



**NOTICE OF A MEETING OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD
August 14, 2019 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, August 14, 2019, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting in the Vineyard City Hall; 125 South Main Street, Vineyard, Utah. The agenda will consist of the following:

AGENDA

1. CALL TO ORDER

2. CONSENT AGENDA

2.1. [Approval of the July 10, 2019 RDA Meeting Minutes](#)

3. BUSINESS ITEMS

3.1 DISCUSSION AND ACTION – [The Yard B Lot 2 Site Plan](#)

The RDA Board will review the golf facility site plan per the Tax Increment Participation Agreement between the Vineyard Redevelopment Agency and Fifty Mill LLC.

4. ADJOURNMENT

RDA meeting are scheduled as necessary.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Hall and offices, the Vineyard city website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: August 13, 2019

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER

Mr. McHargue explained that the RDA had agreed to a tax increment reimbursement agreement which would allow a golf facility to be built in the city. He reminded the board that this was a 12-year participation agreement with an upfront component that the city would be paying towards infrastructure, permit and impact fees. He said that there was also an ongoing tax increment contribution that would be generated on the site. He mentioned that they were talking about the parcel just south of the Megaplex and that there would be an office building, medical buildings, and a golf facility similar Topgolf in Taylorsville.

Boardmember Earnest asked if they could name the restaurant that would be located at the golf facility. AJ Pepper with Snell and Wilmer explained that it was still confidential because they were still in discussions with the company. He added that they would make it public as soon as they were able to.

Mr. Church said that he and Mr. McHargue had attempted to include in the agreement the items included in the board's original motion. He stated for the record that the Redevelopment Agency would be paying upfront costs. He read the portion of the agreement where this information was located. He added that they had moved the dates to reflect the January agreement.

Boardmember Judd wanted to know why the project had not moved and what the developer's plans were. Mr. Pepper explained that they had been working with the city and that it had taken some time. He mentioned that for purposes of the tax triggering it would be in the same tax years as the original timeline.

Brian Hansen with X Development explained that their final site plan was scheduled to be on the Planning Commission agenda for next week and then they would be submitting for building permits in August. He mentioned that they had already been working on infrastructure. Chair Fullmer stated that part of the agreement was that the final site plan design was to come back to the RDA Board for approval. There was a discussion about the site plan approval. Mr. Church reminded everyone that the agreement stated that the golf facility would come back to the RDA Board for final approval. The discussion continued. Mr. Church read the approval process written in the agreement.

Boardmember Judd asked why they needed the last sentence in Section 2a of the agreement, which reads "The Approved Plans and Specifications may be modified by the Company from time to time to address changes that do not diminish the overall scope, quality or character of the Golf Facility as previously approved." Mr. Pepper said that from the developer perspective, it was typical language to allow for minor changes in the field, such as construction materials. Boardmember Judd asked if the RDA Board would want to see those changes first, because they were putting money upfront and using future tax increment, so it should be their responsibility to determine whether changes would diminish the scope and quality of the project. Mr. Pepper felt that this was a practical issue with the timing that would affect the construction schedule by having to go back to the board for approval. Mr. Church suggested that if the board was not comfortable that they pass the agreement without the last sentence. Mr. McHargue explained that if any changes were made it would have to be approved by staff. Boardmember Judd asked if that meant there was control on the city side but not the RDA Board. Mr. Church affirmed that statement and reiterated that if they were uncomfortable with language in the agreement that they

94 approve it without the wording. Mr. Hansen gave the example of how in the first phase in front of
95 the Megaplex they were going to use one product, and had problems with it so they had to use a
96 different material which they felt did not diminish the quality of the project.

97
98 Boardmember Riley stated that he did not feel that the wording was specific enough. He expressed
99 concern with not having enough guidelines in place to get the quality and look they wanted. He
100 gave the example of the square house in The Lakes at Sleepy Ridge subdivision, which was
101 permitted because of loose working in the code. He said that if the project was not going to be what
102 they had looked at and approved, then the developer needed to realize that any changes would
103 need to be reviewed and would take time. Mr. Church explained that changes could be made if it
104 met code.

105
106 Mr. Pepper said that they specifically identified in the agreement the scope of the amenities that
107 would be included.

108
109 Chair Fullmer stated that the RDA Board had asked that the site plan come back to them, which
110 was out of the normal scope of operations and would require more time from city staff and the
111 Planning Commission. She wondered if the wording was not going to fit the spirit of what they
112 were hoping to create.

113
114 Mr. Pepper proposed that they add in 2b (change in red) "The Approved Plans and Specifications
115 may be modified by the Company from time to time to address **aesthetic nonstructural** changes that
116 do not diminish the overall scope, quality or character of the Golf Facility as previously
117 approved." Mr. Church replied that the aesthetics were very important to the agency. Mr. Pepper
118 suggested that they include language stating that the changes did not affect the value of the project
119 or the outlay of capital improvements. Boardmember Riley felt that that language would not
120 address his concerns. He gave a hypothetical example of where the developer might decide to
121 change the colors of the exterior from what was already presented and the developer might not feel
122 that it changed the value, but the board would feel that it would be a substantial enough of a
123 material change, and would want to approve it.

124
125 Boardmember Flake said that after attending the previous presentations he felt that there had been
126 substantial changes which did not conform to the original presentation. He also expressed concern
127 with the language in 2b. Chair Fullmer felt that addressing the value would not be enough and that
128 any changes should come back to the board for approval. Mr. Pepper felt that they could do that
129 but was concerned with the timing and how quickly they could get in front of the board.
130 Boardmember Judd suggested that they could add "that the RDA would be accommodating in
131 having a special meeting to accommodate time concerns within reason." Mr. Pepper suggested
132 that they put a time period in the agreement so it could be incorporated into the construction
133 contract. There was a discussion about the timing of the changes. Mr. Pepper suggested that they
134 have time frame of five to seven business days.

135
136 Mr. Brim mentioned that there was a public hearing scheduled for next Wednesday's Planning
137 Commission meeting to approve a conditional use permit. They would also be reviewing and
138 approving the site plan. Mr. Church explained that if the developers wanted the board's money,
139 then according to the agreement the board had to approve, in a public meeting, the site plans,

140 layouts, development and construction timeline, architectural renderings and exterior elevations of
141 the golf facility. Mr. Brim replied that the Planning Commission would be approving the site plan
142 at the same time as the conditional use permit. There was a discussion about the timing of the
143 changes and the approval process. Boardmember Riley felt that a two-week time frame would be
144 sufficient. The discussion continued.

145
146 Mr. Hansen felt that most of the changes would be minimal. He said that they would submit the
147 changes through the proper channels and asked that the board give them a quick return so they
148 could stay on track. He felt that the board could respond by emails.

149
150 Mr. Church said that this agreement had nothing to do with materials such as different carpet, etc.
151 They should not be able to change the site plan, architectural rendering, or exterior elevations. He
152 said that they were going to present a construction timeline and felt that they would not be coming
153 back saying they needed something changed tomorrow. He said that he did not feel that any of
154 these things were time critical, where you would need a decision the next day. He felt that it was
155 the big items they were concerned about. Boardmember Judd felt that the two statements in 2a
156 were contradictory. The discussion continued. Mr. Pepper stated that with the information Mr.
157 Church presented, they would be okay with striking the language in the second part of 2a.

158
159 Boardmember Riley asked what procedure was in place for auditing to ensure where the RDA
160 money was being spent. Mr. McHargue replied that it would be a reimbursement. They would
161 submit paid invoices.

162
163 Boardmember Judd recommended that they require lien waiver releases for the infrastructure.
164 There was a discussion about the impact and permit fees.

165
166 Boardmember Riley said that his biggest concern was if the money went to third-party fees. Mr.
167 McHargue said that the only third-party fee would be impact fees to Timpanogos Special Service
168 District. Boardmember Riley stated that he wanted to make sure that the funds were being spent
169 appropriately. Mr. McHargue reassured the board that he would make sure that funds were
170 allocated appropriately. Mr. Church added that the city required verification that there were no
171 liens on the public infrastructure received by the city.

172
173 Chair Fullmer called for further questions. Hearing none, she called for a motion.

174
175 **Motion:** BOARDMEMBER JUDD MOVED TO AUTHORIZE THE CHAIR TO SIGN THE
176 RDA TAX INCREMENT PARTICIPATION AGREEMENT WITH FIFTY MILL LLC WITH
177 THE AMENDED CHANGES TO SECTION 2A, THAT THEY STRIKE THE SENTENCE
178 "THE APPROVED PLANS AND SPECIFICATIONS MAY BE MODIFIED BY THE
179 COMPANY FROM TIME TO TIME TO ADDRESS CHANGES THAT DO NOT DIMINISH
180 THE OVERALL SCOPE, QUALITY OR CHARACTER OF THE GOLF FACILITY AS
181 PREVIOUSLY APPROVED." IN SECTION 3A THEY ADD THAT IF ANY OF THE \$450,000
182 FUNDS ARE PAID OUTSIDE TO ANYTHING OTHER THAN CITY PERMIT FEES OR
183 IMPACT FEES PAYABLE TO THE CITY, THAT LIEN RELEASES ARE REQUIRED AS A
184 PART OF THAT. BOARDMEMBER EARNEST SECONDED THE MOTION. ROLL CALL
185 WENT AS FOLLOW: CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD,
186 AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

187 **4. ► ADJOURNMENT**

188 Chair Fullmer called for a motion to adjourn the meeting.

189
190 **Motion:** BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:14 PM.
191 BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR FULLMER,
192 BOARDMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION
193 CARRIED UNANIMOUSLY.
194

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196 RDA meeting are scheduled as necessary.
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201 MINUTES APPROVED ON: _____

202
203 CERTIFIED CORRECT BY: /s/ Pamela Spencer
204 PAMELA SPENCER, CITY RECORDER
205

Date: August 14, 2019
From: Elizabeth Hart, Planner
To: RDA Board
Item: 3.1 The Yard B Lot 2 Site Plan
Address: Lot 2: 681 E 450 North
Applicant: X Development
Owner: X Development



BACKGROUND

During the RDA application the Board required that they shall review the design of the project prior to any RDA participation. The proposed project is located on Lot 2 of the Yard B subdivision, south of the Megaplex and north of 400 North. The project is within the Regional Mixed Use (RMU) zoning district. The project includes a 38,532 square foot outdoor commercial recreation golf facility building that has fifty-six (56) hitting bays and a driving range.

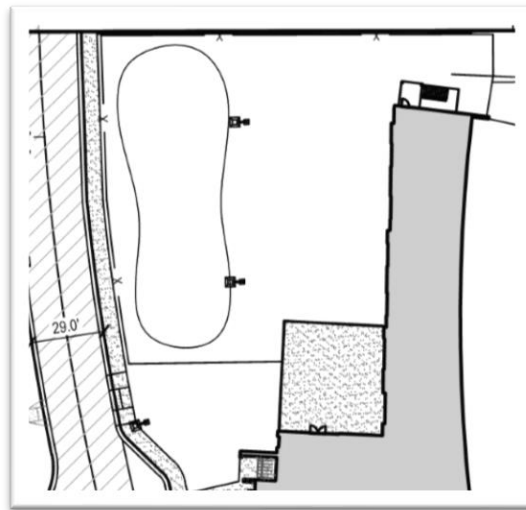
ANALYSIS

	LOT 2 – Golf Facility
Use	Outdoor Commercial Recreation – Driving Range
Lot Size	8.51 acres (370,499 SF)
Building Square Footage	38,532 SF
Building Height	29' (2-story)
Setbacks	(Rear) 30' to Geneva Road

Landscaping	231,585 SF
Parking Stalls	179 + 6 ADA
Open Space	

Regional Mixed Use (RMU) District

Within the RMU outdoor commercial recreation use is a conditional use. The RMU district allows for a maximum height of sixty (60) feet, the proposed building is twenty-nine feet (29'). The RMU also requires at least one (1) public or private plaza or gathering space. The applicant is proposing a private gathering place which includes 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 proposed open space areas are the landscaped areas, the outdoor patio area, and the driving range area. Below is breakdown of the required open space for the project.

Total Site Area (Lot 2)	370,499 SF
Required 10% Open Space	37,049 SF
Landscaping and Putting Green Area	~13,400 SF
Private Outdoor Patio Area	2,572 SF
Golf Drive Range	~175,266 SF
Golf Facility Building	38,532 SF
Total Open Space Proposed	229,770 SF

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Section	Standard	Lot 2	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 and bar within the 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.	☒ 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	☒ 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 is 8.5 acres in total	☒ Yes ☐ No ☐ N/A
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

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Section	Standard	Lot 2	Compliance
2.08.5. Building Height	Maximum Height: 60 feet	29'	☒ Yes ☐ No ☐ N/A
2.08.6. Setbacks	Arterial – 25 feet Collector – 20 feet Local – 15 feet	Setback ~30 feet from Geneva Road	☒ 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.	☒ 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 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.	Not applicable	☐ Yes ☐ No ☒ N/A

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Section	Standard	Lot 2	Compliance
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.	☒ 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.	☒ 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 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,	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	Compliance
	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 private outdoor patio areas are proposed to be the one private gather space in order to meet this requirement.	☒ 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.	Refer to table before this section. Proposing ~229,770 SF	☒ Yes ☐ No ☐ N/A
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	Not applicable	☐ Yes ☐ No ☒ N/A

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Section	Standard	Lot 2	Compliance
	approval of the Town Council.		

Site Planning and Building Design Requirements

The applicant is proposing a two-story golf entertainment facility with fifty-six (56) hitting bays for. 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.

There are adequate 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	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual 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 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. The Yard B site will have 2 monument signs. Bicycle parking is proposed near the main entrance.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
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.	☒ 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.	☒ Yes ☐ No ☐ N/A
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.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
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.	☒ 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.	☒ Yes ☐ No ☐ N/A
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.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
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, lamps, artwork, and sculptures.	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.	☒ Yes ☐ No ☐ N/A
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

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
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 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.	All mechanical equipment will be within the building.	☒ Yes ☐ No ☐ N/A
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower	The golf facility is proposed to be 2 stories or ~29 feet in height.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
	existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.	There are no existing buildings on the site. Existing buildings are to the north are between 200-400 feet from the proposed building.	
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.	☒ 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.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
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.	☒ Yes ☐ No ☐ N/A
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.	☒ 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.	☒ 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	Proposed colors are grey and wood.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
	exterior buildings colors shall be subdued earth tones and muted colors that bend 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 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.	☒ 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	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	Compliance
	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		
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.	☒ 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.	☒ 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	The site has interconnected sidewalks and pedestrian crossings that are convenient and safe for all pedestrians.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
	shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.		
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The 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.	Angled golf to face away from residential, moved patio to the north of the building and music from the patio area will directed north towards megaplex, and trees will help that.	☒ Yes ☐ No ☐ N/A
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.	☒ Yes ☐ No ☐ N/A
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision	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	Compliance
	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 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.	☒ 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	☐ 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	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	Compliance
	include berming, contouring, rocks, and boulders.		
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 landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.	The proposed project meets the requirement found within the landscape chapter	☒ Yes ☐ No ☐ N/A
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.	☒ 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	Landscaping is provided around all of the fencing proposed.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
	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.		
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and interspersed with plant materials.	Non-vegetative cover is broken up and interspersed with plant material.	☒ Yes ☐ No ☐ N/A
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.	☒ 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.	☒ 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

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
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 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.	Parking lot light is proposed to be ~19' in height.	☒ Yes ☐ No ☐ 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.	☒ 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.	☒ Yes ☐ No ☐ N/A
17.36.030.c	All sign materials shall be compatible with building materials and colors. The	Monument signs for the site are going through a sign standard waiver.	☒ Yes ☐ No

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
	illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.	Any wall signs or other signs will need to go through the permit process.	☐ 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. The parking lot landscaping exceeds the minimum five percent (5%) landscaped area requirement for a parking lot. The proposed uses requires 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: 23,069 SF Hitting Bay: 56 Required Parking Stalls: 143	The applicant is proposing 185 total parking stalls

VZC Chapter 15.38 Parking and Loading Requirements						
Category	Standard				Lot 2	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.	☒ 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.	☒ Yes

VZC Chapter 15.38 Parking and Loading Requirements					
Category	Standard			Lot 2	Compliance
	90 deg.	24 ft	24 ft		☐ No ☐ N/A
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.			Not applicable. Proposing: 185 Required: 1 per 200 SF and 1 per every 2 practice tees	☒ Yes ☐ No ☐ 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	☐ 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.	☒ 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 outdoor storage of material and equipment may be			Proposing asphalt	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Lot 2	Compliance
	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	☒ 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.	☒ 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.	☒ 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 of 2.5 feet back from the edge of the parking stall.	Not required.	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Lot 2	Compliance
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 Planning Commission.	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.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent	Not applicable	☒ Yes

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Lot 2	Compliance
	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		☐ 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.	☒ 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 of parking spaces required based on city approved parking studies.	The entire site has a cross access easement.	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Lot 2	Compliance
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.	☒ 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.	☒ 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.	☐ 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.	☒ 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.	☒ 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 crosswalk across 700 East.	☒ Yes ☐ No ☐ N/A
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	500 Mill LLC has a maintenance	☐ Yes ☐ No ☒ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Lot 2	Compliance
	building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.	agreement and will maintain the whole site.	
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	☐ 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	☐ 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.	☒ 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	☐ 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 encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Lot 2	Compliance
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.	☒ 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	☐ 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 property with a parking study submittal by a Registered Professional Engineer, to be approved through the development or site plan approval process.	Not applicable	☐ Yes ☐ No ☒ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Lot 2	Compliance
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.	☐ Yes ☐ No ☒ N/A
15.38.030.2.g. Offsite Parking			☐ Yes ☐ No ☒ N/A
15.38.040 Off-Street Loading Requirements		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.

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

VZC Chapter 15.40 Landscaping			
Category	Standard	Lot 2	Compliance
15.40.080.1.a. Landscape	All landscape improvements (landscape materials,		

VZC Chapter 15.40 Landscaping			
Category	Standard	Lot 2	Compliance
Improvements and Guarantees	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
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.	☒ Yes ☐ No ☐ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within		☐ Yes ☐ No

VZC Chapter 15.40 Landscaping			
Category	Standard	Lot 2	Compliance
	the approved Vineyard Tree Manual		☐ 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.	☒ 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.	☒ 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 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.	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 the saucer or landscape island.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g. Irrigation Standards		Public works has approved	☒ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection			

VZC Chapter 15.40 Landscaping			
Category	Standard	Lot 2	Compliance
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 required on-site retention areas or when such use is shown on the approved final landscape plan.	No signs proposed in the landscaped area.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l. Detention Ponds		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	Not within the industrial district. Within the RMU district.	☐ Yes ☐ No ☒ N/A

VZC Chapter 15.40 Landscaping			
Category	Standard	Lot 2	Compliance
	than 5% of the net site area, whichever is greater.		
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	☒ 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-free in such a manner as may be approved by the City Planner.	The subject lot meets this requirement.	☒ Yes ☐ No ☐ N/A
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	☒ 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	The site does not abut any multi-family or residential areas.	☐ Yes ☐ No ☒ N/A

VZC Chapter 15.40 Landscaping			
Category	Standard	Lot 2	Compliance
	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.		
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.	☐ 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 planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.	Parking lot landscaping requirements have been met per Title 15.38	☒ Yes ☐ No ☐ N/A
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.	☒ 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	☒ Yes ☐ No ☐ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions,	Not a residential subdivision	☐ Yes

VZC Chapter 15.40 Landscaping			
Category	Standard	Lot 2	Compliance
	measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet		☐ 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 widths shall be in accordance with adopted street cross-section designs.	Not applicable	☒ Yes ☐ No ☐ N/A
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	☒ 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	Not applicable	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping			
Category	Standard	Lot 2	Compliance
	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.		

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 balls within the boundaries of an established driving range.	The proposed use is an Outdoor Commercial Recreation Golf Facility that is proposed to have 56 hitting bays.	☒ Yes ☐ 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	i. Support posts and netting shall be consistent in all detail and design throughout the		☒ Yes ☐ No ☐ N/A

accordance with the following minimum standards:	project area serving the driving range		
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 following minimum standards:	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
	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	A conditional use permit was submitted by the applicant.	☒ Yes ☐ No ☐ N/A

	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.		
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 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.	A photometric plan was submitted.	☒ Yes ☐ No ☐ N/A



FINDINGS

The proposed uses of an outdoor commercial recreation facility is an allowed uses in the RMU district. The proposed building is under maximum allowed height within the RMU district. The open space provided on lot two (2) meets the RMU open space requirements for both lots. Landscaping requirements have been met. The site provides 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 on the golf facility driving range 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 on the golf facility driving range.
5. Prior to any outdoor concerts or events on the golf facility driving range, 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.
9. The roadway in front (west) of the Golf Club running north-south (known as 700 East) shall be stripped with paint or constructed with a material distinguishable from the asphalt road to identify a pedestrian crossing zone initiating on the north from the yield sign continuing to the south side of the drop off area.

PLANNING COMMISSION

The planning commission held a public hearing on July 17, 2019. The planning commission found the site plan application and the conditional use permit to be in compliance with the Vineyard Zoning Ordinance and gave approval with the above listed conditions.

ATTACHMENTS

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

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

C-001	GENERAL NOTES	C-300	OVERALL UTILITY PLAN	L-101	LANDSCAPE PLAN
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C-101	SITE PLAN	C-302	UTILITY PLAN	L-103	LANDSCAPE PLAN
C-102	SITE PLAN	C-303	UTILITY PLAN	L-104	LANDSCAPE PLAN
C-103	SITE PLAN	C-304	UTILITY PLAN	L-200	OVERALL IRRIGATION PLAN
C-104	SITE PLAN	C-400	EROSION CONTROL PLAN	L-201	IRRIGATION PLAN
C-200	OVERALL GRADING AND DRAINAGE PLAN	PP-1	PLAN AND PROFILE	L-202	IRRIGATION PLAN
C-201	GRADING AND DRAINAGE PLAN	C-500	DETAILS	L-203	IRRIGATION PLAN
C-202	GRADING AND DRAINAGE PLAN	C-501	DETAILS	L-204	IRRIGATION PLAN
C-203	GRADING AND DRAINAGE PLAN	C-502	DETAILS	L-300	LANDSCAPE AND IRRIGATION DETAILS
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.

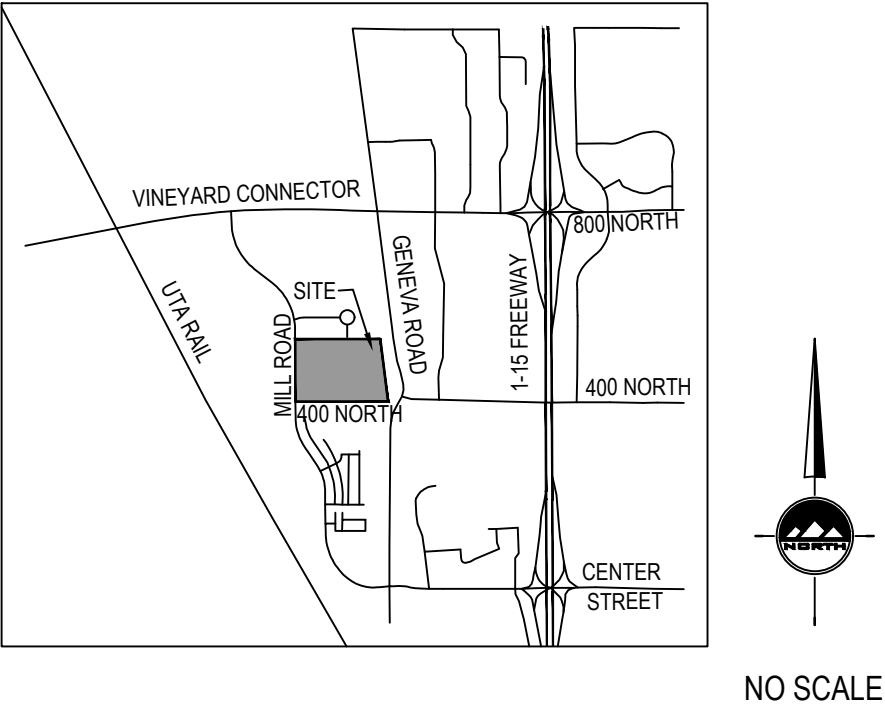
NOTICE TO DEVELOPER/CONTRACTOR

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

SALT LAKE CITY

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

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

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

REGISTERED PROFESSIONAL ENGINEER

7-10-19

5150016-2202

BRADEN D. MORRIS

STATE OF UTAH

NO. DATE REVISION BY

1

2

3

4

5

6

7

8

PROJECT NUMBER
64351

PRINT DATE
7/9/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

811

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

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
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
WL	WATER LINE

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

LEGEND

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

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

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



NO.	DATE	REVISION	BY
1			
2			
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5			
6			
7			
8			

GENERAL NOTES

PROJECT NUMBER
64351

PRINT DATE
7/9/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-001

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'

PARKING REQUIREMENTS (LOT 2 ENTERTAINMENT & LOT 4 OFFICE)

OFFICE PARKING REQUIREMENTS -
GOLF COURSE & DRIVING RANGE REQUIREMENTS-

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

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

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

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

225 STALLS
170 STALLS

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

225 STALLS
186 STALLS

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

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

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE TOWN OF VINEYARD STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- PLANTS LOCATED WITHIN REQUIRED SITE TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
- FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
- ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.
- THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

VINEYARD TOWN SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THEN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
- FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
- 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.

The site plan illustrates the layout of Mill Town Commercial Yard B, bounded by Mill Road to the west and 400 North to the south. The plan is divided into several future lots, each with specific building footprints and parking areas. Lot 1 is a future office building, Lot 2 is a proposed entertainment golf facility, Lot 3 is a future restaurant, Lot 4 is a proposed office building, Lot 5 is a future office building, Lot 6 is a future office building, Lot 7 is a future restaurant, and Lot 8 is a future office building. The plan also shows future parking areas and various setbacks. The surrounding area is zoned RMU (Regional Mixed Use). The plan includes a north arrow and a horizontal graphic scale (1 inch = 50 feet).

EN SIGN

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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 REVISION BY

1

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OVERALL SITE PLAN

PROJECT NUMBER

64351

PRINT DATE

7/8/19

DRAWN BY

C HAMER

CHECKED BY

PROJECT MANAGER

B MORRIS

C-100

811

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SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

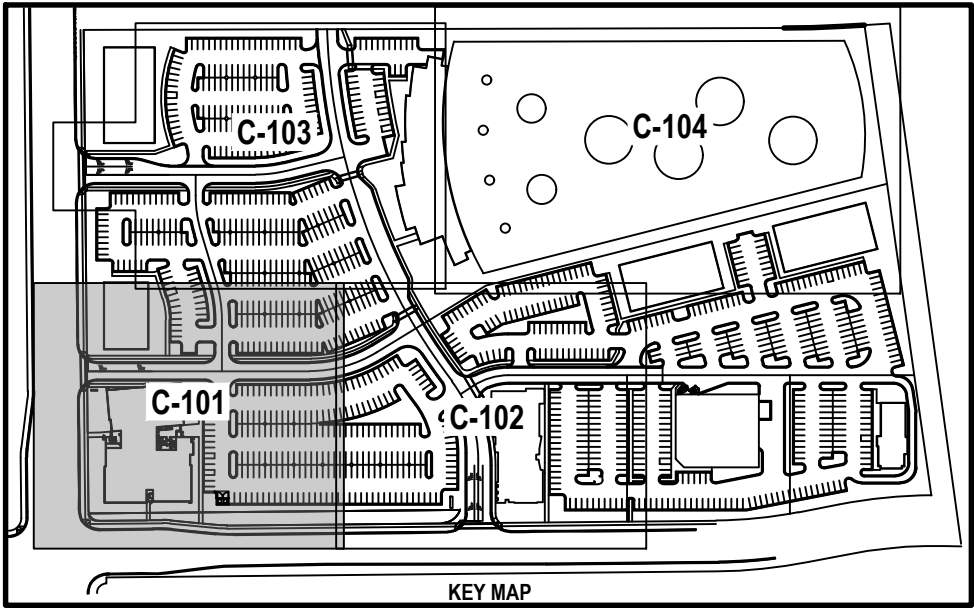
ASPHALT PAVEMENT (KEYNOTE 1)

CONCRETE PAVEMENT (KEYNOTE 3)

STANDARD CATCH CURB AND GUTTER

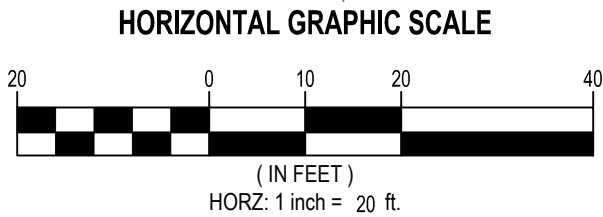
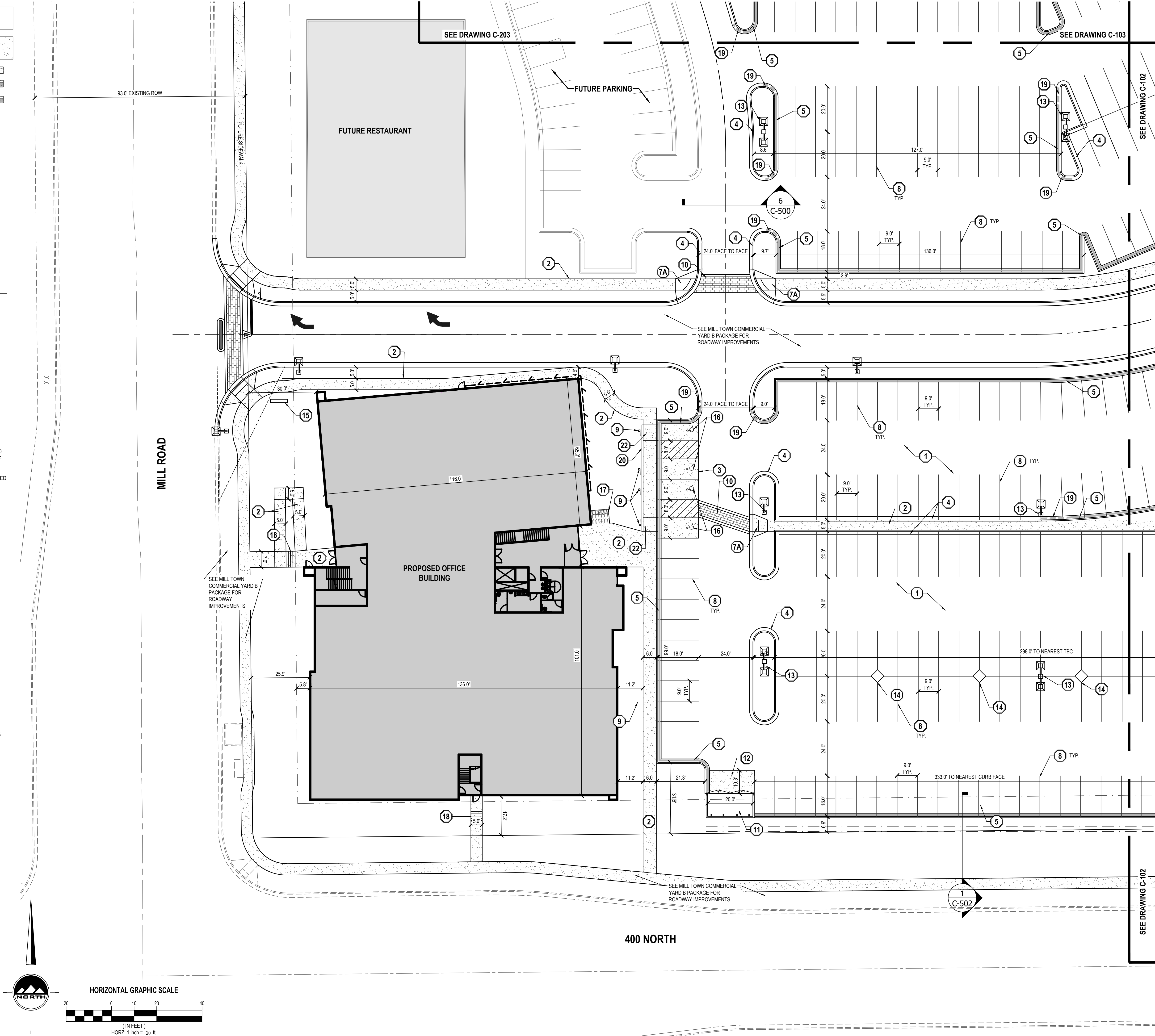
REVERSE PAN CURB AND GUTTER

TRANSITION TO REVERSE PAN CURB AND GUTTER



- GENERAL NOTES**
- 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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 - CONSTRUCT 5' X 5' TREE ISLAND WITH CURB WALL PER TOWN OF VINEYARD STANDARD DRAWING #6.
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 - CONCRETE STAIRS PER DETAIL 13/C-500 AND HANDRAIL PER DETAIL 16/C-500.
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 - 6" WIDE CURB WALL AROUND ADA RAMP LANDING.
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 - MASONRY BLOCK WALL. INSTALL PER MANUFACTURER RECOMMENDATIONS.



