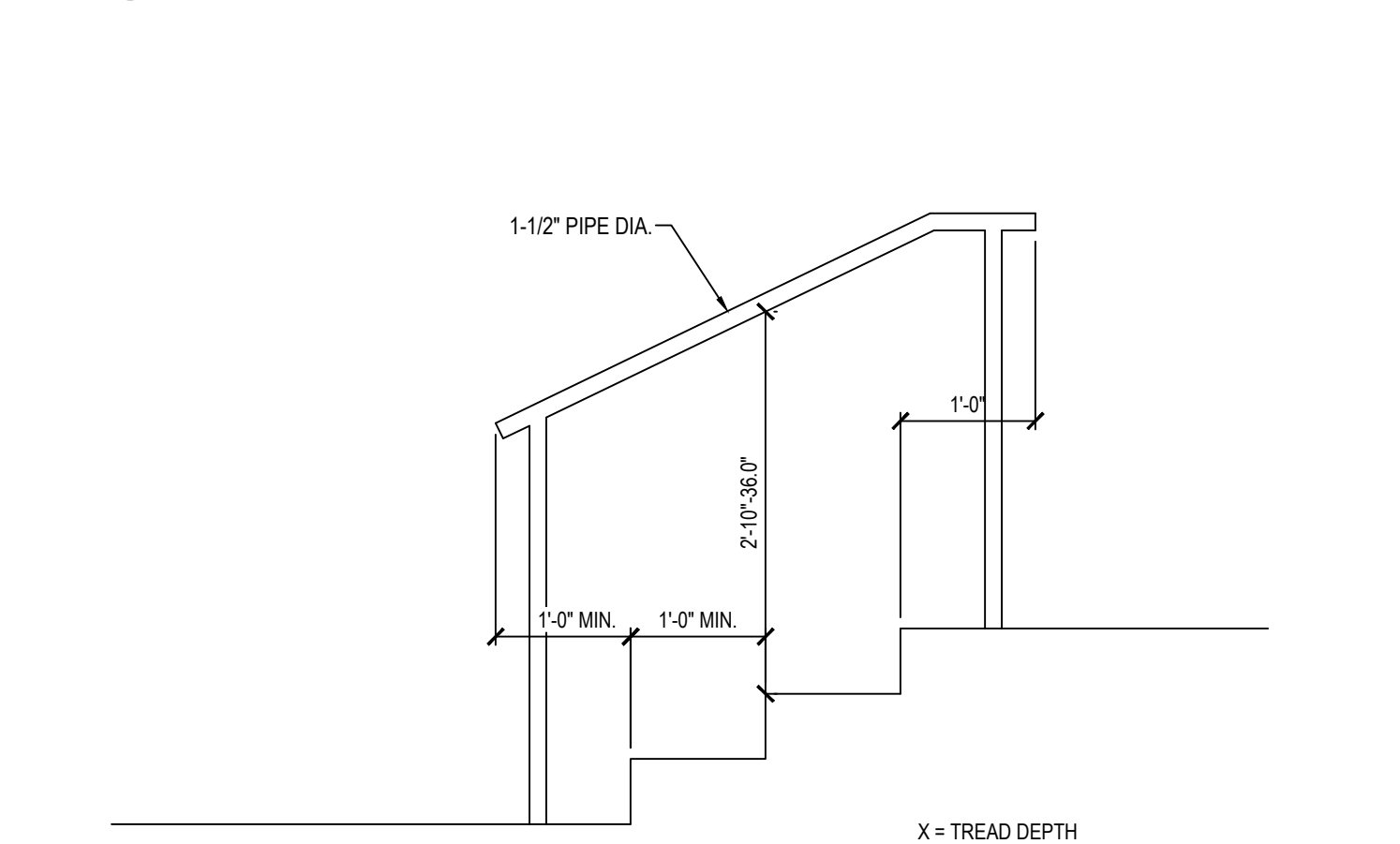
8 DRIVING RANGE TURF SECTION

SCALE: NONE



12 DUMPSTER PAD / APRON SECTION

SCALE: NONE



16 TYPICAL SURFACE MOUNT HANDRAIL

SCALE: NONE



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45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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TOOELE
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CEDAR CITY
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SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

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



NO.	DATE	REVISION	BY
1			
2			
3			
4			
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DETAILS

PROJECT NUMBER
64351
PRINT DATE
4/12/19
DRAWN BY
C HAMER
CHECKED BY
PROJECT MANAGER
B MORRIS

C-500



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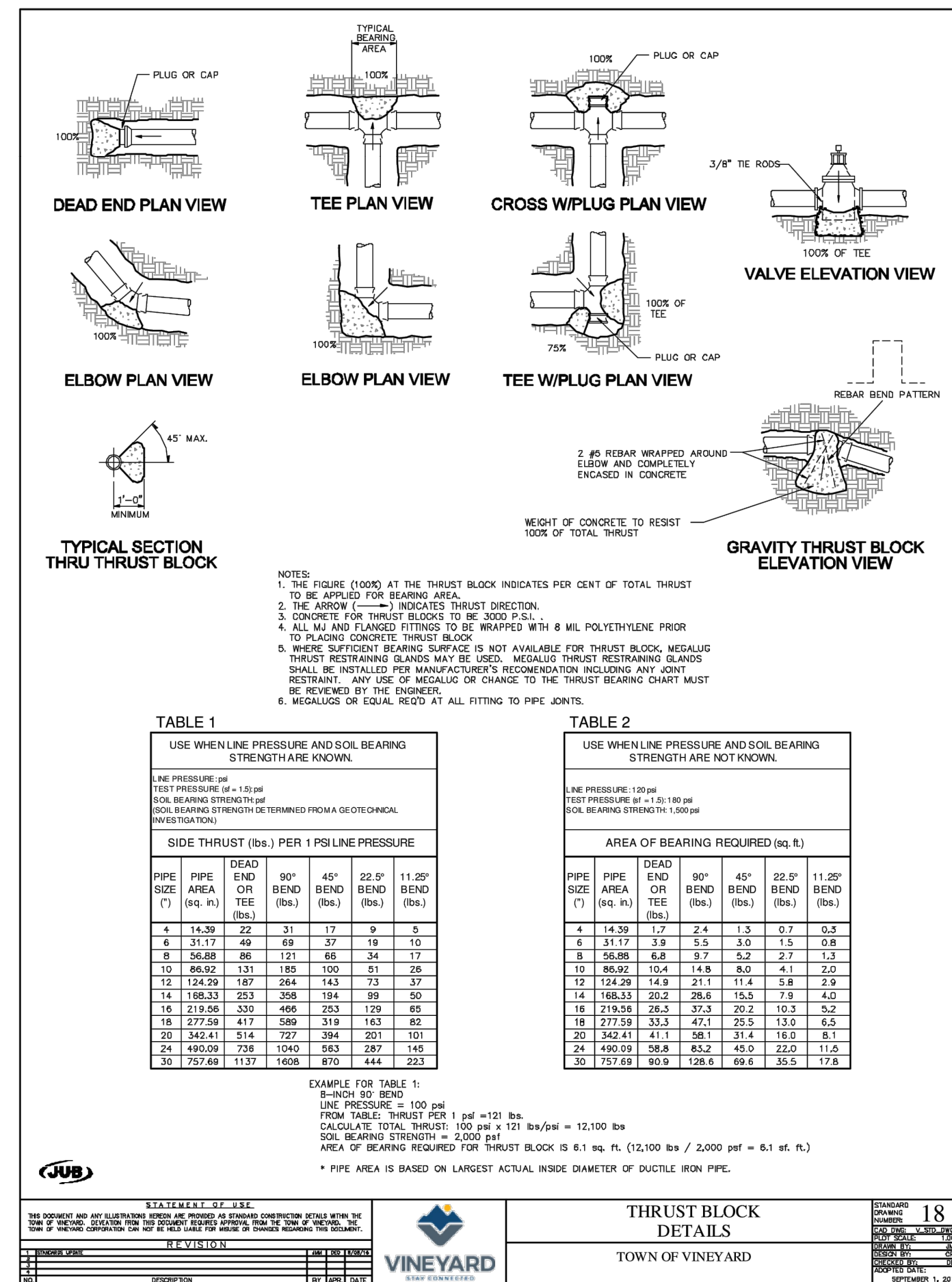
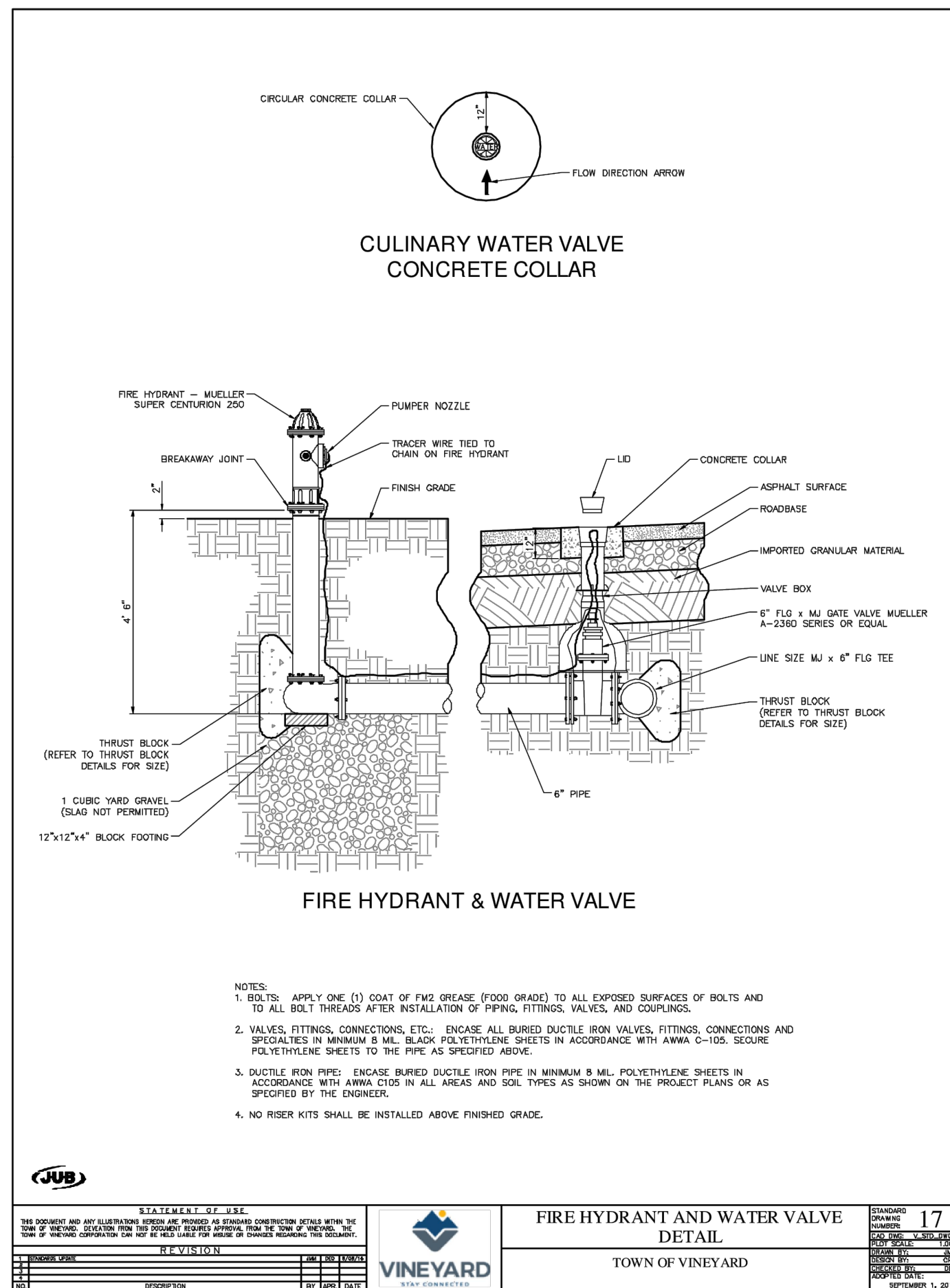
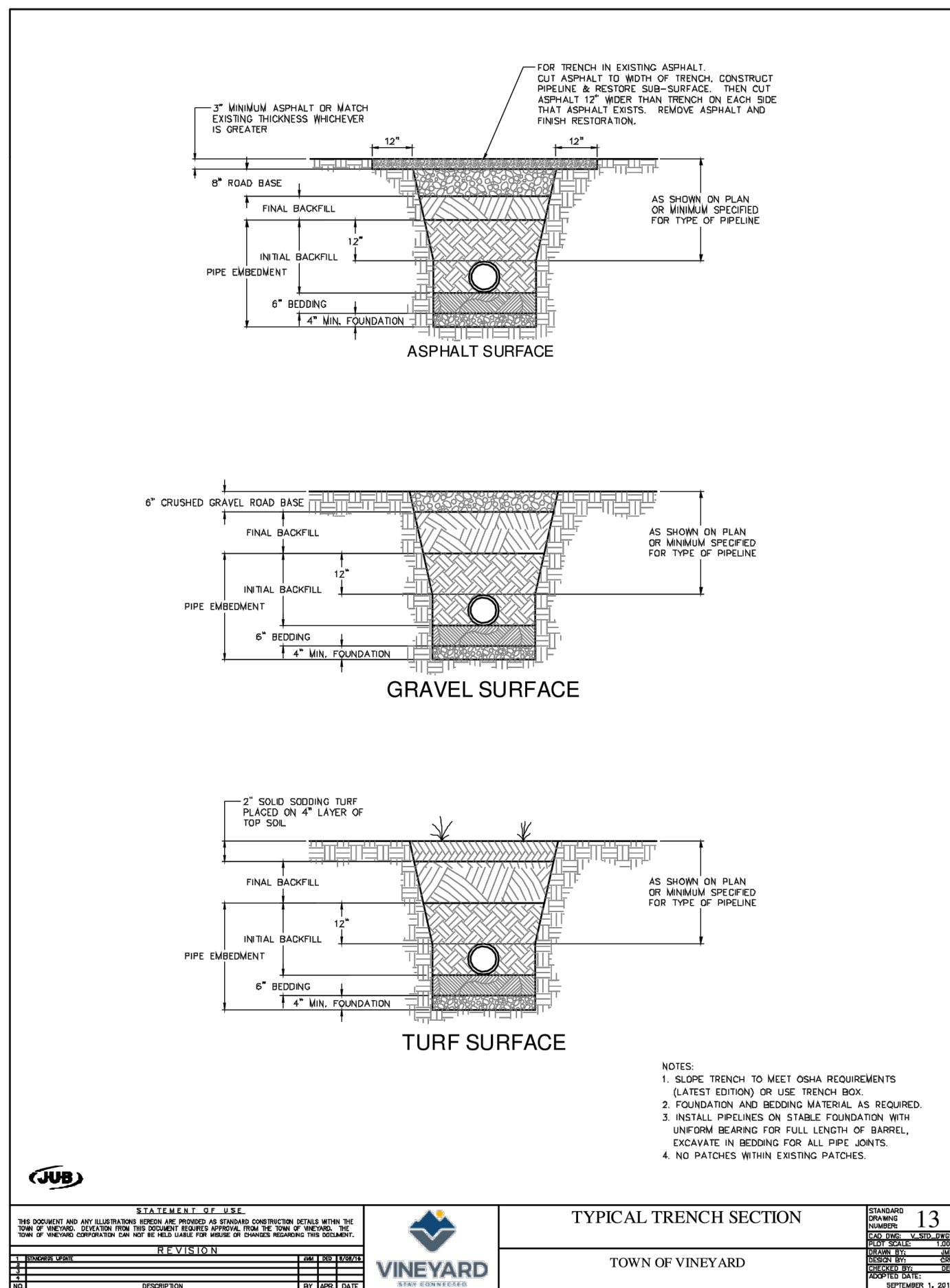
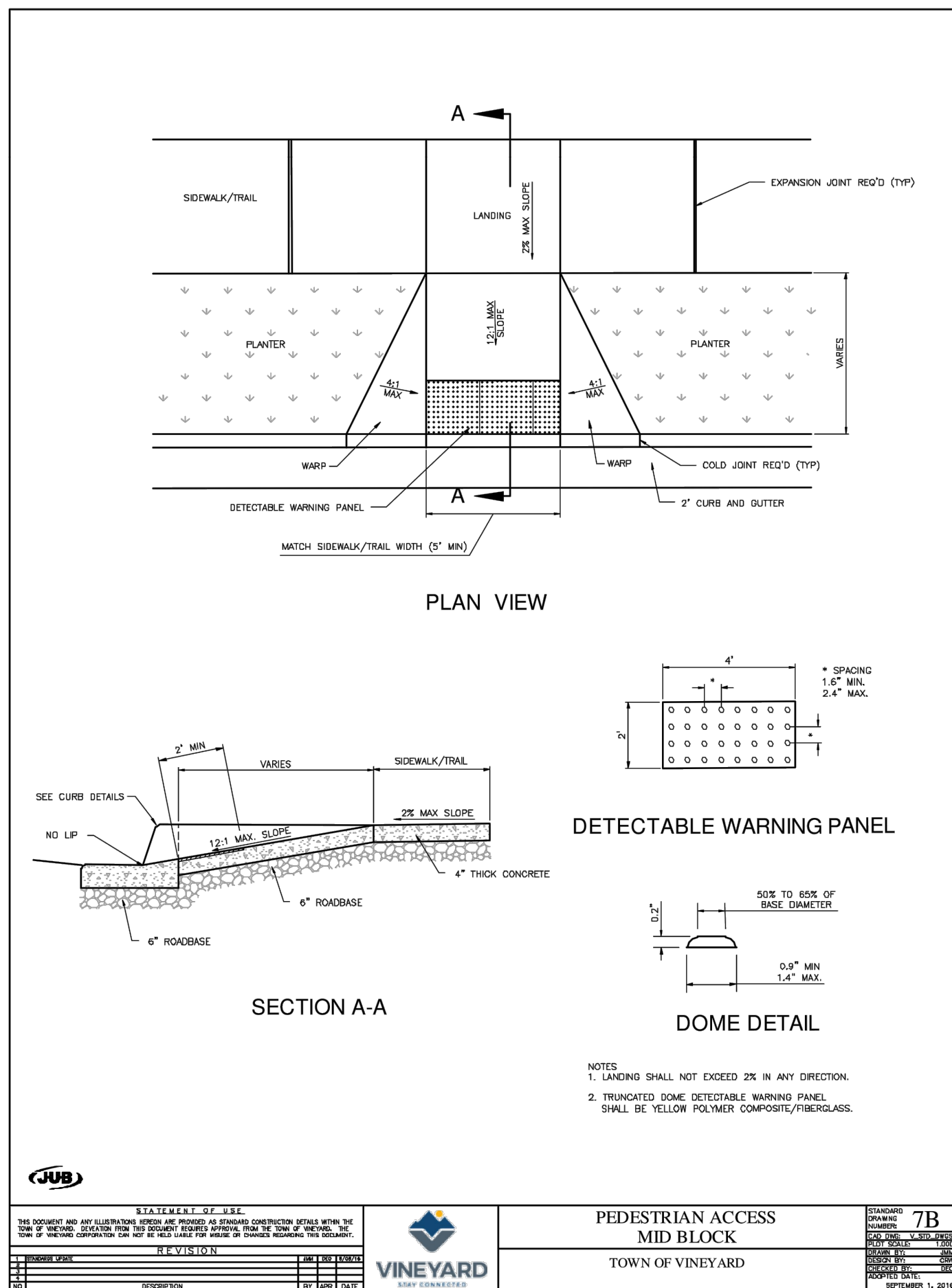
MILL TOWN COMMERCIAL YARD B
SITE PLAN PACKAGE
787 EAST 400 NORTH
VINEYARD, UTAH

