

**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, July 17, 2019 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a public hearing and regular planning commission meeting, on Wednesday, July 17, 2019 at 6:00 p.m. in the Vineyard City Hall, 125 S Main St., 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 the June 19, 2019 planning commission meeting.

5. BUSINESS ITEMS:

5.1 Public Hearing and Consideration: The Yard B Lot 2 Site Plan and Conditional Use application, and The Yard B Lot 4 Site Plan Application.

The applicant is requesting approval of two (2) site plan applications and a conditional use application. The proposed projects are within the Yard B development, south of the Megaplex and north of 400 North, located on lots two (2) and four (4). This development is within the Regional Mixed Use (RMU) zoning district. The applicant is proposing a 36,948 square foot outdoor commercial recreation golf facility for lot two (2) and a 44,918 square foot medical office building for lot four (4). The outdoor commercial recreation golf facility is a conditional use within the RMU district.

5.2 Discussion and Consideration: The Yard B Sign Standard Waiver Application

The applicant is requesting approval of a sign standard waiver. The applicant is proposing two (2) multi-tenant monument signs, located at two (2) entrances into the Yard B development site. The first sign is proposing to be on parcel number 56:037:0003 on the north east corner. The second sign is proposed to be on parcel 56:037:0004 on the south east corner. The applicant is proposing the signs to be twenty (20) feet in height and one-hundred (100) square feet of sign area and have halo lighting the individual lettering.

6. Work Session

6.1 Accessory Structures in Corner Side Yards

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

- Community Development Department
- Engineering and Public Works Department

9. ADJOURNMENT

The next regularly scheduled meeting is August 7, 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: July 16, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician



**VINEYARD PLANNING COMMISSION
REGULAR MEETING**

**Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, June 19, 2019 at 6:00 p.m.**

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

Others Present: Kirk Beecher (CUWCD), Eric Towner, Tyce Flake, Julie Fulmer, David Lauret, Claudia Lauret, Haley Boistolle

Staff Present: Claire Hague, Don Overson, Morgan Brim, Elizabeth Hart

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:02pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Vice Chair Commissioner Anthony Jenkins offered the invocation.

3. OPEN SESSION

Madam Chair Welsh opened the Open Session at 6:02pm. After no public comment was made Madam Chair Welsh closed 6:03pm.

4. MINUTES REVIEW AND APPROVAL

Motion: Commissioner Bryce Brady moved to approved minutes from the June 5, 2019. Commissioner Blackburn seconded the motion. All were in favor and the motion passed unanimously.

5. BUSINESS ITEMS:

5.1 Central Utah Water Conservatory District Site Plan Amendment

The applicant proposed to relocate a shell building to the property located at 45 W 1600 N from the property located north of the site. They own two wells and other buildings on this lot. They want relocate the shell building for the purpose of having storage. There will be no additional parking or landscaping. There is no public access to this site, unless you have been guided there. Staff recommends approval with three conditions. If they put lighting on it in the future, staff recommends that it is full cut off and downcast.

Madam Chair Welsh asked Mr. Beecher if the building will be taller than the existing buildings.

He responded that it would be because it will be on a concrete footing, but it is still within all the height restrictions.

Further discussion ensued about the purpose for the relocation of the structure.

Motion: COMMISSIONER JENKINS MOVED TO APPROVE THE SITE PLAN AMENDMENT WITH THE THREE CONDITIONS AS LISTED BY STAFF. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

6. WORK SESSION

6.1 Yard B Site Plan & Conditional Use Permit

The Planning Commission discussed the architecture, site plan, and landscaping of Lots 2 & 4 of Yard B with one of the developers, Eric Towner. This is for the golf club and south area of the Yard. The next meeting will be the July 19th meeting and will be when the Site Plan will need approval. There is both a two-story and a three-story building which are being approved. They are looking for input about what they will chose.

Eric Towner explained the exterior materials of the buildings. The sign on the building meets the current code. The Midvale building has a different code for their building. The applicant is asking for a much bigger sign to be on the golf building. That would require an amendment to the code because the sign waiver allows up to 25% more square feet.

Further discussion ensued about signs size.

Mr. Towner explained the lighting plan and crosswalks for the site and Commissioners and staff gave comments.

Further discussion ensued about the two- or three-story golf facility (the developer wants the three-story approval so that they can expand with the county) and other amenities of the development.

6.2 Bicycle Parking

The Planning Commission discussed requirements for bicycle parking. Orem requires 10% bicycle parking for all uses and the Planning Director can waive that. Provo requires 1 space per 20 parking stalls depending on the use. Salt Lake require it only for minimum required spaces. There's difference between short term parking (four hours or less) long term parking (four hours or more). How much does the city want to require for parking? Parking facilities are like rack or lockers for bikes. Having a ratio may get you only half a bicycle parking spot and can be attached to residential buildings as well. Access is something that can also be defined. Salt Lake is the only city that

clearly defines this. Cities can also regulate dimensions, ease of access, lighting, protection, signage, and ranges. Ms. Hart then asked for feedback and preferences from the Planning Commission.

Further discussion ensued about bicycle parking.

6.3 VZO 15.32.230, Requirements for Fences and Walls

The Planning Commission will discuss the addition of sports fencing. Eagle Mountain exempts sports court height. They do not allow it to replace the exterior fencing. It's not a loophole to get a higher fence. Payson requires sports court fencing to be approved by the City Council so it is all by a case by case basis. Springville allows for 15 feet fencing, but it has to meet the requirements for an accessory building. This may be the best route. It would be easy to say your height and your setbacks have to meet the accessory building requirements. Riverton allows for 18 feet and to meet accessory building requirements and fences higher than 8 feet have to go through the conditional use permit. Taylorsville exempts sports courts and is approved by the Planning Director. American Fork allow 18 feet height and cannot be part of the exterior fence and must be 10 feet away from the house and the property line, and it must be approved by the Planning Commission. If the commission moves forward with this then Mr. Brim recommends using the accessory building requirements.

Further discussion ensued about parking requirements.

6.4 VZO 15.34.060, Accessory Dwelling Units

The Planning Commission will discuss potential of amendments for ADU lot and unit size requirements. The code was written with the intent to be neither higher than 1,200 square feet nor 50% of your home. That was not the intent of the code. Everyone has complied with that except one guy who noticed the wording. Staff's proposal is to fix that. Another issue is that we have no minimum lot size. This has become an issue for people who are putting an ADU on lots that are 5,000 square feet or less. People have put their parking on their garage and driveways or the driveways have been so small they are able to put RV pads on their side yards for corner lots. The hope is to retain our single-family units, but allow ADU units. Other cities require a lot size (Orem requires 9,000 lot sizes). 6,500 square feet may be a good lot size for ADU requirements in Vineyard. Another thought was to require 18-foot driveways even if people are not parking on the driveway.

Further discussion ensued about ADUs.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

- Community Development Department

- July 10th will be the General Plan Public Hearing joint session with the City Council at 6pm.
- Public Works Department
 - Center Street Overpass and Spur Realignment is moving ahead.
 - There is a special project moving forward to do a special treatment of the asphalt on the roads to help them last longer.
 - David Lauret, resident, asked about striping roads in the city and specifically Holdaway Road.

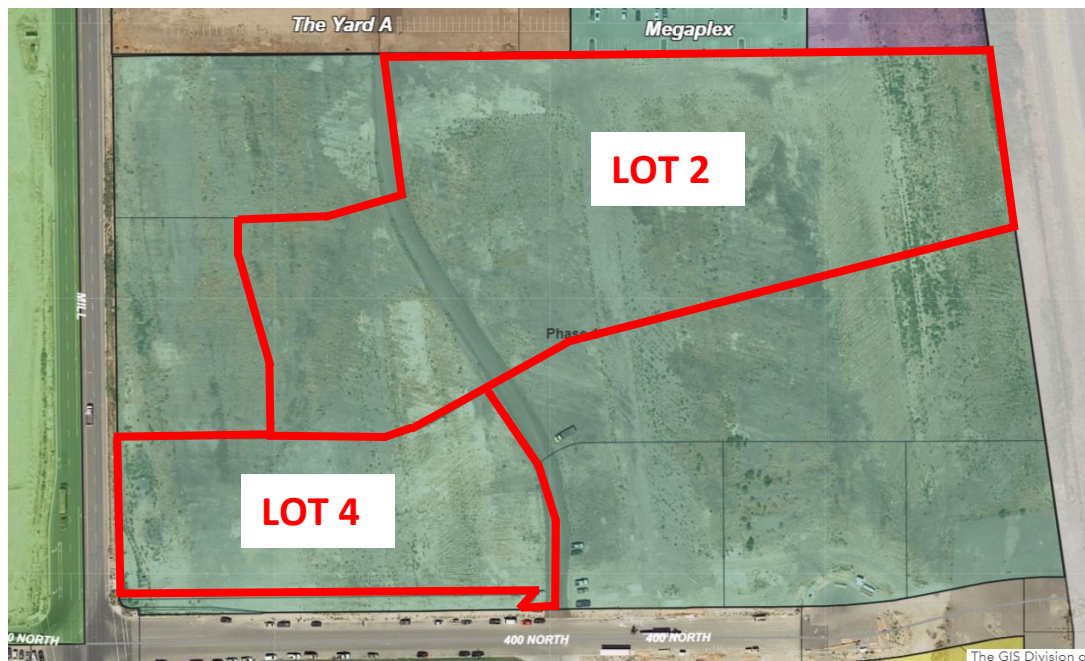
9. ADJOURNMENT

Motion: COMMISSIONER BLACKBURN MOTIONED TO ADJOURN THE MEETING AND COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MEETING CLOSED AT 8:27PM.

MINUTES APPROVED ON:

CORRECTED BY: /s/ McKenna Marchant
McKenna Marchant, Planning Technician

Date: July 17, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: The Yard B: Lot 2 and 4 Site Plan and Conditional Use Application
Address: Lot 2: 681 E 450 North
 Lot 4: 484 N 700 East
Applicant: X Development
Owner: X Development



INTRODUCTION

The applicant is requesting approval of two (2) site plan applications and a conditional use application. The proposed projects are within the Yard B development, south of the Megaplex and north of 400 North, located on lots two (2) and four (4). This development is within the Regional Mixed Use (RMU) zoning district. The applicant is proposing a 36,948 square foot outdoor commercial recreation golf facility building for lot two (2) and a 44,918 square foot medical office building for lot four (4). The outdoor commercial recreation is a conditional use within the RMU district.

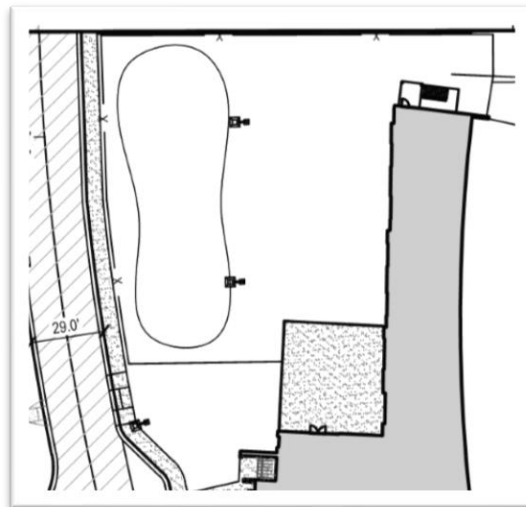
ANALYSIS

	LOT 4 – Medical Office Building	LOT 2 – Golf Facility
Use	Medical Office	Outdoor Commercial Recreation – Driving Range
Lot Size	3.16 acres (137,670 SF)	8.51 acres (370,499)

Building Square Footage	~44,918 SF	36,948 SF
Building Height	39.2' (2-levels)	29' (2-story)
Setbacks	20' to Mill Road 15' for 400 North	30' to Geneva Road
Landscaping	~39,191 SF	231,585 SF
Parking Stalls	222 + 4 ADA	179 + 6 ADA
Open Space	Golf Facility will count for both sites.	

Regional Mixed Use (RMU) District

The proposed projects are within the RMU district. Within the RMU medical offices are a permitted use and an outdoor commercial recreation use is a conditional use. The RMU district allows for a maximum height of sixty (60) feet, the proposed buildings are between twenty-nine feet (29') and thirty-nine feet (39'). The RMU also requires at least one (1) public or private plaza or gathering space. The applicant is proposing a private gathering place on lot two (2), the outdoor commercial recreation golf facility. The applicant is proposing a private patio area, and a landscaped area with the possibility of a putting green in the front yard of the golf facility building.



The RMU also requires ten percent (10%) of the site to be open space, which includes plazas or areas for seating and gathering. The Vineyard Zoning Ordinance defines open space as the following:

Open Space: Land areas that are not occupied by buildings, structures, parking areas, streets, or roads. Open space may be devoted to landscaping, preservation of natural features, and recreational areas and facilities.

The applicant has requested that the open space requirement be calculated for both lots together. Lot four (4) has been determined as providing the open space requirement. It has the private gathering space and because the zoning ordinance defines recreational areas and facilities as open space, staff has determined that the golf facility shall count towards the open space requirement. Below is breakdown of the required open space for the project.

Total Site Area (Lot 2 and Lot 4)	508,169 SF
Required 10% Open Space	50,816 SF
Landscaping and Putting Green Area	~13,400 SF
Private Outdoor Patio Area	4,393 SF
Golf Drive Range	~175,266 SF
Golf Facility Building	36,948 SF
Total Open Space Proposed	231,076 SF

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District				
Section	Standard	Lot 2	Lot 4	Compliance
2.08.1.a. Project Characteristics	Multiple buildings which may accommodate one or more uses	Proposing an Outdoor Commercial Recreation use. Includes a restaurant within the building.	Proposing a medical office building.	☒ Yes ☐ No ☐ N/A
2.08.1.b.	Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways.	700 East, 500 North, 450 North provide vehicle access from Mill Road and 400 North. There are pedestrian sidewalks proposed on all the internal and external roads that provide pedestrian connections to this facility.	450 North and 700 East provide vehicle access from Mill Road and 400 North. There are pedestrian sidewalks proposed on all the internal and external roads that provide pedestrian connections to this building.	☒ Yes ☐ No ☐ N/A
2.08.1.c.	At least one major private or public space, such as a plaza, park, town square, or other gather space	The golf facility is proposing a private gather space in front of the building that includes seating, pickleball courts and landscaping. Or the golf facility is considered a private gathering space because of the outdoor patio	Lot 2, the golf facility proposed private space will be counted towards this site.	☒ Yes ☐ No ☐ N/A
2.08.2. Minimum Acreage	The minimum acreage required for a Development Plan shall be ten (10) acres; provided, however, that a parcel of less than 10 acres may be approved, subject to compliance with all provisions of this ordinance and approval by the City Council	The entire Yard B development is ~22 acres. Lot 2 and 4 are 11.66 acres in total	The entire Yard B development is ~22 acres. Lot 2 and 4 are 11.66 acres in total	☒ Yes ☐ No ☐ N/A

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District				
Section	Standard	Lot 2	Lot 4	Compliance
2.08.4. Non-Residential	There is no limit on the intensity of non-residential units as long as each development complies with the development standards of the approved development plan and the requirements herein.			☐ Yes ☐ No ☒ N/A
2.08.5. Building Height	Maximum Height: 60 feet	29'	39'	☒ Yes ☐ No ☐ N/A
2.08.6. Setbacks	Arterial – 25 feet Collector – 20 feet Local – 15 feet	Setback ~30 feet from Geneva Road	Setback 20 feet from Mill Road and 40 feet from 400 North	☒ Yes ☐ No ☐ N/A
2.08.7. Compatibility Requirements	Development shall be compatible with, and preserve the character and integrity of adjacent land uses, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent land uses. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both to ameliorate such impacts.	The proposed use is a Outdoor Commercial Recreation, specifically a golf facility and restaurant. The building and facility is surrounded by future office buildings and a restaurant building proposed in the Yard A development to the North. The building is pushed up to 700 East. Pedestrian sidewalks come from the north and south and a crosswalk from the east.	The proposed use is a medical office. There is residential to the south on 400 North. The building is pushed up against Mill Road. Pedestrian sidewalks go along Mill Road and 400 North onto the site to all the doors proposed. Access to the parking lot comes from 700 East and 450 North. The parking stalls along 400 North have a berm and landscaping to block car headlights from entering the residential area to the south.	☒ Yes ☐ No ☐ N/A
2.08.8. Separation Between Industrial Uses	There shall be an appropriate separation between existing or planned industrial uses and planned residential uses to provide adequate safety	Not applicable	Not applicable	☐ Yes ☐ No ☒ N/A



VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District				
Section	Standard	Lot 2	Lot 4	Compliance
	and to avoid concerns with noise, odors, views, and other reasonable concerns as determined by the Town Council at the time of Development Plan approval.			
2.08.9.a.i. Mixed Use Requirements	Each development shall be designed in such a way that it is well integrated within adjacent land uses. Integrated means that uses are within a comfortable walking distance (1/4) mile and are connected to each other with direct, convenient, and attractive pedestrian pathways; or the proposal contains a superior way to achieve the above criteria.	Adequate pedestrian connections have been proposed.	Adequate pedestrian connections have been proposed.	☒ Yes ☐ No ☐ N/A
2.08.9.a.ii.	Projects shall develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths link them shall facilitate the integration of adjacent land uses on the site.	Pedestrian walkways provide connections throughout the entire development and these walkways have landscaping around it.	Pedestrian walkways provide connections throughout the entire development and these walkways have landscaping around it.	☒ Yes ☐ No ☐ N/A
2.08.9.a.iii.	Each development shall provide an on-site system of pedestrian walkways and/or public sidewalks throughout the RMU district. Connections shall be made to provide direct pedestrian and bicycle travel from within the development to adjacent uses and/or sites, transit stops, perimeter sidewalks, major destinations. In order to provide efficient pedestrian connections to adjacent destination, the City may require additional	Adequate pedestrian pathways, crosswalks and connections have been proposed.	Adequate pedestrian pathways, crosswalks and connections have been proposed.	☒ Yes ☐ No ☐ N/A

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District

Section	Standard	Lot 2	Lot 4	Compliance
	sidewalks, walkways, or bike paths not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway. Specifically, onsite pedestrian connections shall be provided to an between the following points: 1) The primary entrance or entrances to each building 2) Existing or planned transit stops, stations, and park-n-rid location 3) Trail systems, where determined appropriate either by the City based on the Master Trails Plan. 4) On-site amenities 5) Adjacent development			
2.08.10.a Open Space	At least one major private or public space, such as a plaza, park, town square, or other gather space. These spaces should be designed and located for substantial use. The gathering space should include a significant public amenity, such as water features and/or public art.	The golf facility will be used to meet this requirement and will be used for both lots. The city’s open space definition allows the recreational commercial facility be used towards this open space requirement. They are well over the required amount of open space.		☒ Yes ☐ No ☐ N/A
2.08.10.d. Open Space	A minimum of 10% of the site area of the non-residential development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating area, or other similar areas as approved by the Town Planner.	Total Site Area: 508,169 SF Required 10% - 50,816 SF Pickleball and putting green: ~13,400 SF Outdoor Patio: 4,393 SF Golf Facility Green Area: ~175,266 SF Golf Facility Building: ~36,948 SF Total with facility building: 231,076 SF Total without facility building: 194,128 SF		

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District				
Section	Standard	Lot 2	Lot 4	Compliance
		Open Space: Land areas that are not occupied by buildings, structures, parking areas, streets, or roads. Open space may be devoted to landscaping, preservation of natural features, and recreational areas and facilities		
2.08.10.e. Open Space	All open space areas shall be owned and maintained by a property owners association or landowner. Areas than 5 acres in size may be dedicated to the Town upon approval of the Town Council.	Not applicable	Not applicable	☐ Yes ☐ No ☒ N/A

Site Planning and Building Design Requirements

The applicant is proposing a two-story golf entertainment facility with fifty-six (56) hitting bays for lot two (2). The building is proposed to include a bar and restaurant, and other entertainment. The building is proposed to be approximately twenty-nine feet (29') in height. The proposed design of the building is a modern look with natural materials, the angles create modern forms and are proposed to be built out of concrete. Surface details are designed into and onto the concrete to enrich the character of the building. The details that are designed into the concrete include carefully designed reveals to add interest as well as board form. Board form will add the look of wood in the concrete that gives it a natural look. Also, the use of metal panel in feature areas will add interest to the building as well as show the hierarchy of the entrance area. The feature areas will provide depth off of the face of the buildings adding shadows and interest. The site includes a driving range, which has its own requirements located later in this report.

The applicant is proposing a two(2) level medical office building for lot four (4). The building is proposed to be thirty-nine feet (39') in height. The exterior expression of this building is a more modern than traditional. The proposed building design uses material changes to add varied tones of natural materials and colors which help the man-made structure blend with the surrounding environment. The entrance has a wide overhanging canopy.

Both lots have pedestrian walkways that provide a separation from vehicular traffic and convenient routes to the proposed uses and the entire Yard B development. Crosswalks are proposed to be tinted concrete with tool joints to match what is existing on within the Yard A development.

VZC 15.36 Site Planning and Building Design Requirements				
Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual	The Golf Facility is proposing a design on the front of the building that will include some type of LED lighting. It will also have a private seating area in the front of the building along with pickle ball courts.		☒ Yes ☐ No

VZC 15.36 Site Planning and Building Design Requirements

Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
	interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and useable parks and open spaces.	The Yard B site will have 2 monument signs. Bicycle parking is proposed for each lot.		☐ N/A
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	The form of the proposed building brings a modern look with natural materials. The angles create modern forms and are to proposed to be built out of concrete.	The building utilizes varied tones of natural materials and colors. We have wood grained siding, a dark brick, and a tan/warm gray colored stucco. These materials will help the man-made structure blend with the surrounding environment.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	The massing of the proposed building will have a natural build up and hierarchy. The way this has been done will eliminate exaggerated vertical dominance and strong roof lines.	The majority of this building is designed to emphasize the horizontal lines. Windows are lined up horizontally and staggered vertically in the majority of the building.	☒ Yes ☐ No ☐ N/A



VZC 15.36 Site Planning and Building Design Requirements

Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures	The proposed building will utilize the site with outdoor activities. The structure has been designed around these outdoor spaces to bring a feeling of attraction and openness, eliminating the feeling of the monolithic feeling of a structure.	The building is designed with no primary or secondary facades. There is equal attention paid to all building faces. Because of the site this building will be viewed from all sides and such we have not treated any particular façade as the “back” of the building.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	Variations in height and depth of the design elements have been added for visual interest.	The applicant has broken up all walls with various material changes. The applicant used the building’s two primary materials and 2 accent materials in different ways on all faces of the building to add shadows, interest, and break up any large masses.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)	The roof is designed only as a flat roof. This helps eliminate added height. A few roof type elements have been added for visual interest and to direct users to the main entrance.	This building will have a “flat” or low-sloped roof. The exterior walls will extend beyond the roof plan and thus the roof will not be visible from the ground.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements

Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.	There are many variations in the rooflines to break up continuous rooflines as well as adding visual interest.	The applicant has varied the roof lines and parapet heights throughout the building to break up the massing of the building. Stucco walls, brick walls, and metal walls all end at different heights.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots,	Surface details are designed into and onto the concrete to enrich the character of the building. The details that are designed into the concrete include carefully designed reveals to add interest as well as board form. Board form will add the look of wood in the concrete that gives it a natural look. Also, the use of metal panel in feature areas will add interest to the building as well as show the hierarchy of the entrance area. The feature areas will provide depth off of the face of the buildings adding shadows and interest. The entryways are covered. There is a private balcony proposed.	The exterior expression of this building is a more modern than traditional. As such, cornices, sculpted features, moldings, stonework, and decorative vents are not appropriate for the design. However, we have incorporated detailing such as material changes to wood at some windows, set in brick and metal panel areas along large wall faces, a wide overhanging canopy at the entrance, stucco grids and reveals, etc. These moves accomplish the same goals but in a design language more consistent with a modern building. The main entryway is covered.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements				
Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
	lamps, artwork, and sculptures.			
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building			☐ Yes ☐ No ☒ N/A
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.			☐ Yes ☐ No ☒ N/A
15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all	All mechanical equipment will be within the building.	All mechanical equipment will be within the buildings.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements

Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
	required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.			
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.	The golf facility is proposed to be 2 stories or ~29 feet in height. There are no existing buildings on the site. Existing buildings are to the north are between 200-400 feet from the proposed building.	The building is proposed to be 3 stories, approximately ~39 feet in height.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements

Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	The proposed building will complement the adjacent buildings. The site plan is designed to allow the flow of traffic to continue and accommodate the busyness of the area.	This building is a part of a larger development and has been designed in conjunction with such. This ensures that the traffic and pedestrian patterns will be integrated into the larger development. Though the building itself is not designed to match other buildings in the development, we believe that it blends with other planned projects and will combine into a harmonious development.	☒ Yes ☐ No ☐ N/A
15.36.030.5.c Building Location	All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable	All parking and walkways to be connected throughout the development.	See above. Because this is part of a larger development, we believe that all walkways and sidewalks are connected and well-integrated.	☒ Yes ☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	The orientation of the building will accommodate the flow of pedestrian and vehicular traffic. A drop off zone is to be provided out of the way of the drive aisles.	This building is brought close to the street corner with glazing and well-articulated facades on the corner. We also have a secondary entrance on the ground floor facing the street to provide an open feeling and street orientation to the building.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements

Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	The building has varying heights of features and elevations. This will help with the human scale as well as creating visual interest. Elements have been designed for the street level.	Building has incorporated several different window sizes and pattern on the ground level to provide a human scale to the building at ground floor. The canopy at the entrance will also provide a human scaled element to the building and signal to the visitor where to enter.	☒ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	Golf Facility: Paint concrete, Metal Wall Panel, Synthetic Woof Panels, Board Formed Concrete, Architectural Concrete.	Medical Facility: Dark Grey Brick, Off-white Stucco, Flat Metal Panel, Dark grey Steel Canopy, Wood Grained Siding	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and	Proposed colors are grey and wood.	Warm Gray/Tan – Stucco Black – Steel Canopy Dark Gray – Brick Veneer Wood – Siding Material White Paint	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements				
Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
	materials, as the main buildings.			
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.	Not proposing any.	The proposed flat metal paneling will have a dull finish	☒ Yes ☐ No ☐ N/A
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	The entire site is a vacant dirt lot.	The entire site is a vacant dirt lot.	☐ Yes ☐ No ☒ N/A



VZC 15.36 Site Planning and Building Design Requirements				
Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.	Buildings are under the maximum building heights. Open space is being preserved as required by the RMU district. The existing topography is flat and there are no natural features on the site.	Buildings are under the maximum building heights. Open space is being preserved as required by the RMU district. The existing topography is flat and there are no natural features on the site.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.	The site meets all landscaping and open space requirements.	The site meets all landscaping and open space requirements.	☒ Yes ☐ No ☐ N/A
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	The site has interconnected sidewalks and pedestrian crossings that are convenient and safe for all pedestrians.	The site has interconnected sidewalks and pedestrian crossings that are convenient and safe for all pedestrians.	☒ Yes ☐ No ☐ N/A
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The	Angled golf to face away from residential, moved patio to the north of the building and music from the patio area will	Not applicable.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements

Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
	occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	directed north towards megaplex, and trees will help that.		
15.36.030.12 Views	Due to the community quality and character created by surround scenic beauty, it is essential that the Town and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake	The building has been designed to the shortest capability to help achieve continuous scenic views. Typically, buildings designed for this use are taller with a taller floor to floor height. This building has been designed at a 13'-6" floor to floor height to keep the height at a minimum.	This development is large and has a high parking requirement. Thus, individual buildings will be far enough apart as to not seriously inhibit any views of the surrounding landscape.	☒ Yes ☐ No ☐ N/A
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year-round site beautification, blend with the natural	All landscaping requirements have been met.	All landscaping requirements have been met.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements

Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
	landscape and highlight building design features.			
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	A landscaped buffer is proposed around the building and facility.	A landscaped buffer is proposed between the parking stalls that face 400 North. This buffer meets the requirements within the landscaping chapter.	☒ Yes ☐ No ☐ N/A
15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.	No natural open space is located within the project area	No natural open space is located within the project area	☐ Yes ☐ No ☒ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.	The proposed project meets the requirement found within the landscape chapter	The proposed project meets the requirement found within the landscape chapter	☒ Yes ☐ No ☐ N/A
15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of	The proposed project meets the requirement found within the landscape chapter	The proposed project meets the requirement found within the landscape chapter	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements				
Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
	landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.			
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.	The proposed landscaping meets the zoning ordinance requirements. There are pedestrian street lights and parking lot lighting proposed and biking facilities.	The proposed landscaping meets the zoning ordinance requirements. There are pedestrian street lights and parking lot lighting proposed and biking facilities.	☒ Yes ☐ No ☐ N/A
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.	Landscaping is provided around all of the fencing proposed.	No fencing is proposed for the site.	☒ Yes ☐ No ☐ N/A
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small	Non-vegetative cover is broken up and	Non-vegetative cover is broken up and	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements				
Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
	stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and interspersed with plant materials.	interspersed with plant material.	interspersed with plant material.	
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.	Public Works approved.	Public Works approved.	☒ Yes ☐ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	All proposed street and parking lot lighting is "down lighting" and hooded. Exterior lighting is proposed on the main entrance wall. Discussion on this item because not enough detail was given to staff.	All proposed street and parking lot lighting is "down lighting" and hooded. No exterior building lighting is proposed.	☒ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue white colors or fluorescent and mercury vapor lamps are prohibited.			☐ Yes ☐ No ☒ N/A
15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.			☐ Yes ☐ No ☒ N/A
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis	Parking lot light is proposed to be ~19' in height.	Parking lot light is proposed to be ~19' in height.	☒ Yes ☐ No

VZC 15.36 Site Planning and Building Design Requirements				
Category	Standard	LOT 2 Staff Comments	LOT 4	Compliance
	placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.			☐ N/A
17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	Monument signs for the site are going through a sign standard waiver. Any wall signs or other signs will need to go through the permit process.	Monument signs for the site are going through a sign standard waiver. Any wall signs or other signs will need to go through the permit process.	☒ Yes ☐ No ☐ N/A
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein	Proposed monument signs are not within any clear view triangles.	Proposed monument signs are not within any clear view triangles.	☒ Yes ☐ No ☐ N/A
17.36.030.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.	Monument signs for the site are going through a sign standard waiver. Any wall signs or other signs will need to go through the permit process.	Monument signs for the site are going through a sign standard waiver. Any wall signs or other signs will need to go through the permit process.	☒ Yes ☐ No ☐ N/A

Parking and Loading Requirements

The applicant is proposing twenty-foot (20') long parking stalls, some parking stalls have a two-foot (2') overhang onto the sidewalks. On lot four (4) the proposed parking stalls facing south toward 400 North

will have a berm and landscaping of a minimum of three feet (3') in height to block vehicle headlights from entering the residential units to the south on 400 North. Lot four (4) also has a pedestrian focused island in the middle of the parking lot, this allows pedestrians a safer route to the proposed medical office building entrance. Both lots exceed the minimum five percent (5%) landscaped area in the parking lot. The proposed uses require the following amount of parking:

Use	Required	Proposed
Outdoor Commercial Recreation: Golf Course and Driving Range: 1 space per 200 SF of main building floor area, plus 1 space per 2 practice tees in driving range, plus 4 spaces per each green in playing area.	Golf Facility Building: 22,176 SF Hitting Bay: 56 Required Parking Stalls: 139	The applicant is proposing 185 total parking stalls
Medical Office: 1 space per 200 SF of floor area.	Medical Office Building: 44,918 SF Required Parking Stalls: 226	The applicant is proposing 226 total parking stalls.

VZC Chapter 15.38 Parking and Loading Requirements						
Category	Standard			Lot 2	Lot 4	Compliance
15.38.030.1.e Parking Stall Dimensions	Type	Width	Length	Stall not along any landscaped areas are proposed as 20 feet in length. Stalls along landscaped areas are proposed to overhang by 2 feet. A detail was not given on the plans. Staff is requesting that the applicant update the site plan to show a detail of this.	Stall not along any landscaped areas are proposed as 20 feet in length. Stalls along landscaped areas are proposed to overhang by 2 feet. A detail was not given on the plans. Staff is requesting that the applicant update the site plan to show a detail of this.	☒ Yes ☐ No ☐ N/A
	Standard	9 ft	20 ft			
	Parallel	8 ft	24 ft			
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4-foot-wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).					
15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle	Aisles are 24 feet in width.	Aisles are 24 feet in width.	☒ Yes ☐ No ☐ N/A
	90 deg.	24 ft	24 ft			
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall			Not applicable. Proposing: 185	A Pedestrian focused island has been provided	☒ Yes ☐ No



VZC Chapter 15.38 Parking and Loading Requirements				
Category	Standard	Lot 2	Lot 4	Compliance
	be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.	Required: 1 per 200 SF and 1 per every 2 practice tees	in the middle of the of the parking lot. Proposing: 226 Required: 1 space per 200 SF of floor area. Added a landscaped area that provides a pedestrian sidewalk from the parking lot to the building entrance.	☐ N/A
15.38.030.1.h. Within Structures	The off-street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street provisions of this Section	Not proposing	Not proposing	☐ Yes ☐ No ☒ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.	Circulation between bays does not depend upon a public street or alley.	Circulation between bays does not depend upon a public street or alley.	☒ Yes ☐ No ☐ N/A
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for	Proposing asphalt	Proposing asphalt	☒ Yes ☐ No ☐ N/A



VZC Chapter 15.38 Parking and Loading Requirements				
Category	Standard	Lot 2	Lot 4	Compliance
	outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.			
15.38.030.1.k. Striping	Except for one, two, and three-family dwellings, all parking stalls shall be marked with painted lines not less than 4" wide	Note on plan set confirms	Note on plan set confirms	☒ Yes ☐ No ☐ N/A
15.38.030.1.l. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of 25 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.	Proposing 19 feet high street light lamps and the photometric plan shows that the parking lot will be adequately lite.	Proposing 19 feet high street light lamps and the photometric plan shows that the parking lot will be adequately lite. No parking lot lighting protrudes over into the residential area to the south.	☒ Yes ☐ No ☐ N/A
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.	Parking stalls do not protrude over any property line.	Parking stalls do not protrude over any property line.	☒ Yes ☐ No ☐ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination there-of at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum	Not required.	A 2-foot berm is being proposed with plantings that will be a minimum of 1 foot in height at planting along the parking stalls that face 400 North. The detail on the plans state that the perm shall be constructed per this specific code section. The	☒ Yes ☐ No ☐ N/A



VZC Chapter 15.38 Parking and Loading Requirements				
Category	Standard	Lot 2	Lot 4	Compliance
	of 2.5 feet back from the edge of the parking stall.		berm should be placed 2.5 feet back from the edge of the parking stall.	
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping, designed so as to reduce the “heat island” effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5’ by 5’ tree diamonds placed not more than 6 parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with 90 degree parking spaces. 2) Min. 5’ wide landscape medians with trees planted 40 feet apart 3) Min. 5’ wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the	Proposing landscaped islands at the end of drive aisles, with at least 1 tree. Total of 9 islands, all ~5 feet wide but 2 feet at smallest because of the design, staff has determined it still meets the intent of the ordinance. Also proposing tree diamonds, all a little bigger than 5x5. All are no more than 6 stalls apart. Total of 3. 5 peninsulas all range between 6-12’ wide.	Proposing 3 landscaped islands ~ 10 feet wide. Proposing 1 landscaped pedestrian island with a sidewalk. Also proposing tree diamonds, all a little bigger than 5x5. All are no more than 6 stalls apart. Total of 6. 7 peninsulas are ~10 feet wide.	☒ Yes ☐ No ☐ N/A



VZC Chapter 15.38 Parking and Loading Requirements				
Category	Standard	Lot 2	Lot 4	Compliance
	Planning Commission.			
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges	Not applicable	A berm is proposed between the parking stalls abutting 400 North.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iii.	Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.	Sidewalks are placed along 500 North and 450 North. There are pedestrian crossings from the parking lot crossing 700 East that are proposed as tinted concrete crosswalks with tool joints, and to match the pattern and color of existing crosswalks at the Yard A.	A pedestrian focused island is proposed within the middle of the parking lot. A sidewalk is proposed along 400 North and Mill Road that lead to the entrances of the building.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space should be no greater than 150 feet from a walkway leading to a building entrance.			☒ Yes ☐ No ☐ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number	The entire site has a cross access easement.	The entire site has a cross access easement.	☒ Yes ☐ No ☐ N/A



VZC Chapter 15.38 Parking and Loading Requirements				
Category	Standard	Lot 2	Lot 4	Compliance
	of parking spaces required based on city approved parking studies.			
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.	The engineering department does not have any concerns with what is proposed.	The engineering department does not have any concerns with what is proposed.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.vii.	Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.	Proposed street and parking lot light are 19 feet in height and provide adequate lighting for pedestrians.	Proposed street and parking lot light are 19 feet in height and provide adequate lighting for pedestrians.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.viii.	All sites shall be the requirements of the Americans with Disabilities Act ("ADA")	Proposing 6 ADA stalls. This will be approved by the building department during the building permit process.	Proposed 4 ADA stalls This will be approved by the building department during the building permit process.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.ix.	Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.	Cross access agreement exists on the development.	Cross access agreement exists on the development.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.	Traffic is being directed onto internal roads which lead to Mill Road or 400 North. Engineering has approved.	Traffic is being directed onto internal roads which lead to Mill Road or 400 North. Engineering has approved.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	Sidewalks are provided along the north and south sides of the parking lot. And	Sidewalks are provided around the perimeter of the parking lot and an interior pedestrian area	☒ Yes ☐ No ☐ N/A



VZC Chapter 15.38 Parking and Loading Requirements				
Category	Standard	Lot 2	Lot 4	Compliance
		crosswalk across 700 East.	and crosswalks across 700 East	
15.38.030.1.p.i. Maintenance	It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.	500 Mill LLC has a maintenance agreement and will maintain the whole site.	500 Mill LLC has a maintenance agreement and will maintain the whole site.	☐ Yes ☐ No ☒ N/A
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.	Will be maintained by 500 Mill LLC	Will be maintained by 500 Mill LLC	☐ Yes ☐ No ☒ N/A
15.38.030.1.q. Use of Required Parking Areas for Parking Only	Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.	None is proposed	None is proposed	☐ Yes ☐ No ☒ N/A
15.38.030.1.r. Signs	No sign shall be located as to restrict the sight lines and orderly operation and traffic movement within any parking area.	No proposed sign is located within a sight view triangle.	No proposed sign is located within a sight view triangle.	☒ Yes ☐ No ☐ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.	Not proposing	Not proposing	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not			



VZC Chapter 15.38 Parking and Loading Requirements				
Category	Standard	Lot 2	Lot 4	Compliance
	encroach into required landscaped buffers.			
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet			
15.38.030.1.s.iv.	All canopies shall include a fascia			
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.			
15.38.030.1.s.vi.	All required landscaping, parking or otherwise, shall be provided.			
15.38.030.2.c. Off-street Parking Requirements Non-residential uses.		Outdoor Amusement & Recreation: Golf Course and Driving Range: 1 space per 200 SF of main building floor area, plus 1 space per 2 practice tees in driving range, plus 4 spaces per each green in playing area.	Medical Offices and Clinics: 1 space per 200 SF of floor area.	☒ Yes ☐ No ☐ N/A
15.38.030.2.d.i. Mixed Uses	In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.	Not applicable	Not applicable	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.ii. Mixed Uses	A horizontal mixed use development may reduce the amount of required parking by 10% if the project is a mixed use development that includes, as part of an integrated development plan, both residential and non-residential uses or by 25 if the property is within a ¼ mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the	Not applicable	Not applicable	☐ Yes ☐ No ☒ N/A

VZC Chapter 15.38 Parking and Loading Requirements				
Category	Standard	Lot 2	Lot 4	Compliance
	property with a parking study submittal by a Registered Professional Engineer, to be approved through the development or site plan approval process.			
15.38.030.2.e. Calculation Spaces	In case of fractional results in calculating parking requirements, the required numbers of the sum of the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.			☐ Yes ☐ No ☒ N/A
15.38.030.2.f. Joint Use Parking		Joint use parking is proposed but they are not asking for a reduction in parking, it will be more like shared parking between each lot.	Joint use parking is proposed but they are not asking for a reduction in parking, it will be more like shared parking between each lot.	☐ Yes ☐ No ☒ N/A
15.38.030.2.g. Offsite Parking				☐ Yes ☐ No ☒ N/A
15.38.040 Off-Street Loading Requirements		Not proposing.	Not proposing.	☐ Yes ☐ No ☒ N/A

Landscaping

Landscaping for lot two (2), the applicant is proposing ~ 231, 585 square feet of landscaping around the entire golf facility and on the driving range. Turf is proposed for the driving range, and dispersed landscaping is proposed around the building and driving range. The parking lot has dispersed landscaping within it, medians, islands and tree diamonds are proposed.

For lot four (4) the applicant is proposing ~39,191 square feet of landscaping for the site. There is a berm proposed in front of the parking facing 400 North, the berm detail shows that it will be a small slope with landscaping on top making it a minimum of three (3) feet in height. The required landscaped setback is along Mill Road and 400 North and about forty feet (40') of landscaped setback is provided with one (1) tree and ten (10) shrubs per linear foot of frontage. The parking lot includes landscaped medians, islands, and tree diamonds.

	Lot 2	Lot 4
Total Site Area	370,499 SF or 8.51 acres	137,670 or 3.16 acres
Required 20% Landscaping	74,100 SF	27,534 SF
Proposed Landscaping	Driving Range: 175,266 SF Around Facility and Parking Lot: 56,319 SF Total: 231,585 SF	Total Landscaping: 39,191 SF

VZC Chapter 15.40 Landscaping				
Category	Standard	Lot 2	Lot 4	Compliance
15.40.080.1.a. Landscape Improvements and Guarantees	All landscape improvements (landscape materials, irrigation system, screening walls et.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.			☐ Yes ☐ No ☒ N/A



VZC Chapter 15.40 Landscaping				
Category	Standard	Lot 2	Lot 4	Compliance
15.40.080.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of 2-inch caliper in size. All evergreen trees shall be a minimum of 6 feet in height. All shrubs shall be a minimum of 5 gallon in size.	All deciduous trees are proposed at 2inch calipers. Evergreen trees are proposed to be minimum 6 feet in height. All shrubbery is proposed a minimum of 5 gallon.	All deciduous trees are proposed at 2inch calipers. Evergreen trees are proposed to be minimum 6 feet in height. All shrubbery is proposed a minimum of 5 gallon.	☒ Yes ☐ No ☐ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual			☐ Yes ☐ No ☐ N/A
15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual.	57% of proposed plants are medium water usage plants. Proposed plants are suitable for this area.	57% of proposed plants are medium water usage plants. Proposed plants are suitable for this area.	☒ Yes ☐ No ☐ N/A
15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.	No turf proposed.	Total Landscaped Area: 39,473 SF Proposed Sod: 5,988 SF or 15%	☒ Yes ☐ No ☐ N/A
15.40.080.1.f. Natural Topping of Landscape Areas	All landscaped areas shall be finished with a natural topping material which may include but not limited to the following: turf, groundcover, planting, decorative rock (2 inches minimum depth and a minimum size of ½ inch), or	Note on Landscape plan that mulch will be used as a 4" top dressing in all plant eds and around all trees. Single trees or shrubs shall be mulched to the outside edge of	Note on Landscape plan that mulch will be used as a 4" top dressing in all plant eds and around all trees. Single trees or shrubs shall be mulched to the outside edge of	☒ Yes ☐ No ☐ N/A



VZC Chapter 15.40 Landscaping				
Category	Standard	Lot 2	Lot 4	Compliance
	wood mulch (4 inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.	the saucer or landscape island.	the saucer or landscape island.	
15.40.080.1.g. Irrigation Standards		Public works has approved	Public Works has approved.	☒ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection				
15.40.080.1.i. Soil Preparation	Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.			☐ Yes ☐ No ☒ N/A
15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.			☒ Yes ☐ No ☐ N/A
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for	No signs proposed in the landscaped area.	1 monument sign is proposed at the north west corner at Mill	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping				
Category	Standard	Lot 2	Lot 4	Compliance
	required on-site retention areas or when such use is shown on the approved final landscape plan.		Road within landscaped areas. And a monument sign is proposed on the south east corner at 400 North. Staff has determined that the location of the signs meets the intent of the sign ordinance.	
15.40.080.1.l. Detention Ponds		Approved by the engineering department	Approved by the engineering department	☒ Yes ☐ No ☐ N/A
15.40.080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than 5% of the net site area, whichever is greater.	Not within the industrial district. Within the RMU district.	Not within the industrial district. Within the RMU district.	☐ Yes ☐ No ☒ N/A
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this section, landscape areas shall also include plazas.	Lot 2: 370,499 SF or 8.51 acres 20%: 74,100 SF Site Landscaping: 56,319 SF Driving Range: 175,266 SF Total: 231,585	Lot 4: 137,670 SF or 3.16 acres 20%: 27,534 SF Proposed: 39,191 SF	☒ Yes ☐ No ☐ N/A
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-	The subject lot meets this requirement.	The subject lot meets this requirement.	☒ Yes ☐ No ☐ N/A



VZC Chapter 15.40 Landscaping				
Category	Standard	Lot 2	Lot 4	Compliance
	free in such a manner as may be approved by the City Planner.			
15.40.080.2.d.	The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.	Not along any rights-of-way	Landscaping is proposed along all street frontages	☒ Yes ☐ No ☐ N/A
15.40.080.3.a. Landscaped Buffers	A minimum 10 foot wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.	The site does not abut any multi-family or residential areas.	The site does not abut any multi-family or residential areas.	☐ Yes ☐ No ☒ N/A
15.40.080.3.b.	The landscape buffer areas shall be improved with a minimum of 1 screening tree spaced at each 15-foot interval of the property boundary being screened.	Not applicable.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.40.080.4. Parking Lot Landscaping	Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these	Parking lot landscaping requirements have been met per Title 15.38	Parking lot landscaping requirements have been met per Title 15.38	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping				
Category	Standard	Lot 2	Lot 4	Compliance
	planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.			
15.40.080.5. Building Foundations	For each elevation visible from a public or private street, a minimum of 5 foot foundation planting area shall be provided.	Proposing landscaping along the buildings.	Proposing landscaping along the buildings.	☒ Yes ☐ No ☐ N/A
15.40.080.6.a. Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Arterial: 25 Feet Collector: 20 Feet Local Streets: 15 feet	Not applicable	20 feet for Mill Road 15 feet for 400 North Mill Road there is about 40 feet of landscape setback and street frontage 400 North there is about 40 feet as well.	☒ Yes ☐ No ☐ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet	Not a residential subdivision	Not a residential subdivision	☐ Yes ☐ No ☒ N/A
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape	Not applicable	The landscaped setback is measured from the building to the back of curb, there is a proposed sidewalk in the landscape setback that has been taken out of the calculation of the street frontage landscaping.	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping				
Category	Standard	Lot 2	Lot 4	Compliance
	widths shall be in accordance with adopted street cross-section designs.			
15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.	Not applicable	Street Frontage Landscaping: 24,293 SF Proposed Sod: 6,121 SF or 25%	☒ Yes ☐ No ☐ N/A
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	Not applicable	Mill Road Frontage: 203 Feet Required and Proposed Trees and Shrubs: 10 trees and 102 shrubs. 400 North Frontage: 588 Feet Required and Proposed Trees and Shrubs: 29 trees and 294 shrubs proposed	☒ Yes ☐ No ☐ N/A

Driving Ranges

Lot two (2) is proposed to be an outdoor commercial recreation facility that includes fifty-six (56) golf hitting bays and approximately a 240-yard-long driving range. This facility is approximately 432 feet from the residential townhomes to the south of the development. Within the Vineyard Zoning Ordinance, driving ranges has its own section of requirements and requires a conditional use permit. The applicant is proposing golf safety netting on poles that enclose the driving range. The poles are proposed to range from 90 feet to 174 feet in height. Lights are proposed to be on top of the building facing the driving range. No lighting detail has been given for these lights.

VZC 15.34.200 Driving Ranges			
Category	Standard	Staff Comments	Compliance
15.34.200.1.a. Golf Safety Netting	Golf safety nets may be permitted for the purposes of retaining golf	The proposed use is an Outdoor Commercial Recreation Golf Facility	☒ Yes

	balls within the boundaries of an established driving range.	that is proposed to have 56 hitting bays.	☐ No ☐ N/A
15.34.200.1.b.	Golf Safety netting shall only be permitted on the sides and rear of the driving range and are not permitted within the front yard area of the facility.	Proposed golf safety netting is on the sides and rear of the driving range. Netting is not proposed within the front yard of the facility	☒ Yes ☐ No ☐ N/A
15.34.200.1.c.	Golf safety netting and associated support system shall not exceed a height of one hundred eighty feet (180') measured from the adjacent grade of each pole.	Proposing a maximum of 174 feet. Range between 90 feet and 174 feet.	☒ Yes ☐ No ☐ N/A
15.34.200.1.d.	Flags, signs, banners and other appurtenances are prohibited from being attached to the support structure or netting.	Not proposing	☒ Yes ☐ No ☐ N/A
15.34.200.1.e. Golf Safety nets shall be constructed in accordance with the following minimum standards:	i. Support posts and netting shall be consistent in all detail and design throughout the project area serving the driving range		☒ Yes ☐ No ☐ N/A
15.34.200.1.e.	ii. All golf safety nets shall be constructed of rust-resistant metal approved by a structural engineer and shall meet all requirements of the city's Building Code and all other applicable codes		☒ Yes ☐ No ☐ N/A
15.34.200.1.e.iii.	iii. Netting material shall be designed for the purpose of obstructing golf balls		☒ Yes ☐ No ☐ N/A
	iv. Support structures should be fitted with a device, such as a halyard, that allows the net panel(s) to be removed for repair or storage		☒ Yes ☐ No ☐ N/A
15.34.200.1.f. Golf safety nets shall be maintained and repaired by the property owner in accordance with the	i. Any missing or broken support post that was a component of the original design of the golf safety net shall be repaired or replaced with similar material		☒ Yes ☐ No ☐ N/A

following minimum standards:			
	ii. Torn netting which no longer serves the intended purposes shall be repaired or replaced with similar material.		☒ Yes ☐ No ☐ N/A
15.34.200.1.g.	Driving range facilities, safety netting and support structures shall maintain a minimum distance of 400 feet from residential buildings	~482 feet from the Edgewater townhome development to the south on 400 North.	☒ Yes ☐ No ☐ N/A
15.34.200.1.h.	Driving range facilities and associated safety netting and support poles may be allowed through the provisions of a conditional use permit under the Outdoor Commercial Recreation use category within the RMU within the commercial project known as "The Yard", bounded on the north by 650 North, on the west by Mill Road, and the south by 400 North and on the east by Geneva Road.	A conditional use permit was submitted by the applicant.	☒ Yes ☐ No ☐ N/A
15.34.200.2.a Golf Range Lighting	All lights placed on property entrances or on building facades shall be down-directed and shielded to direct light to the entry or pedestrian way. The lighting design shall minimize light trespass. Spotlights and floodlights are prohibited. All pedestrian pathways shall include either bollard lighting, or down-directed lighting which shall not exceed 12 feet in height.	Proposed site lighting is 19 feet in height and staff has determined since these lights are meant to be parking lot lighting that they do not need to be reduced to the 12 feet in height.	☐ Yes ☐ No ☒ N/A
15.34.200.2.b.	Exterior lighting attached to a golf safety netting support pole shall not exceed a height of 60 feet and shall only be used for the purposes of illuminating the driving range.	No lighting is proposed on the safety netting support pole, it is proposed on the building. Building is ~29 feet in height.	☒ Yes ☐ No ☐ N/A
15.34.200.2.c.	Additional light height may be approved as required by State of Federal Law	None proposed.	☒ Yes ☐ No ☐ N/A
15.34.200.2.d.	A lighting plan shall be submitted for review with all driving range site plan and/or conditional use permit applications demonstrating impacts	A photometric plan was submitted.	☒ Yes ☐ No ☐ N/A

	on residential uses located in the general vicinity of the subject area. The Planning Commission may impose conditions to mitigate potential adverse impacts to surround properties.		
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FINDINGS

The proposed uses of an outdoor commercial recreation facility and medical offices are allowed uses in the RMU district. The proposed buildings are under maximum allowed height within the RMU district. The open space provided on lot two (2) shall be used to meet the RMU open space requirements for both lots. Landscaping requirements have been met. Both sites provide adequate parking for the intended uses. The proposed golf safety nets and poles for the driving range meet the driving range standards.

CONDITIONS FOR LOT 2

1. This project shall maintain the standards found in Title 15.37.200 Driving Ranges found within the Vineyard Zoning Ordinance.
2. This project shall meet substantial conformance with the plans approved attached to the planning commission staff report of July 17, 2019, any changes will require plans to be approved by the planning commission.
3. The applicant shall provide a detail for parking stalls overhanging a sidewalk by 2-feet.
4. Outdoor concerts or events are not approved through this site plan and conditional use application. However, an event permit must be submitted to the city with a security and parking plan and approved by the city prior to any outdoor concert or event.
5. Prior to any outdoor concerts or events, the property owner shall mail notices to property owners fronting 400 North, at least ten (10) days in advance.
6. This project shall meet all noise regulations within the Vineyard Municipal Code.
7. All light shall be shield and directed downward toward the site and not extend into any residential area.
8. The applicant shall pay any outstanding fees or make any redline corrections prior to the issuance of a building permit.