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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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SITE PLAN

PROJECT NUMBER
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PRINT DATE
7/9/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
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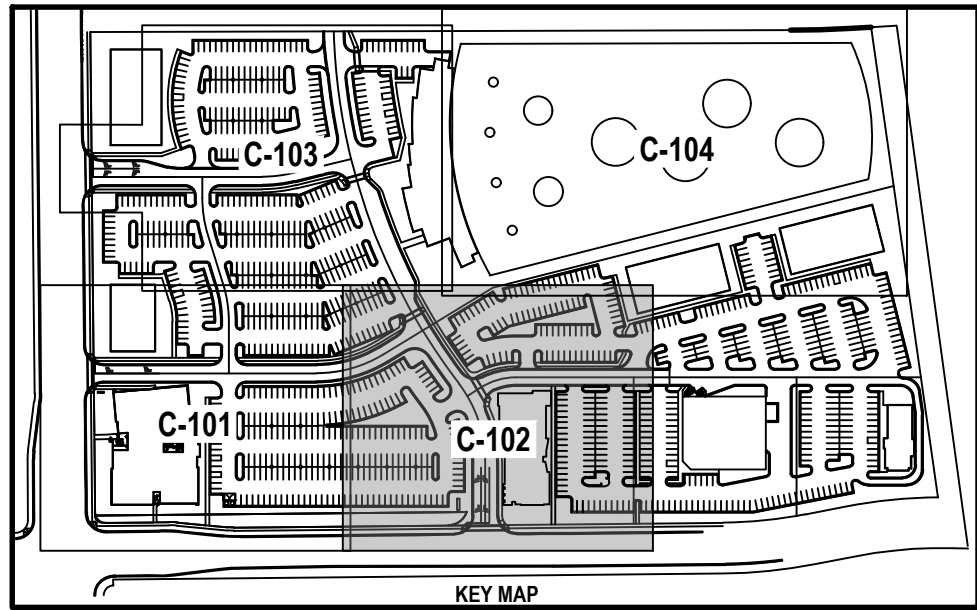
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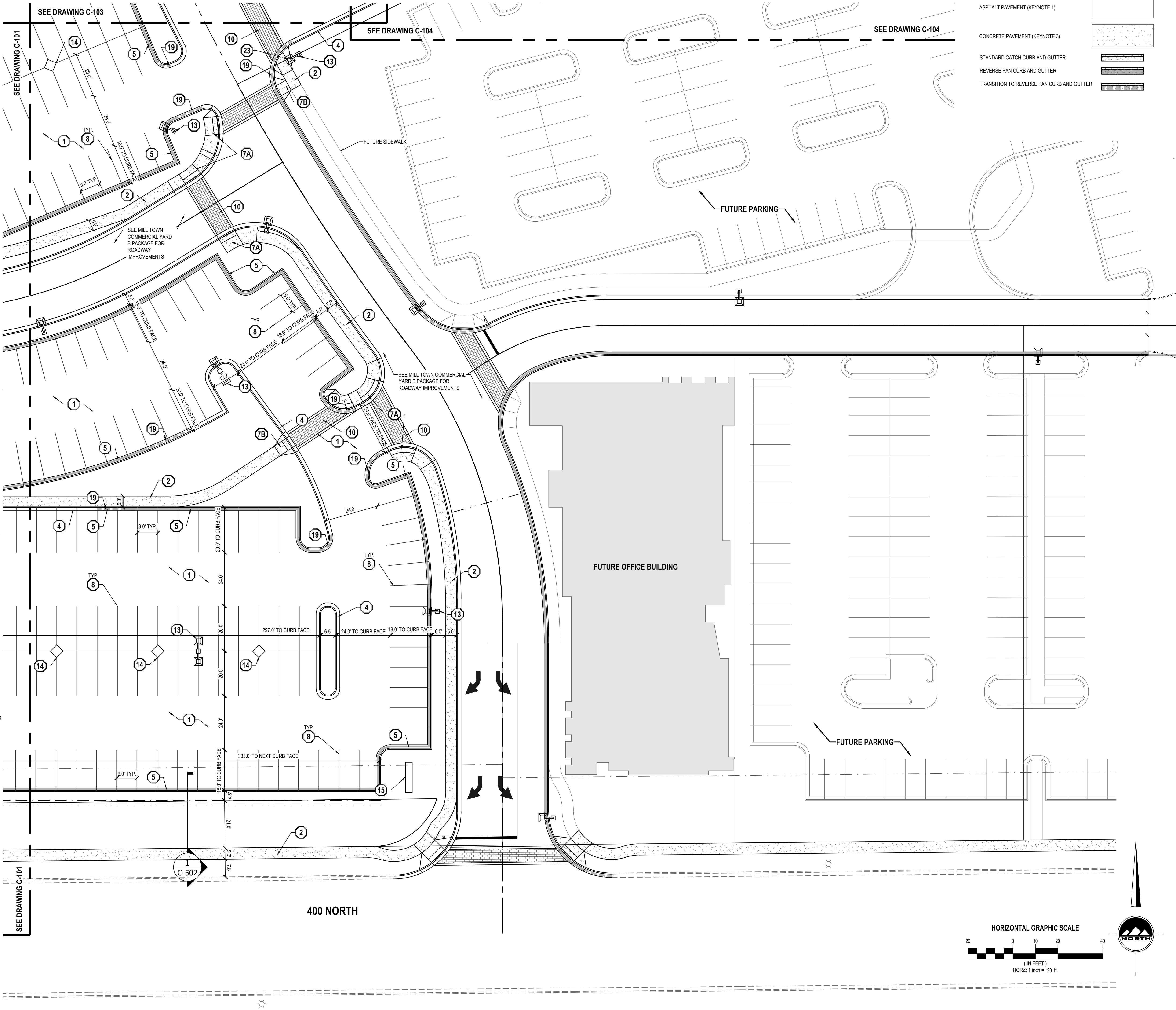
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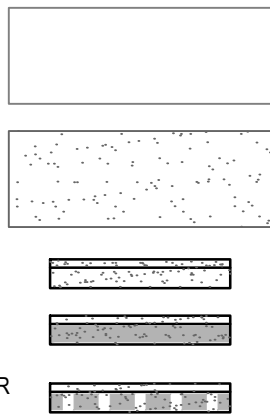
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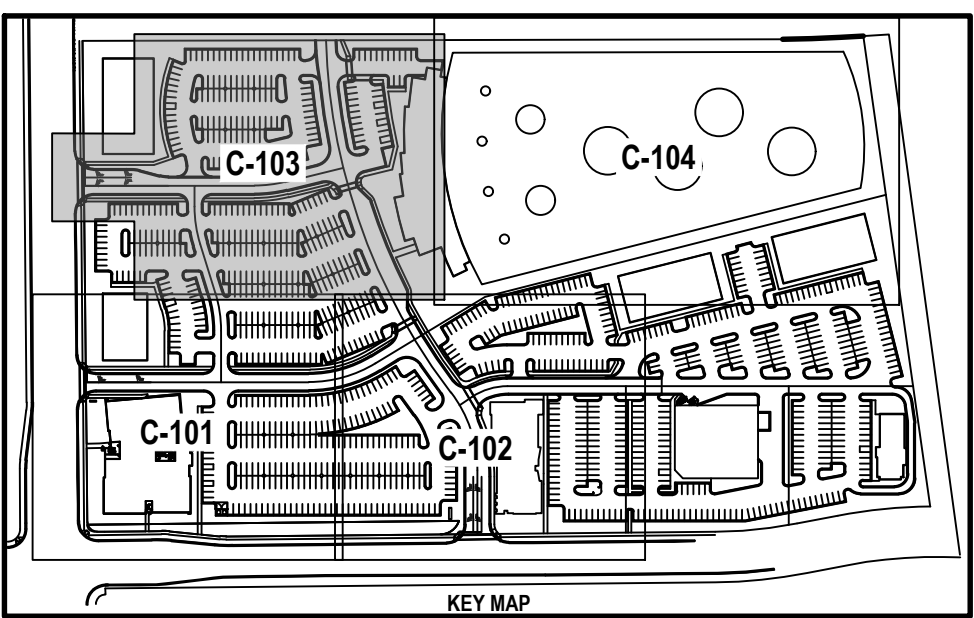
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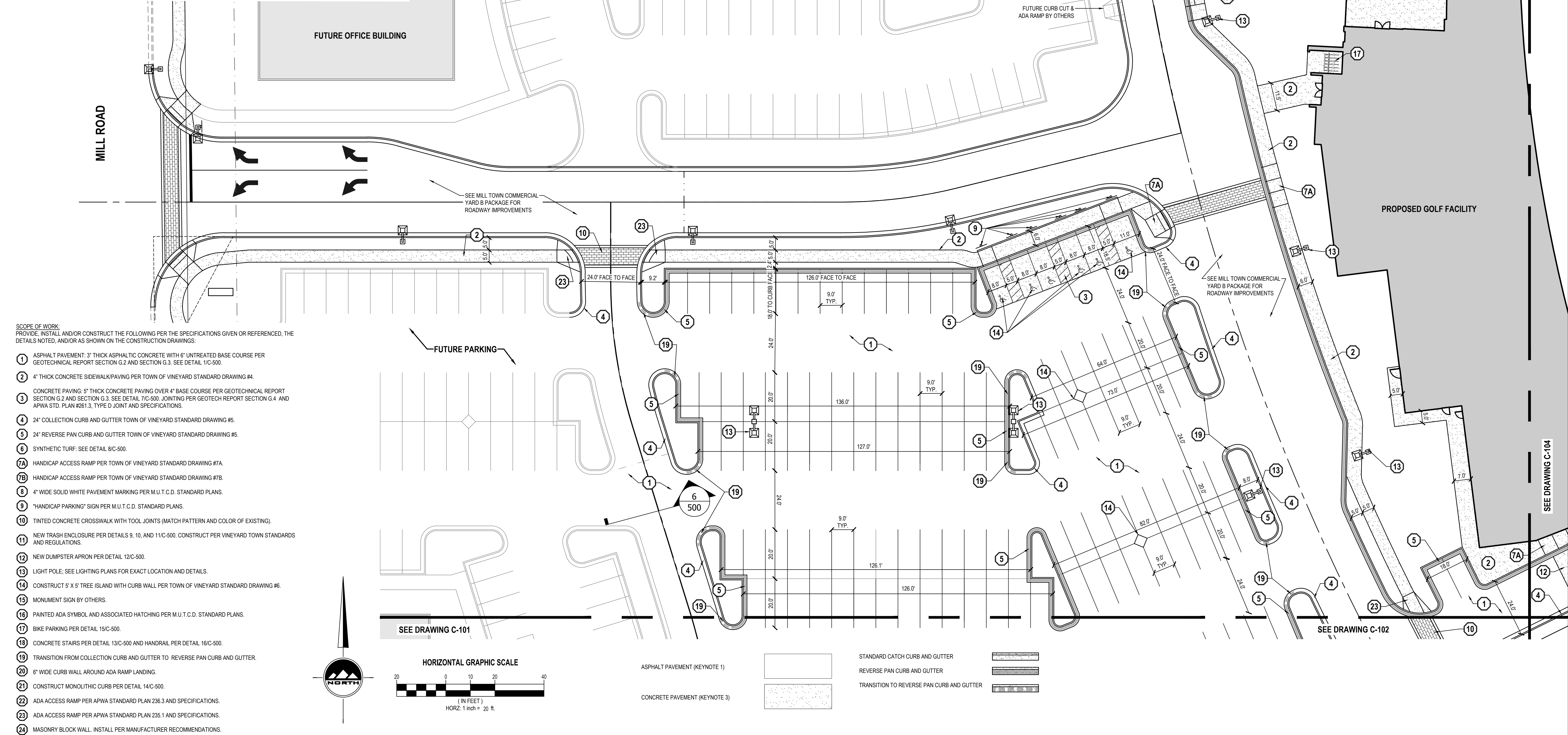
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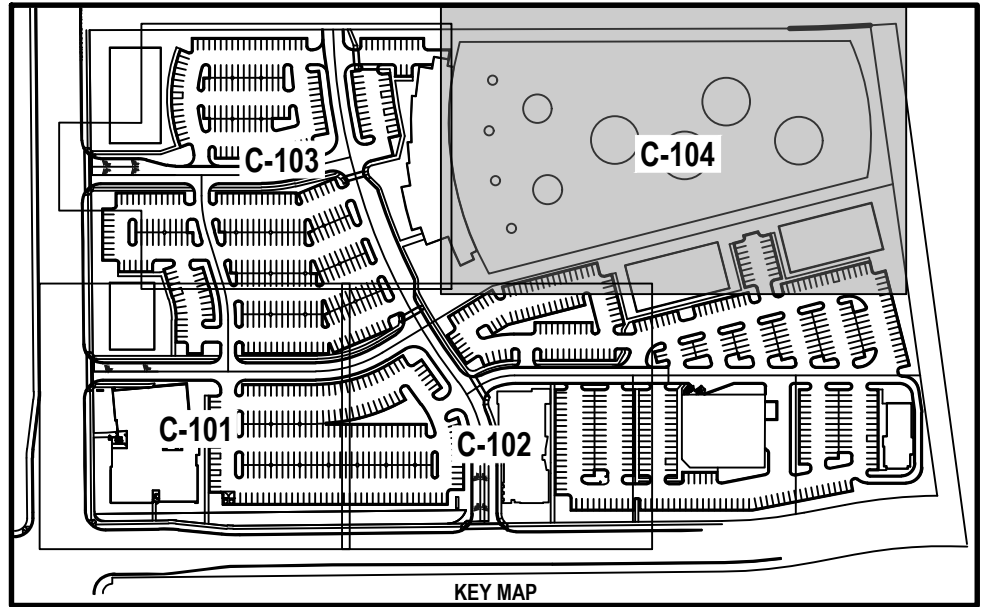
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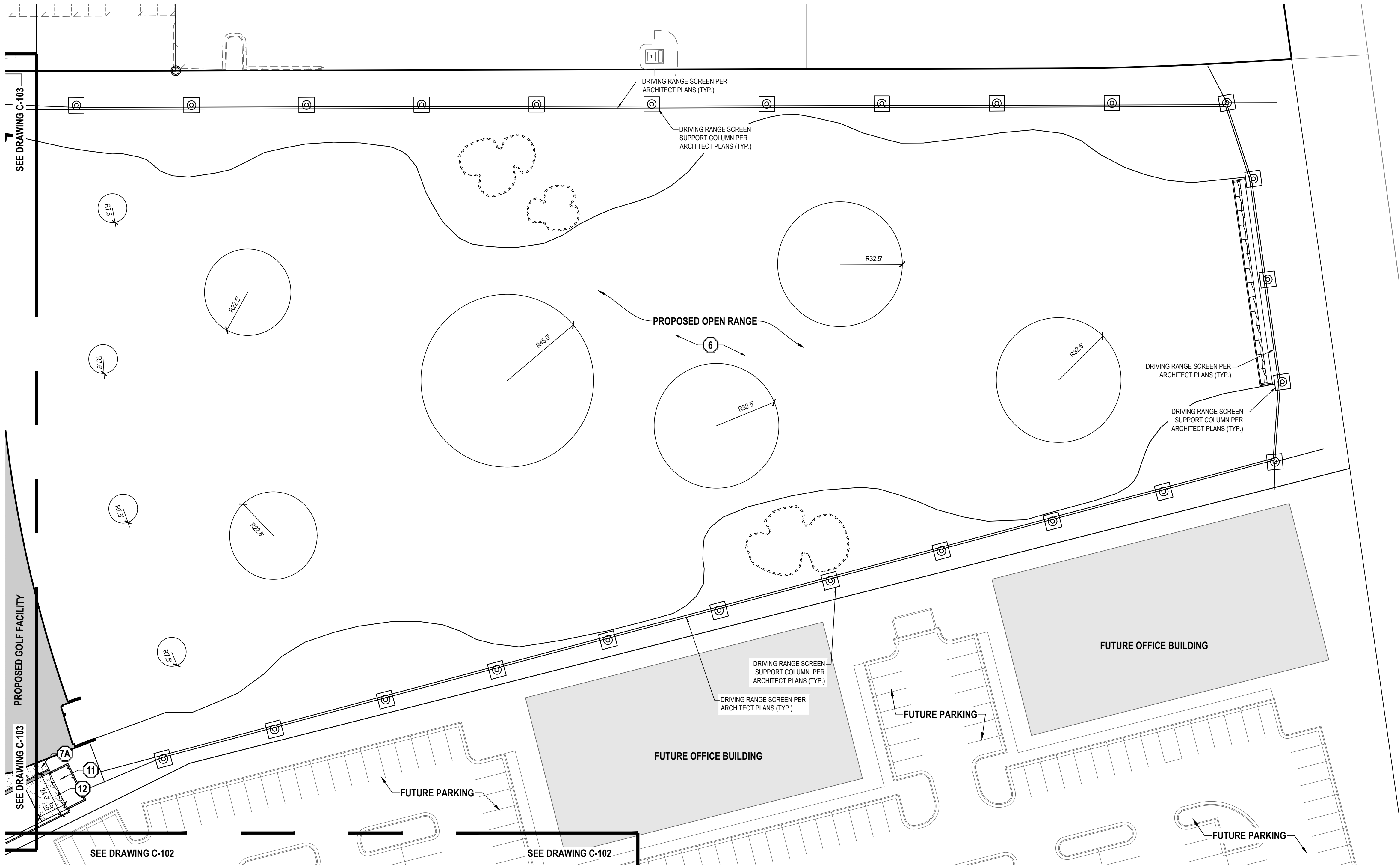
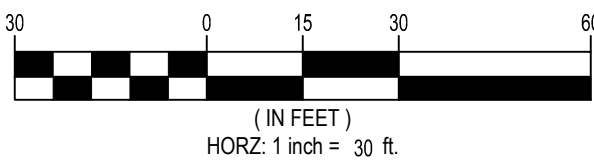
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- MONUMENT SIGN BY OTHERS.
- PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- BIKE PARKING PER DETAIL 151C-500.
- CONCRETE STAIRS PER DETAIL 131C-500 AND HANDRAIL PER DETAIL 161C-500.
- TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER.
- 6" WIDE CURB WALL AROUND ADA RAMP LANDING.
- CONSTRUCT MONOLITHIC CURB PER DETAIL 141C-500.
- ADA ACCESS RAMP PER APWA STANDARD PLAN 236.3 AND SPECIFICATIONS.
- ADA ACCESS RAMP PER APWA STANDARD PLAN 235.1 AND SPECIFICATIONS.
- MASONRY BLOCK WALL. INSTALL PER MANUFACTURER RECOMMENDATIONS.

HORIZONTAL GRAPHIC SCALE



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

PROJECT NUMBER
64351

PRINT DATE
7/9/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-104

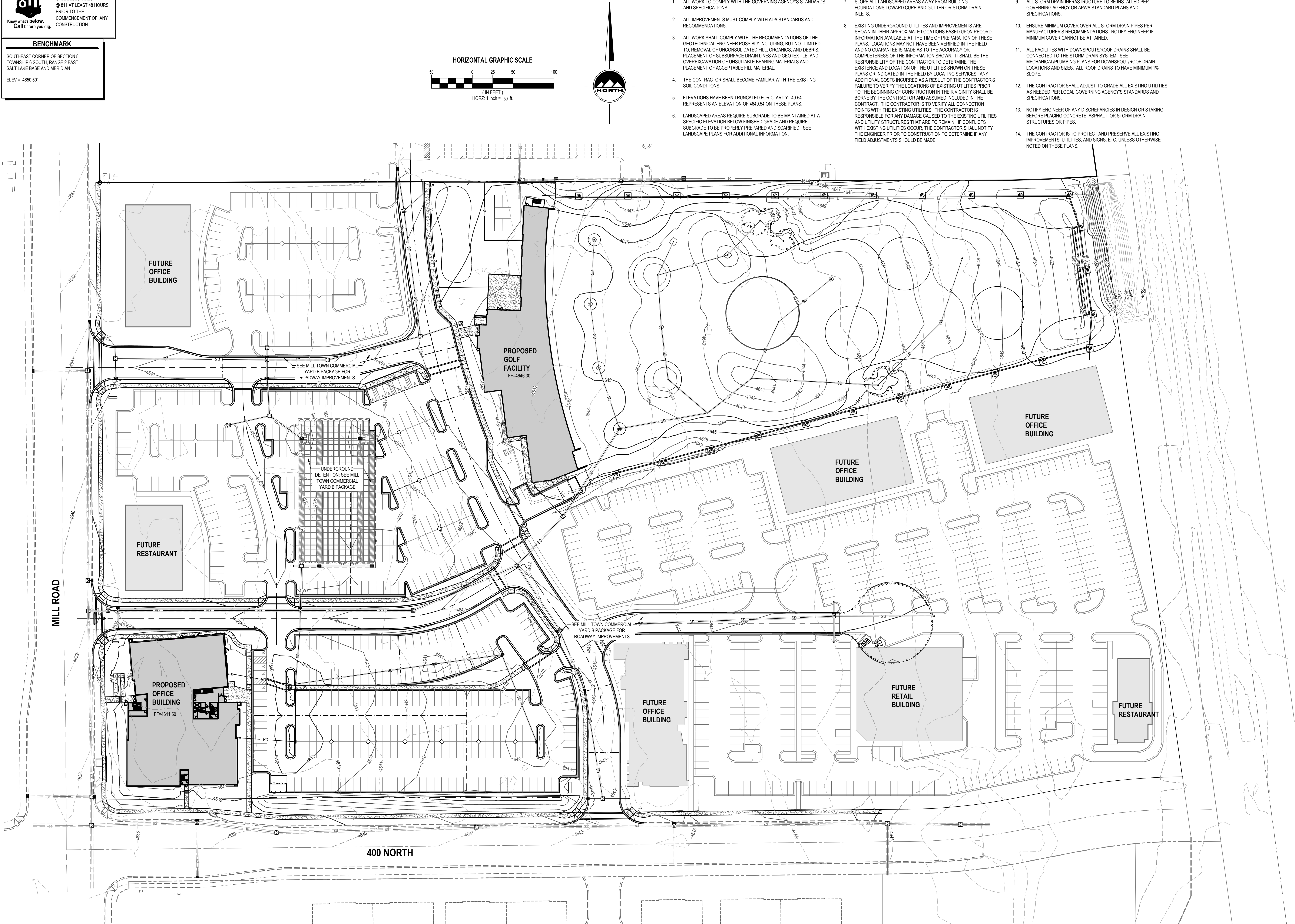
811

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

BENCHMARK

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

ELEV = 4650.50'



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

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

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

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

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

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

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

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

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EN SIGN

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VINEYARD, UTAH

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

NO. DATE REVISION BY

1
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OVERALL GRADING AND
DRAINAGE PLAN

PROJECT NUMBER
64351
PRINT DATE
7/8/19
DRAWN BY
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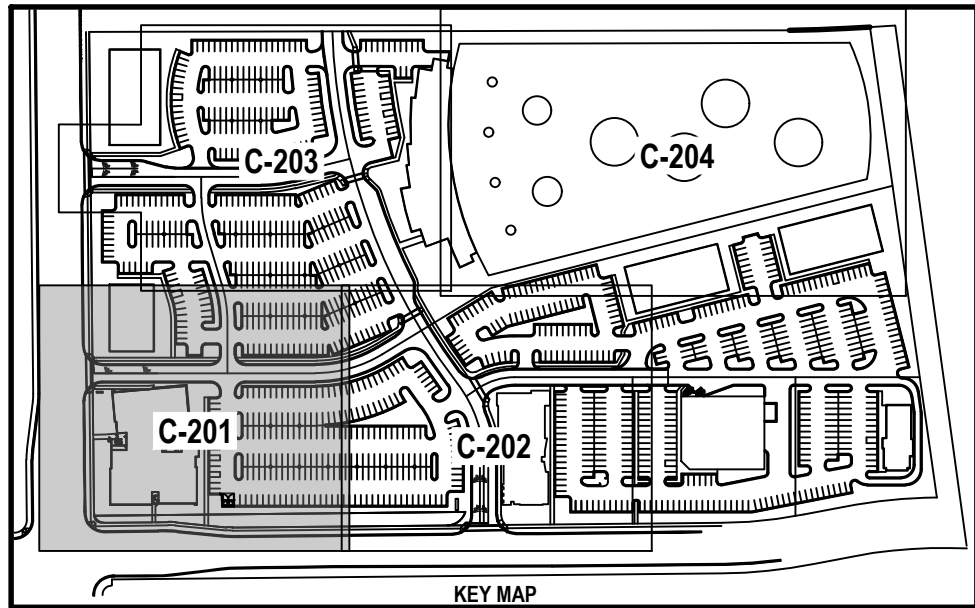
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SALT LAKE BASE AND MERIDIAN
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- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
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SCOPE OF WORK:

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

- CONNECT TO EXISTING ELEVATIONS.
- SEE MILL TOWN COMMERCIAL YARD A PLAN SET FOR CONTINUED IMPROVEMENTS.
- SEE MILL TOWN COMMERCIAL YARD B PLAN SET FOR CONTINUED IMPROVEMENTS.
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EXIST SDOO #259
RIM=4639.21
FL(IN-E)=4631.50
FL(IN-W)=4631.39
FL(OUT-S)=4631.49

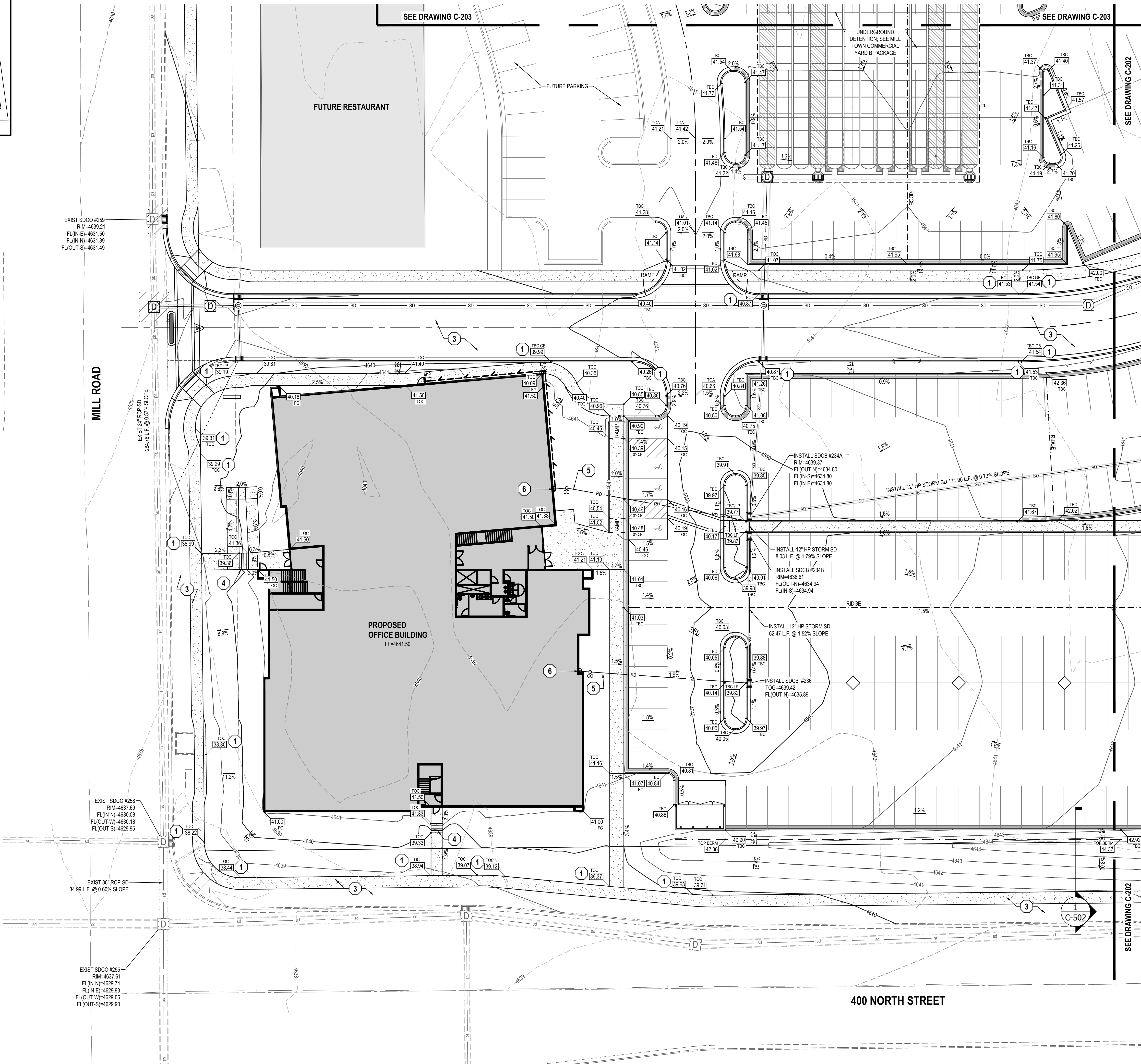
MILL ROAD

EXIST 24" RCP-SD
264.78 L.F. @ 0.53% SLOPE

EXIST SDOO #258
RIM=4637.69
FL(IN-W)=4630.08
FL(OUT-W)=4630.18
FL(OUT-S)=4629.95

EXIST 36" RCP-SD
34.99 L.F. @ 0.60% SLOPE

EXIST SDOO #255
RIM=4637.61
FL(IN-W)=4629.74
FL(IN-E)=4629.93
FL(OUT-W)=4629.05
FL(OUT-S)=4629.90



400 NORTH STREET

EN SIGN

THE STANDARD IN ENGINEERING

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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

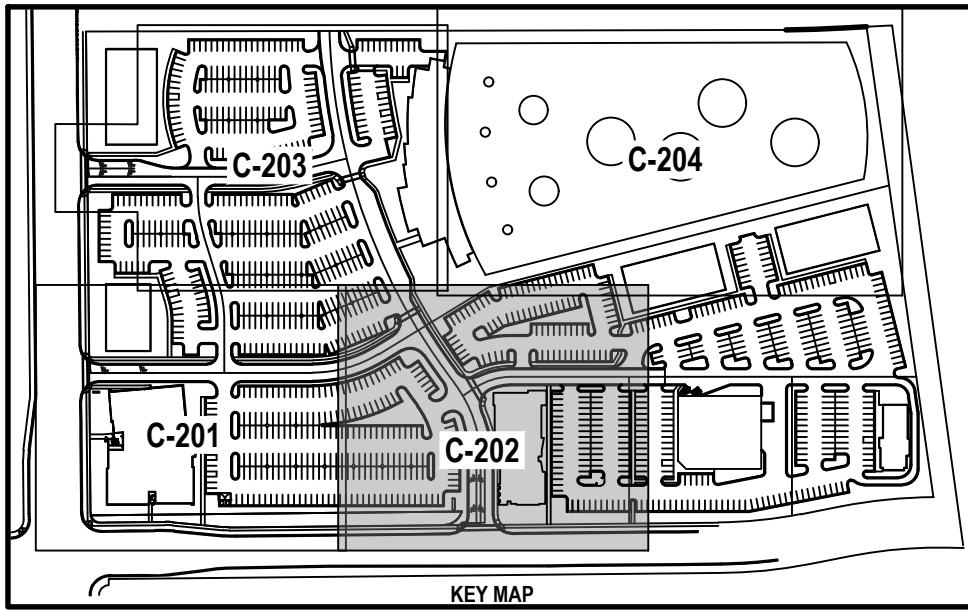
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SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'