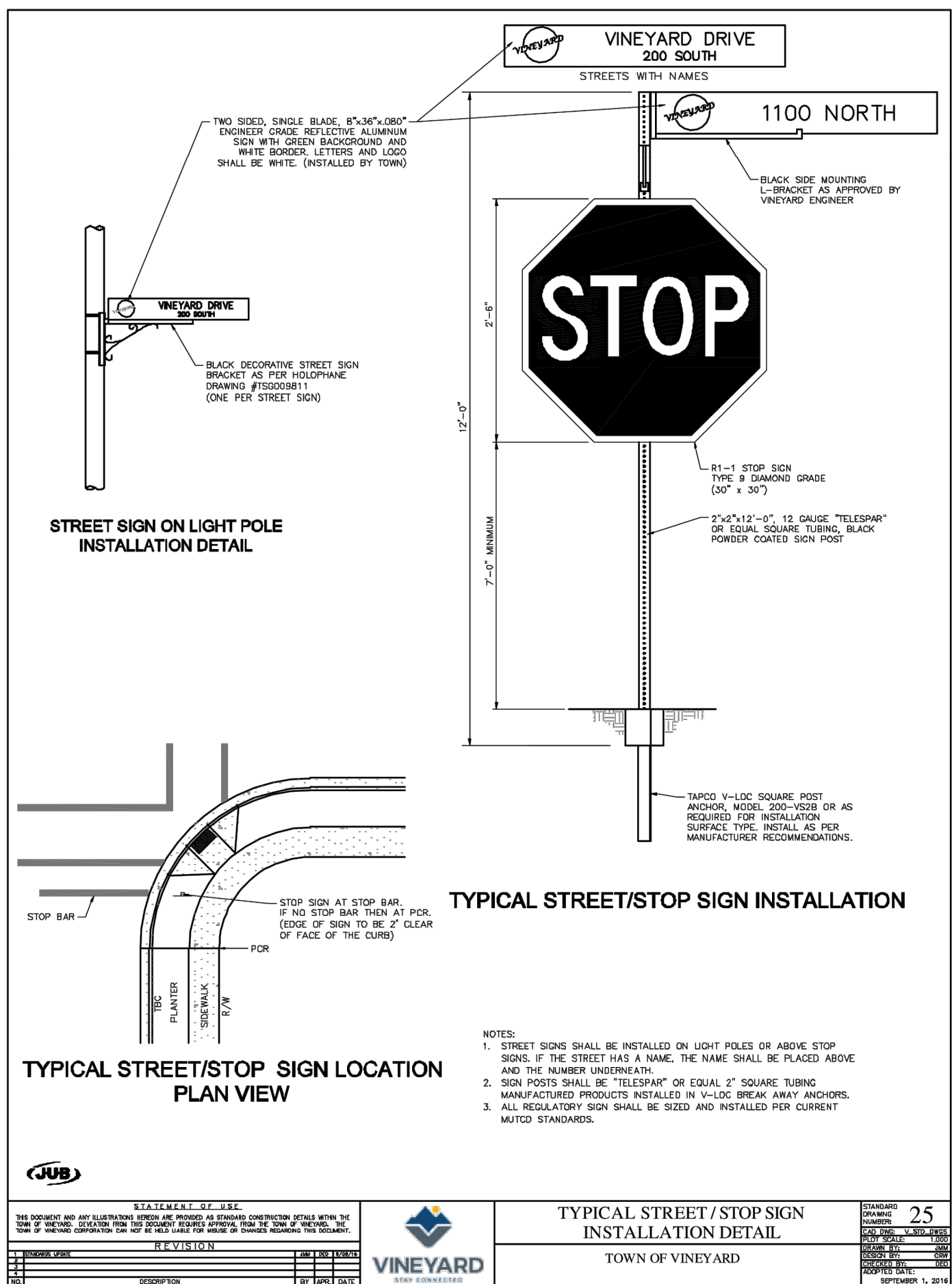
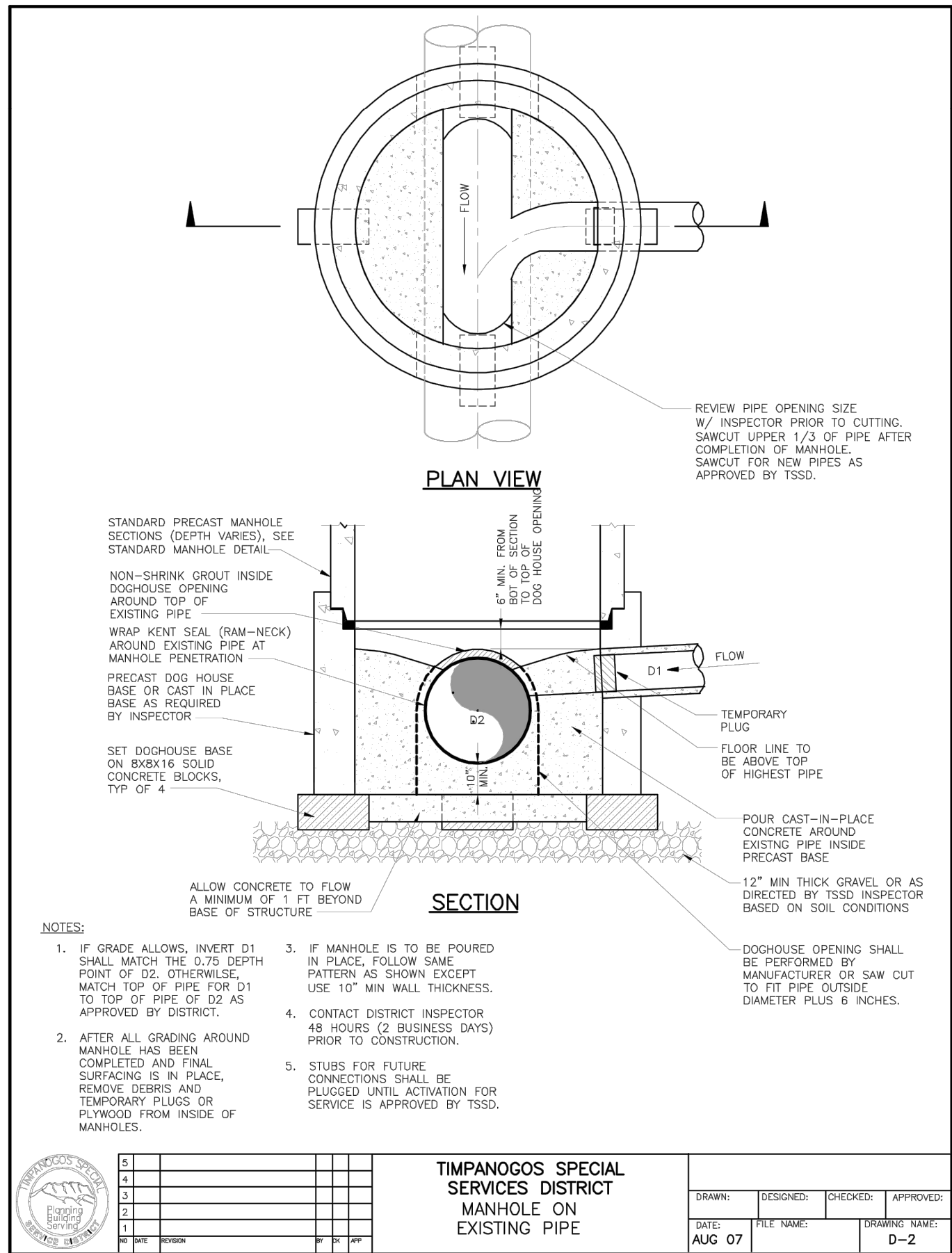
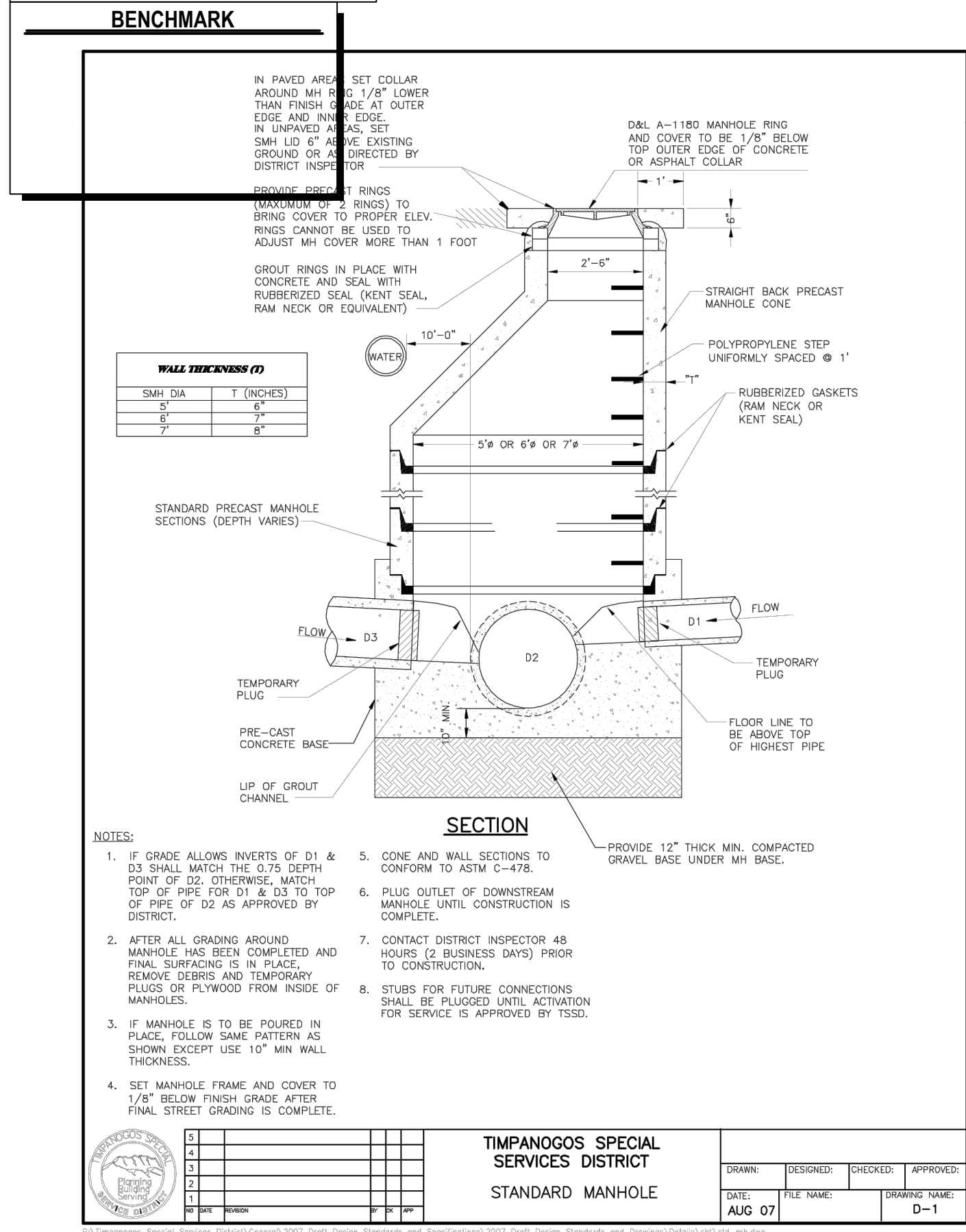


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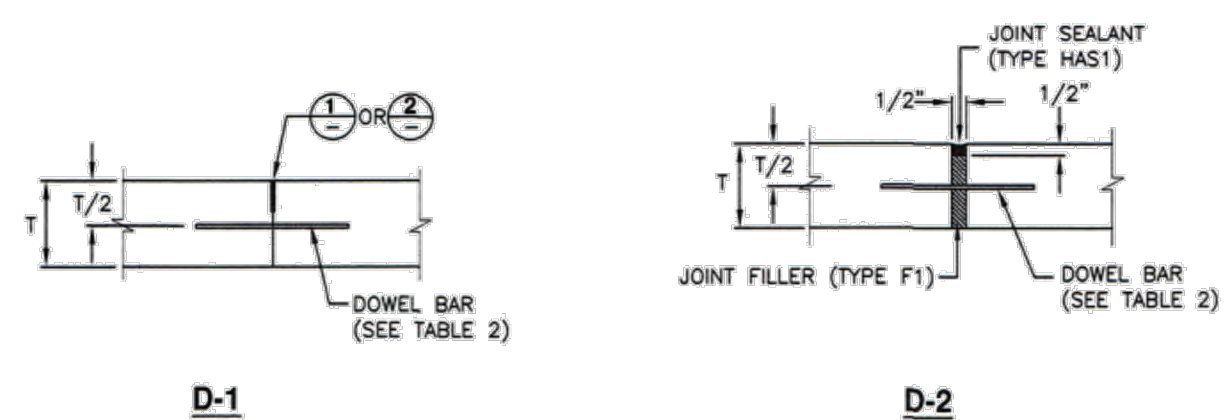
PROJECT NUMBER	PRINT DATE
64351	4/12/19
DRAWN BY	CHECKED BY
C HAMER	
PROJECT MANAGER	
B MORRIS	

C-501



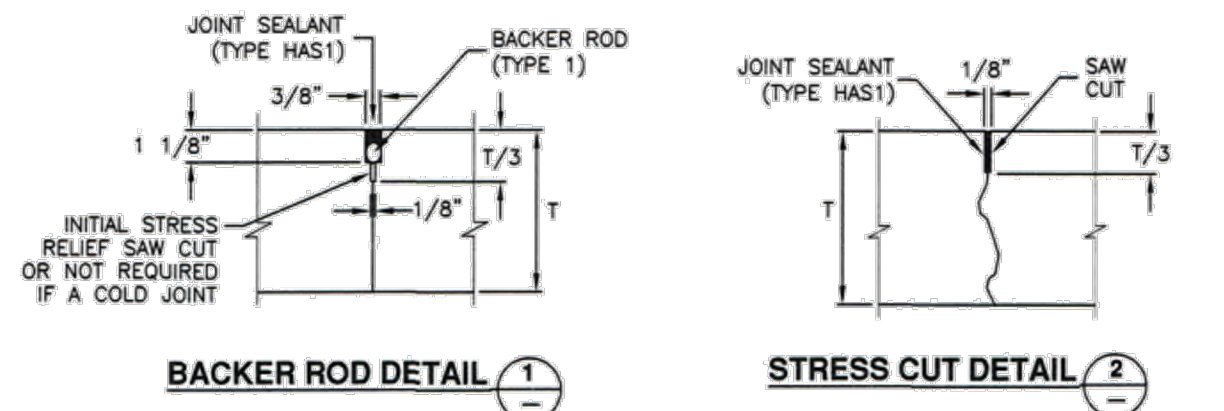


DOWEL JOINTS



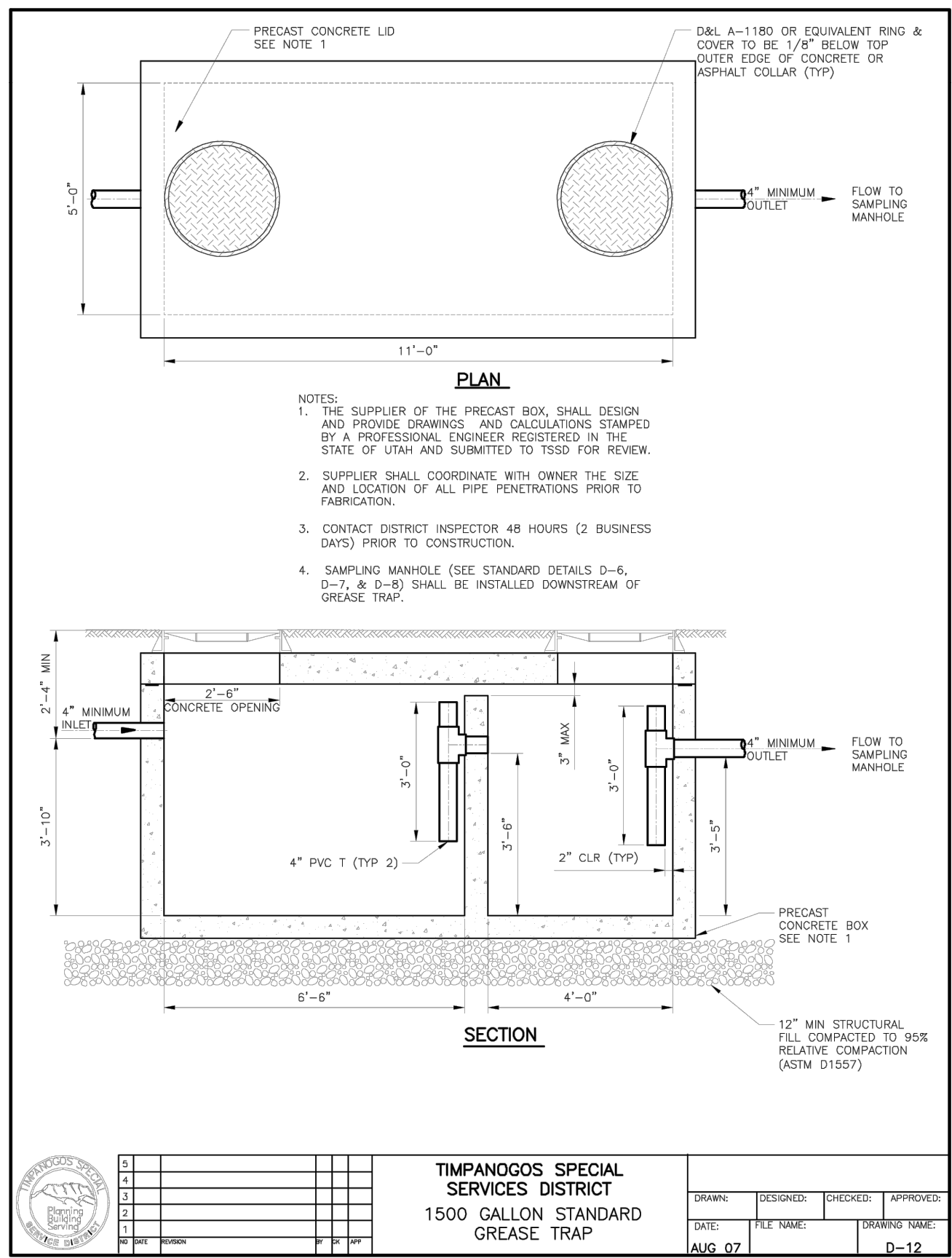
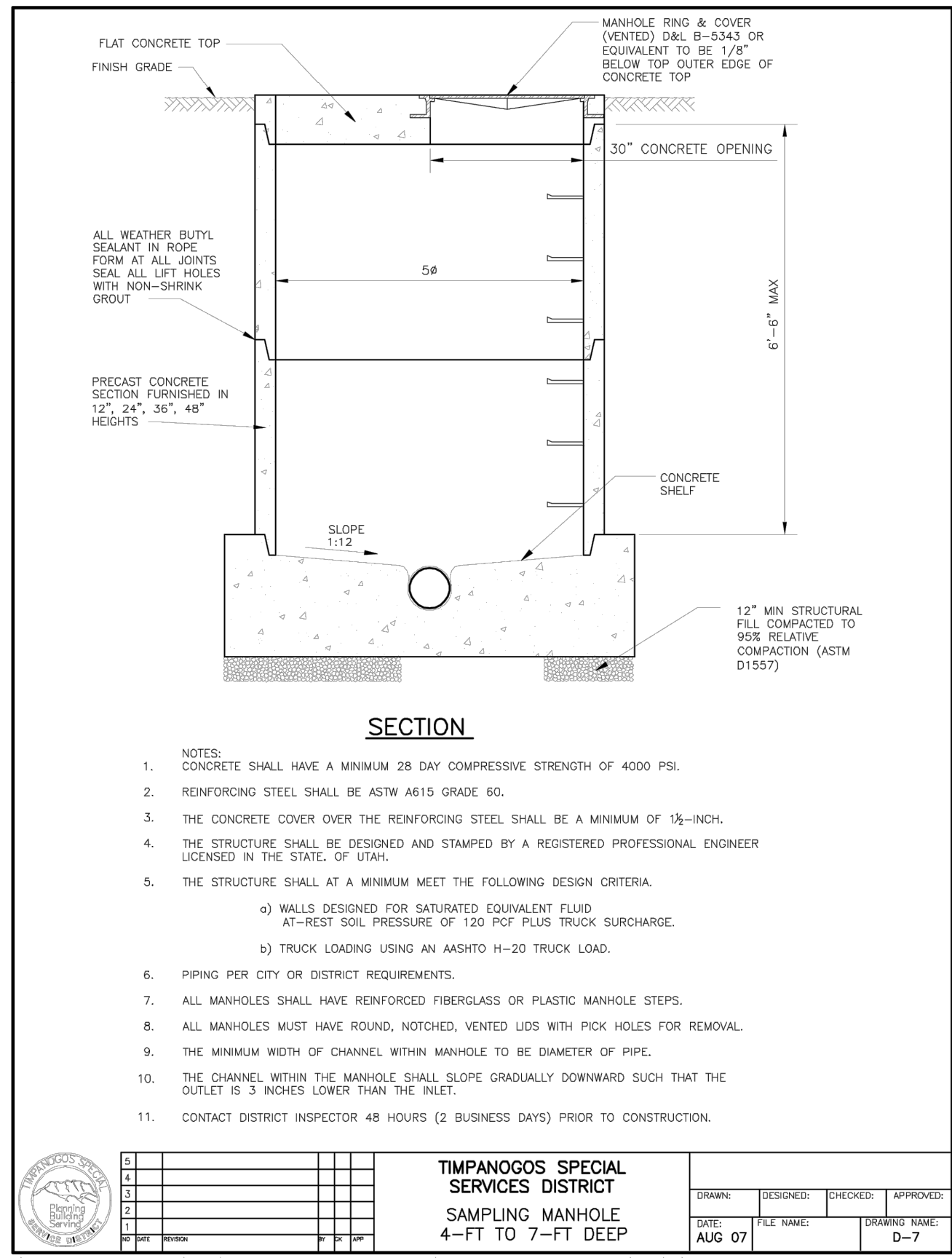
PAVEMENT THICKNESS (T)	DOWEL DIAMETER	LENGTH	SPACING O.C.
LESS THAN 9"	1"	18"	12"
≥ 9" AND < 11"	1.25"	18"	12"
11" OR GREATER	1.5"	18"	12"