CONDITIONS FOR LOT 4

1. This project shall meet substantial conformance with the plans approved attached to the planning commission staff report of July 17, 2019, any changes will require plans to be approved by the planning commission.
2. The applicant shall provide a detail for parking stalls overhanging a sidewalk by 2-feet.
3. All light shall be shield and directed downward toward the site and illumination shall not extend into any residential area.
4. The applicant shall pay any outstanding fees or make any redline corrections prior to the issuance of a building permit.



RECOMMENDATION

Staff is recommending approval of the site plan application and conditional use permit for lot two (2) of the Yard B development. Staff is also recommending approval of the site plan application for lot four (4) of the Yard B development.

MOTION

Lot 2 Site Plan Application and Conditional Use Application: "I move to approve the site plan application and conditional use application for lot two (2) of the Yard B development with the proposed conditions listed in this staff report."

Lot 4 Site Plan Application: "I move to approve the site plan application for lot four (4) of the Yard B development with the proposed conditions listed in this staff report."

ATTACHMENTS

Project Narratives
Lot 2 Site Plan Package
Lot 2 Elevation Renderings
Lot 2 Material Board
Lot 4 Site Plan Package
Lighting and Photometric Plan
Site Plan Application
Conditional Use Application



Office, Entertainment and Retail Development Plan

THE YARD B DEVELOPMENT PROJECT NARRATIVE

X Development - Fifty Mill, LLC - Dynamic Equity, LLC
681 E 450 NORTH, VINEYARD, UT 84059

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The Yard B





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Phasing Plan Narrative

INTRO

The Yard will be an exciting vibrant mixed-use center that will have regional appeal. The vision for a Master Planned center with cross access to all parcels and efficient use of parking has led to this fantastic design. The site will develop into a premier entertainment and office mixed use site.

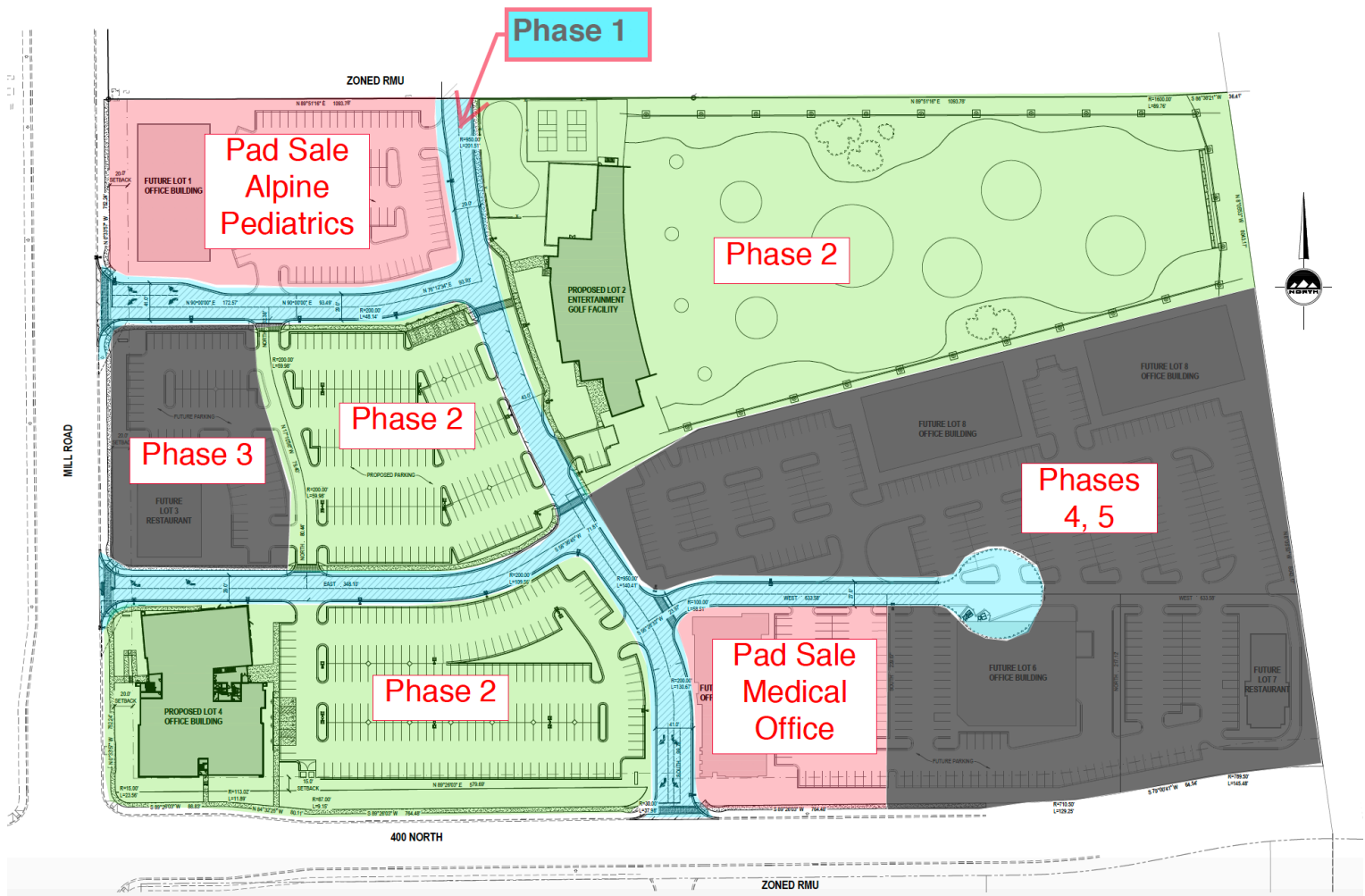
The development of The Yard (B) will occur in phases over the course of a couple of years. Tenant demand and the development marketing strategy are the primary drivers for this phasing.

The design and site development plans of Phase 1 are complete. Phase 1 includes the construction of private access roads and installation of utilities throughout the site. Phase 1 has received approval and construction has begun. Phase 2 includes the primary office building on the corner of Mill Road and 400 North together with The Golf Entertainment Facility and public amenities that will make The Yard extremely attractive to both potential future tenants and the community at large.

The effort that has gone into bringing the highly desired Golf Entertainment Facility to the City of Vineyard has been significant. The building and site design are the result of a tremendous amount of time and collaboration with extremely talented and visionary professionals. The remaining design construction of future buildings will be split into phases in an effort to build the project responsibly and as accommodating as possible to committed Tenants at that time.

Golf Entertainment: In addition to the two-story, 56-bay climate-controlled driving area — where players can practice in a traditional manner or guests can entertain themselves in one of several virtual games — the golf venue will also offer a full-service restaurant, bar, and an outdoor entertainment space for events as well as conference and banquet rooms for corporate team-building activities.

- Expansion: The Golf Entertainment Venue will have the ability to expand to 82 hitting bays.



PHASE 1

Phase 1 includes utilities, roads, curb, storm water and traffic improvements including access to 400 North.

PHASE 2

This phase will bring another regional premier entertainment facility to the City Vineyard. The Golf Entertainment venue will be an exciting attraction with premier food and beverage offerings including a full bar. Together with advanced technology, music and lighting, the experience of golfing and socializing will attract customers and business from all over Utah. Coupled with the already successful Megaplex Theater, The Yard will be the premier entertainment and experiential site in Utah County. Phase 2 will also include approximately 45,000 Square Feet of professional and medical office on the corner of Mill Road and 400 North. The office will bring new jobs and will start to shape Vineyard as a true community where you can live, work and play!

April 12, 2019

X Development

PHASE 3

This phase encompasses a 1.3 acre parcel on Mill Road immediately in front of the Golf Facility. The 1.3 acre parcel. The mixed use site will be constructed upon tenant demand for either retail or small office.

PHASE 4

This phase encompasses a 4.1 acre parcel immediately adjacent to the golf driving field. The vision for the parcel is to develop it in the future pending Tenant demand most likely to be professional office space.

PHASE 5

This phase encompasses a 2.25 acre parcel at the far southeast corner of the project immediately adjacent to 400 North and the Union Pacific Rail. The vision for the parcel is to develop it in the future pending Tenant demand most likely to be retail. The removal of the rail and connection from 400 North to Geneva Road will play a big role in the timing of this development.

Pad Sales

Under the master development vision of X Development, The Yard (B) has already sold two pad sites to new ownership groups who have begun the process to construct Medical Office buildings. The two buildings will be complete within the next 18 months and will bring high paying health care jobs to the City.

Medical Office and Golf Facility Development Calculations

TOTALS

MEDICAL OFFICE	TOTALS
TOTAL PARKING STALLS REQUIRED	225
TOTAL PARKING STALLS PROVIDED	225
TOTAL BUILDING AREA (sqft)	44,918

GOLF FACILITY	TOTALS
TOTAL PARKING STALLS REQUIRED	148
TOTAL PARKING STALLS PROVIDED	186
TOTAL BUILDING AREA (sqft)	23,981*
*plus 56 hitting bays	

Vineyard Code

GENERAL

Vineyard City's development regulations are contained in the **Zoning Code of Vineyard City, Utah, codified as Title 15 of the Vineyard Municipal Code.**

The Code includes among other requirements, the following:

- Zoning (Regional Mixed Use)
 - Allowable uses
 - Development standards
 - Application requirements and review procedures for various types of permits and land use actions
 - Mitigation requirements
- *The design team did take into consideration, zoning or development regulations of Vineyard City*

USES

Allowable uses are identified in the VZC 15.12.050 District Use Table

The principal uses being considered for The Yard B are all permitted uses:

- Medical and Dental Clinic
- Supporting retail uses
- Restaurants
- Health and personal services
- Offices
- Health and Fitness Facility
- Entertainment

PARKING

Title 15 of the Municipal Code of Vineyard, [15.38.030 Parking Requirements](#) contains the following:

- Parking ratios:

Medical Offices and Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	One (1) space per two hundred (200) sq. ft. of floor area.
Hospitals	Facilities providing medical or surgical care, emergency medical and similar services	A minimum thirty (30) spaces for emergency services or two (2) spaces per bed, plus one (1) space per employee whichever is greater.
Golf course and driving range	One (1) space per two hundred (200) sq. ft. of main building floor area, plus one (1) space per every two (2) practice tees in driving range, plus four (4) spaces per each green in the playing area	

- ***The Yard B plan meets the above requirements in each building individually. Notwithstanding the conformity, the Reciprocal Easements and Access Agreement allows for cross parking during peak hours of the operating businesses. The Medical Office and the Golf Entertainment facility compliment each other well and enhance parking capabilities for both uses as their peak hours of operation are at different times.***

LANDSCAPING

Title 15 of the Municipal Code of Vineyard, [15.40.080 Design Standards And Requirements](#) contains the following:

- Landscape buffer
- Planting of areas not occupied by buildings or paving
- Landscaping is to:
 - be integrated with other site design elements
 - support the overall design

- Drought Tolerant
- Street tree requirements

The referenced requirements include:

- Minimum **20 percent** of the site is to be landscaped
- Installation and maintenance standards

- ▶ ***Because the landscape experience is an essential component of The Yard B, the Development team will meet or exceed all of these requirements. The proposed plan has illustrated locations for trees and shrubs, however exact quantities of shrubs and smaller plants may vary in actual construction. The change will not go below the minimum code required number of shrubs and plants.***

CIRCULATION AND ACCESS

- Pedestrian connections within the development that support the overall site design
 - Connections to pedestrian circulation adjoining the site
- Road design reference standards for both convenience and safety
- ▶ ***The Yard's plan proposes to employ low-impact development practices which incorporate a high level of sustainable design practice. This plan for proposed site circulation together with pedestrian access will ensure the success of the project while simultaneously accommodating regional customers as well as local residents.***

DRAINAGE

See attached report from Ensign Engineering dated April 12, 2019

Master Plan Concept

The Yard aspires to be a visionary sustainable destination center. The development will exemplify *new urbanism* reflected in its mix of uses and innovative design that is both realistic for the area and pedestrian friendly. The project has already recorded and implemented a cross access and parking agreement (REA) which will allow for multiple uses. The uses coming into the project will operate at different hours of the day to share private parking stalls. The design has also contemplated a walkable public realm, thus reducing the need and presence of excessive parking stalls.

Although the site is isolated with Union Pacific blocking the best access points, this is a regionally oriented, sustainable development that offers onsite amenities to residents in the surrounding neighborhoods. It is conceived of as a well-connected, transit-oriented community linked by rail, road, and public transport to the greater areas of Utah and Salt Lake County. At the same time, it will become an important extension of, and fully accessible to the surrounding neighborhoods of Vineyard.

The project will seek a balanced integration between landscape and built environments emphasizing the quality and character of the project through the prominence of the landscape design. The water friendly decorative rock beds with drought tolerant plants and trees will be installed to create a new and attractive amenity for residents.

Landscape Narrative

Located just West of I-15, nestled between the freeway and Utah Lake shoreline, the Yard landscape design strives to create an ecologically and neighborhood friendly environment with amenities to serve both the residents of the new development as well as the residents of the surrounding communities.

The landscape design incorporates water friendly designs across this 35-acre site including artificial turf for the Golf driving range field.

The overall site design is formulated of 4 main components:

- *Public Plazas*
- *Streetscapes*
- *Sidewalks*
- *Golf Driving Range Field*

PUBLIC AND PRIVATE PLAZAS

- **YARD PLAZA (PUBLIC)** The Yard Plaza acts as the primary arrival zone of The Yard and will likely be a hub of activity. The plaza is mostly finished and acts as a joint pedestrian and vehicular gathering area. Vehicular traffic passes through this space and bollards have been used to separate pedestrian from vehicle traffic. The plaza will be broken by planting and seating to create a comfortable environment in which to sit, people-watch, wait for an Uber, socialize, or visit the retail stores.
- **GOLF PLAZA (PRIVATE)** The Golf Plaza and Patio will be visible to the public from the adjacent walkway and access roads, as it is along the front of the Golf Facility. It will feature leisure hang out spaces together with outdoor dining spaces that combined with building openings will create an indoor/outdoor atmosphere for families enjoy.

PLANT LIST

Refer to plant list on Ensign Landscape Plans

IRRIGATION

Permanent irrigation will be required to maintain the proposed landscaping. Irrigation plans will be required. Irrigation plans will be submitted after the plans have been entitled.

Drawings

See attached full size drawings.

The Golf Club Hours of Operation and Conditional Uses

The Golf Club includes approximately a 38,000 square foot two story building, initially with 56 climate-controlled hitting bays and ability to expand to 84 hitting bays, a full-service restaurant, a bar, lounges, corporate event meeting space, outdoor patio and event space, and a family entertainment area. The outdoor patio will include tables, couches, and a stage for live entertainment. The associated outfield is approximately 240 yards long with a perimeter mesh net fence that ranges from 90 feet up to 174 feet in height. The outfield is illuminated by LED lights mounted on the roof above the hitting bays. The Golf Club's proposed operating hours are Sunday through Thursday 9am to 12am and Friday and Saturday 9am to 1am. Occasionally the Golf Club will feature open air outdoor concerts and other live entertainment special events. The concert and special event hours could extend to 2am.

This proposed site is part of The Yard B. This zone area allows entertainment centers and commercial recreation centers. Concerts and Special Events could be allowed as a conditional use. At this time, the applicant is requesting the following:

- A Conditional Use Permit for the proposed entertainment center/commercial recreation center use to include golf hitting bays/outfield, game room, live entertainment, hours of operation detailed above and the up to 174 foot high fence around the outfield.

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
July 9, 2019

INDEX OF DRAWINGS

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C-200	OVERALL GRADING AND DRAINAGE PLAN	PP-1	PLAN AND PROFILE	L-202	IRRIGATION PLAN
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C-204	GRADING AND DRAINAGE PLAN	L-100	OVERALL LANDSCAPE PLAN		

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.

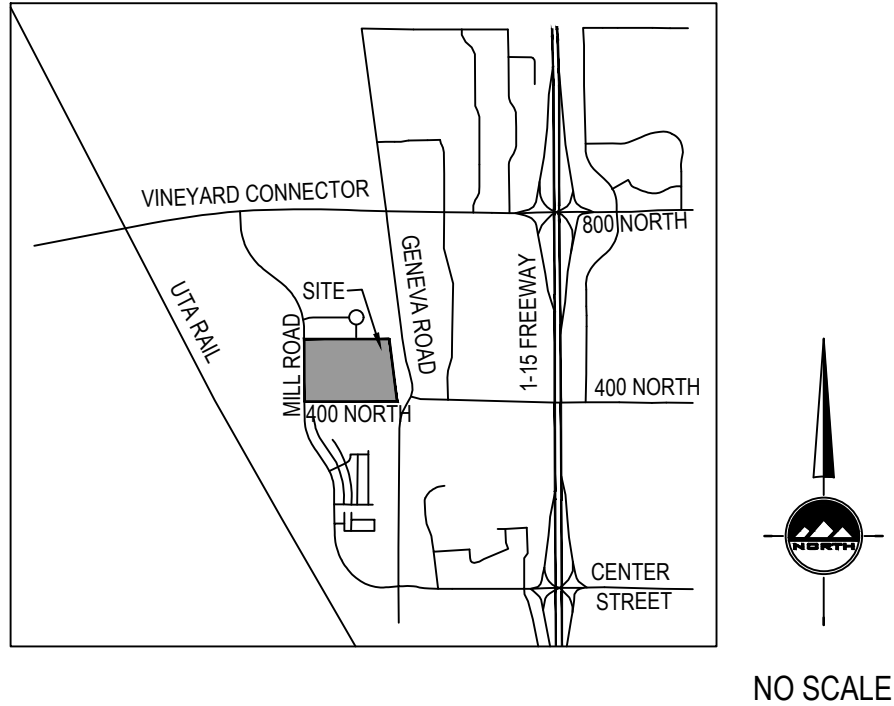
NOTICE TO DEVELOPER/CONTRACTOR

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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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

REGISTERED PROFESSIONAL ENGINEER

7-10-19

5150016-2202

BRADEN D.

Braden D. Morris

STATE OF UTAH

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

PROJECT NUMBER
64351

PRINT DATE
7/9/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
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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'

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 "POTHOLING" 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 "POTHOLE" 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 BONDBALE 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 CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
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
SD	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.

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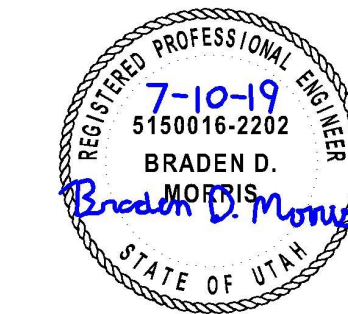
ERIC TOWNER
PHONE: 801-698-9250

MILL TOWN COMMERCIAL YARD B

SITE PLAN PACKAGE

787 EAST 400 NORTH

VINEYARD, UTAH



NO.	DATE	REVISION	BY
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GENERAL NOTES

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
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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 (2 STORIES)-
HITTING BAYS-

44,918 S.F.
23,981 S.F.
56

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

225 STALLS
148 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	120,511	12%
LANDSCAPING	386,387	40%
TOTAL SITE	973,728	100%

PARKING LOT LANDSCAPE SUMMARY TABLE			
DESCRIPTION	PARKING LOT AREA (SF)	LANDSCAPING AREA (SF)	PARKING LOT LANDSCAPE PERCENTAGE
LOT 2	62,374	4,796	7.7%
LOT 4	88,121	13,105	15%

VINEYARD TOWN SITE DATA TABLE

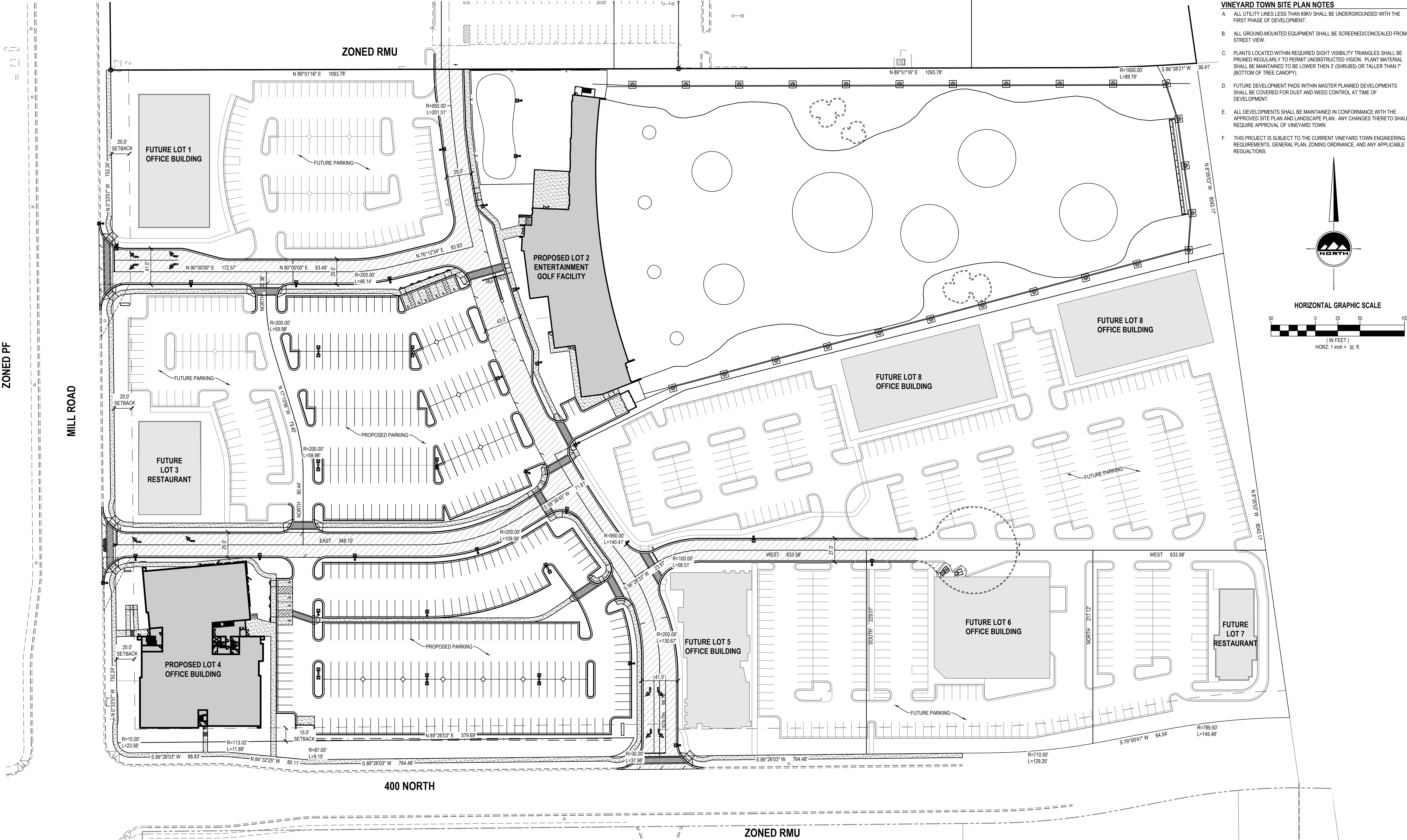
EXISTING ZONING-	RMU: REGIONAL MIXED USE
GROSS AREA OF SITE-	973,728 SQ FT
TOTAL BUILDING FLOOR AREA -	120,531 SQ FT
BUILDING FLOOR AREA BY USE LOT 1 OFFICE-	12,000 SF
LOT 2 ENTERTAINMENT-	19,626 SF
LOT 3 RESTAURANT-	7,350 S.F.
LOT 4 OFFICE-	22,810 S.F.
LOT 5 OFFICE-	12,600 S.F.
LOT 6 OFFICE-	14,739 S.F.
LOT 7 RETAIL-	4,515 S.F.
LOT 8 (2) OFFICES-	26,891 S.F.
PERCENT OF SITE COVERAGE-	12.4%

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).
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VINEYARD, UTAH

NO.	DATE	REVISION	BY
1			
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OVERALL SITE PLAN

PROJECT NUMBER
64351

PRINT DATE
7/16/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

811

CALL BLUESTAKES
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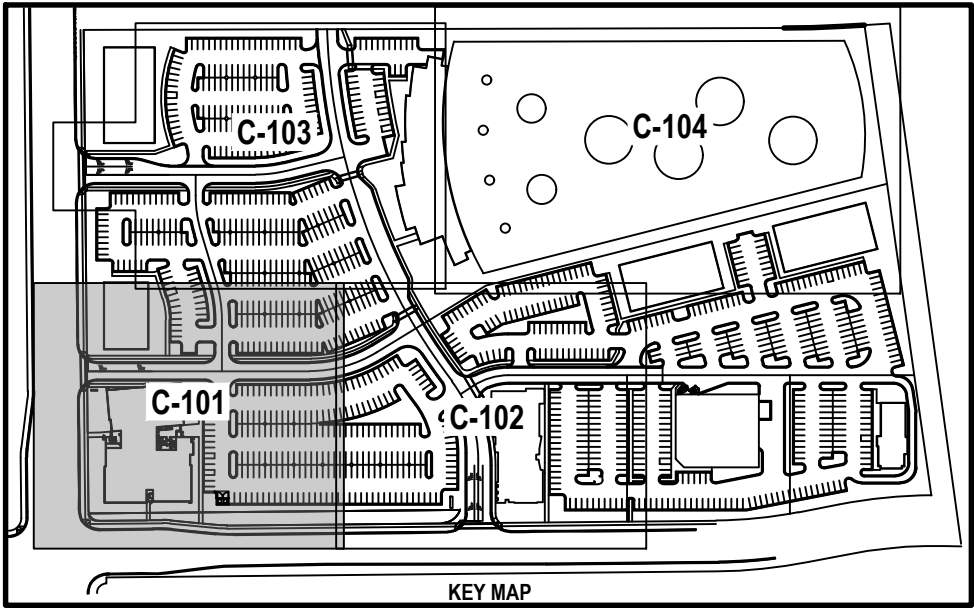
ASPHALT PAVEMENT (KEYNOTE 1)

CONCRETE PAVEMENT (KEYNOTE 3)

STANDARD CATCH CURB AND GUTTER

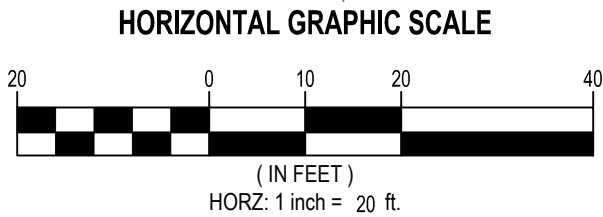
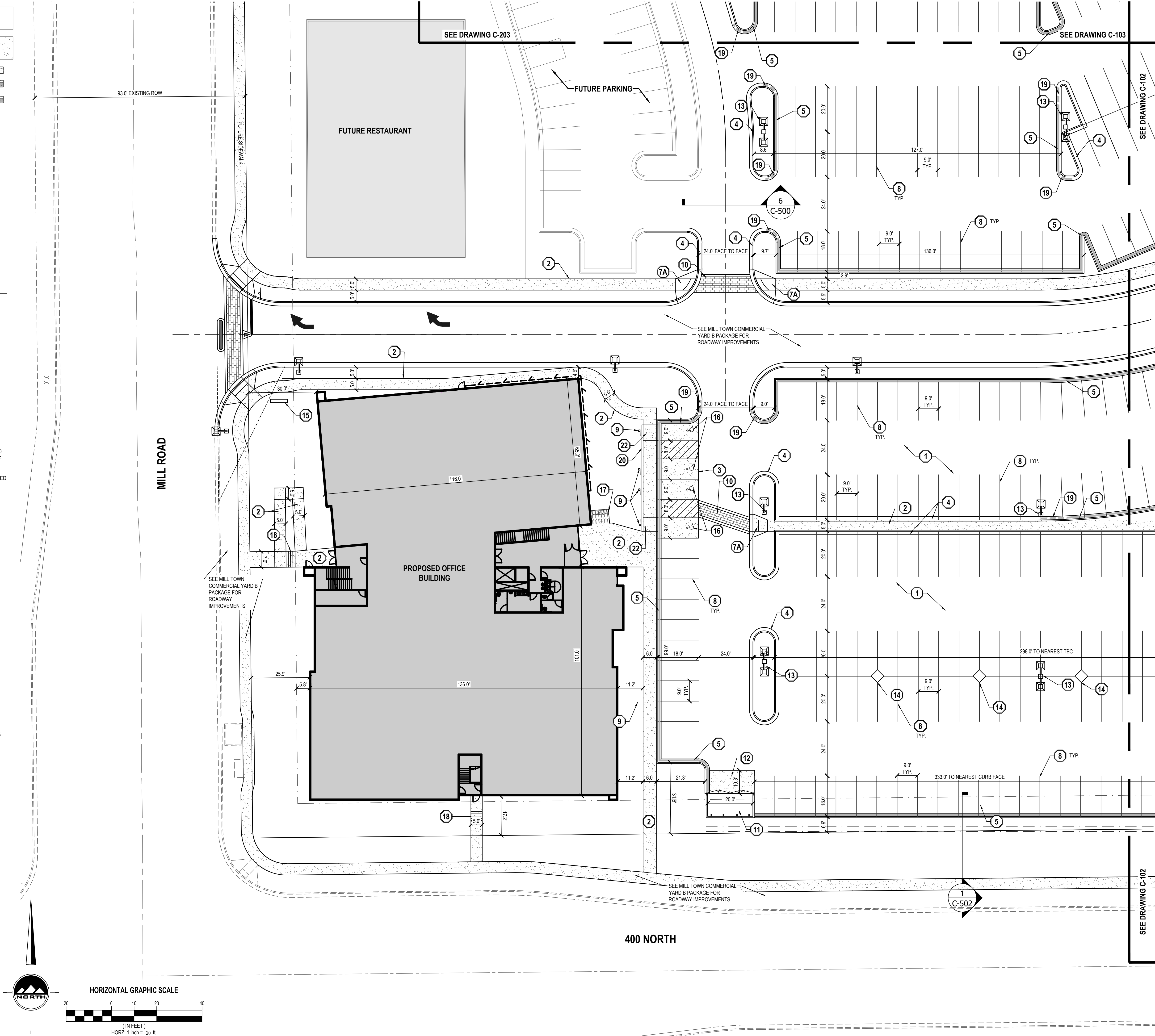
REVERSE PAN CURB AND GUTTER

TRANSITION TO REVERSE PAN CURB AND GUTTER



- 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.
- ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3. SEE DETAIL 1/C-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 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.
 - 24" REVERSE PAN CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
 - SYNTHETIC TURF: SEE DETAIL 8/C-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 11/C-500. CONSTRUCT PER VINEYARD TOWN STANDARDS AND REGULATIONS.
 - NEW DUMPSTER APRON PER DETAIL 12/C-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 15/C-500.
 - CONCRETE STAIRS PER DETAIL 13/C-500 AND HANDRAIL PER DETAIL 16/C-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 14/C-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.



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SITE PLAN

PROJECT NUMBER
64351
PRINT DATE
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DRAWN BY
C HAMER
PROJECT MANAGER
B MORRIS

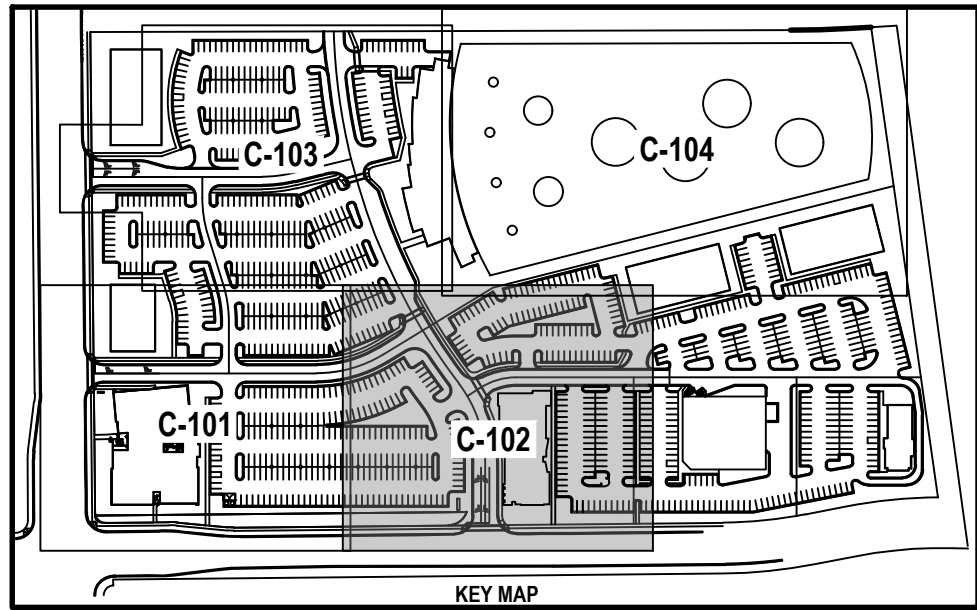
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811

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

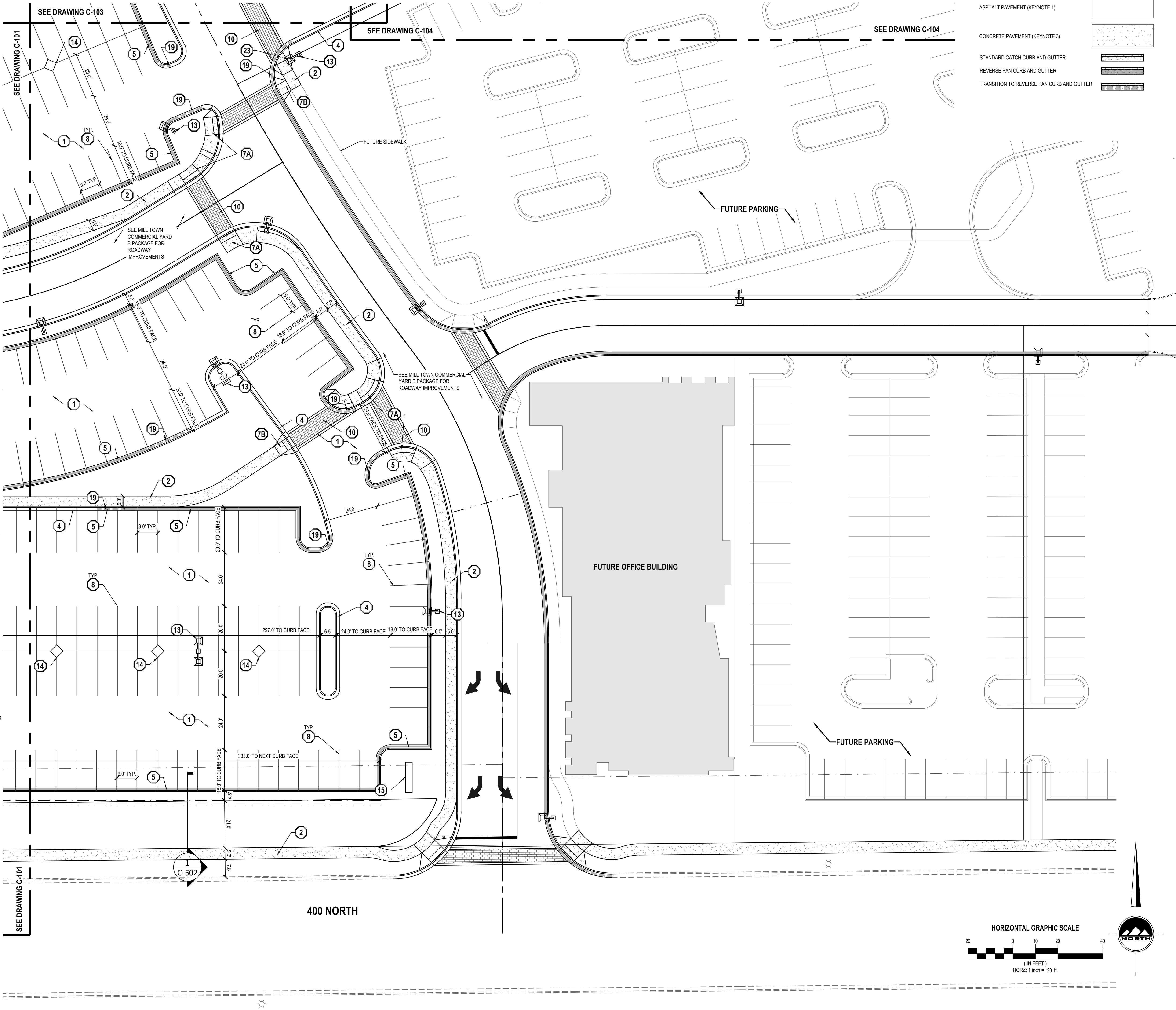
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'



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

- ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3. 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 7/C-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 8/C-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).
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- CONCRETE STAIRS PER DETAIL 13/C-500 AND HANDRAIL PER DETAIL 16/C-500.
- TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER.
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- CONSTRUCT MONOLITHIC CURB PER DETAIL 14/C-500.
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- MASONRY BLOCK WALL. INSTALL PER MANUFACTURER RECOMMENDATIONS.



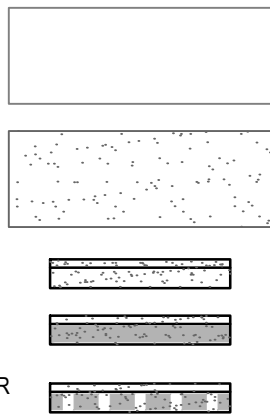
ASPHALT PAVEMENT (KEYNOTE 1)

CONCRETE PAVEMENT (KEYNOTE 3)

STANDARD CATCH CURB AND GUTTER

REVERSE PAN CURB AND GUTTER

TRANSITION TO REVERSE PAN CURB AND GUTTER



THE STANDARD IN ENGINEERING

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SITE PLAN

PROJECT NUMBER
64351
DRAWN BY
C HAMER
PROJECT MANAGER
B MORRIS
PRINT DATE
7/9/19
CHECKED BY

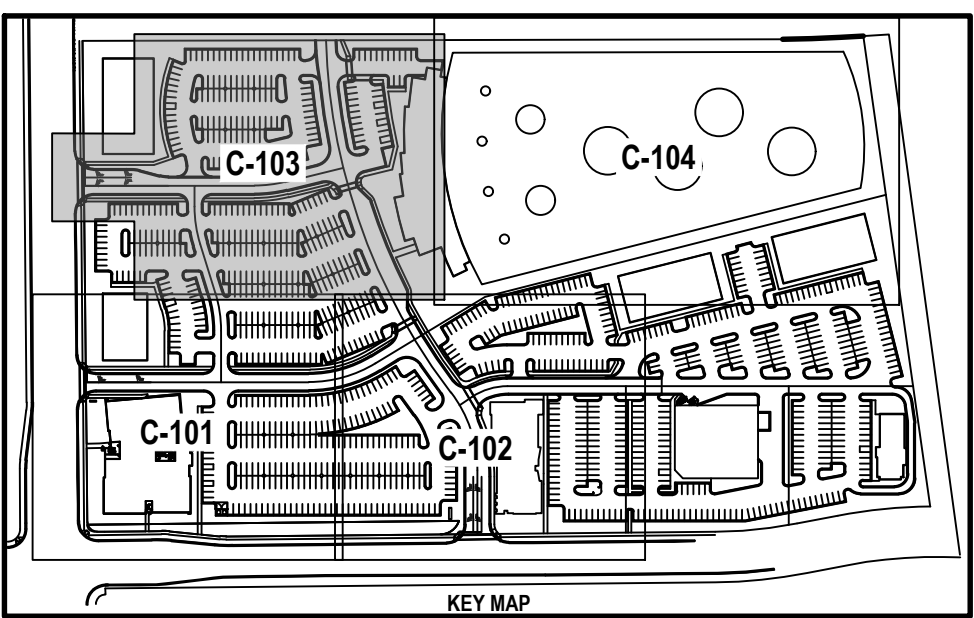
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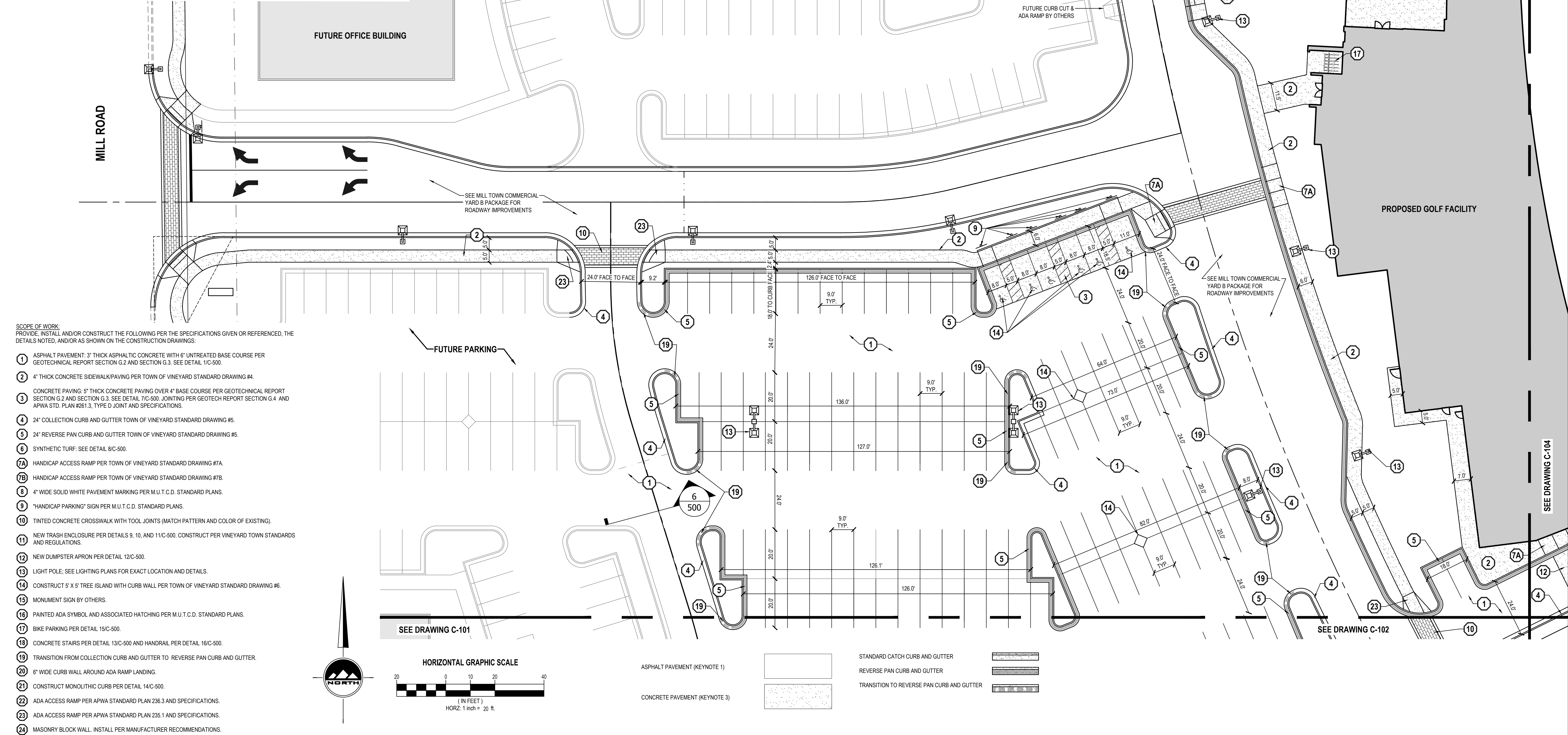
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REGISTERED PROFESSIONAL ENGINEER
7-10-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO. DATE REASON BY

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SITE PLAN

PROJECT NUMBER
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PRINT DATE
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DRAWN BY
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CHECKED BY

PROJECT MANAGER
B MORRIS

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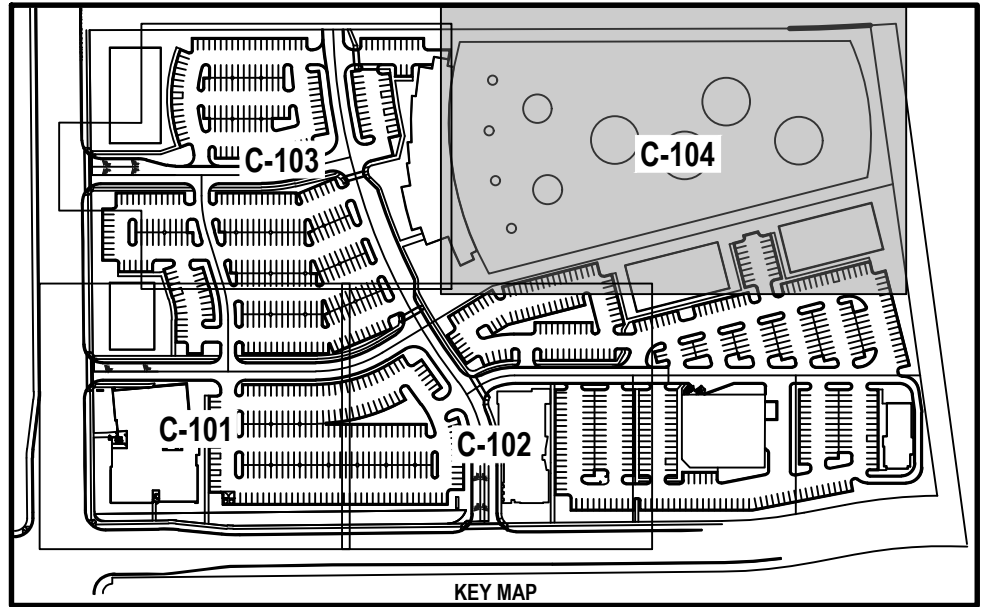
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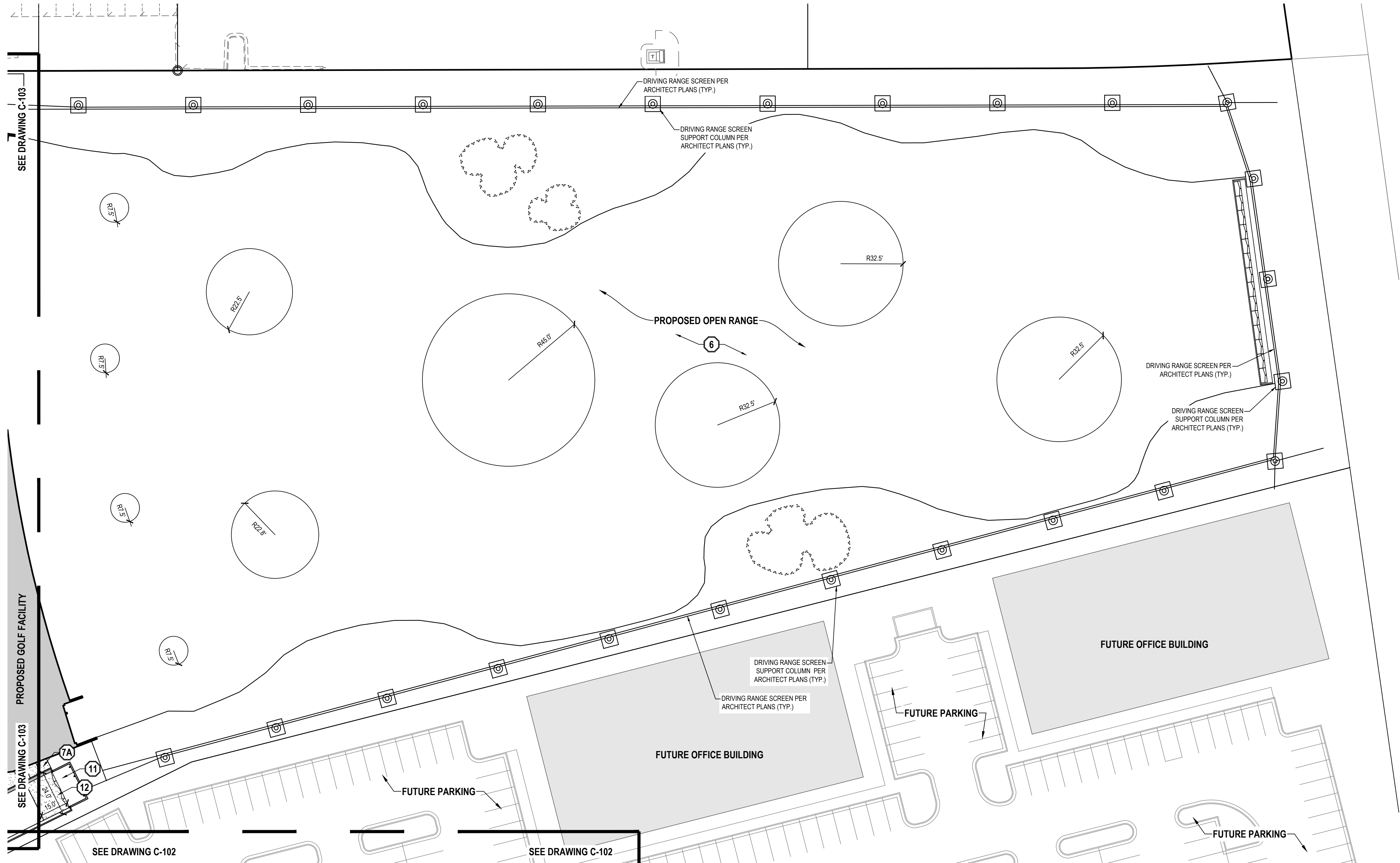
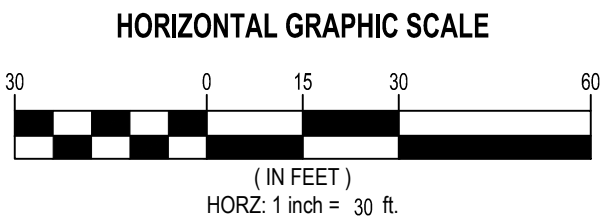
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- CONCRETE STAIRS PER DETAIL 131C-500 AND HANDRAIL PER DETAIL 161C-500.
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EN SIGN

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VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER

7-10-19

5150016-2202

BRADEN D.

Braden D. Morris

STATE OF UTAH

NO.	DATE	REASON	BY
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SITE PLAN

PROJECT NUMBER
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PRINT DATE
7/9/19

DRAWN BY
C HAMER

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B MORRIS

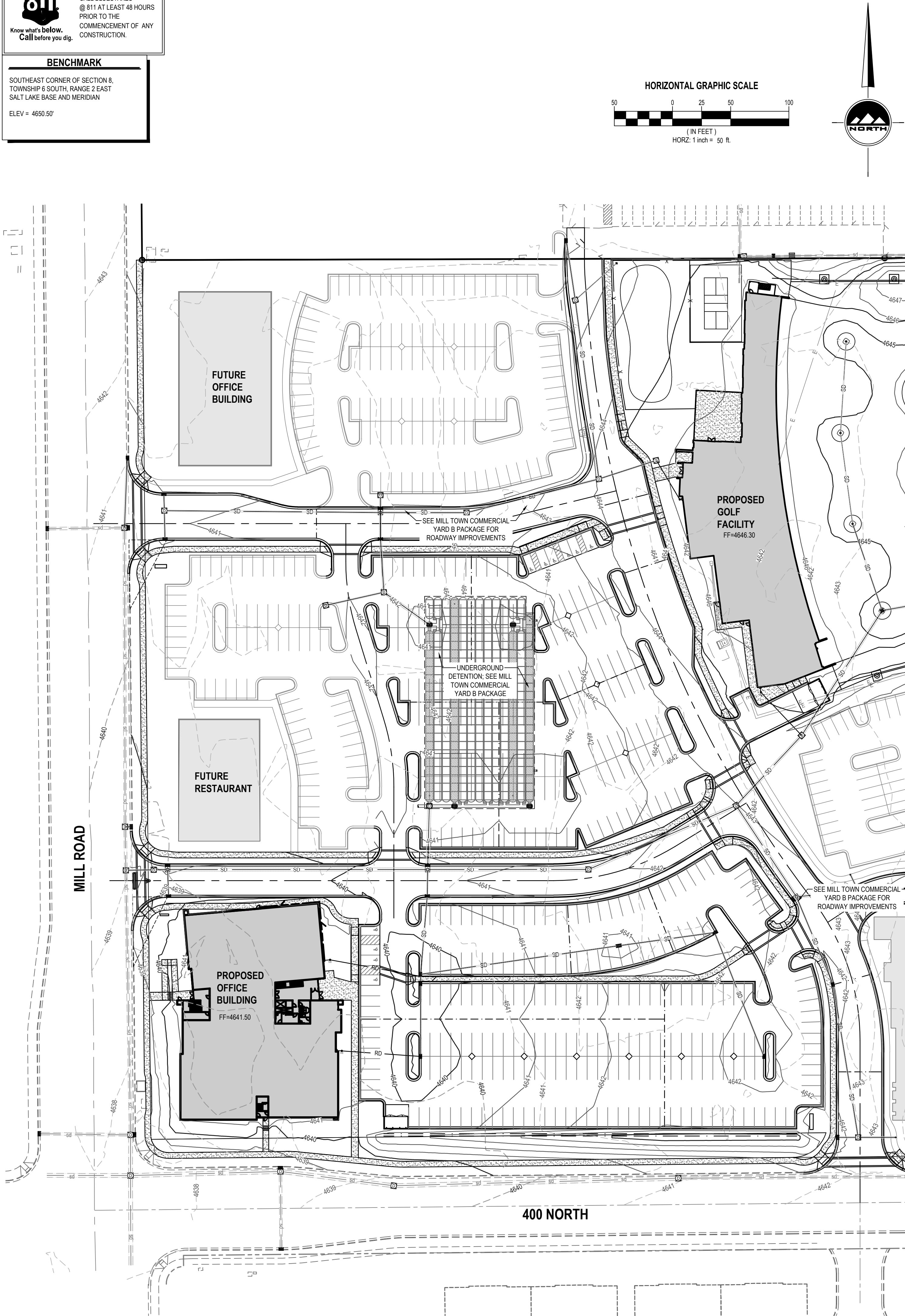
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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

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

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

5. 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.