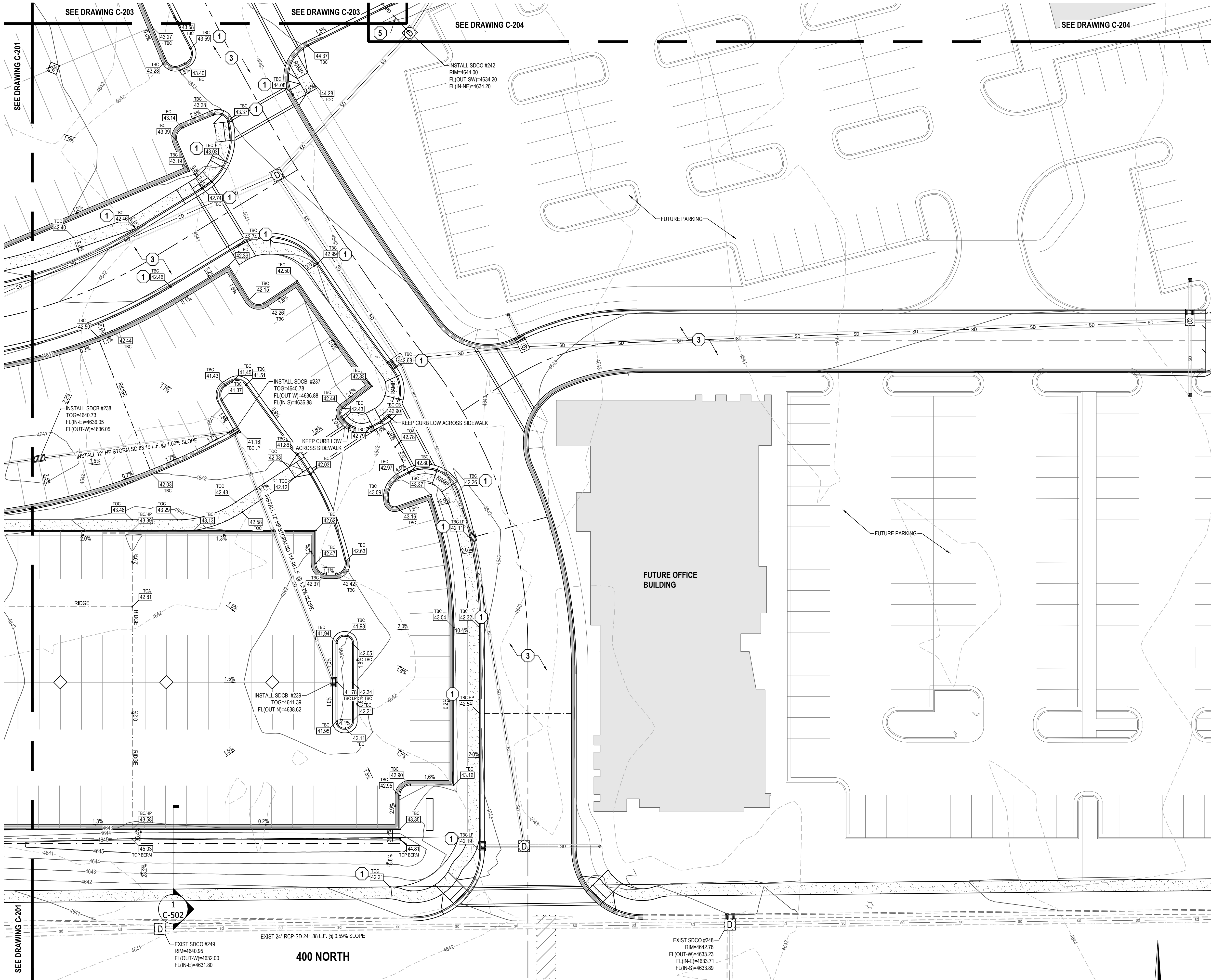
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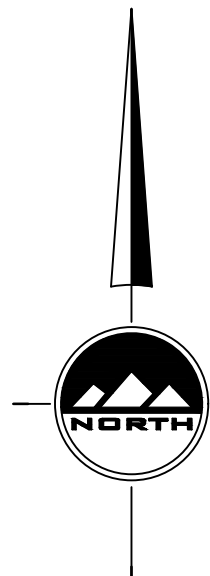
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HORIZONTAL GRAPHIC SCALE



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



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GRADING AND
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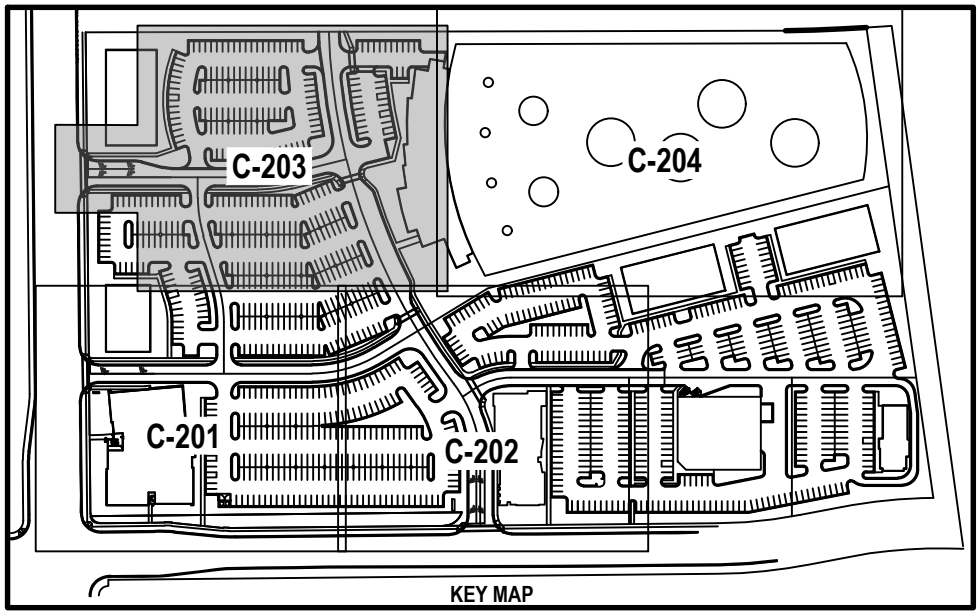
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SEE DRAWING C-201

SEE DRAWING C-202

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
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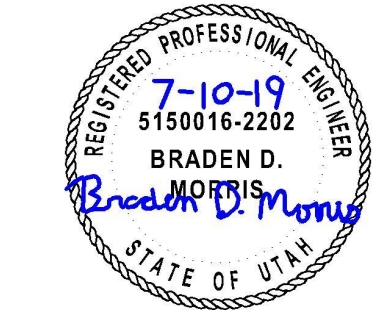
RICHFIELD

Phone: 435.896.2983

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

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



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GRADING AND
DRAINAGE PLAN

PROJECT NUMBER
64351

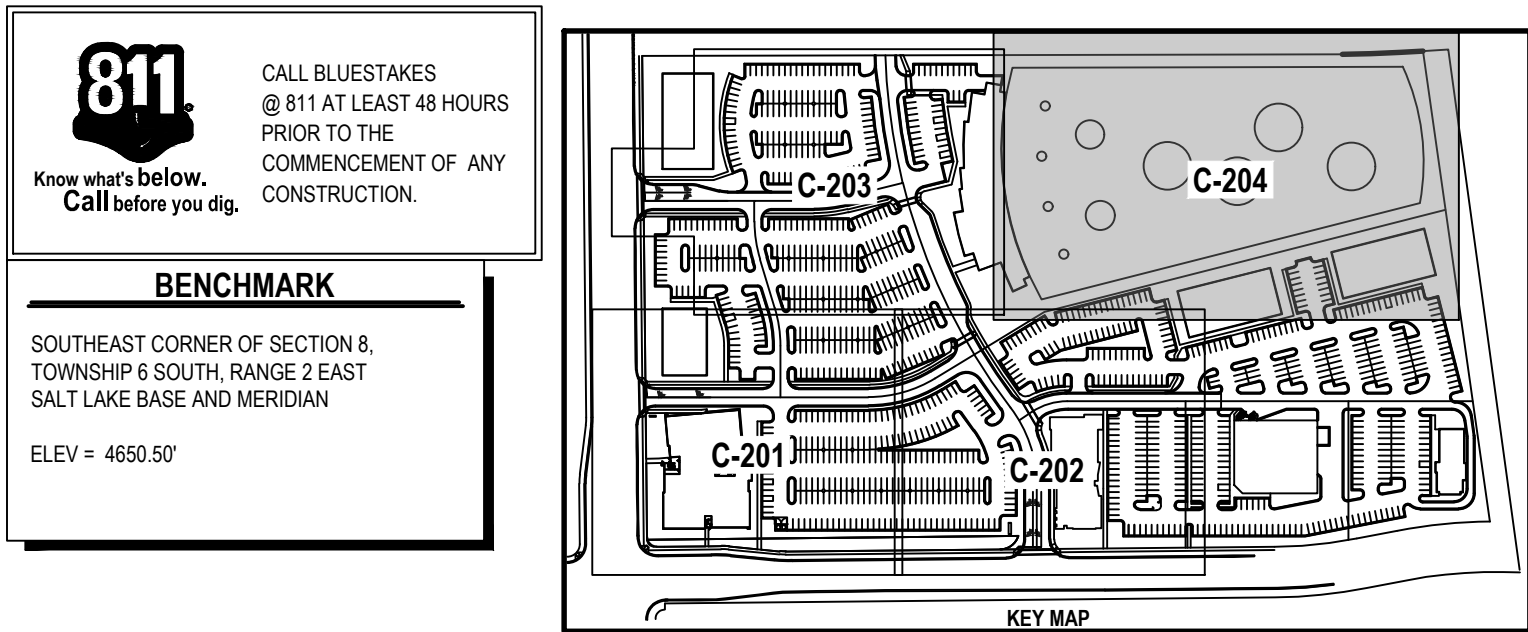
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7/8/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-203



811

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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'

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

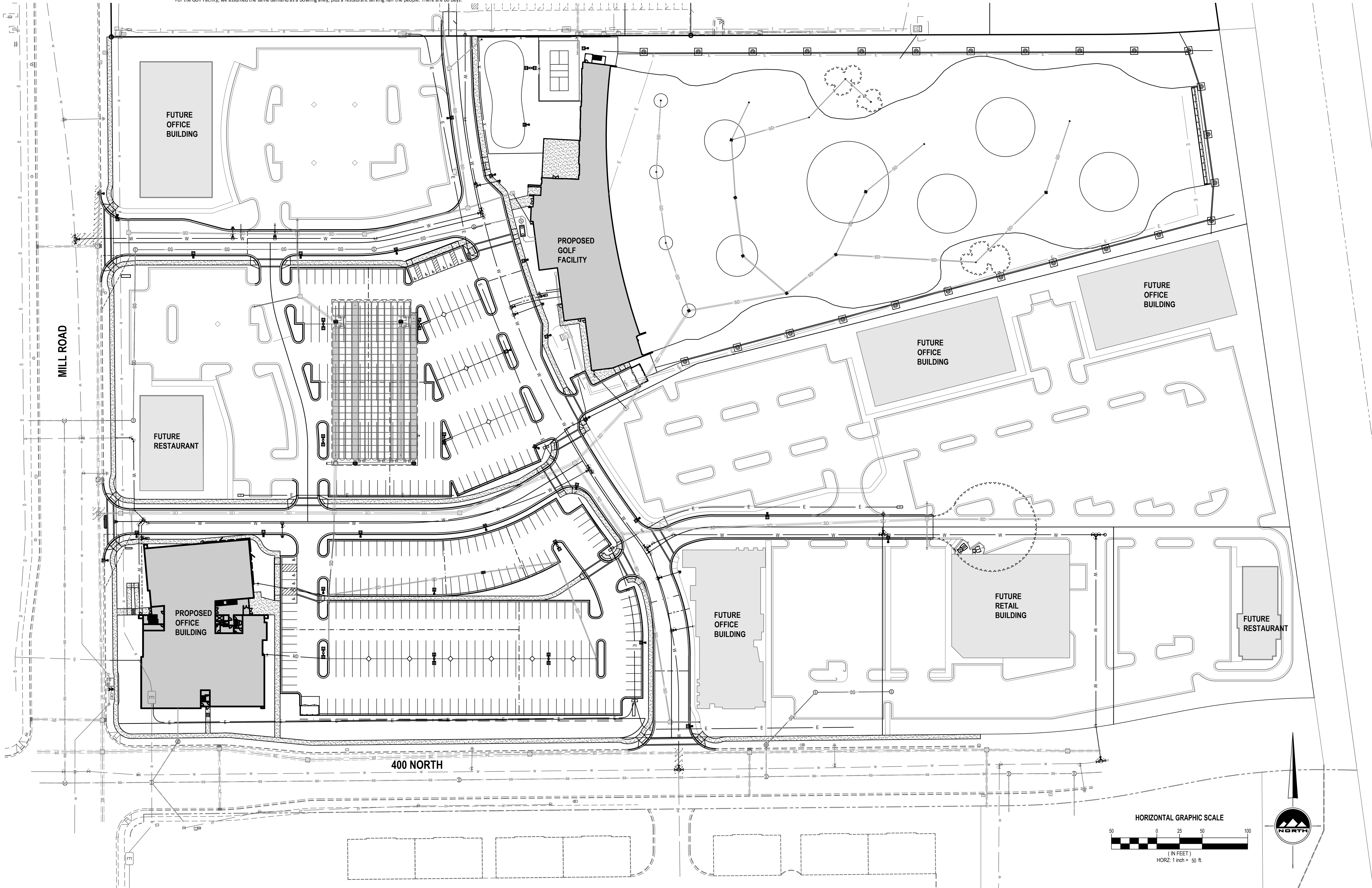
Assumptions: Assume 15 Gallons per person per day for Traditional Office
Assume 5 people per 1000 sf in Traditional Office
100 gallons per capita per day, 3.5 people/ERU
For restaurant, assume 12 sf per chair, and 60% building is dining room
For S Middle office building (doctor), with 14 exam/procedure 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.

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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



EN SIGN

THE STANDARD IN ENGINEERING

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VINEYARD, UTAH

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

NO. DATE REVISION BY

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OVERALL UTILITY PLAN

PROJECT NUMBER
64351
DRAWN BY
C HAMER
PROJECT MANAGER
B MORRIS

PRINT DATE
7/8/19
CHECKED BY

C-300

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ELEV = 4650.50'

FIRE FLOW CALCULATION

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

GENERAL NOTES

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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.
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- 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.

SEE DRAWING C-303

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

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

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

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

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

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

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

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

MILL ROAD

FUTURE RESTAURANT

FUTURE PARKING

PROPOSED
OFFICE BUILDING
FF=4641.50

400 NORTH STREET

HORIZONTAL GRAPHIC SCALE

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

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UTILITY PLAN

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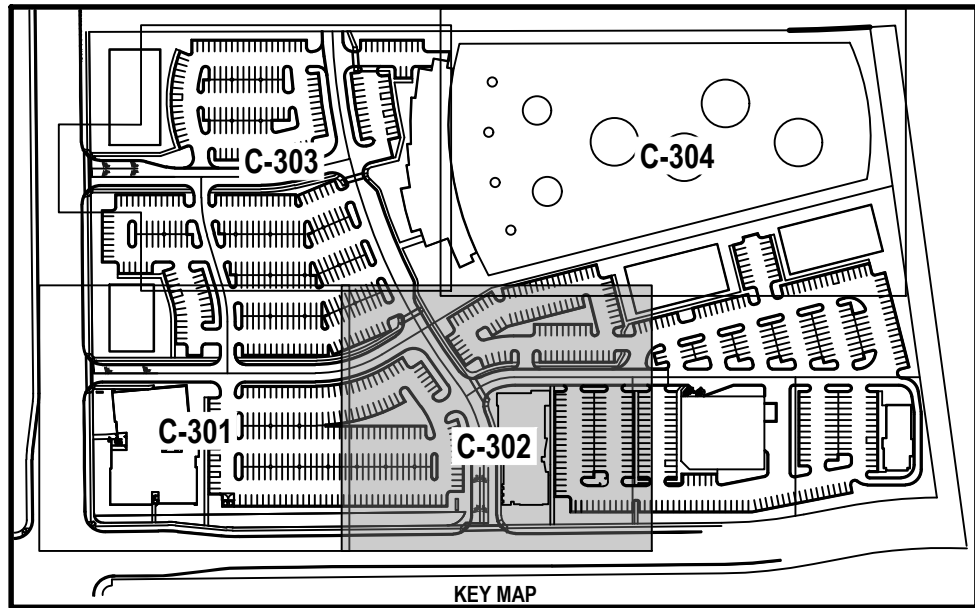
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FIRE FLOW CALCULATION

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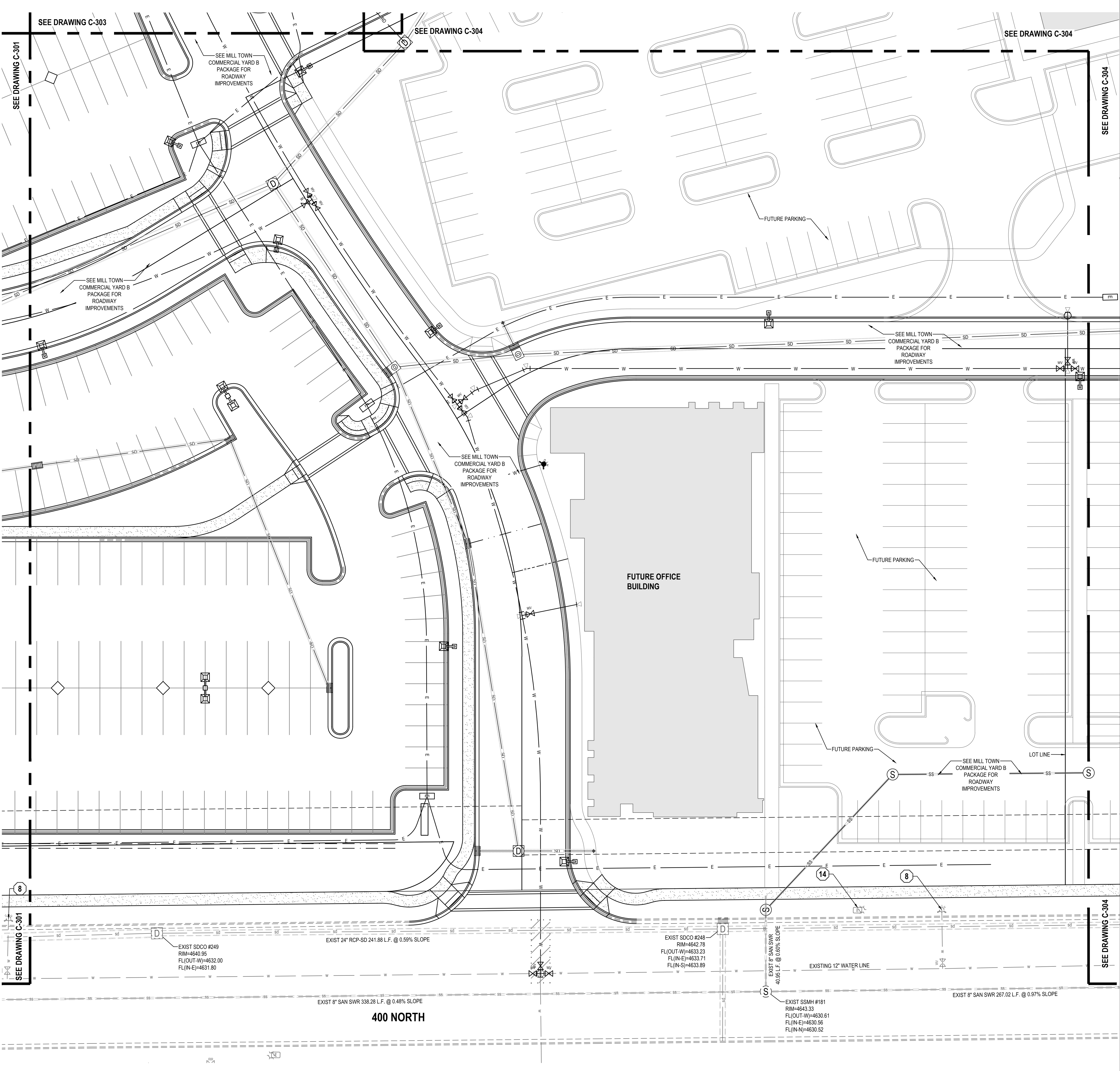
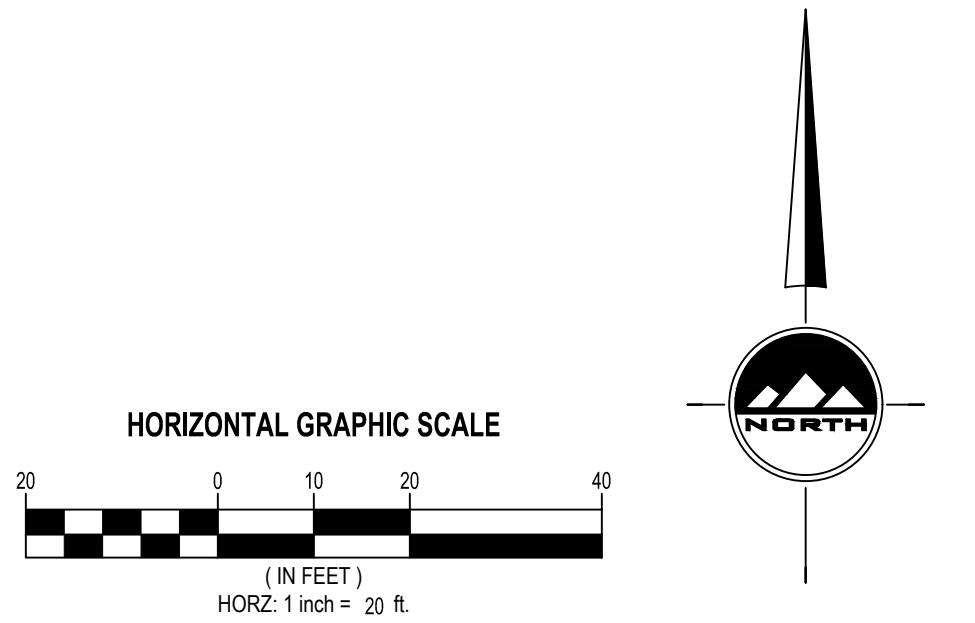
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KEY MAP

GENERAL NOTES

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

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

3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY STANDARD PLANS AND SPECIFICATIONS.

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

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

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

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

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

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

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

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

- 1

6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. CONNECTION PER VINEYARD CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- 2

NEW 88MM ON EXISTING SEWER PIPE PER VINEYARD CITY STANDARD DRAWING NUMBER 14A AND SPECIFICATIONS.
- 3

CONNECT TO EXISTING STUB AT CAP. CONTRACTOR TO FIELD VERIFY ELEVATION OF EXISTING STUB.
- 4

12" C-900 DR 18 PVC WATER LINE, INCLUDING ALL THRUST BLOCKS AND FITTINGS, PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 18. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS. INSTALL HORIZONTAL CURVE USING MANUFACTURER RECOMMENDED MINIMUM BENDING RADIUS.
- 5

EXISTING FIRE HYDRANT; CONTRACTOR TO PROTECT IN PLACE.
- 6

SAWCUT AND PATCH EXISTING ASPHALT PER APWA STANDARD PLAN NUMBER 255 AND SPECIFICATIONS.
- 7

CONNECT TO EXISTING 12" WATER LINE WITH 12" TEE AND (3) 12" BUTTERFLY VALVES. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
- 8

EXISTING UTILITY; CONTRACTOR TO PROTECT IN PLACE.
- 9

LOOP WATERLINE UNDERNEATH STORM DRAIN PER APWA STANDARD PLAN NUMBER 543 AND SPECIFICATIONS.
- 10

6" C-900 DR 18 WATER LINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
- 11

3" SDR-35 PVC GREASE TRAP VENT. EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
- 12

2" CULINARY WATER SERVICE LATERAL. CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.
- 13

EXISTING GAS LINE; CONTRACTOR TO FIELD VERIFY AND PROTECT IN PLACE.
- 14

EXISTING ELECTRICAL BOX TO BE RELOCATED; CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR RELOCATION.
- 15

PROPOSED GAS SERVICE LATERAL. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR FINAL CONNECTION LOCATED. CONNECTION TO EXISTING AND PROPOSED LINE PER DOMINION STANDARDS AND SPECIFICATIONS.
- 16

SEE MECHANICAL PLANS FOR CONTINUATION.
- 17

2" CULINARY WATER METER AND CONCRETE VAULT PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.
- 18

2" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR. SEE LANDSCAPING PLANS FOR BACKFLOW PREVENTION DEVICE AND DETAILS.
- 19

1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.
- 20

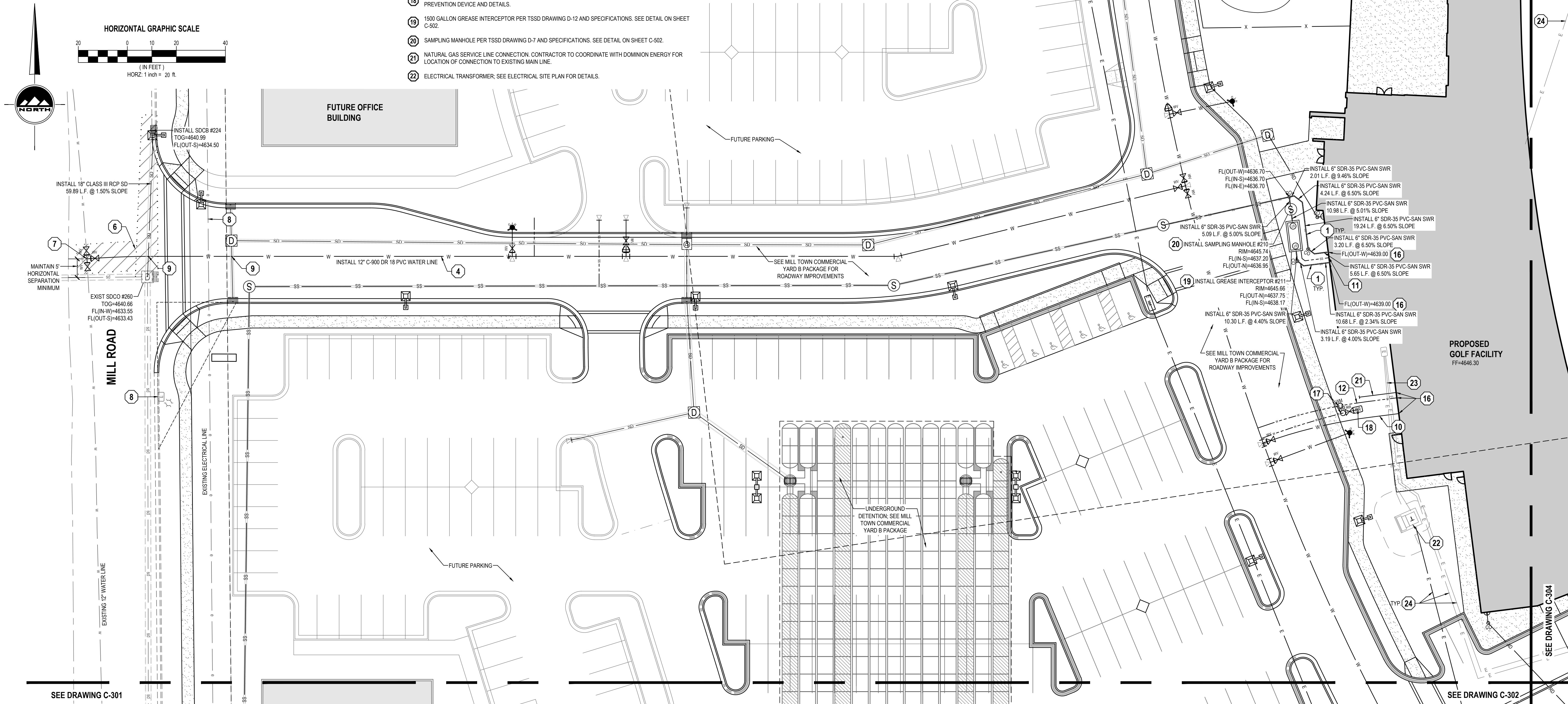
SAMPLING MAN-HOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.
- 21

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.



EN SIGN

THE STANDARD IN ENGINEERING

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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

1
2
3
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5
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7
8

UTILITY PLAN

PROJECT NUMBER
64351

PRINT DATE
7/9/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

C-303

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'

KEY MAP

C-303
C-304
C-301
C-302

GENERAL NOTES

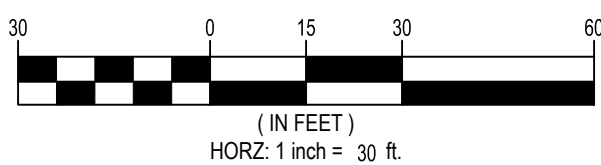
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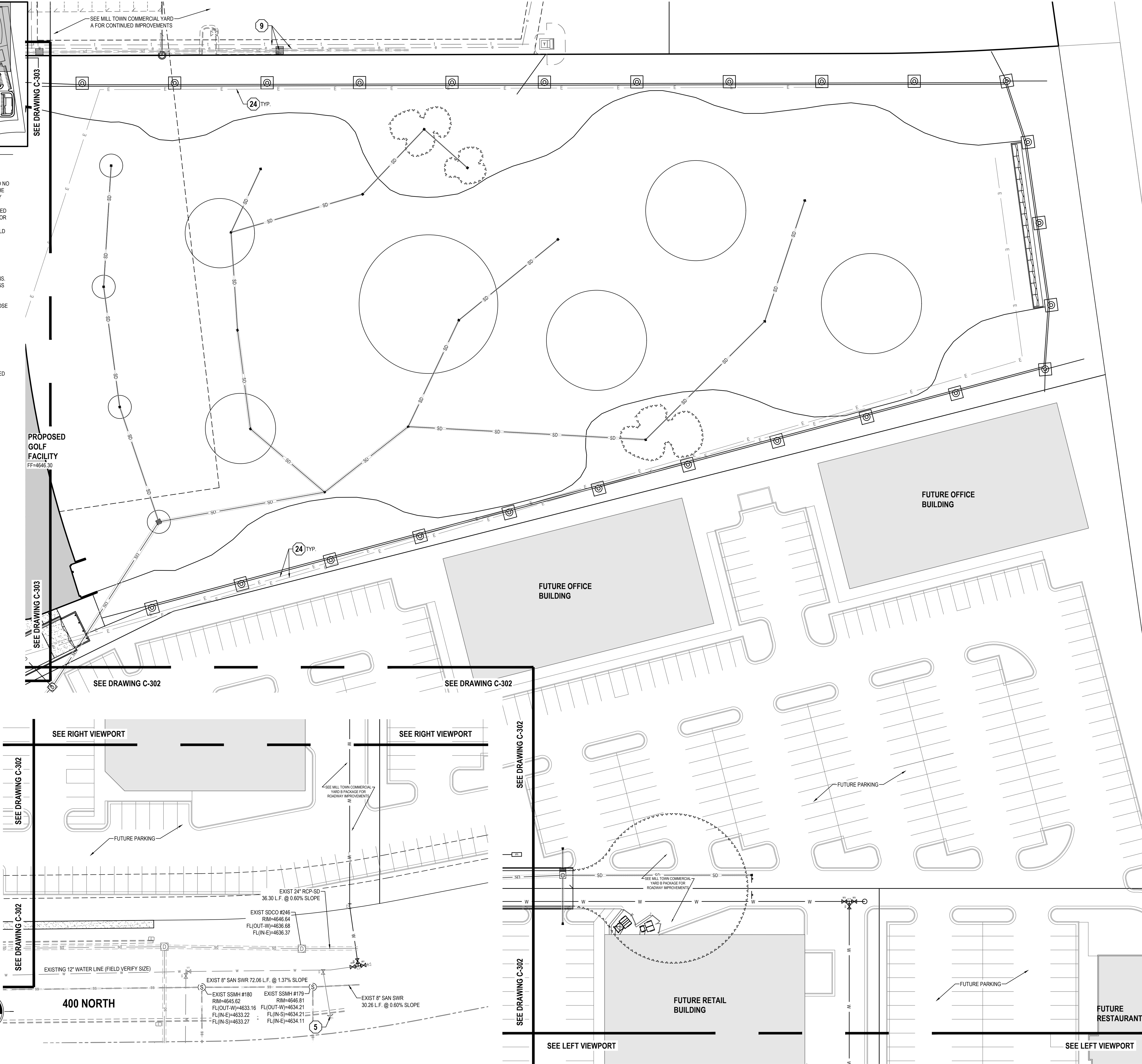
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HORIZONTAL GRAPHIC SCALE



400 NORTH



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LAYTON
Phone: 801.547.1100

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

MILL TOWN COMMERCIAL YARD B

SITE PLAN PACKAGE

787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	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

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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
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Call before you dig.

BENCHMARK

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

GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.

2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO
- STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.

4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.

5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.