O.C. = ON CENTER



Concrete pavement joints

Plan
261.3
July 2016



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Sandy, UT 84070
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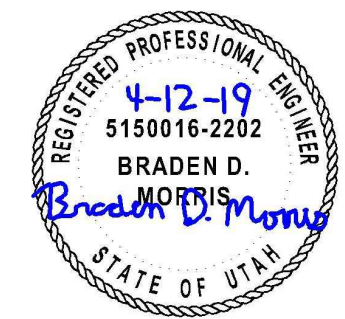
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ERIC TOWNER
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MILL TOWN COMMERCIAL YARD B
SITE PLAN PACKAGE
787 EAST 400 NORTH
VINEYARD, UTAH



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DETAILS

PROJECT NUMBER	PRINT DATE
64351	4/12/19

DRAWN BY
C. HAMER

PROJECT MANAGER
B MORRIS

811

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BENCHMARK

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

ELEV = 4650.50'

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 22.35 ACRES	100%

Landscape

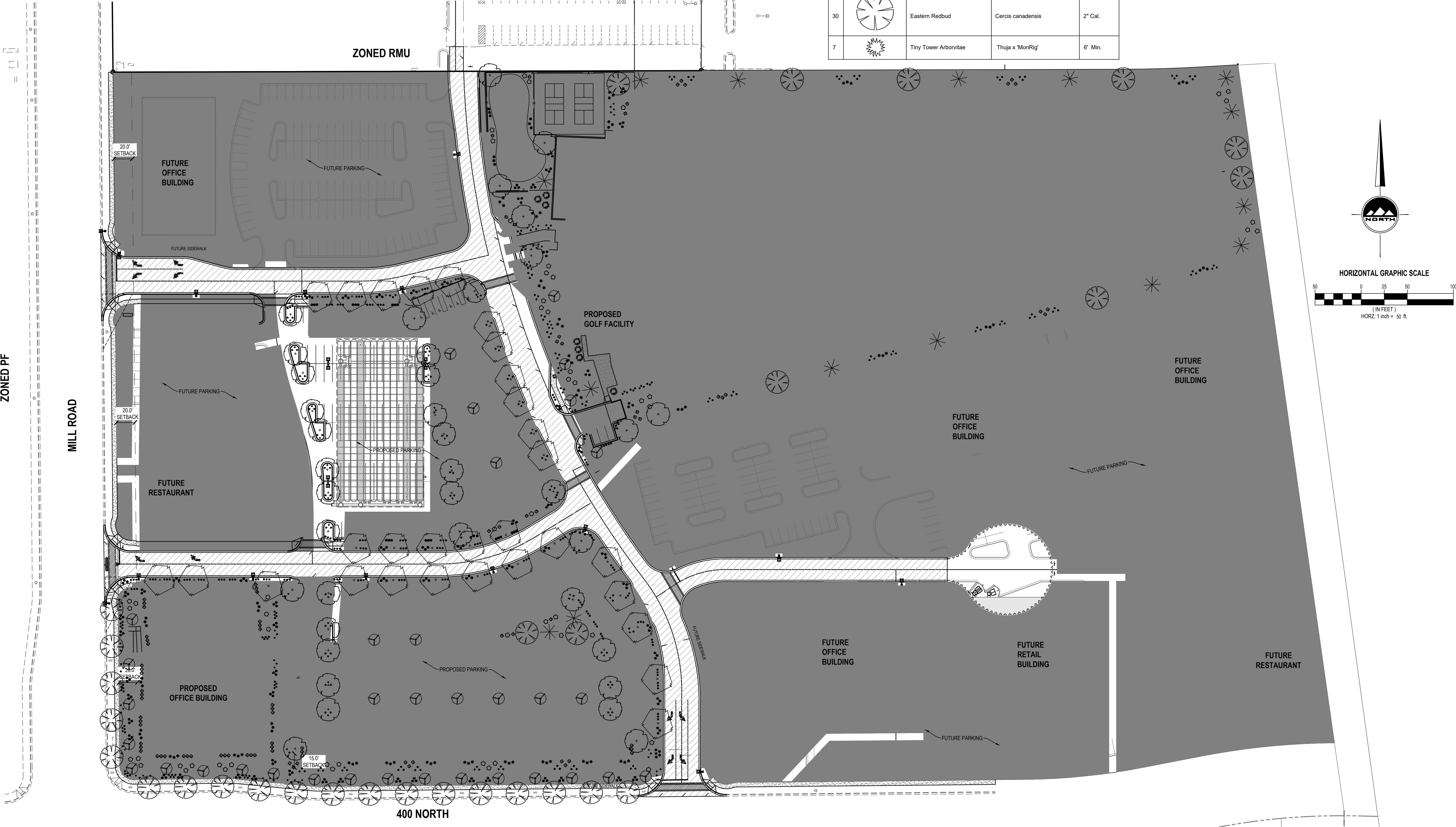
Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
34		Flowering Crabapple	Malus 'Amberina'	2" Cal.
38		Fairview Maple	Acer platanoides 'Fairview'	2" Cal.
30		Linden Tree	Tilia cordata	2" Cal.
20		Norway Spruce	Picea abies	6' Min.
30		Eastern Redbud	Cercis canadensis	2" Cal.
7		Tiny Tower Arborvitae	Thuja x 'MonRig'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
54		Zebra Grass	Miscanthus sinensis 'Zebinus'	5 Gallon
88		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon
96		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
224		Yarrow	Achillea 'Moonshine'	1 Gallon
162		Idaho Fescue	Festuca idahoensis	1 Gallon
191		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
103		Balloon Flower	Platycodon grandiflorus	1 Gallon
74		Columbine Flower	Aquilegia	1 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



THE STANDARD IN ENGINEERING

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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	3-27-19	CITY COMMENTS	BM
2			
3			
4			
5			
6			
7			
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PROJECT NUMBER 64351	PRINT DATE 4/12/19
DRAWN BY C HAMER	CHECKED BY
PROJECT MANAGER B MORRIS	

OVERALL LANDSCAPE
PLAN

L-100

811

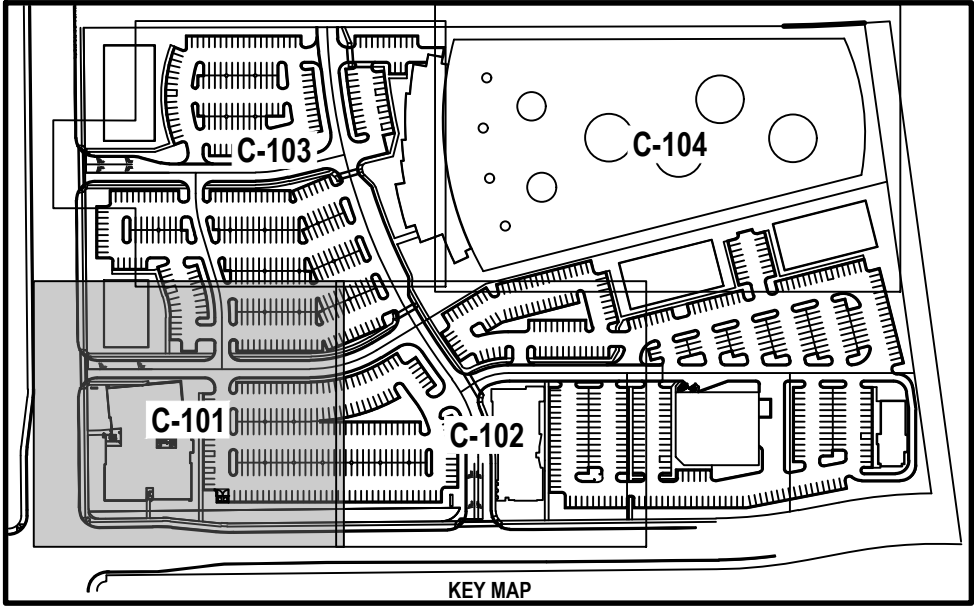
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BENCHMARK

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

ELEV = 4650.50'



LANDSCAPE SETBACK CALCULATIONS		
DESCRIPTION	AREA (SF)	PERCENTAGE
LANDSCAPE SETBACK AREA	29,690	100%
SOD	6,077	20%

STREET TREE AND SHRUB CALCULATIONS			
DESCRIPTION			
MILL ROAD FRONTAGE	203 FT	10 TREES REQ.	10 TREES PROV.
		102 SHRUBS REQ.	102 SHRUBS PROV.
400 NORTH STREET FRONTAGE	588 FT	29 TREES REQ.	29 TREES PROV.
		294 SHRUBS REQ.	294 SHRUBS PROV.

Landscape

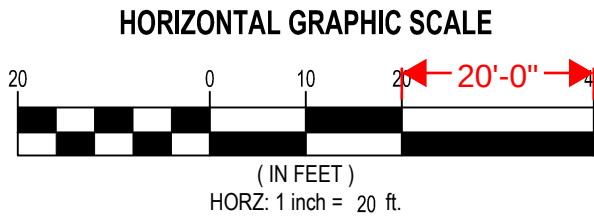
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MILL ROAD



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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO. DATE REASON BY

1 3-27-19 CITY COMMENTS BM

2

3

4

5

6

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8

PROJECT NUMBER
64351

PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

LANDSCAPE PLAN

L-101

811

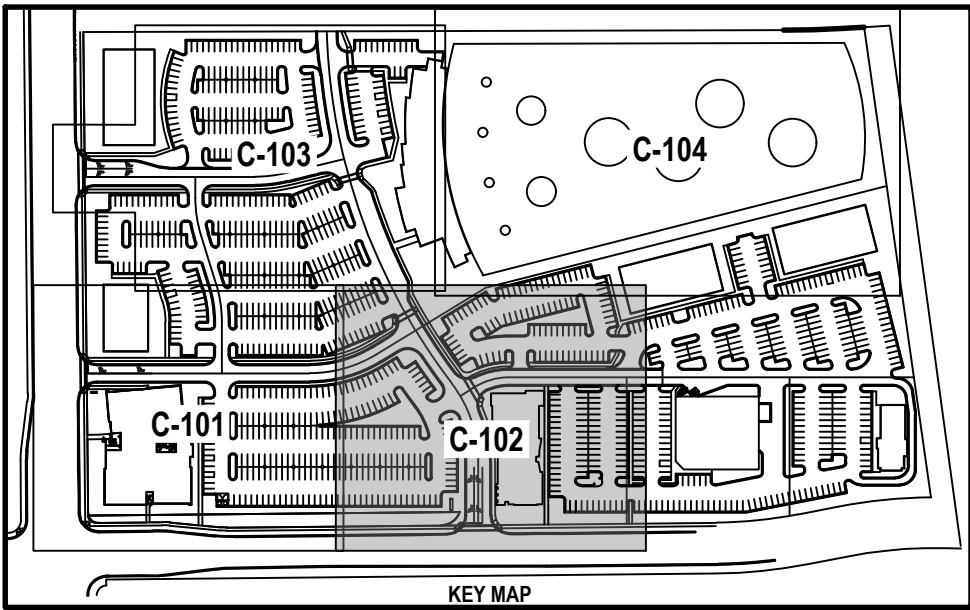
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Landscape

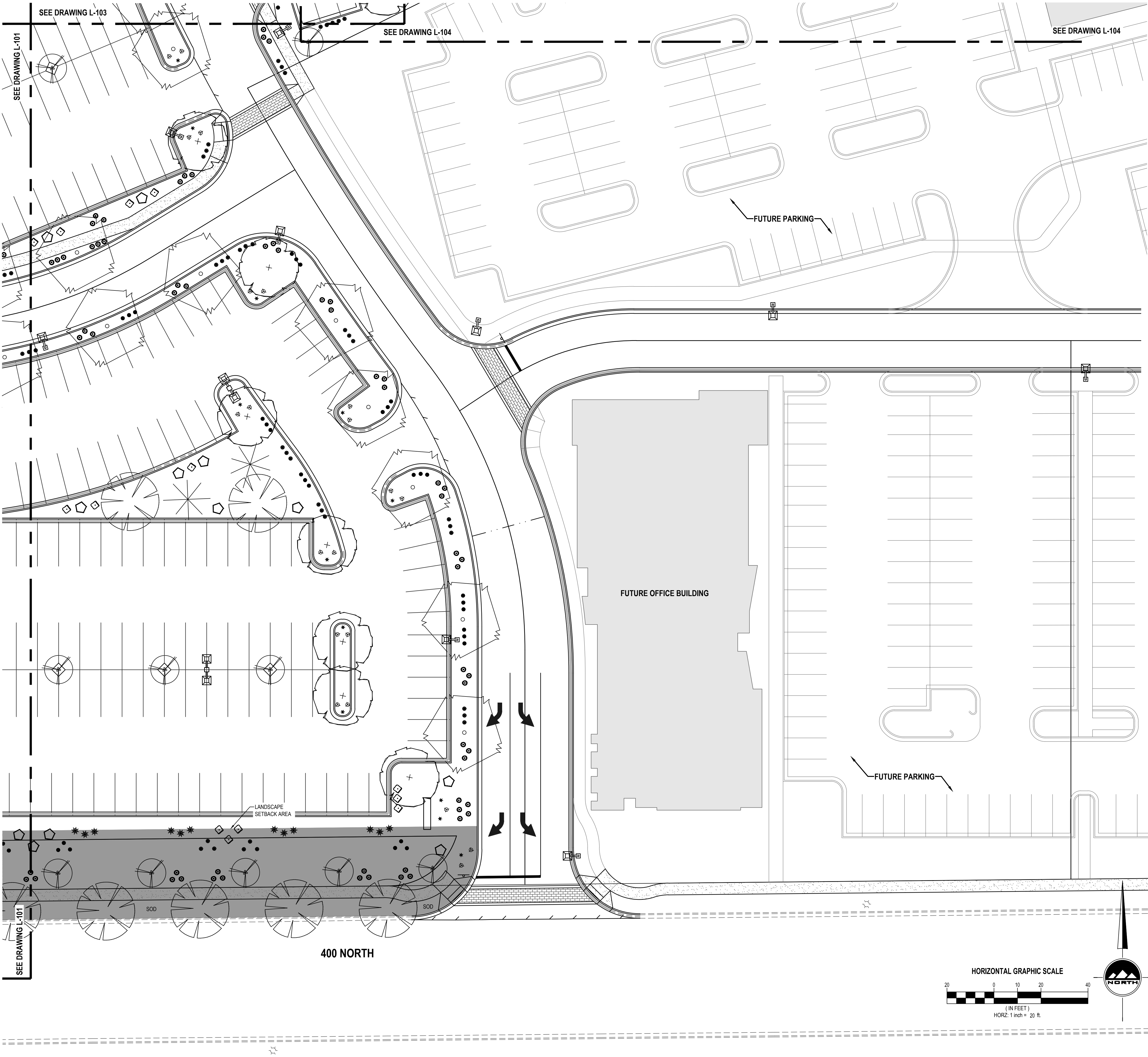
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787 EAST 400 NORTH
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LANDSCAPE PLAN

PROJECT NUMBER: 64351
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DRAWN BY: C HAMER
CHECKED BY:
PROJECT MANAGER: B MORRIS

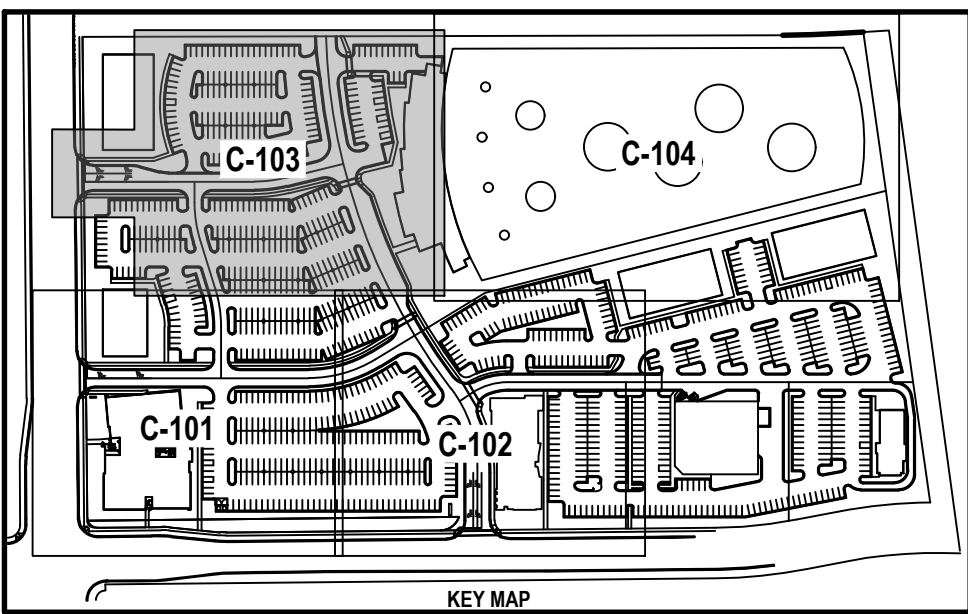
L-102

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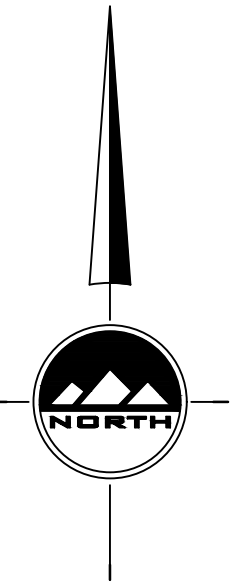
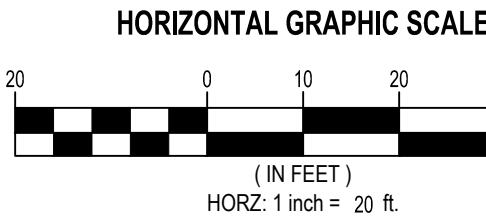


Landscape

Trees				
Qty	Symbol	Common Name	Botanical Name	Plant Size
34		Flowering Crabapple	Malus 'Amberina'	2" Cal.
38		Fairview Maple	Acer platanoides 'Fairview'	2" Cal.
30		Linden Tree	Tilia cordata	2" Cal.
20		Norway Spruce	Picea abies	6' Min.
30		Eastern Redbud	Cercis canadensis	2" Cal.
7		Tiny Tower Arborvitae	Thuja x 'MonRig'	6' Min.