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OVERALL GRADING AND DRAINAGE PLAN

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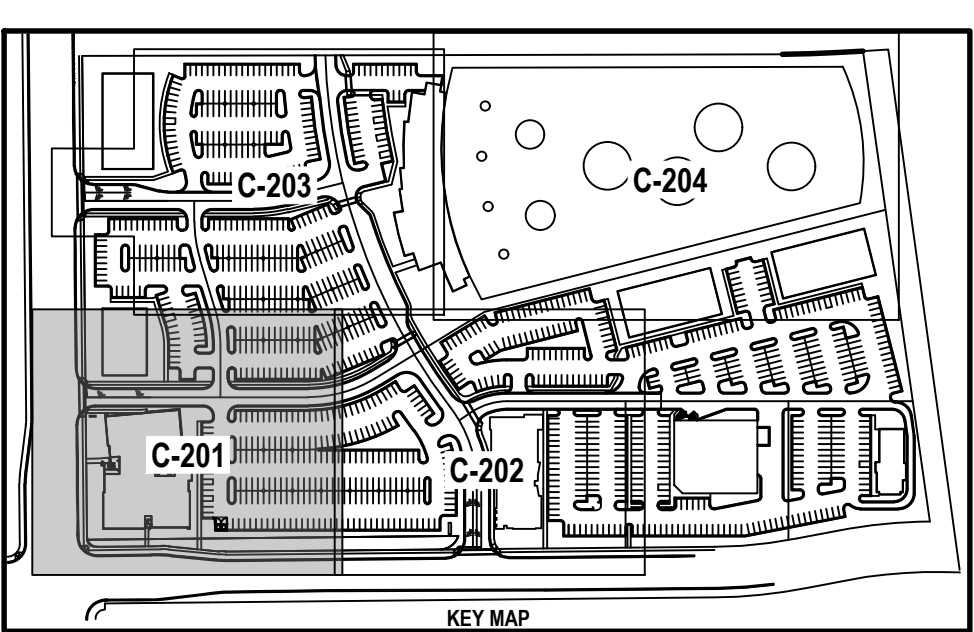
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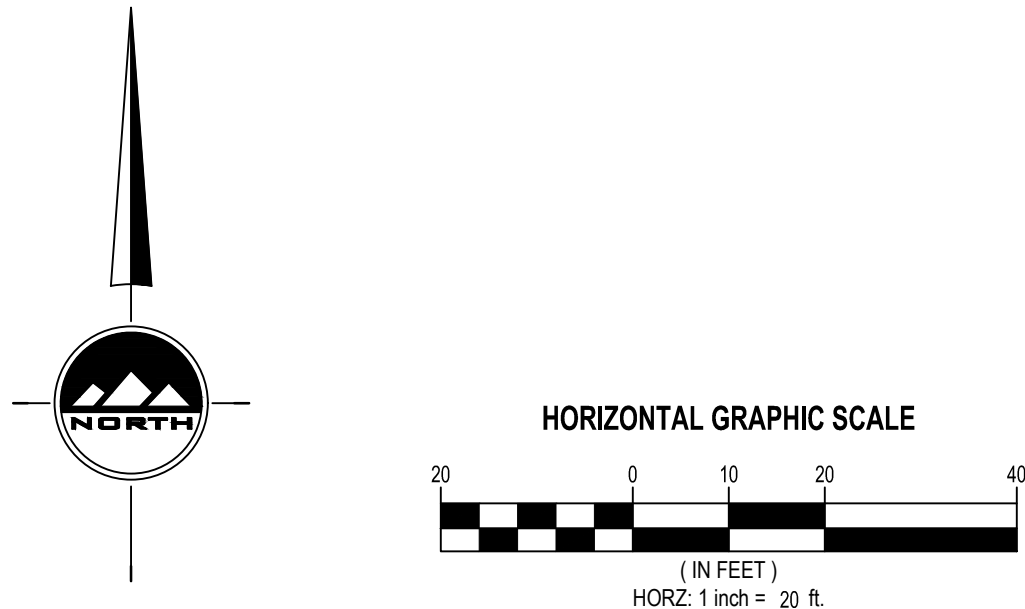
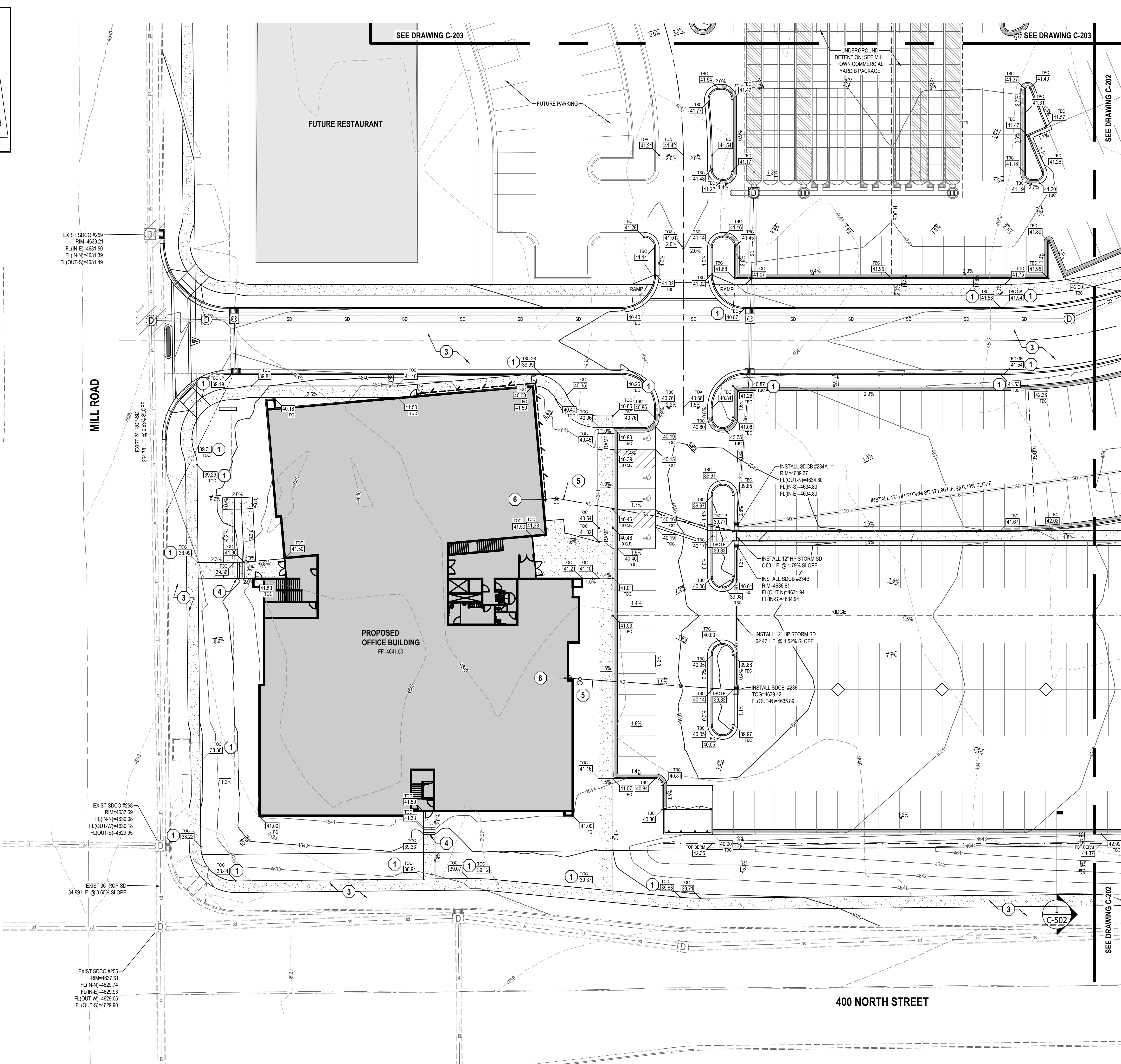
BENCHMARK

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



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH VINEYARD CITY STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND 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.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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 - 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.
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- SCOPE OF WORK:**
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- CONNECT TO EXISTING ELEVATIONS.
 - SEE MILL TOWN COMMERCIAL YARD A PLAN SET FOR CONTINUED IMPROVEMENTS.
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 - CONCRETE STAIRS PER DETAIL 9/C-500 AND HANDRAIL PER DETAIL 16/C-500.
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 - SEE MECHANICAL FOR CONTINUATION.
 - MASONRY BLOCK WALL. INSTALL PER MANUFACTURER RECOMMENDATIONS.



THE STANDARD IN ENGINEERING

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787 EAST 400 NORTH
VINEYARD, UTAH

7-10-19
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

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GRADING AND
DRAINAGE PLAN

PROJECT NUMBER
64351

PRINT DATE
7/9/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

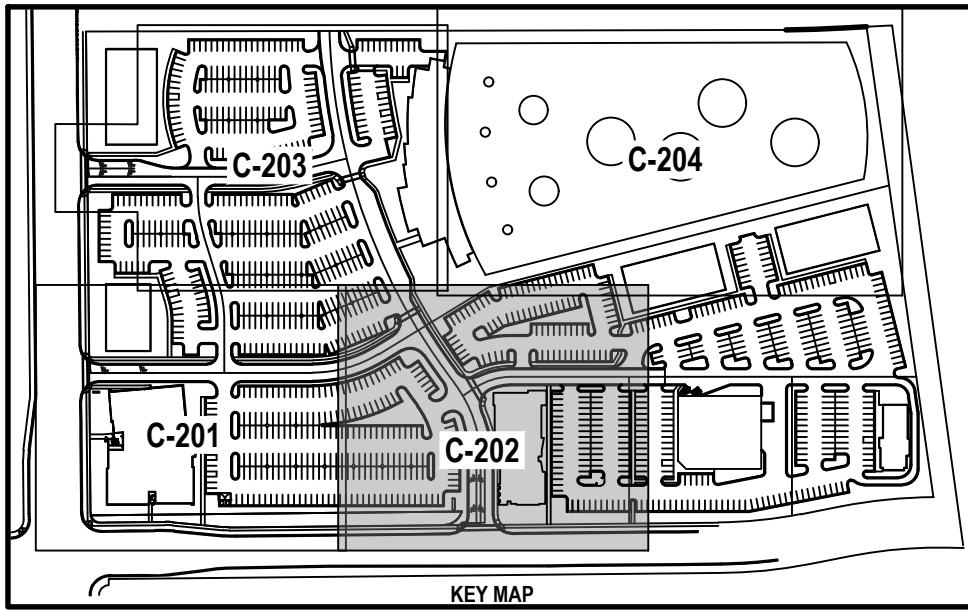
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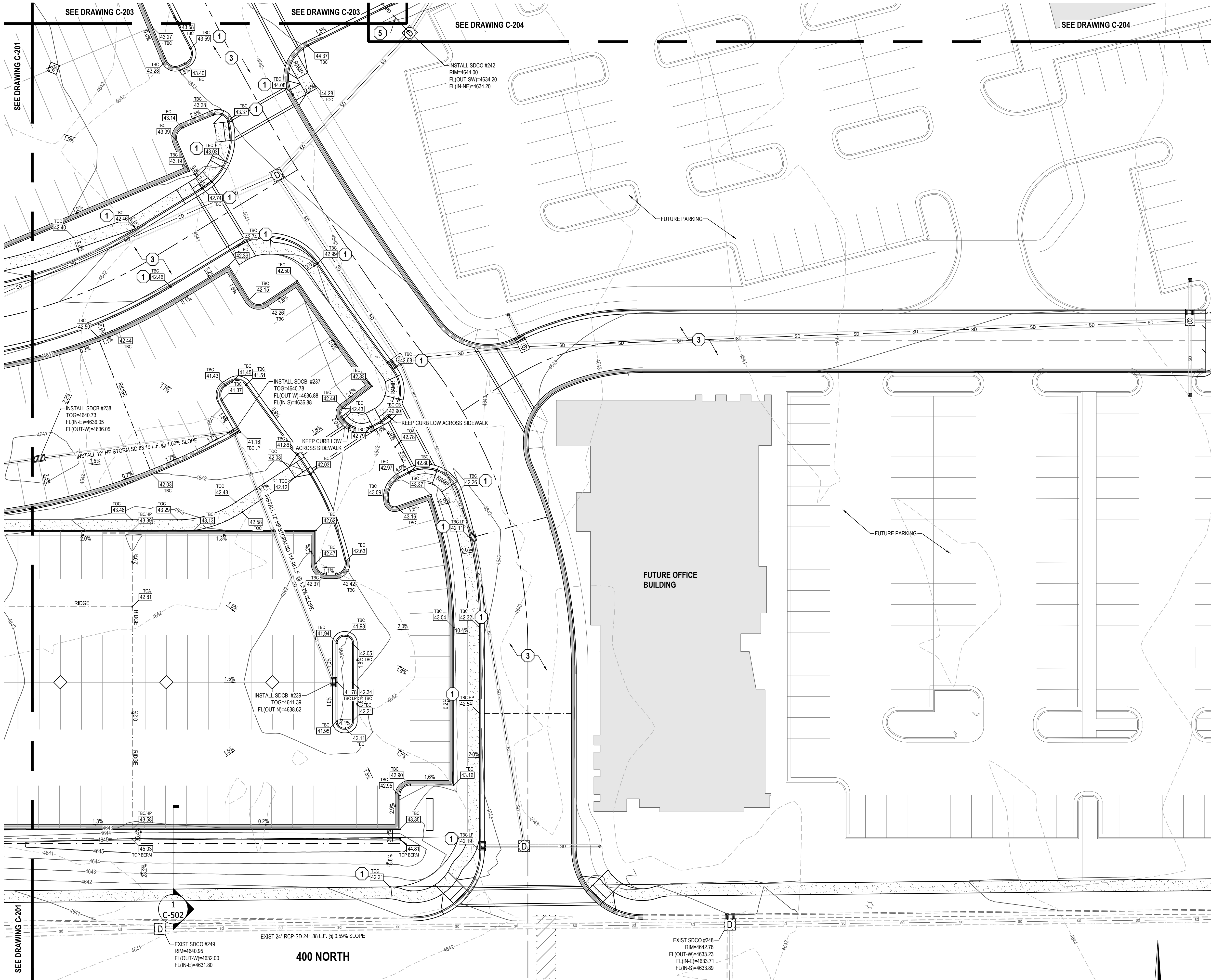
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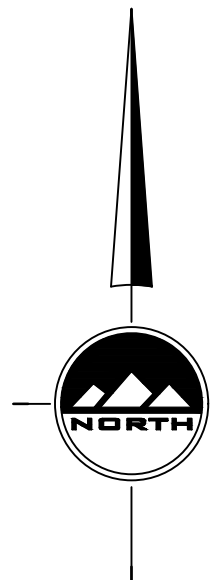
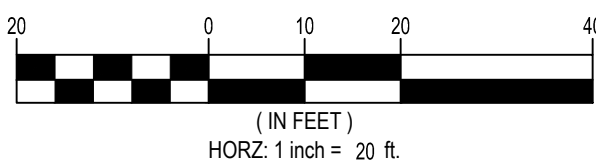
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HORIZONTAL GRAPHIC SCALE



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GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 64351	PRINT DATE 7/8/19
DRAWN BY C HAMER	CHECKED BY
PROJECT MANAGER B MORRIS	

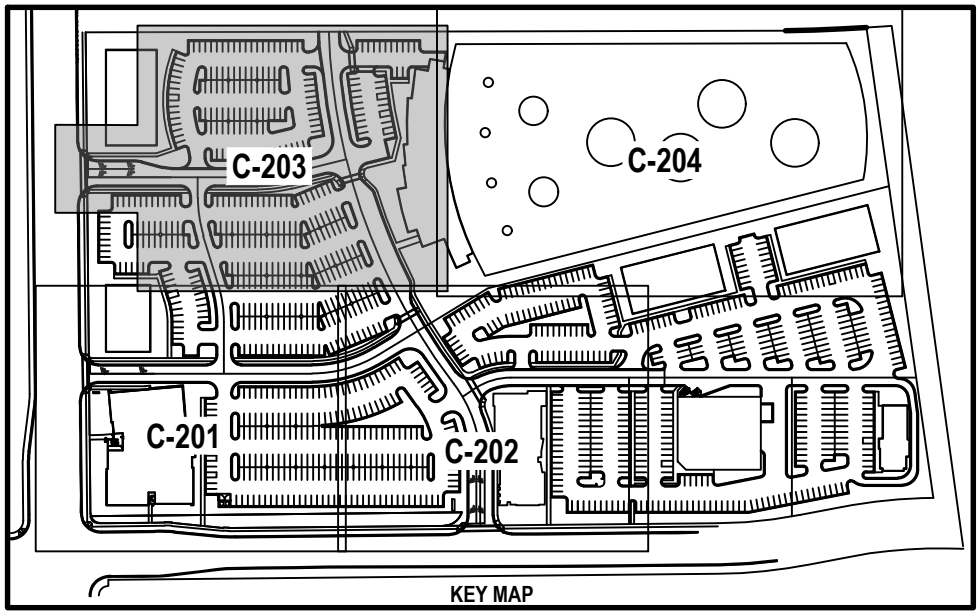
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SEE DRAWING C-201

SEE DRAWING C-202

EN SIGN

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GRADING AND
DRAINAGE PLAN

PROJECT NUMBER
64351

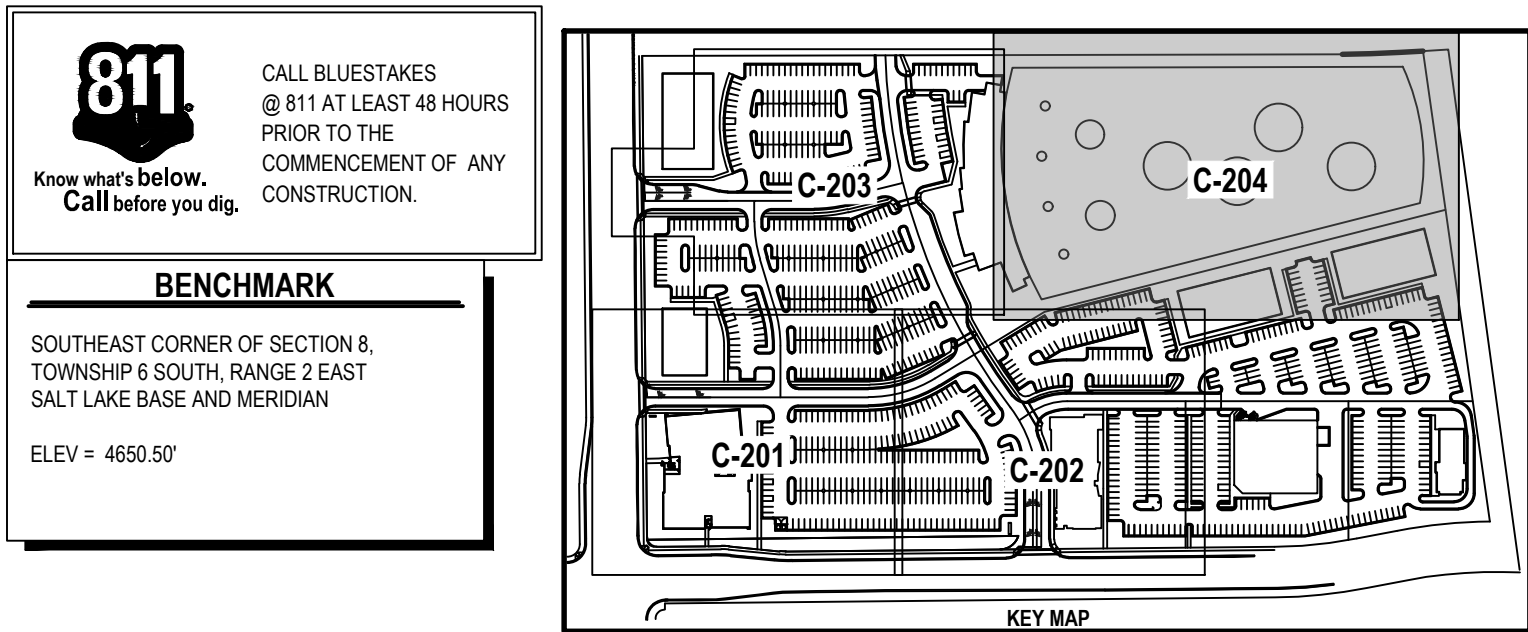
PRINT DATE
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DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-203



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

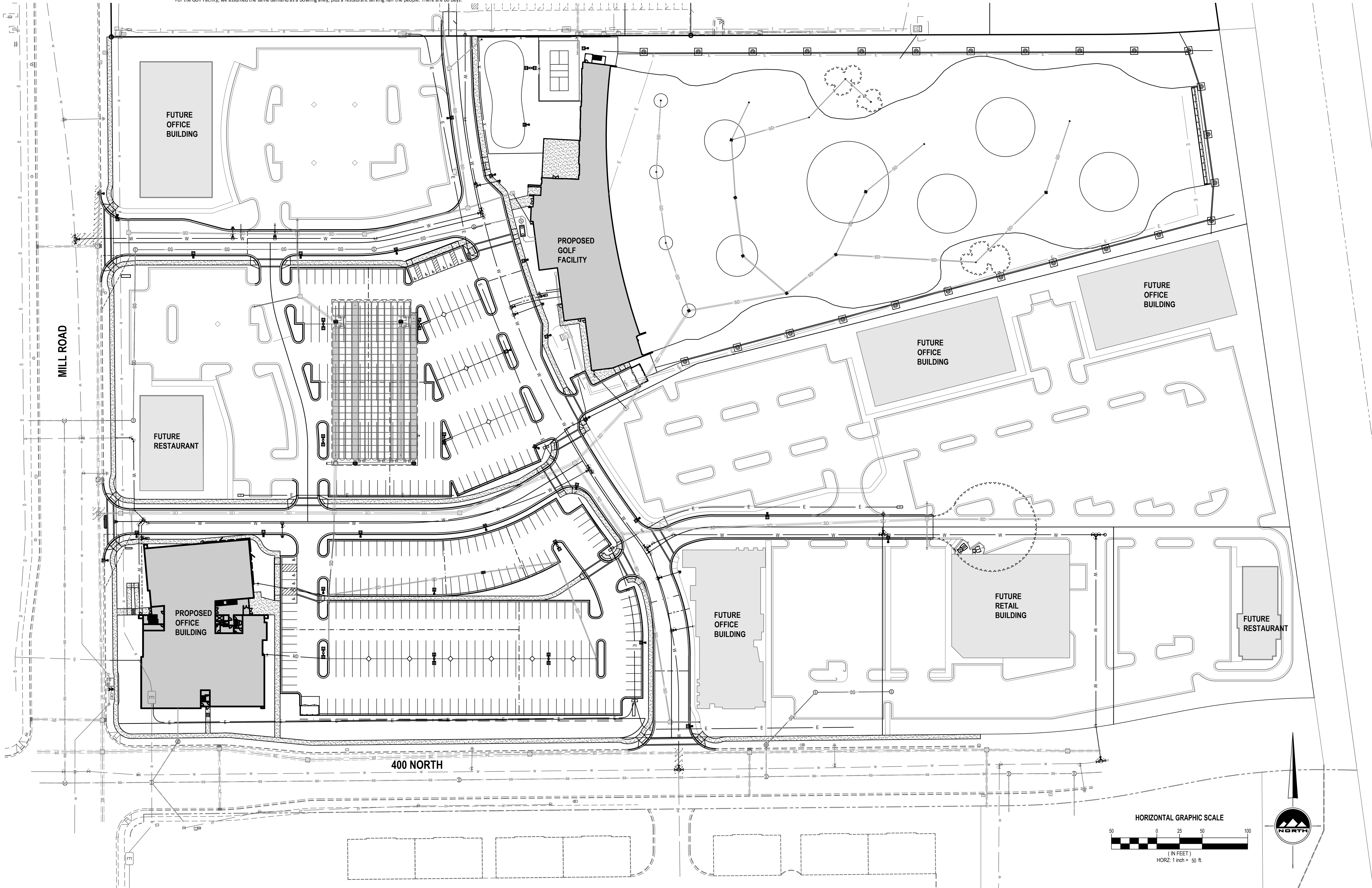
Assumptions: Assume 15 Gallons per person per day for Traditional Office
Assume 5 people per 1000 sf in Traditional Office
100 gallons per capita per day, 3.5 people/ERU
For restaurant, assume 12 sf per chair, and 60% building is dining room
For S Middle office building (doctor), with 14 exam/procedure rooms, assumed 20 staff. This includes 14 nurses, 2 doctors, 2 admin, 2 lab technicians.
For S Middle office building (dentist), 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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- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID 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.
- 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.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
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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



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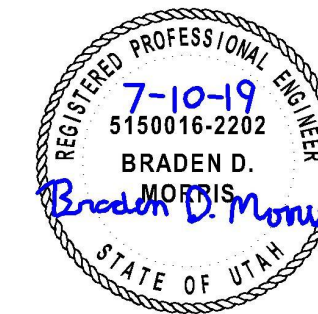
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OVERALL UTILITY PLAN

PROJECT NUMBER

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DRAWN BY

C HAMER

PROJECT MANAGER

B MORRIS

PRINT DATE

7/8/19

CHECKED BY

C-300

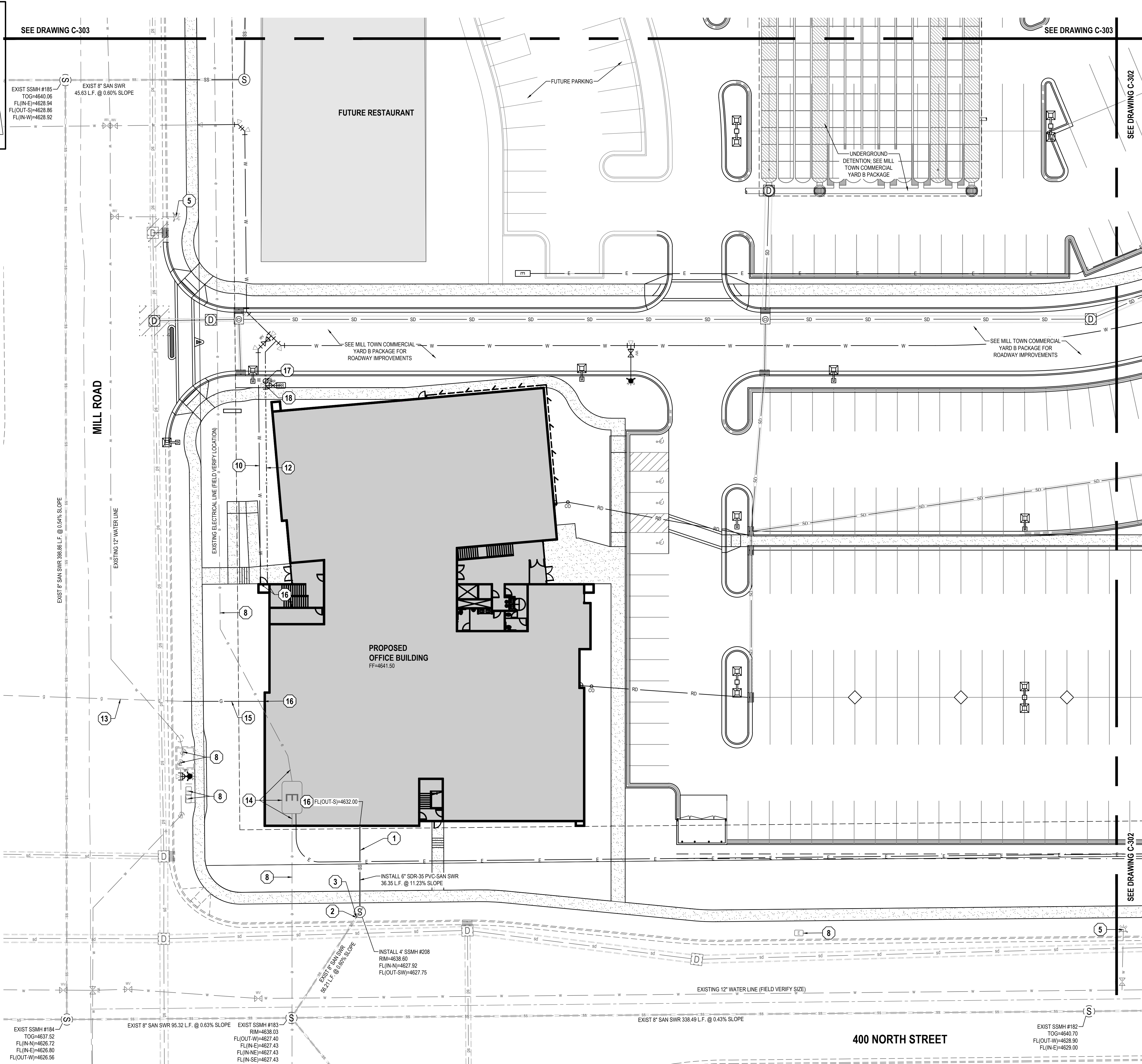
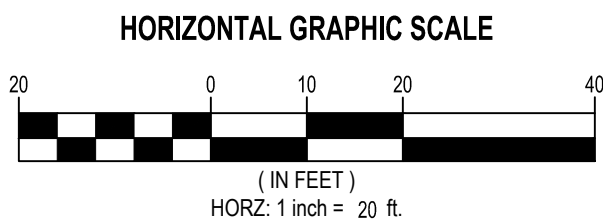
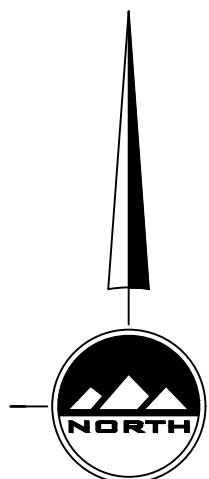
LARGEST BUILDING CONSTRUCTION TYPE (INDOOR GOLF FACILITY) - TYPE IIB CONSTRUCTION
APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE - 50,000 SQUARE FEET
FIRE FLOW DEMAND - 4,750 GPM

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 QUANTITIES ARE 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 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.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER APWA AGENCY'S STANDARDS AND SPECIFICATIONS. LOOPS HAVE BEEN LABELED WITH KEYNOTE 15C-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 ACCURATE 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.

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 VINNEY CITY STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. CONNECTION PER VINNEY CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- ② NEW SSMH ON EXISTING SEWER PIPE PER VINNEY 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 RD 18 PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINNEY CITY STANDARDS AND SPECIFICATIONS. THRUST BLOCKS PER VINNEY 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 VINNEY 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 RD 18 WATER LINE PER VINNEY CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
- ⑪ 3" SDR 35 PVC GREASE TRAP VENT. EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
- ⑫ 2" CULINARY WATER SERVICE LATERAL. CONNECTION TO WATER MAIN LINE PER VINNEY 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 VINNEY 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 NATURAL GAS SERVICE LINE CONNECTION, CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR LOCATION OF CONNECTION TO EXISTING MAIN LINE.
- ㉒ ELECTRICAL TRANSFORMER, SEE ELECTRICAL SITE PLAN FOR DETAILS.
- ㉓ CT CABINET, SEE ELECTRICAL SITE PLAN FOR DETAILS.
- ㉔ ELECTRICAL CONDUITS, SEE ELECTRICAL SITE PLAN FOR DETAILS.



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



NO.	DATE	REVISION	BY
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PROJECT NUMBER	PRINT DATE
64351	7/9/19
DRAWN BY	CHECKED BY
C HAMER	
PROJECT MANAGER	
B MORRIS	

C-301

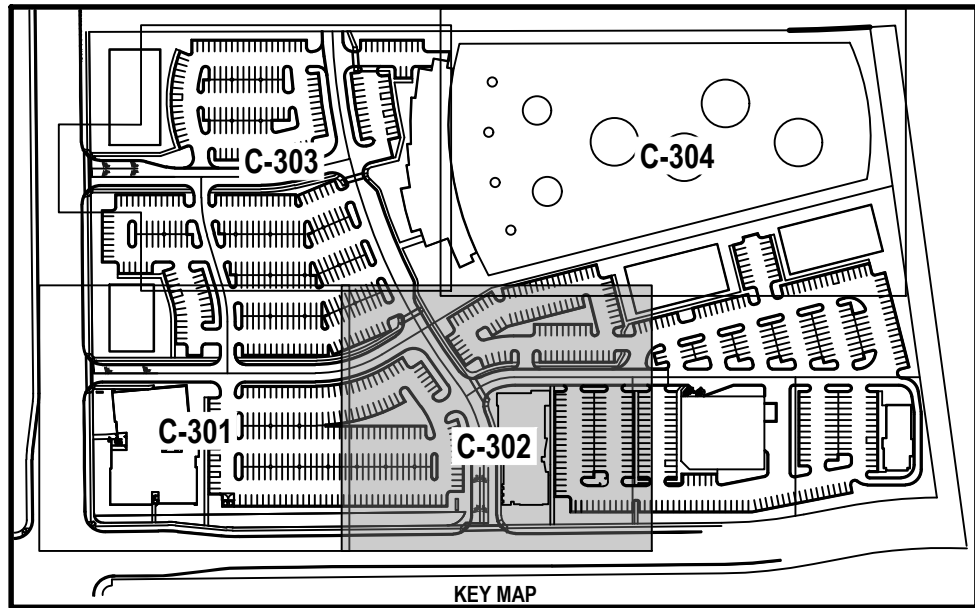
811

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FIRE FLOW CALCULATION

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APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE - 50,000 SQUARE FEET
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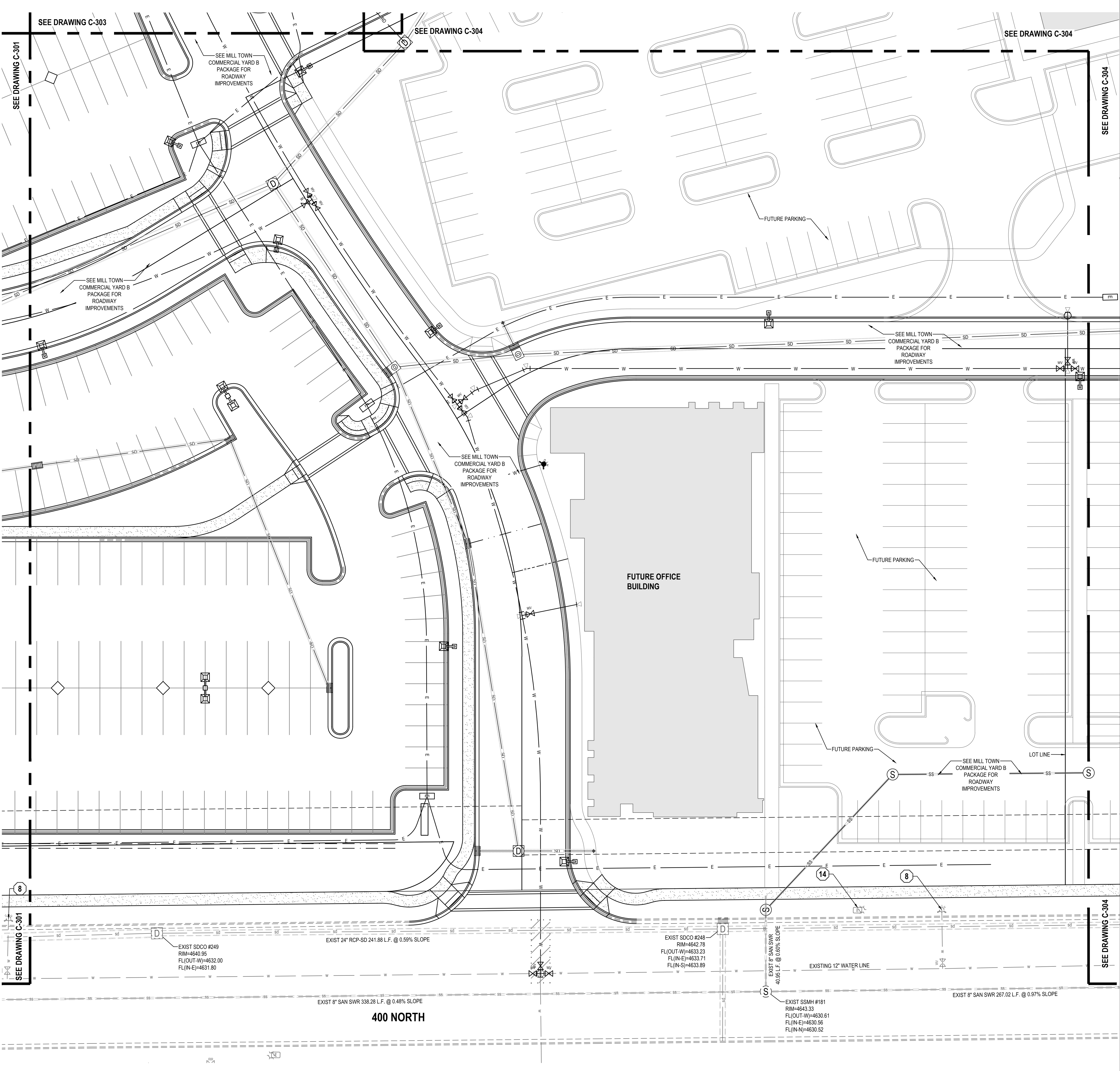
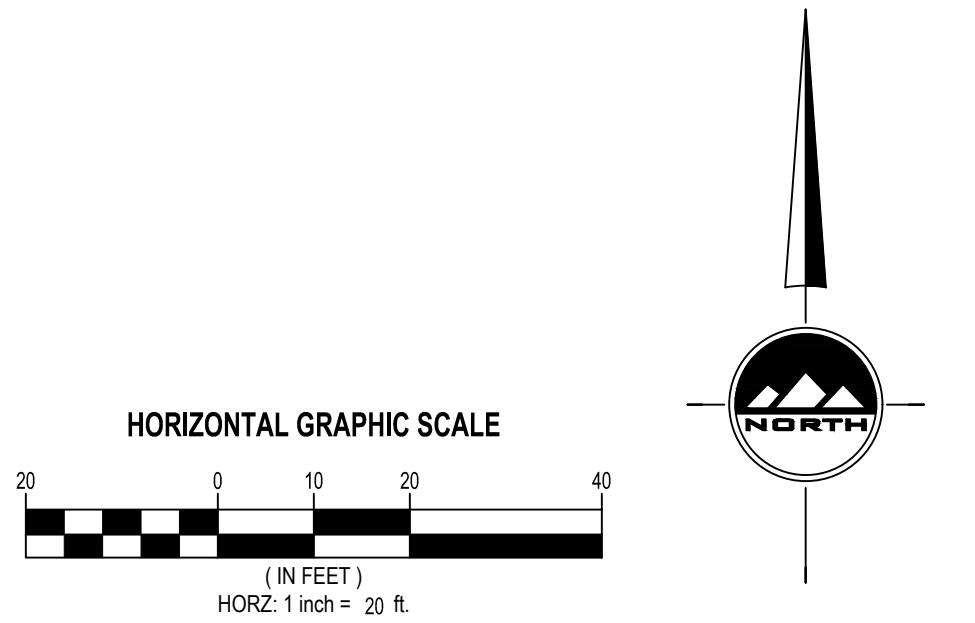
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THE STANDARD IN ENGINEERING

SALT LAKE CITY

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

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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
7-10-19
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO.	DATE	REASON	BY
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PROJECT NUMBER
64351

PRINT DATE
7/9/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-302

811

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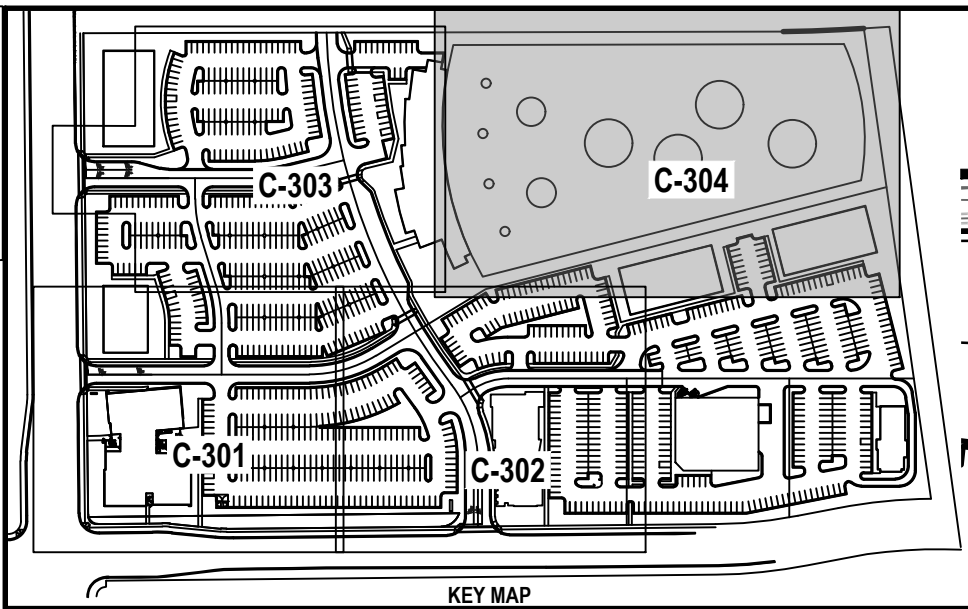
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BENCHMARK

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

ELEV = 4650.50'



GENERAL NOTES

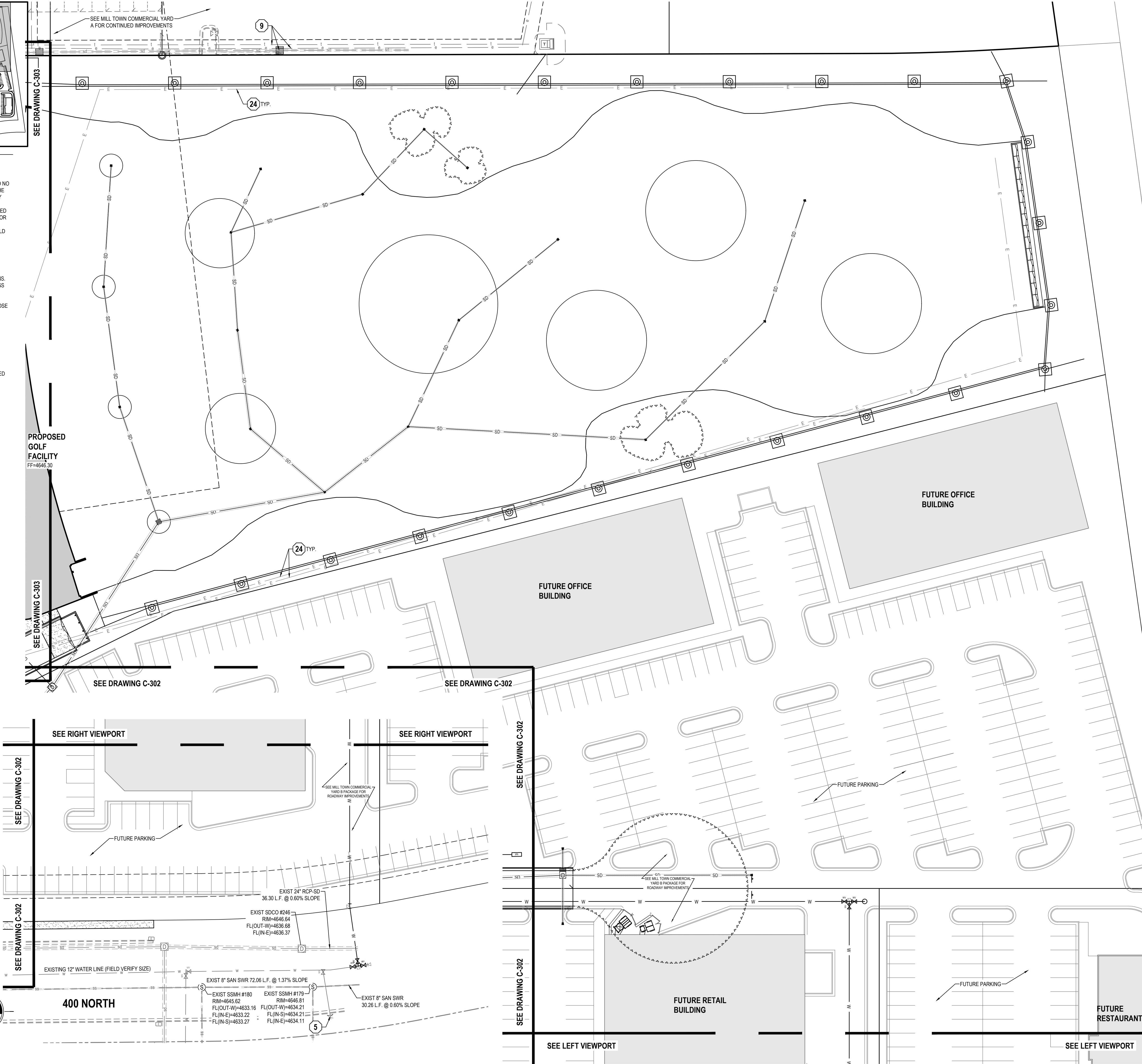
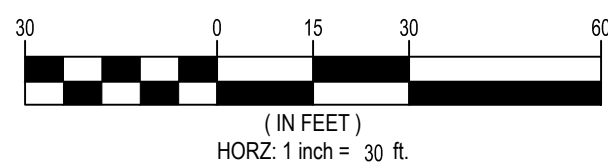
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID 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.
- 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.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

- 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.
- 3" SDR-35 PVC GREASE TRAP VENT. EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
- 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.
- NATURAL GAS SERVICE LINE CONNECTION. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR LOCATION OF CONNECTION TO EXISTING MAIN LINE.
- ELECTRICAL TRANSFORMER; SEE ELECTRICAL SITE PLAN FOR DETAILS.
- CT CABINET; SEE ELECTRICAL SITE PLAN FOR DETAILS.
- ELECTRICAL CONDUITS; SEE ELECTRICAL SITE PLAN FOR DETAILS.

HORIZONTAL GRAPHIC SCALE



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

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LAYTON

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TOOELE

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

MILL TOWN COMMERCIAL YARD B

SITE PLAN PACKAGE

787 EAST 400 NORTH

VINEYARD, UTAH

NO.	DATE	REASON	BY
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UTILITY PLAN

PROJECT NUMBER
64351

PRINT DATE
7/9/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-304

811

CALL BLUESTAKES
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BENCHMARK

SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
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.

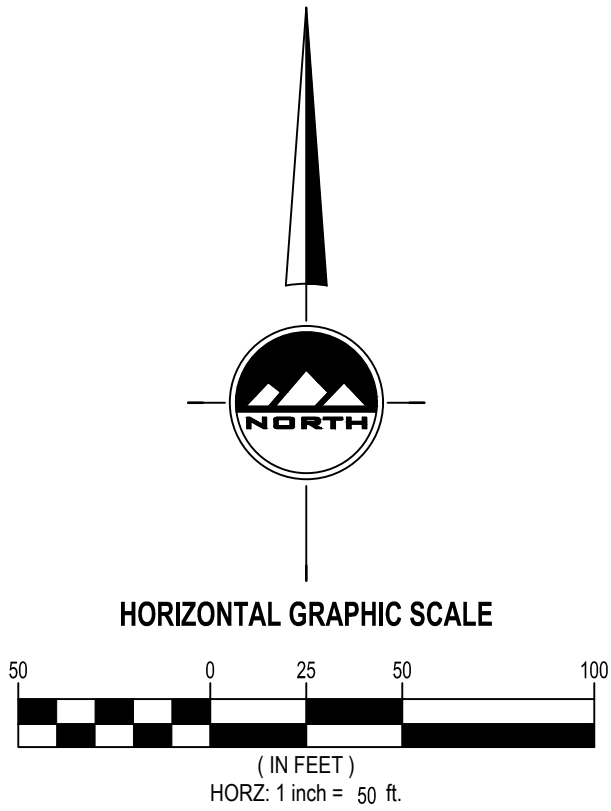
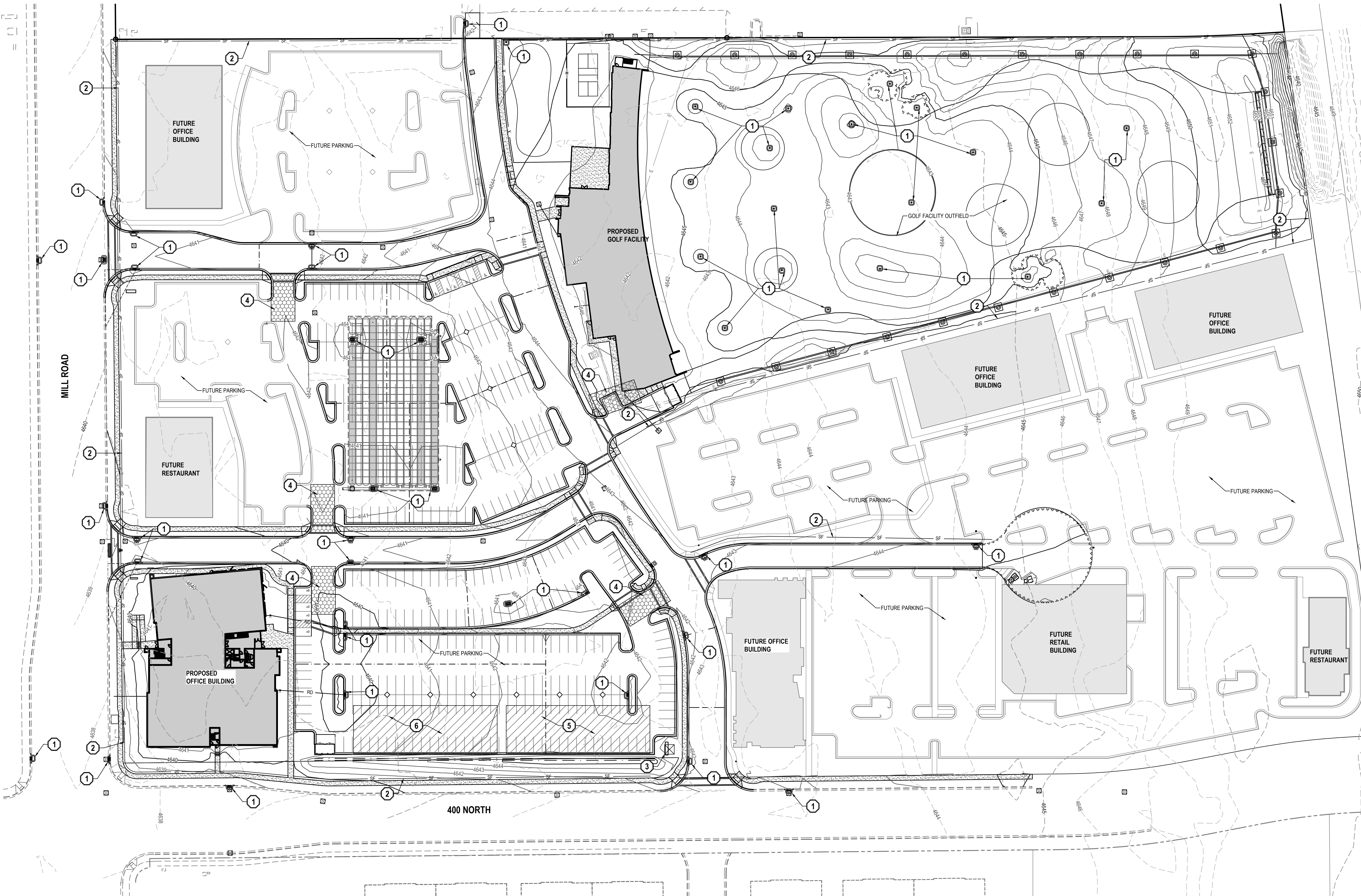
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.

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.