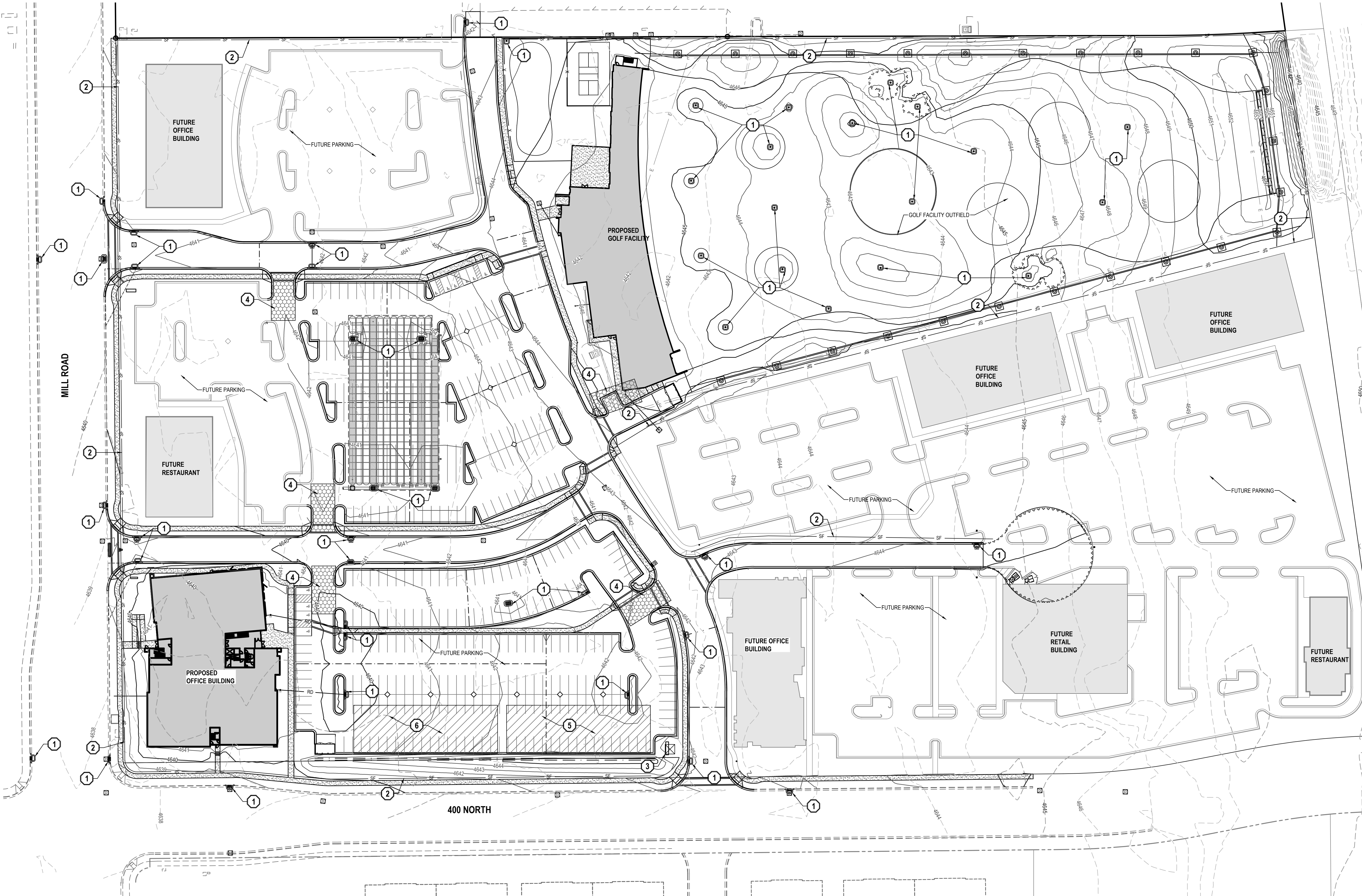
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.

7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

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



EN SIGN

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BRADEN D. MORRIS
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NO. DATE REVISION BY

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EROSION CONTROL
PLAN

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PRINT DATE
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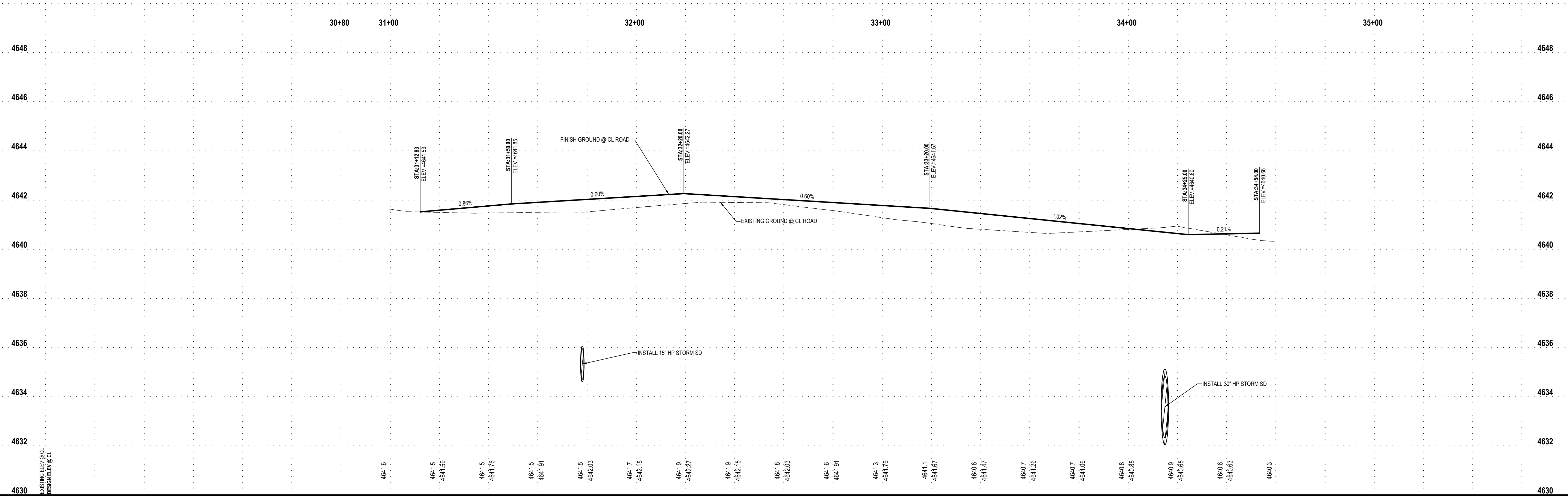
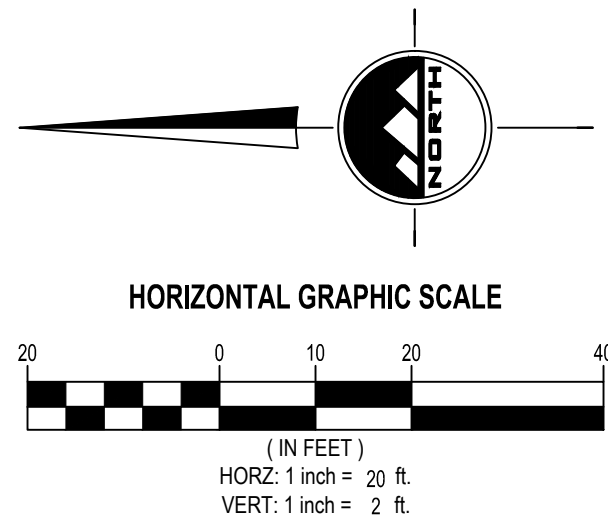
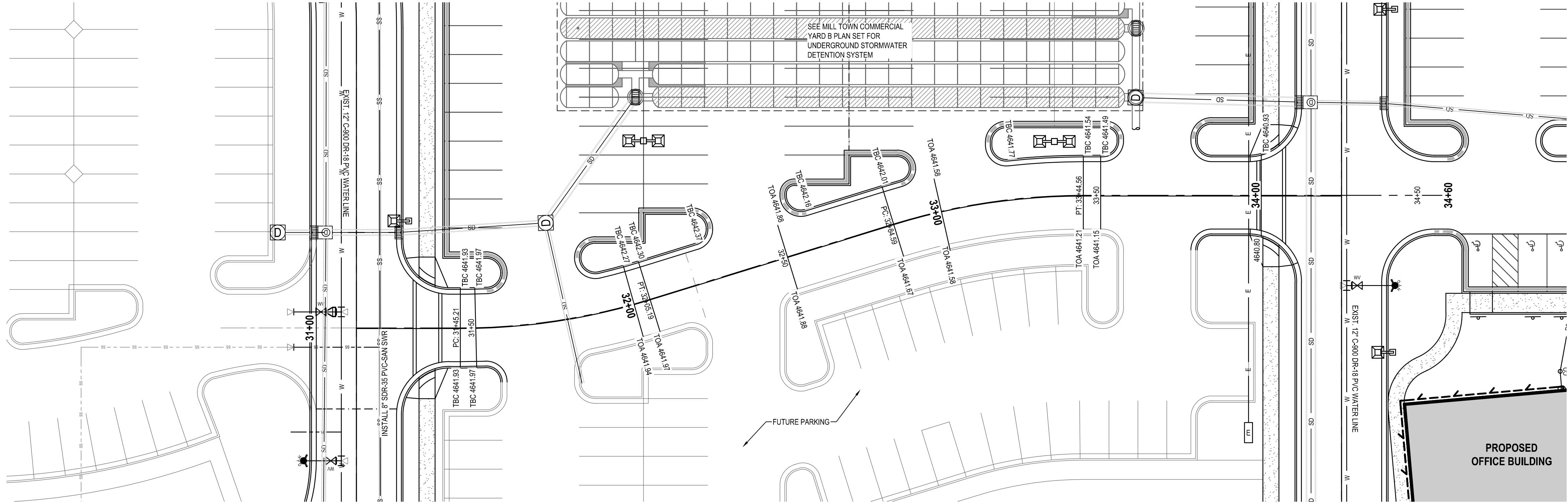
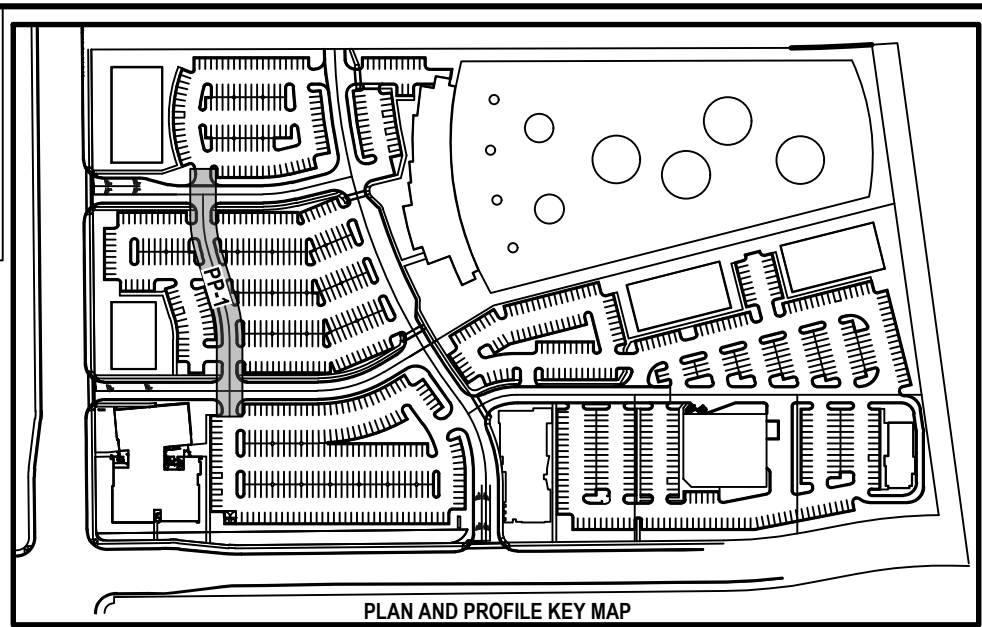
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PLAN AND PROFILE

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DRAWN BY
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B MORRIS

PP-1

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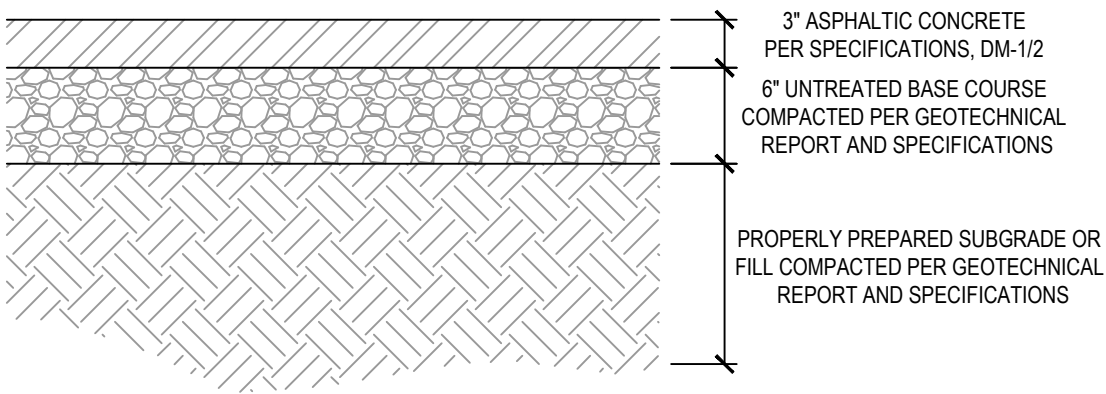
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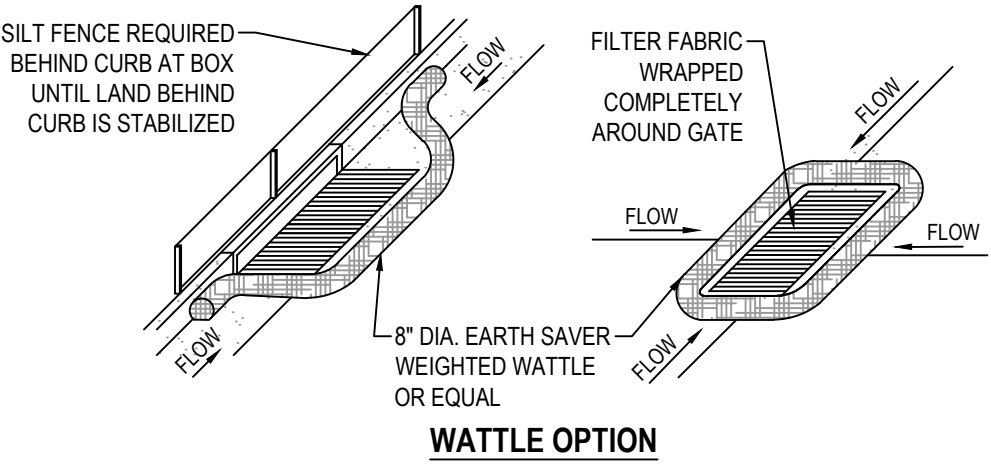
ASPHALT NOTES

- 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.

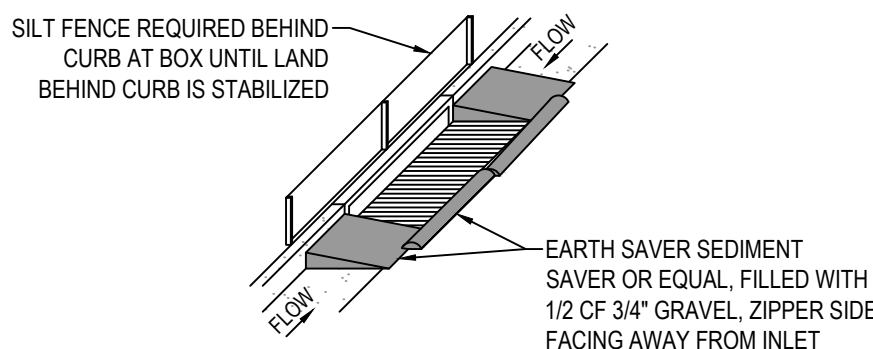


1 ASPHALT SECTION

SCALE: NONE



WATTLE OPTION

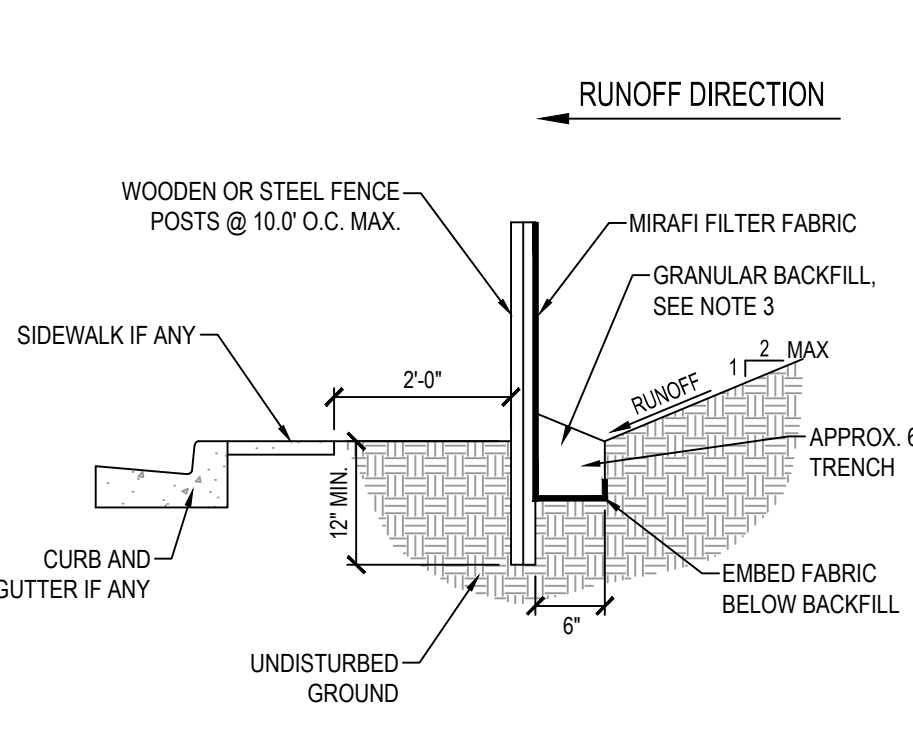


SANDBAG OPTION

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.

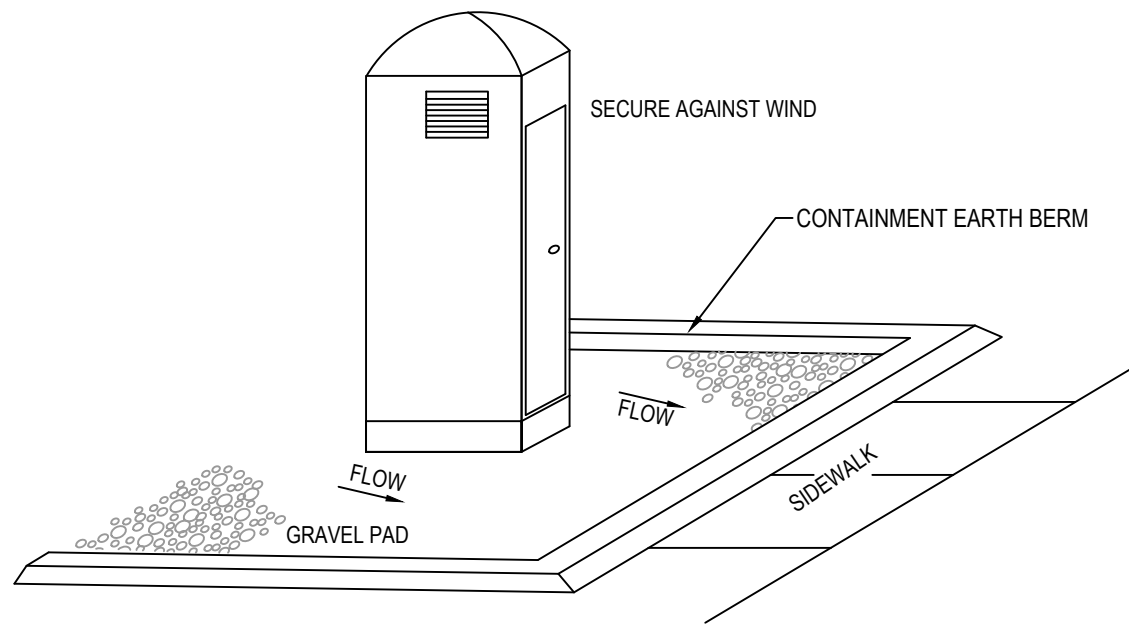


3 TEMPORARY SILT FENCE

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.

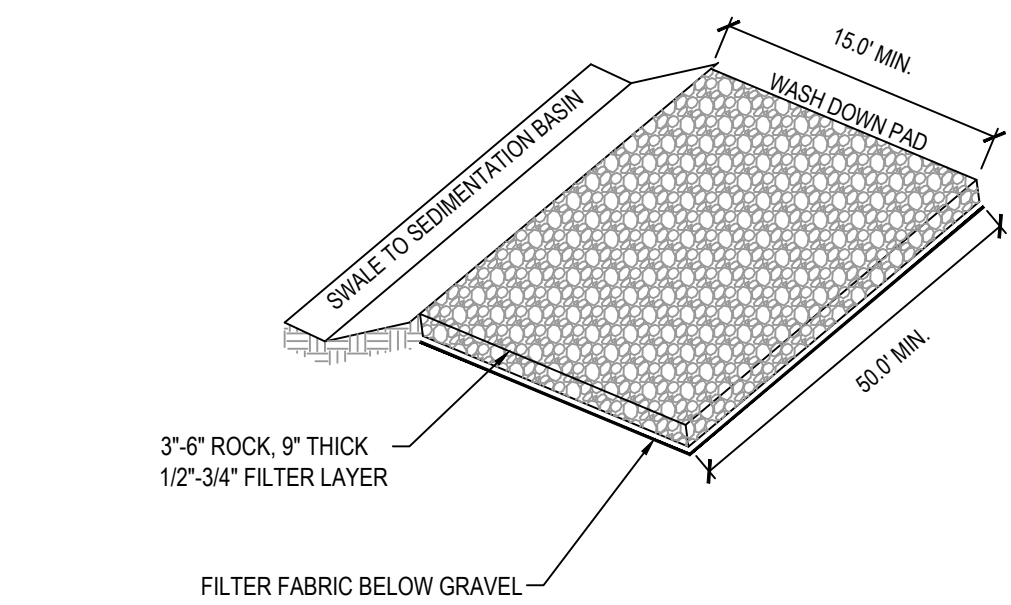


4 PORTABLE TOILET

SCALE: NONE

TURF 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.
- INSTALL ARTIFICIAL TURF PER MANUFACTURER RECOMMENDATIONS.

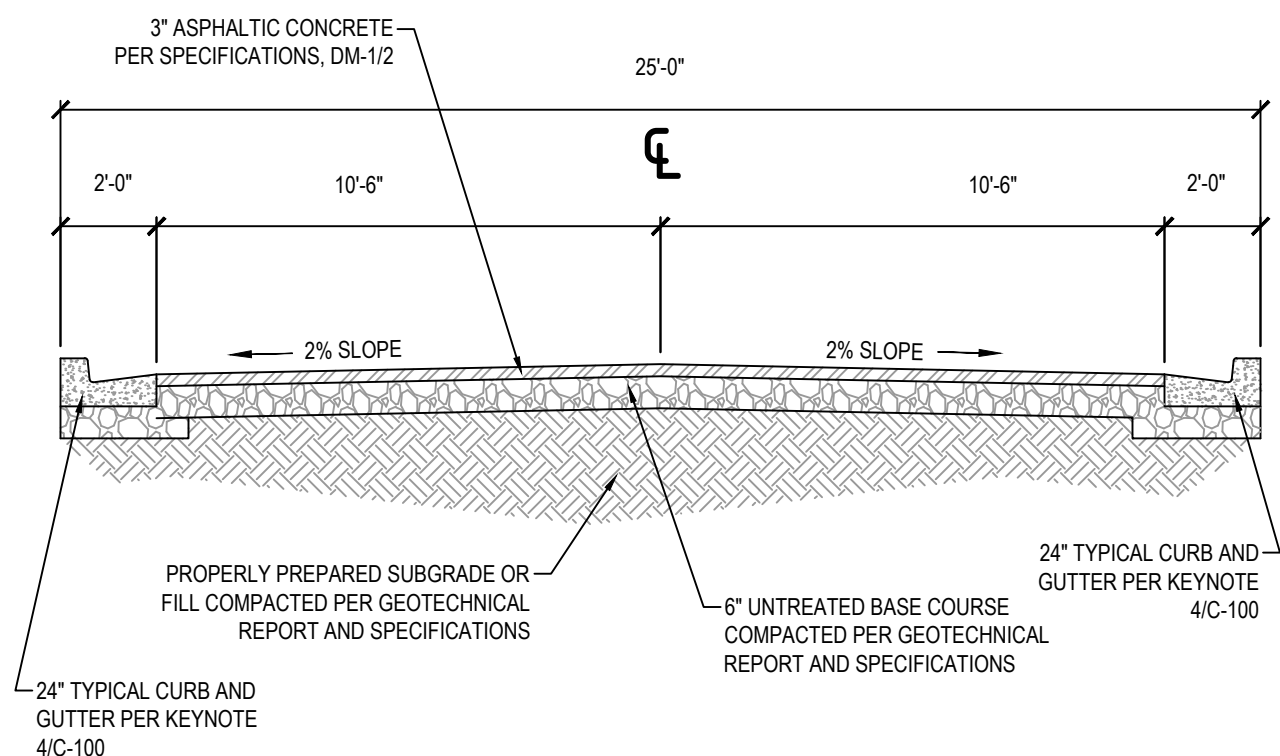


NOTE:

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

5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

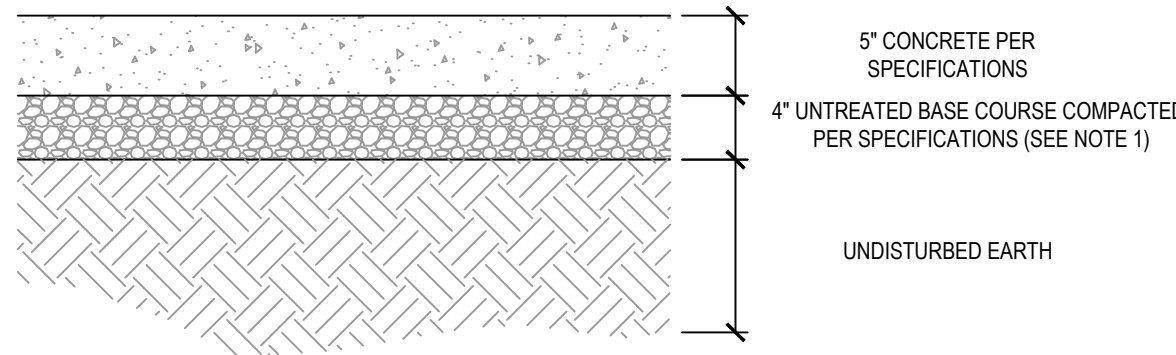


6 CROWNED ROAD TYPICAL CROSS SECTION

SCALE: NONE

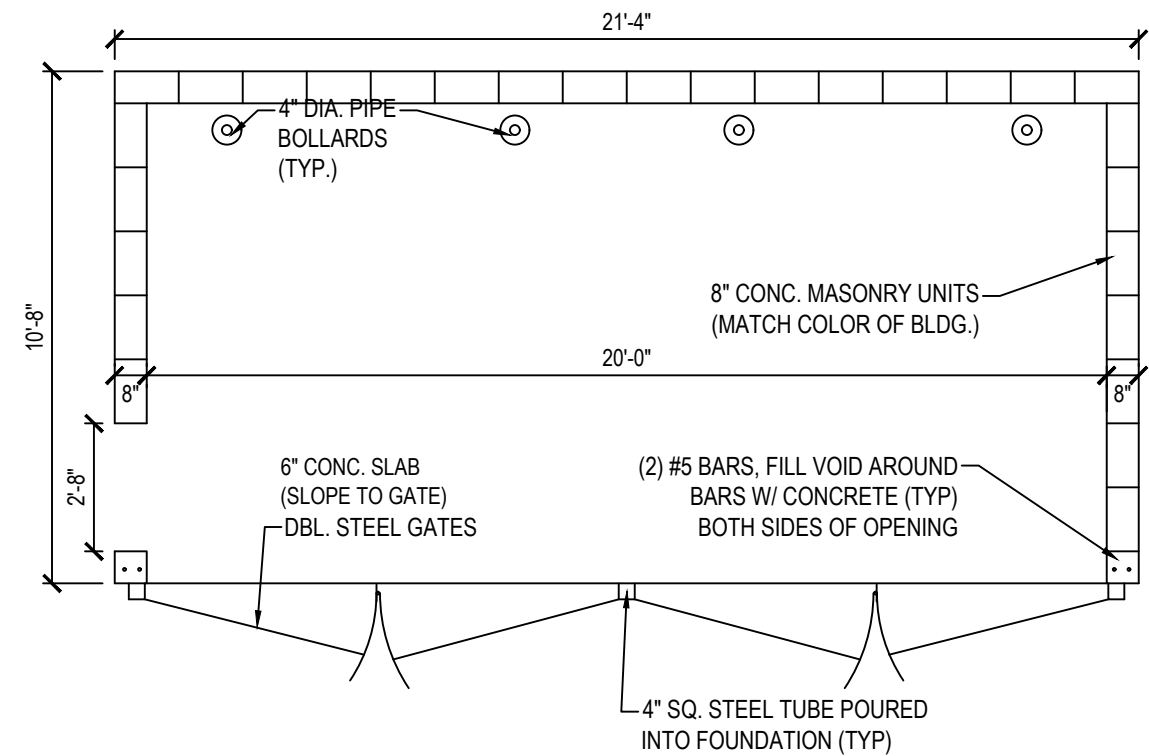
CONCRETE NOTES

- 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.