Shrubs				
Qty	Symbol	Common Name	Botanical Name	Plant Size
54		Zebra Grass	Miscanthus sinensis 'Zebra'	5 Gallon
88		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon
96		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
224		Yarrow	Achillea 'Moonshine'	1 Gallon
162		Idaho Fescue	Festuca idahoensis	1 Gallon
191		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
103		Balloon Flower	Platycodon grandiflorus	1 Gallon
74		Columbine Flower	Aquilegia	1 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



THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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Phone: 801.547.1100

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Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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FOR:
SAJE DEVELOPMENT
9537 S 700 E
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	REASON	BY
1	3-27-19	CITY COMMENTS	BM
2			
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8			

LANDSCAPE PLAN

PROJECT NUMBER
64351

PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

L-103

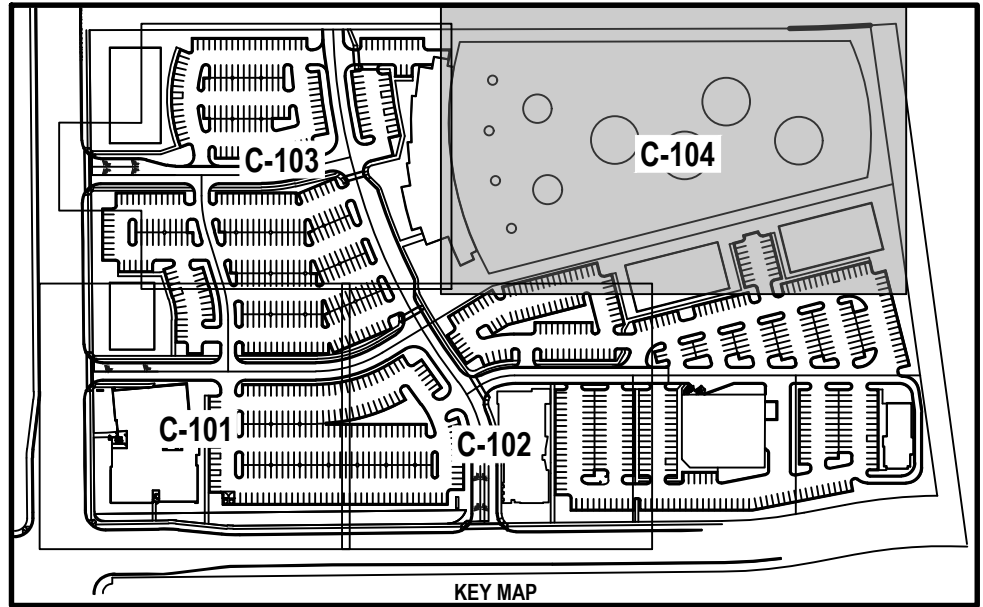
811

CALL BLUESTAKES
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
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BENCHMARK

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

ELEV = 4650.50'

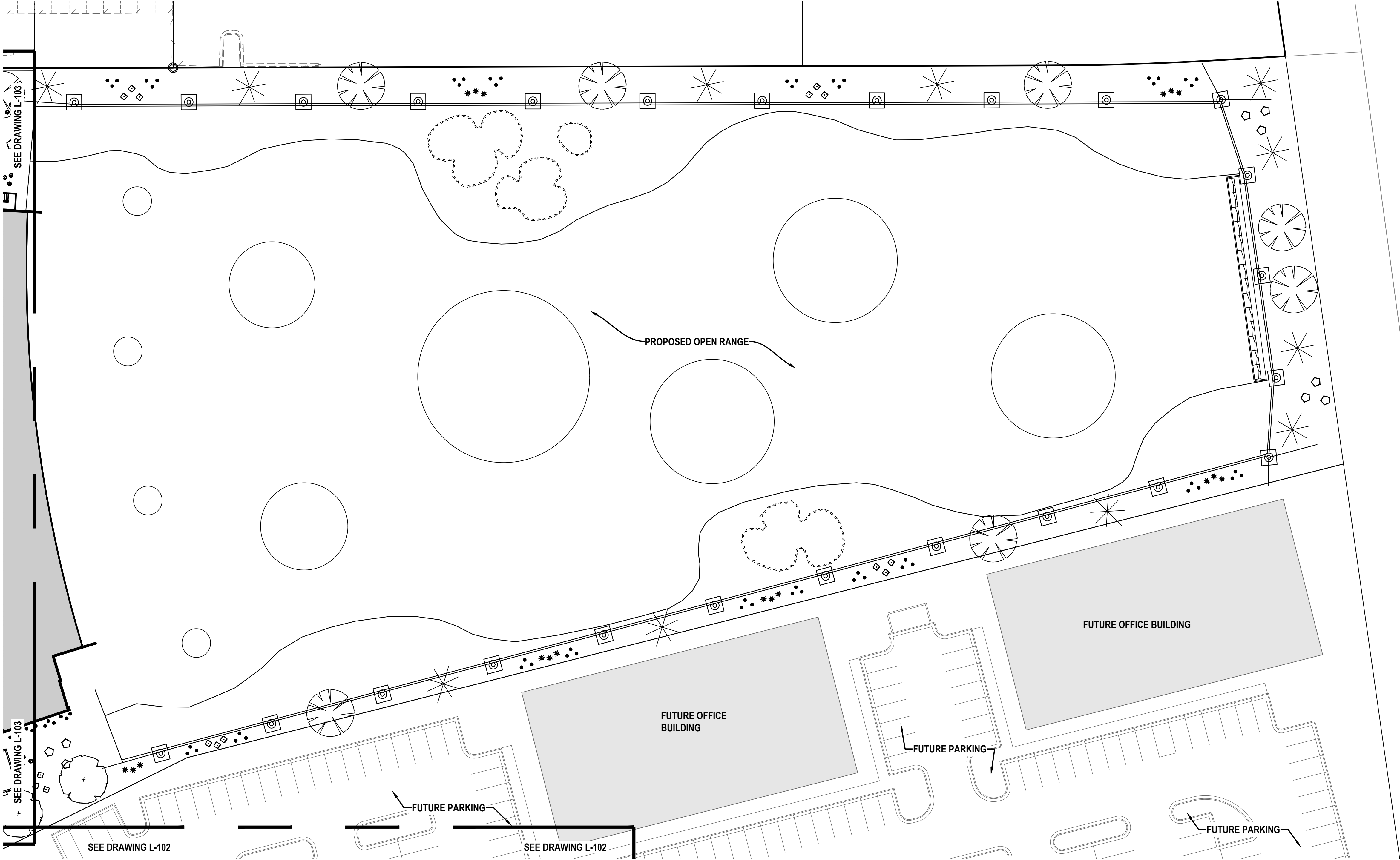
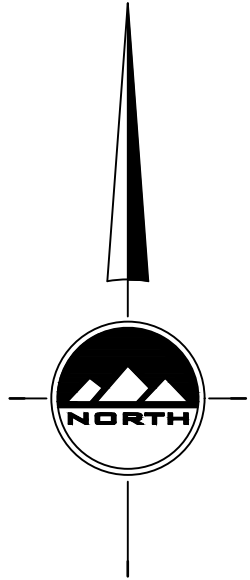
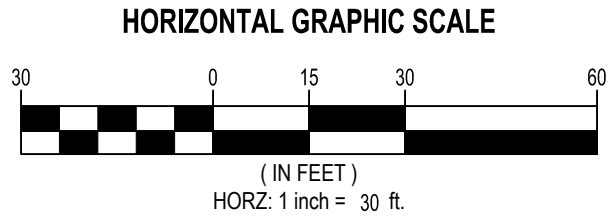


Landscape

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NO.	DATE	REASON	BY
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LANDSCAPE PLAN

PROJECT NUMBER
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PRINT DATE
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DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

L-104

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BENCHMARK

SOUTHEAST CORNER OF SECTION 8,
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SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

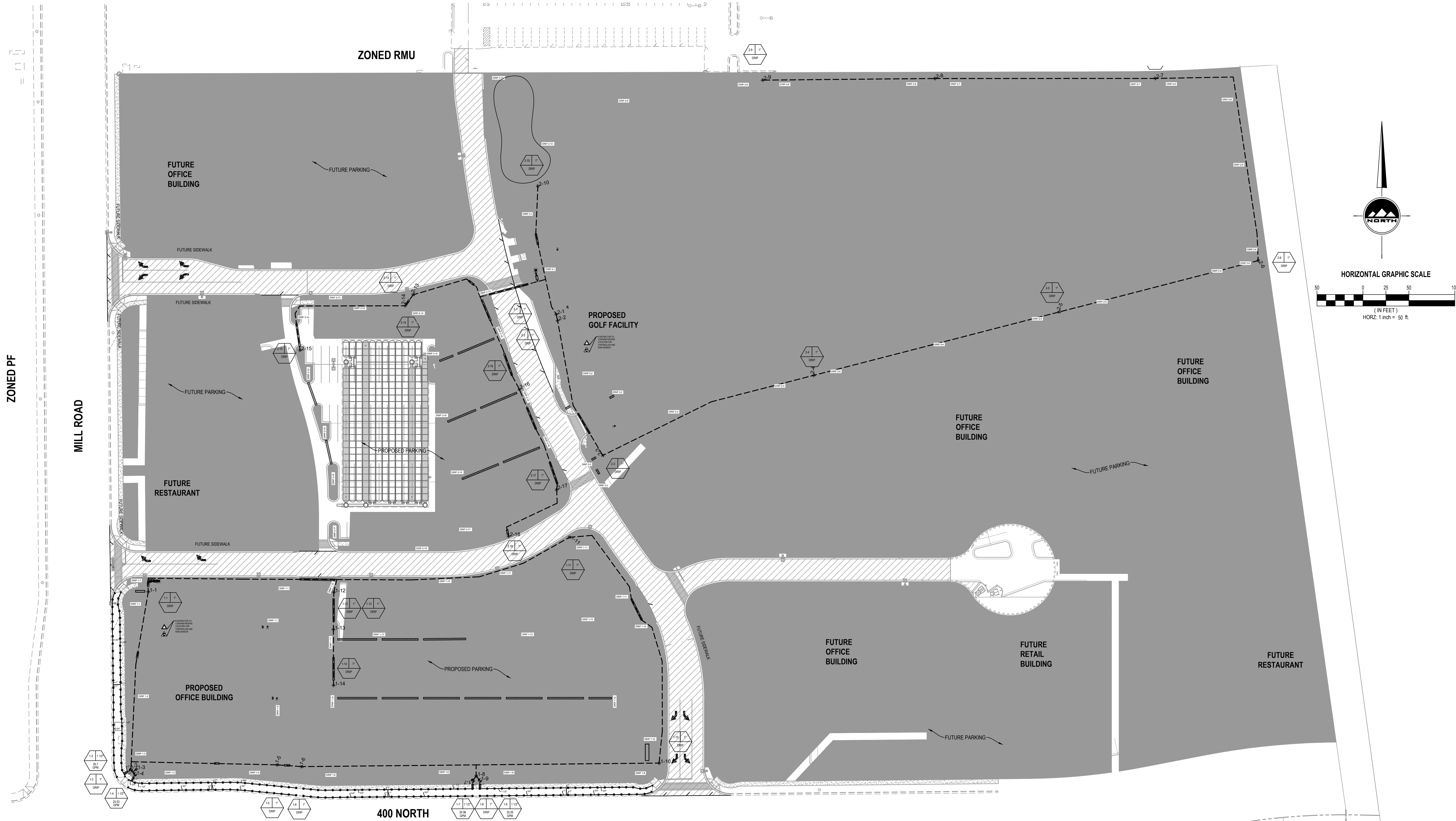
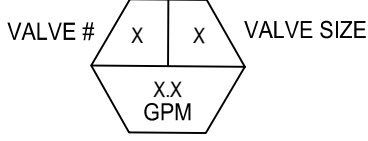
SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/HARDS CAPE	468,572	48%
ROOF	115,970	12%
LANDSCAPING	389,196	40%
TOTAL SITE	973,728 22.35 ACRES	100%

Irrigation

Qty	Symbol	Description
190	☉	Rain Bird 8H - 1804
4	▼	Rain Bird 8Q - 1804
4	⊗	Rain Bird 8T - 1804
4	⊙	Rain Bird 150-PGA Globe
26	⊕	Rain Bird XCZ-100 COM
	▨	Pipe Sleeve - 2x Pipe Diameter
2	Ⓜ	2 inch meter
	—	Lateral - Schedule 40 PVC
	—	Mainline - Schedule 40 1 1/2"
2	⚠	Rain Bird RSD-BEx Rain Sensor
2	⚠	Rain Bird ESP-Me Controller (22 stations)
2	⌵	Mueller 1 1/2" Brass Stop and Waste
2	RPZ	RPZ Backflow Prevention Device
	DRIP AREA	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
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COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION
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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO. DATE REVISION BY

1 3-27-19 CITY COMMENTS BM

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OVERALL IRRIGATION
PLAN

PROJECT NUMBER 64351 PRINT DATE 4/12/19

DRAWN BY C HAMER CHECKED BY

PROJECT MANAGER B MORRIS

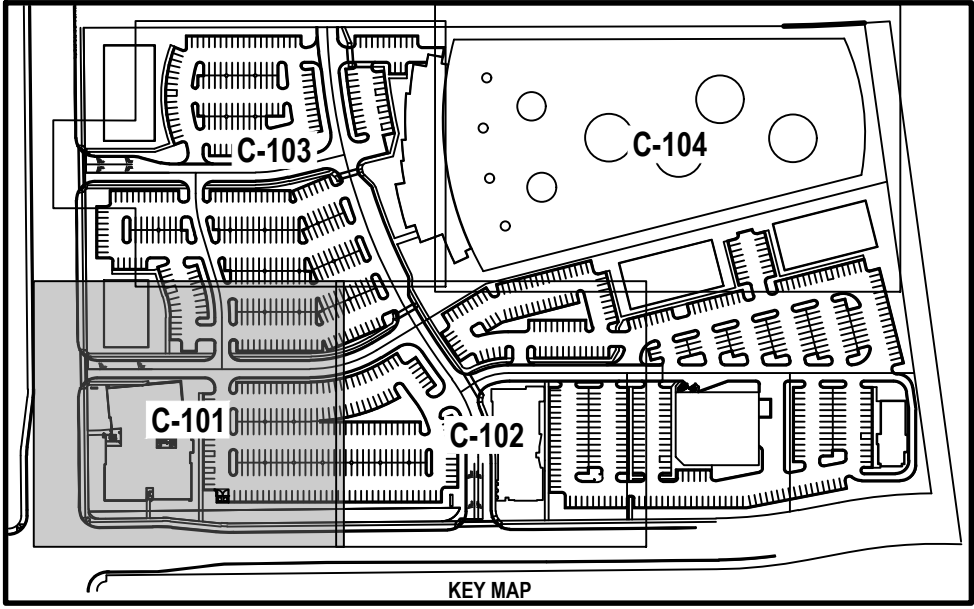
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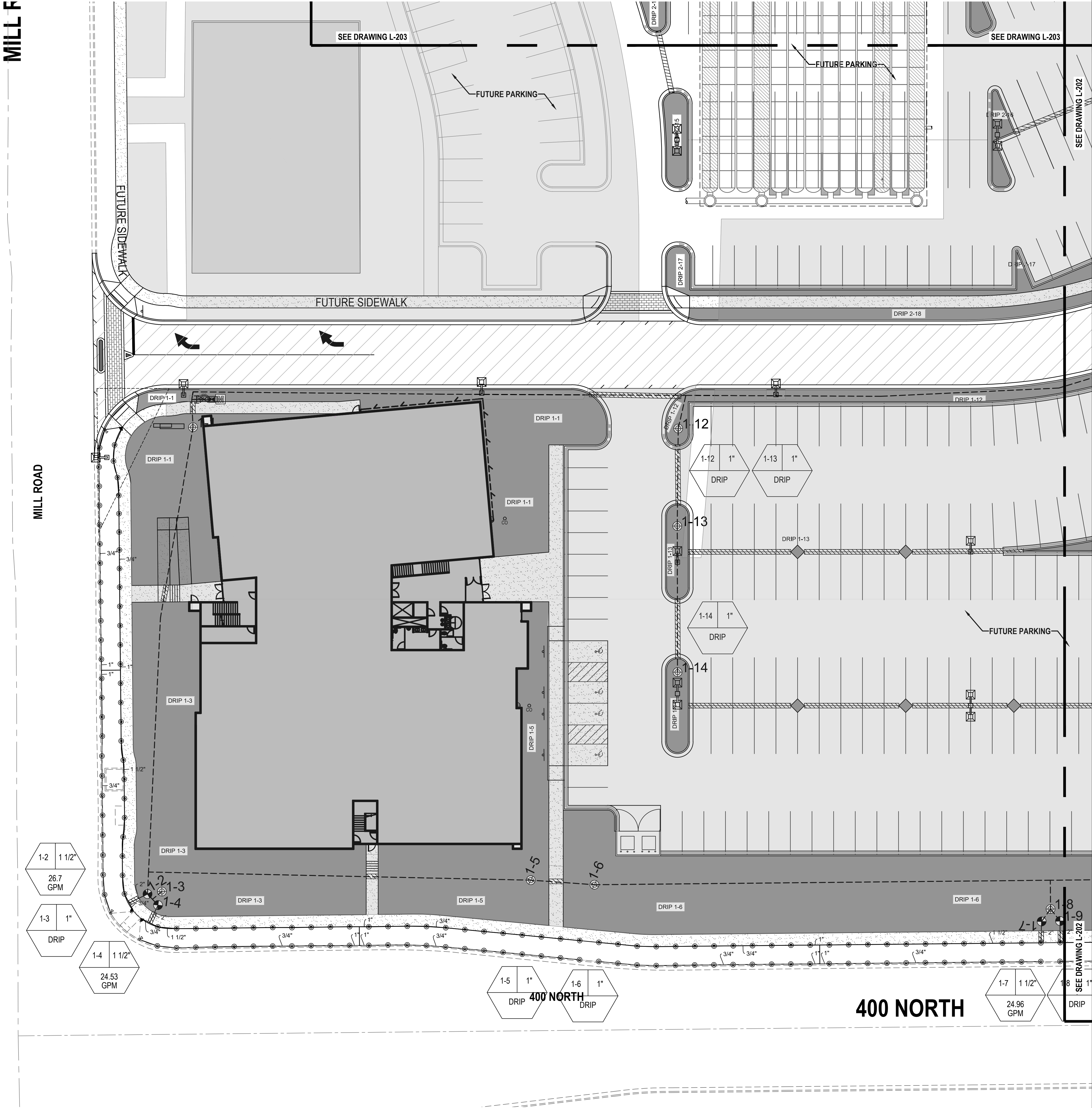
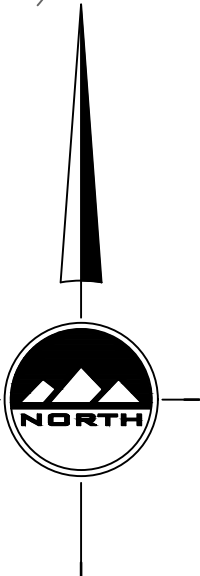
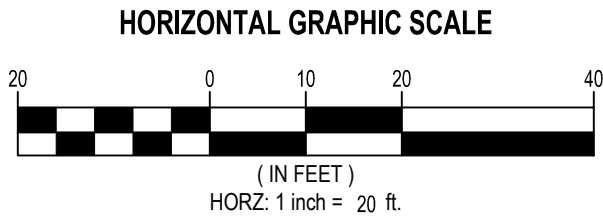
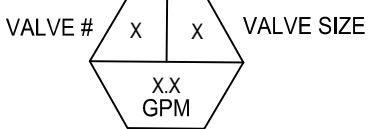
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Sandy, UT 84070
Phone: 801.255.0529

LAYTON

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WWW.ENSIGNENG.COM

FOR:

SALE DEVELOPMENT
9537 S 700 E
SANDY, UT 84070

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ERIC TOWNER
PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	REASON	BY
1	3-27-19	CITY COMMENTS	BM
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IRRIGATION PLAN

PROJECT NUMBER 6435I	PRINT DATE 4/12/19
DRAWN BY C HAMER	CHECKED BY
PROJECT MANAGER B MORRIS	

L-201

811

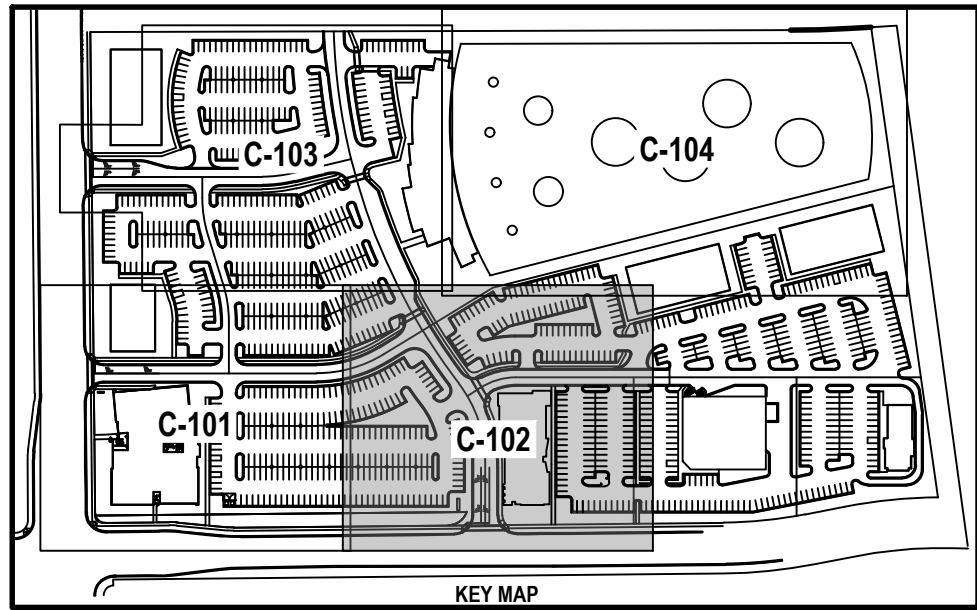
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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



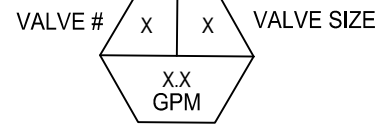
Irrigation

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*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **
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COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.