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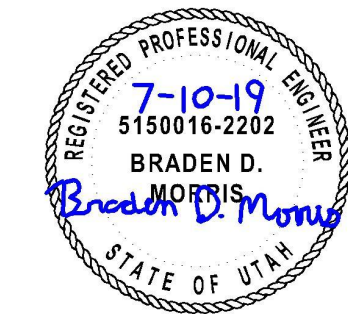
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VINEYARD, UTAH



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EROSION CONTROL
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DRAWN BY
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B MORRIS

C-400

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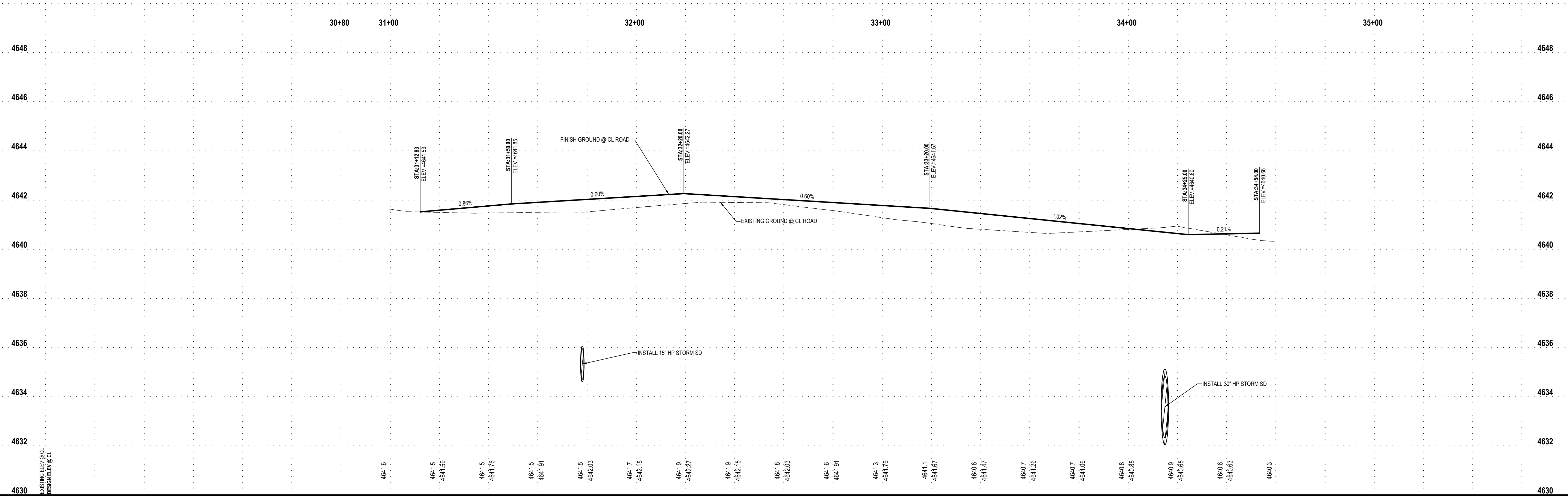
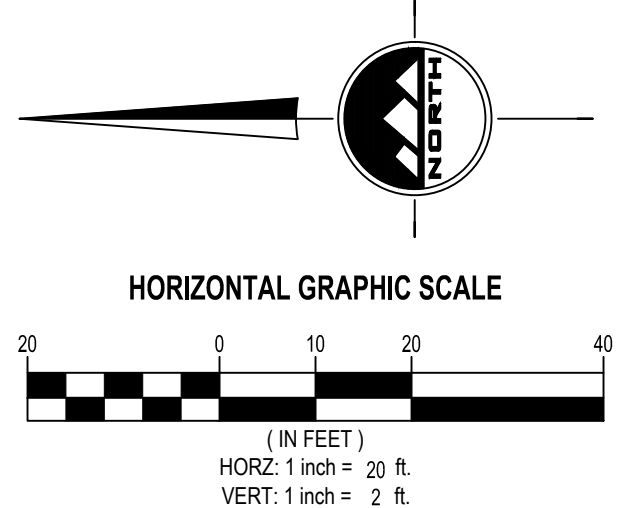
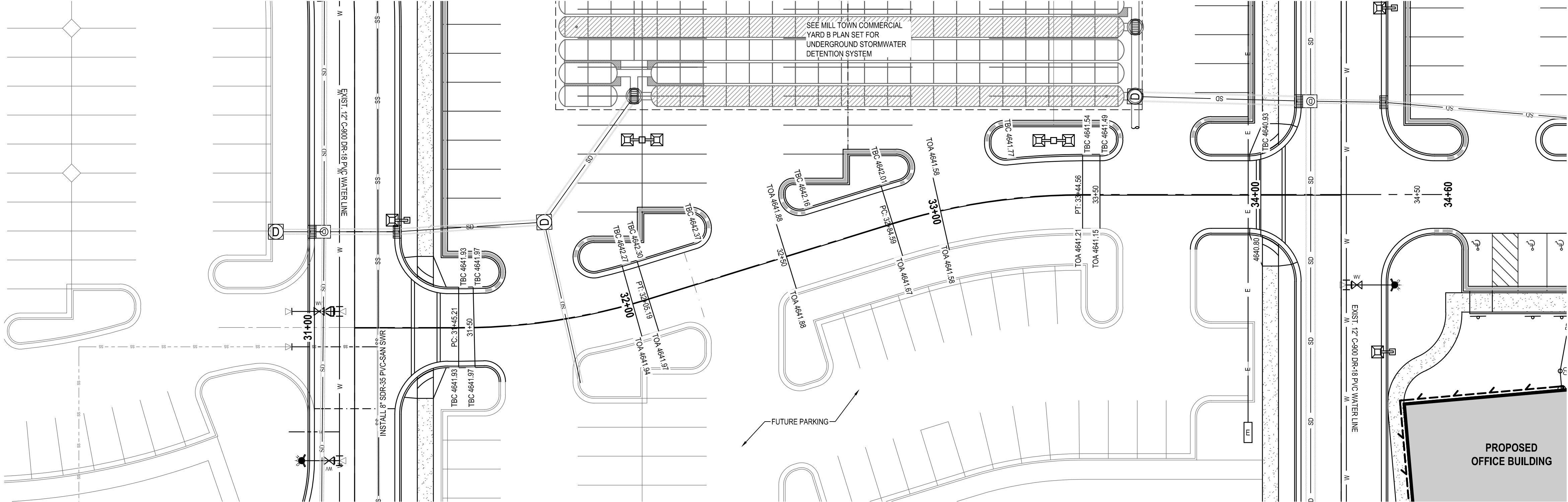
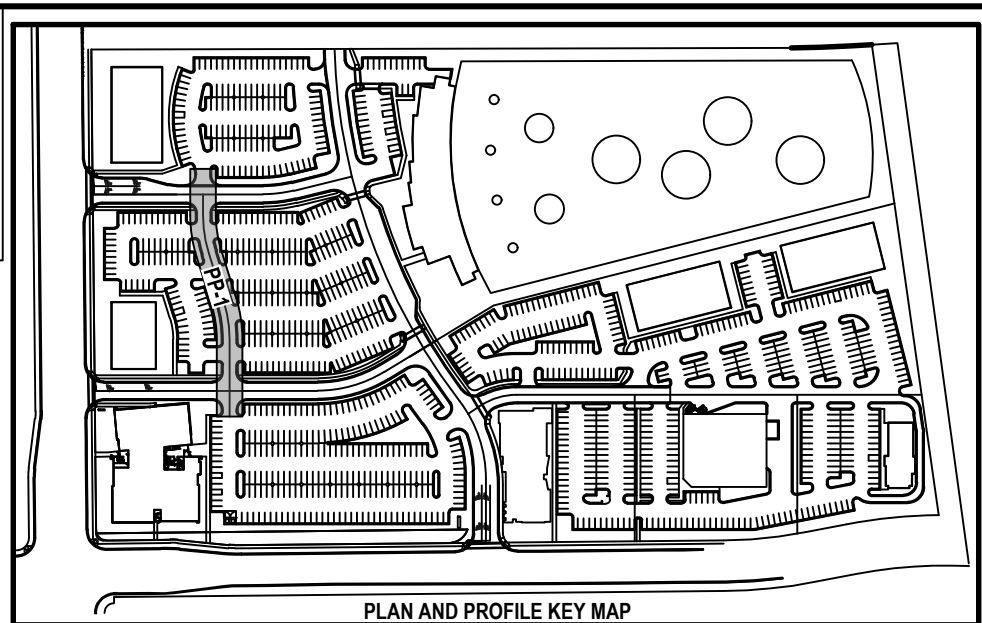
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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



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PLAN AND PROFILE

PROJECT NUMBER
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B MORRIS

PP-1

811

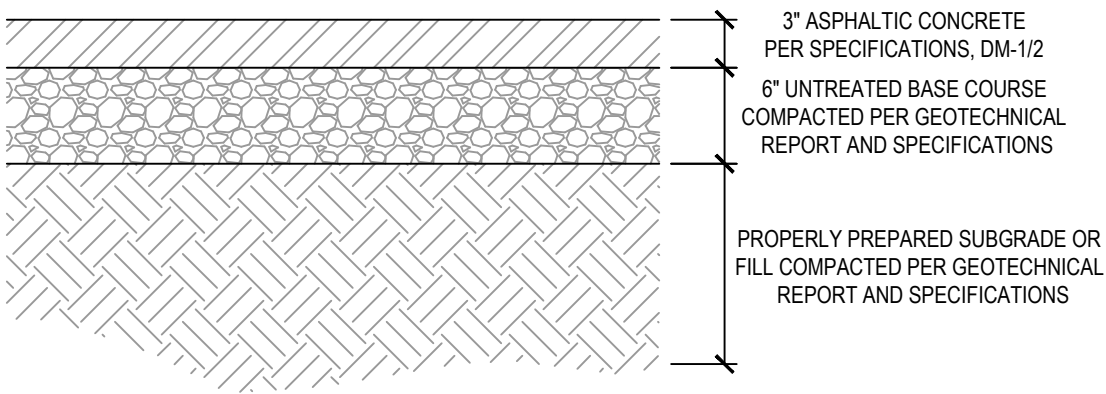
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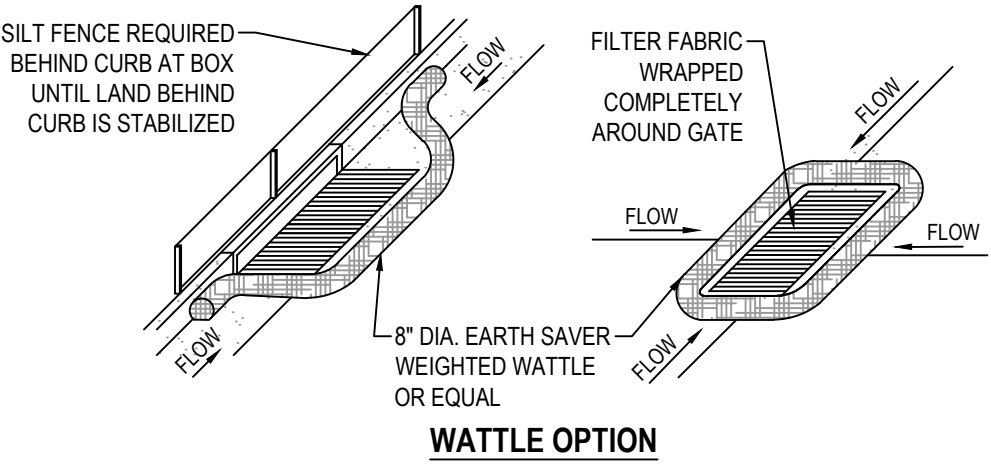
ASPHALT NOTES

- 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.

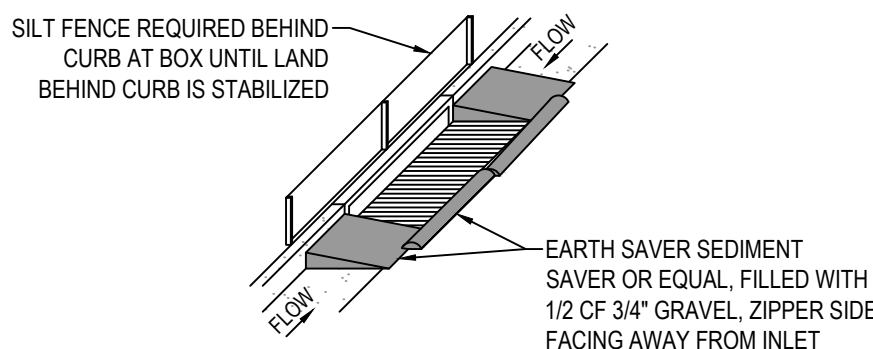


1 ASPHALT SECTION

SCALE: NONE



WATTLE OPTION



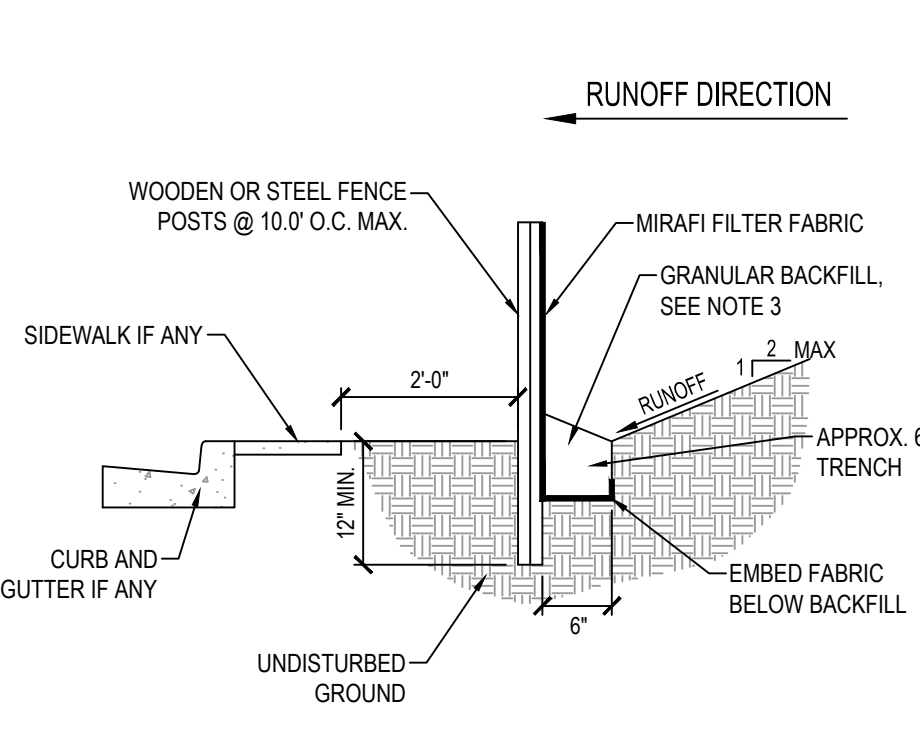
SANDBAG OPTION

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.

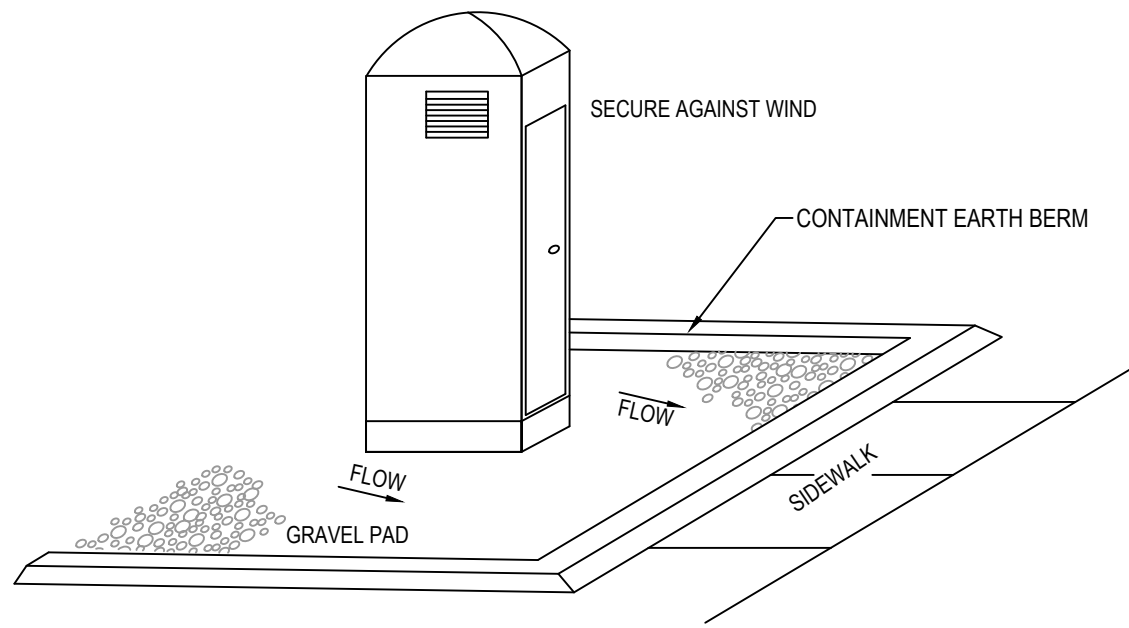


3 TEMPORARY SILT FENCE

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.

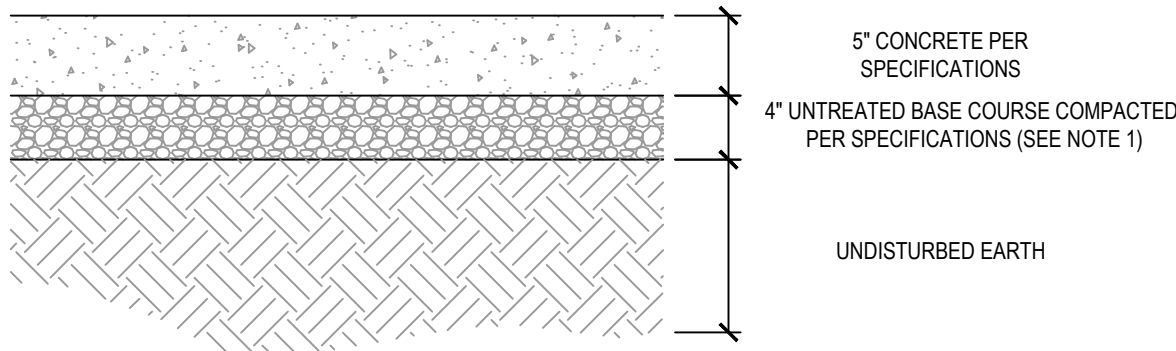


4 PORTABLE TOILET

SCALE: NONE

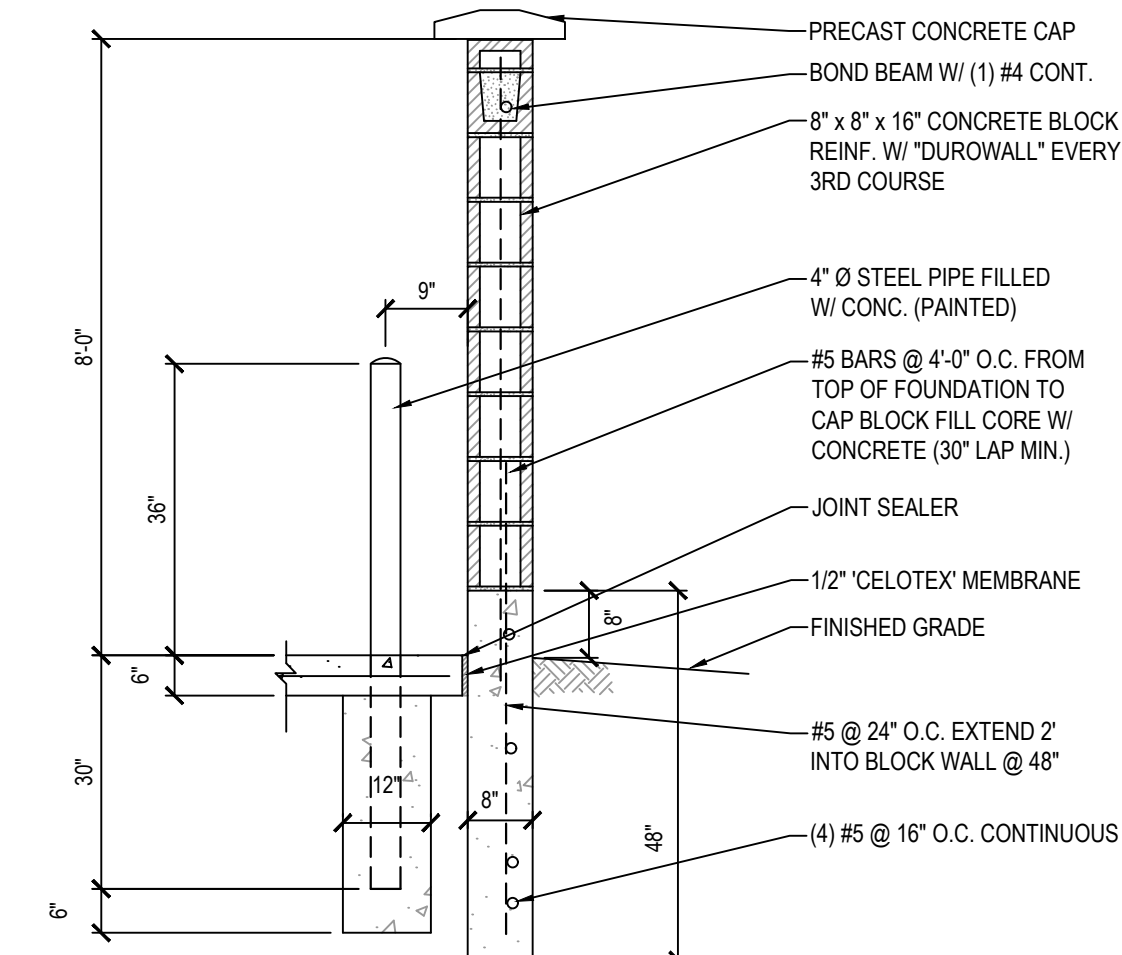
CONCRETE NOTES

- 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.
- SEE GEOTECHNICAL REPORT SECTION G FOR CONCRETE PAVEMENT INFORMATION.



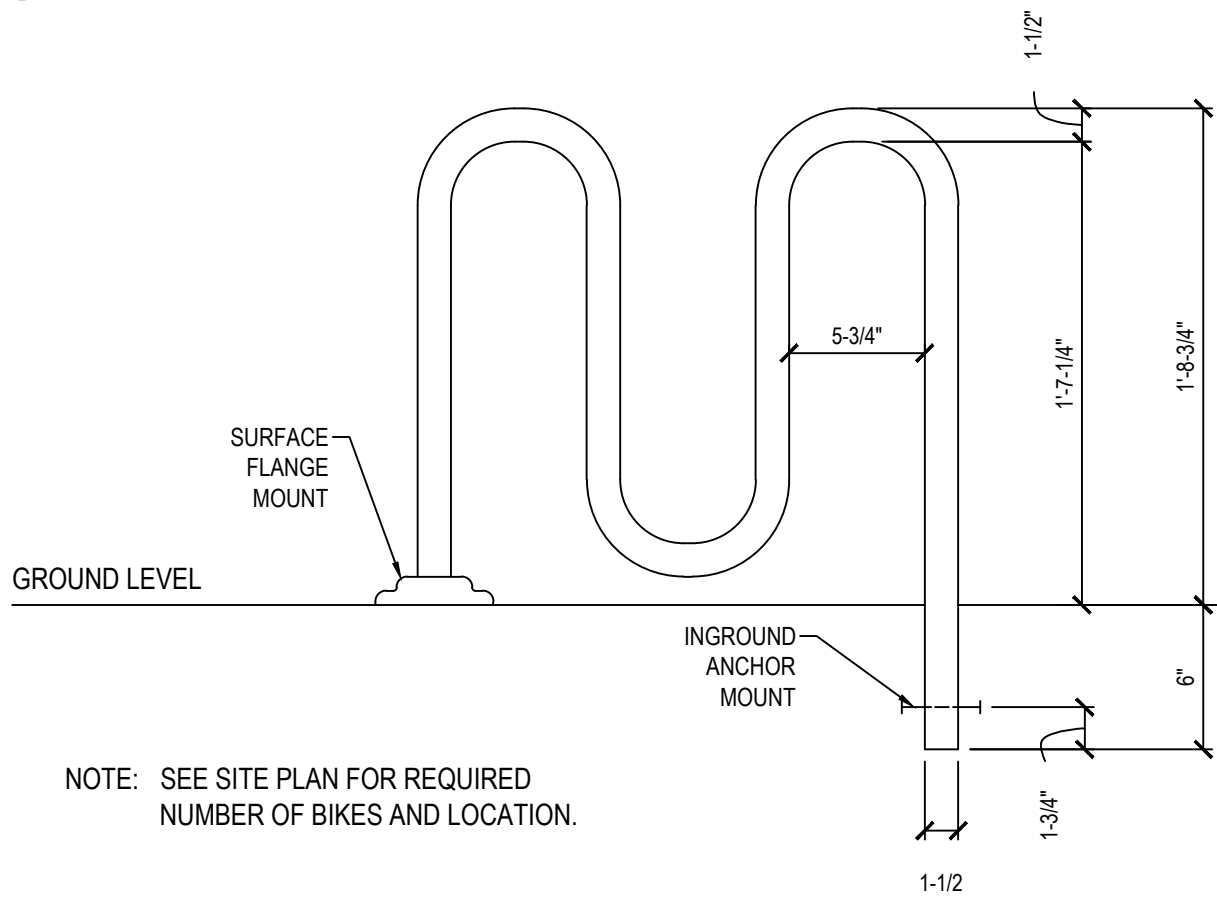
7 CONCRETE PAVEMENT SECTION

SCALE: NONE



11 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE

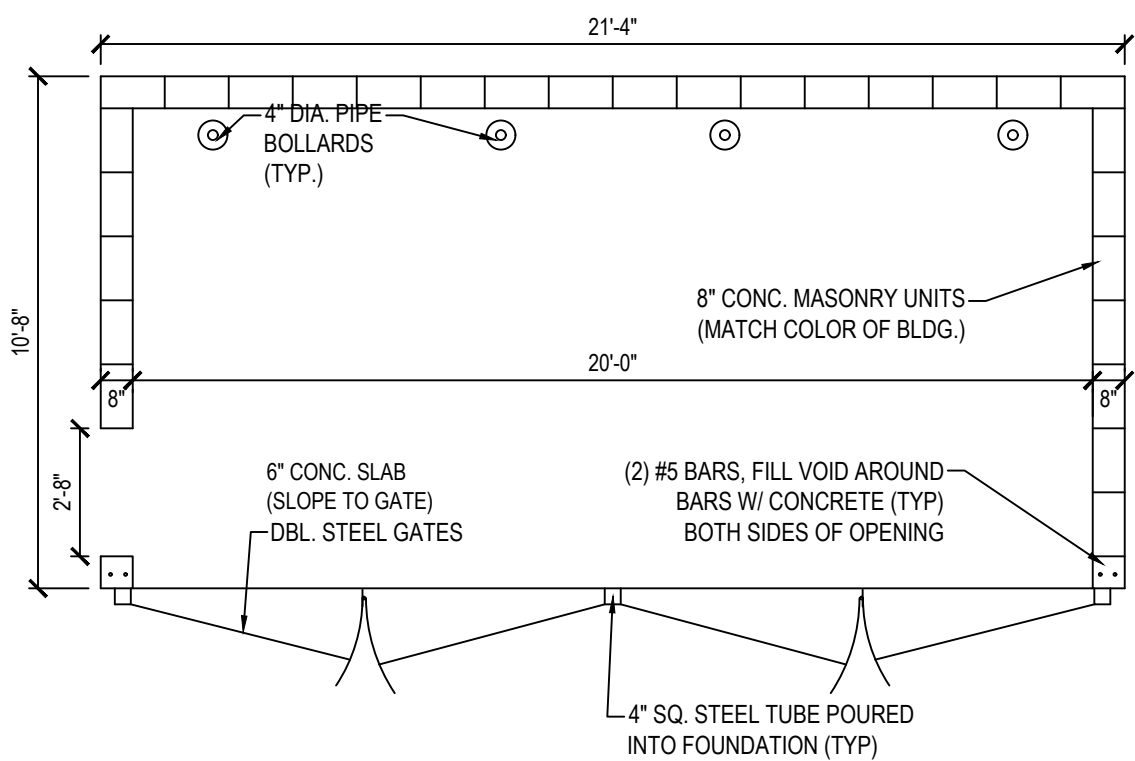


15 TYPICAL BIKE RACK DETAIL

SCALE: NONE

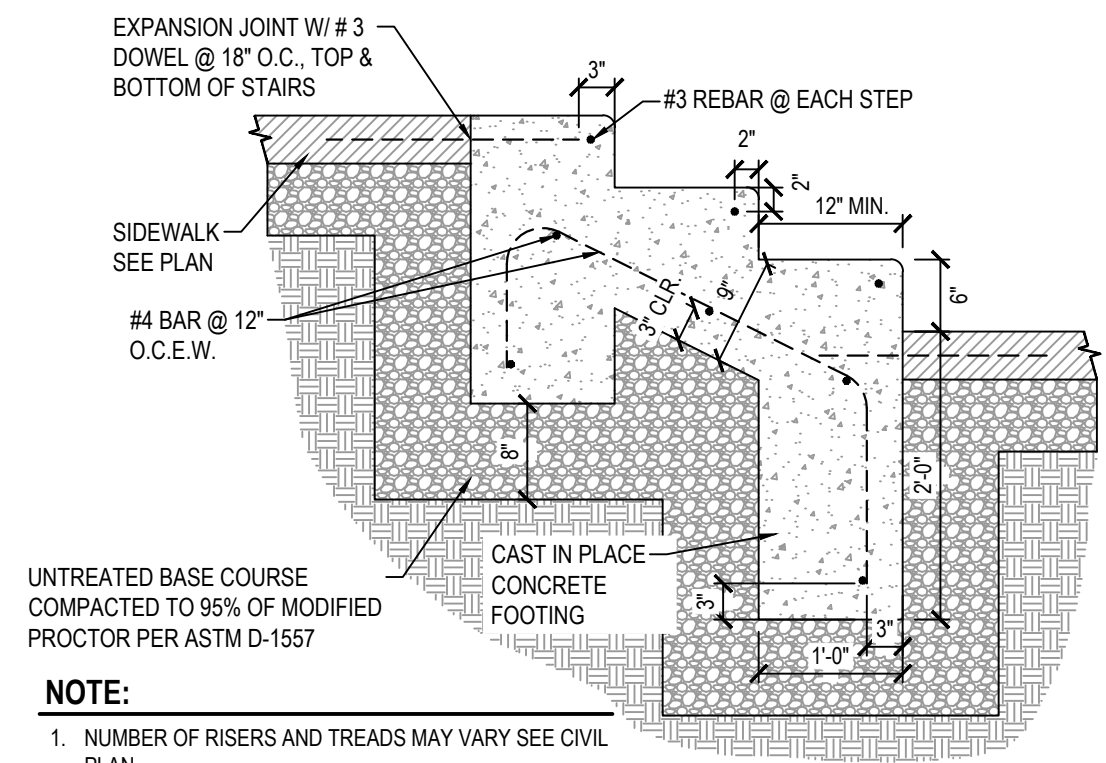
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



9 TRASH ENCLOSURE (TYP.)

SCALE: NONE

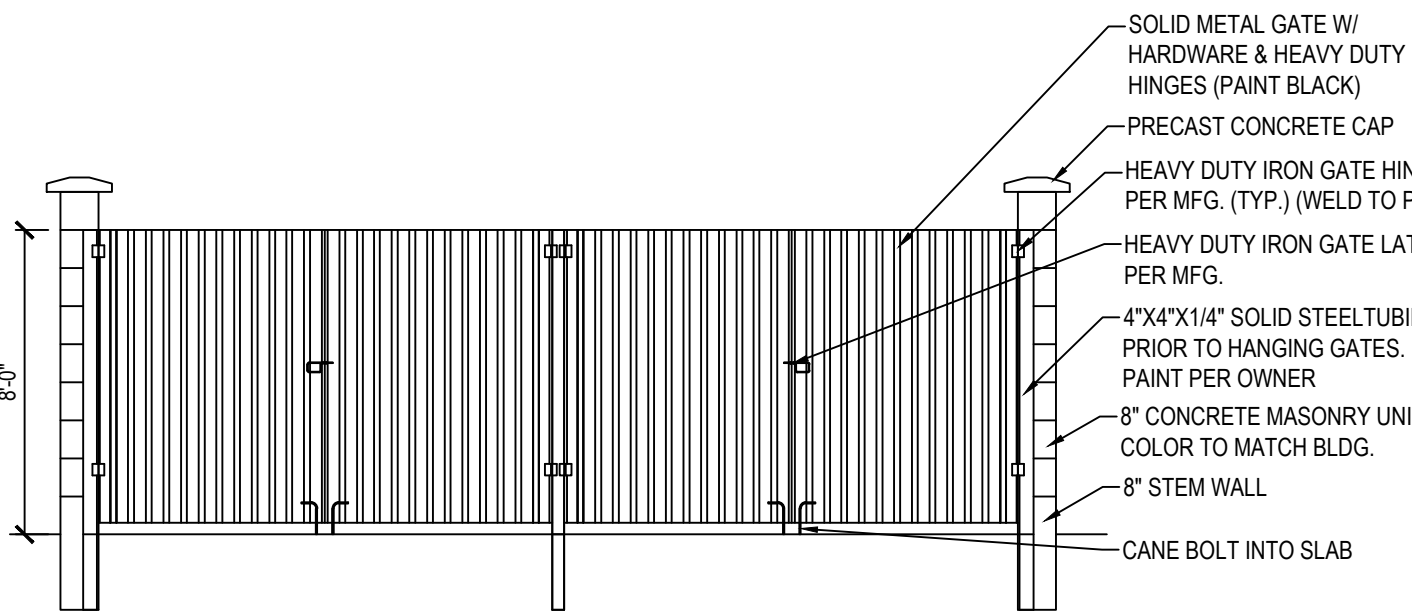


13 STAIR DETAIL

SCALE: NONE

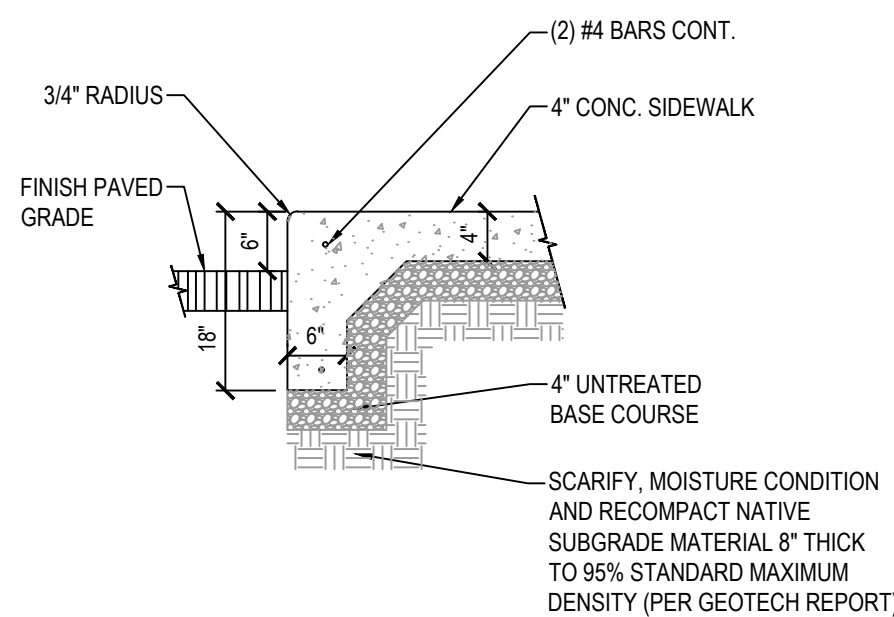
6 CROWNED ROAD TYPICAL CROSS SECTION

SCALE: NONE



10 TRASH ENCLOSURE ELEVATION

SCALE: NONE

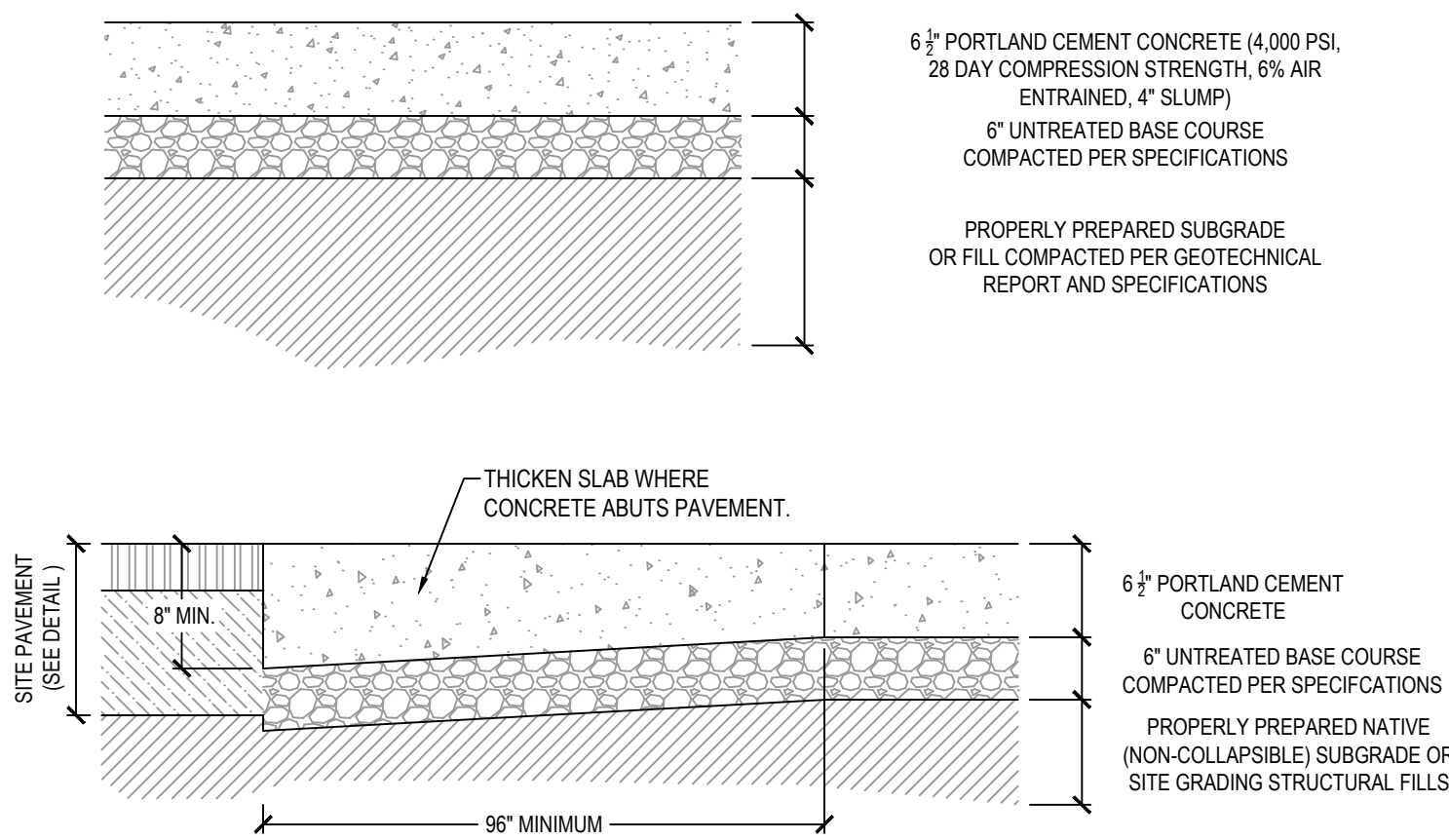


14 MONOLITHIC CURB

SCALE: NONE

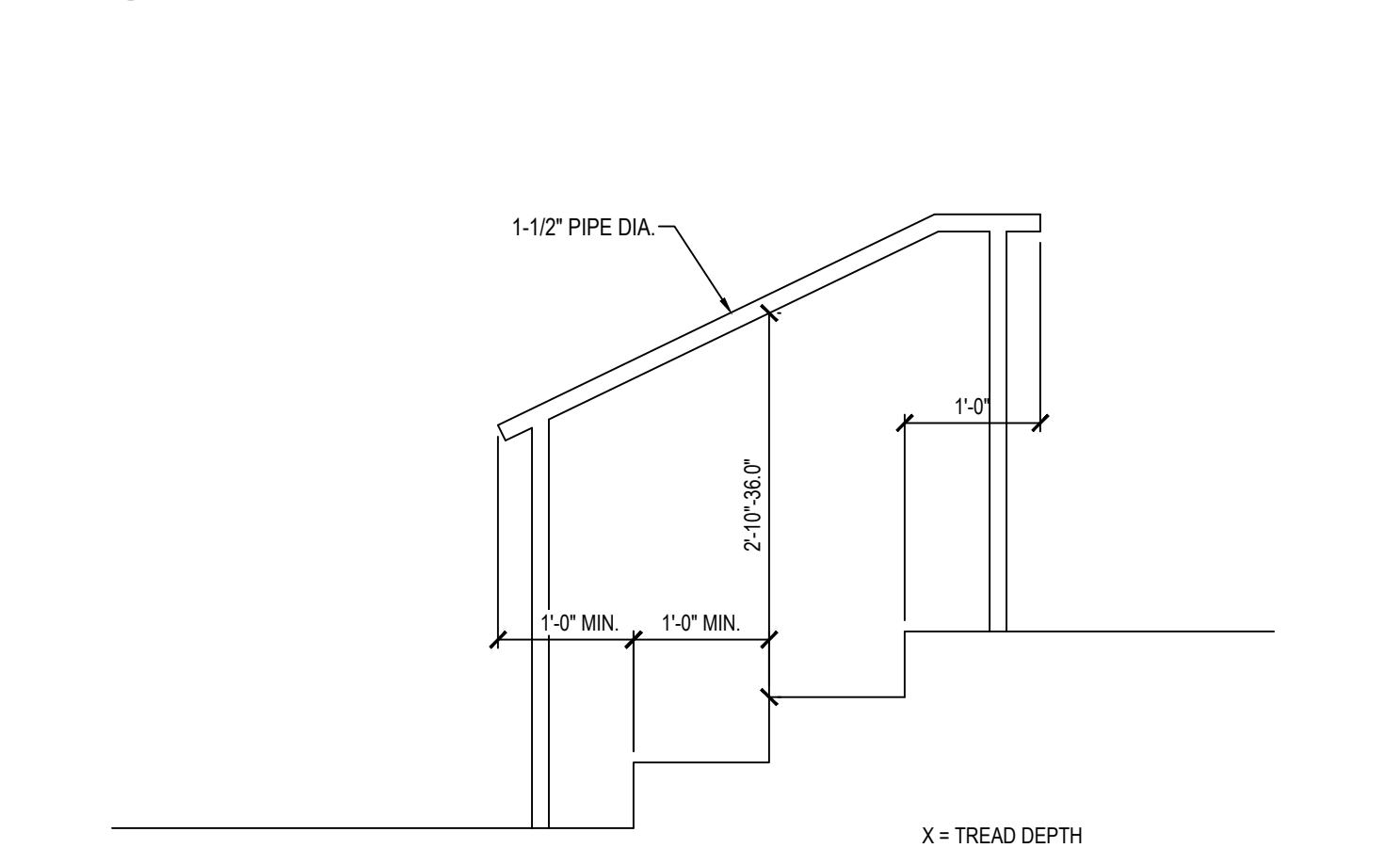
8 DRIVING RANGE TURF SECTION

SCALE: NONE



12 DUMPSTER PAD / APRON SECTION

SCALE: NONE



16 TYPICAL SURFACE MOUNT HANDRAIL

SCALE: NONE



LAYTON
Phone: 801.547.1100

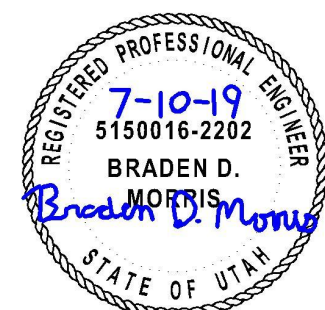
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

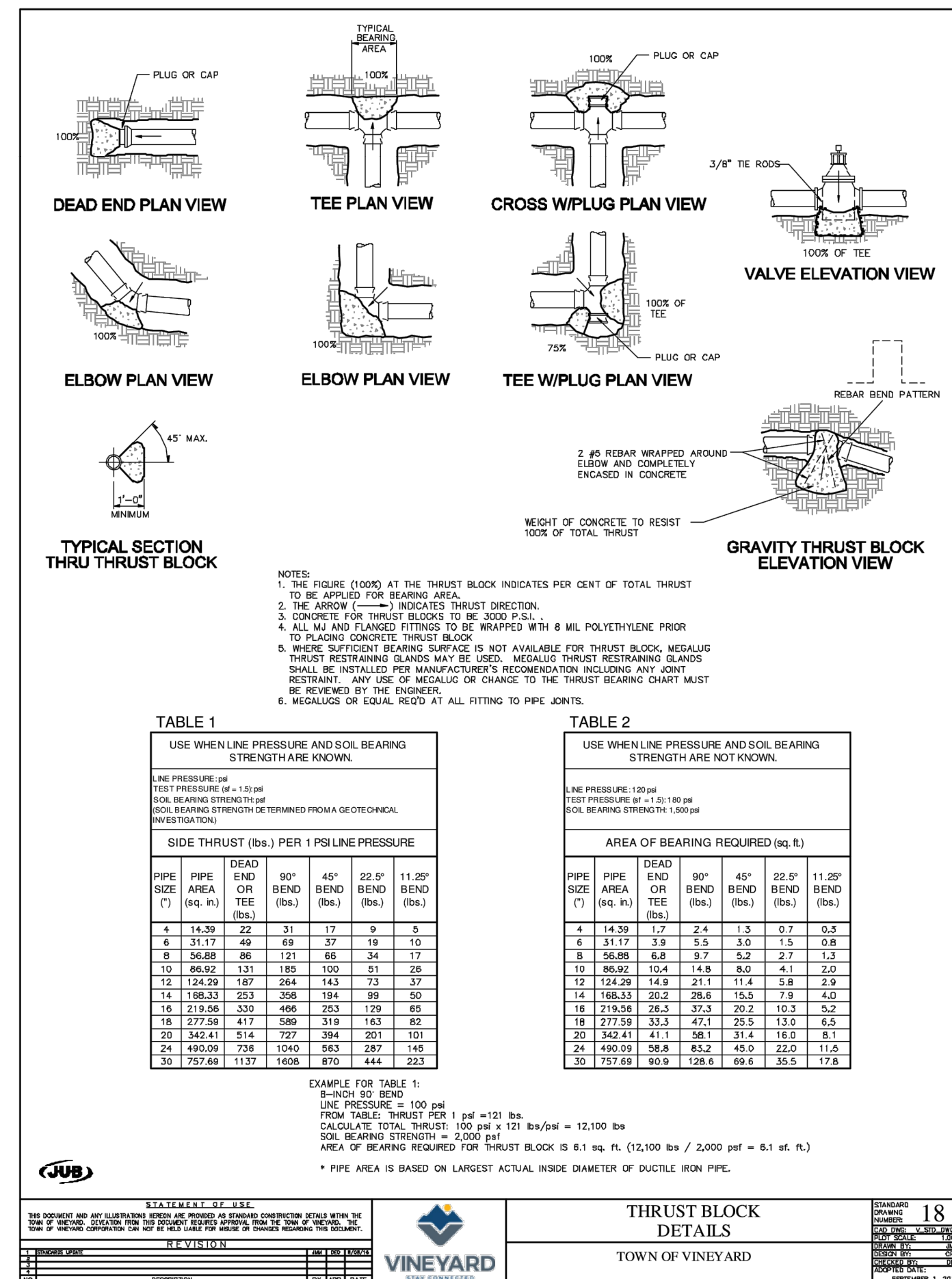
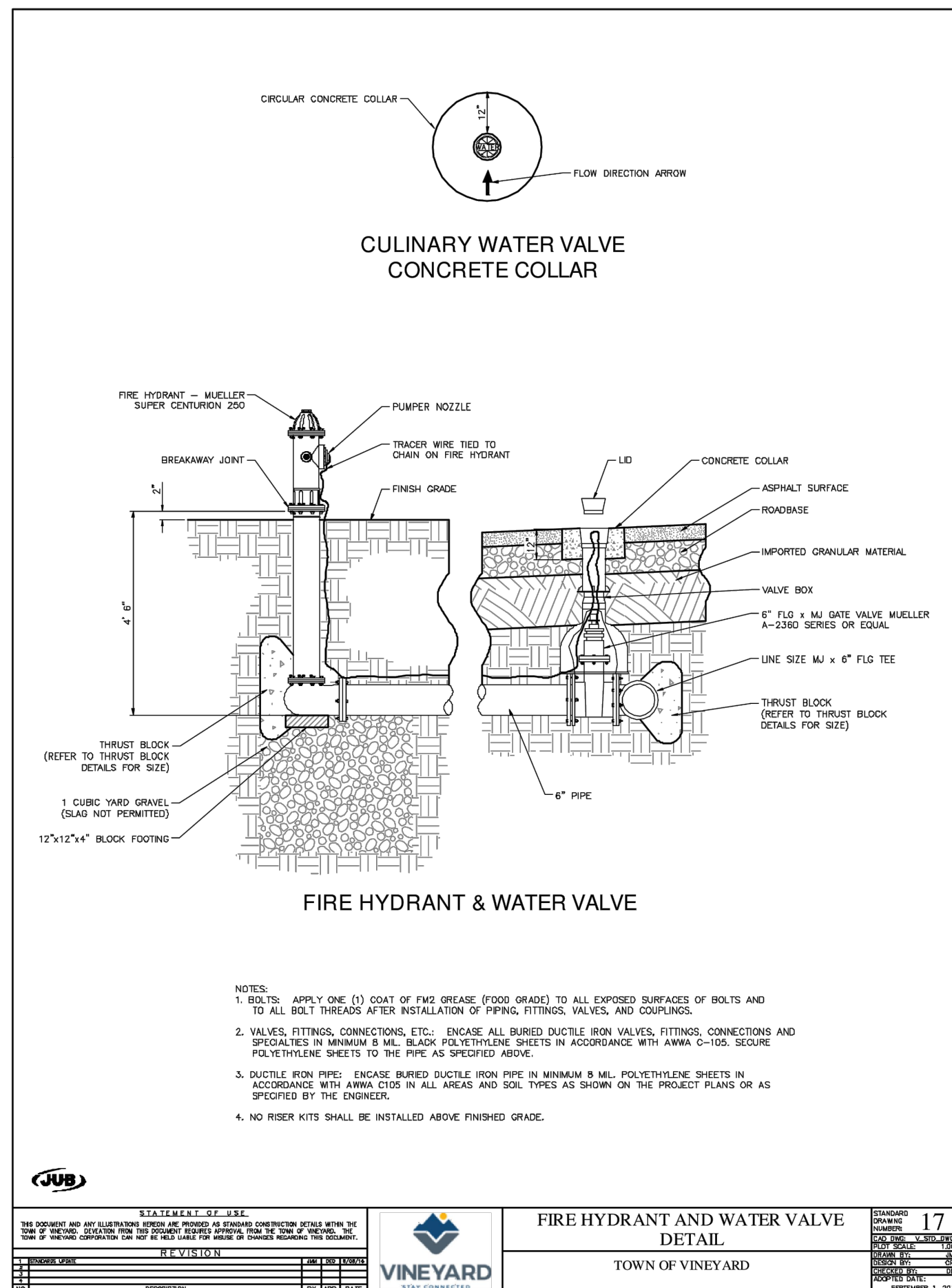
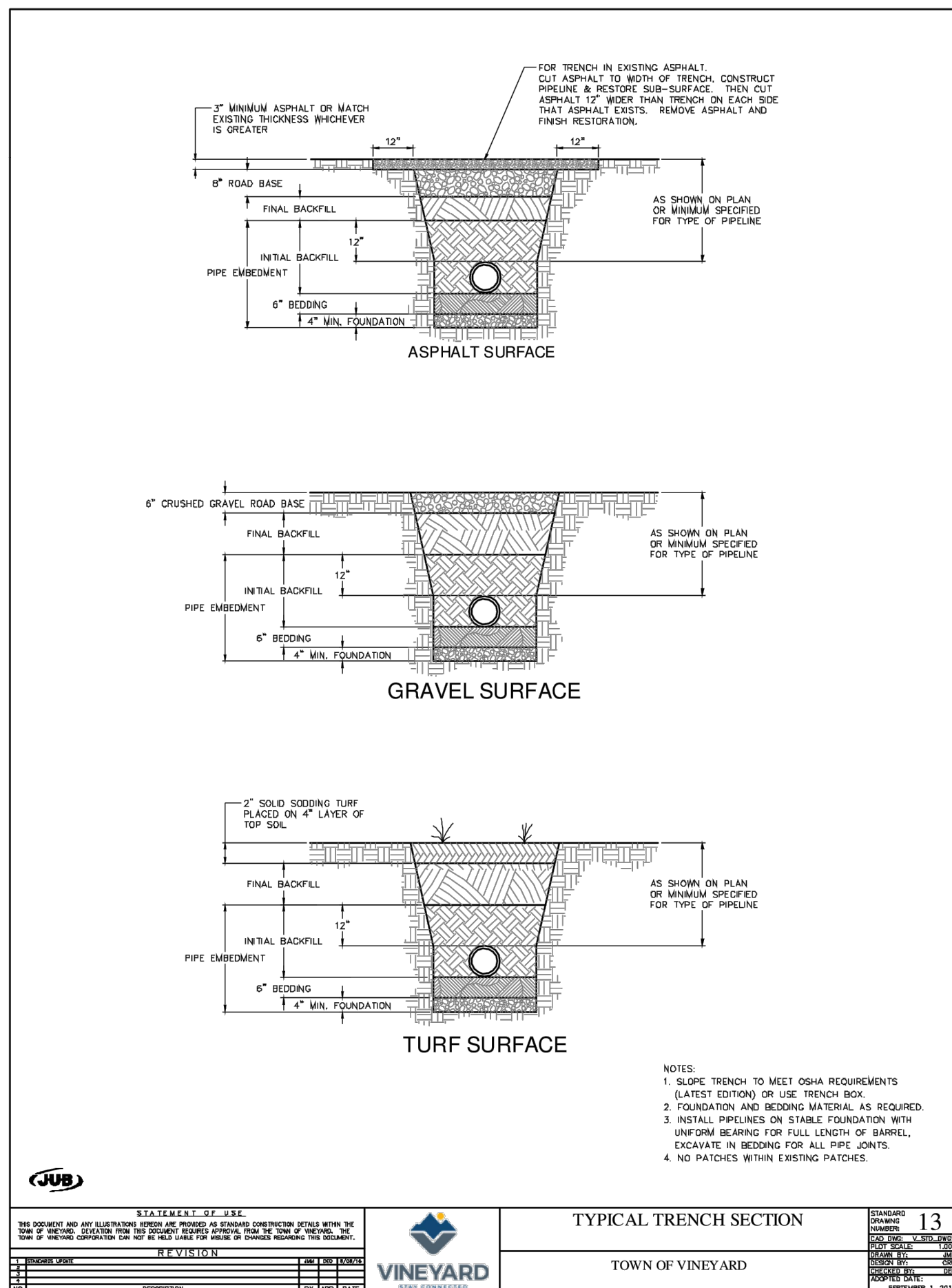
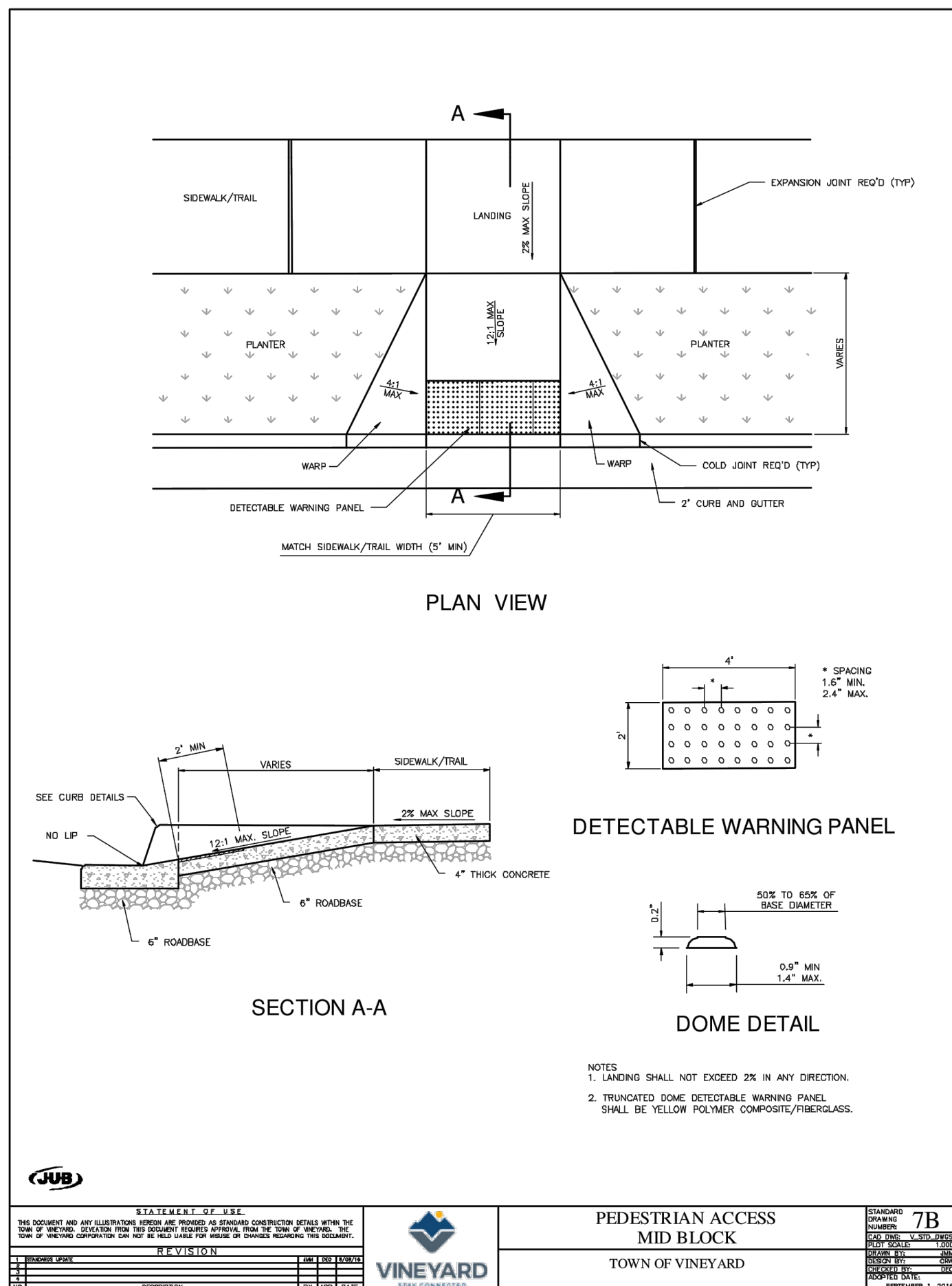
MILL TOWN COMMERCIAL YARD B
SITE PLAN PACKAGE
787 EAST 400 NORTH
VINEYARD, UTAH