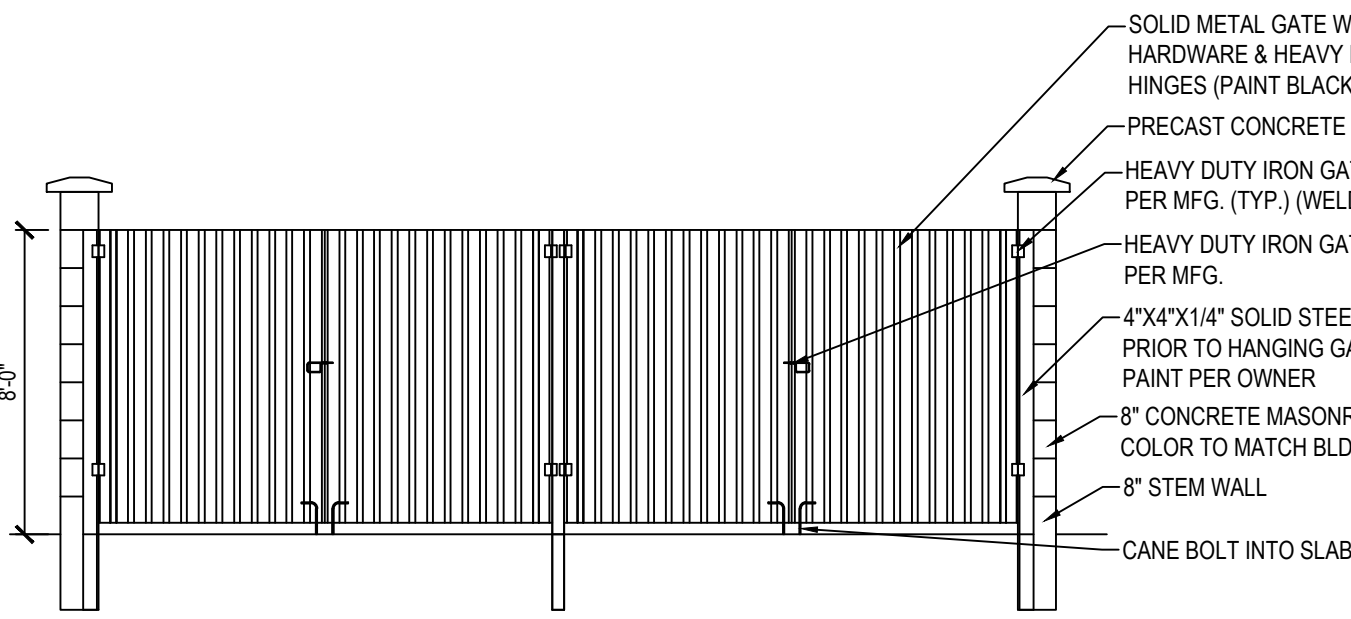
7 CONCRETE PAVEMENT SECTION

SCALE: NONE



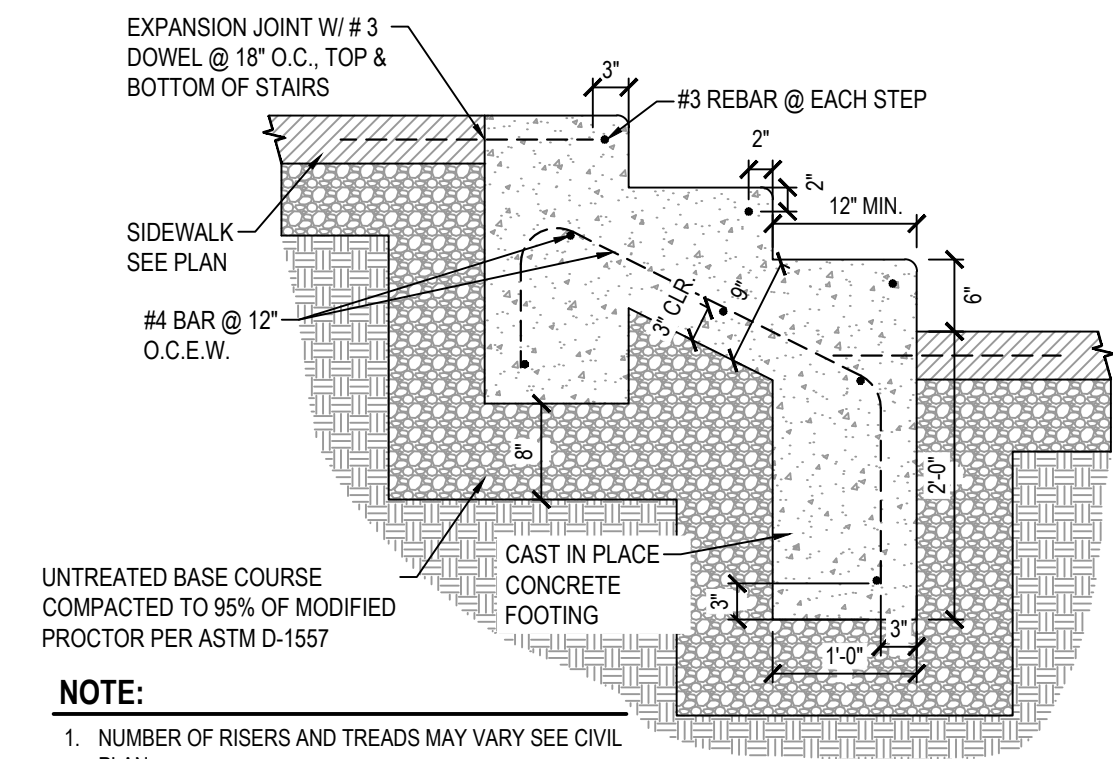
9 TRASH ENCLOSURE (TYP.)

SCALE: NONE



10 TRASH ENCLOSURE ELEVATION

SCALE: NONE

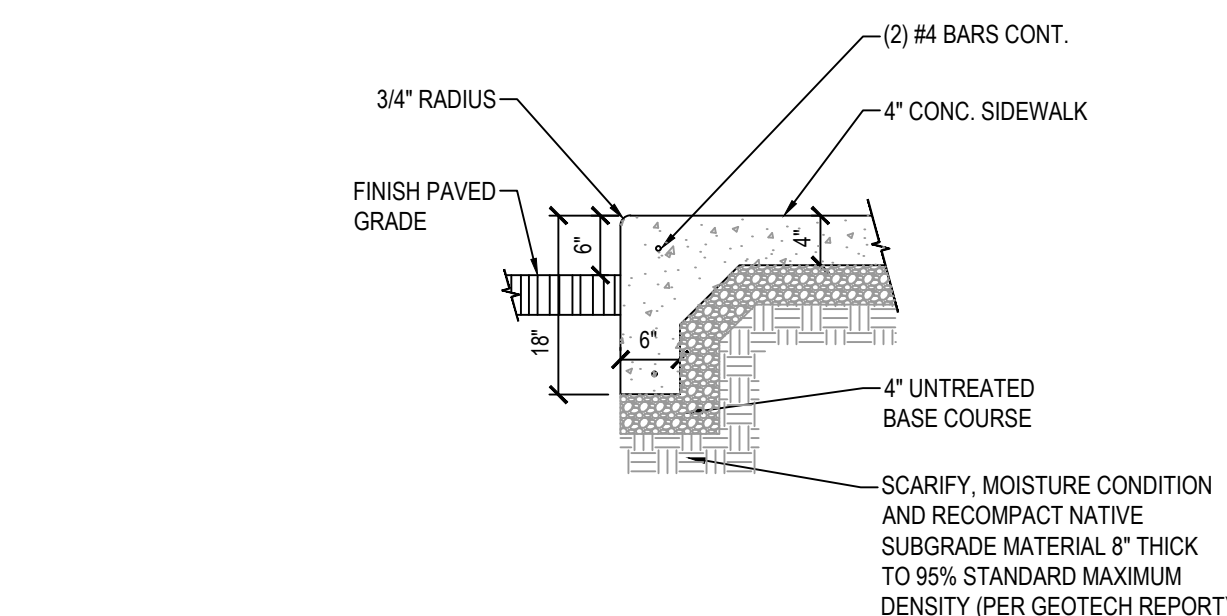


NOTE:

- NUMBER OF RISERS AND TREADS MAY VARY SEE CIVIL PLAN.
- HANDRAIL WILL BE REQUIRED FOR STAIRS WITH MORE THAN ONE STEP. SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAILS.

13 STAIR DETAIL

SCALE: NONE

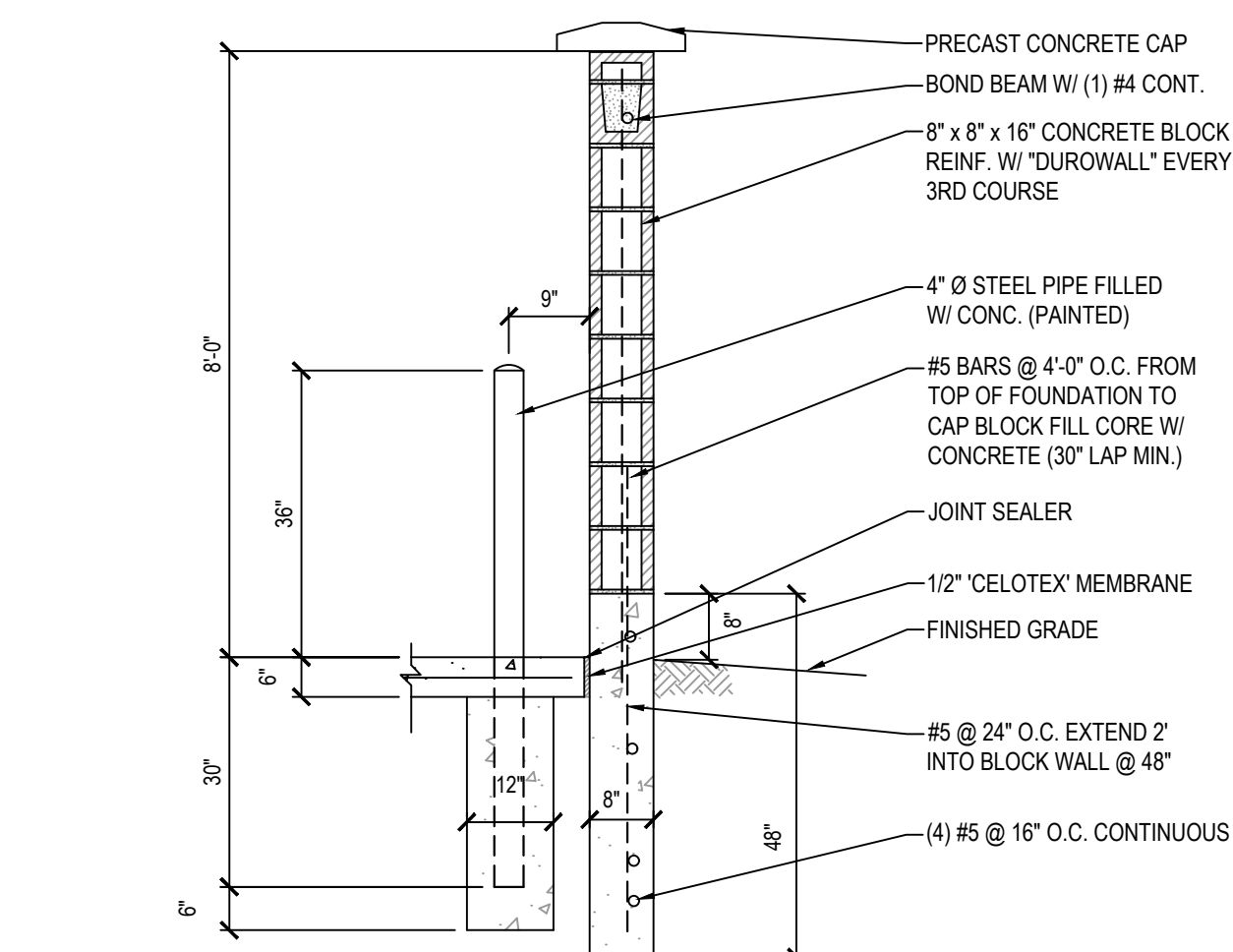


NOTE:

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

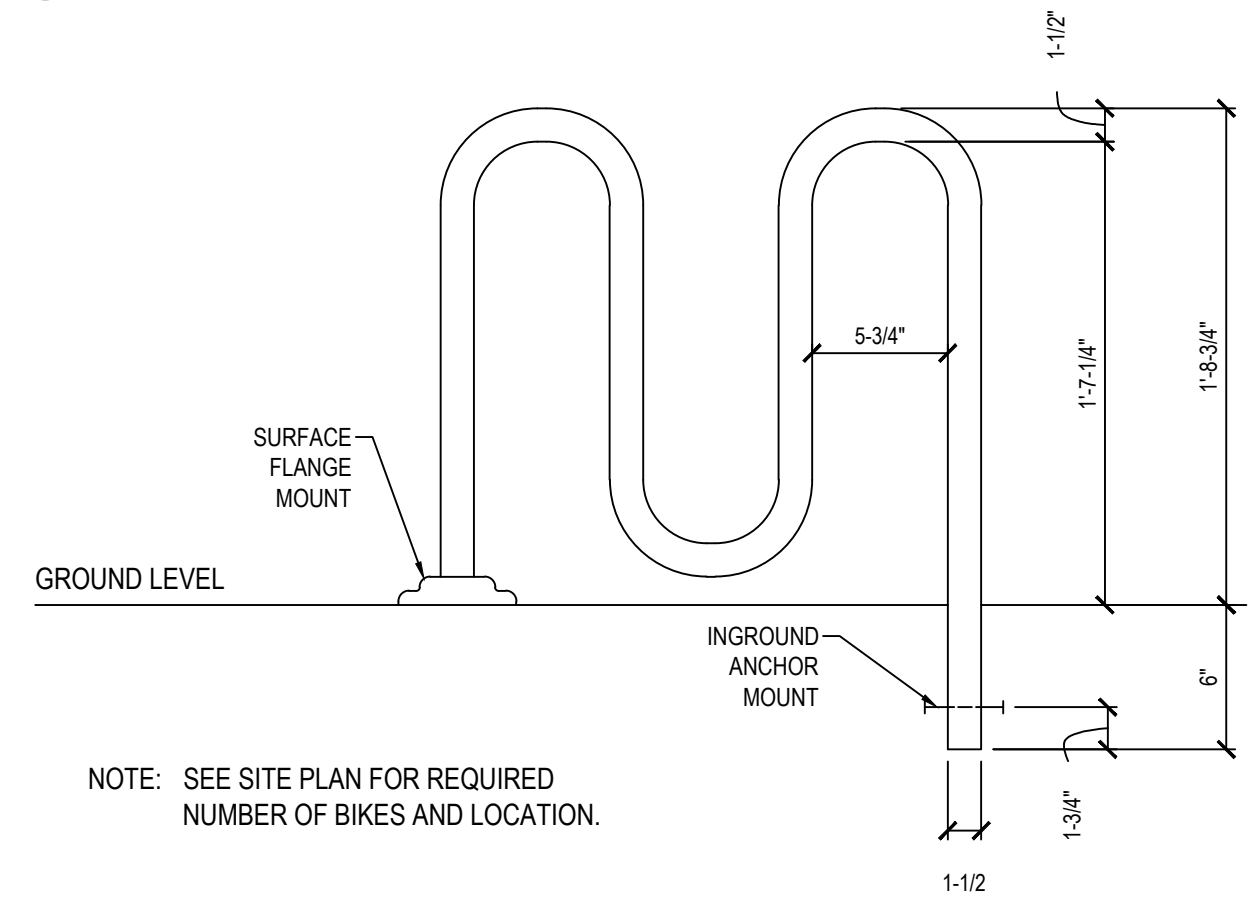
14 MONOLITHIC CURB

SCALE: NONE



11 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE



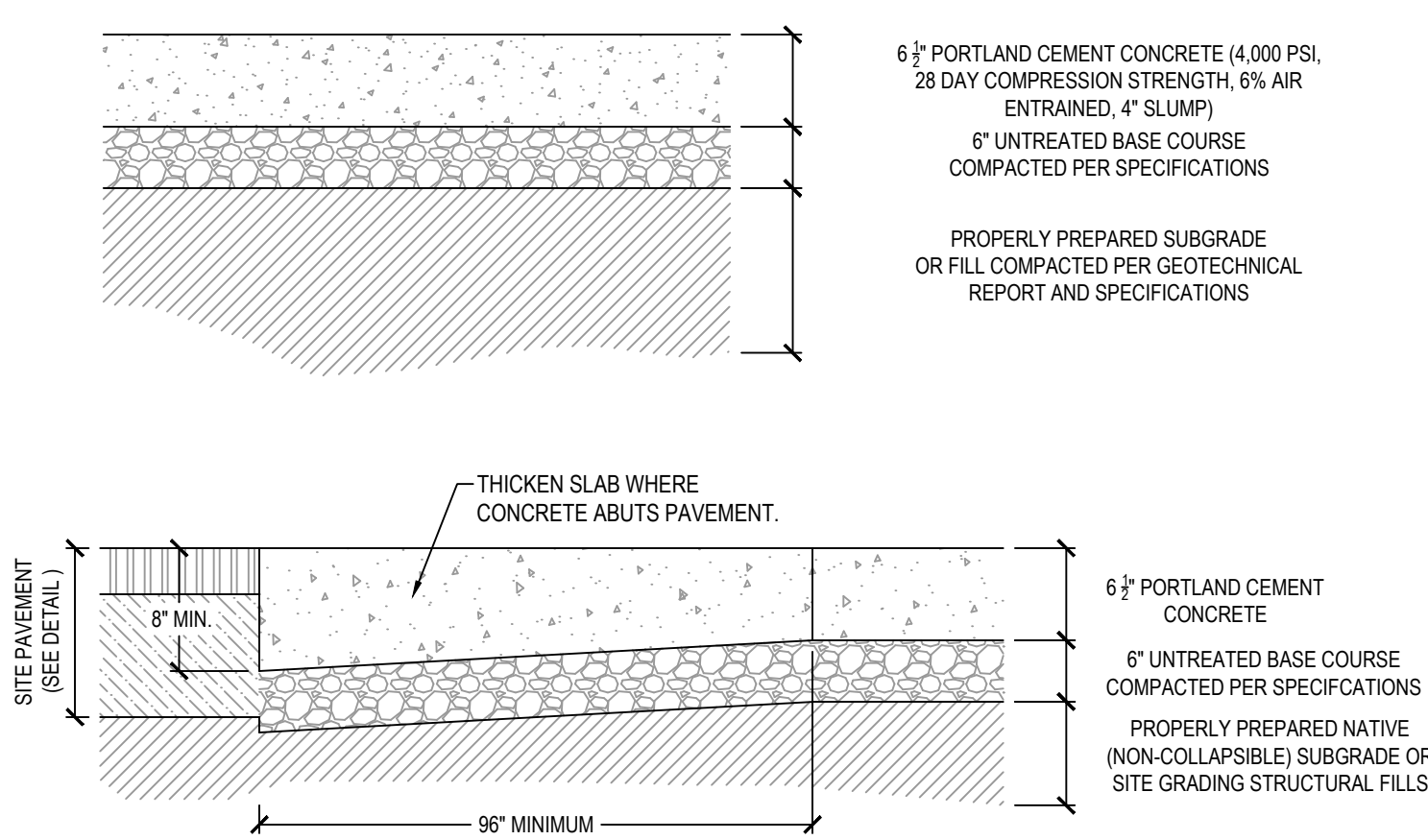
- NOTE: SEE SITE PLAN FOR REQUIRED NUMBER OF BIKES AND LOCATION.

15 TYPICAL BIKE RACK DETAIL

SCALE: NONE

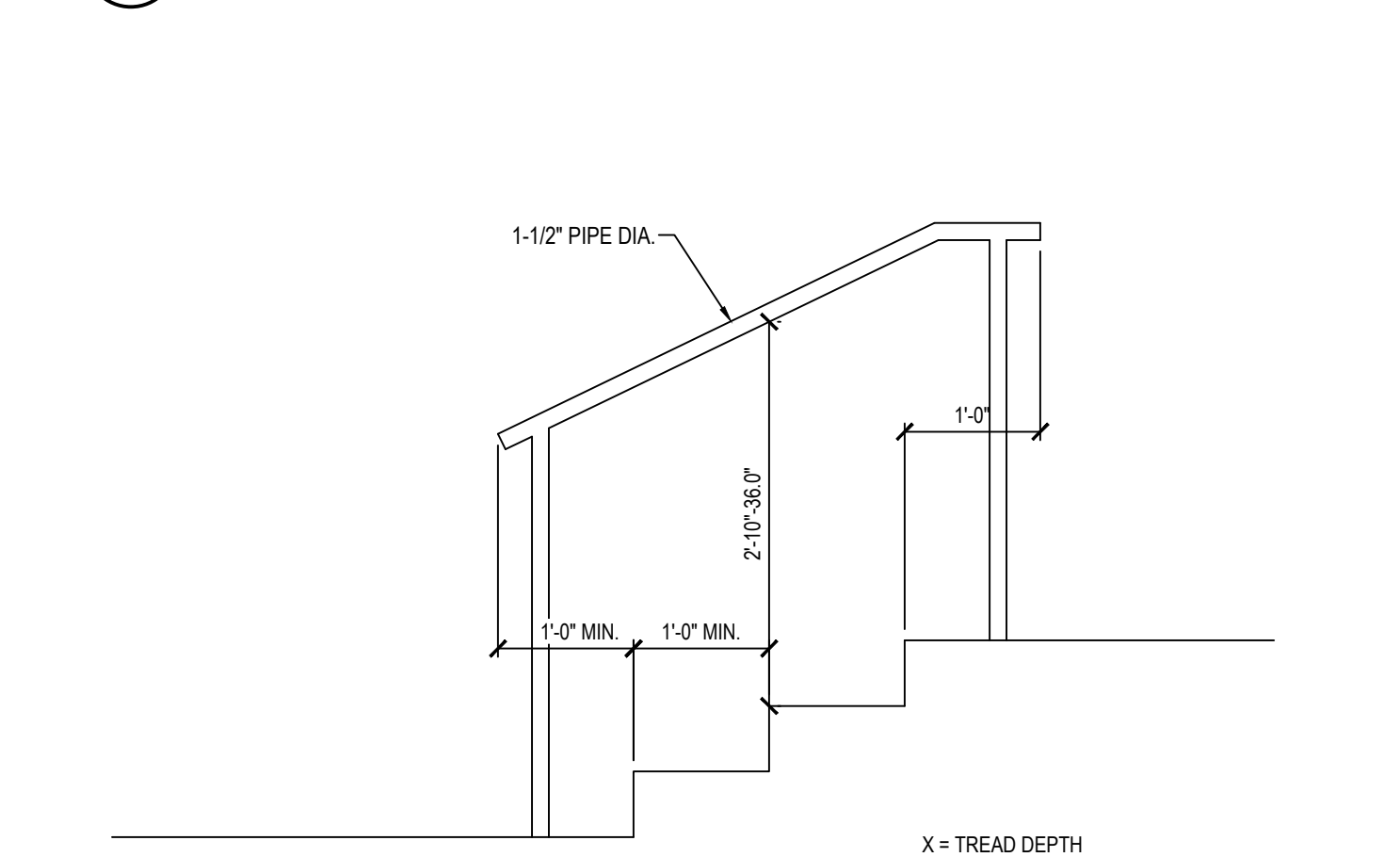
8 DRIVING RANGE TURF SECTION

SCALE: NONE



12 DUMPSTER PAD / APRON SECTION

SCALE: NONE



16 TYPICAL SURFACE MOUNT HANDRAIL

SCALE: NONE



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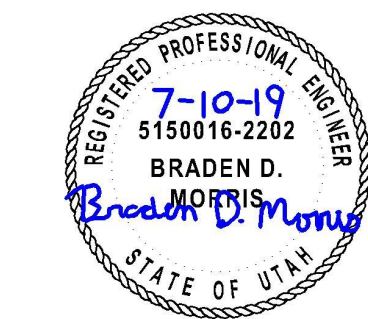
FOR:
SALE DEVELOPMENT
9537 S 700 E
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD B

SITE PLAN PACKAGE

787 EAST 400 NORTH

VINEYARD, UTAH



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

DETAILS

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

C-500



LAYTON
Phone: 801.547.1100

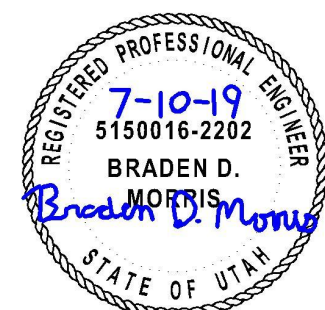
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

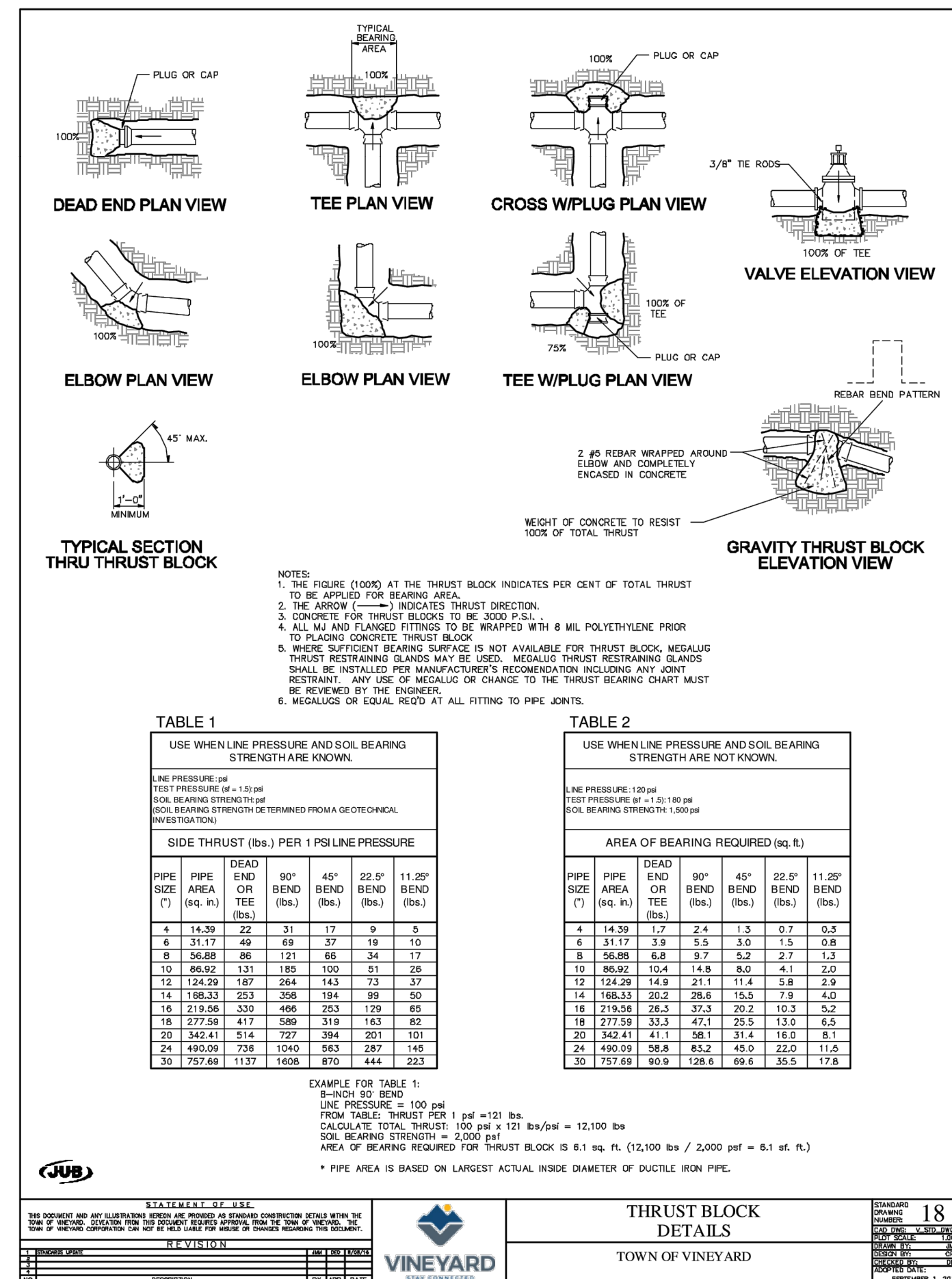
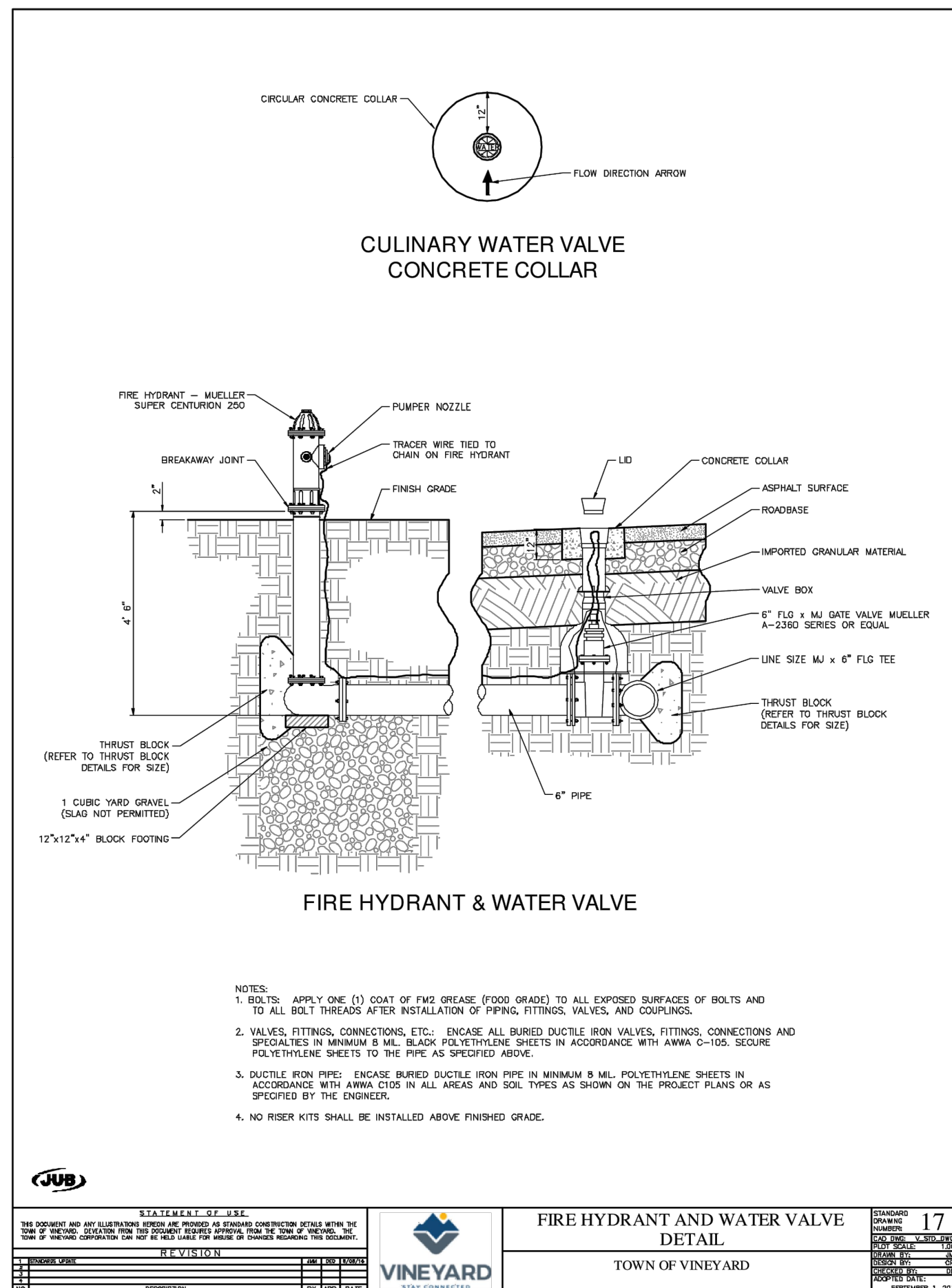
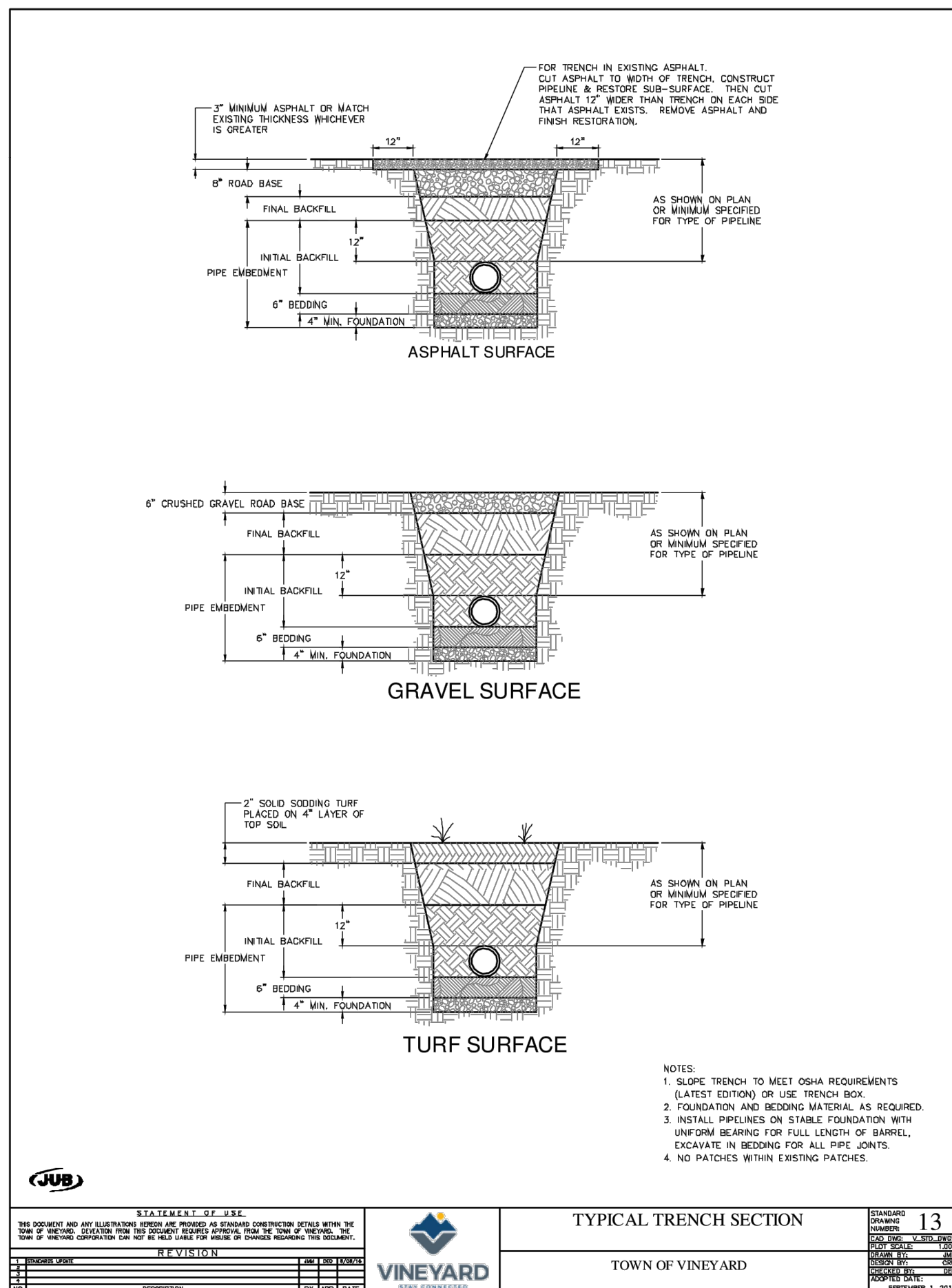
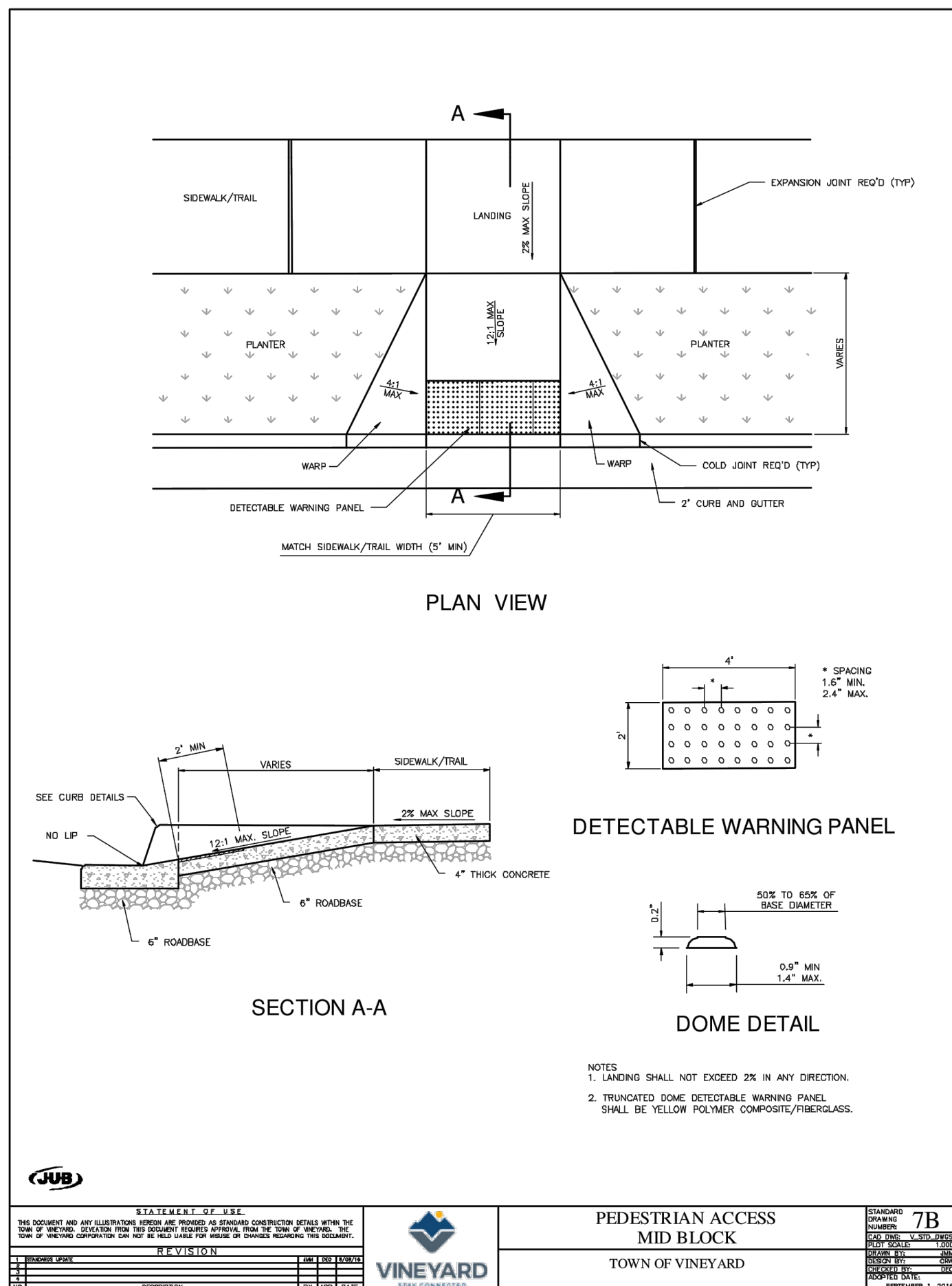
MILL TOWN COMMERCIAL YARD B
SITE PLAN PACKAGE
787 EAST 400 NORTH
VINEYARD, UTAH