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SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

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Phone: 435.843.3590

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FOR:
SAJE DEVELOPMENT
9537 S 700 E
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CONTACT:
ERIC TOWNER
PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO. DATE REASON BY

1 3-27-19 CITY COMMENTS BM

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IRRIGATION PLAN

PROJECT NUMBER
64351

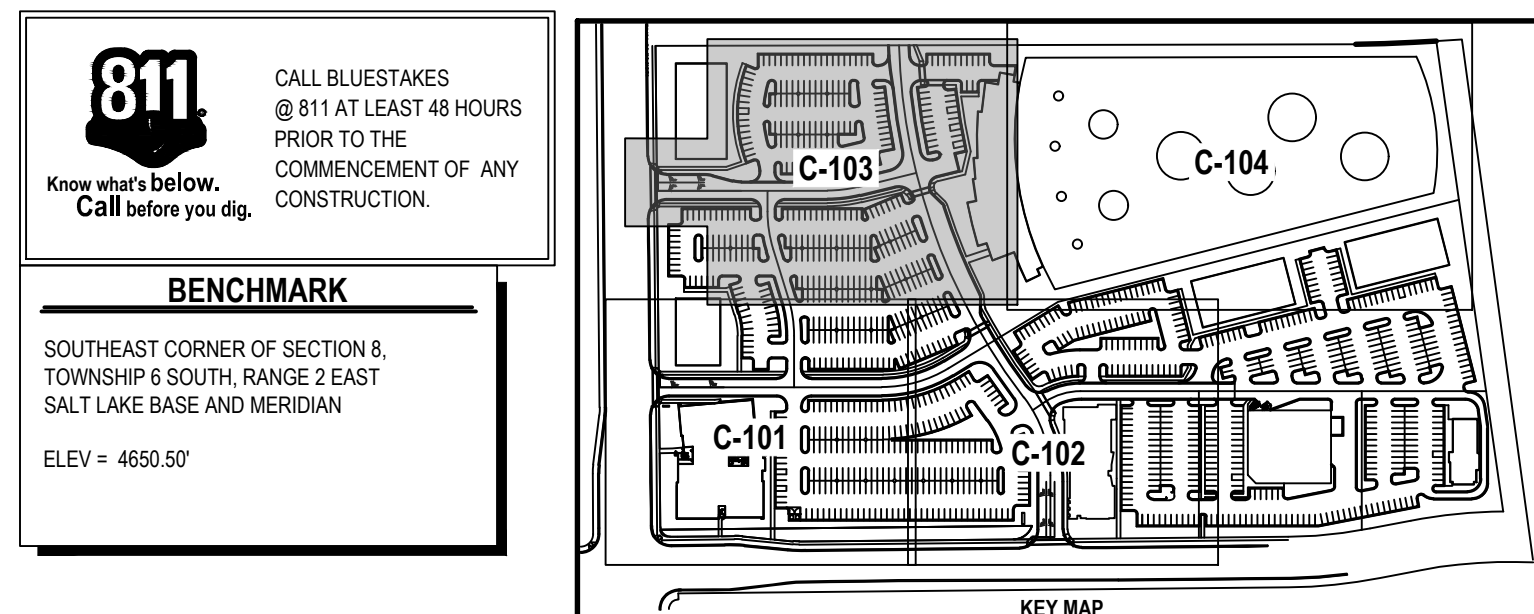
PRINT DATE
4/12/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

L-202



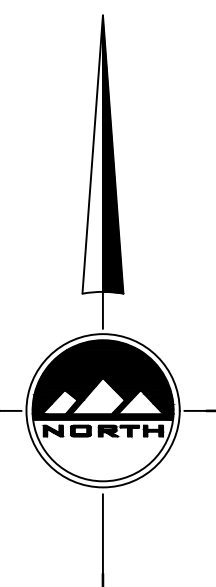
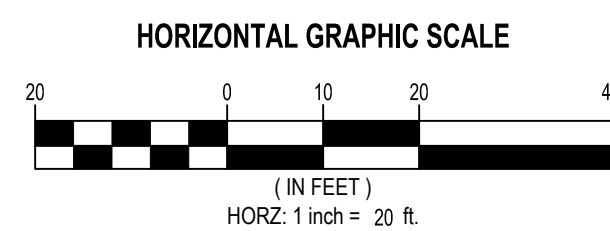
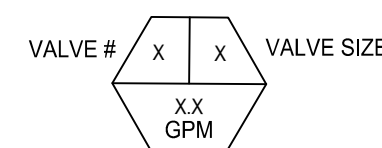
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*Install 2 emitters per shrub, 4 emitters per tree

1" NOTES **

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COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.



811

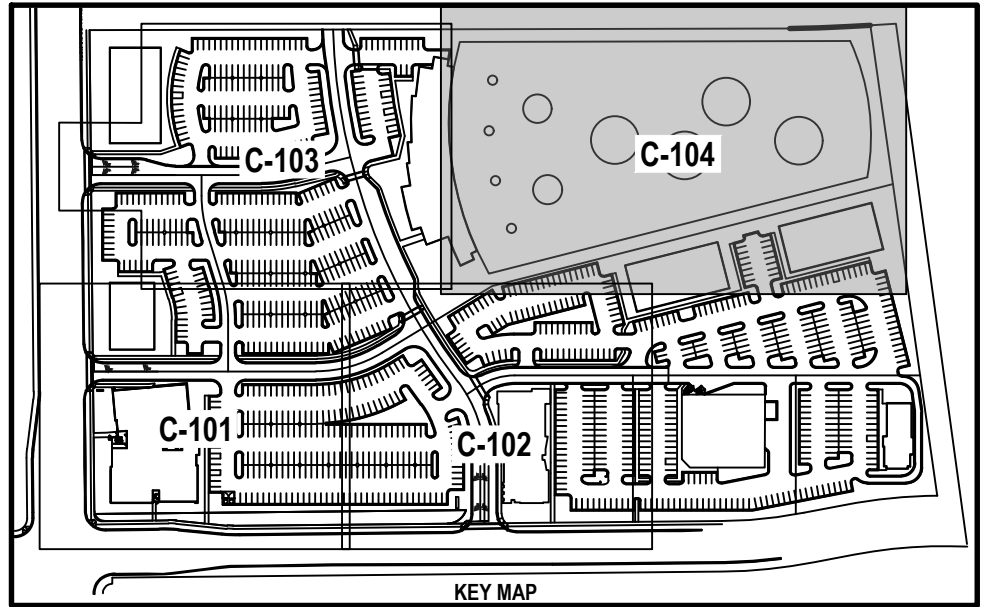
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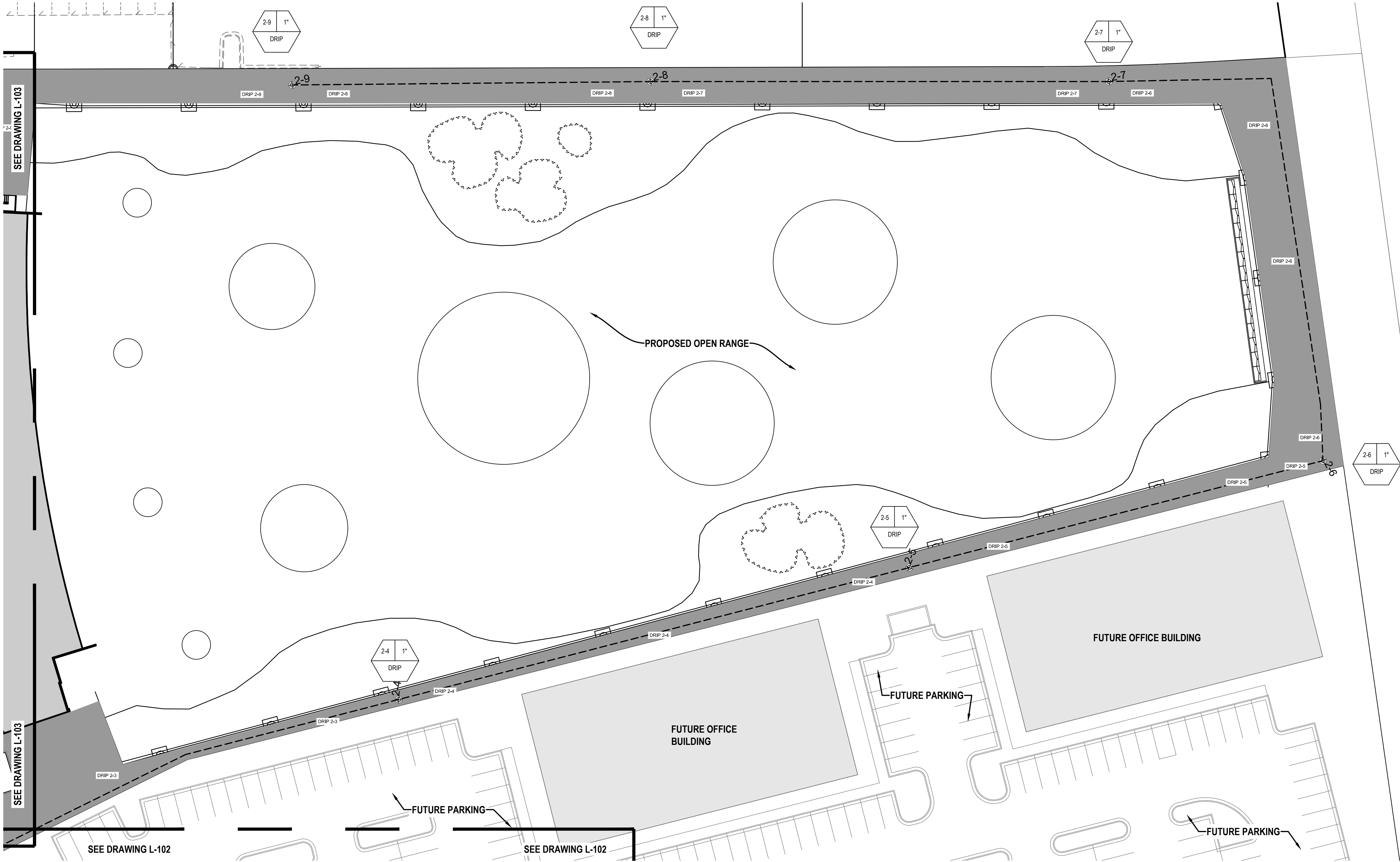
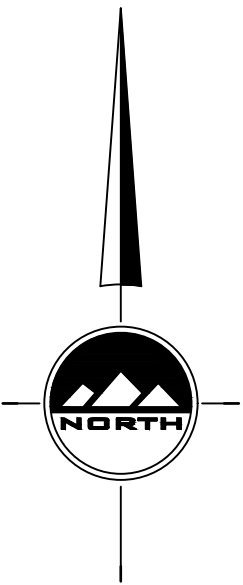
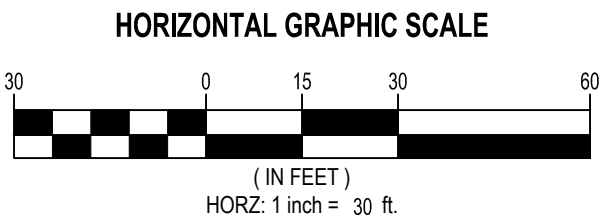
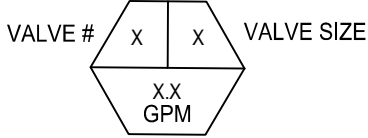
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EN SIGN

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Sandy, UT 84070
Phone: 801.255.0529

LAYTON

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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

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PROJECT NUMBER
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PRINT DATE
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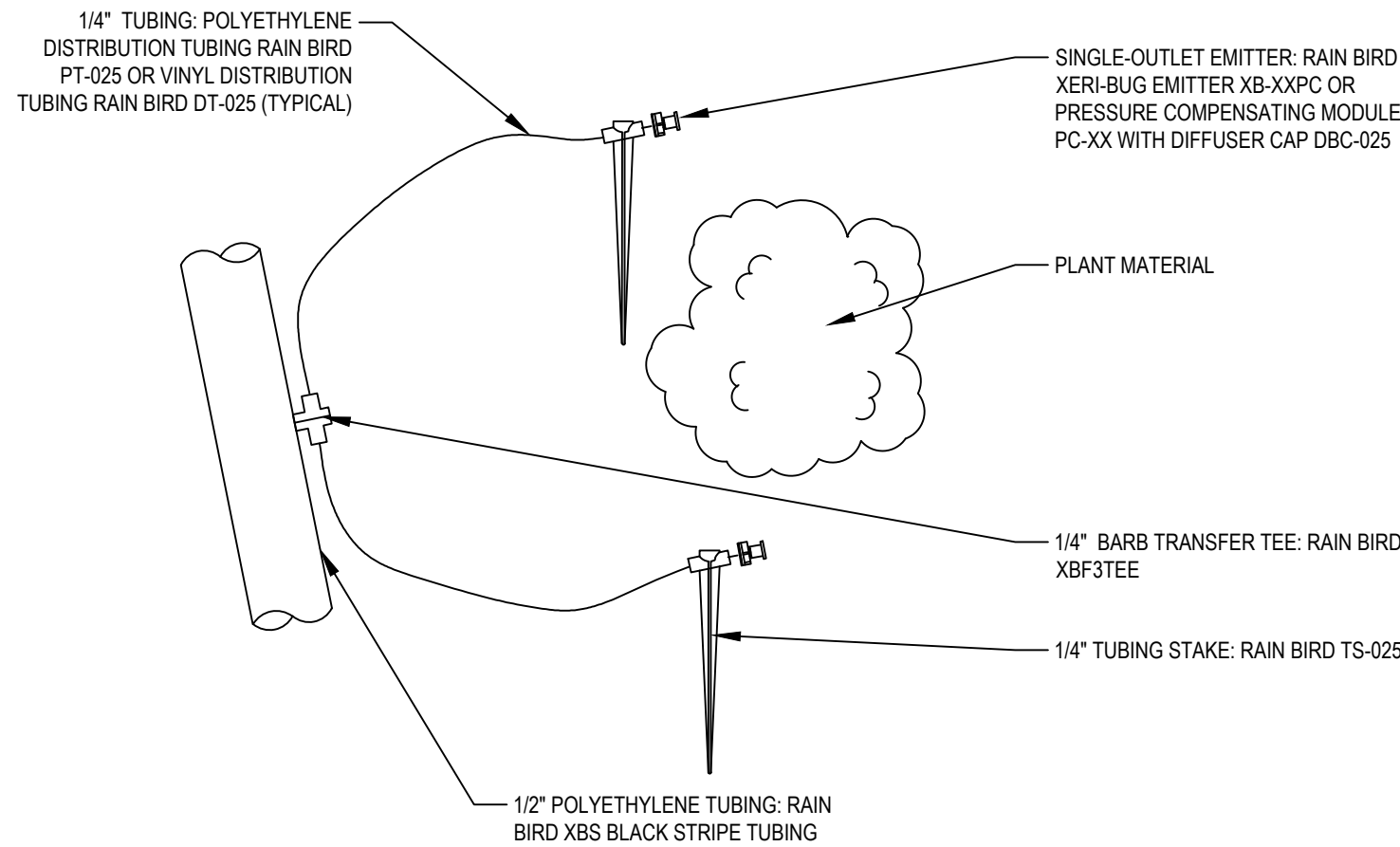
DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

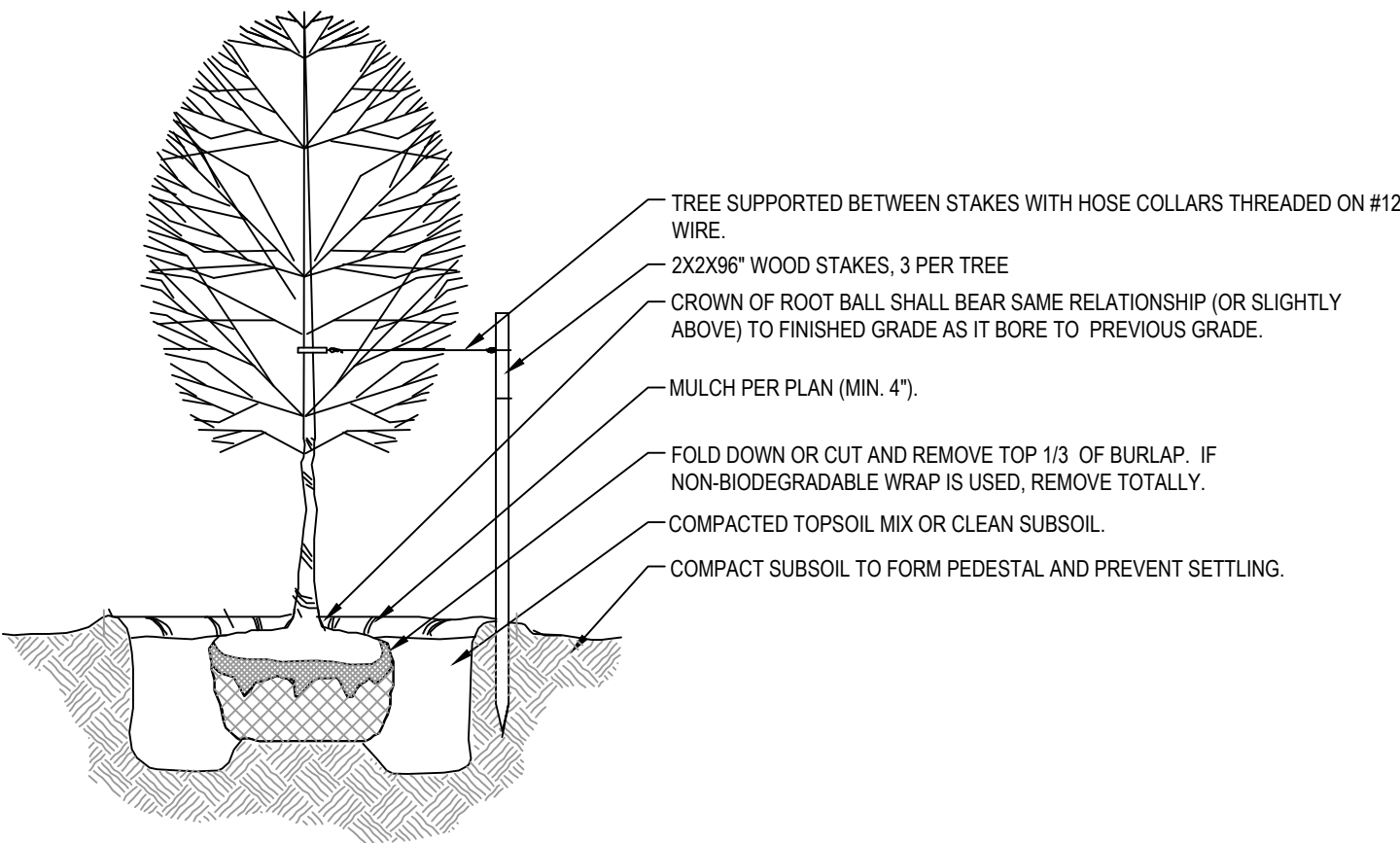
- GENERAL LANDSCAPE NOTES:**
- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SOD PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, 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.