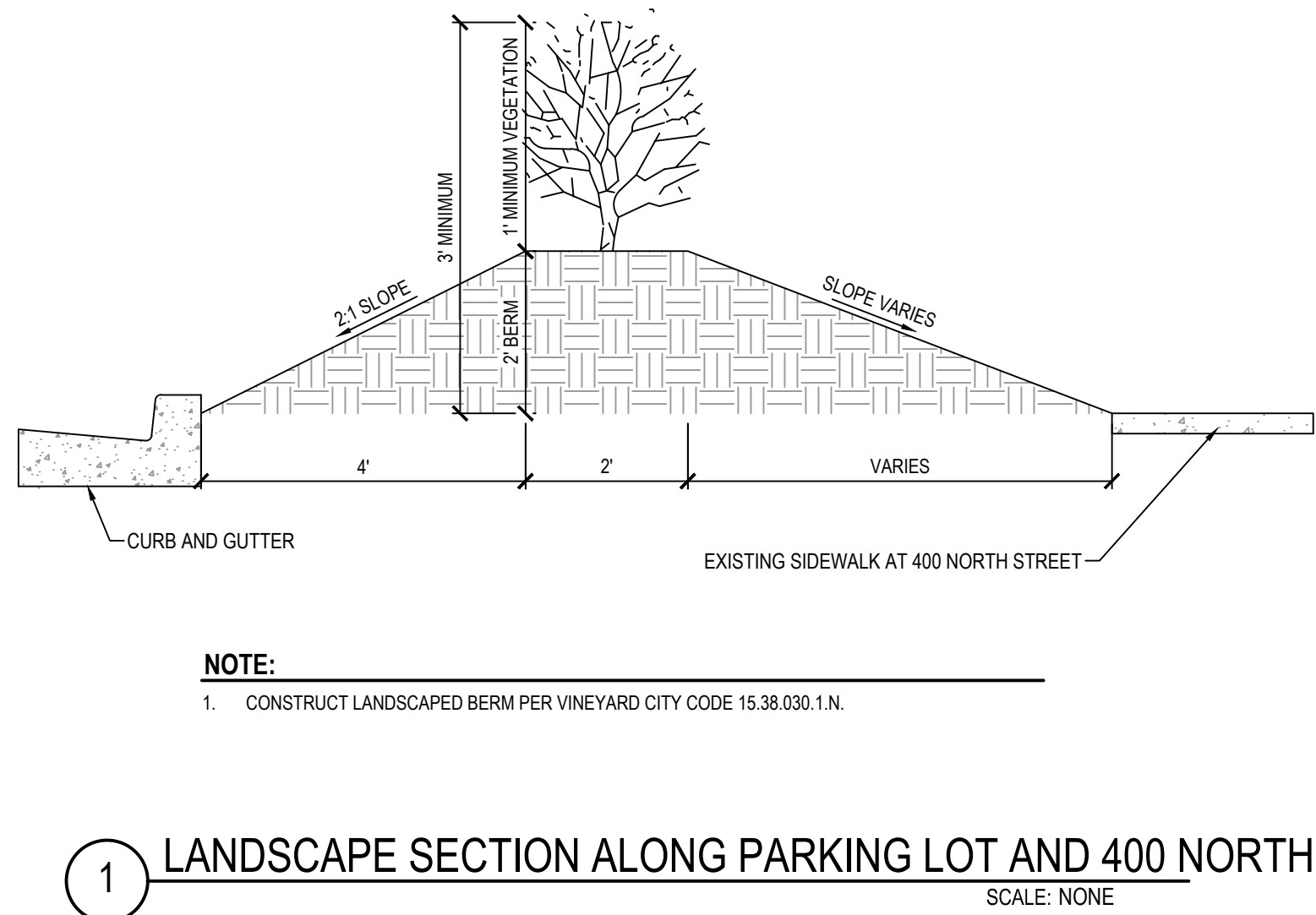
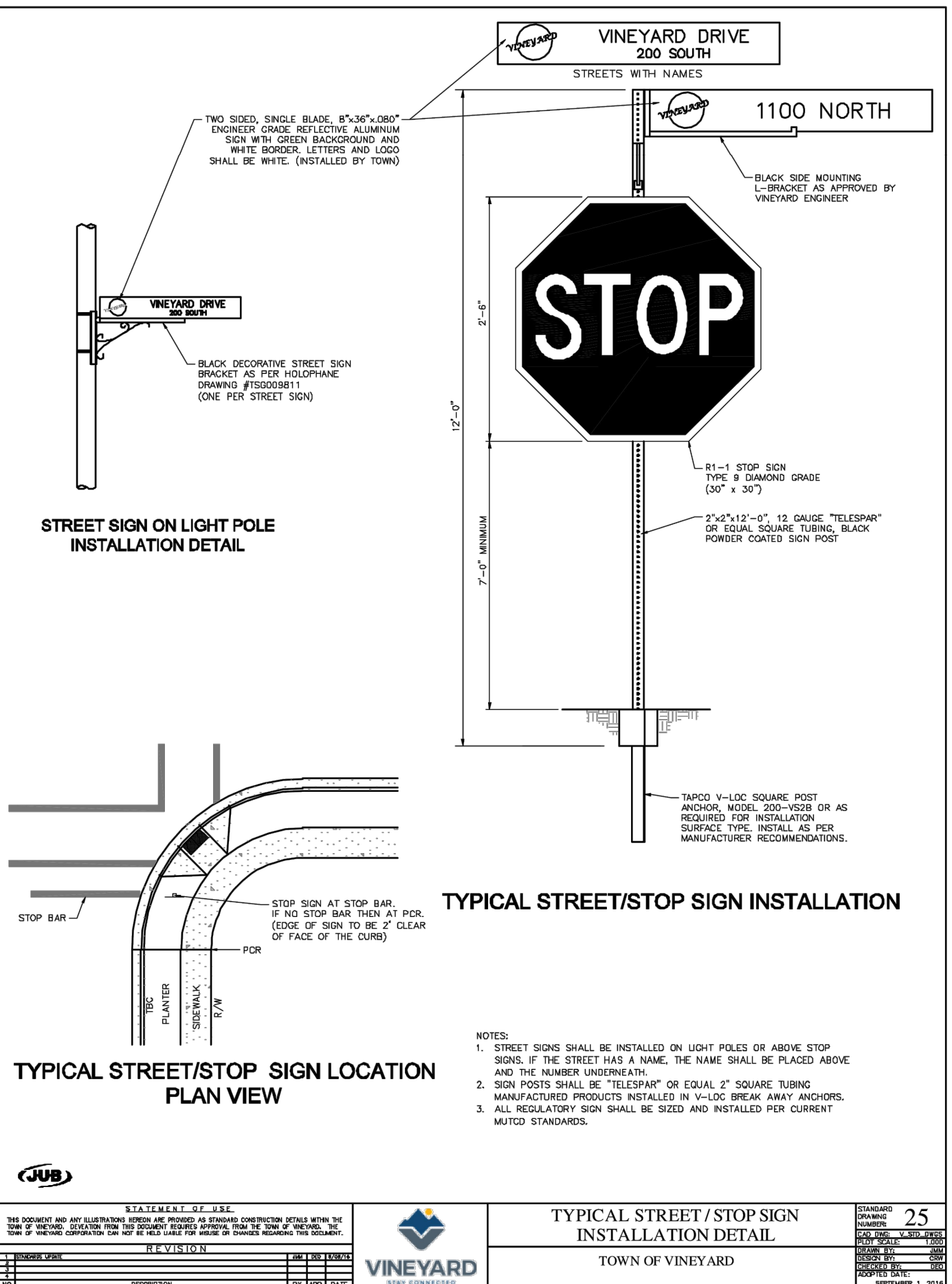
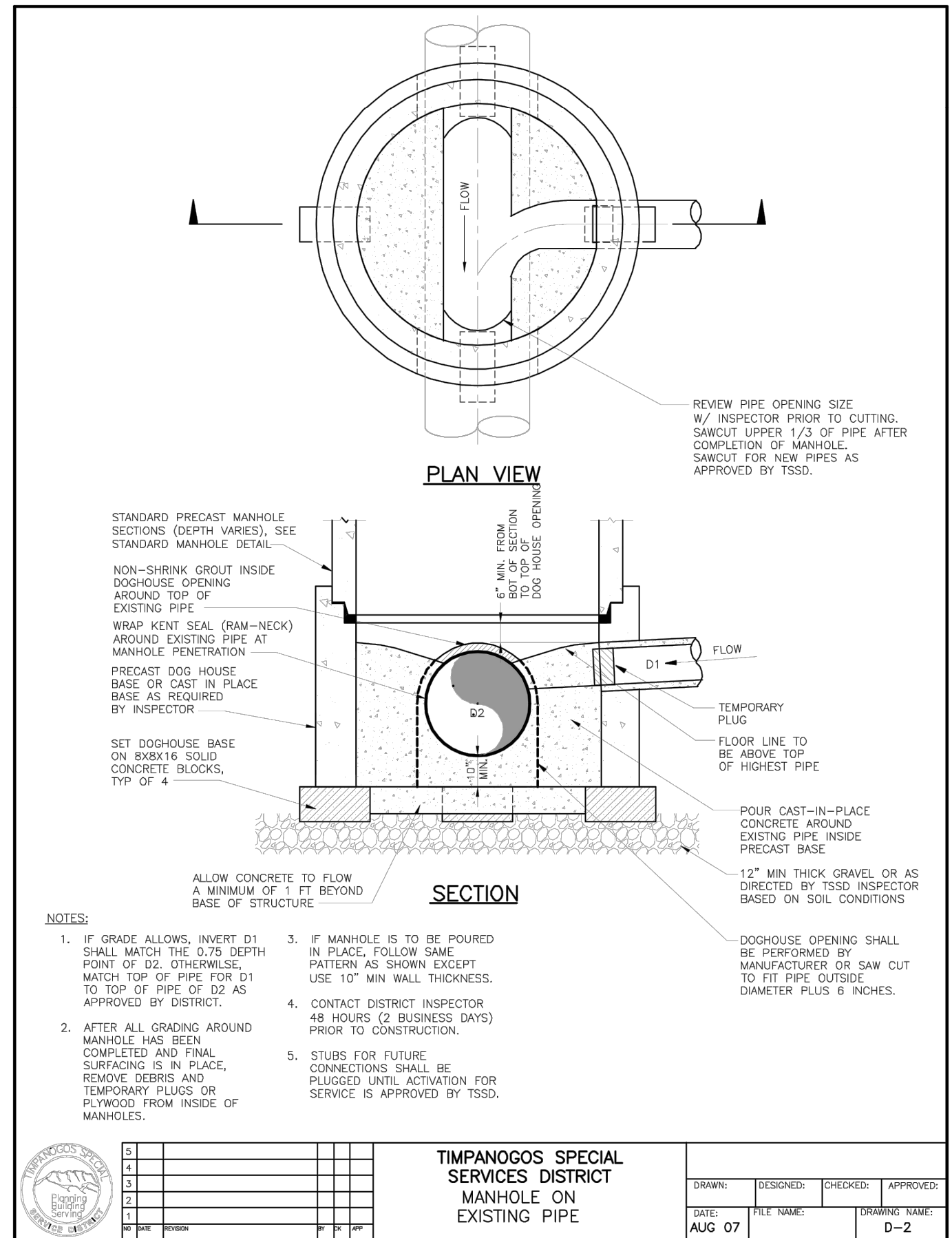
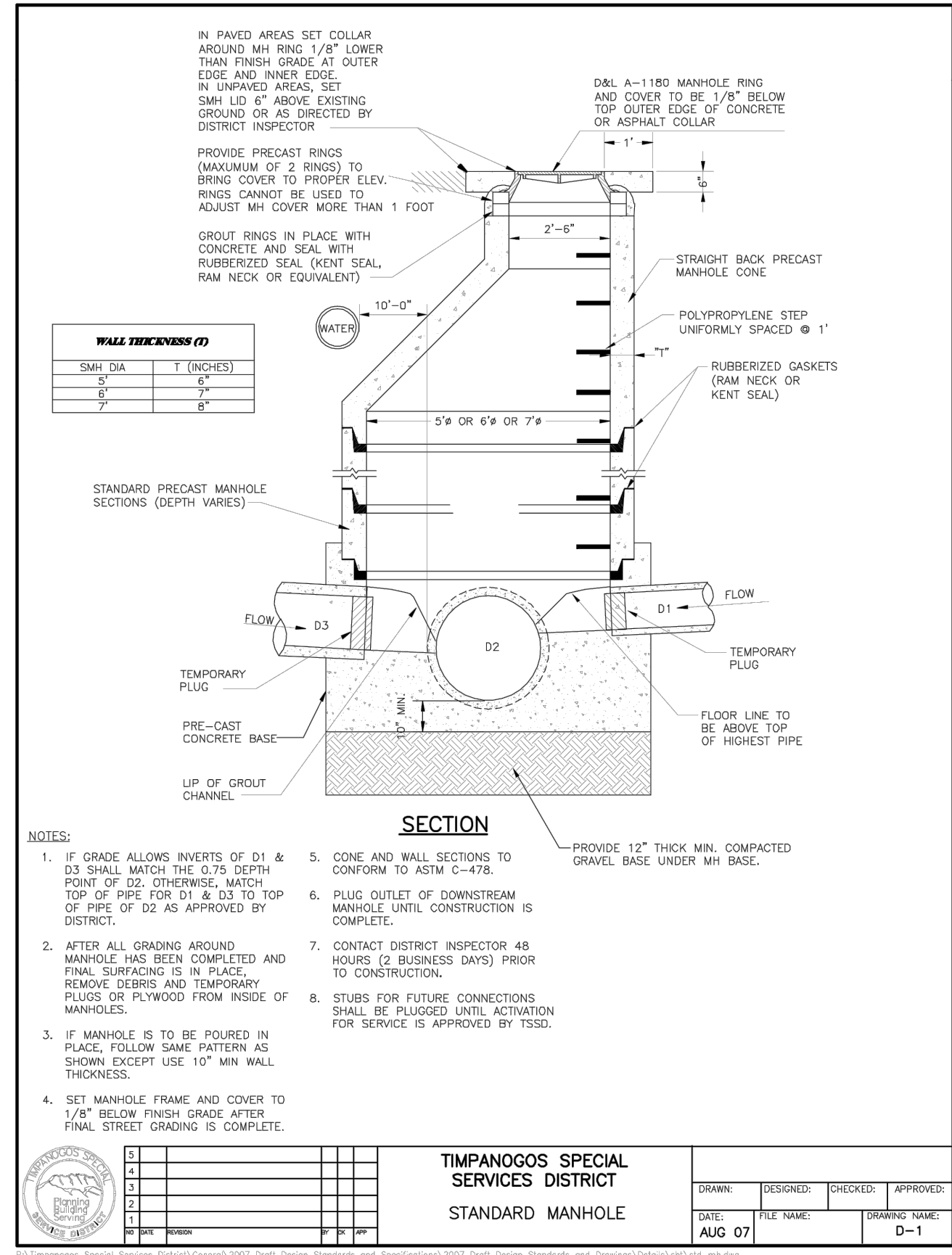


NO.	DATE	REVISION	BY
1			
2			
3			
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6			
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8			

PROJECT NUMBER	PRINT DATE
64351	7/9/19
DRAWN BY	CHECKED BY
C HAMER	
PROJECT MANAGER	
B MORRIS	

C-501





**MILL TOWN COMMERCIAL YARD B
SITE PLAN PACKAGE**

**787 EAST 400 NORTH
VINEYARD, UTAH**



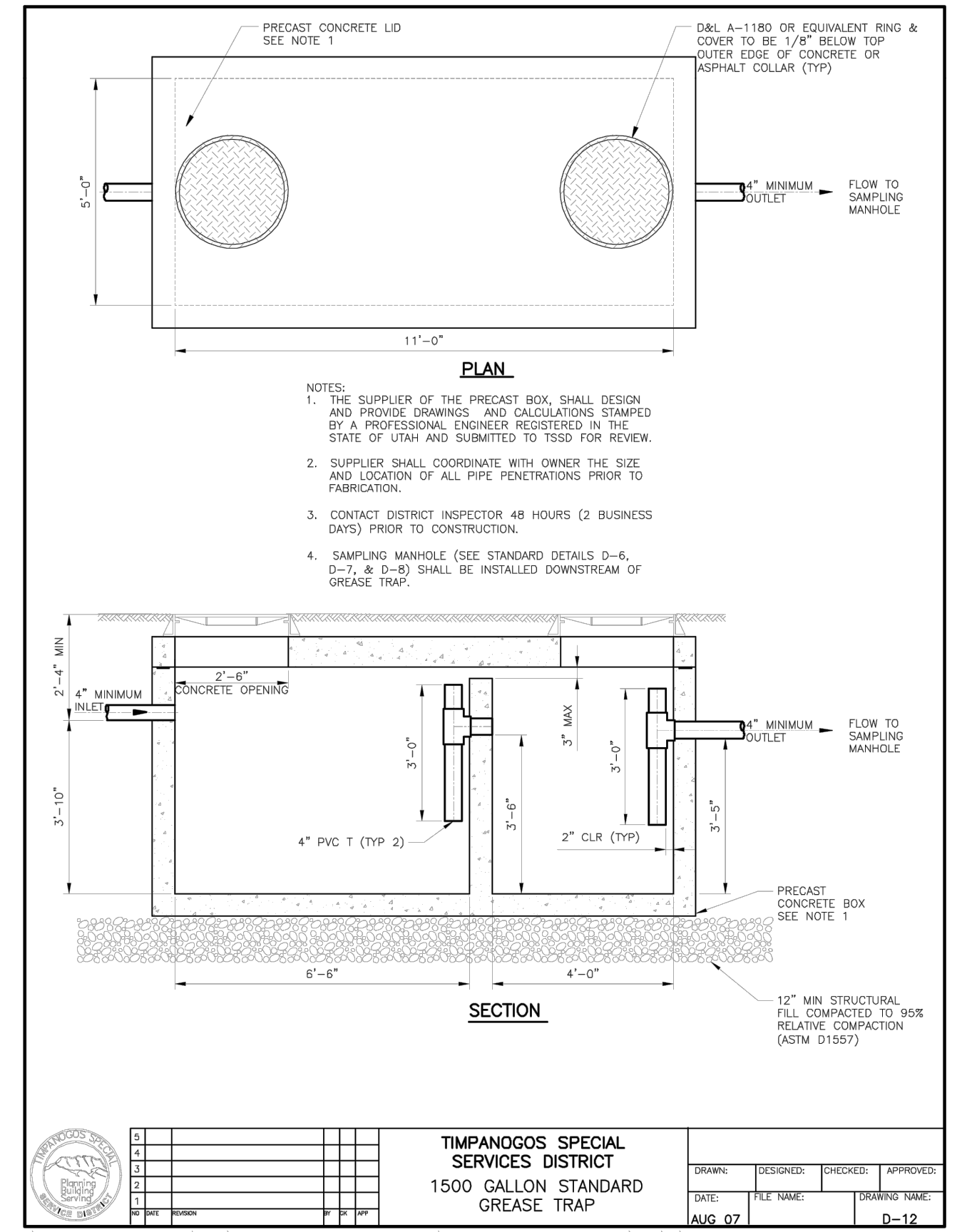
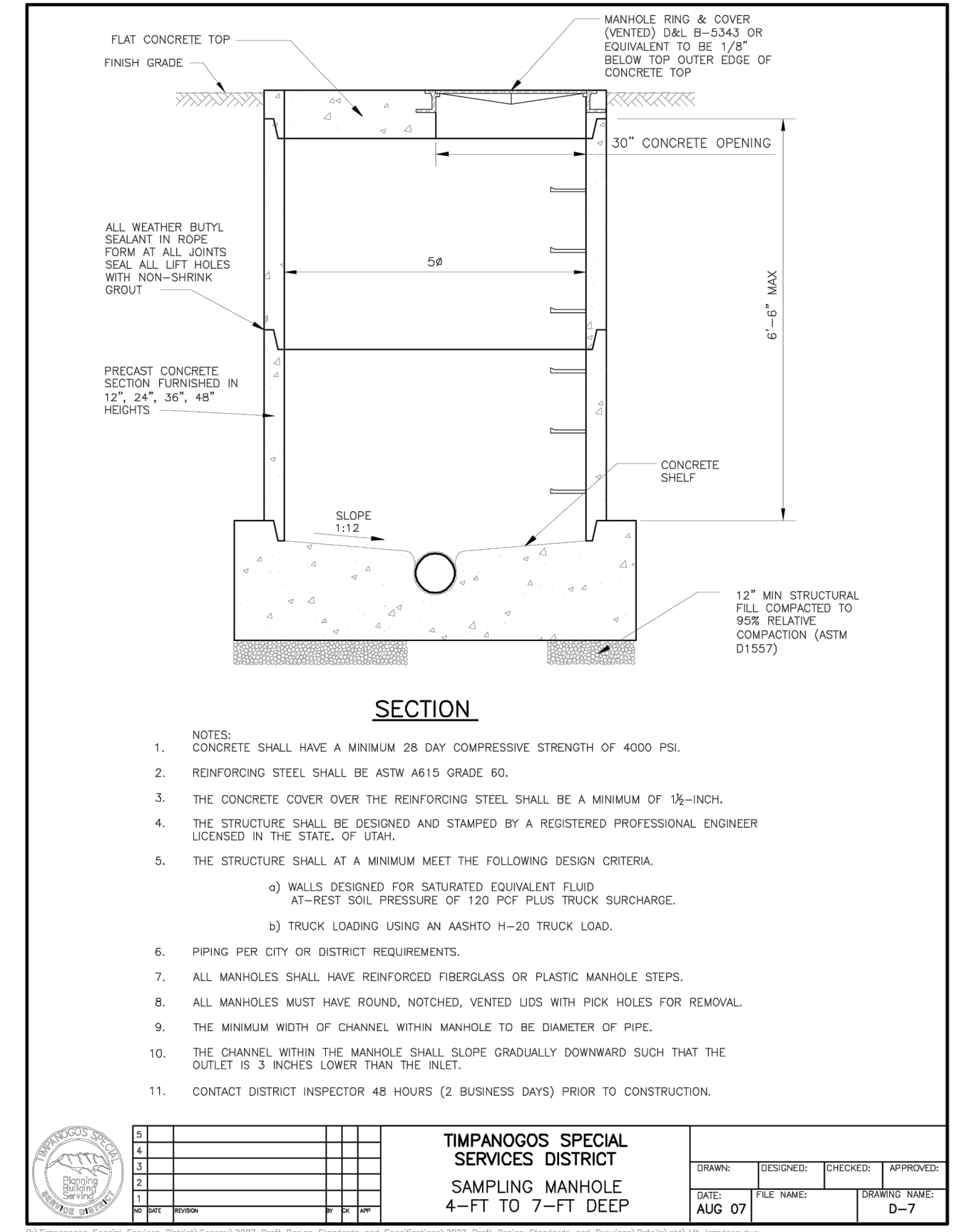
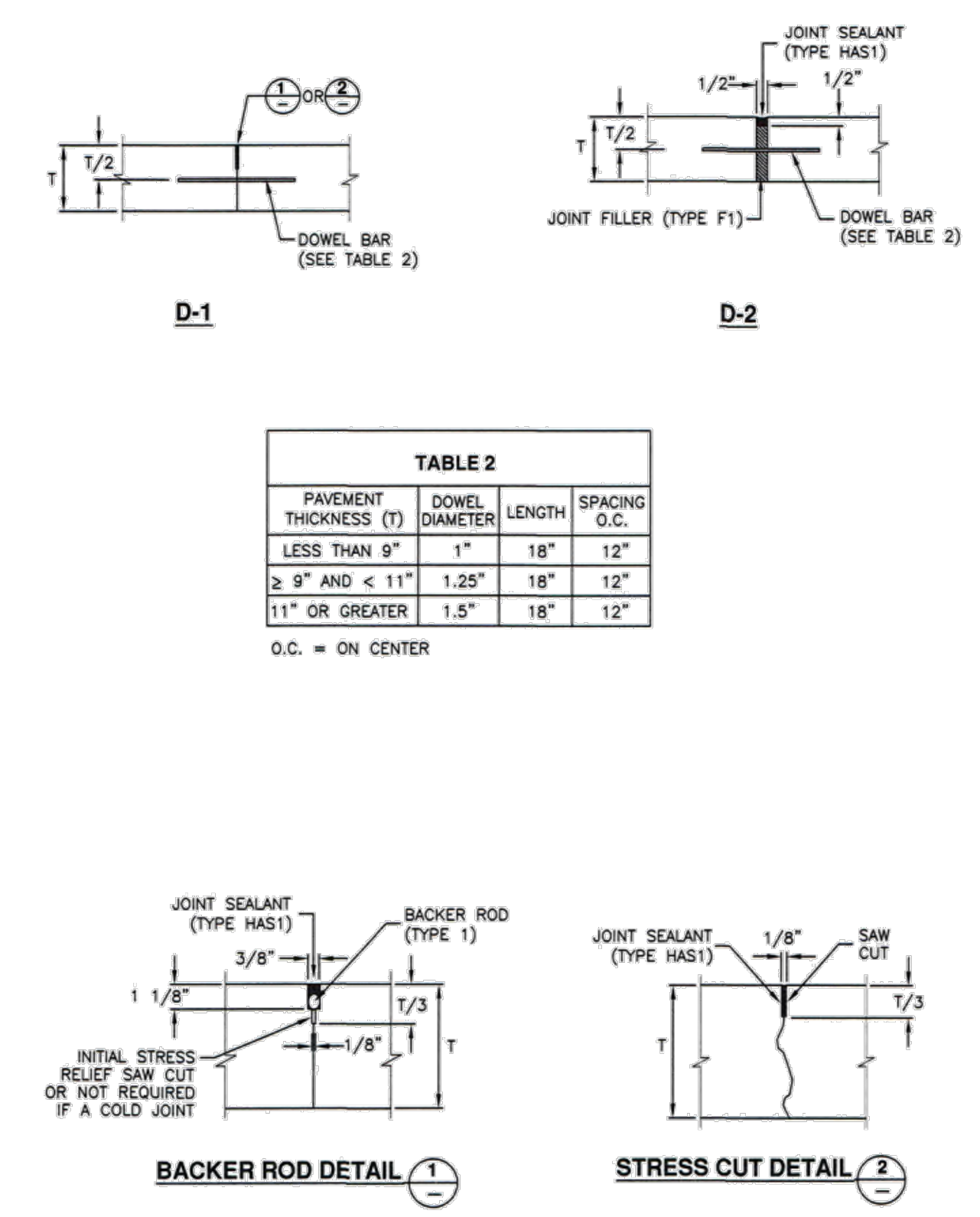
NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

DETAILS

PROJECT NUMBER	PRINT DATE
64351	7/9/19
DRAWN BY	CHECKED BY
C HAMER	
PROJECT MANAGER	
B MORRIS	

Concrete pavement joints

- 1. GENERAL**
 - A. ENGINEER will select joint type if not shown on drawings.
 - B. If separation appears at a connection to an existing pavement or street fixture during the one year correction period, blow separation clean and apply joint sealant per Plan 265.
- 2. PRODUCTS**
 - A. Bars: 80 ksi yield grade steel, ASTM A615, epoxy coated or galvanized, with diameter and length indicated.
 - B. Joint Filler: Type F#1 extending to the bottom of the concrete slab, APWA Section 32 13 73.
 - C. Backer Rod: Type 1, oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant, APWA Section 32 13 73
 - D. Joint Sealant. HAS1, APWA Section 32 13 73.
 - E. Bond Breaker (Grease): Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
 - F. Adhesive: Epoxy adhesive grout, APWA Section 03 30 10 for gluing bars in drilled holes in concrete.
- 3. EXECUTION**
 - A. Preparation Before Bar Insertion:
 - 1) Select joint layout to aid construction and to control concrete cracking.
 - 2) Use a rigid drill frame to drill holes on indicated centers. Drill parallel to the roadway centerline and parallel to the pavement surface. Limit drilling deviation from parallel to 1/4 inch. Remove dust from vertical concrete surface.
 - B. Dowel Bars:
 - 1) Remove dirt, dust and rust.
 - 2) Apply a bond breaker (grease) over entire surface length of dowel bars. This will allow concrete movement in expansion joints.
 - C. Joints:
 - 1) Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tear or raveling of the concrete. Cut joint to dimensions shown or recommended by sealant manufacturer and acceptable to ENGINEER.
 - 2) Remove dirt, oil, and curing compounds from backer rod and stress cut reservoirs and seal joints immediately after cleaning.



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CALL BLUESTAKES
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CONSTRUCTION.

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%

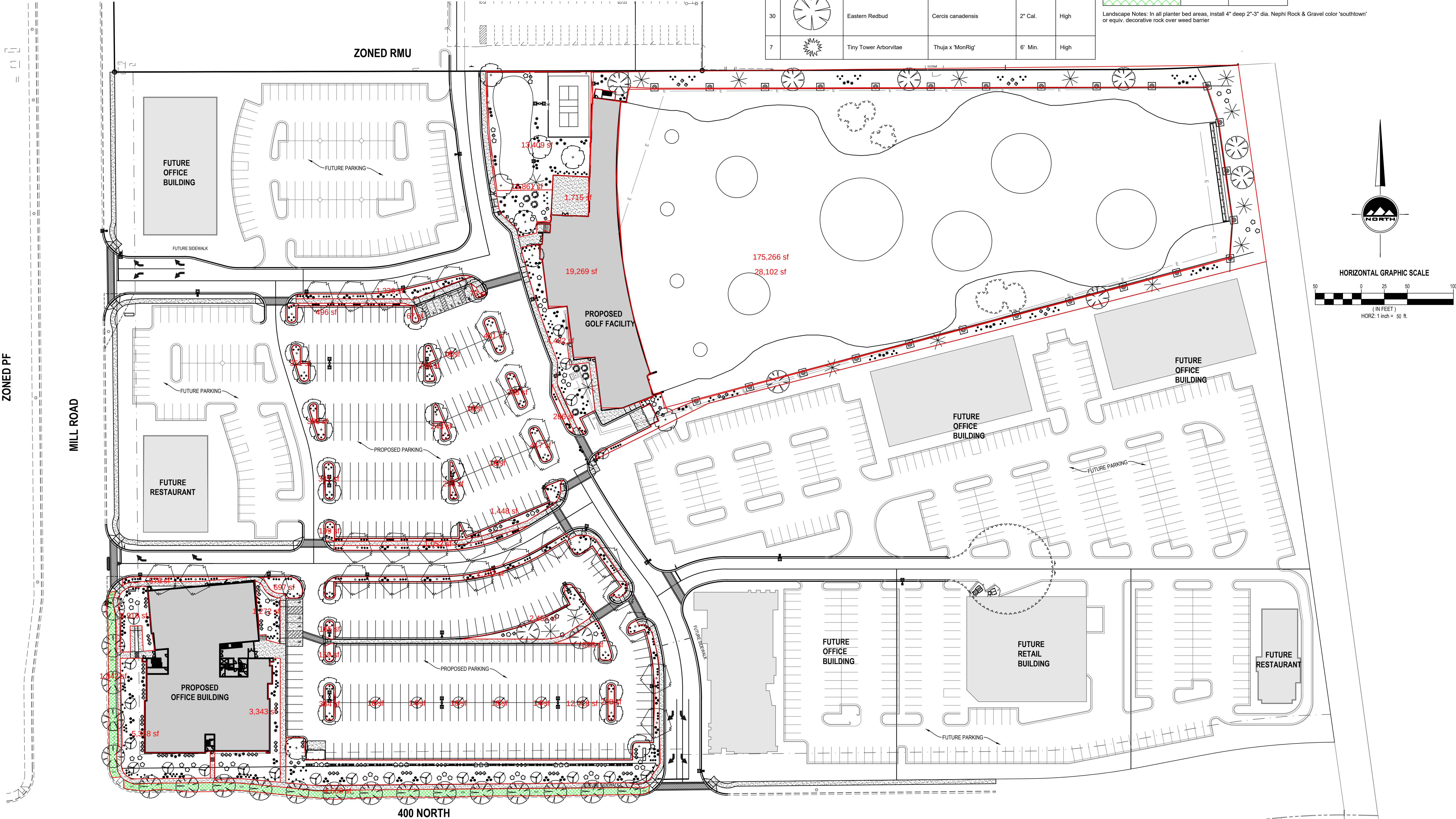
Landscape

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

Shrubs					
Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
74		Zebra Grass	Miscanthus sinensis 'Zebra'	5 Gallon	Medium
109		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon	Medium
96		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon	Medium
221		Yarrow	Achillea 'Moonshine'	1 Gallon	Low
174		Idaho Fescue	Festuca idahoensis	1 Gallon	Low
197		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon	Low
103		Balloon Flower	Platycodon grandiflorus	1 Gallon	Medium
74		Columbine Flower	Aquilegia	1 Gallon	Medium

	Sod Area	6,076 sq. ft.
--	----------	---------------

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



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

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FOR:
SALE 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	REVISION	BY
1	3-27-19	CITY COMMENTS	BM
2	04-16-19	UPDATES TO SITE PLAN	C HAMER
3	05-29-19	UPDATES TO PLANS RE: GOLF	C HAMER
4	06-27-19	ADD DRY UTILITIES	BM
5			
6			
7			
8			

OVERALL LANDSCAPE PLAN

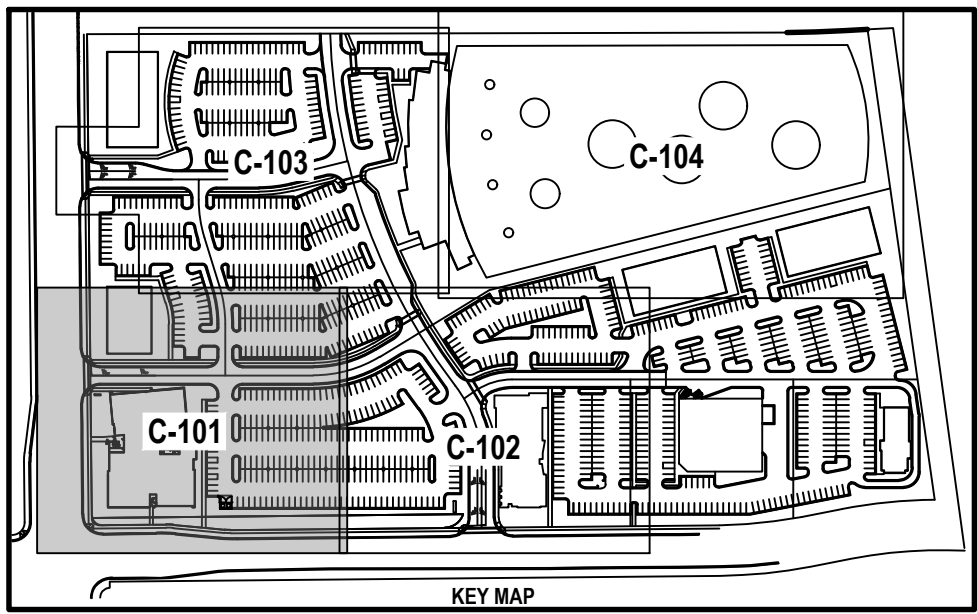
PROJECT NUMBER 64351	PRINT DATE 7/10/19
DRAWN BY C HAMER	CHECKED BY
PROJECT MANAGER B MORRIS	

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'



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

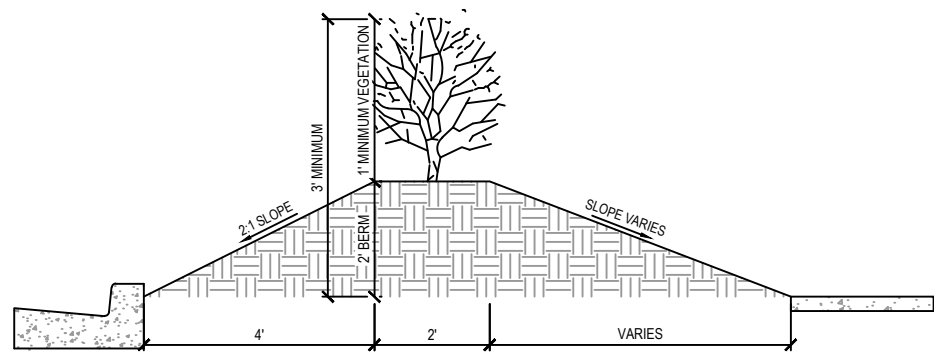
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	Sod Area	6,076 sq. ft.
--	----------	---------------

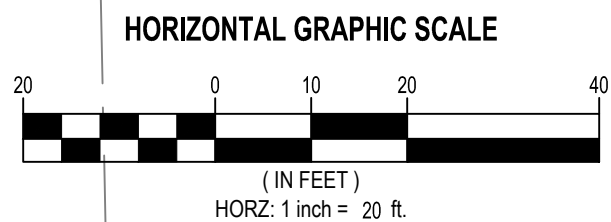
Landscape Notes: In all planter bed areas, install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'southtown' or equiv. decorative rock over weed barrier



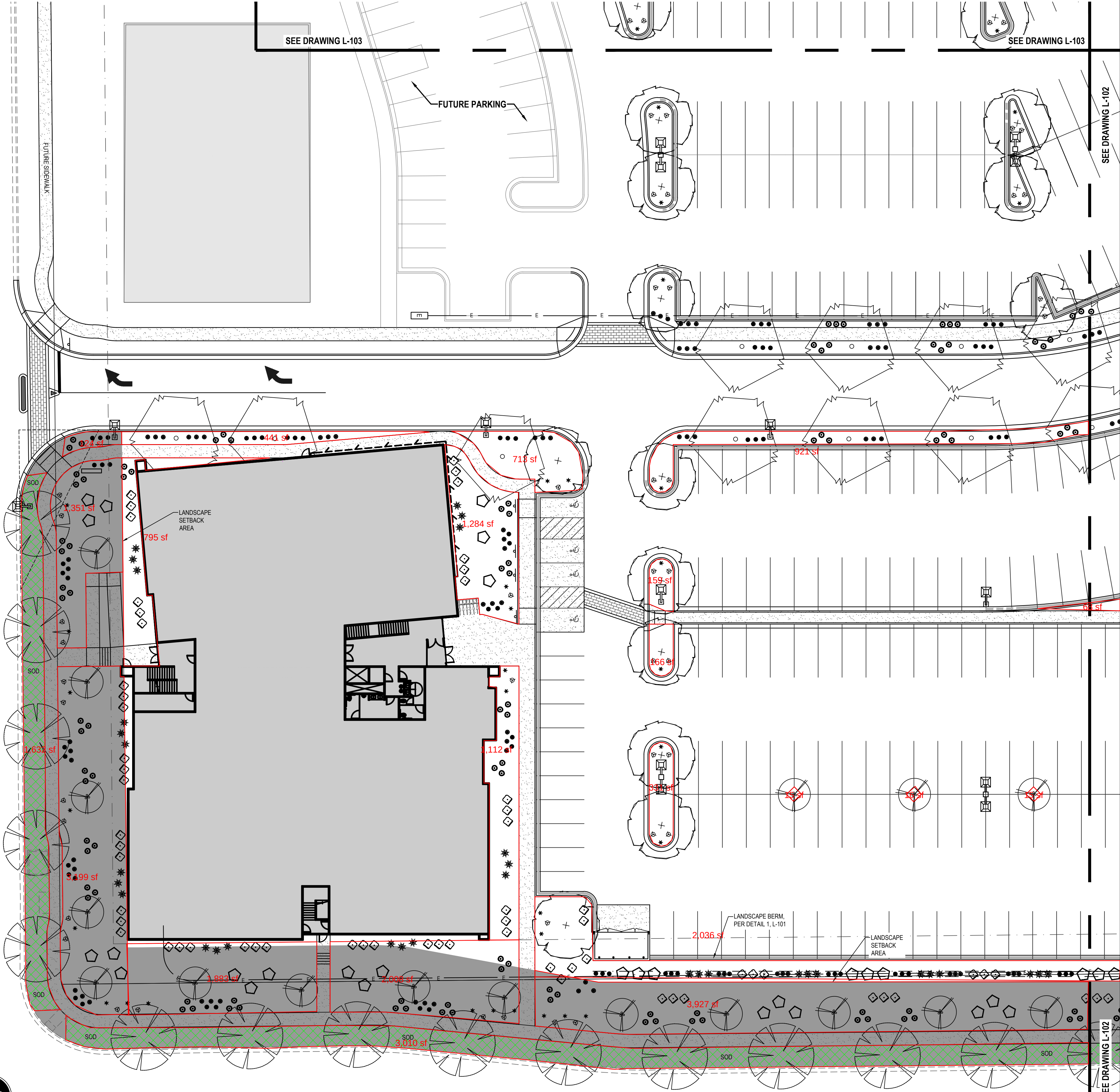
NOTE:
1. CONSTRUCT LANDSCAPED BERM PER VINEYARD CITY CODE 15.38.03X.1.N.

1 LANDSCAPE SECTION ALONG PARKING LOT AND 400 NORTH

SCALE: NONE



MILL ROAD



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

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Sandy, UT 84070
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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	04-16-19	UPDATES TO SITE PLAN	C HAMER
3	05-29-19	UPDATES TO PLANS RE: GOLF	C HAMER
4	06-27-19	ADD DRY UTILITIES	BM
5			
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LANDSCAPE PLAN

PROJECT NUMBER
64351
PRINT DATE
7/10/19
DRAWN BY
C HAMER
CHECKED BY
PROJECT MANAGER
B MORRIS

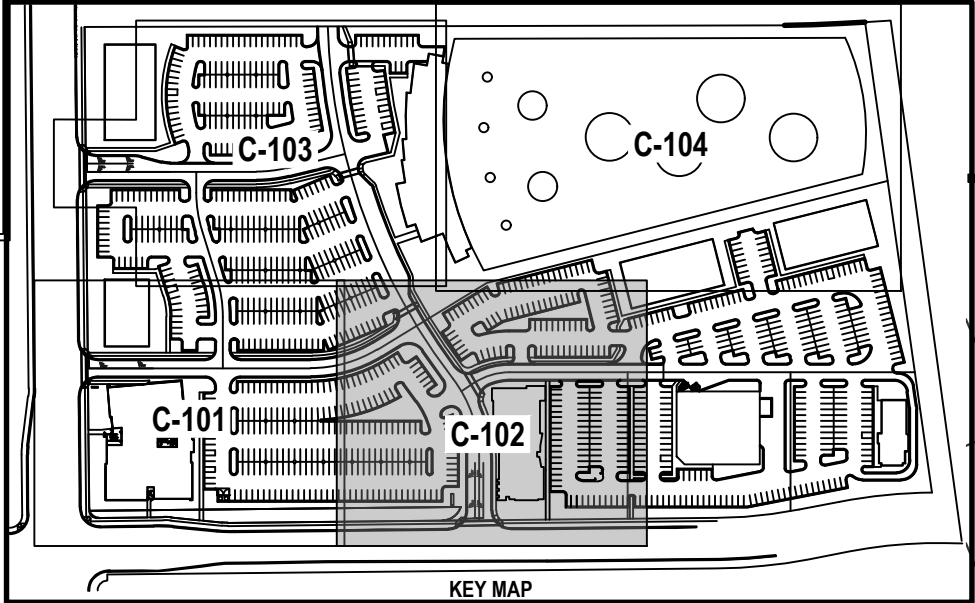
L-101

811

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BENCHMARK

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



LANDSCAPE SETBACK CALCULATIONS		
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SOD	6,077	20%

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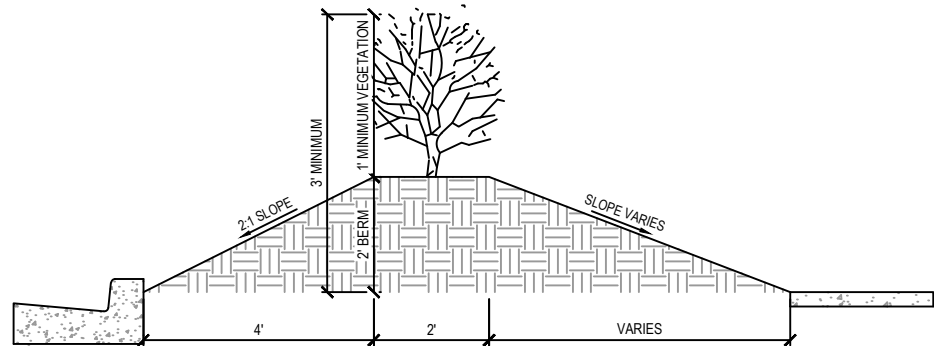
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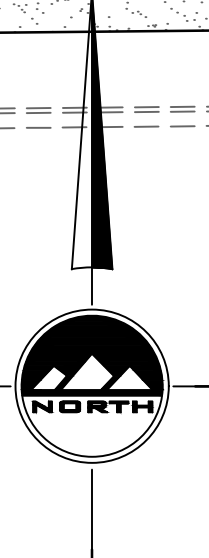
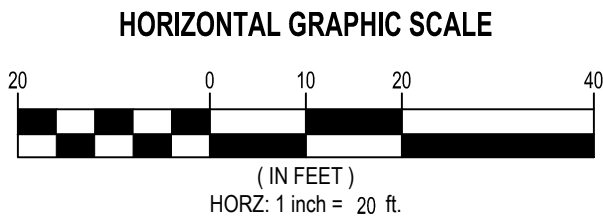
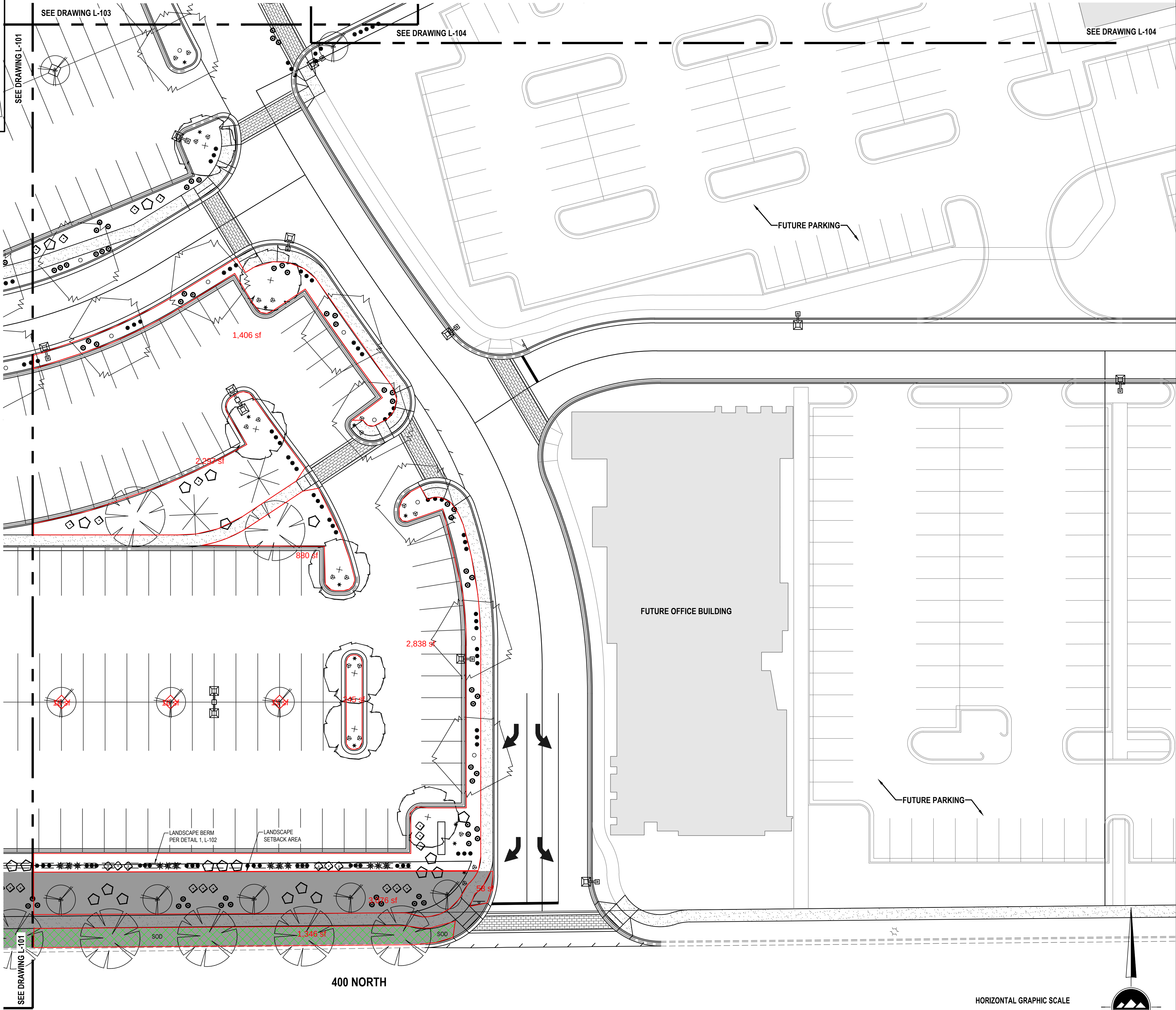
	Sod Area	6,076 sq. ft.
--	----------	---------------

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NOTE:
1. CONSTRUCT LANDSCAPED BERM PER UTAH CITY CODE 5.36.030.1A.