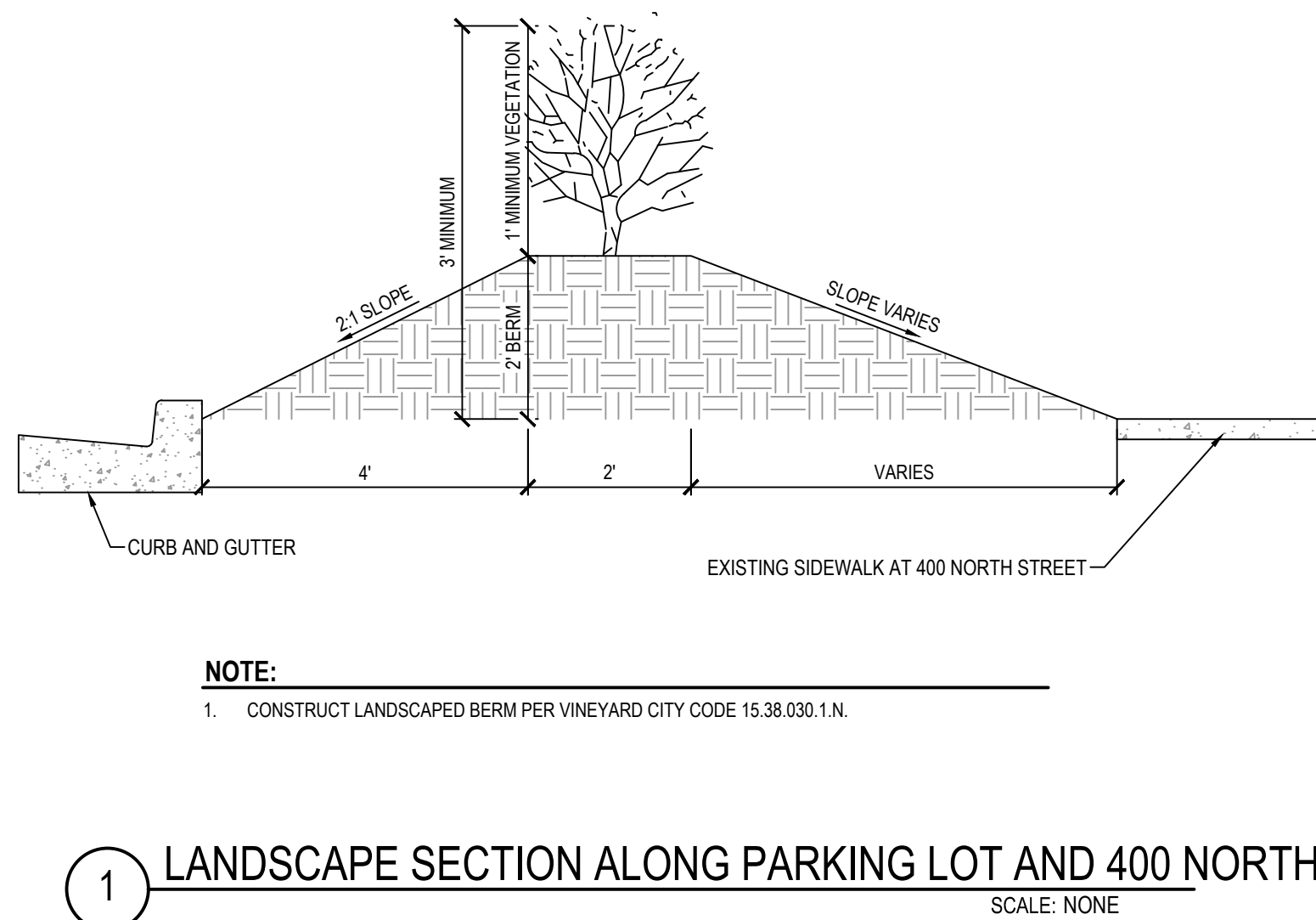
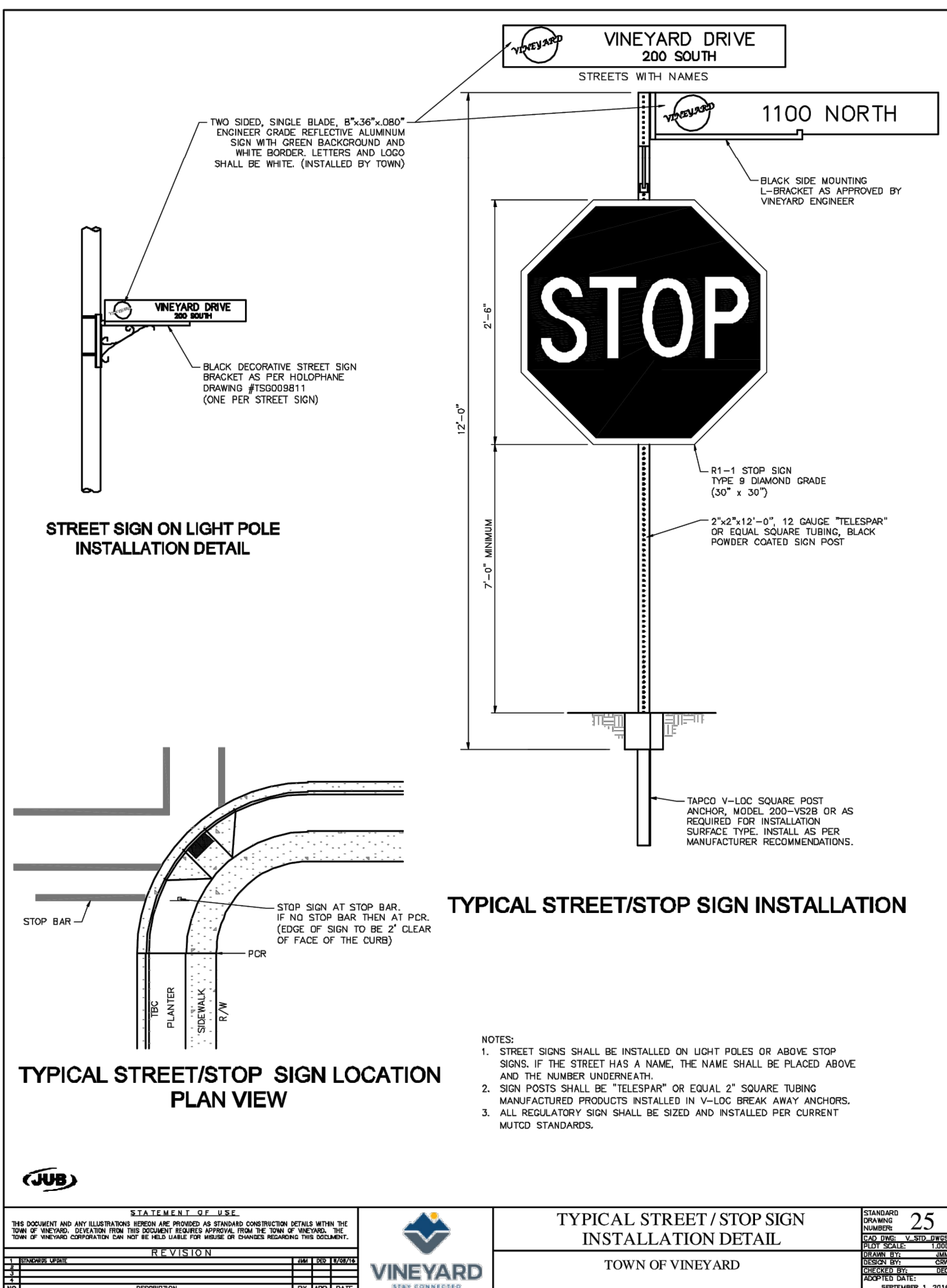
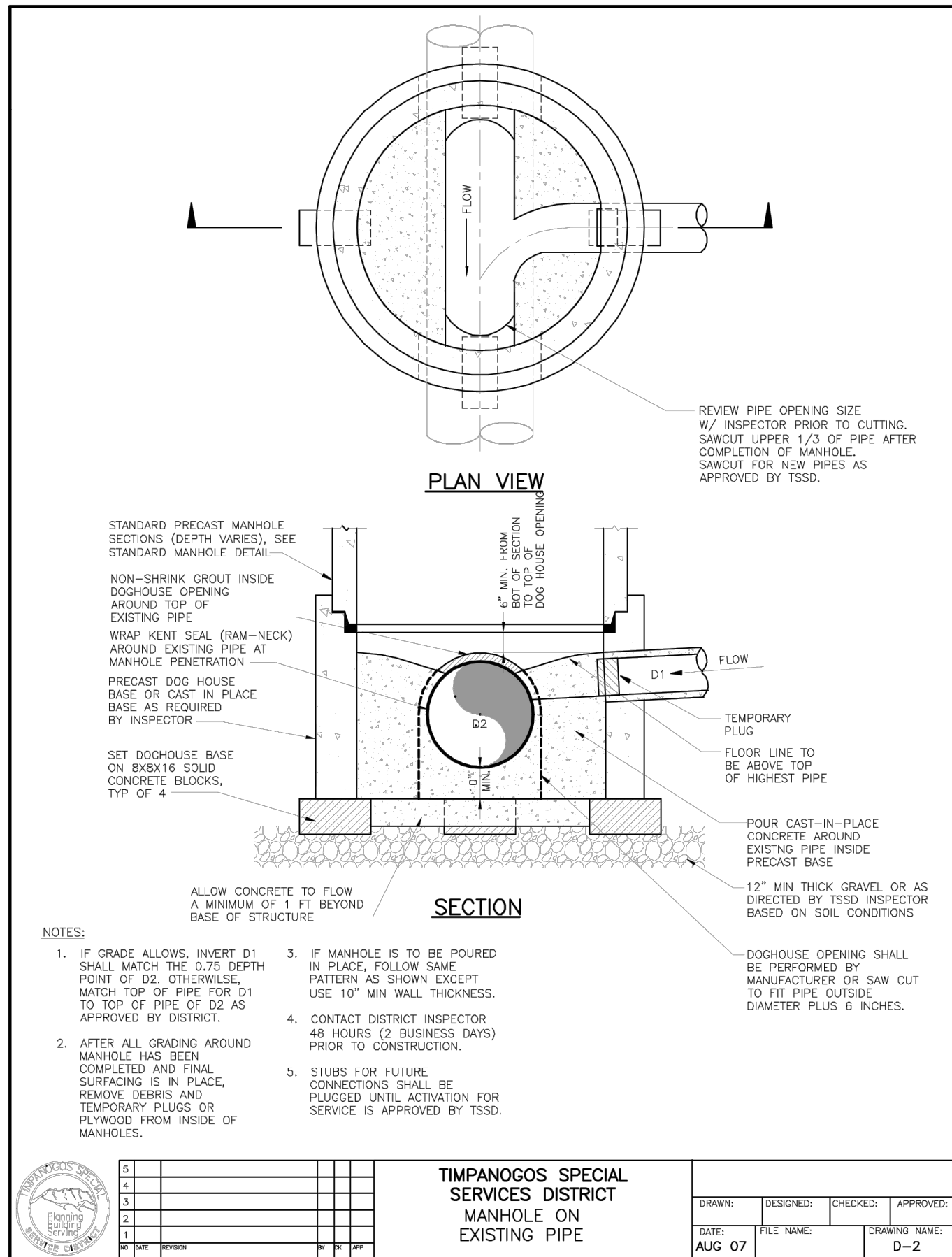
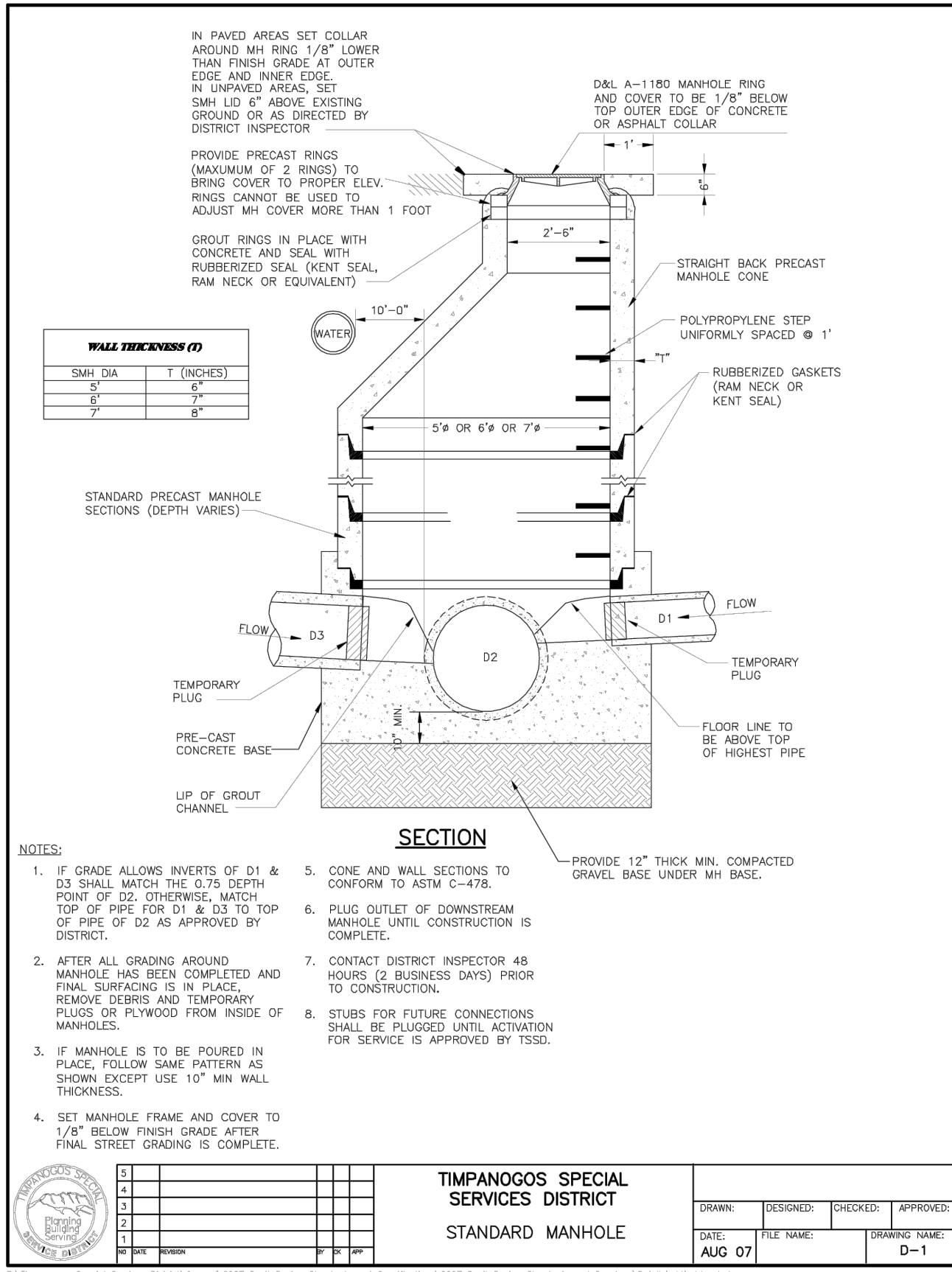


NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

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

C-501





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

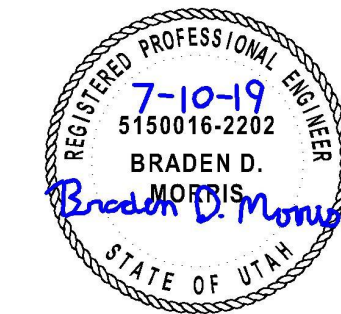
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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

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



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

DETAILS

PROJECT NUMBER	PRINT DATE
64351	7/9/19

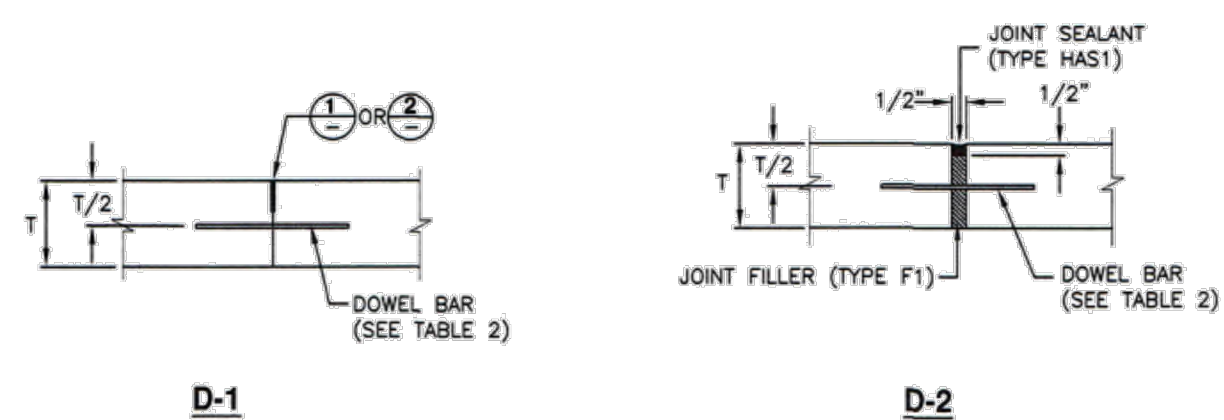
DRAWN BY
C. HAMER

PROJECT MANAGER
B. MORRIS

C-502

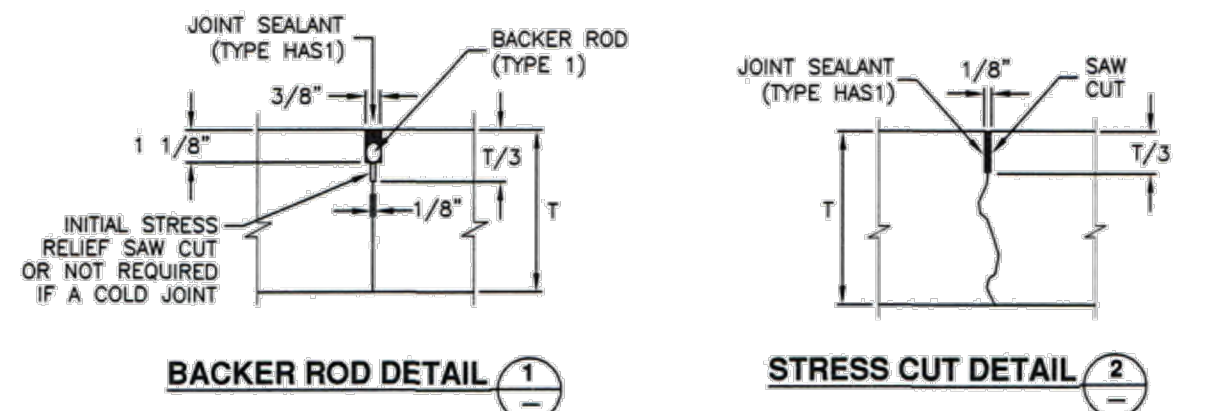
Concrete pavement joints

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



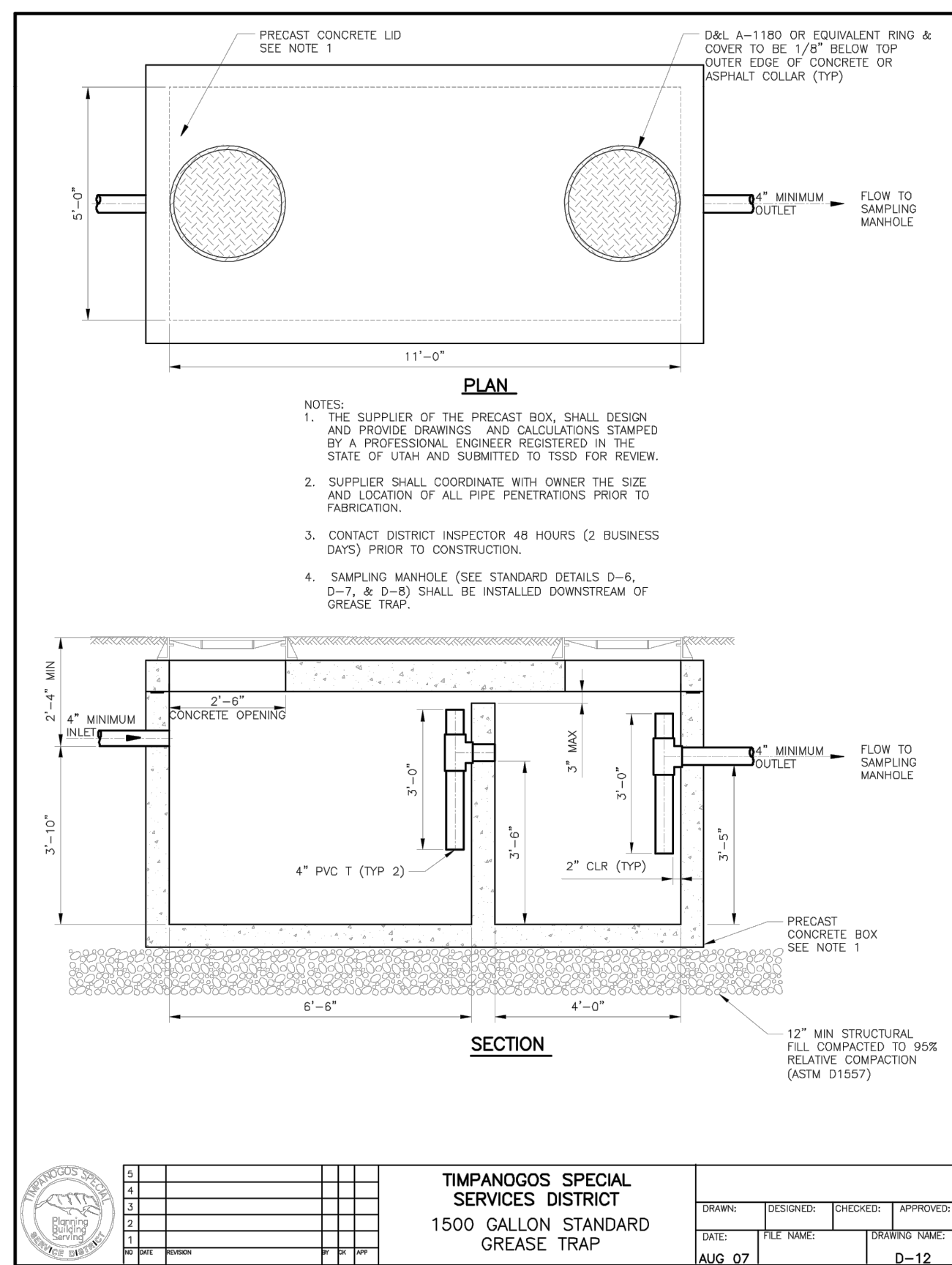
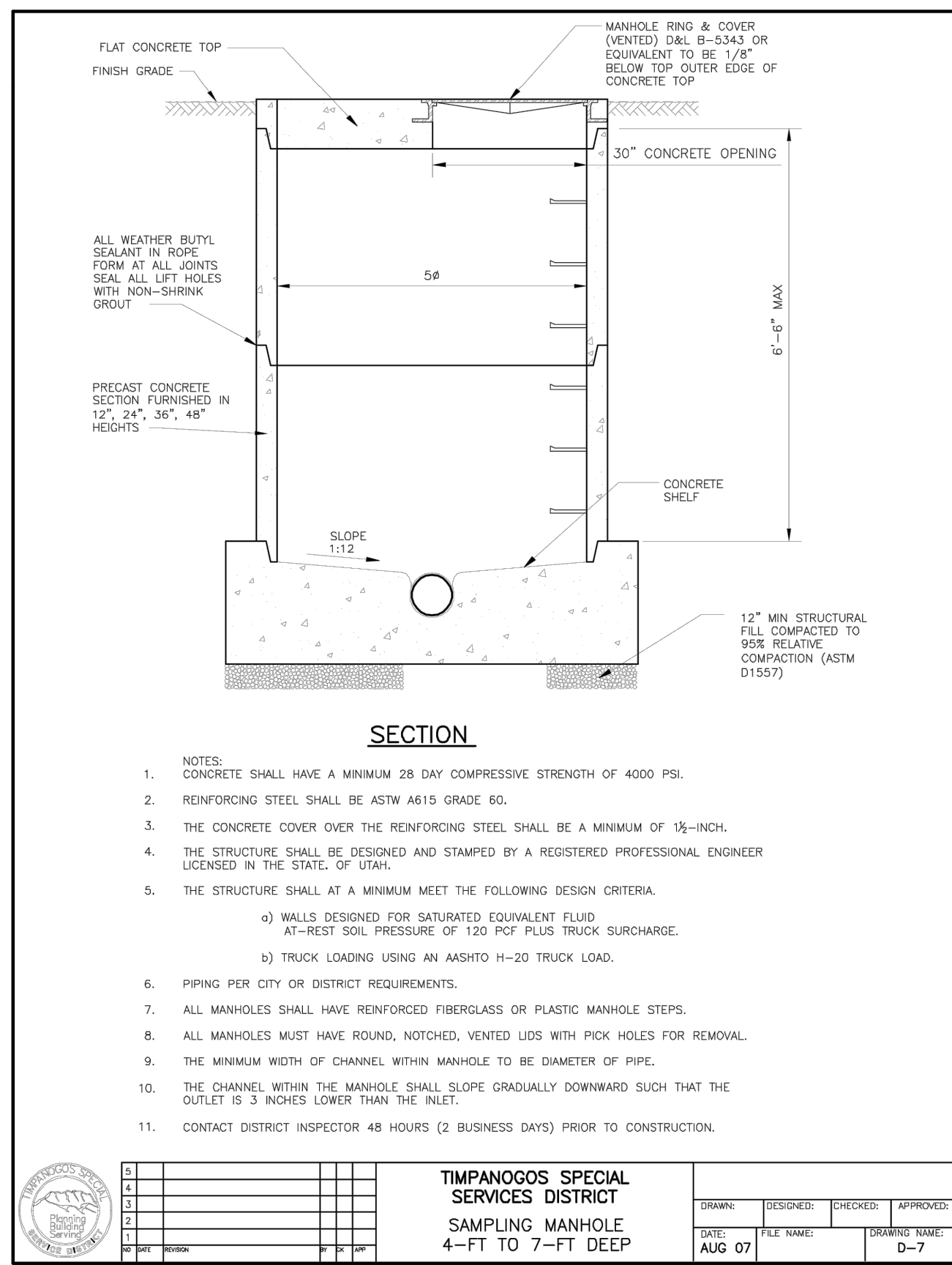
PAVEMENT THICKNESS (T)	DOWEL DIAMETER	LENGTH	SPACING O.C.
LESS THAN 9"	1"	18"	12"
≥ 9" AND < 11"	1.25"	18"	12"
11" OR GREATER	1.5"	18"	12"

O.C. = ON CENTER



Concrete pavement joints

Plan
261.3
July 2016



811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
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COMMENCEMENT OF ANY
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Know what's below.
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BENCHMARK