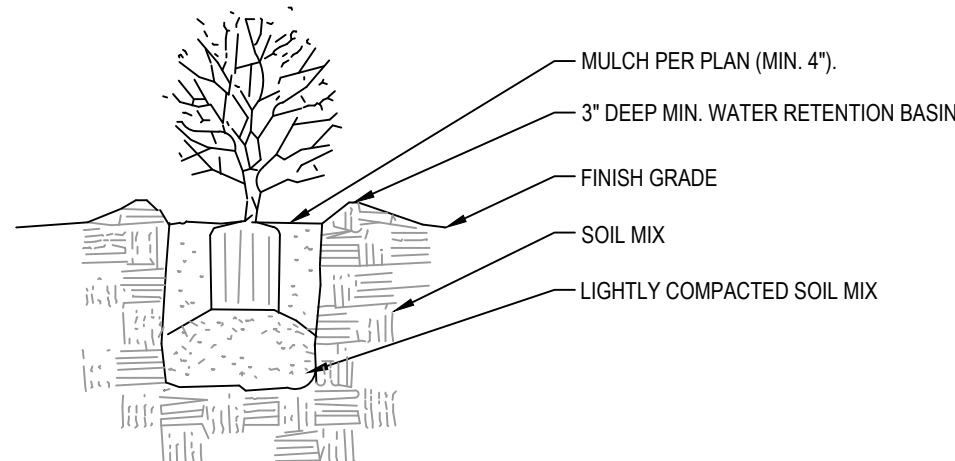
8 DRIP DETAIL

SCALE: NONE



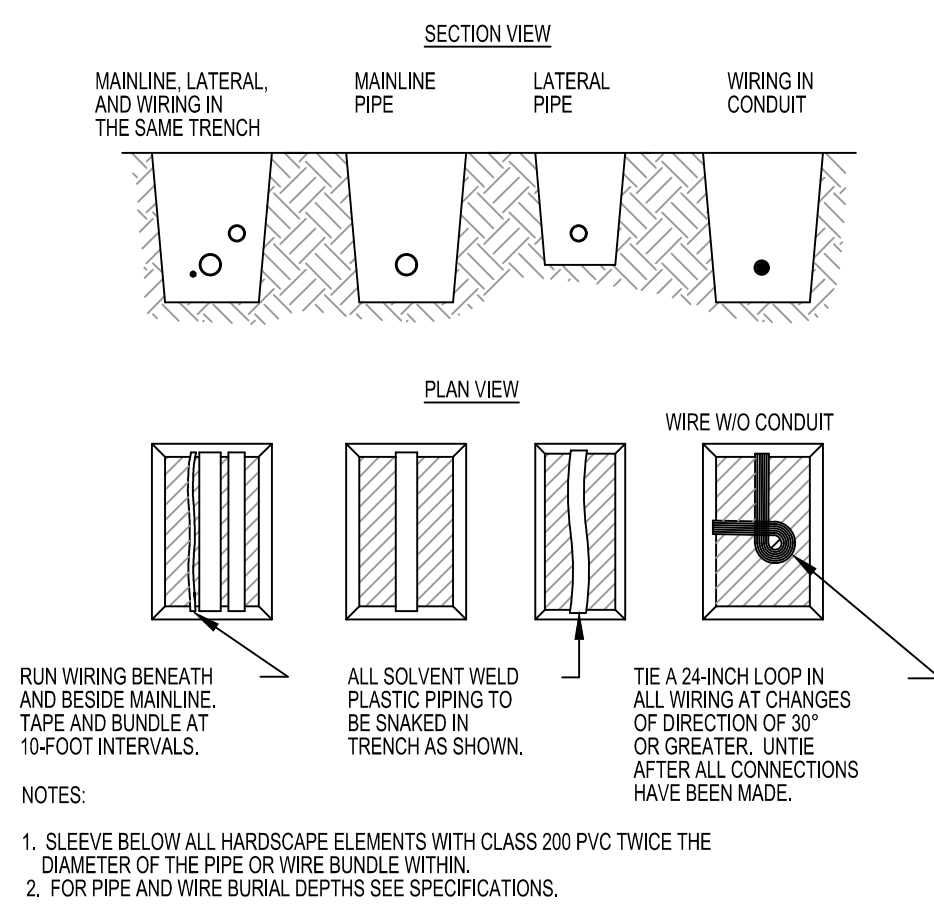
9 TREE PLANTING DETAIL

SCALE: NONE



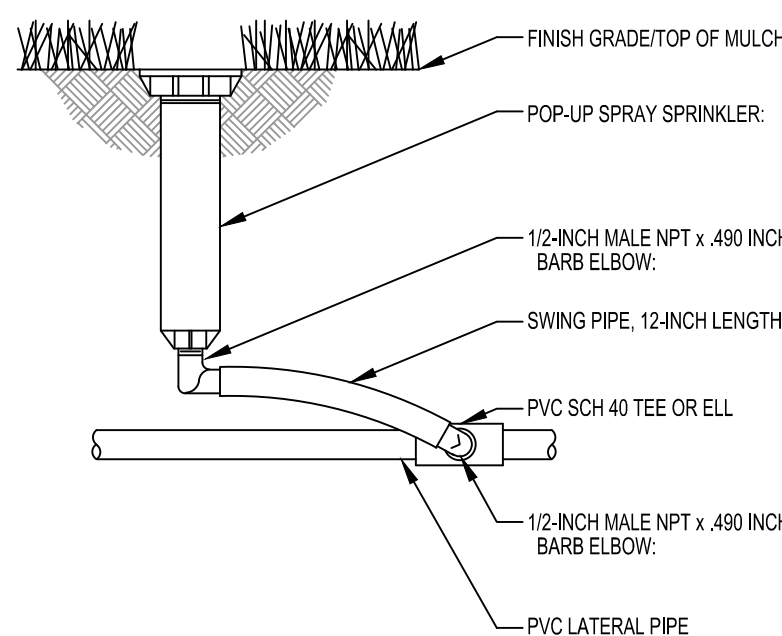
10 SHRUB PLANTING DETAIL

SCALE: NONE



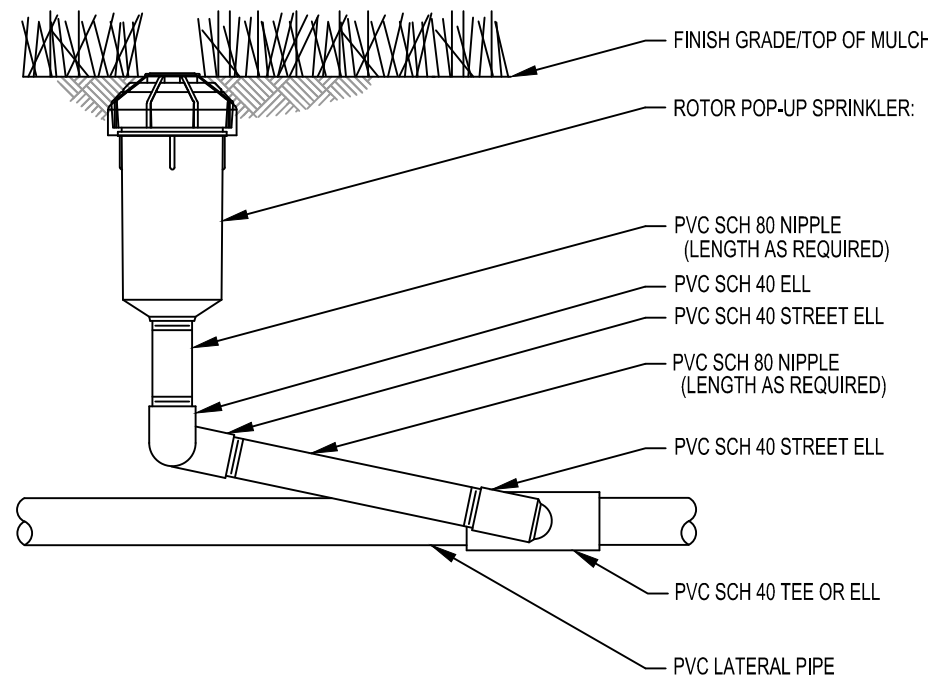
5 PIPE AND WIRE TRENCHING

SCALE: NONE



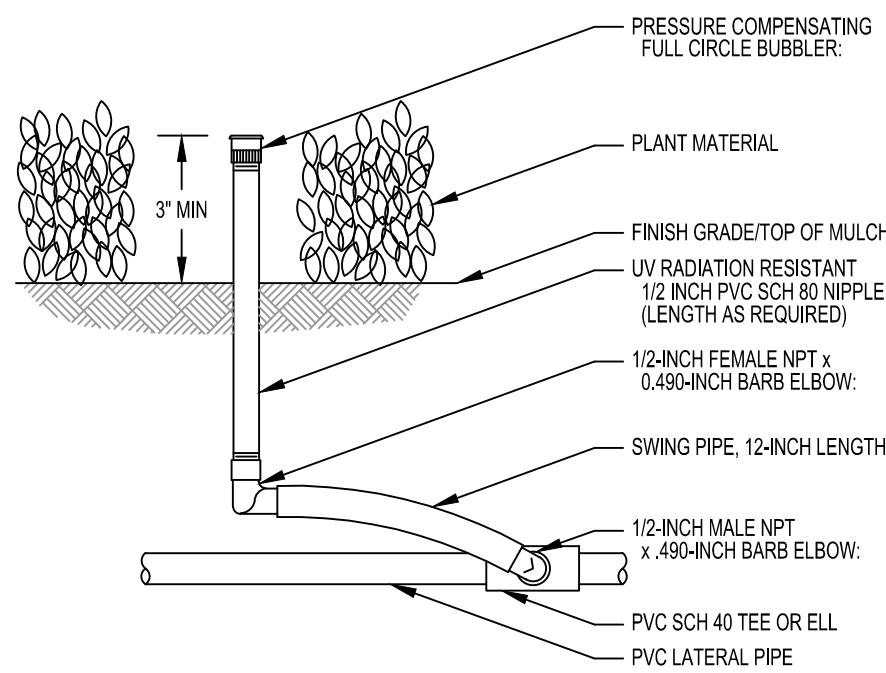
6 POP-UP SPRAY SPRINKLER

SCALE: NONE



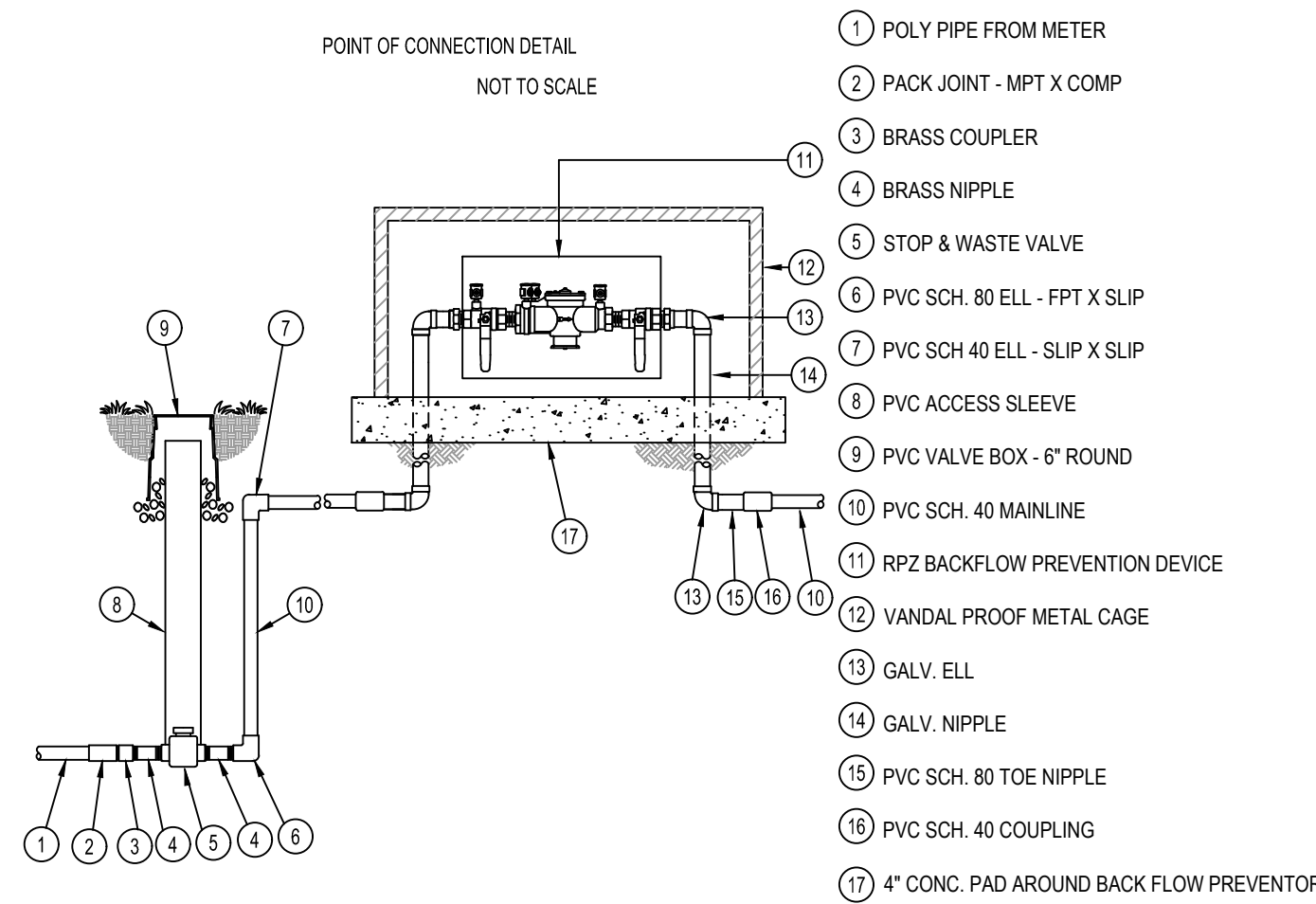
7 ROTOR POP-UP HEAD

SCALE: NONE



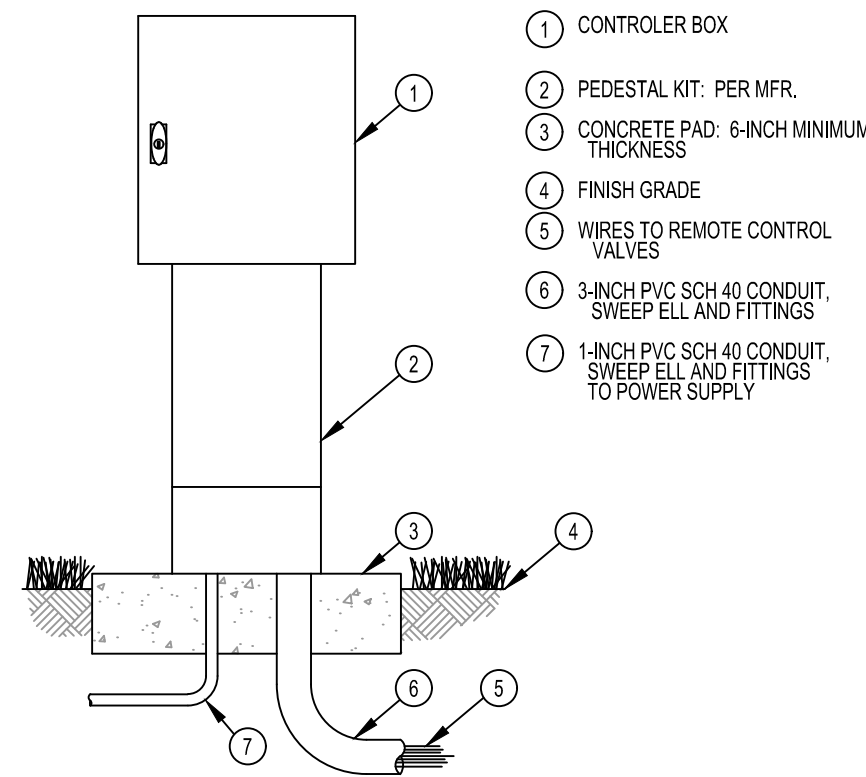
8 BUBBLER DETAIL

SCALE: NONE



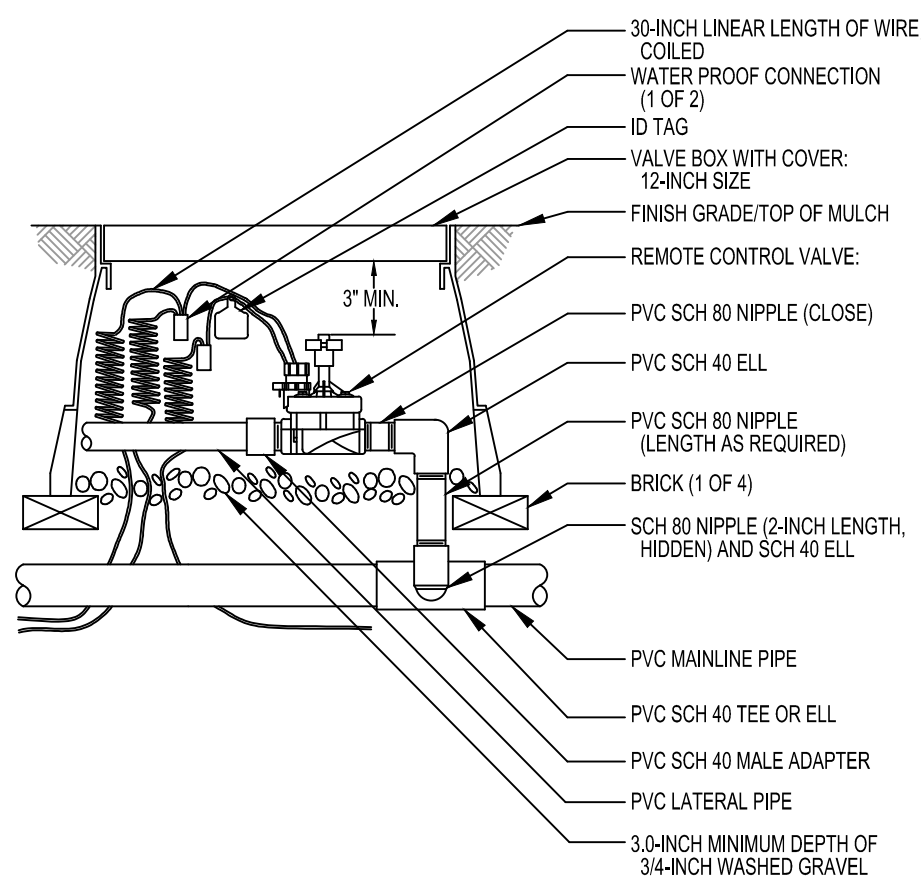
1 BACKFLOW PREVENTER

SCALE: NONE



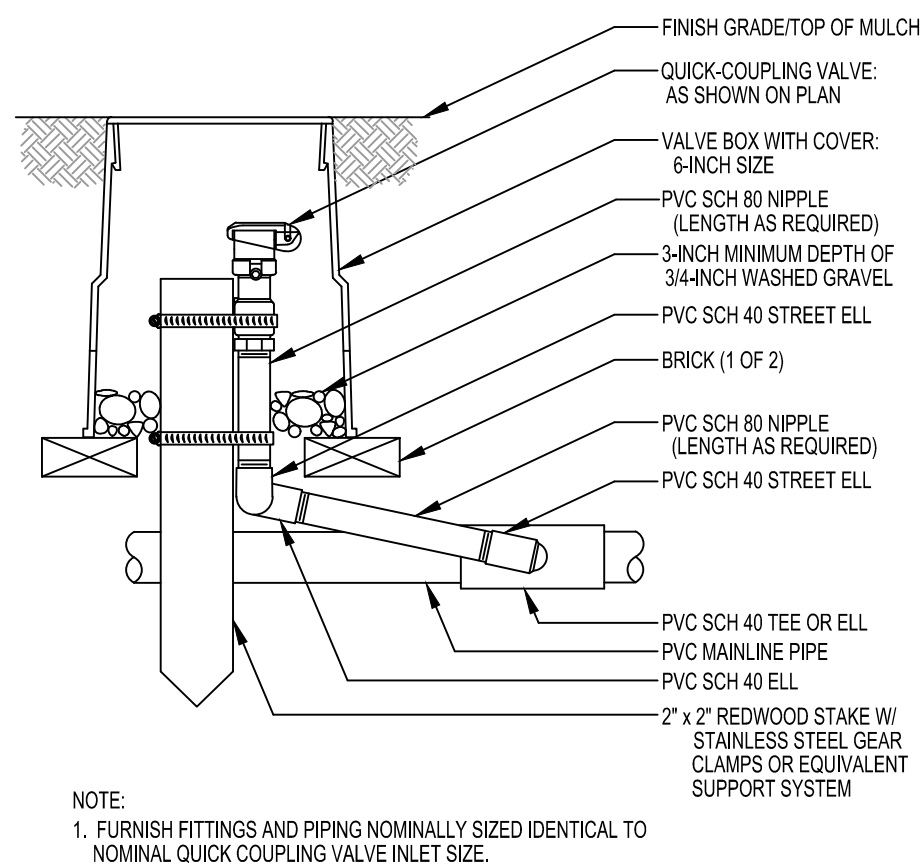
2 IRRIGATION CONTROLLER

SCALE: NONE



3 CONTROL VALVE

SCALE: NONE



4 QUICK-COUPLING VALVE

SCALE: NONE

NO.	DATE	REVISION	BY
1	3-27-19	ERRY REQUIREMENTS	BM
2			
3			
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6			
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8			

THE YARD / THRIVE | VINEYARD HEALTH CENTER



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THRIVE
DEVELOPMENT

STATE OF UTAH - LICENSED ARCHITECT
DARIN M. MANO
9502000-0301
7/11/19 VINE MED

THE YARD / THRIVE
VINEYARD HEALTH CENTER
VINEYARD, UTAH
CONCEPT PLAN APPLICATION

Rev#	Date	Description
NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.		
Job #	18080	
Owner	THRIVE	
Date	04/09/19	
Drawn	Author	
Checked	Checker	

COVER SHEET

G100

OWNER

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ###-####
email address

ARCHITECTURE

RAW DESIGN STUDIO
DARIN M MANO
517 S. 200 W., SUITE D
SALT LAKE CITY, UT 84101
(801) 215-9729
dmano@rawdesignstudio.com

CIVIL

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ###-####
email address

STRUCTURAL

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
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email address

LANDSCAPE

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ###-####
email address

MECHANICAL

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
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email address