1 LANDSCAPE SECTION ALONG PARKING LOT AND 400 NORTH
SCALE: NONE



THE STANDARD IN ENGINEERING

SALT LAKE CITY

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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

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LANDSCAPE PLAN

PROJECT NUMBER 64351	PRINT DATE 7/10/19
DRAWN BY C HAMER	CHECKED BY
PROJECT MANAGER B MORRIS	

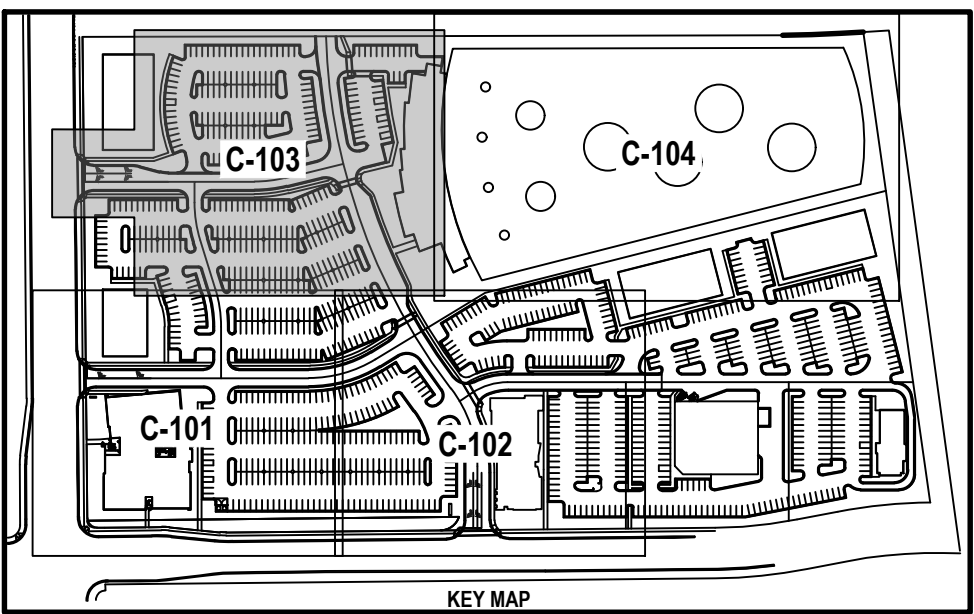
L-102

811

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TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'



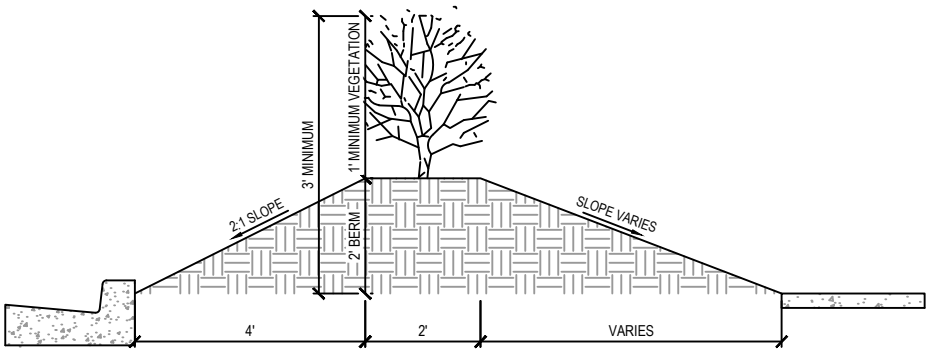
Landscape

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

Shrubs					
Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
74		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon	Medium
109		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon	Medium
96		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon	Medium
221		Yarrow	Achillea 'Moonshine'	1 Gallon	Low
174		Idaho Fescue	Festuca idahoensis	1 Gallon	Low
197		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon	Low
103		Balloon Flower	Platycodon grandiflorus	1 Gallon	Medium
74		Columbine Flower	Aquilegia	1 Gallon	Medium

	Sod Area	6,076 sq. ft.
--	----------	---------------

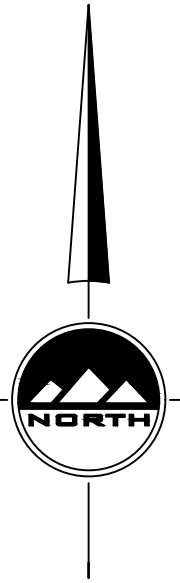
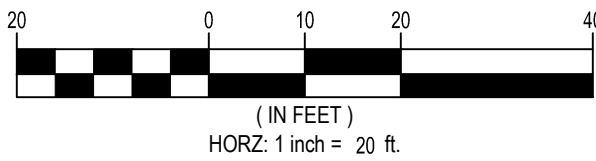
Landscape Notes: In all planter bed areas, install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'southtown' or equiv. decorative rock over weed barrier



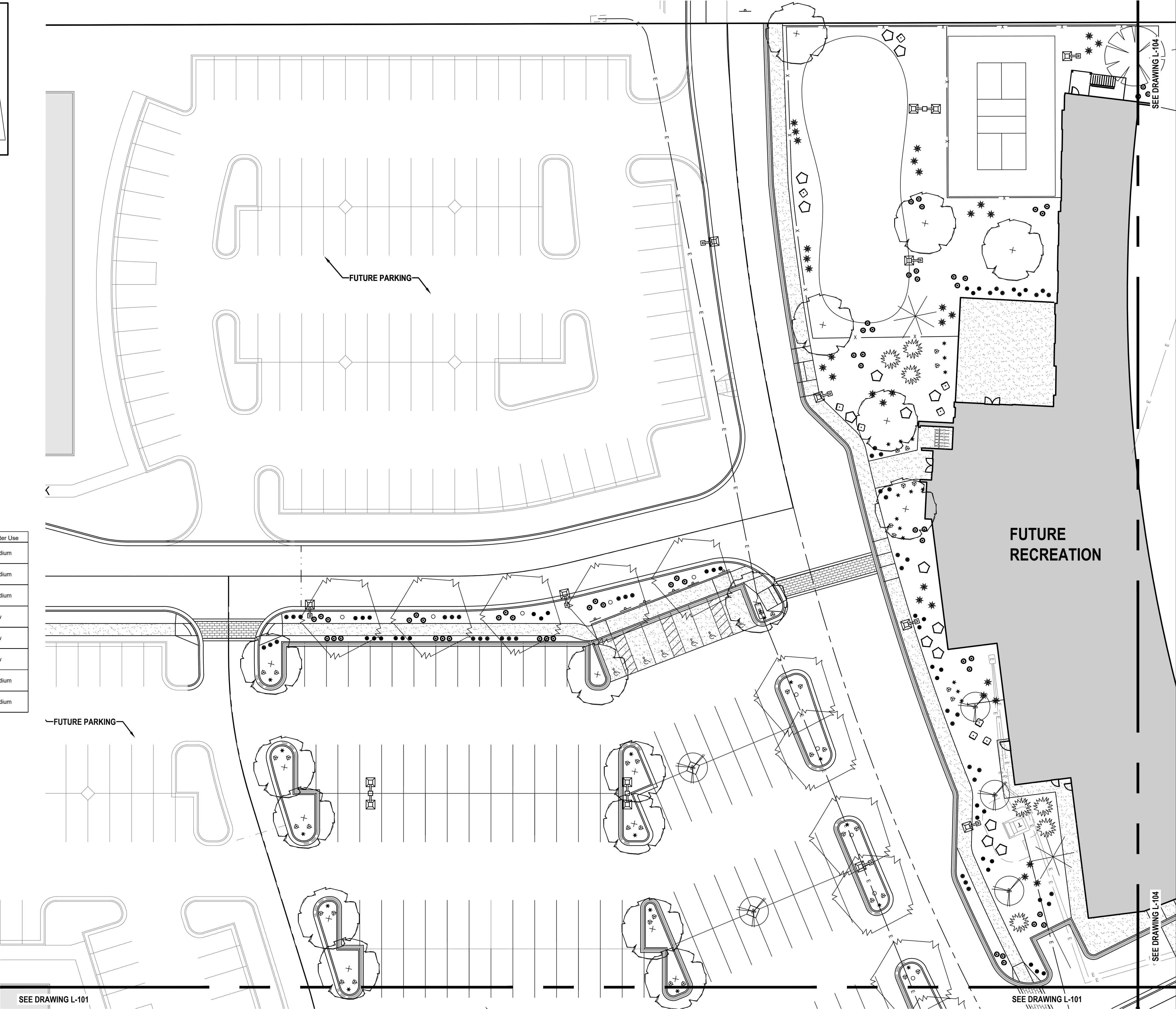
NOTE:
1. CONSTRUCT LANDSCAPED BERM PER VINEYARD CITY CODE 15.38.026.1A

1 LANDSCAPE SECTION ALONG PARKING LOT AND 400 NORTH
SCALE: NONE

HORIZONTAL GRAPHIC SCALE



SEE DRAWING L-101



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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	04-16-19	UPDATES TO SITE PLAN	C HAMER
3	05-20-19	UPDATES TO PLANS RE: GOLF	C HAMER
4	06-27-19	ADD DRY UTILITIES	BM
5			
6			
7			
8			

PROJECT NUMBER
64351

PRINT DATE
7/10/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

L-103

811

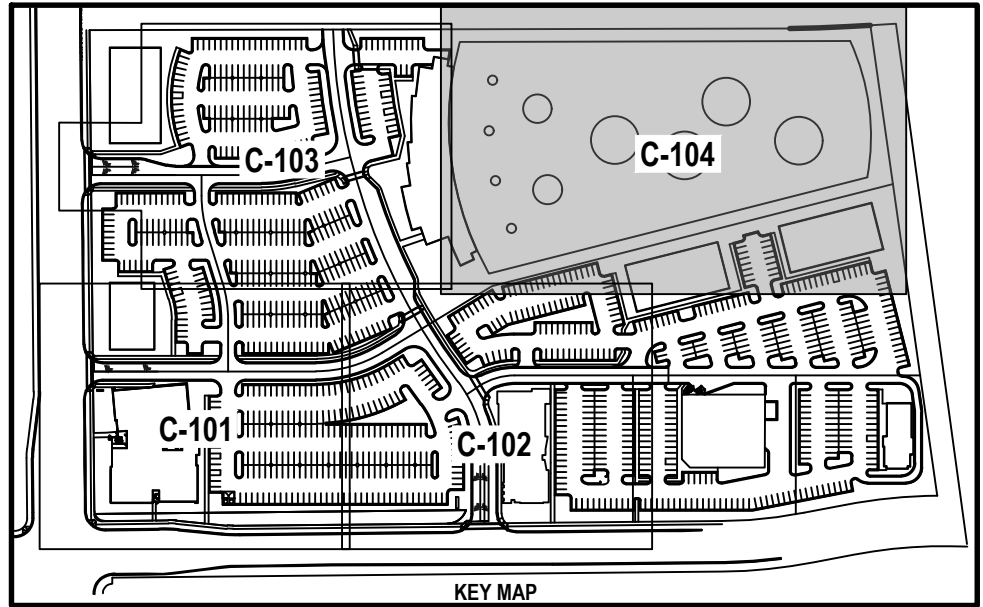
Know what's below.
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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

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

ELEV = 4650.50'



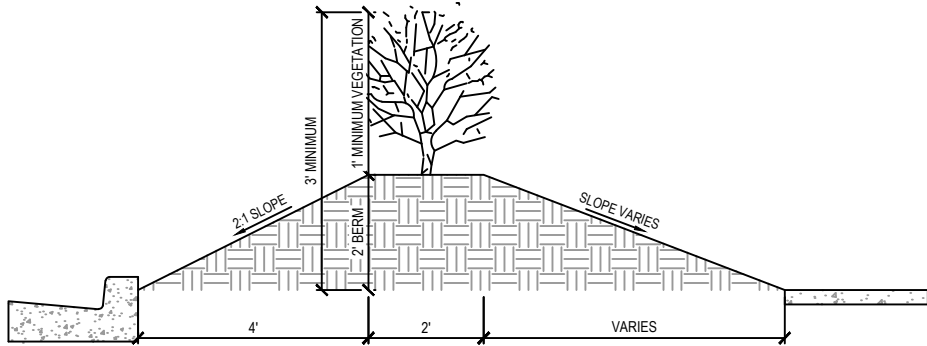
Landscape

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
32		Flowering Crabapple	Malus 'Amberina'	2" Cal.	Medium
38		Fairview Maple	Acer platanoides 'Fairview'	2" Cal.	Medium
30		Linden Tree	Tilia cordata	2" Cal.	Medium
20		Norway Spruce	Picea abies	6' Min.	High
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Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
74		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon	Medium
109		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon	Medium
96		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon	Medium
221		Yarrow	Achillea 'Moonshine'	1 Gallon	Low
174		Idaho Fescue	Festuca idahoensis	1 Gallon	Low
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103		Balloon Flower	Platycodon grandiflorus	1 Gallon	Medium
74		Columbine Flower	Aquilegia	1 Gallon	Medium

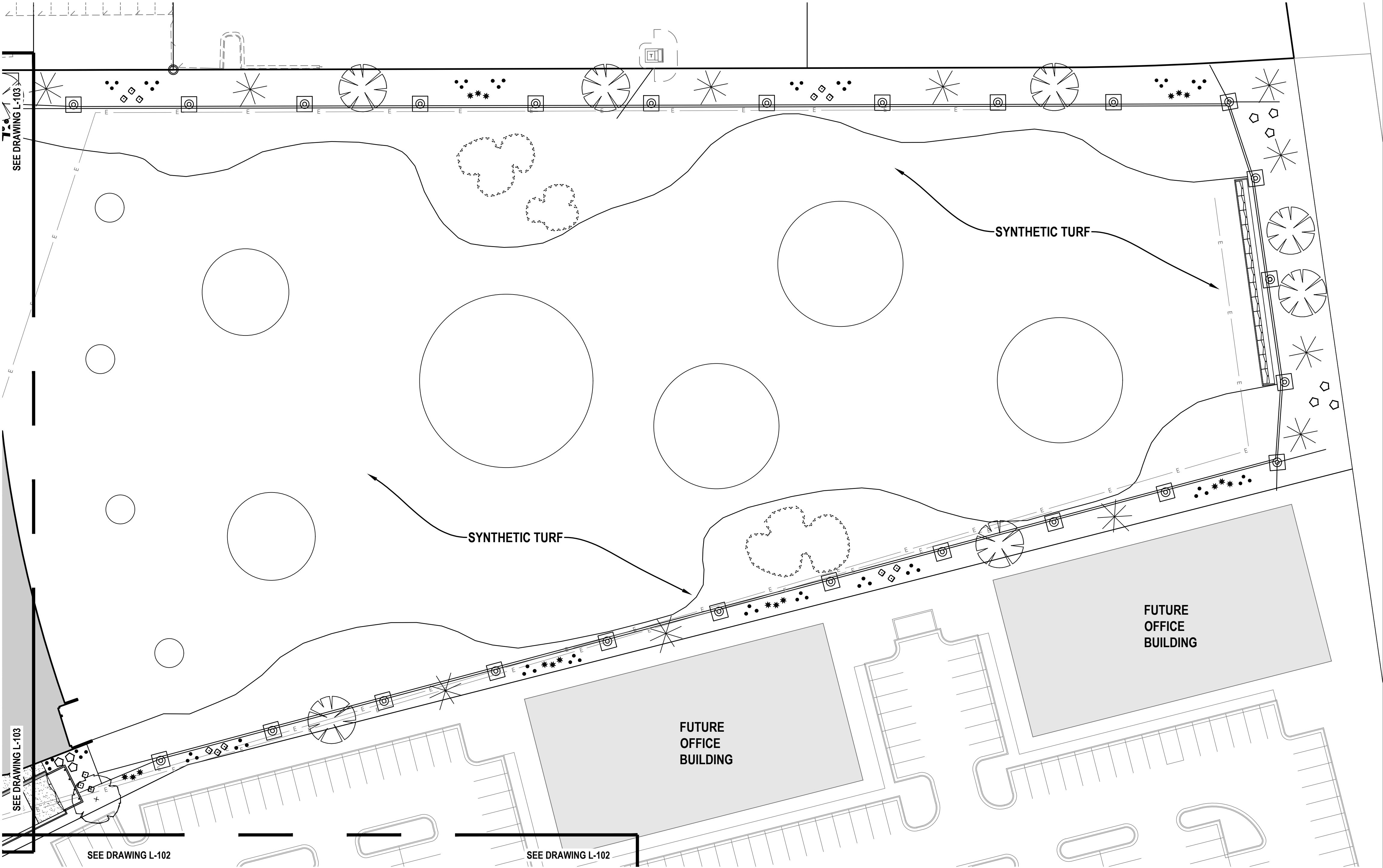
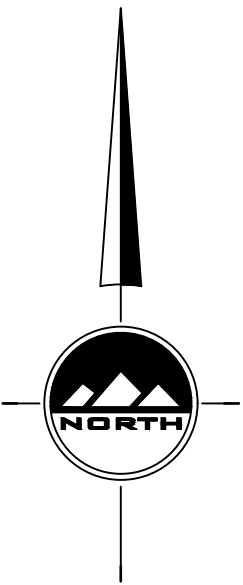
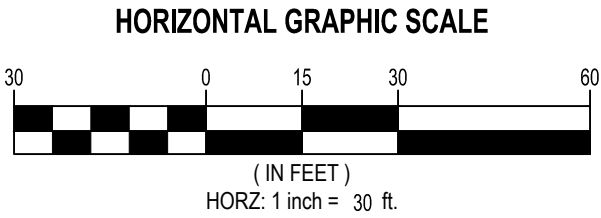
	Sod Area	6,076 sq. ft.
--	----------	---------------

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



NOTE: CONSTRUCT LANDSCAPED BERM PER VINEYARD CITY CODE 16.38.020.1.A

1 LANDSCAPE SECTION ALONG PARKING LOT AND 400 NORTH
SCALE: NONE



EN SIGN

THE STANDARD IN ENGINEERING

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787 EAST 400 NORTH
VINEYARD, UTAH

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4	06-27-19	ADD DRY UTILITIES	BM
5			
6			
7			
8			

LANDSCAPE PLAN

PROJECT NUMBER 64351	PRINT DATE 7/10/19
DRAWN BY C HAMER	CHECKED BY
PROJECT MANAGER B MORRIS	

L-104

811

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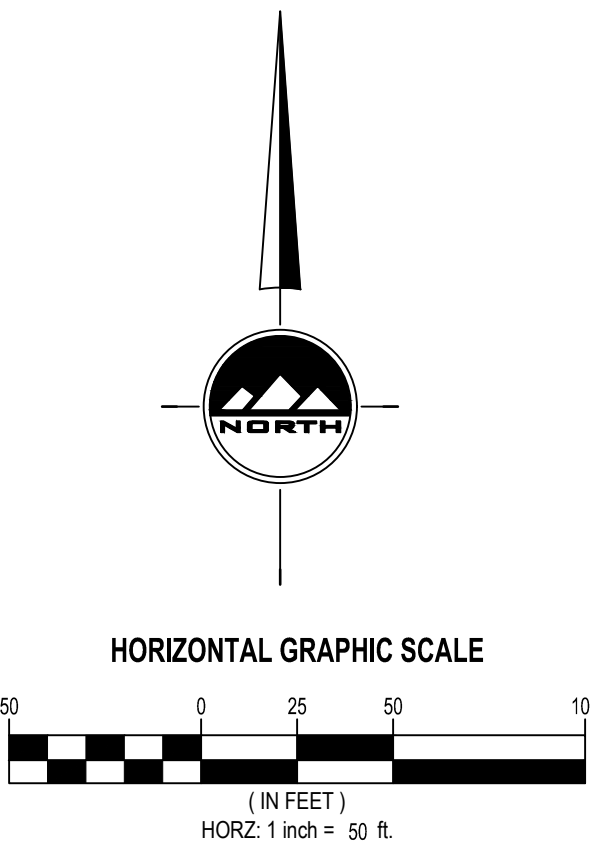
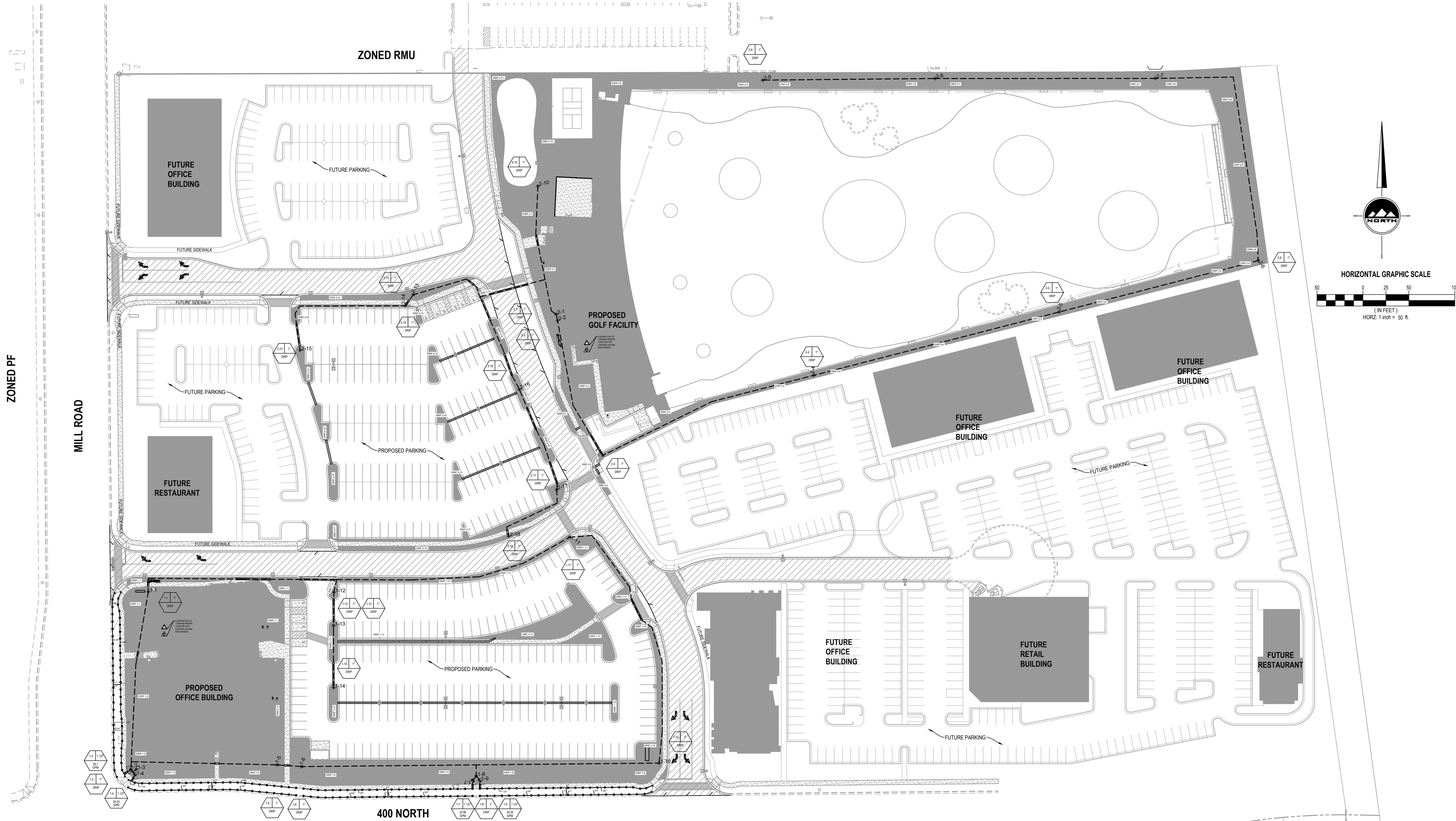
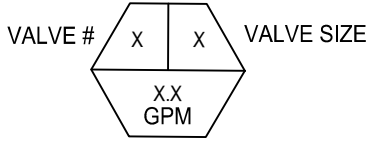
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

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

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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ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO
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COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION
DEPARTMENT.



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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
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4	06-27-19	ADD DRY UTILITIES	BM
5			
6			
7			
8			

OVERALL IRRIGATION
PLAN

PROJECT NUMBER
64351

DRAWN BY
C HAMER

PROJECT MANAGER
B MORRIS

PRINT DATE
7/10/19

CHECKED BY

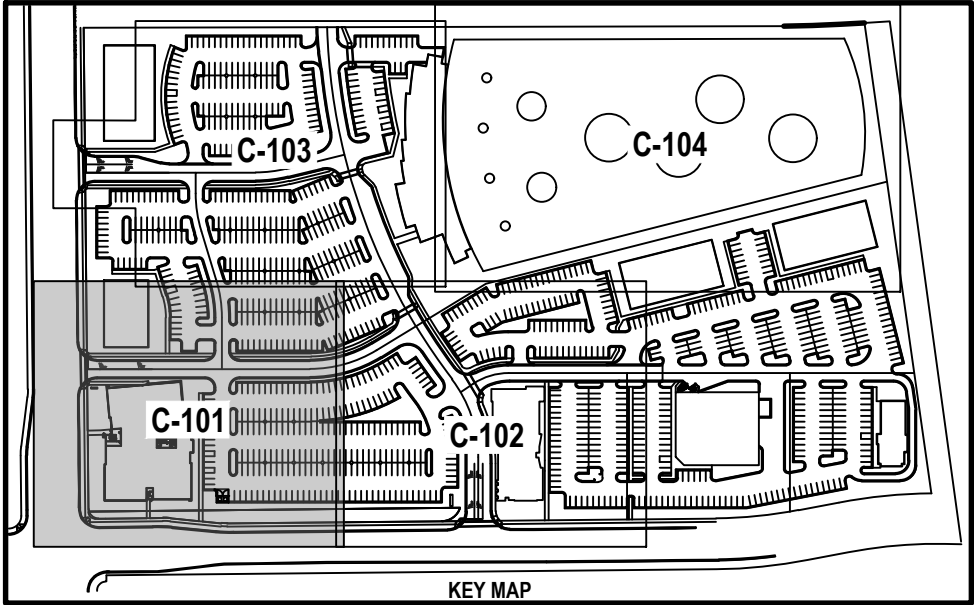
L-200

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'



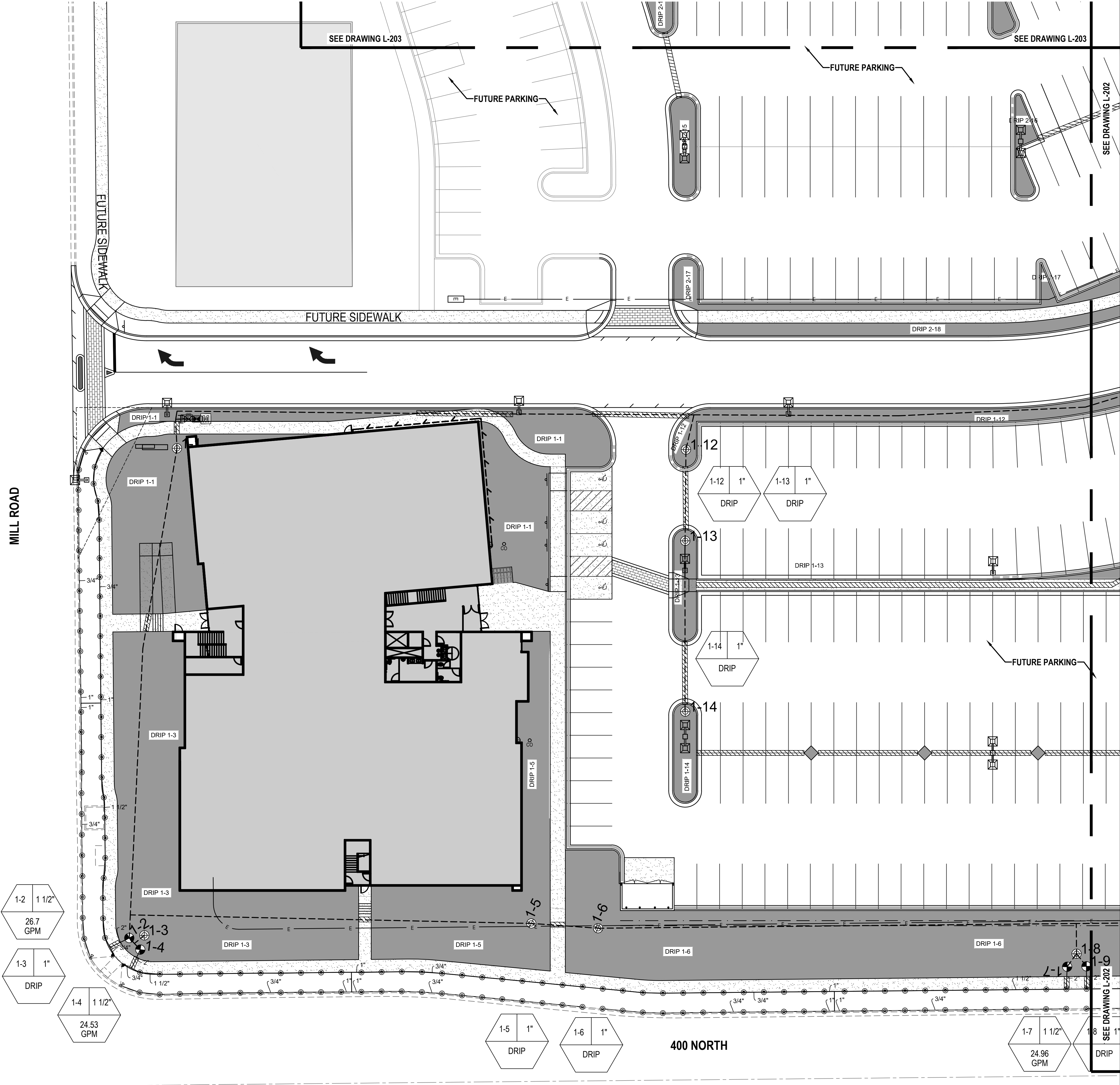
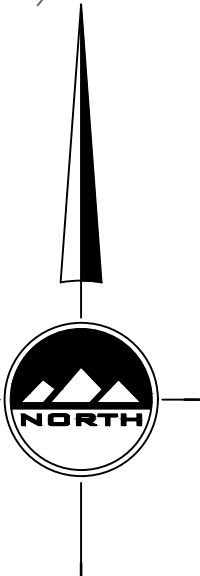
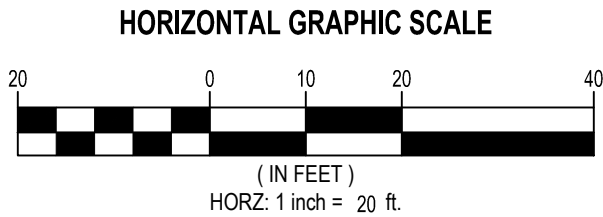
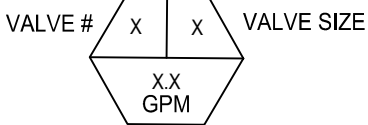
Irrigation

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 CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.



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ERIC TOWNER
PHONE: 801-596-5250

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787 EAST 400 NORTH
VINEYARD, UTAH

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4	06-27-19	ADD DRY UTILITIES	BM
5			
6			
7			
8			

IRRIGATION PLAN

PROJECT NUMBER
64351

PRINT DATE
7/10/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

L-201

811

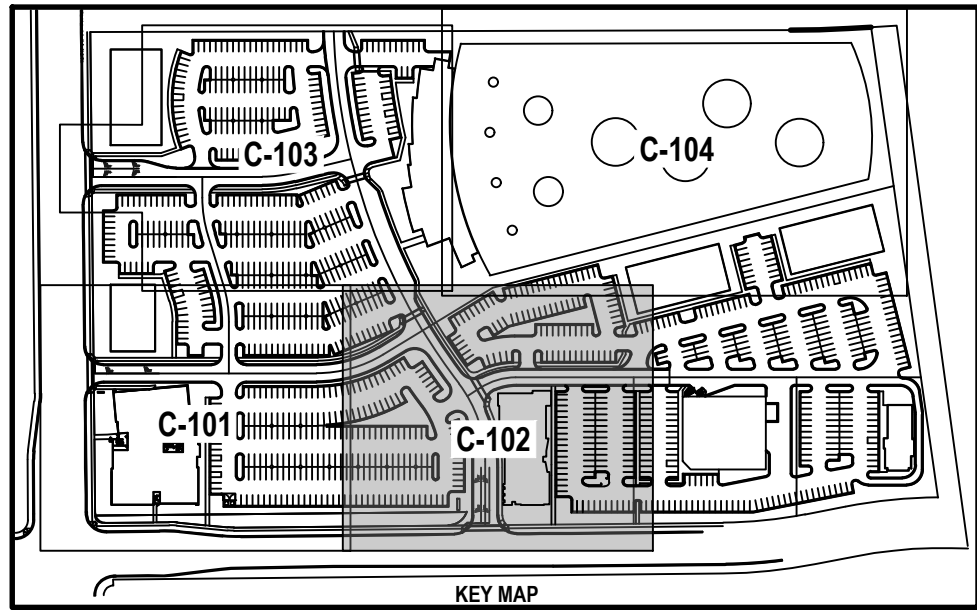
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BENCHMARK

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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



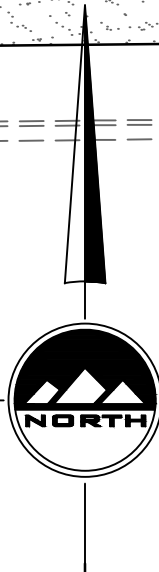
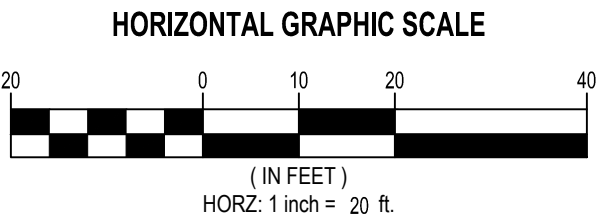
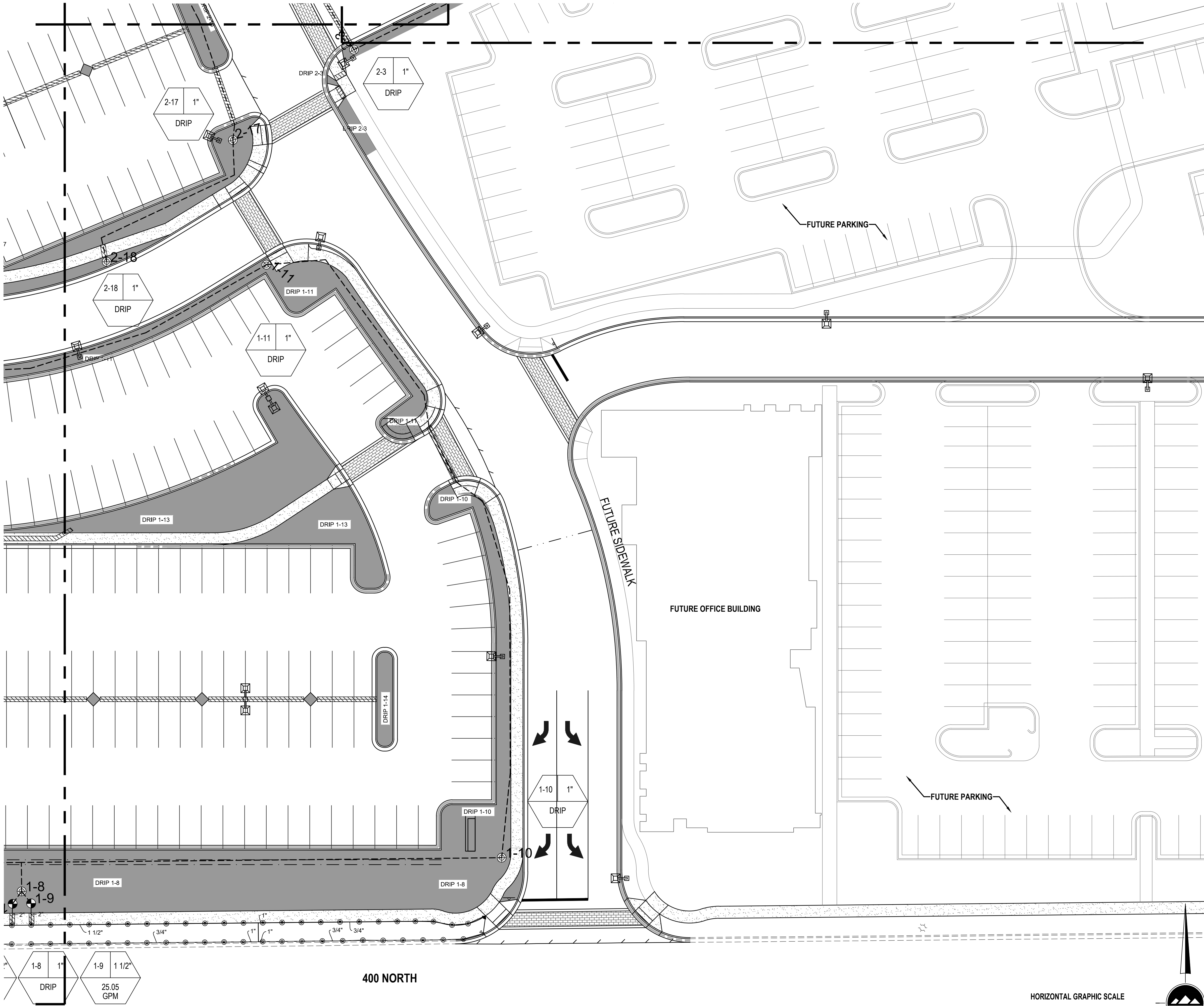
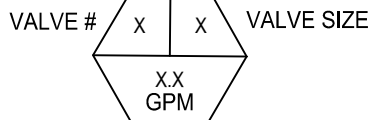
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26	⊙	Rain Bird XCZ-100 COM
	▨	Pipe Sleeve - 2x Pipe Diameter
2	⊠	2 inch meter
	—	Lateral - Schedule 40 PVC
	- - -	Mainline - Schedule 40 1 1/2"
2	▲	Rain Bird RSD-BEx Rain Sensor
2	▲	Rain Bird ESP-Me Controller (22 stations)
2	⌘	Mueller 1 1/2" Brass 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 **
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9537 S 700 E
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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

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5

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7

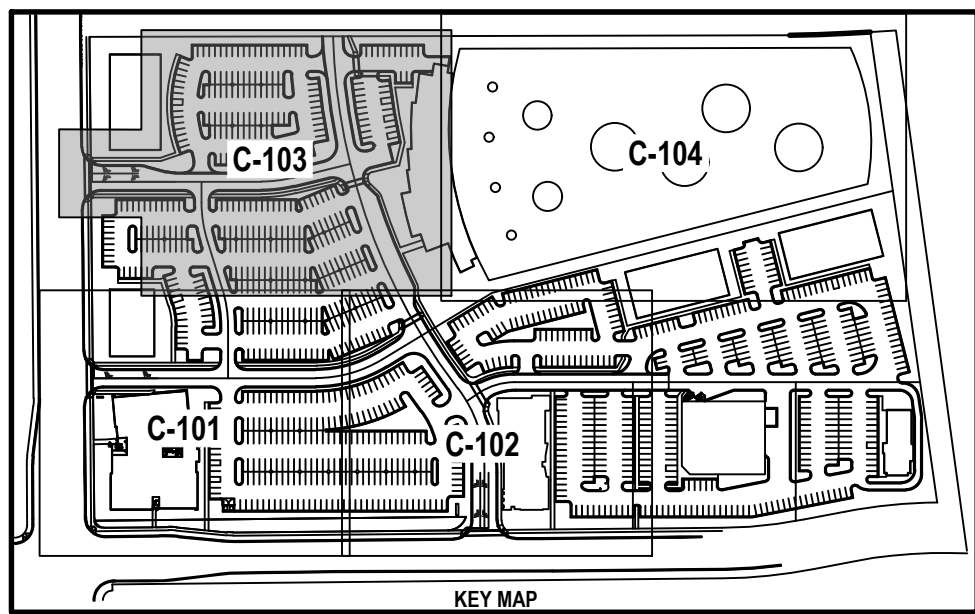
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PROJECT NUMBER 64351 PRINT DATE 7/10/19

DRAWN BY C HAMER CHECKED BY

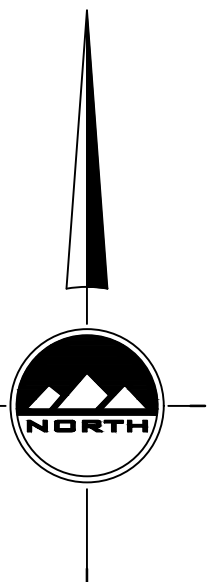
PROJECT MANAGER B MORRIS

L-202



*Install 2 emitters per shrub, 4 emitters per tree
** NOTES **
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Diagram of a hexagonal valve symbol. The hexagon is divided into three sections: two top sections labeled "VALVE #" and "VALVE SIZE" containing "X", and a bottom section labeled "GPM" containing "X.X".



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PROJECT NUMBER	PRINT DATE
64351	7/10/19
DRAWN BY	CHECKED BY
C HAMER	
PROJECT MANAGER	
B MORRIS	

L-203

811

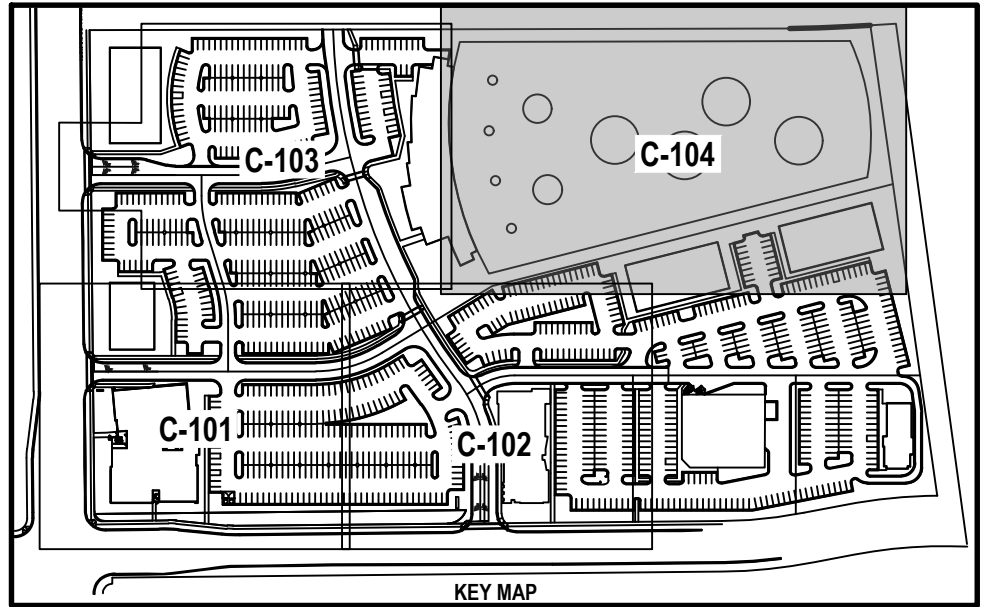
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BENCHMARK

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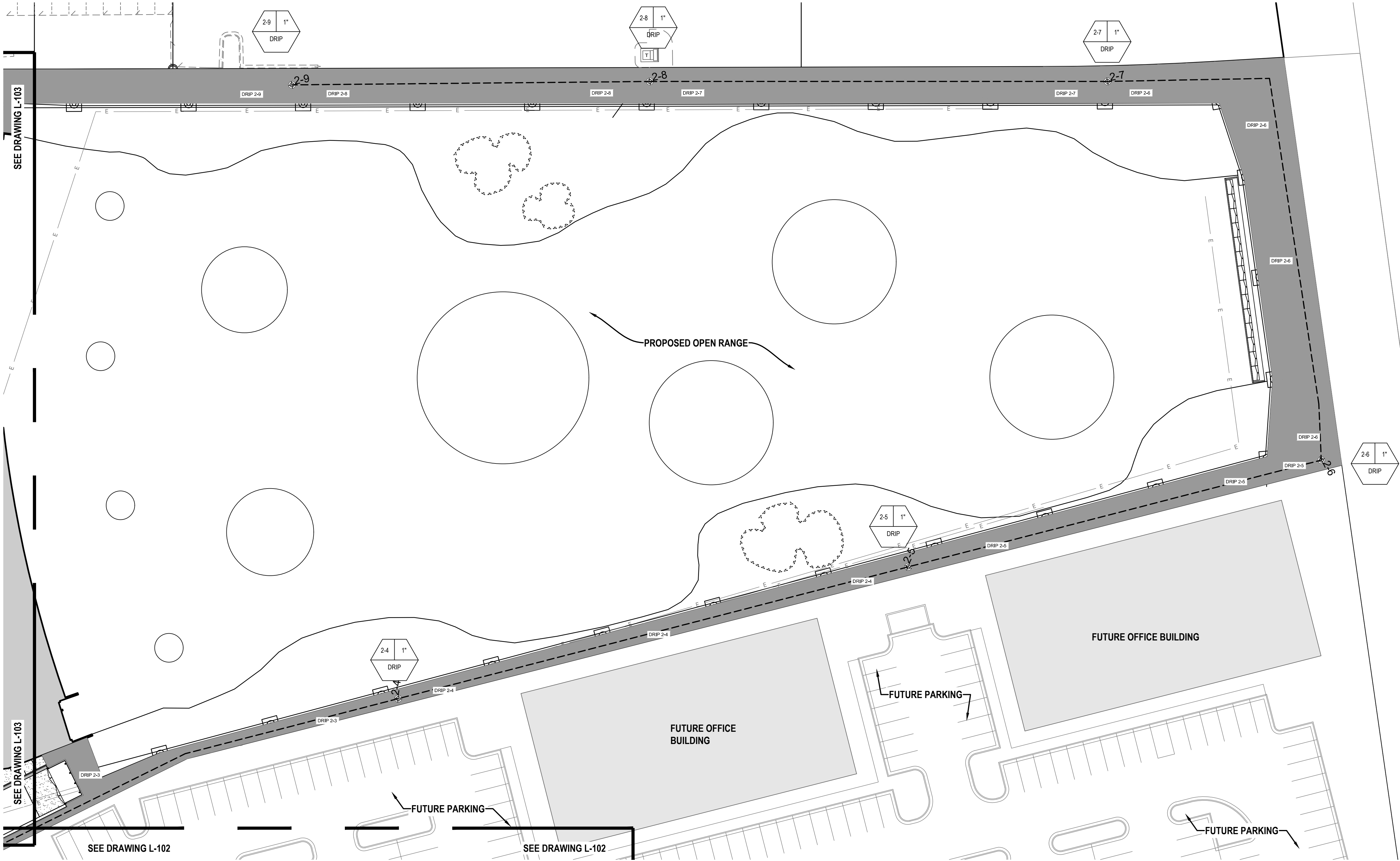
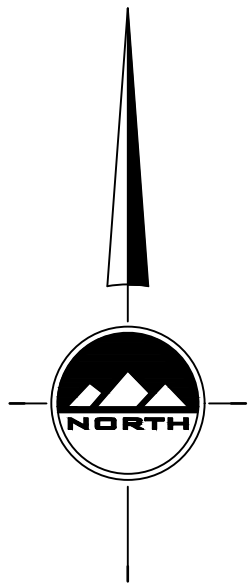
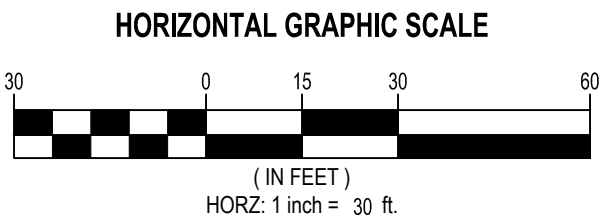
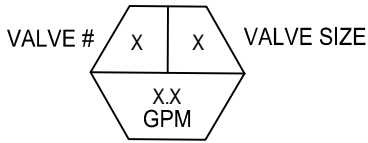
ELEV = 4650.50'



Qty	Symbol	Description
190	●	Rain Bird 8H - 1804
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4	⋈	Rain Bird 8T - 1804
4	⊗	Rain Bird 150-PGA Globe
26	⊕	Rain Bird X CZ-100 COM
	▨	Pipe Sleeve - 2x Pipe Diameter
2	IM	2 inch meter
	—	Lateral - Schedule 40 PVC
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2	▲	Rain Bird RSD-BEX Rain Sensor
2	▲	Rain Bird ESP-Me Controller (22 stations)
2	X	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 **
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7			
8			