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

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

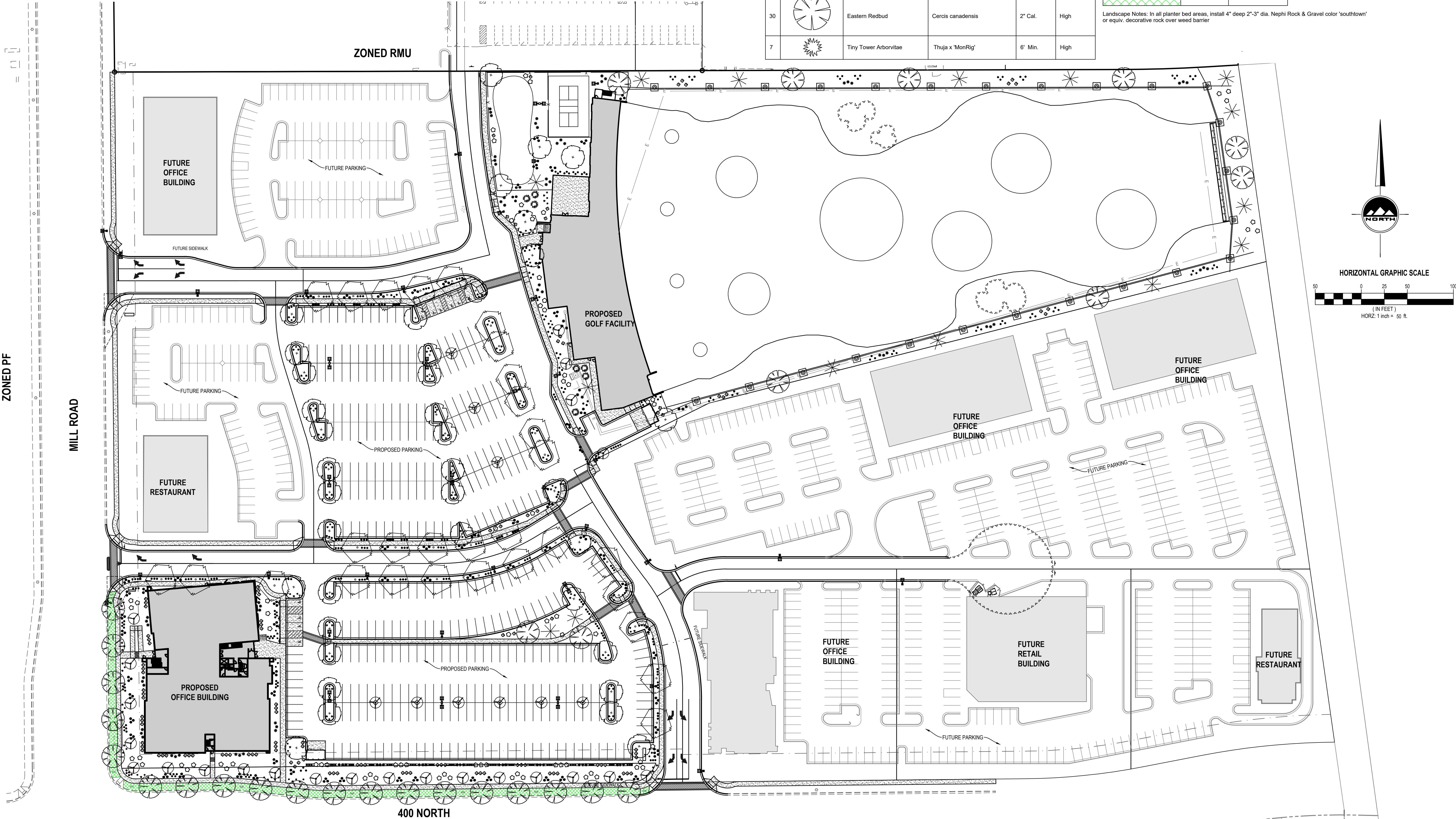
Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
32		Flowering Crabapple	Malus 'Amberina'	2" Cal.	Medium
38		Fairview Maple	Acer platanoides 'Fairview'	2" Cal.	Medium
30		Linden Tree	Tilia cordata	2" Cal.	Medium
20		Norway Spruce	Picea abies	6' Min.	High
30		Eastern Redbud	Cercis canadensis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



THE STANDARD IN ENGINEERING

SALT LAKE CITY

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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	

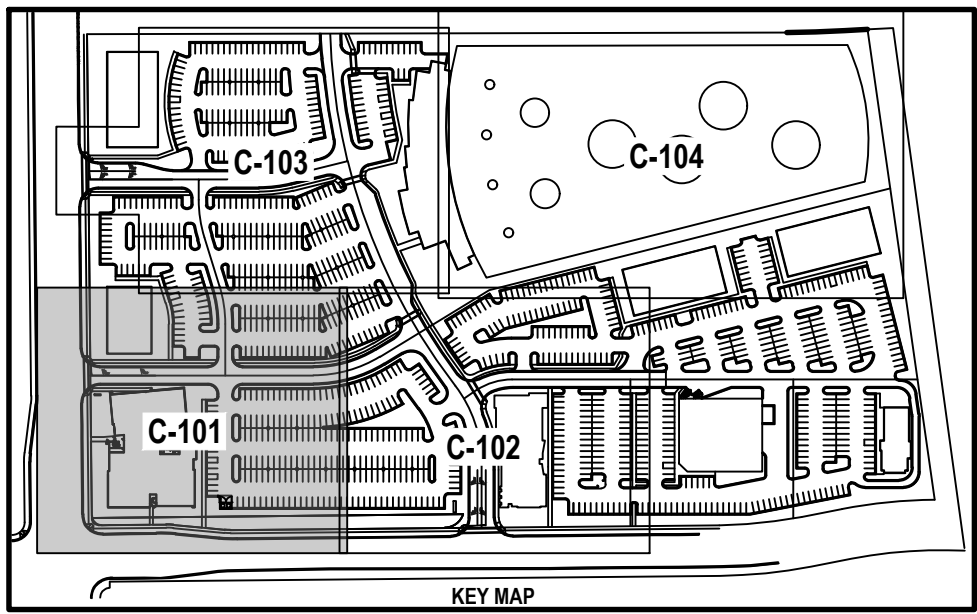
L-100

811

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BENCHMARK

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



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

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

Landscape

Trees

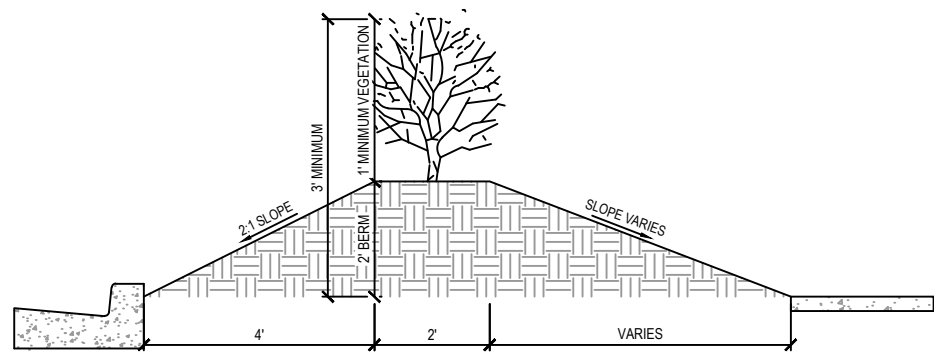
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Shrubs

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	Sod Area	6,076 sq. ft.
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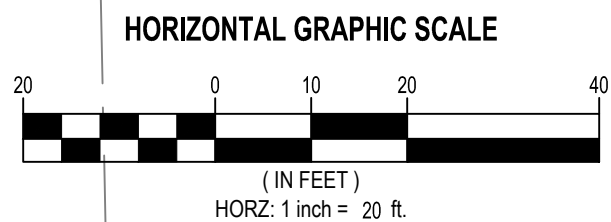
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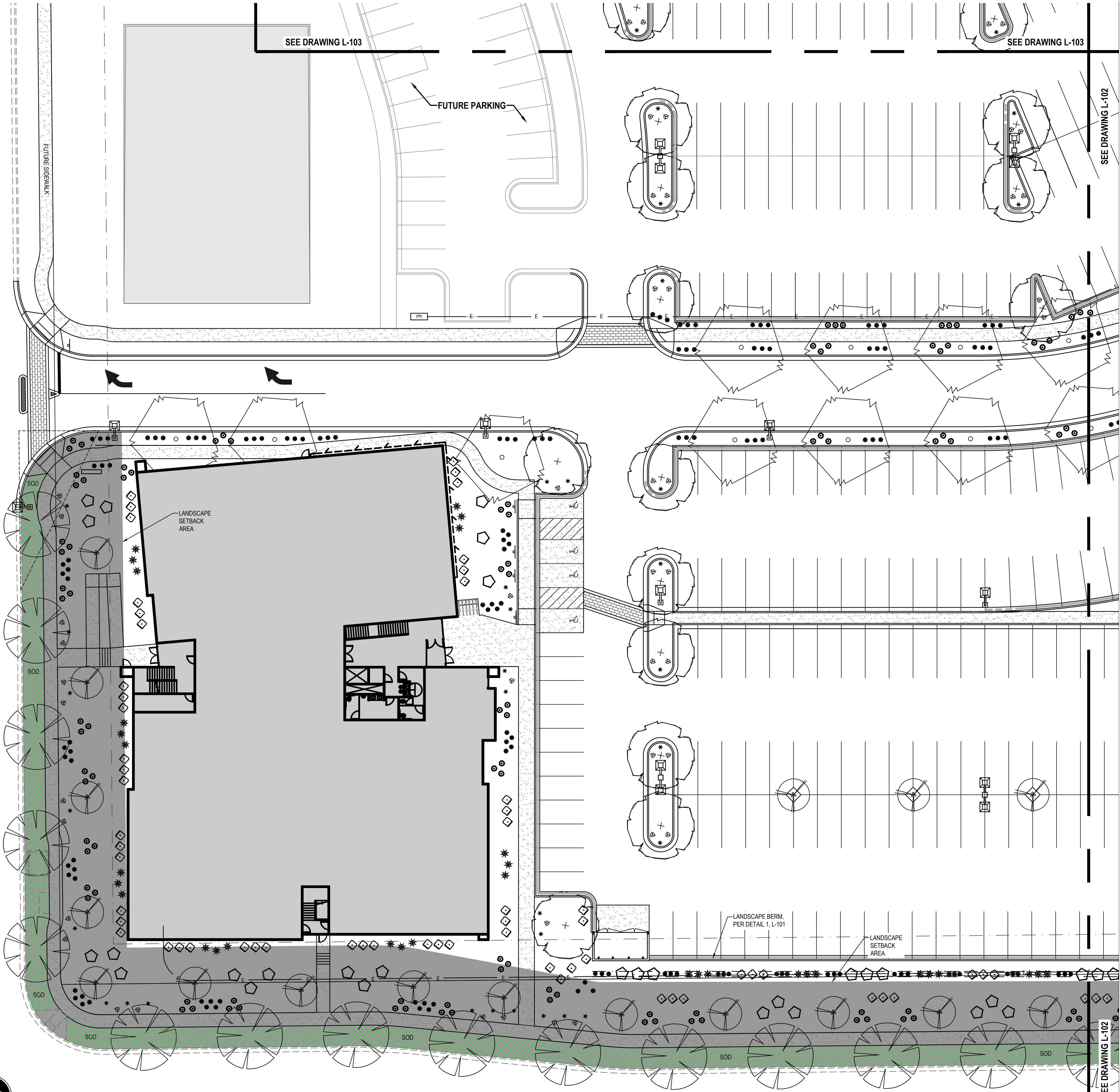
NOTE:
1. CONSTRUCT LANDSCAPED BERM PER VINEYARD CITY CODE 15.38.033.1.N.

1 LANDSCAPE SECTION ALONG PARKING LOT AND 400 NORTH

SCALE: NONE



MILL ROAD



400 NORTH

THE STANDARD IN ENGINEERING

SALT LAKE CITY

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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	REASON	BY
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3	05-29-19	UPDATES TO PLANS RE: GOLF	C HAMER
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	

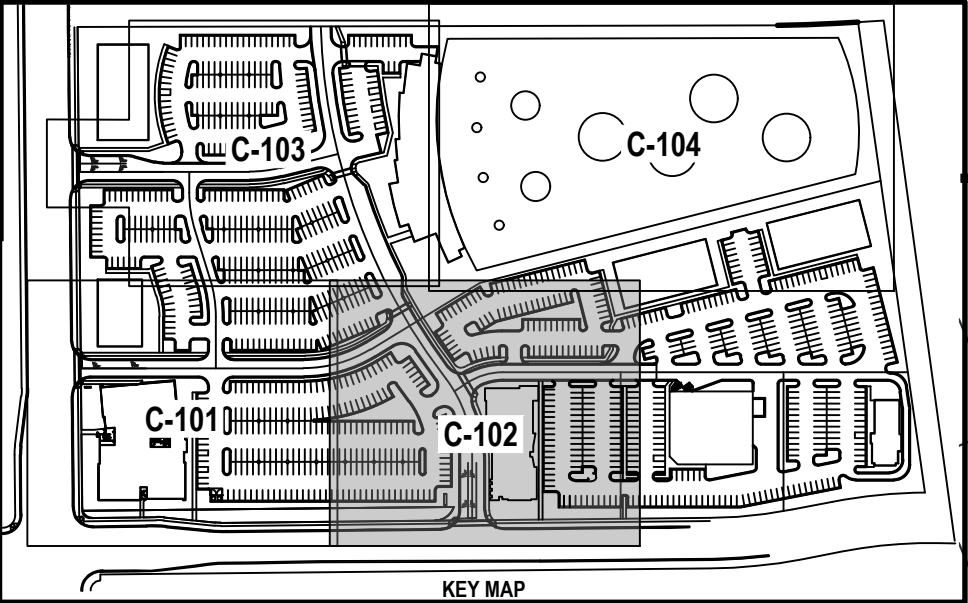
L-101

811

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BENCHMARK

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



LANDSCAPE SETBACK CALCULATIONS		
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SOD	6,077	20%

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Landscape

Trees

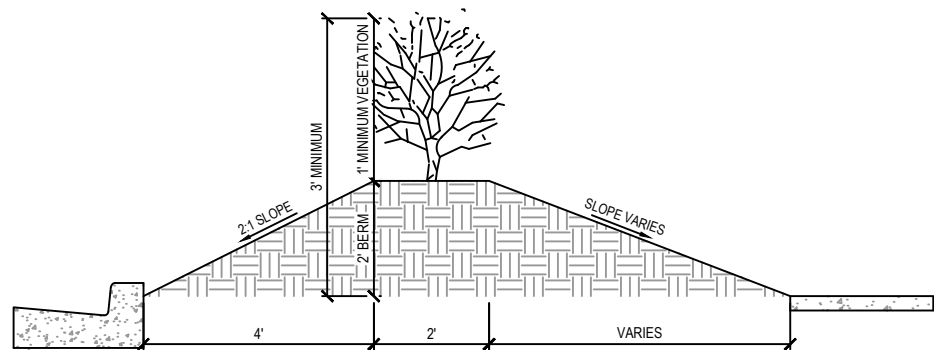
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197		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon	Low
103		Balloon Flower	Platycodon grandiflorus	1 Gallon	Medium
74		Columbine Flower	Aquilegia	1 Gallon	Medium

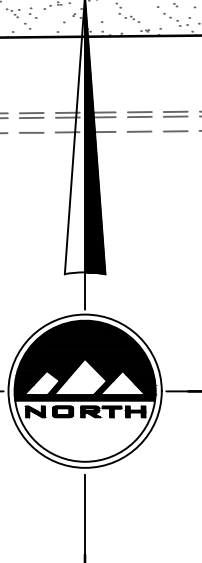
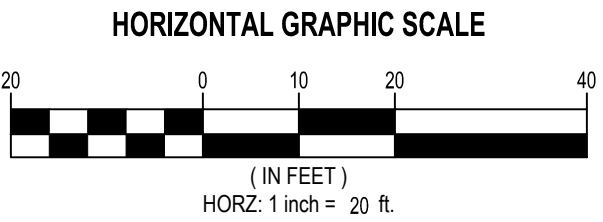
	Sod Area	6,076 sq. ft.
--	----------	---------------

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 5.36.030.1A.

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



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:
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9537 S 700 E
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-596-5250

MILL TOWN COMMERCIAL YARD B

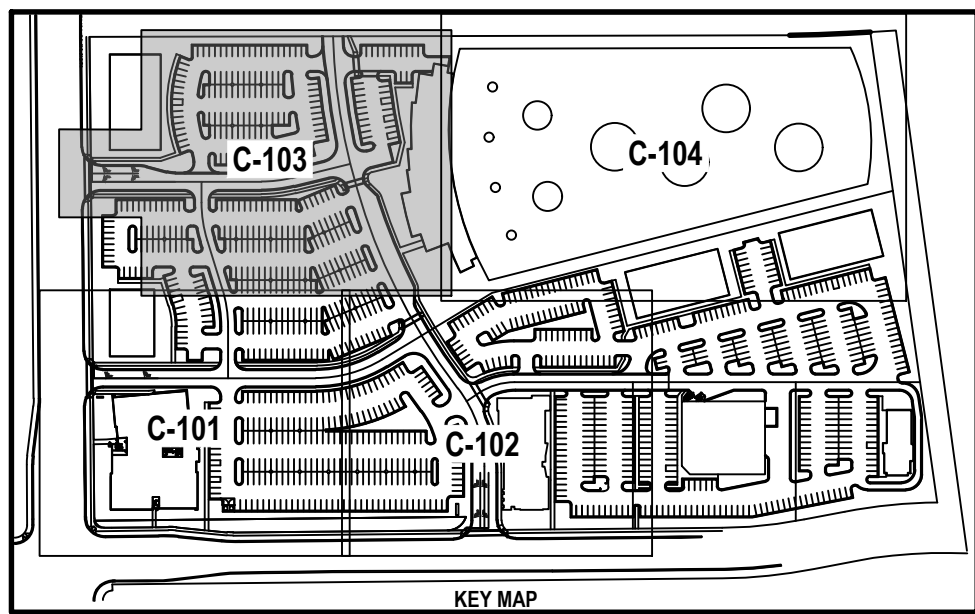
787 EAST 400 NORTH
VINEYARD, UTAH

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			

LANDSCAPE PLAN

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

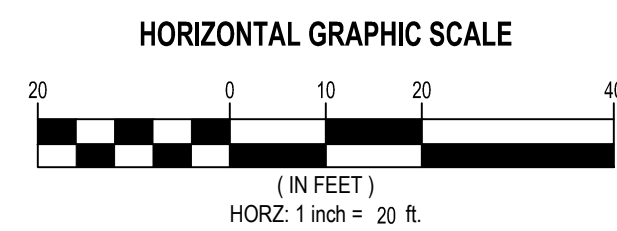
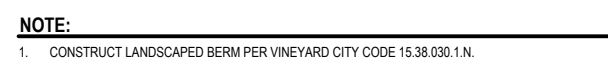
L-102



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

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
74		Zebra Grass	Miscanthus sinensis 'Zebinus'	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
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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

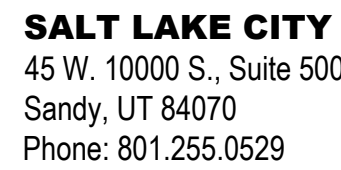


SEE DRAWING L-101

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			
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7			
8			

PROJECT NUMBER	PRINT DATE
6435I	7/10/19
DRAWN BY	CHECKED BY
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PROJECT MANAGER	
B MORRIS	

L-103



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MILL TOWN COMMERCIAL YARD B

**787 EAST 400 NORTH
VINEYARD, UTAH**

811

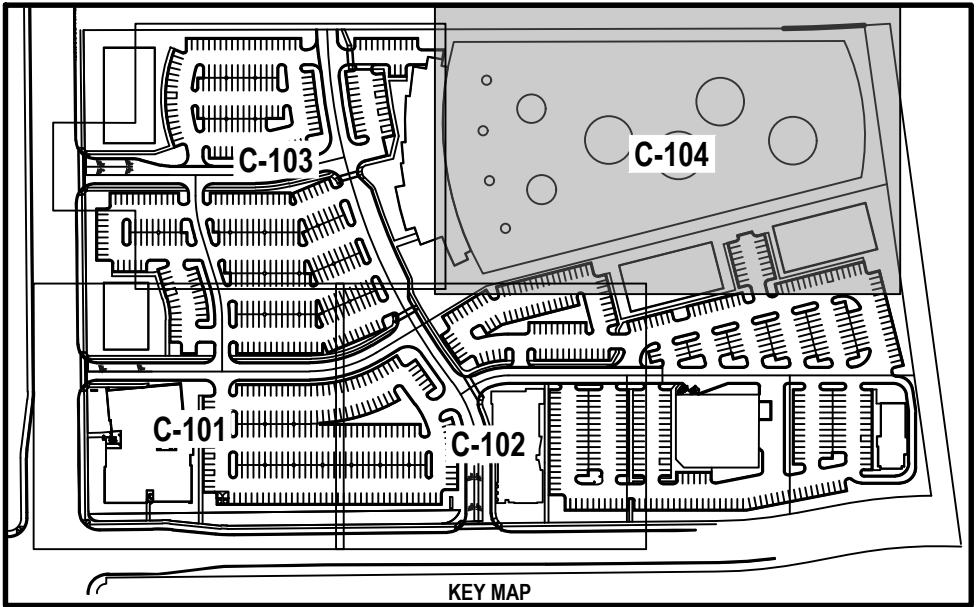
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

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

ELEV = 4650.50'



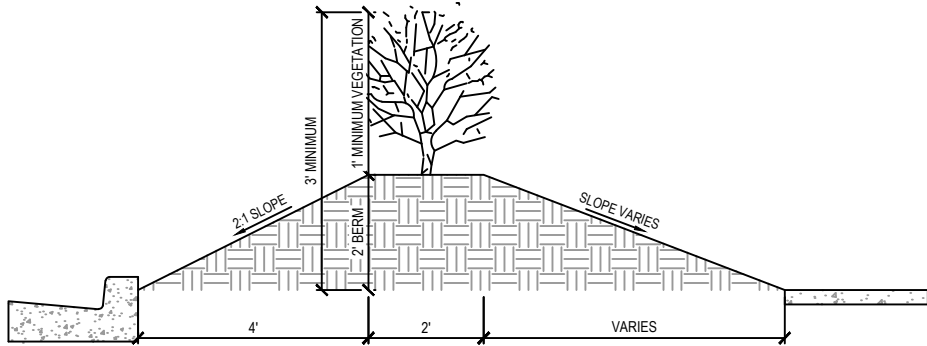
Landscape

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
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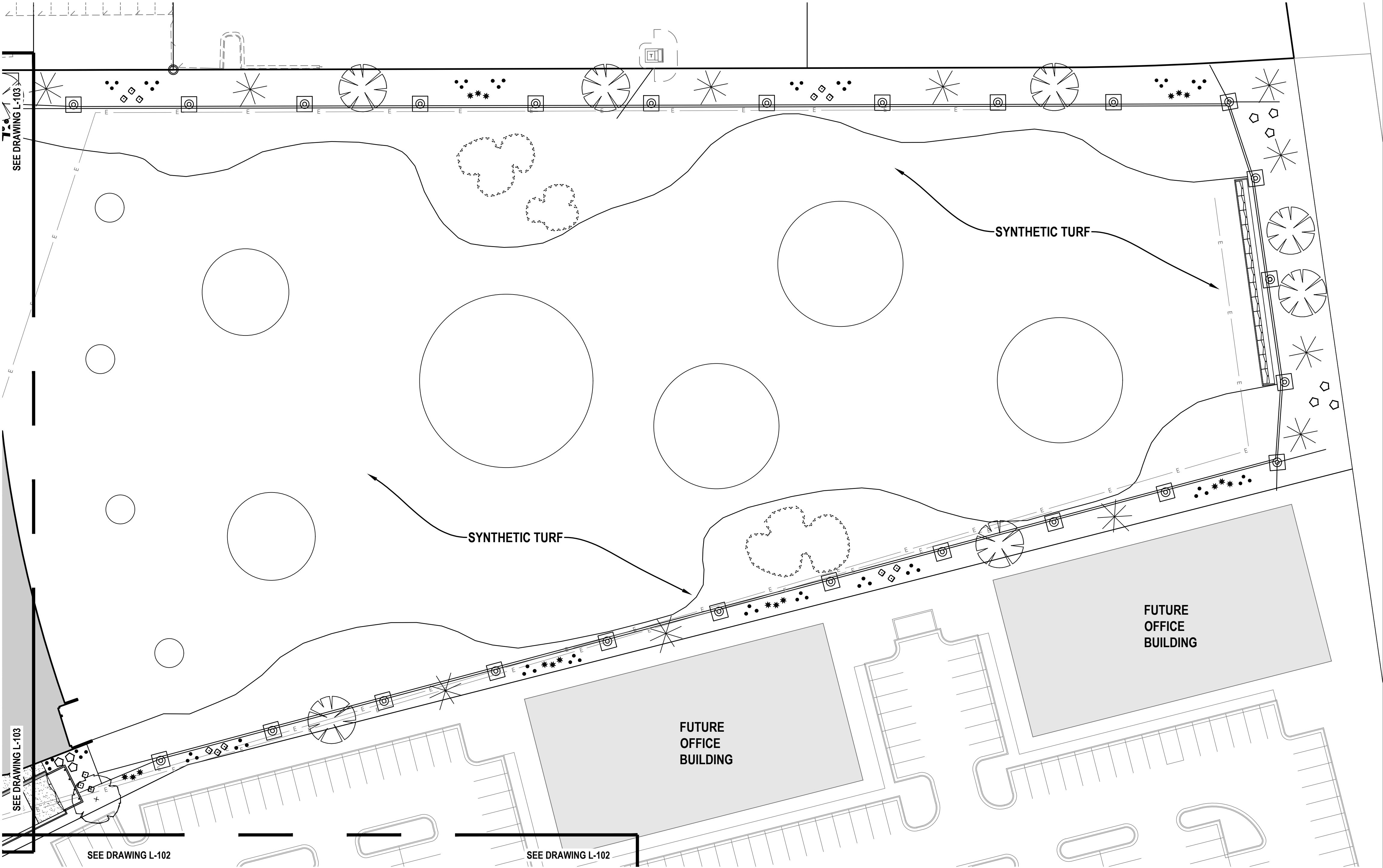
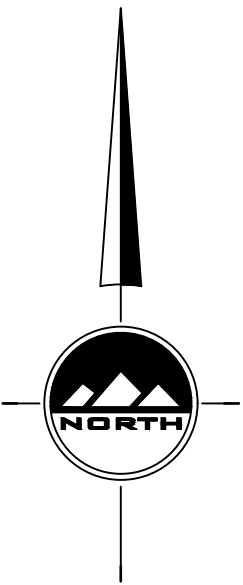
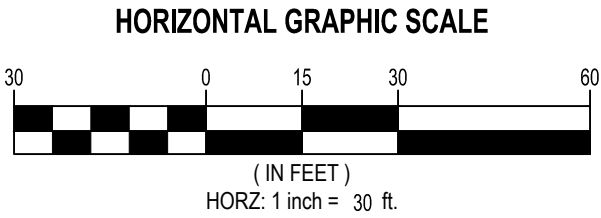
	Sod Area	6,076 sq. ft.
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NOTE: CONSTRUCT LANDSCAPED BERM PER VINEYARD CITY CODE 16.38.020.1.K

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



EN SIGN

THE STANDARD IN ENGINEERING

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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

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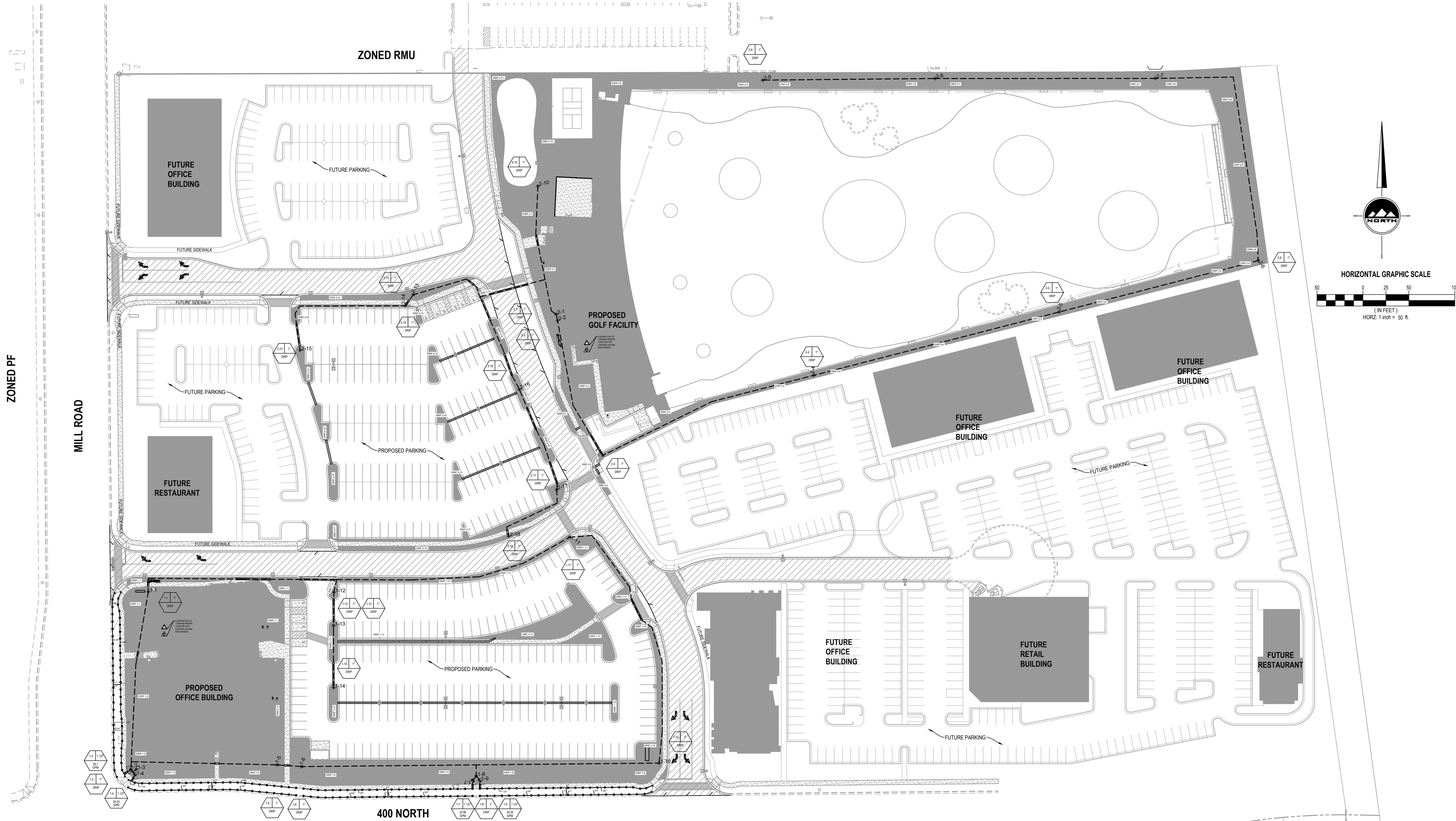
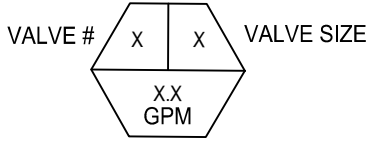
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

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	8	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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CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN
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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6			
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8			

OVERALL IRRIGATION
PLAN

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

L-200

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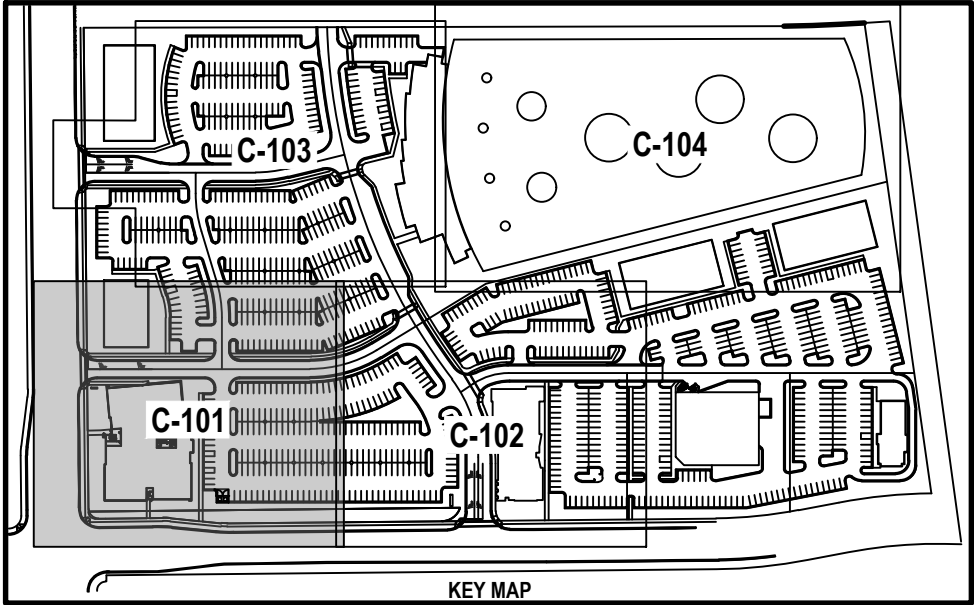
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BENCHMARK

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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