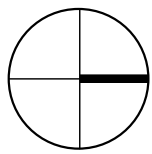
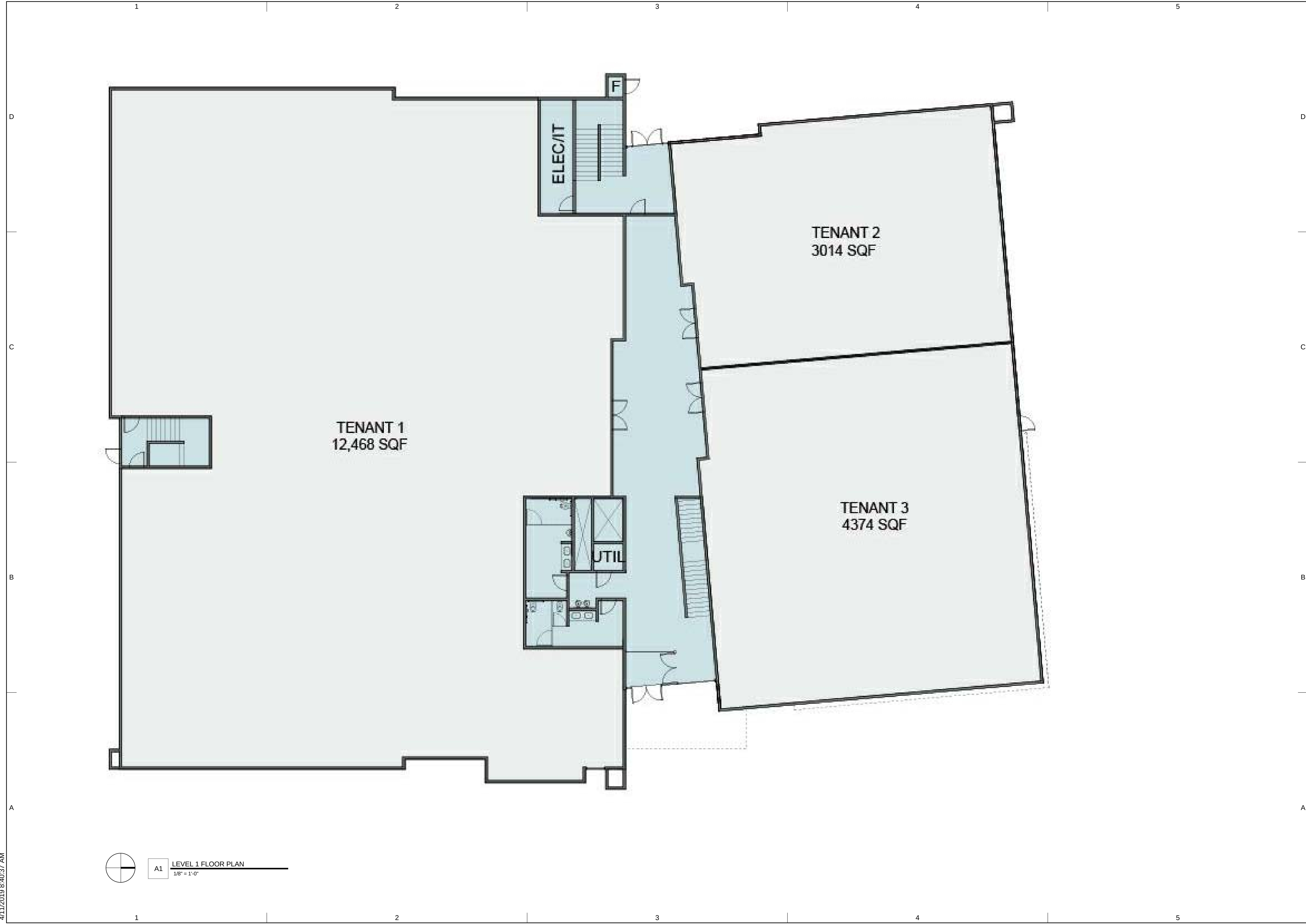
ELECTRICAL

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ###-####
email address

CONTRACTOR

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ###-####
email address

4/11/2019 8:40:37 AM



A1

LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

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VINEYARD, UTAH
CONCEPT PLAN APPLICATION

Rev#	Date	Description

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Job #	18080
Owner	THRIVE
Date	04/09/19
Drawn	TC
Checked	DM

LEVEL 1
FLOOR PLAN

A101

4/11/2019 8:40:38 AM



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CONCEPT PLAN APPLICATION

Rev#	Date	Description

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Job #	18080
Owner	THRIVE
Date	04/09/19
Drawn	TC
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LEVEL 2
FLOOR PLAN

A102



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VINEYARD, UTAH
CONCEPT PLAN APPLICATION

Rev#	Date	Description

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Job #	18080
Owner	THRIVE
Date	04/09/19
Drawn	TC
Checked	DM

EXTERIOR
ELEVATIONS



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THRIVE

DEVELOPMENT

STATE OF UTAH LICENSED ARCHITECT

DARIN M. MANO

9502000-0301

4/11/19

VINE MED

THE YARD / THRIVE

VINEYARD HEALTH CENTER

VINEYARD, UTAH

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Job #

18080

Owner

THRIVE

Date

04/09/19

Drawn

TC

Checked

DM

EXTERIOR ELEVATIONS

A202

4/11/2019 8:40:45 AM

4/11/2019 8:40:45 AM

A

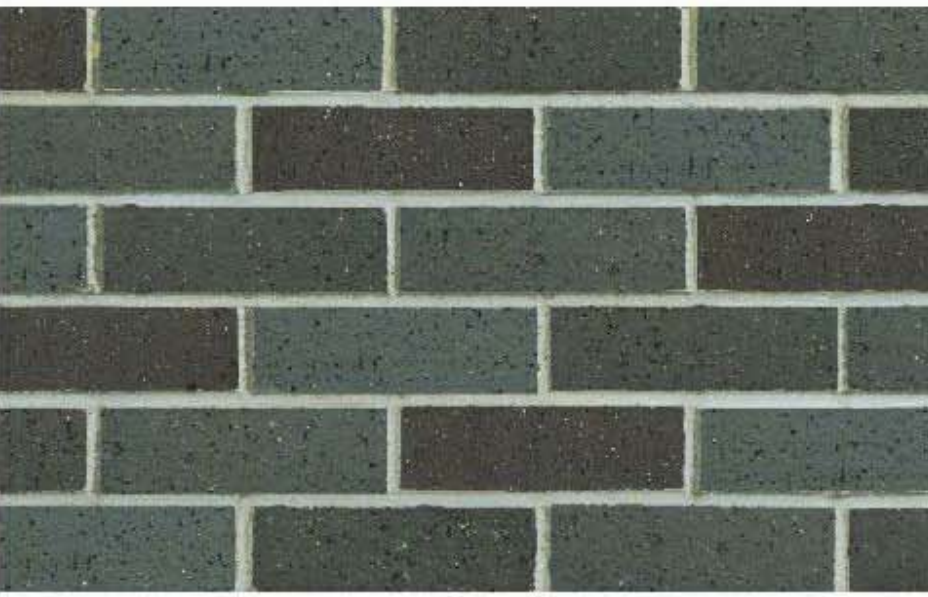
B

C

D



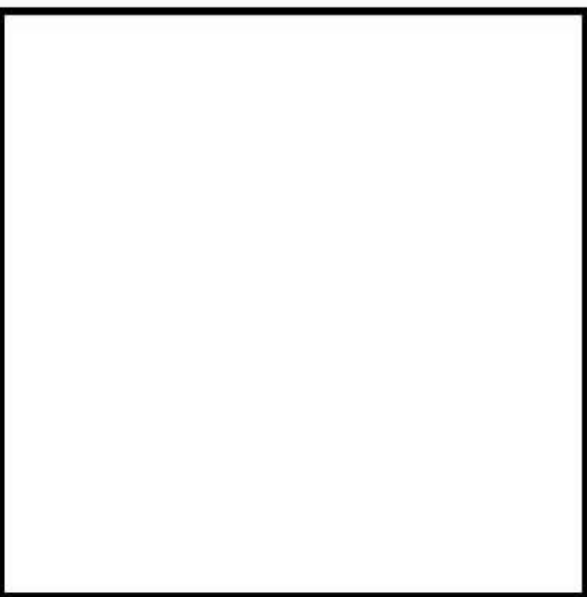
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WOOD-GRAINED SIDING MATERIAL



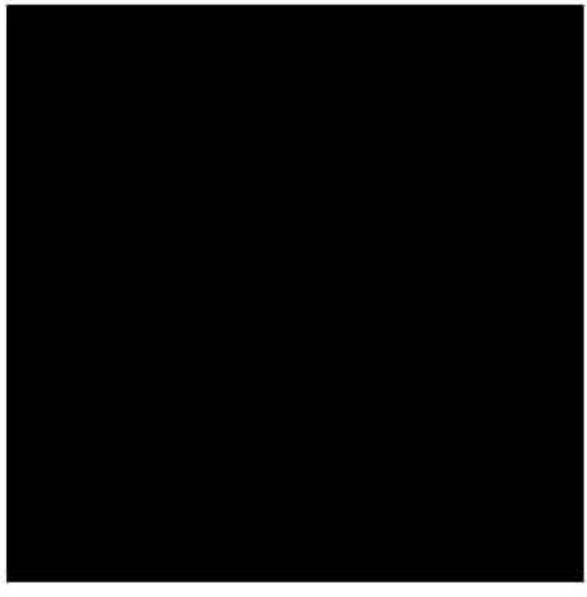
EXTERIOR BRICK VENEER:
COLOR: DARK GRAY



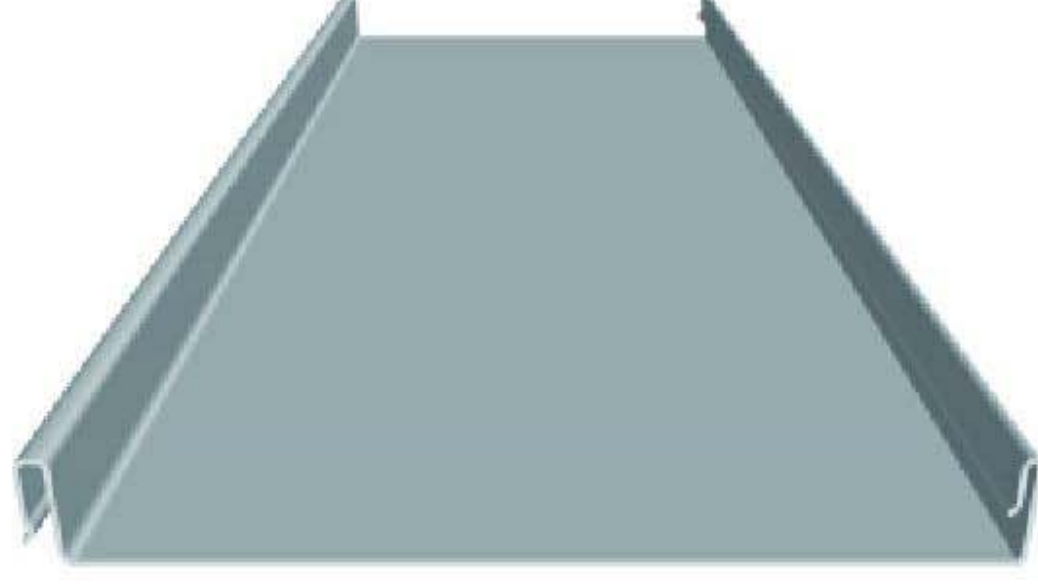
HARD-COAT STUCCO:
COLORS: WARM GRAY / TAN



60 MIL TPO:
COLOR: WHITE



STEEL CANOPY:
COLOR: BLACK



METAL PANELS:
12" Flat Metal Panel
COLOR: SILVER & DARK GRAY



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THE YARD / THRIVE
VINEYARD HEALTH CENTER
VINEYARD, UTAH
CONCEPT PLAN APPLICATION

Rev#	Date	Description

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Job #	18080
Owner	THRIVE
Date	04/09/19
Drawn	TC
Checked	DM

EXTERIOR MATERIALS

A203

811

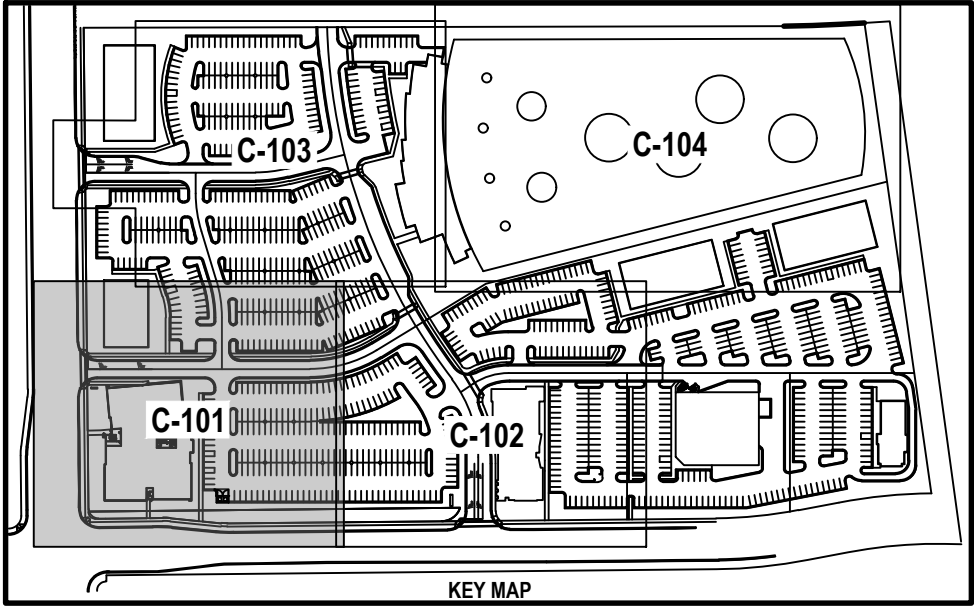
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BENCHMARK

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

ELEV = 4650.50'



LANDSCAPE SETBACK CALCULATIONS		
DESCRIPTION	AREA (SF)	PERCENTAGE
LANDSCAPE SETBACK AREA	29,690	100%
SOD	6,077	20%

STREET TREE AND SHRUB CALCULATIONS			
DESCRIPTION			
MILL ROAD FRONTAGE	203 FT	10 TREES REQ.	10 TREES PROV.
		102 SHRUBS REQ.	102 SHRUBS PROV.
400 NORTH STREET FRONTAGE	588 FT	29 TREES REQ.	29 TREES PROV.
		294 SHRUBS REQ.	294 SHRUBS PROV.

Landscape

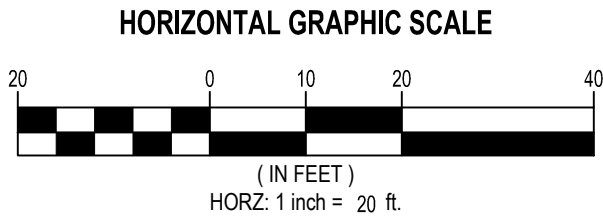
Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
20		Flowering Crabapple	Malus 'Amberina'	2" Cal.
38		Fairview Maple	Acer platanoides 'Fairview'	2" Cal.
25		Linden Tree	Tilia cordata	2" Cal.
20		Norway Spruce	Picea abies	6' Min.
30		Eastern Redbud	Cercis canadensis	2" Cal.
7		Tiny Tower Arborvitae	Thuja x 'MonRig'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon
		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
		Yarrow	Achillea 'Moonshine'	1 Gallon
		Idaho Fescue	Festuca idahoensis	1 Gallon
		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
		Balloon Flower	Platycodon grandiflorus	1 Gallon
		Columbine Flower	Aquilegia	1 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



MILL ROAD



400 NORTH

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Phone: 435.865.1453

RICHFIELD
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www.ensigneng.com

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

NO.	DATE	REASON	BY
1	3-27-19	CITY COMMENTS	BM
2			
3			
4			
5			
6			
7			
8			

PROJECT NUMBER
64351

PRINT DATE
4/11/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

L-101

811

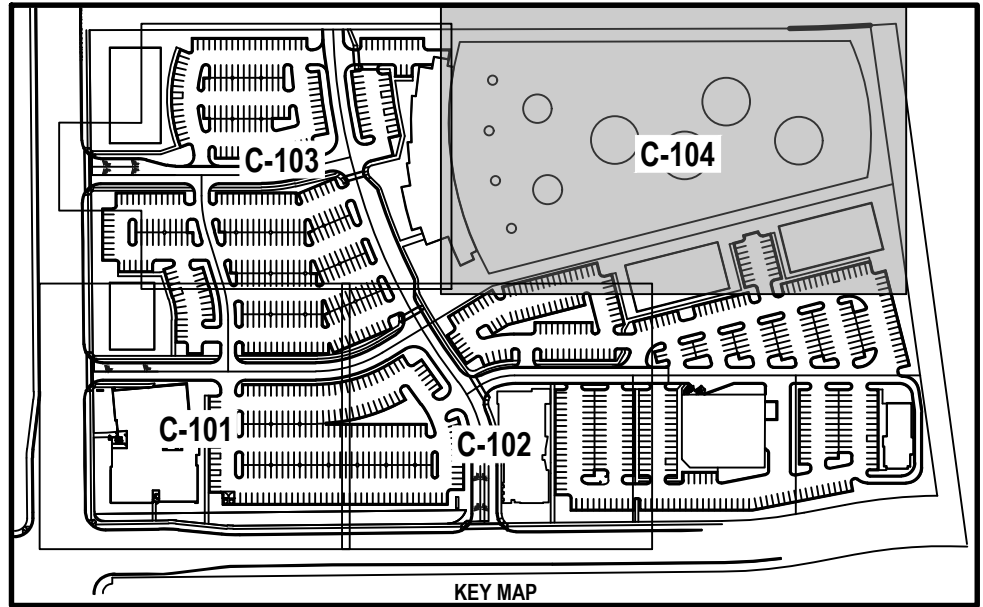
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BENCHMARK

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

ELEV = 4650.50'

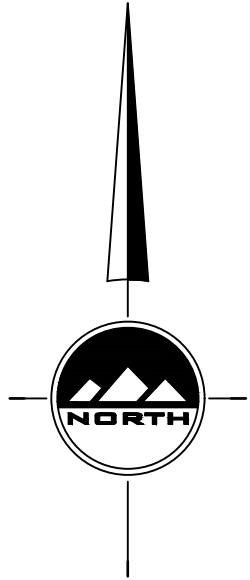
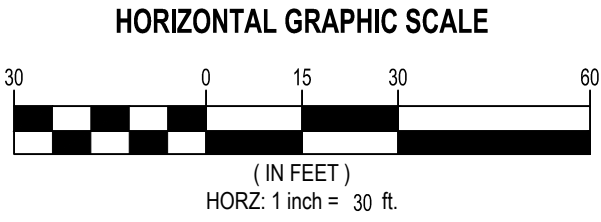
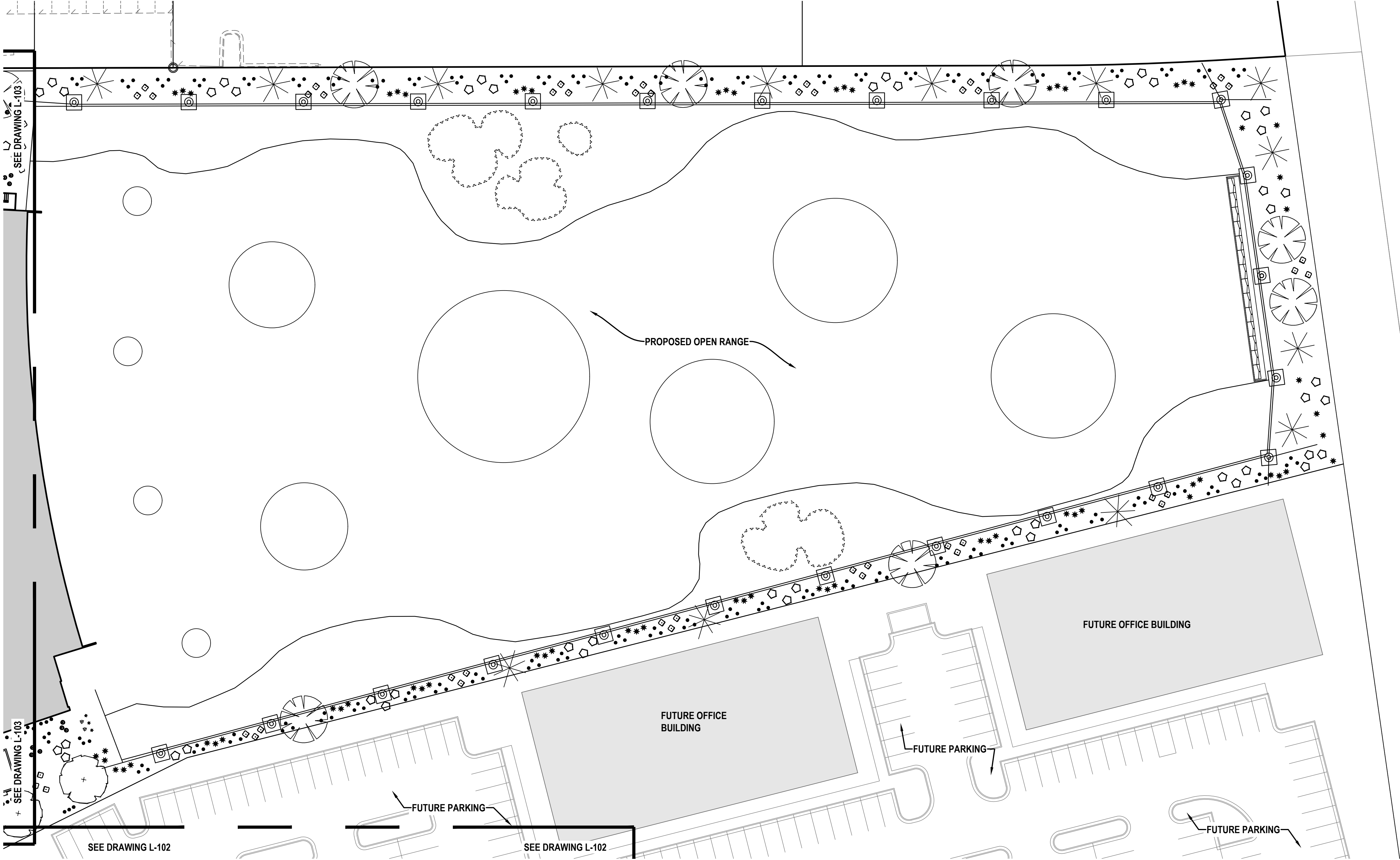


Landscape

Qty	Symbol	Common Name	Botanical Name	Plant Size
34		Flowering Crabapple	Malus 'Amberina'	2" Cal.
38		Fairview Maple	Acer platanoides 'Fairview'	2" Cal.
30		Linden Tree	Tilia cordata	2" Cal.
20		Norway Spruce	Picea abies	6' Min.
30		Eastern Redbud	Cercis canadensis	2" Cal.
7		Tiny Tower Arborvitae	Thuja x 'MonRig'	6' Min.