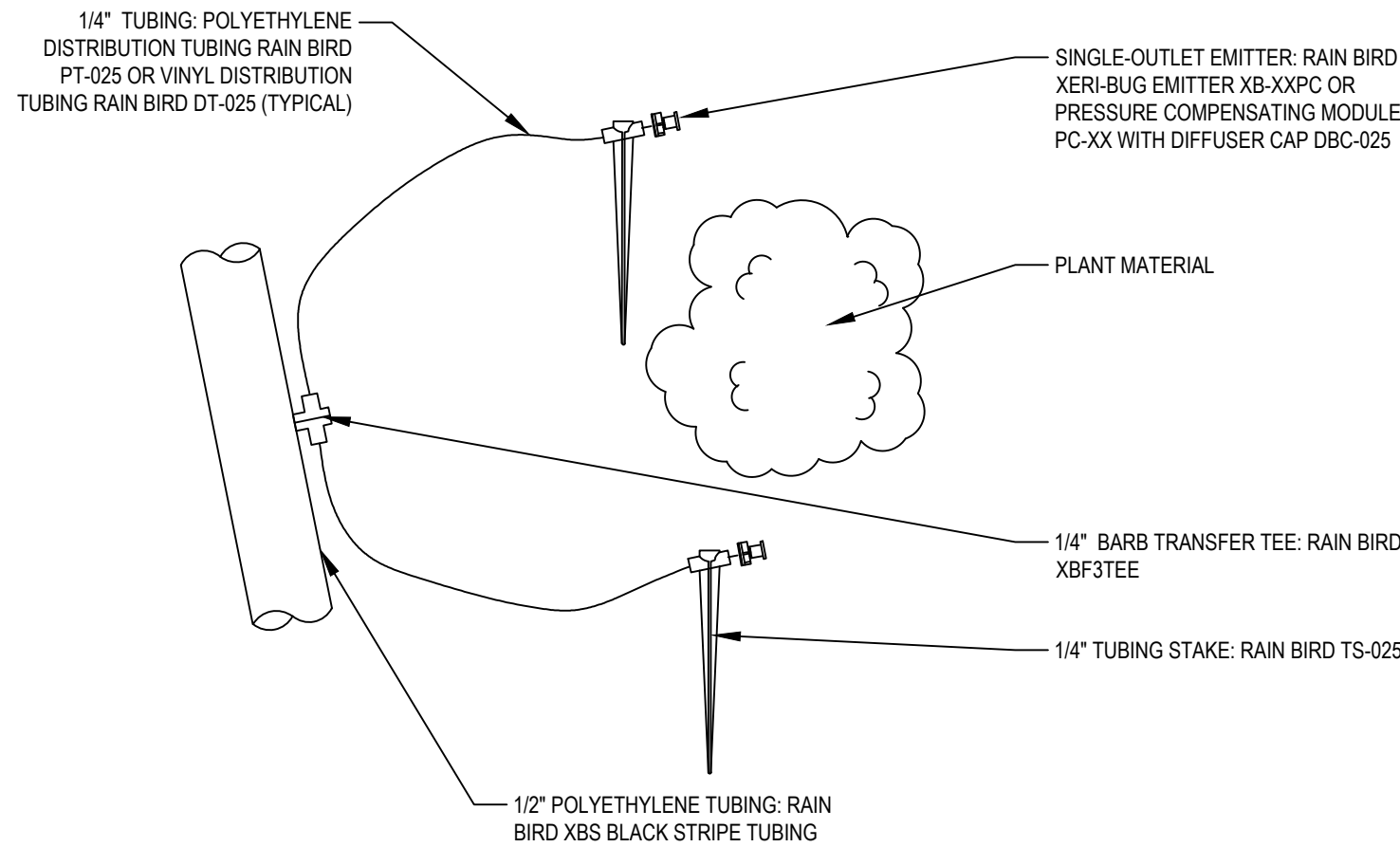
IRRIGATION PLAN

PROJECT NUMBER 64351	PRINT DATE 7/10/19
DRAWN BY C HAMER	CHECKED BY
PROJECT MANAGER B MORRIS	

L-204

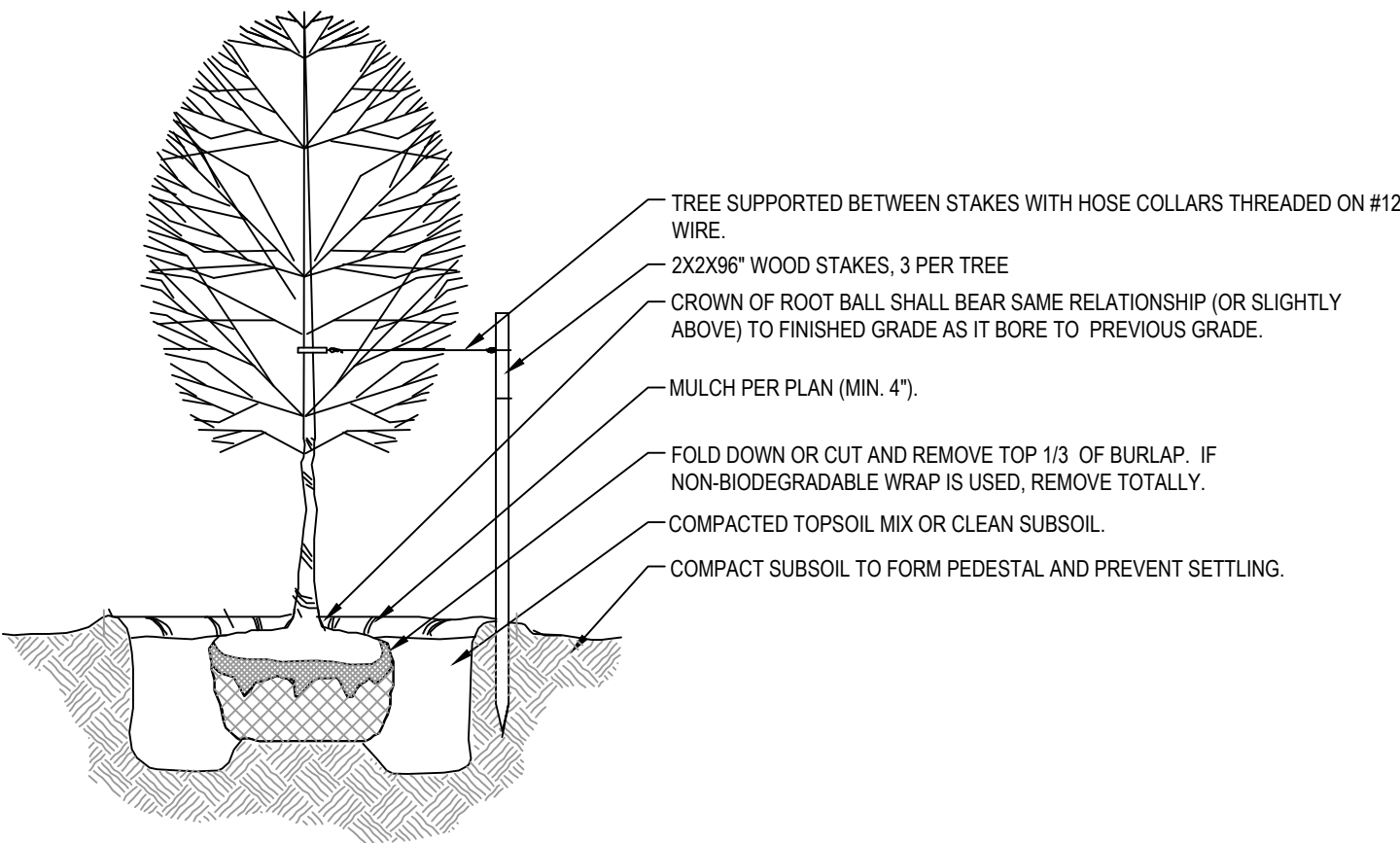
- GENERAL LANDSCAPE NOTES:**
- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SOD PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS,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



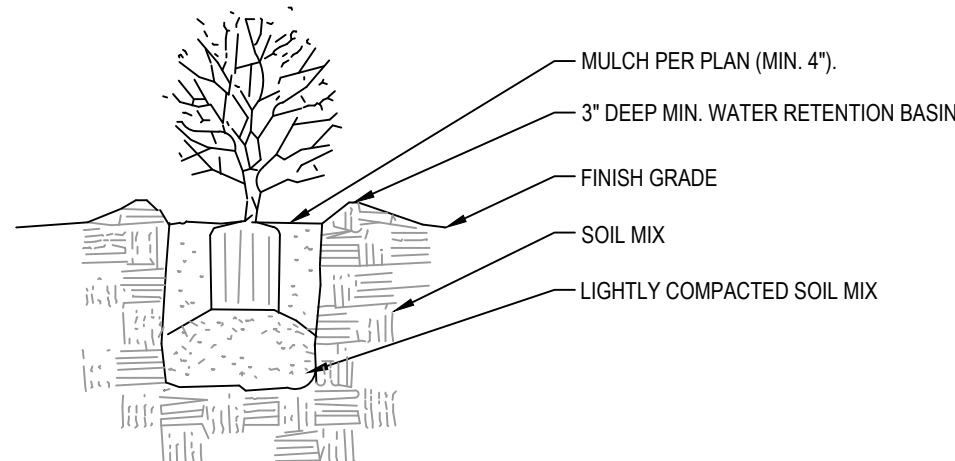
8 DRIP DETAIL

SCALE: NONE



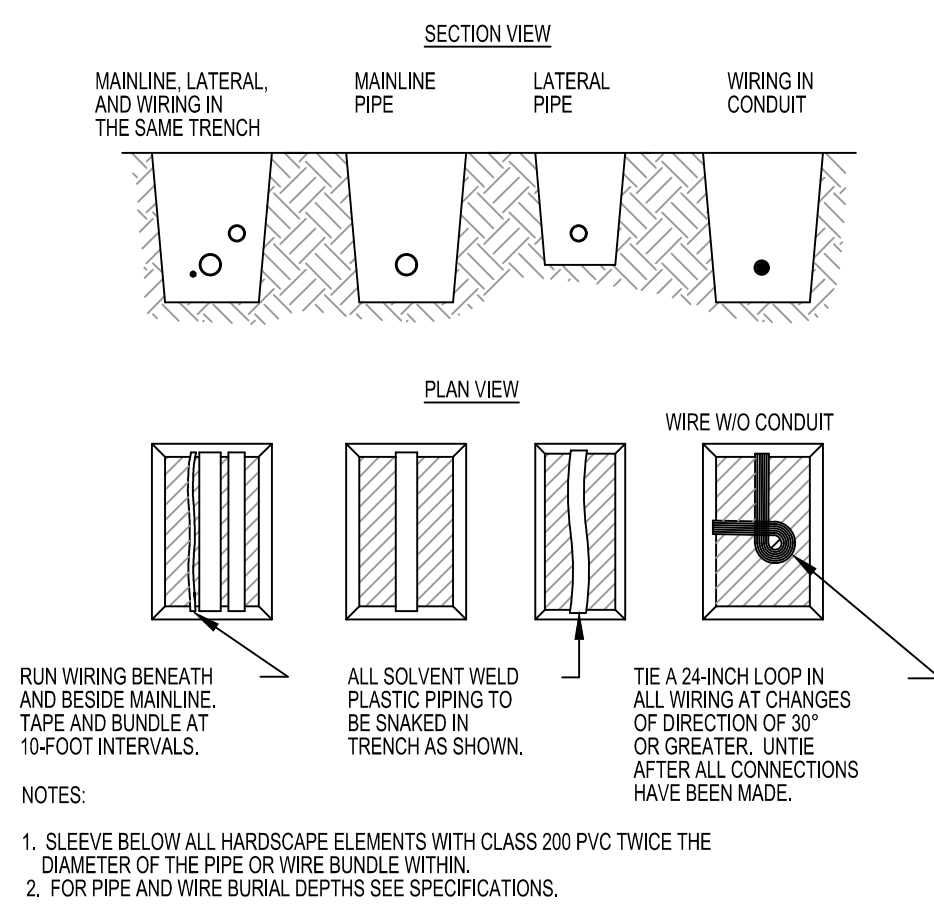
9 TREE PLANTING DETAIL

SCALE: NONE



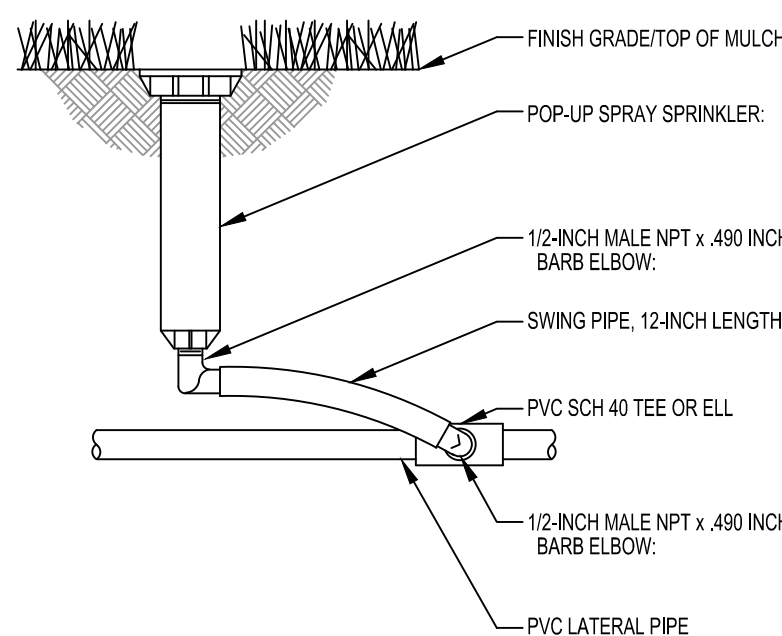
10 SHRUB PLANTING DETAIL

SCALE: NONE



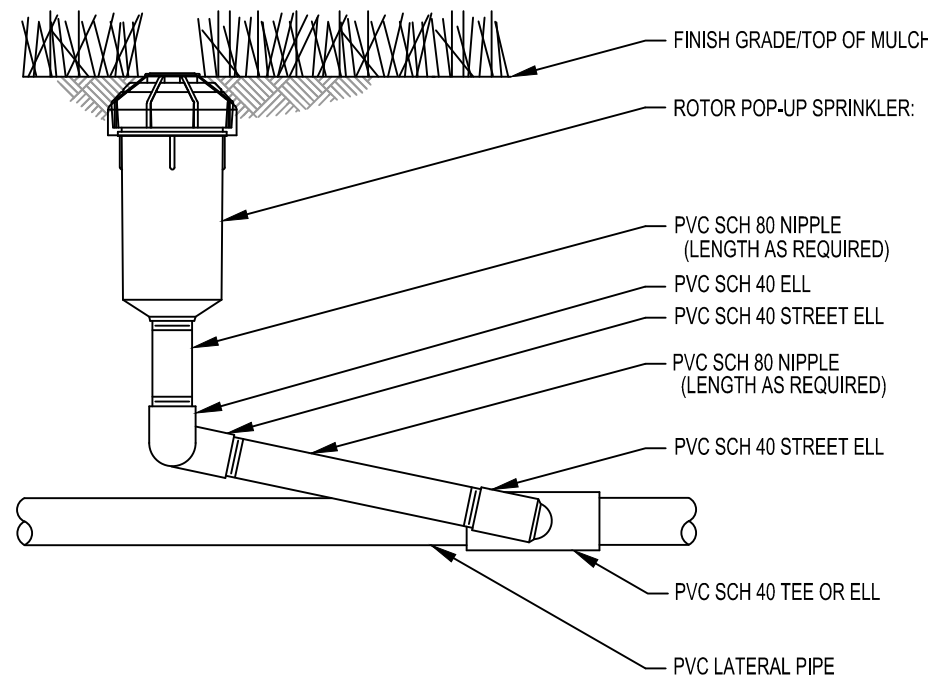
5 PIPE AND WIRE TRENCHING

SCALE: NONE



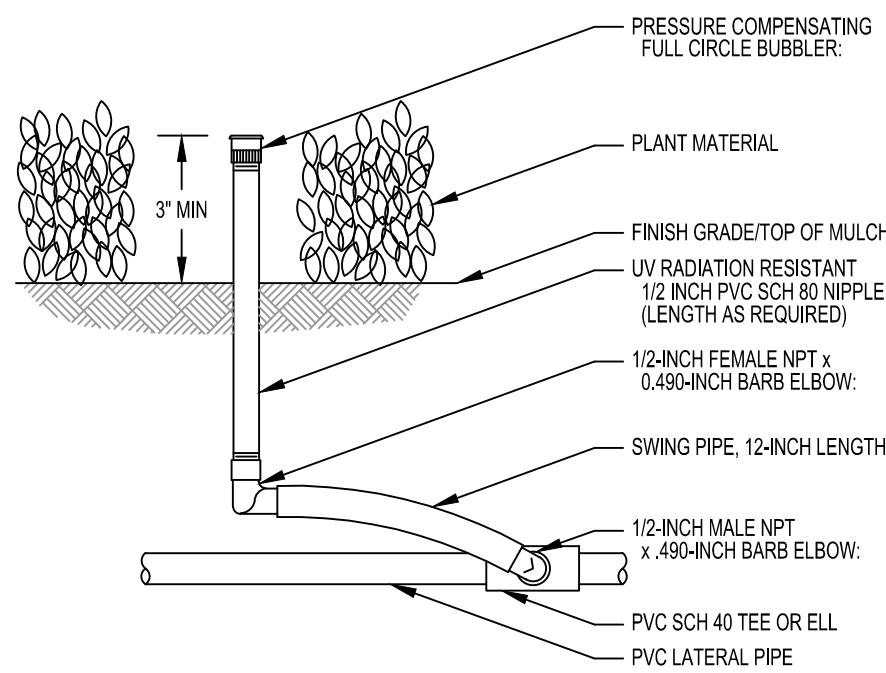
6 POP-UP SPRAY SPRINKLER

SCALE: NONE



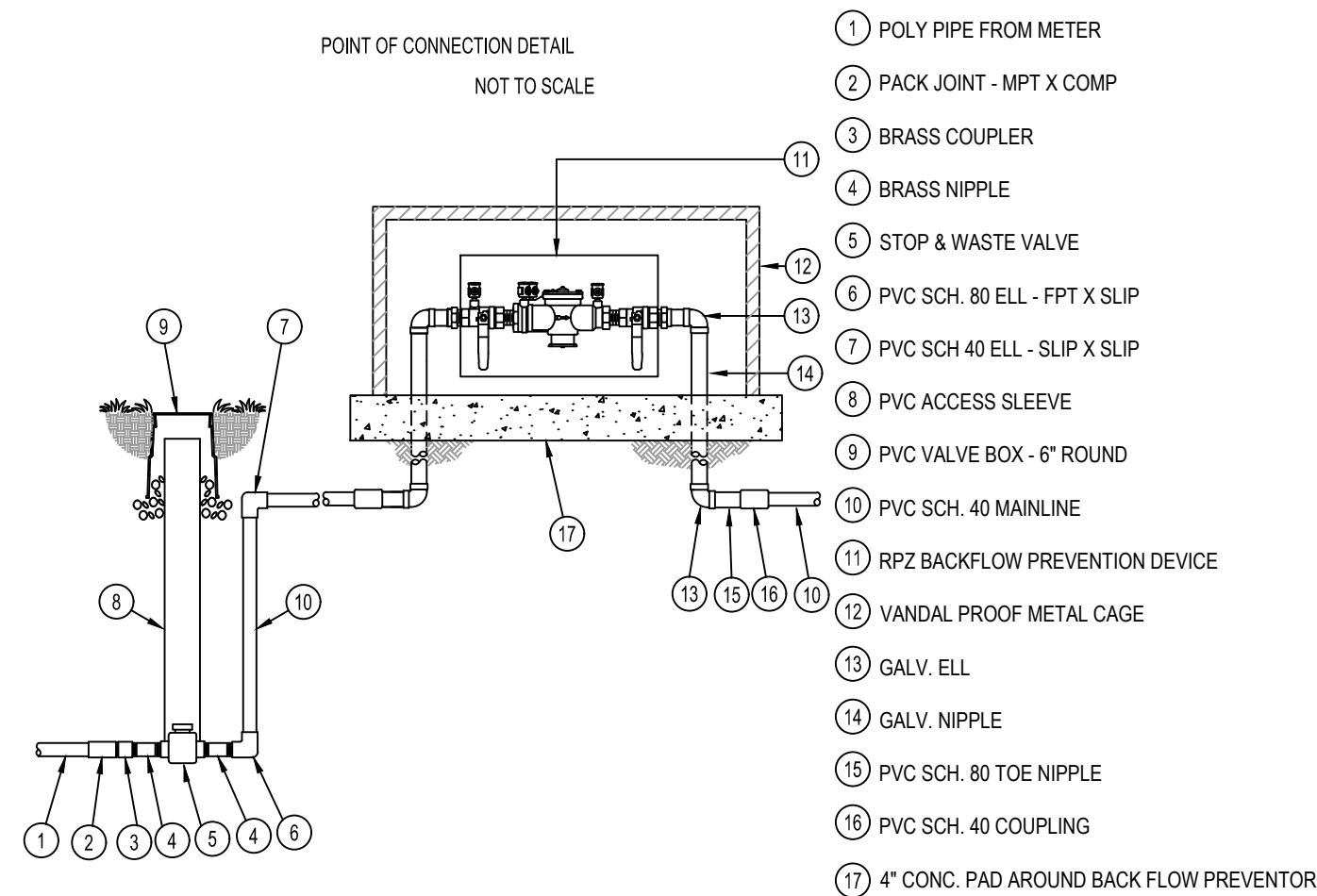
7 ROTOR POP-UP HEAD

SCALE: NONE



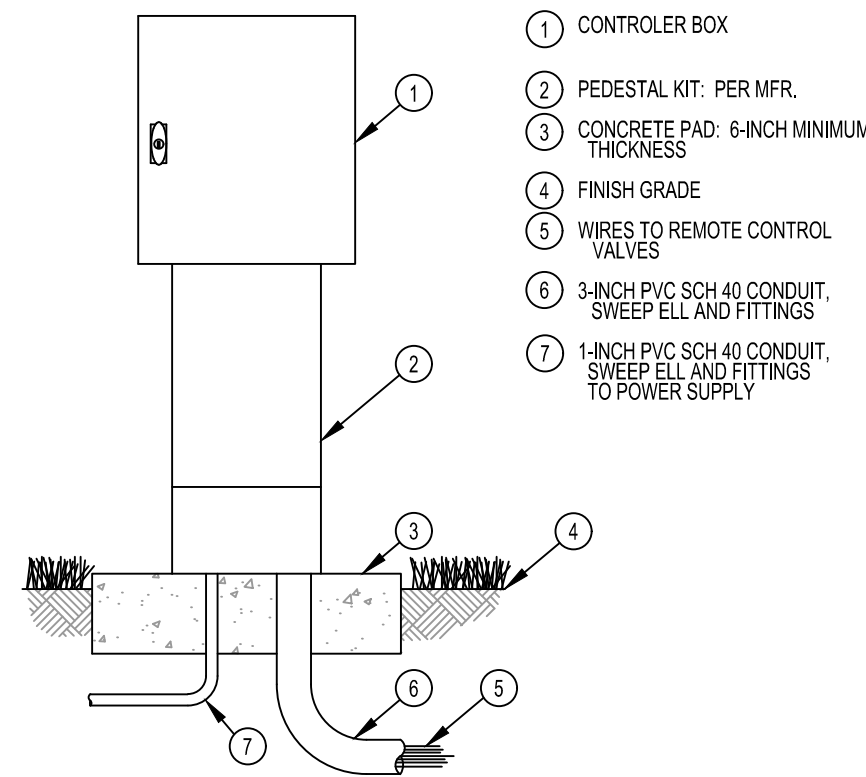
8 BUBBLER DETAIL

SCALE: NONE



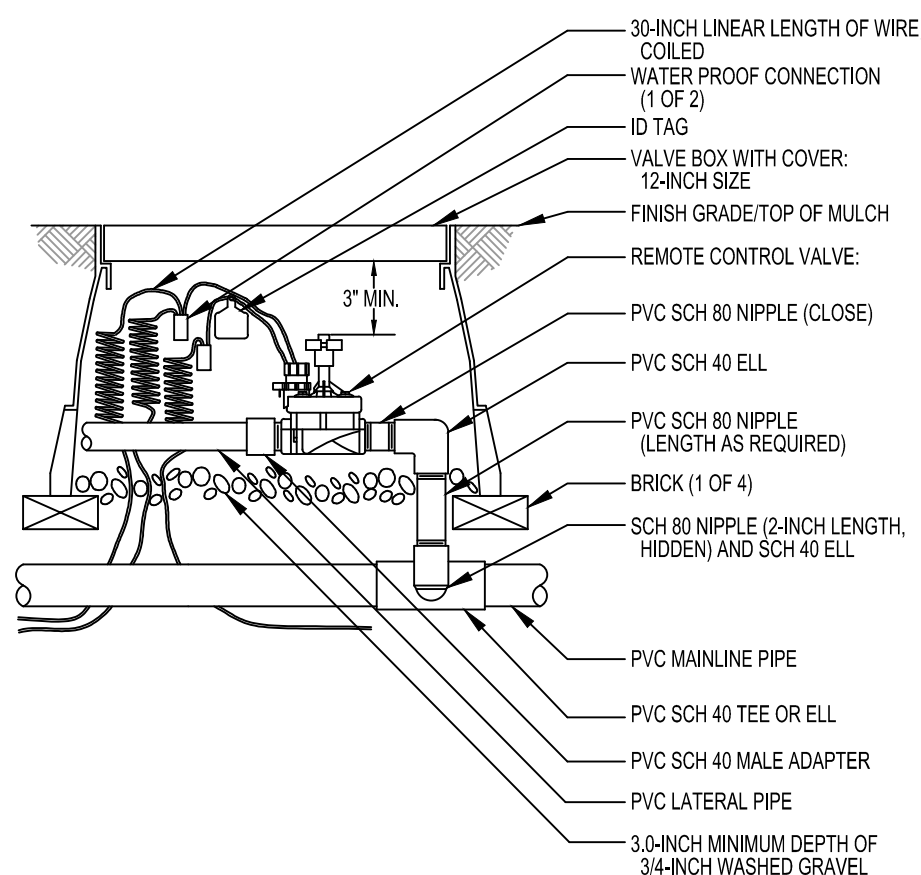
1 BACKFLOW PREVENTER

SCALE: NONE



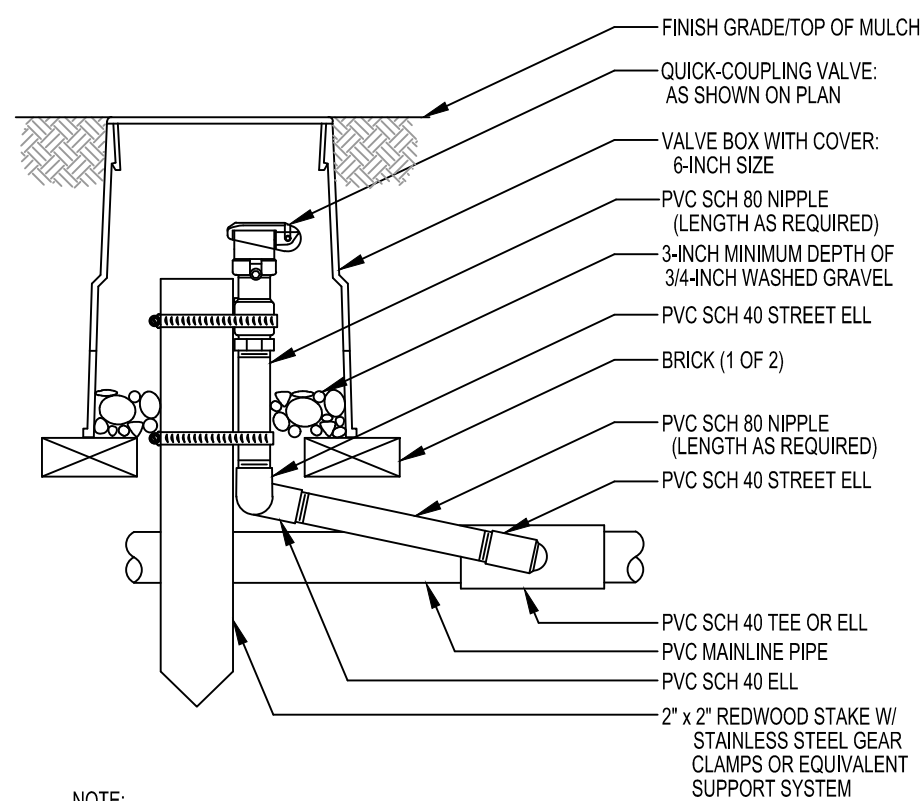
2 IRRIGATION CONTROLLER

SCALE: NONE



3 CONTROL VALVE

SCALE: NONE

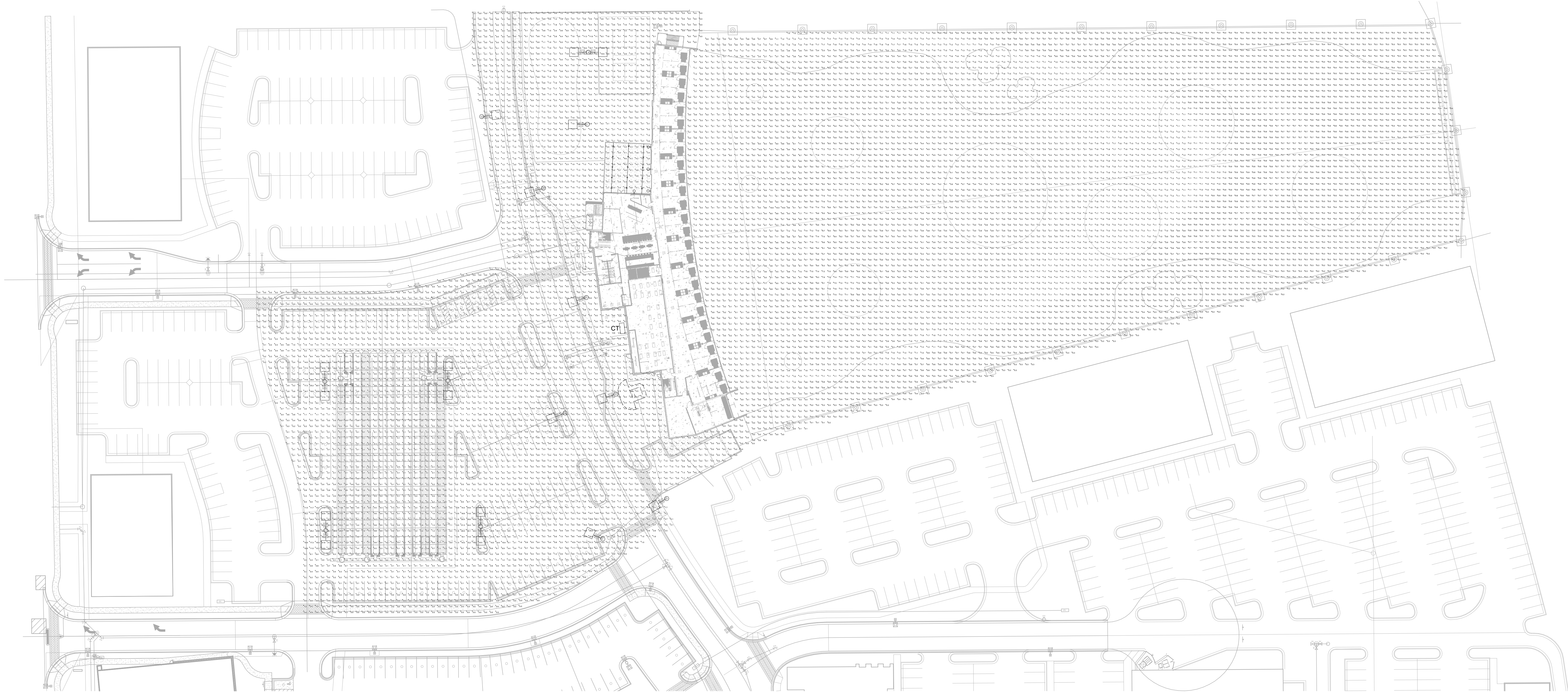


4 QUICK-COUPLING VALVE

SCALE: NONE

NO.	DATE	REVISION	BY
1	3-27-19	ERRY REQUIREMENTS	BM
2	04-16-19	UPDATES TO SITE PLAN	C HAMER
3	05-29-19	UPDATES TO PLANS RE: GOLF	C HAMER
4	06-27-19	ADD DRY UTILITIES	BM
5			
6			
7			
8			

SITE LIGHT FIXTURE SCHEDULE						
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	LAMP	VOLTAGE	FIXTURE WATTS
DW1-1	WALL SCONCE	TROY LIGHTING	RH16LED1540MB-B - WITH GOOSNECK ARM MOUNT	LED	120 V	15 VA
P201	20' SINGLE HEAD POLE LIGHT	LITHONIA	RSX1 P4 40K R5 MVOLT SPA DBLXD - SSS 20' 4C DM19AS DBLXD	LED	120 V	133 VA
P202	20' DOUBLE HEAD POLE LIGHT	LITHONIA	RSX1 P4 40K R5 MVOLT SPA DBLXD - SSS 20' 4C DM28AS DBLXD	LED	120 V	266 VA
P301	30' SINGLE HEAD POLE LIGHT	LITHONIA	RSX2 LED P5 40K R3 MVOLT SPA DBLXD - SSS 30' 5G DM19AS DBLXD	LED	120 V	210 VA
P302	30' DOUBLE HEAD POLE LIGHT	LITHONIA	RSX2 LED P5 40K R3 MVOLT SPA DBLXD - SSS 30' 5G DM28AS DBLXD	LED	120 V	420 VA
SL-1	STADIUM LIGHT	SPECGRADE	WGE 650 40K 15 V01	LED	120 V	650 VA



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

JT ELECTRIC DESIGN BUILD 2019

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OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JT ELECTRIC, LLC.

THE GOLF CLUB
700 E 484 N
VINEYARD, UT

MARK	DESCRIPTION	Revision Date

J19022

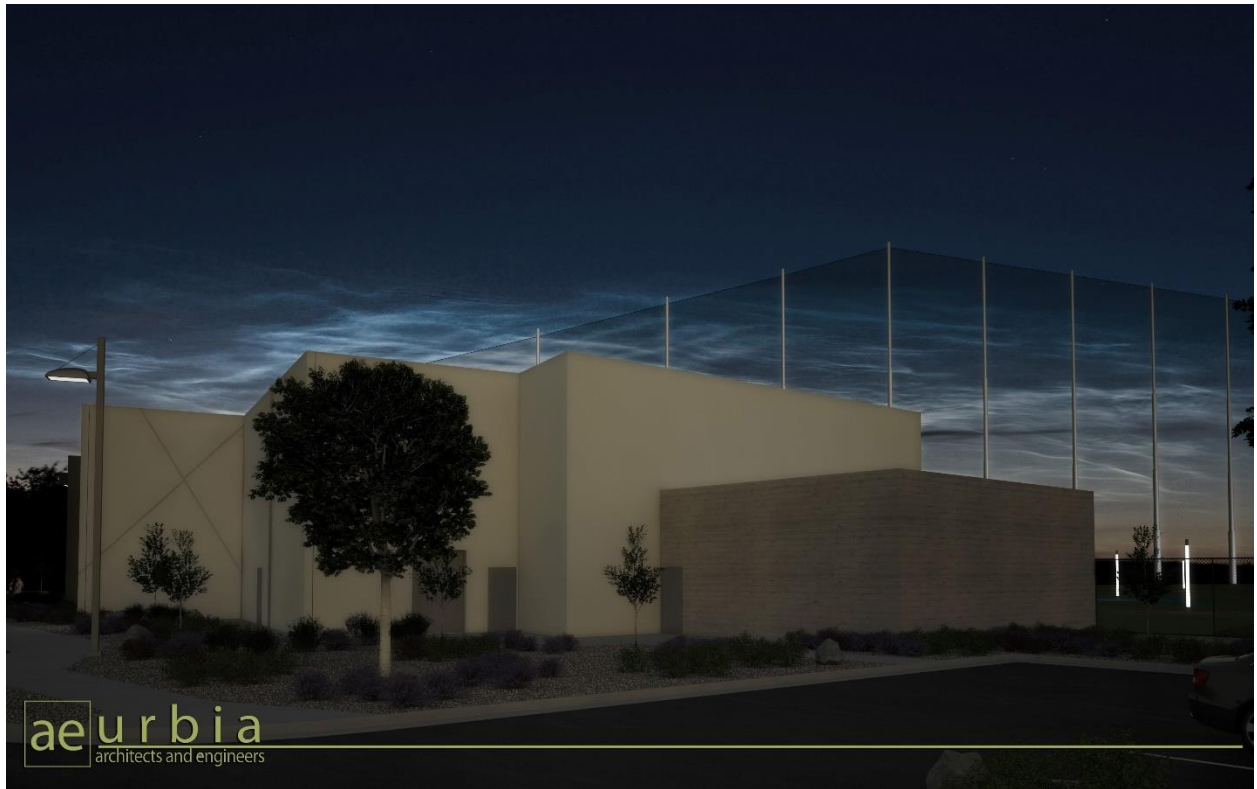
SITE
PHOTOMETRIC
PLAN

DATE: 05/28/2019

SHEET #:

E102

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LEGEND

- = DOOR TAGS
 = STOREFRONT WALL TAGS
 = KEYNOTE TAGS
 = ROOM NUMBER
 = WALL TYPE TAGS; SEE WALL TYPES ON G006
 C = WALL TYPE
 6 = STUD SIZE
 0 = FIRE RATING IN HOURS
- = DETAILS CALL-OUTS TAGS
 = SECTION CUTS TAGS



1 MAIN LEVEL FLOOR PLAN
 A101 3/32" = 1'-0"

2
?

GENERAL NOTES

- INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
- INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
- ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
- SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
- FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
- DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
- CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
- PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 AND G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.

AREA SCHEDULE

Name	Area
LEVEL 1	
MAIN LEVEL	7,466 SF
HITTING BAYS	7,314 SF
CIRCULATION	3,515 SF
GOLF EQPT.	1,131 SF
LEVEL 2	
SECOND LEVEL	6,512 SF
HITTING BAYS	7,458 SF
CIRCULATION	3,552 SF
	36,948 SF



6/11/2019 2:07:10 PM

THE GOLF CLUB
 VINEYARD, UT

Revision Schedule	Revision Date
MARK	DESCRIPTION

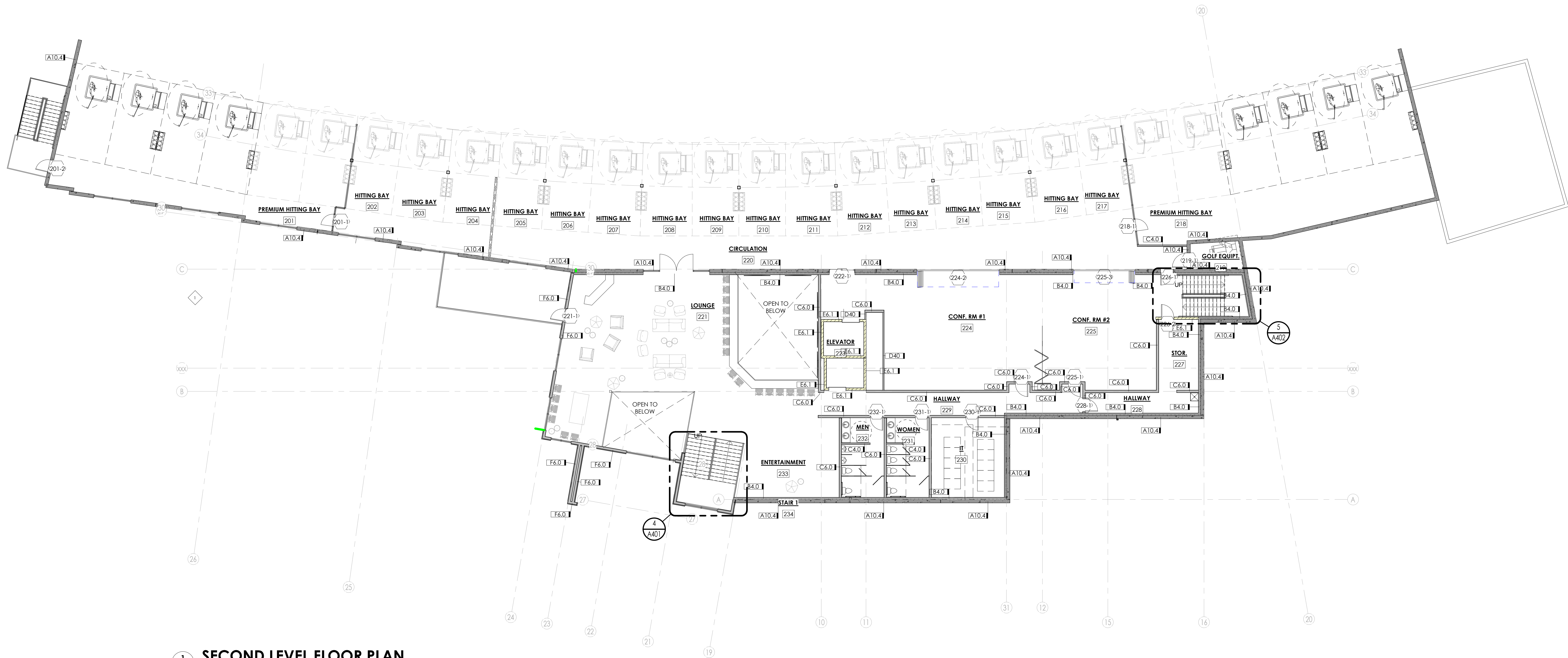
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SHEET #:

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LEGEND

- (145-2) = DOOR TAGS
= STOREFRONT WALL TAGS
xx/xxx = KEYNOTE TAGS
[100] = ROOM NUMBER
[C60] = WALL TYPE TAGS; SEE WALL TYPES ON G006
"C" = WALL TYPE
"6" = STUD SIZE
"0" = FIRE RATING IN HOURS
- X
X/X
= DETAILS CALL-OUTS TAGS
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X/X
= SECTION CUTS TAGS



1
A102 3/32" = 1'-0"

SECOND LEVEL FLOOR PLAN



GENERAL NOTES

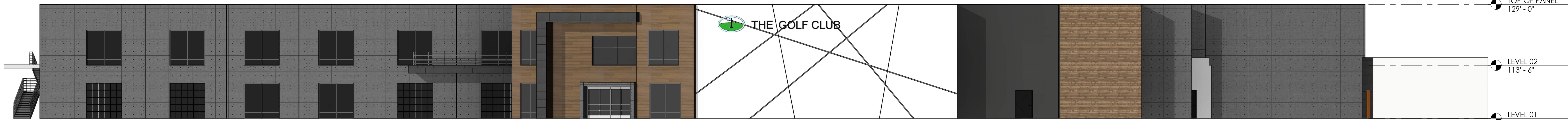
- INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
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HITTING BAYS	7,458 SF
CIRCULATION	3,552 SF
	36,948 SF



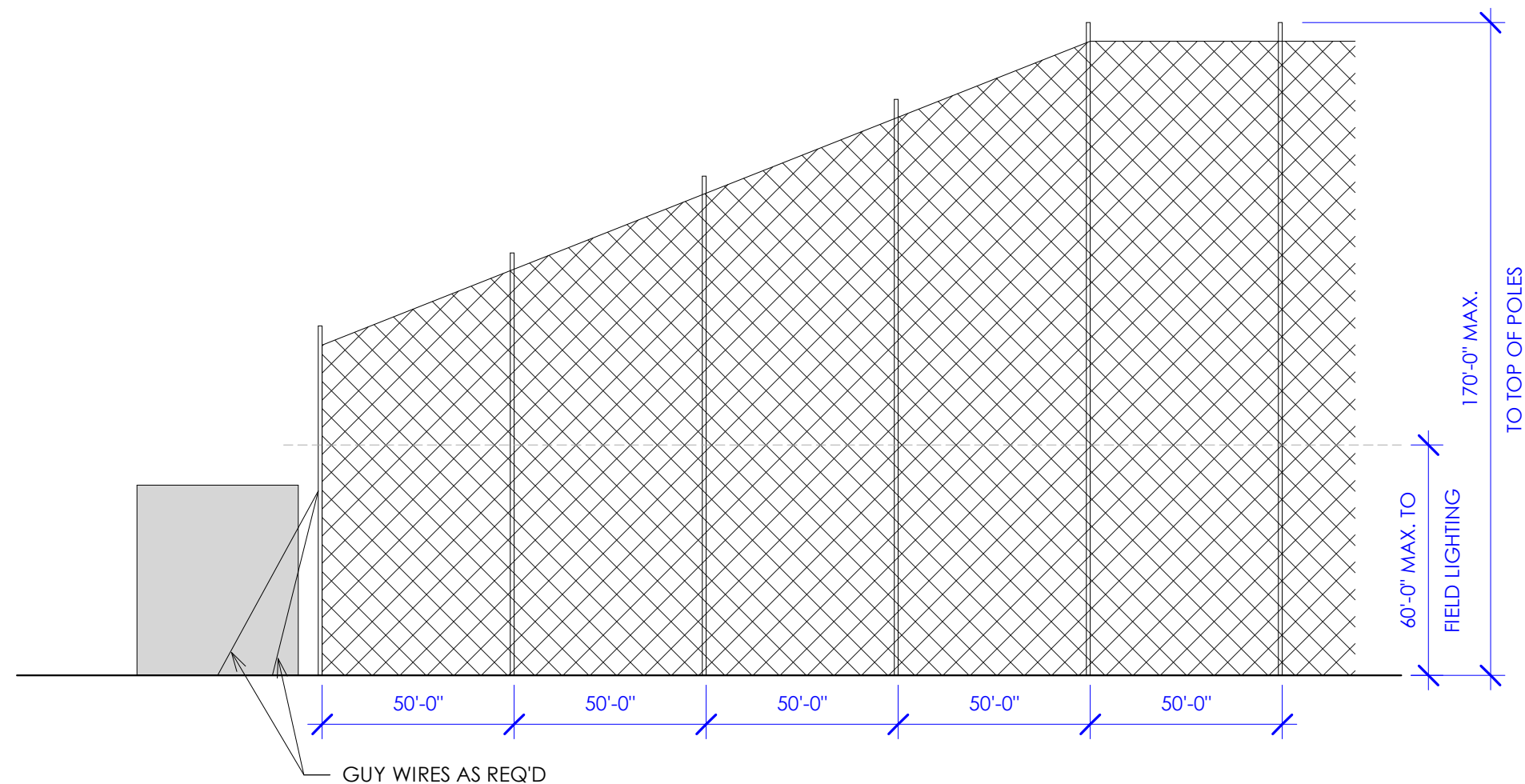
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2
A202 WEST ELEVATION
3/32" = 1'-0"



1
A202 NORTH ELEVATION
3/32" = 1'-0"



3
A202 POLE & NET DIAGRAM
1" = 40'-0"

Revision Schedule		
MARK	DESCRIPTION	Revision Date
2	RFT #3	12/4/18













THE GOLF CLUB

aeurbia
architects and engineers





ae urbia
architects and engineers



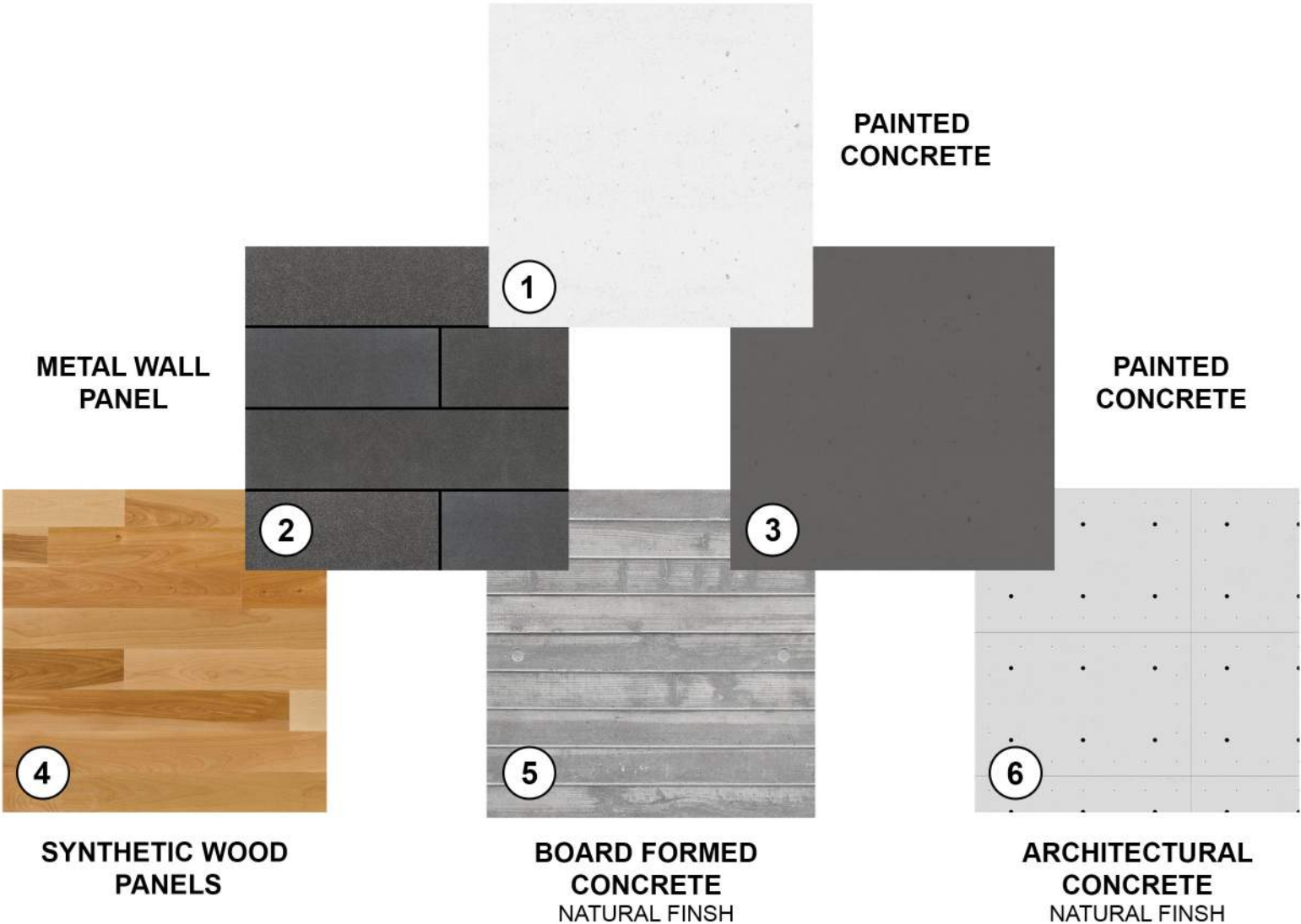
THE GOLF CLUB

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: a e u r b i a . c o m



THE YARD / THRIVE | VINEYARD HEALTH CENTER



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

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CONTACT NAME
ADDRESS
ADDRESS
(801) ###-####
email address

STRUCTURAL

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

LANDSCAPE

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

MECHANICAL

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

DESIGN
RAW
STUDIO

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SALT LAKE CITY, UT 84101
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info@rawdesignstudio.com
www.rawdesignstudio.com

THRIVE
DEVELOPMENT



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

Rev#	Date	Description

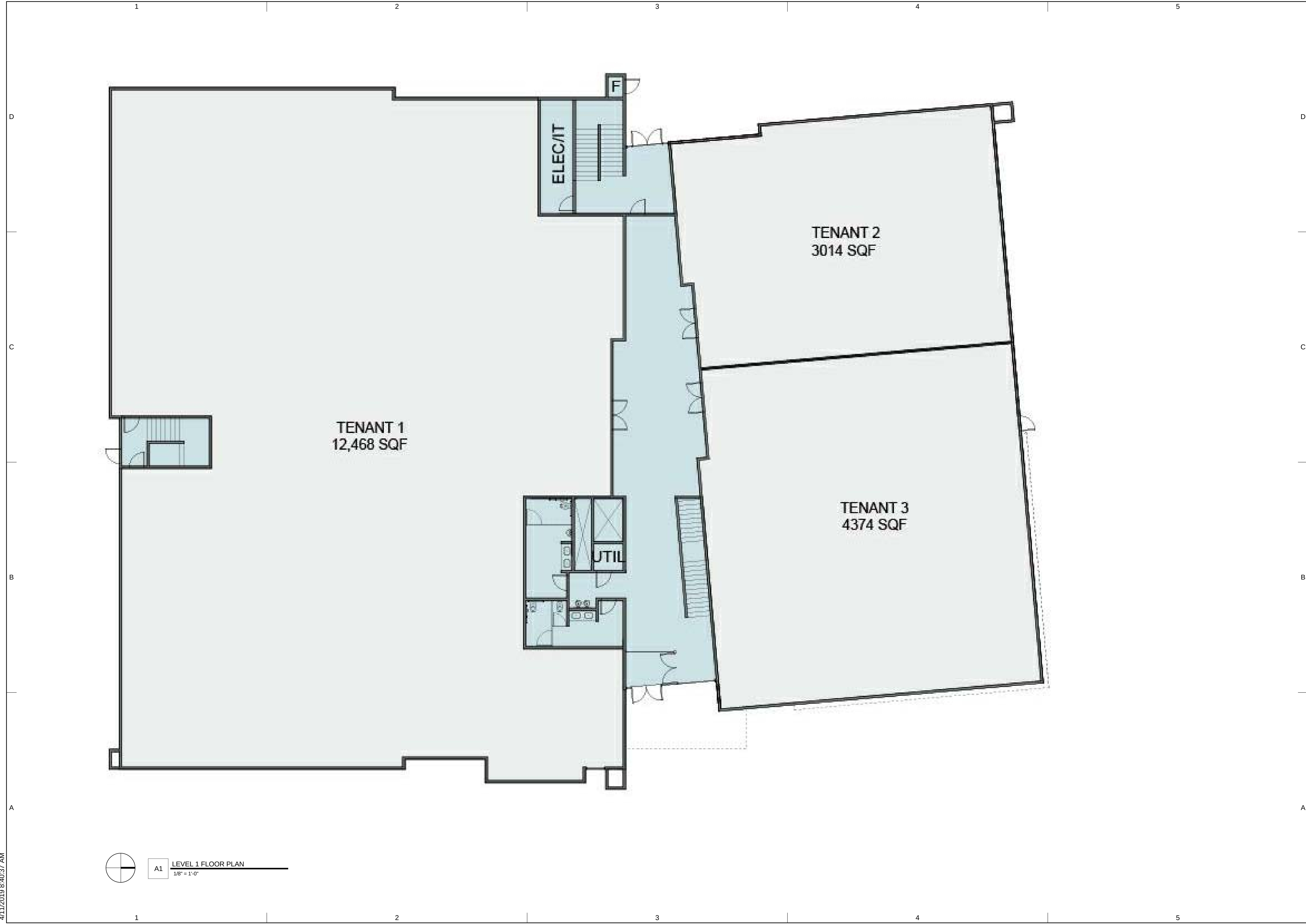
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Job #	18080
Owner	THRIVE
Date	04/09/19
Drawn	Author
Checked	Checker

COVER
SHEET

G100

4/11/2019 8:40:37 AM



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VINEYARD, UTAH
CONCEPT PLAN APPLICATION

Rev#	Date	Description

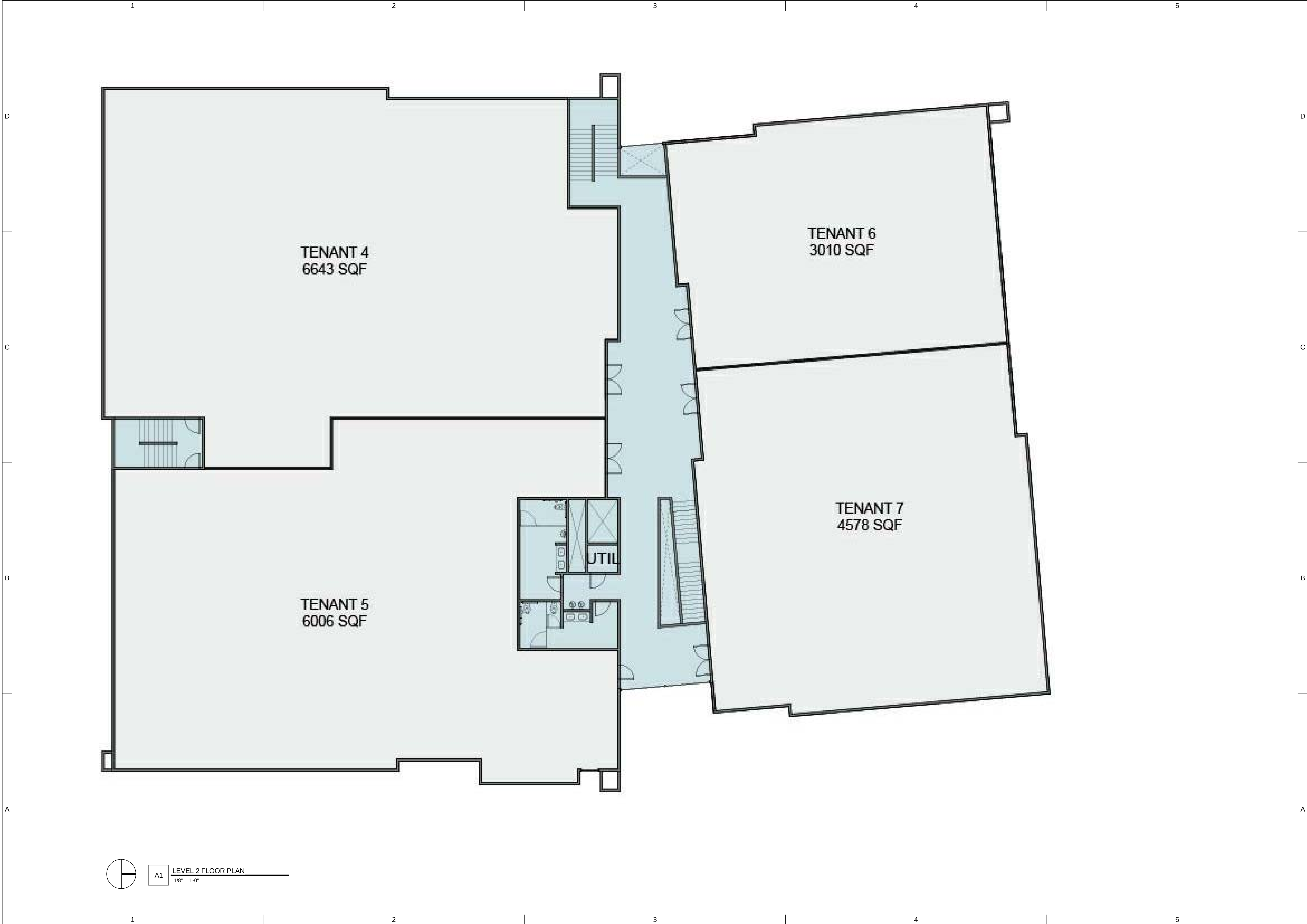
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Job #	18080
Owner	THRIVE
Date	04/09/19
Drawn	TC
Checked	DM

LEVEL 1
FLOOR PLAN

A101

4/11/2019 8:40:38 AM



DESIGN
RAW
STUDIO

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DEVELOPMENT

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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

LEVEL 2
FLOOR PLAN

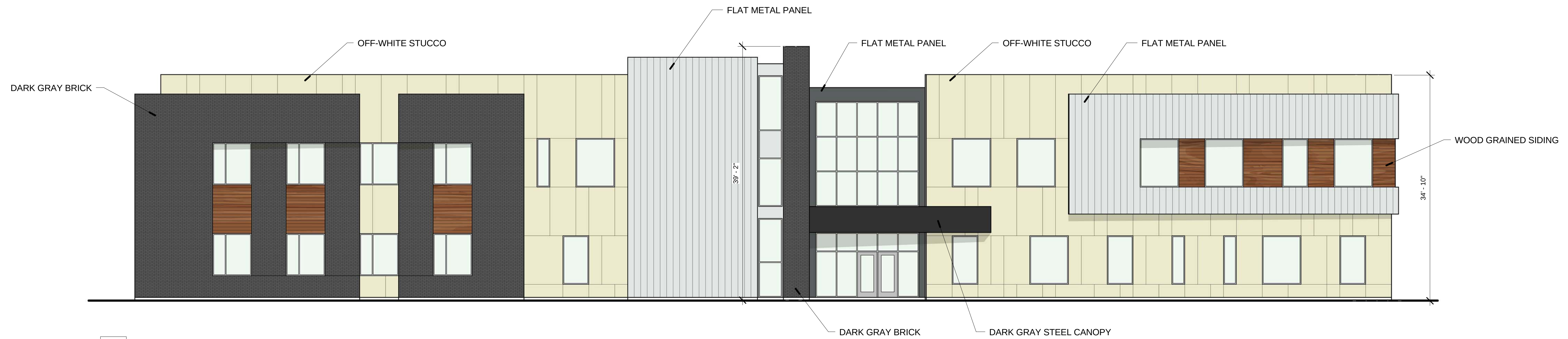
A102

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

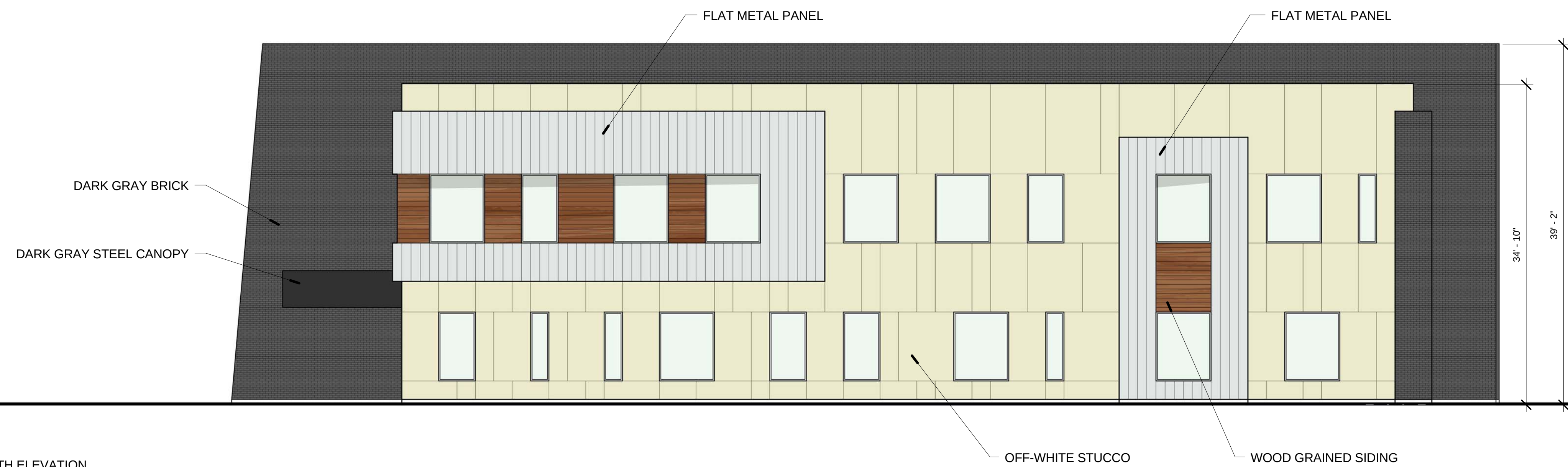
#	Date	Description
NOTE: THIS DRAWING IS INTENDED FOR A 24"x36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.		
Job #	18080	
Owner	THRIVE	
Date	04/09/19	
Drawn by	TC	
Checked by	DM	

EXTERIOR ELEVATIONS

A201



C1 EAST ELEVATION
1/8" = 1'-0"



A1 NORTH ELEVATION
1/8" = 1'-0"

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A

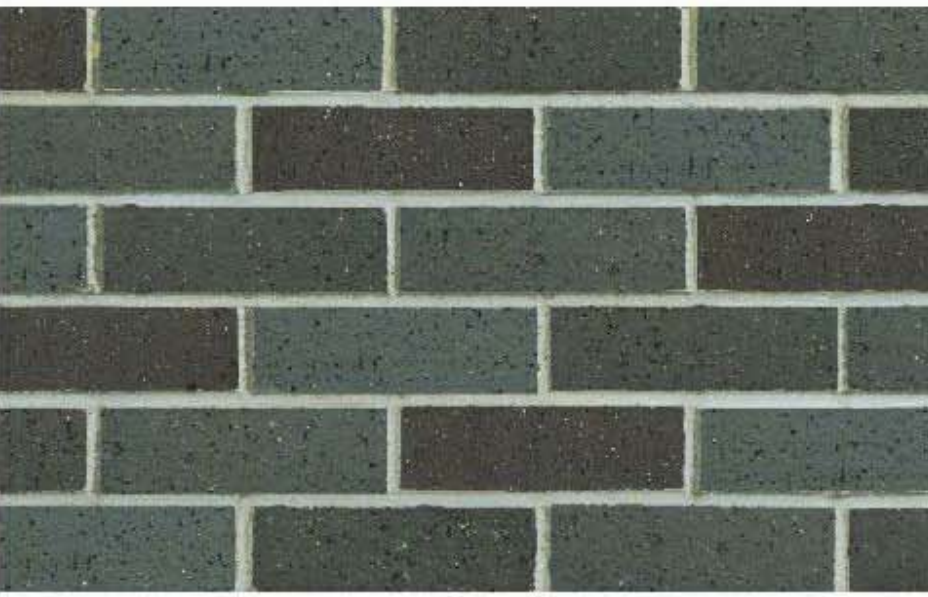
B

C

D



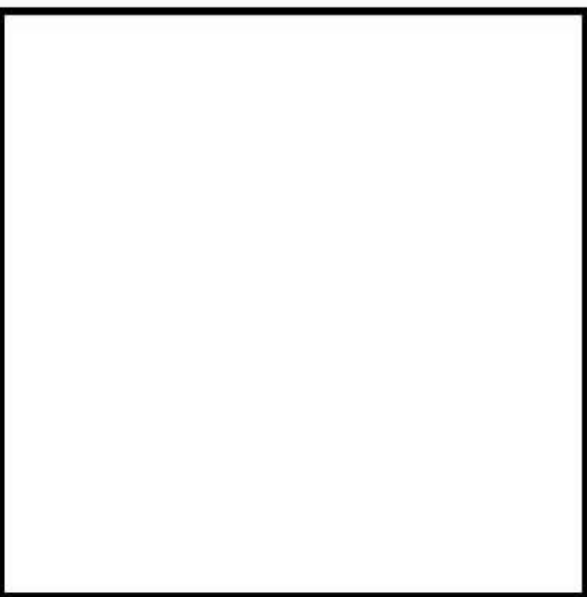
WOOD:
WOOD-GRAINED SIDING MATERIAL



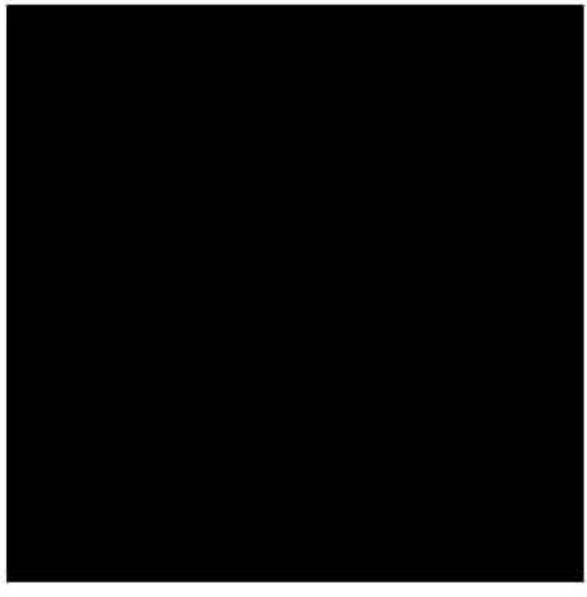
EXTERIOR BRICK VENEER:
COLOR: DARK GRAY



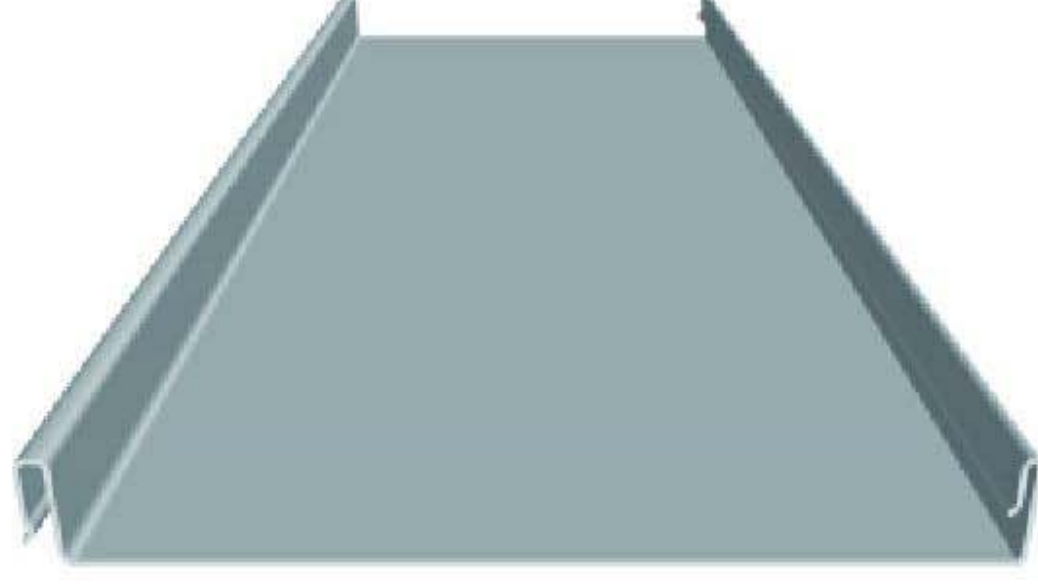
HARD-COAT STUCCO:
COLORS: WARM GRAY / TAN



60 MIL TPO:
COLOR: WHITE



STEEL CANOPY:
COLOR: BLACK



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



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www.rawdesignstudio.com



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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

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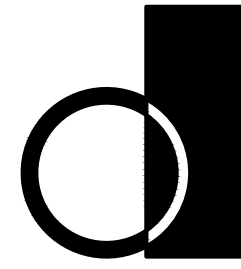
A YARD B SITE LIGHTING PLAN
E1.1B SCALE: 1/64" = 1'-0"

KEYED NOTES (): (#)

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

GENERAL NOTES:

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



dixon + associates
architecture, planning, interiors

833 south 200 east
salt lake city, ut 84111
t. 801.595.8400
f. 801.595.8900

PROJECT NUMBER: #



1040 North 2200 West, Suite 100
Salt Lake City, UT 84116
Phone: (801) 359-3158
Fax: (801) 521-4114

VINEYARD YARD A
AND B SITE LIGHTING
AND PHOTOMETRICS

600 MILL ROAD
VINEYARD, UTAH

CONSTRUCTION
DOCUMENTS

#	DATE	DESC.

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

SHEET TITLE

YARD B SITE
LIGHTING PLAN

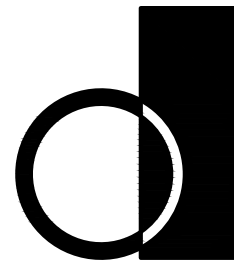
E1.1B

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.0 fc	4.0 fc	0.6 fc	6.7:1	3.3:1
Calc Zone #2	+	1.5 fc	3.7 fc	0.5 fc	7.4:1	3.0:1
Calc Zone #4	+	2.1 fc	3.8 fc	0.7 fc	5.4:1	3.0:1
Calc Zone #8	+	1.9 fc	3.9 fc	0.6 fc	6.5:1	3.2:1
Calc Zone #10	+	2.0 fc	3.9 fc	0.5 fc	7.8:1	4.0:1
Calc Zone #11	+	1.7 fc	3.4 fc	0.5 fc	6.8:1	3.4:1
Calc Zone #12	+	1.2 fc	3.7 fc	0.1 fc	37.0:1	12.0:1
NORTH ROADWAY	+	0.7 fc	1.5 fc	0.2 fc	7.5:1	3.5:1
SOUTH ROADWAY	+	0.7 fc	1.7 fc	0.1 fc	17.0:1	7.0:1

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



dixon + associates
architecture, planning, interiors

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VINEYARD YARD A AND B SITE LIGHTING AND PHOTOMETRICS

600 MILL ROAD
VINEYARD, UTAH

CONSTRUCTION DOCUMENTS

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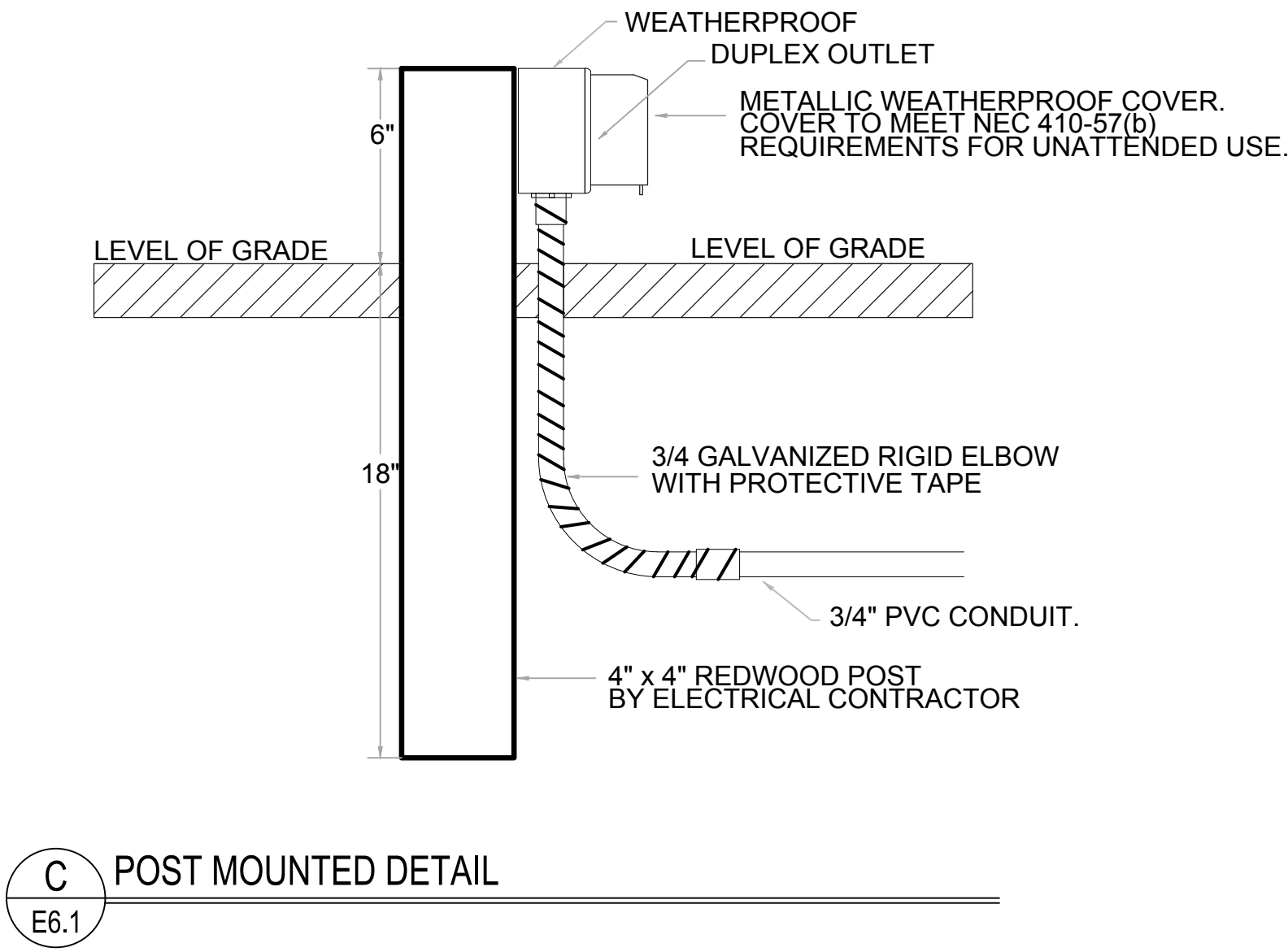
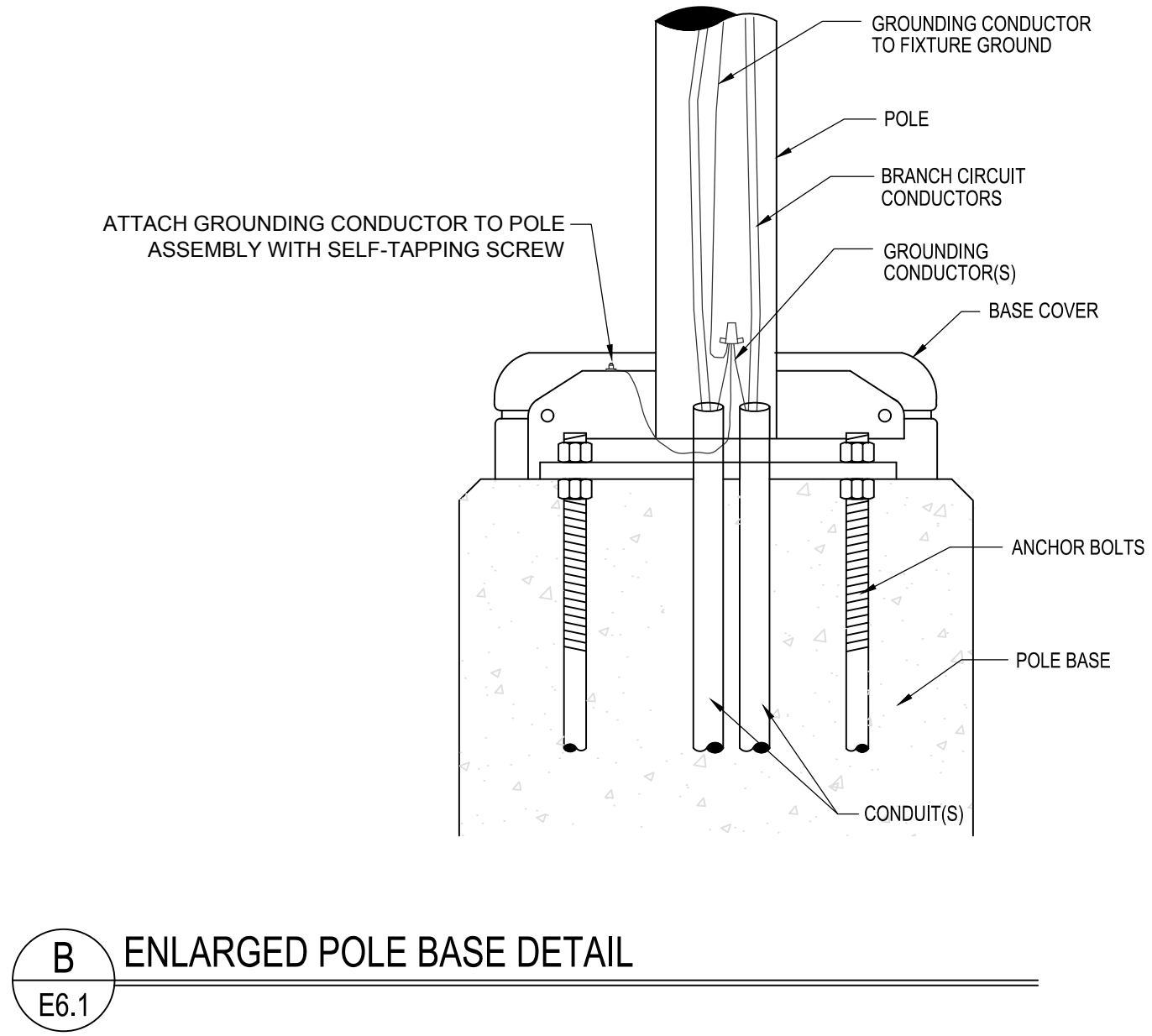
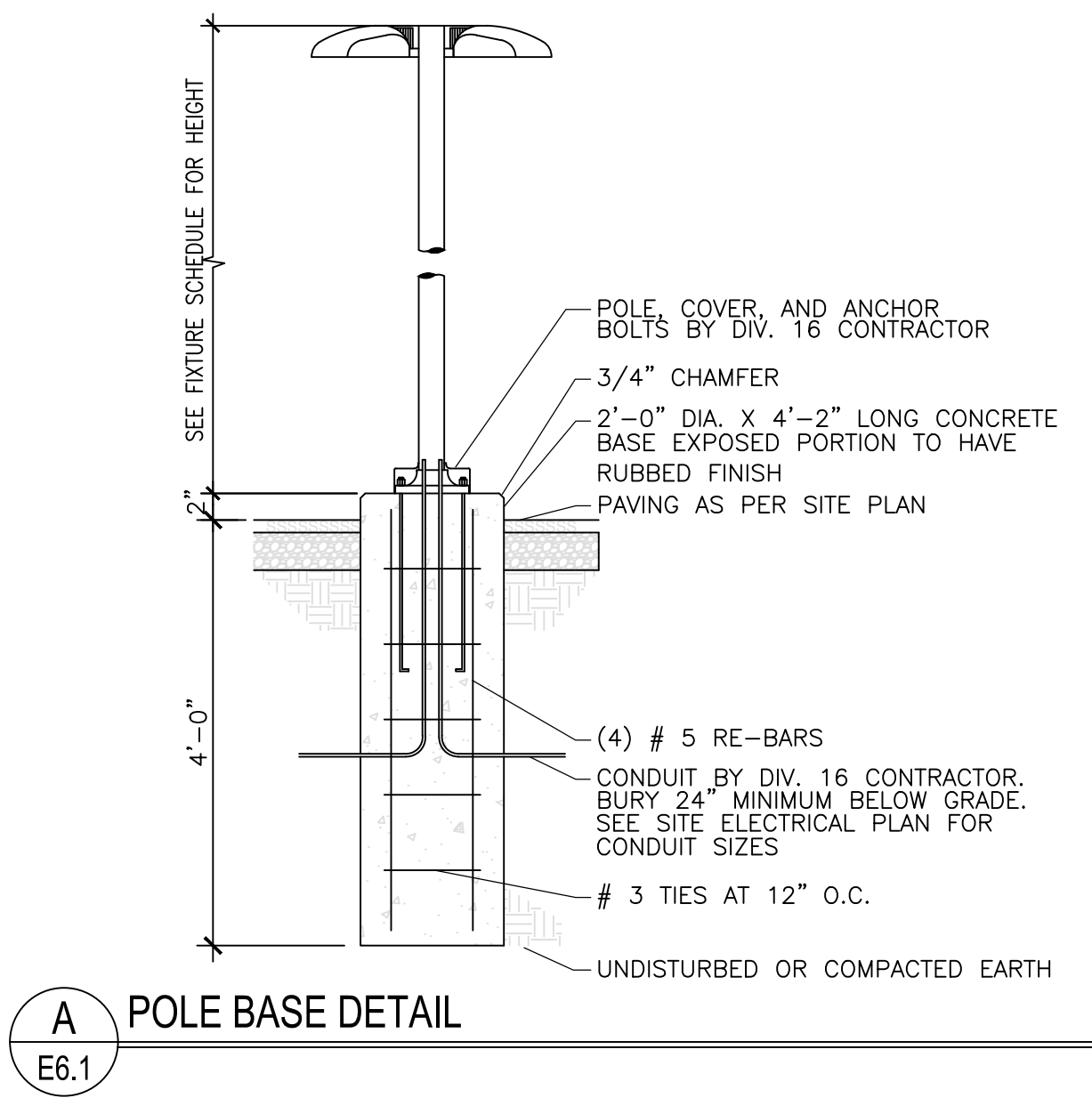
SHEET TITLE

YARD B PHOTOMETRIC PLAN

E1.2B

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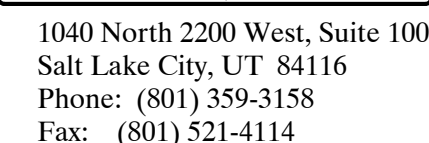


LUMINAIRE SCHEDULE									
LUMINAIRE NUMBER	LUMINAIRE MANUFACTURER	LUMINAIRE CATALOG #	DESCRIPTION	LAMPS		LUMINAIRE			REMARKS
				TYPE	QTY.	VOLTS	WATTS	MOUNTING	
T-1	LITHONIA LIGHTING	DSX-1-LED-P7-50K-T5M-MVOLT	AREA POLE LIGHT	LED	6	UNV	183	POLE MOUNTED	
T-2	LITHONIA LIGHTING	DSX-1-LED-P7-50K-T5M-MVOLT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



833 south 200 east
salt lake city, ut 84111
t. 801.595.6400
f. 801.595.8900

PROJECT NUMBER: #



VINEYARD YARD A AND B SITE LIGHTING AND PHOTOMETRICS

**600 MILL ROAD
VINEYARD, UTAH**

CONSTRUCTION
DOCUMENTS

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

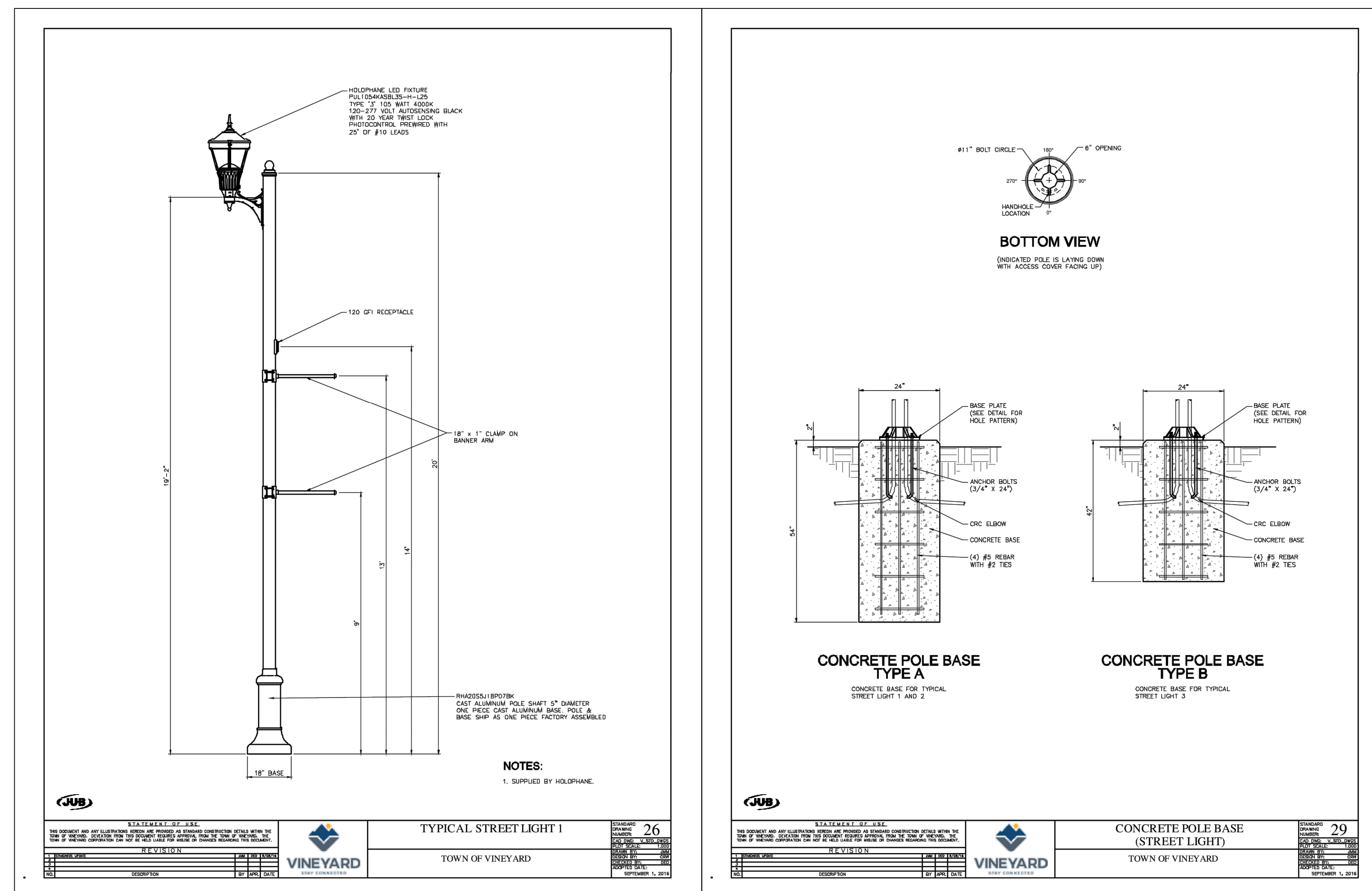
SHEET TITLE

ELECTRICAL DETAILS

E6.2

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

SITE PLAN APPLICATION

STAFF USE ONLY

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

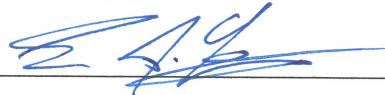
PROJECT INFORMATION

Name: Yard B
Address: 681 E 450 North, Vineyard & 484 N 700 East, Vineyard
Acreage/Property Size: 22.35 acres

APPLICANT INFORMATION

Name: X Development
Mailing Address: 9537 South 700 East, Sandy UT 84070
Phone #: 801-915-1911 Fax #: ____
Email Address: management@xdevco.com

Owner Information

Owner Name: Same as above
Owner Address: ____
Owner Phone #: 801-518-5250 Owner Email Address: eric@xdevco.com
Owner's Signature: 



PROPERTY OWNERS AFFIDAVIT

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

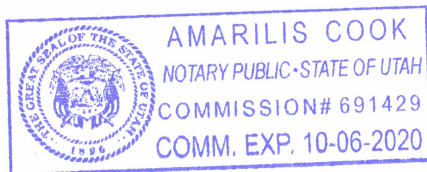
Owner's Signature

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

State of Utah

County of Utah

Subscribed and sworn to (affirmed) before me this 15th day of April, 2019.



Notary Public

AGENT AUTHORIZATION AFFIDAVIT

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

Owner's Signature

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

State of _____

County of _____

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

Notary Public

Print

Conditional Use Permit Application - Submission #1127

Date Submitted: 4/16/2019

Applicant(s)*

X Development

Mailing Address*

9537 S 700 E, Sandy, UT 84070,

Name(s) of Property Owner(s)*

Fifty Mill, LLC

Application Date:*

4/15/2019

Site Address*

484 North 700 East, Vineyard Utah

Cell Phone*

801-598-5250

Work Phone*

801-915-1911

Email Address*

management@xdevco.com

Current Zoning District Designation*

RMU

Building Plans*

(All plans and drawings must meet Vineyard City Zoning and Municipal Code)

- ☐ Exterior elevations of every side of all proposed building and structures provided
- ☐ Clearly show proposed building materials and colors for all facades
- ☐ Include color chips and material samples

Landscape Plans*

(Must be prepared by a registered Landscape Architect)

- ☐ Identify all proposed landscape
- ☐ Screening and buffering features
- ☐ Include all proposed plant materials (including locations and sizes)

Fences and Walls*

- ☐ Location of all fences and walls
- ☐ Identify proposed height
- ☐ Identify proposed materials
- ☐ Show colors of walls and fences

Utility and Street Plans*

(Must be prepared by a Licensed Engineer at scale)

- ☐ Culinary Water
- ☐ Secondary Water
- ☐ Sanitary Sewer
- ☐ Storm Drainage
- ☐ Power
- ☐ Gas
- ☐ Telephone Lines & Facilities
- ☐ Streets and Roads
- ☐ Access to All Utilities and Points of Utility Connection

Site and Building Signage Plans*

- ☐ Identify design on plan
- ☐ Identify height on plan
- ☐ Identify size on plan
- ☐ Identify materials on plan
- ☐ Identify colors on plan

Mechanical Equipment and Solid Waste Facilities*

- ☐ Location of all associated mechanical and ancillary equipment (if any) shall be provided
- ☐ Include any screening treatments proposed
- ☐ Detail the location and dimensions of all proposed solid waste collection areas and storage areas
- ☐ Include the proposed method of screening

Erosion Control Plan*

- ☐ Information and plans identifying proposed temporary and permanent erosion control measures

Construction Plans*

- ☐ Identify phases of construction
- ☐ Identify a construction schedule
- ☐ Identify a list of all Permits necessary for the proposed use(s) (if applicable)

Narrative*

(Accompanying tables and other information necessary to assist the Planner, DRC, Planning Commission, and Town Council)

- ☐ A calculation, identifying all pervious and impervious areas
- ☐ A description of all proposed uses and buildings, including the total site area and building square footage, by building
- ☐ Projected increase in traffic trips
- ☐ Projected water and sewer demand
- ☐ How the proposed Use, and accompanying site and building plans comply with the Town's General Plan

Additional Documents

No file selected

Additional Documents

No file selected

Additional Documents

No file selected

Applicant Signature*

ERIC TOWNER

Date*

4/16/2019

Co-Applicant Signature

STEVE HUTCHINGS

Date

4/16/2019

12:00 PM

Findings for Approval or Denial

1. If the Commission finds that the Conditional Use Application complies with all the requirements of this Ordinance, the adopted Building Codes, and all other applicable Land Use Ordinances, the Conditional Use Application shall be approved, with or without reasonable conditions necessary to comply with this Ordinance, the adopted Building Codes, and all other applicable Land Use Ordinances. Following the approval of a Conditional Use Application, with or without conditions, a Building Permit Application may be reviewed and a Building Permit issued if such application is found to comply with the Building Code, as adopted. 2. If the Commission finds that the Conditional Use Application does not comply with all the requirements of this Ordinance, the adopted Building Codes, and all other applicable Land Use Ordinances, the Conditional Use Application shall be denied and no Approval, Permit, or License issued by the Town, including a Building Permit.

☐

Date: July 17, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: 5.2 The Yard B Sign Standard Waiver Application
Address: 661 E 450 North and 681 E 450 North
Applicant: X Development

INTRODUCTION

The applicant is requesting approval of a sign standard waiver. The applicant is proposing two (2) multi-tenant monument signs, located at the two (2) entrances into the Yard B development site. The first sign is proposing to be on parcel number 56:037:0003 on the north east corner. The second sign is proposed to be on parcel 56:037:0004 on the south east corner. The applicant is proposing the signs to be twenty (20) feet in height and one-hundred (100) square feet of sign area and have halo lighting the individual lettering.

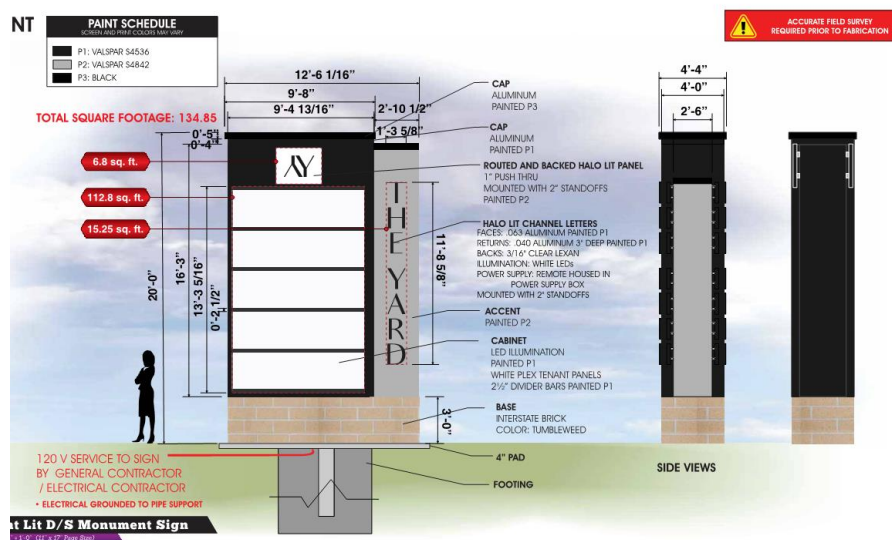
ANALYSIS

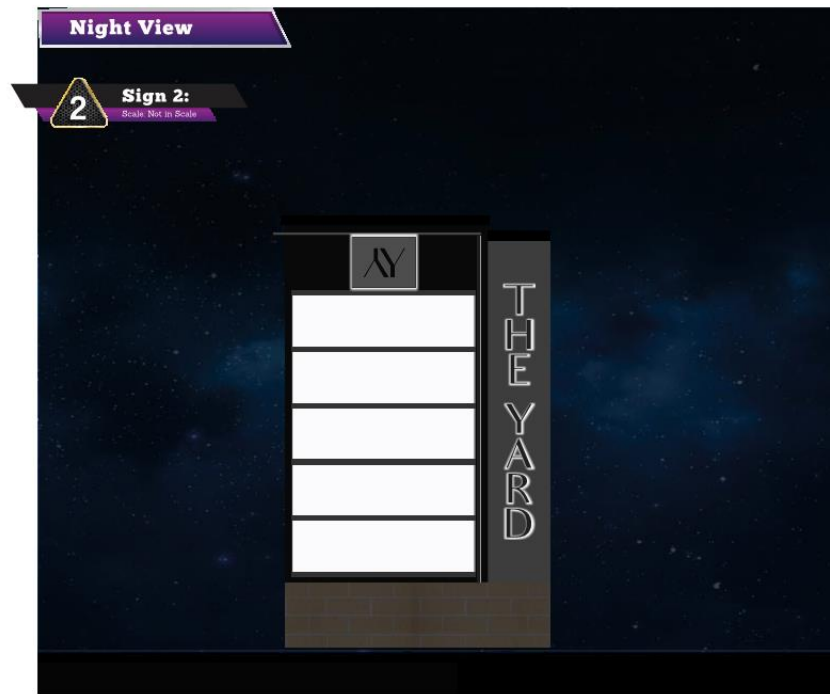
The sign ordinance allows a multi-tenant monument sign to be a maximum ten (10) feet in height and eighty (80) square feet of sign area.

The sign standard waiver allows the planning commission to approve additional height, and sign area, and for halo lighting to be used for illumination of a sign.

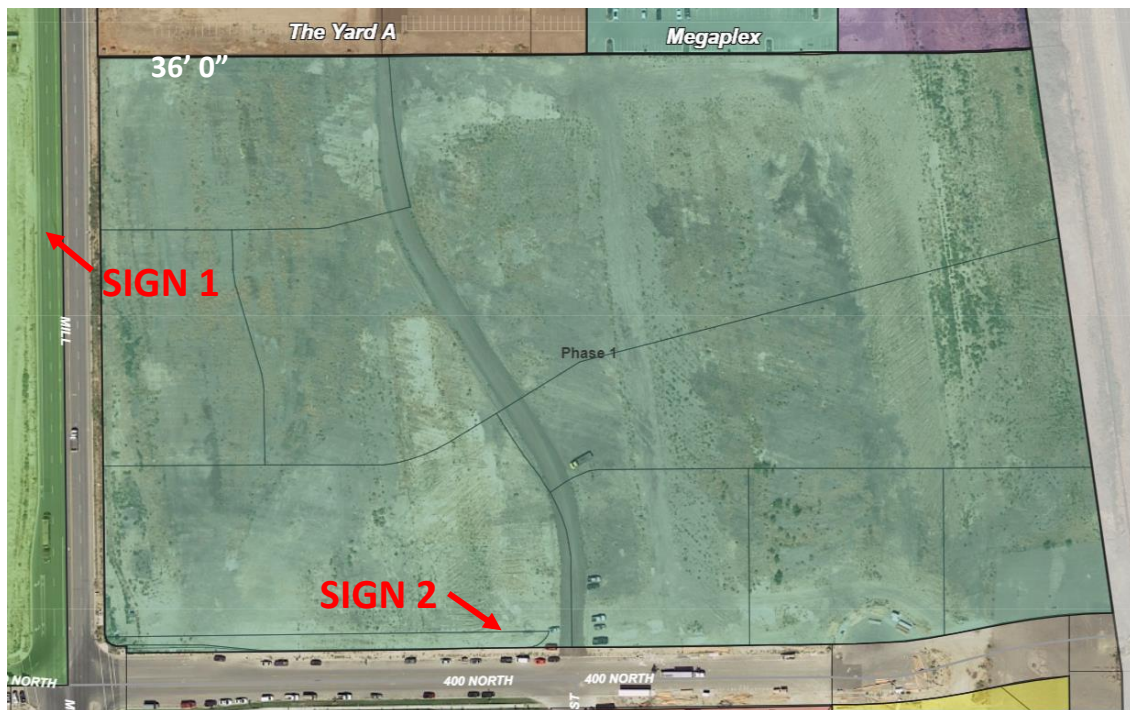
The applicant is requesting approval for the two (2) monument signs that have a height of twenty (20) feet and a sign area of 100 square feet. The sign standard waiver allows for multi-tenant signs to be twenty (20) feet in height and an additional twenty-five percent (25%) of the allowed maximum sign area.

The below detail shows the proposed sign with 134.85 square feet of sign area. Staff has requested that the applicant reduce the sign area to a maximum of one-hundred (100) square feet. This has been added as a condition of approval.





Below is a map of the location of the signs. Sign 1 is perpendicular to Mill Road and Sign 2 is perpendicular to 400 North. Residential townhomes are to the south of sign 2. The signs are not proposed to be within a 30-foot sign triangle. On the site plan it the location of the second monument sign was shown, staff measure out the sight triangle and determined the sign was not within it. Staff has added a condition that all monuments shall not be within a minimum 30 foot sign triangle at the street intersection.



FINDINGS

The intent of the sign ordinance is to reduce potential hazards to motorists and pedestrians, preserve and improve the aesthetic appearance of the city, to encourage well-designed signs, and to provide each sign user an opportunity for effective identification while preserving and protecting the health, safety and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs.

The applicant is part of a multi-tenant development. The design of the multi-tenant sign allows for five (5) business to be identified on the sign. It also identifies the area that is being entered, known as The Yard. The illumination of the sign gives a halo effect to the individual letters and panels.

The proposed additional height is within range of maximum allowed height with the sign standard waiver. The proposed additional sign area is within range of the total allowed maximum sign area for wall signs. The halo lighting is also allowed through a sign standard waiver. A lumen was not given for the illumination.

The applicants request falls within the parameters of the sign standard waiver.

CONDITIONS

- 1) The applicant shall reduce the sign area to a maximum of 100 square feet.
- 2) No sign shall be built within a minimum 30-foot sign sight triangle measured at the street intersection.

MOTION

I move to approve (or deny) the proposed sign standard waiver for two multi-tenant monument signs with the Yard B Development.

ATTACHMENTS

Sign Standard Application
Proposed Signage Details

ALLIED
ELECTRIC SIGN
& Awning

CONCEPTUAL SIGNAGE RENDERING

VINEYARD
RETAIL

D/F MONUMENT

PAINT SCHEDULE	
SCREEN AND PRINT COLORS MAY VARY	
	P1: VALSPAR S4536
	P2: VALSPAR S4842
	P3: BLACK

ACCURATE FIELD SURVEY
REQUIRED PRIOR TO FABRICATION

TOTAL SQUARE FOOTAGE: 134.85

6.8 sq. ft.

112.8 sq. ft.

15.25 sq. ft.

12'-6 1/16"
9'-8"
9'-4 13/16"
2'-10 1/2"
1'-3 5/8"

CAP
ALUMINUM
PAINTED P3

CAP
ALUMINUM
PAINTED P1

ROUTED AND BACKED HALO LIT PANEL
1" PUSH THRU
MOUNTED WITH 2" STANDOFFS
PAINTED P2

HALO LIT CHANNEL LETTERS
FACES: .063 ALUMINUM PAINTED P1
RETURNS: .040 ALUMINUM 3" DEEP PAINTED P1
BACKS: 3/16" CLEAR LEXAN
ILLUMINATION: WHITE LEDs
POWER SUPPLY: REMOTE HOUSED IN
POWER SUPPLY BOX
MOUNTED WITH 2" STANDOFFS

ACCENT
PAINTED P2

CABINET
LED ILLUMINATION
PAINTED P1
WHITE PLEX TENANT PANELS
2 1/2" DIVIDER BARS PAINTED P1

BASE
INTERSTATE BRICK
COLOR: TUMBLEWEED

4" PAD

FOOTING

4'-4"
4'-0"
2'-6"

SIDE VIEWS

120 V SERVICE TO SIGN
BY GENERAL CONTRACTOR
/ ELECTRICAL CONTRACTOR
• ELECTRICAL GROUNDED TO PIPE SUPPORT

2

Front Lit D/S Monument Sign

Scale: 1/4" = 1'-0" (11" x 17" Page Size)

Utah Contractors: 375809-5501 • Nevada: 60486 • Colorado: LIC00247443 • Idaho: RCE-29969 • Wyoming

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ALLIED
ELECTRIC SIGN
& Awning

UTAH COUNTY:
1852 N. 1300 W.
(801) 489-3645
WWW.ALLIED-SIGN.COM

DRAWING STEPS
☐ CONCEPT
☐ ESTIMATING
☐ PERMIT/LANDLORD
☐ PRODUCTION/INSTALL

DRAWING REVIEW
NAME
SURVEY
NAME
PRODUCTION REVIEW
NAME
INSTALL REVIEW
NAME

Client: Vineyard Retail
Address: 600 Mill Road
Vineyard, UT
Date: 05/02/19
File Name: Vineyard 600 Mill - Monument Sign 02

SALES APPROVAL:
Designer: Jocelyn
Sales: Cindy

CUSTOMER
APPROVAL
NAME
DATE
INITIAL

LANDLORD
APPROVAL
NAME
DATE
INITIAL

MANUFACTURING FACILITIES IN - HQ SALT LAKE CITY: 1920 S 900 W SLC, UT • (801) 972-5503

NORTHERN UTAH: 2924 Pennsylvania Avenue Ogden, UT

UTAH COUNTY: 1852 N. Parkway Court, Springville, UT

LAS VEGAS 697 Corinthian Way, Las Vegas, NV

ISA
MEMBER

UL
LISTED

NWBOC

Night View

2

Sign 2:

Scale: Not in Scale



Utah Contractors: 375809-5501 • Nevada: 60486 • Colorado: LIC00247443 • Idaho: RCE-29969 • Wyoming

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- DRAWING STEPS
- ☐ CONCEPT
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DRAWING REVIEW
NAME
SURVEY
NAME
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CUSTOMER
APPROVAL

LANDLORD
APPROVAL

NAME	DATE	INITIAL
NAME	DATE	INITIAL

MANUFACTURING FACILITIES IN - HQ SALT LAKE CITY: 1920 S 900 W SLC, UT • (801) 972-5503 NORTHERN UTAH: 2924 Pennsylvania Avenue Ogden, UT UTAH COUNTY: 1852 N. Parkway Court, Springville, UT LAS VEGAS 697 Corinthian Way, Las Vegas, NV





VINEYARD
STAY CONNECTED

SIGN STANDARD WAIVER APPLICATION

APPLICANT INFORMATION

Application Date: 4/19/2019
Applicant(s): X Development
Address of Applicant: 9537 South 700 East, Sandy, UT 84070
Email: management@xdevco.com Phone: 801-598-5250

PROJECT INFORMATION

Site Address: Yard B - 661 E 450 North (NWC) & 681 E 450 North (SEC)
Zoning District: RMU
Name of Business: 50 Mill, LLC

Purpose for Sign Waiver

(narrative explaining what you are asking for that requires a sign waiver)

For the principal entry monument sign on Mill Road and 400 North, we would like the signs to be up to 20 feet high and up to 100 square feet of sign face.

Sign Type: Monument
Number of Proposed Signs: 2
Proposed Sign Area: 100 (face)
Proposed Sign Height (if applicable): 20
Proposed Sign Location: See attached
Will the sign be internally or externally illuminated? Potentially both

SIGNATURE OF APPLICANT (S)

[Signature]
Applicant Signature

Date: 4/19/19

Co-Applicant Signature _____ Date: _____

SIGN STANDARD WAIVER CHECKLIST

A Sign Standard Waiver may be approved by the Planning Commission as an alternative to the requirements set forth in this Title for the uses and developments listed below.

Please check applicable use or development type this project identifies as:

☒ Stand-alone or Multi-tenant commercial, office or employment uses.	Indoor or Outdoor commercial recreation areas	☒
☐ A multi-building complex for a single commercial or employment use in a project exceeding 40 net acres.	Commuter/light rail stations	☐
☐ Shopping Center	Motor vehicle fueling stations	☐
☐ Hospital	Drive-thru facilities	☐
☐ Hotels and Commercial lodging having at least 150 guest rooms and a full-service restaurant or conference and meeting rooms.	Gateway Feature	☐
☐ Conference Centers		☐

The following materials shall be submitted with this application:

Location of the sign/s on the building or premises
- For wall signs: final building elevations showing the sign at the proposed location, wall dimensions and sign dimensions - For all other signs: A site plan showing the proposed locations of the sign, distances from property line or any other proposed or existing sign/s on the site.
Sign Specification Plans
- Design of sign - Dimensions - Materials - Colors - Illumination (night time view of sign) - Landscaping (if applicable)
Photometric Plan for signs with illumination
Fee of \$250 – check, cash or credit card (3% credit card fee charged)

ADDITIONAL INFORMATION:

1. Prohibited signs are excluded from receiving a Sign Standard Waiver, except as allowed within this Title.
2. Conditions: The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the Sign Standard Waiver meet the intent of

this Title and will not be materially detrimental to persons or property in the vicinity. In making its determination the Planning Commission shall not base any condition on the message content of a sign. The Planning Department will have the right to inspect that any conditions set by the Planning Commission are being met.

ZONING ORDINANCE CODE SECTION:

Please refer to the link below for additional information on the Sign Standard Waiver

<https://vineyard.municipalcodeonline.com/book?type=zoning#name=15.48.040> General