Qty	Symbol	Common Name	Botanical Name	Plant Size
		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon
		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
		Yarrow	Achillea 'Moonshine'	1 Gallon
		Idaho Fescue	Festuca idahoensis	1 Gallon
		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
		Balloon Flower	Platycodon grandiflorus	1 Gallon
		Columbine Flower	Aquilegia	1 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



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CONTACT:
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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	REASON	BY
1	3-27-19	CITY COMMENTS	BM
2			
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8			

LANDSCAPE PLAN

PROJECT NUMBER
64351

PRINT DATE
4/11/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

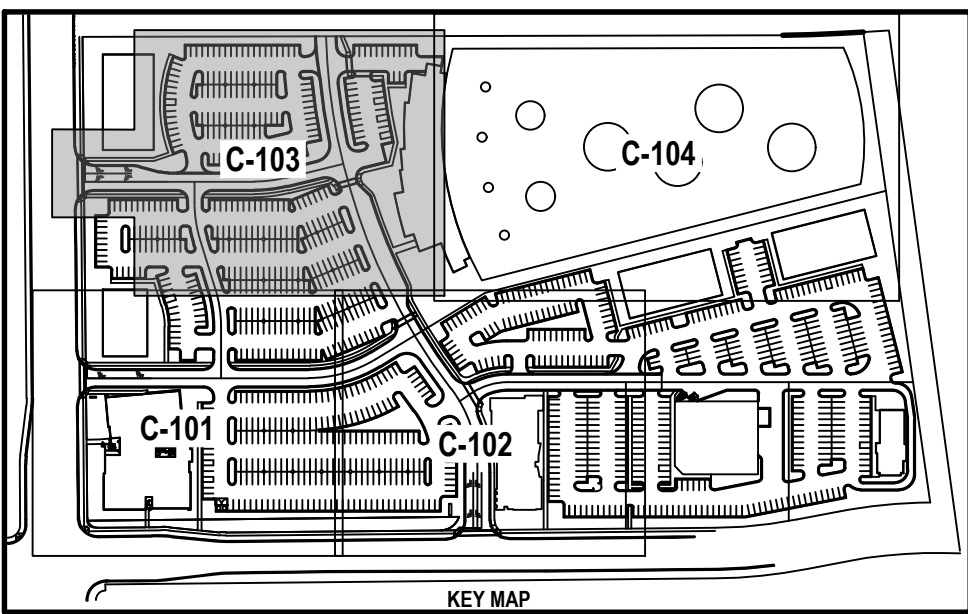
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SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

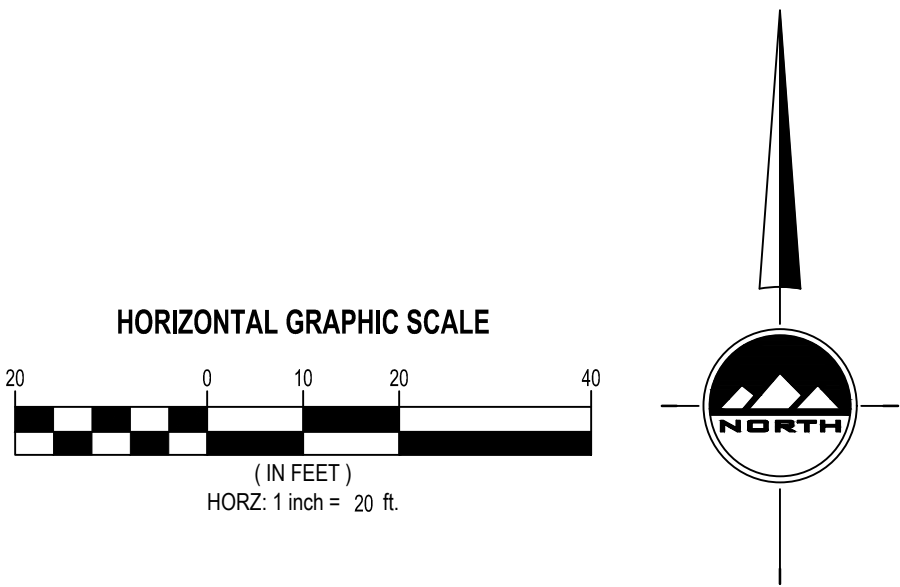


Landscape

Trees				
Qty	Symbol	Common Name	Botanical Name	Plant Size
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38		Fairview Maple	Acer platanoides 'Fairview'	2" Cal.
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20		Norway Spruce	Picea abies	6' Min.
30		Eastern Redbud	Cercis canadensis	2" Cal.
7		Tiny Tower Arborvitae	Thuja x 'MonRit'	6' Min.

Shrubs				
Qty	Symbol	Common Name	Botanical Name	Plant Size
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		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon
		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
		Yarrow	Achillea 'Moonshine'	1 Gallon
		Idaho Fescue	Festuca idahoensis	1 Gallon
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		Columbine Flower	Aquilegia	1 Gallon

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PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

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LANDSCAPE PLAN

PROJECT NUMBER
64351

PRINT DATE
4/10/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

L-103

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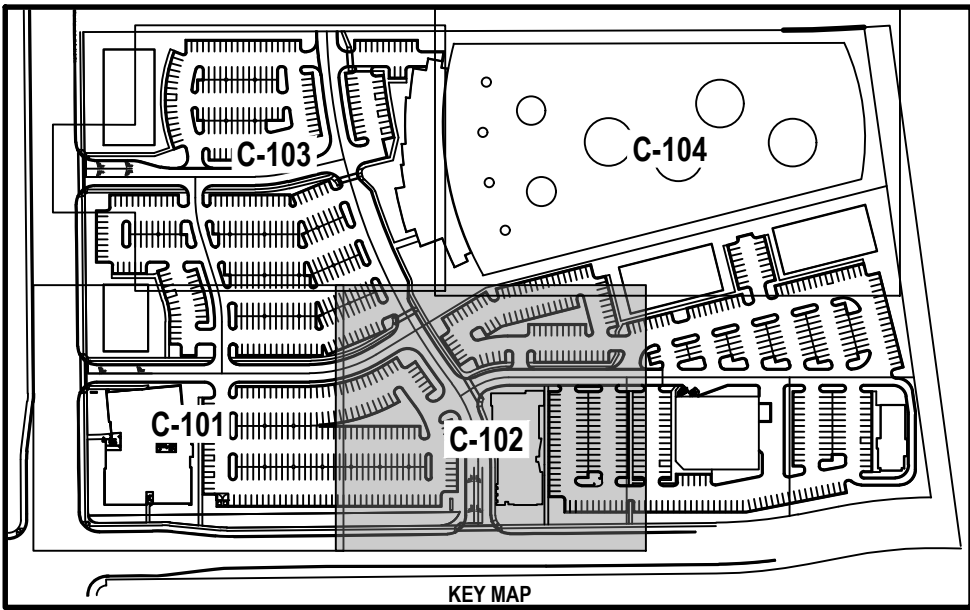
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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



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SOD	6,077	20%

STREET TREE AND SHRUB CALCULATIONS			
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Landscape

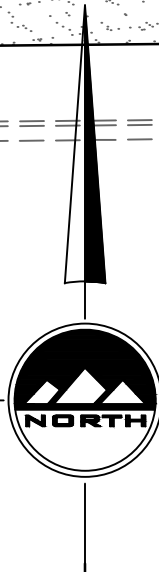
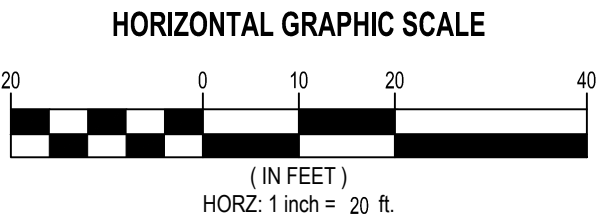
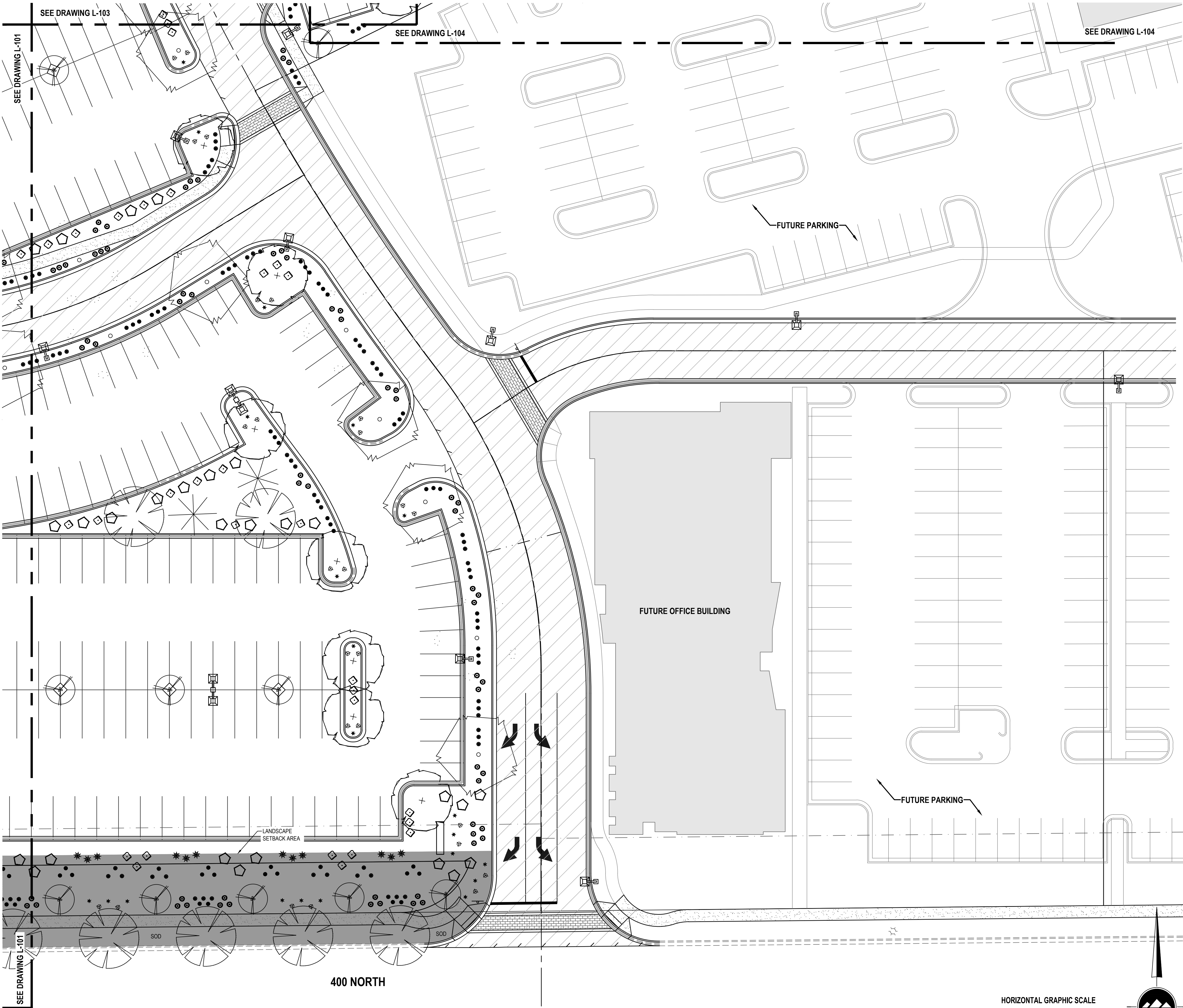
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Qty	Symbol	Common Name	Botanical Name	Plant Size
		Zebra Grass	Miscanthus sinensis 'Zebinus'	5 Gallon
		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon
		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
		Yarrow	Achillea 'Moonshine'	1 Gallon
		Idaho Fescue	Festuca idahoensis	1 Gallon
		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
		Balloon Flower	Platycodon grandiflorus	1 Gallon
		Columbine Flower	Aquilegia	1 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



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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: 801-596-5250

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	REASON	BY
1	3-27-19	CITY COMMENTS	BM
2			
3			
4			
5			
6			
7			
8			

LANDSCAPE PLAN

PROJECT NUMBER
64351

PRINT DATE
4/11/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

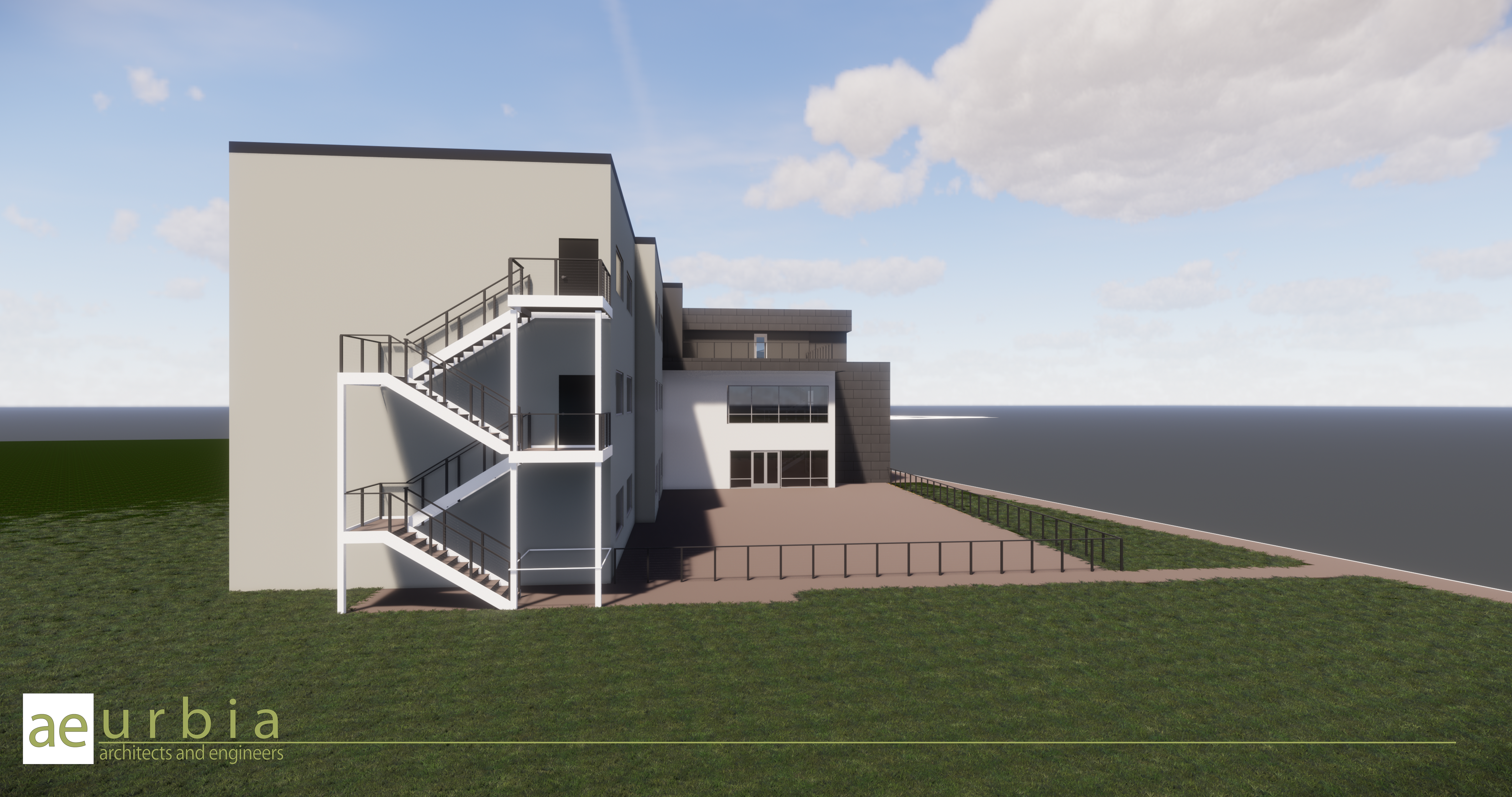


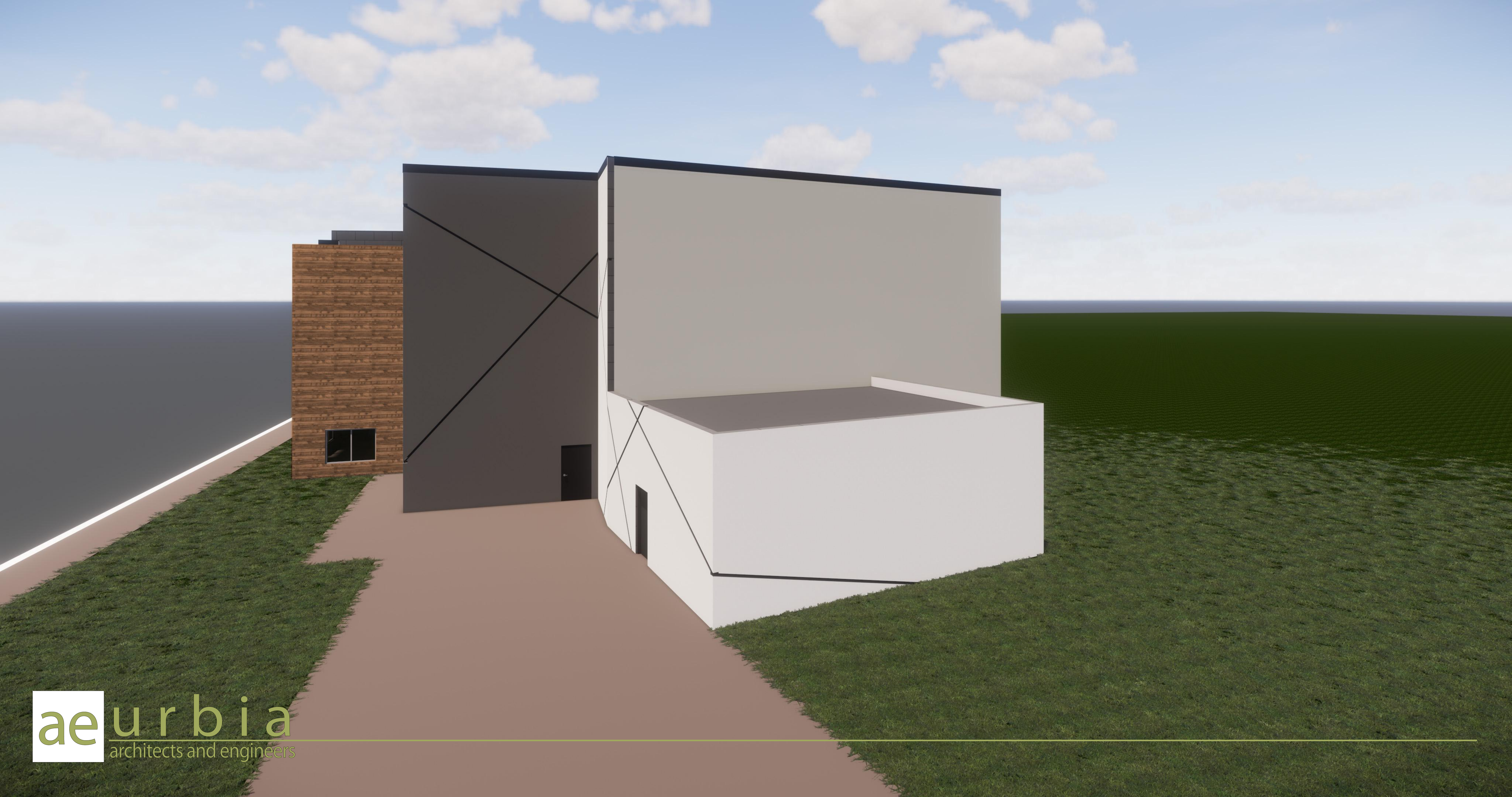












THE GOLF CLUB

VINEYARD, UTAH

DYNAMIC EQUITY, LLC
CONTACT:
STEVE HUTCHINGS: 801.915.1911
ERIC TOWNER: 801.598.5250
DAVE ALLRED: 801.362.6386
9537 SOUTH 700 EAST
SANDY, UTAH 84070



J.M. Williams and Associates
909 west south jordan parkway
south jordan, utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