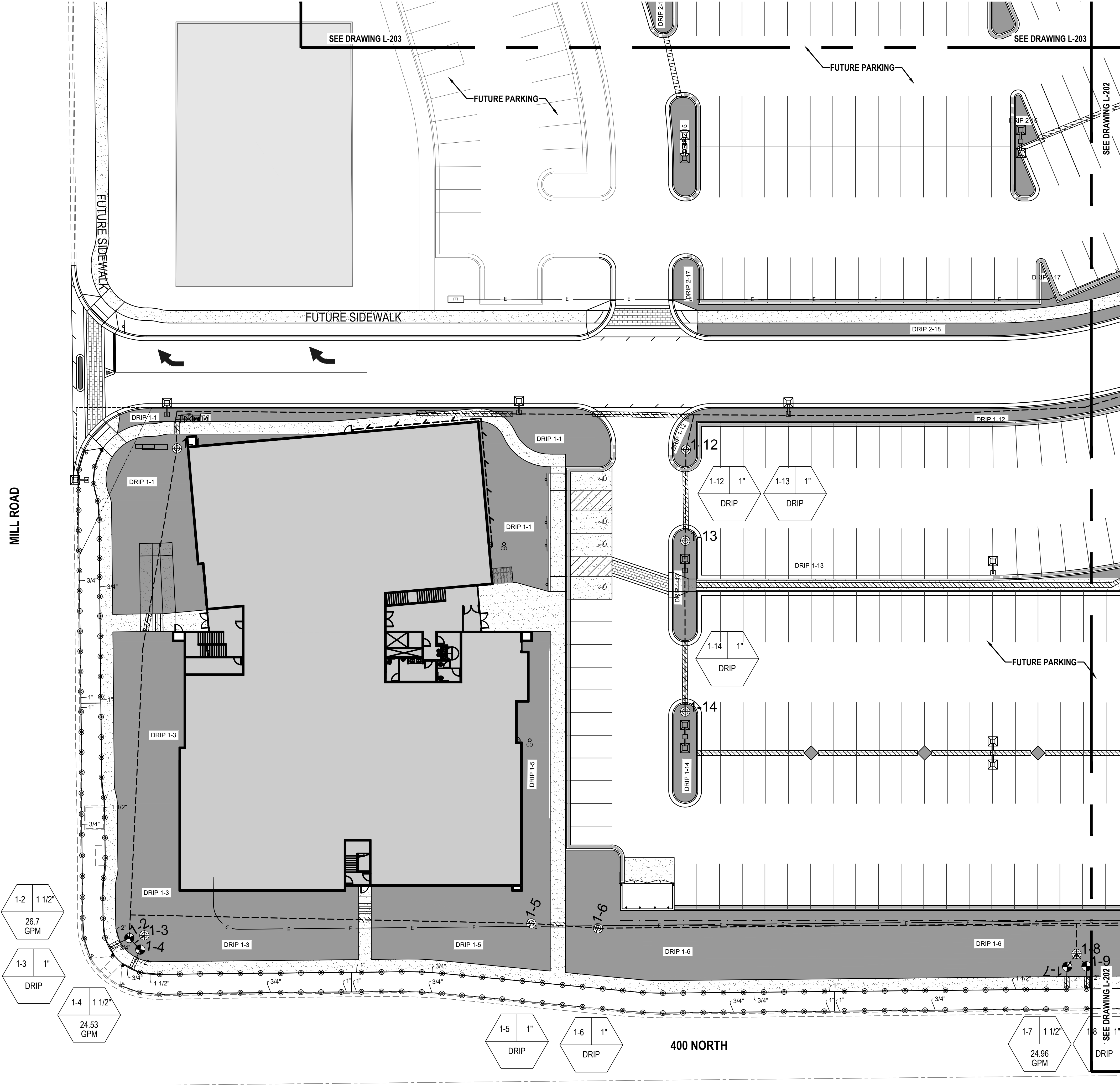
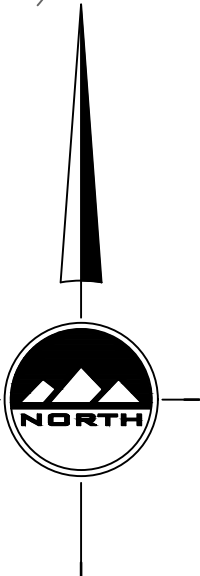
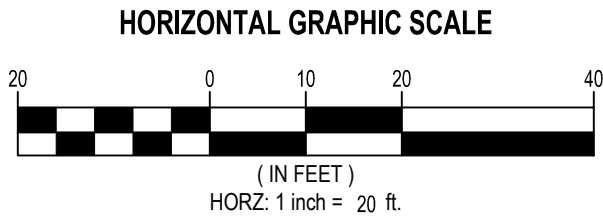
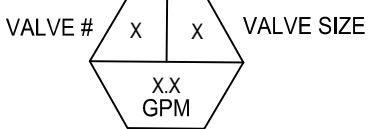
Qty	Symbol	Description
190	●	Rain Bird 8H - 1804
4	▼	Rain Bird 8Q - 1804
4	⌘	Rain Bird 8T - 1804
4	⊙	Rain Bird 150-PGA Globe
26	⊕	Rain Bird XCZ-100 COM
	▨	Pipe Sleeve - 2x Pipe Diameter
2	Ⓜ	2 inch meter
	—	Lateral - Schedule 40 PVC
	- - -	Mainline - Schedule 40 1 1/2"
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2	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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COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.



THE STANDARD IN ENGINEERING

SALT LAKE CITY

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FOR:
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9537 S 700 E
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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	REASON	BY
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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

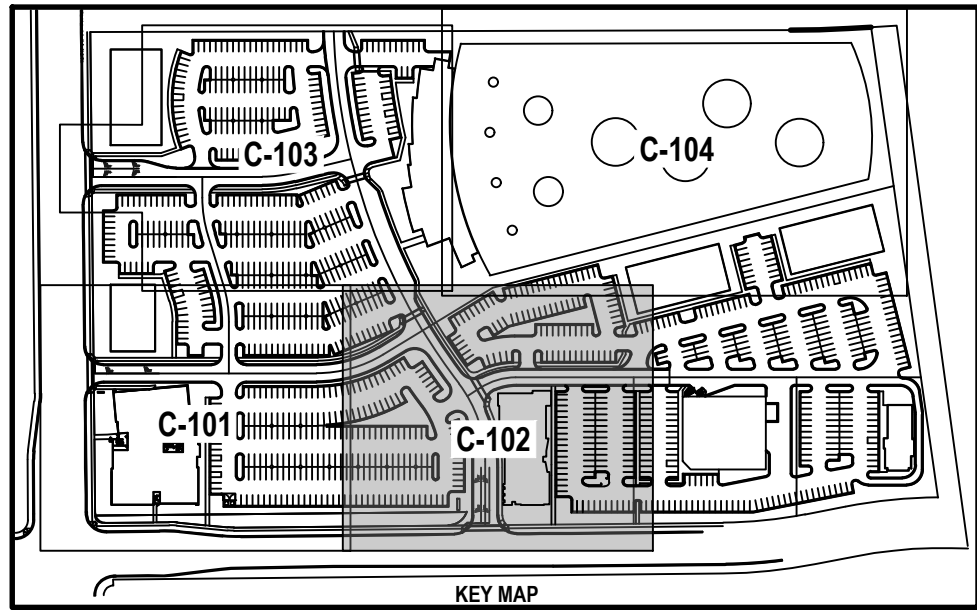
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BENCHMARK

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ELEV = 4650.50'



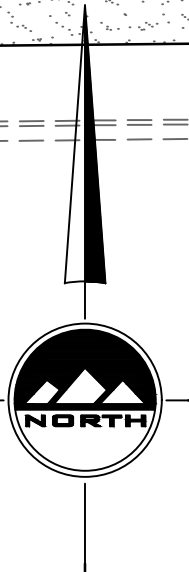
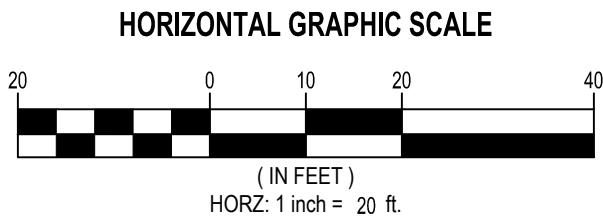
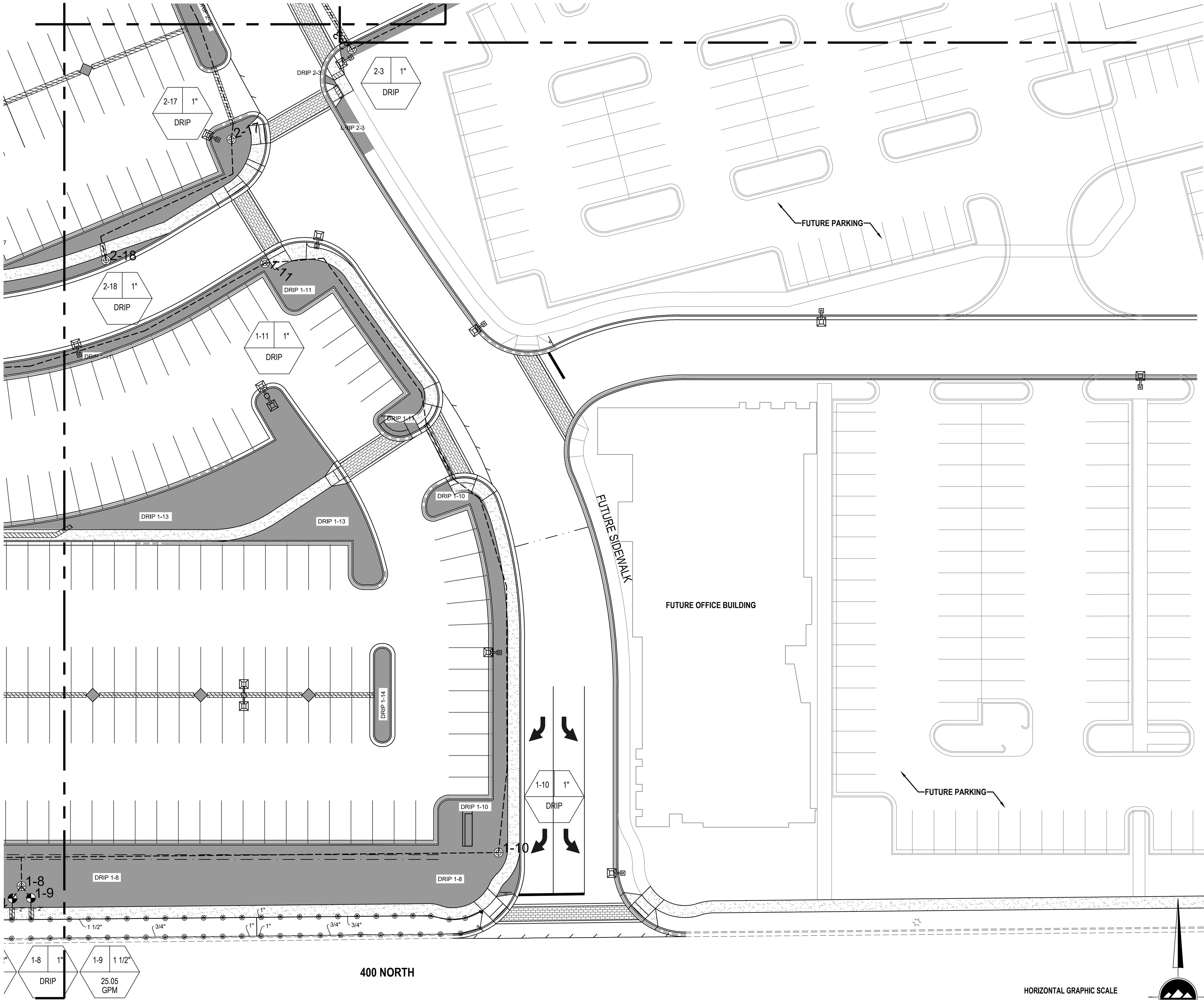
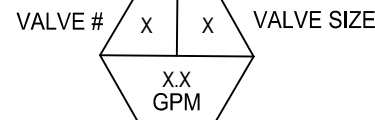
Irrigation

Qty	Symbol	Description
190	⊙	Rain Bird 8H - 1804
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*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **
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CONTACT:
ERIC TOWNER
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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

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6

7

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PROJECT NUMBER 64351 PRINT DATE 7/10/19

DRAWN BY C HAMER CHECKED BY

PROJECT MANAGER B MORRIS

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BENCHMARK

SOUTHEAST CORNER OF SECTION 8,
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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'

KEY MAP

C-103

C-104

C-101

C-102

Irrigation

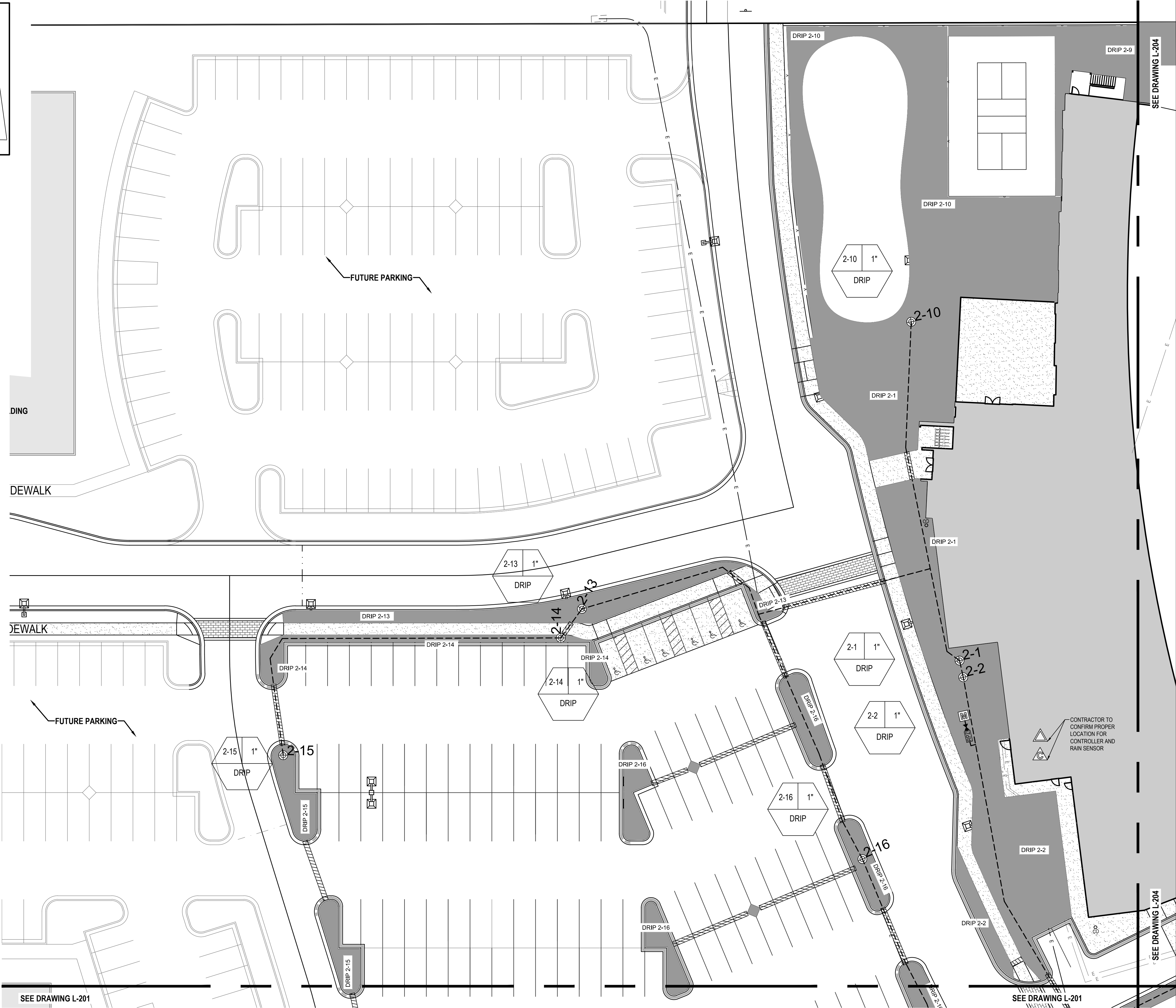
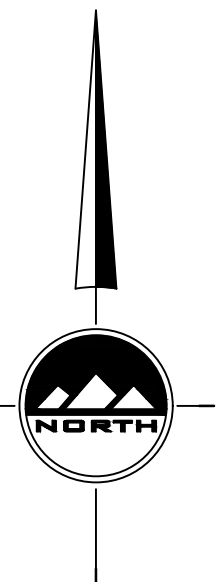
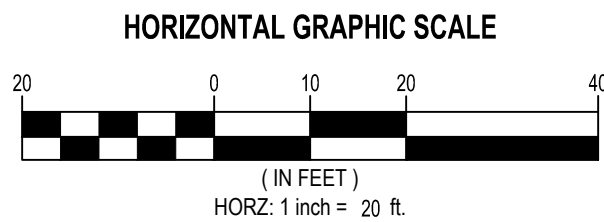
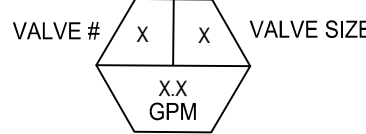
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787 EAST 400 NORTH
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IRRIGATION PLAN

PROJECT NUMBER
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PRINT DATE
7/10/19

DRAWN BY
C HAMER

CHECKED BY

PROJECT MANAGER
B MORRIS

L-203

811

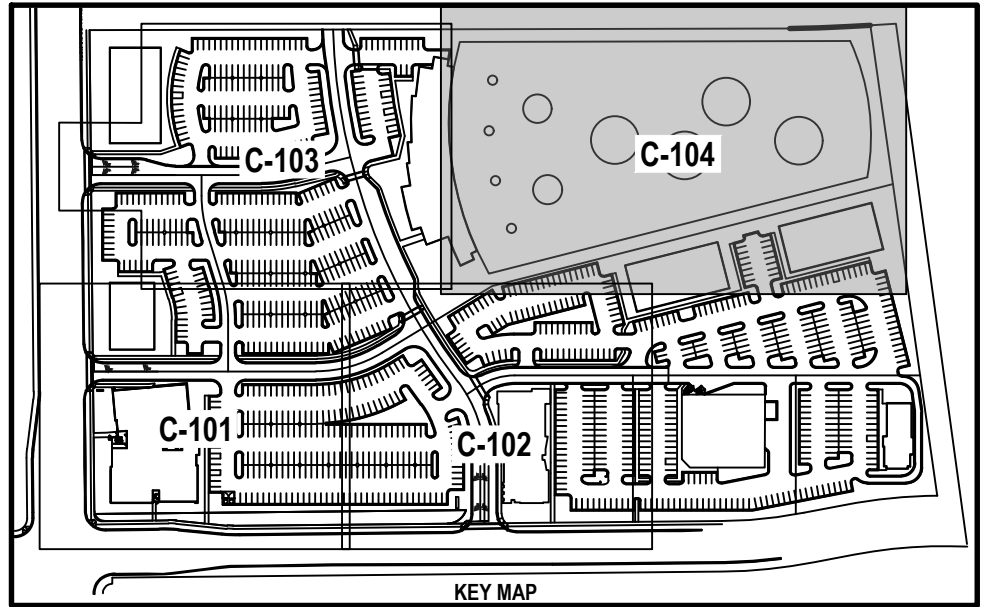
Know what's below.
Call before you dig.

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'



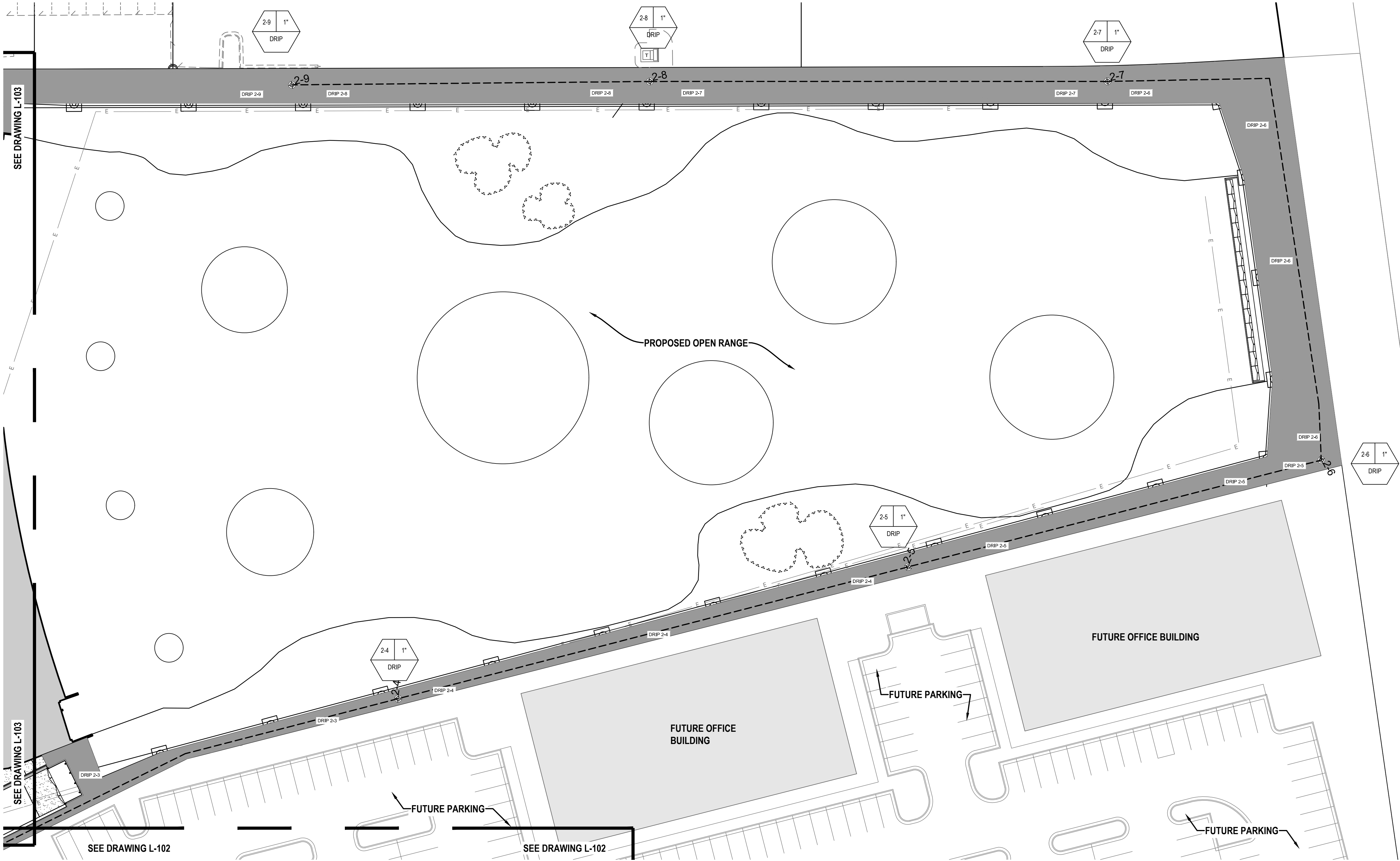
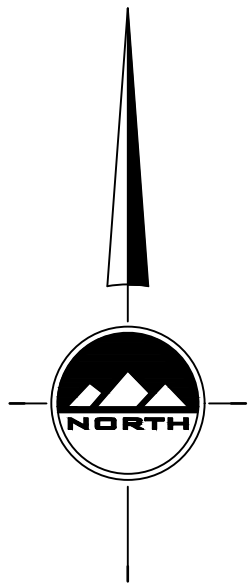
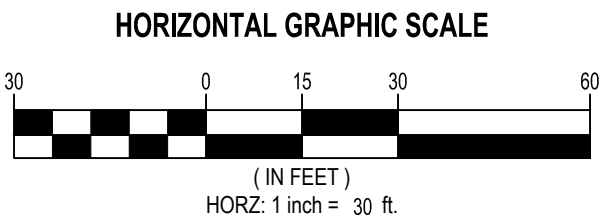
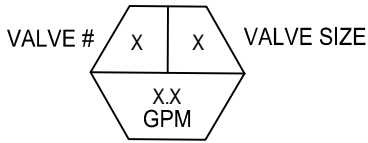
Qty	Symbol	Description
190	●	Rain Bird 8H - 1804
4	◆	Rain Bird 8Q - 1804
4	⌘	Rain Bird 8T - 1804
4	⊗	Rain Bird 150-PGA Globe
26	⊕	Rain Bird X CZ-100 COM
	▨	Pipe Sleeve - 2x Pipe Diameter
2	Ⓜ	2 inch meter
	—	Lateral - Schedule 40 PVC
	- - -	Mainline - Schedule 40 1 1/2"
2	▲	Rain Bird RSD-BEx Rain Sensor
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 80 (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 OWNER'S FACILITY OPERATION DEPARTMENT.



EN SIGN

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FOR:
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8537 S 700 E
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH
VINEYARD, UTAH

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

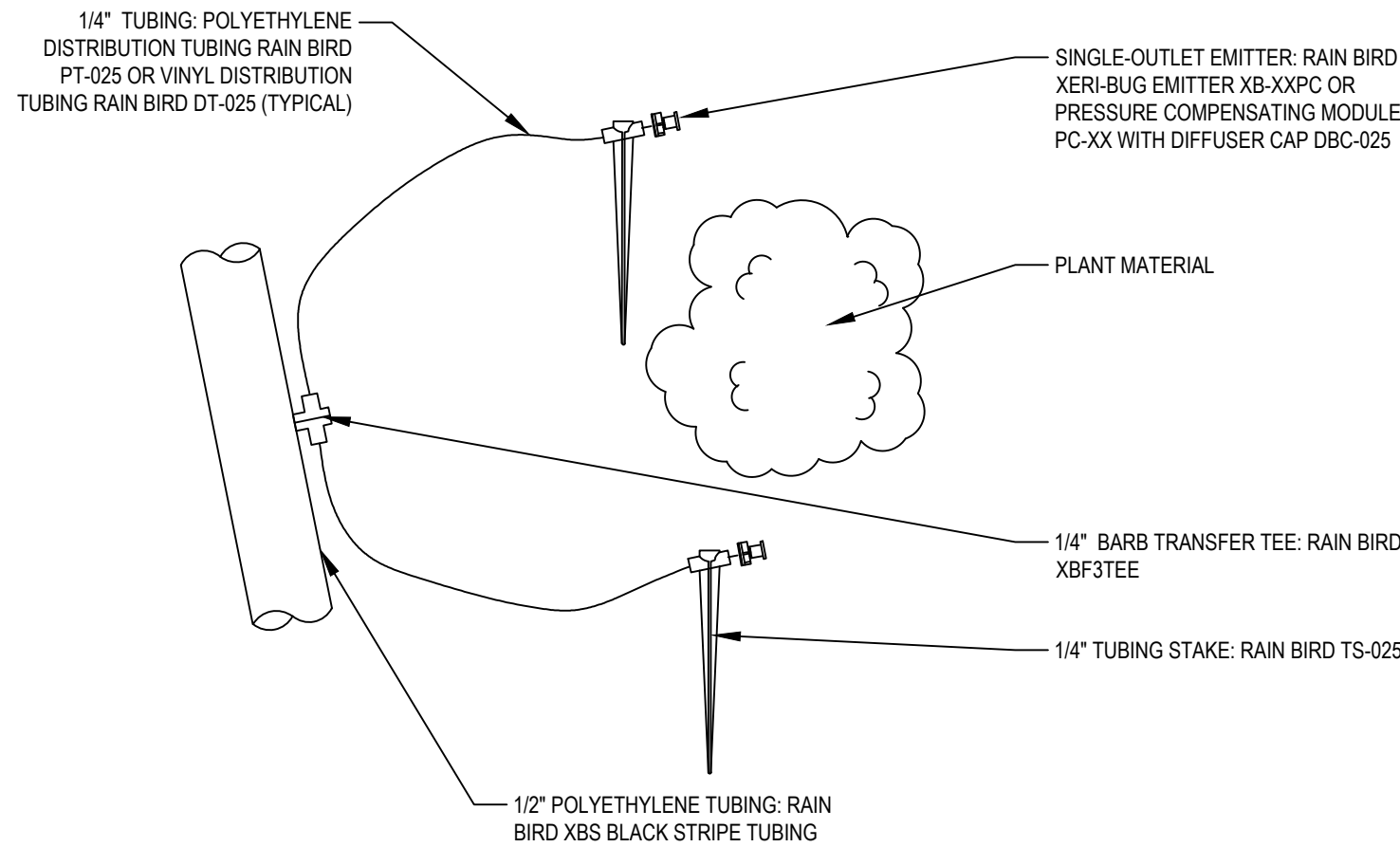
IRRIGATION PLAN

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

L-204

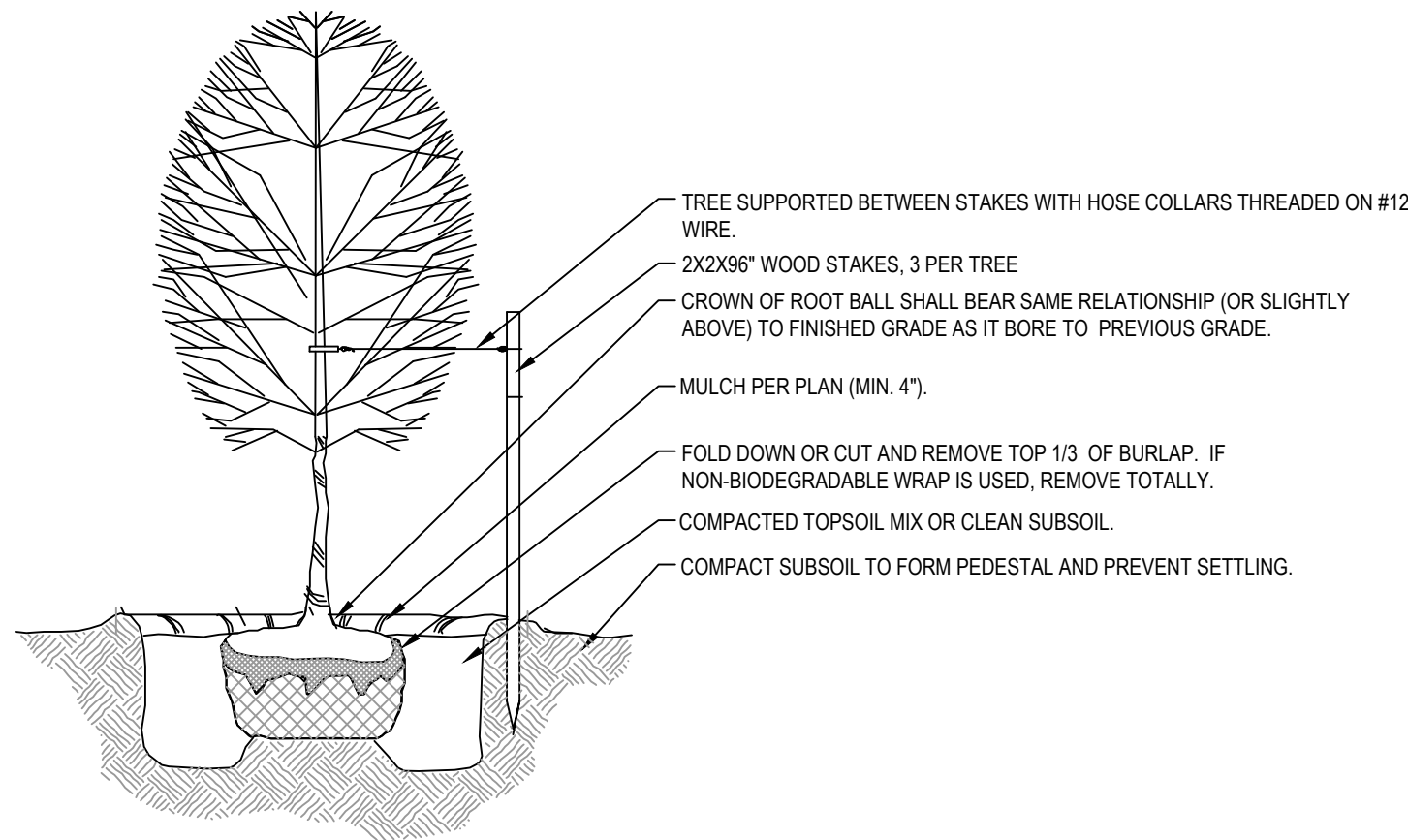
- GENERAL LANDSCAPE NOTES:**
- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SOD PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS,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



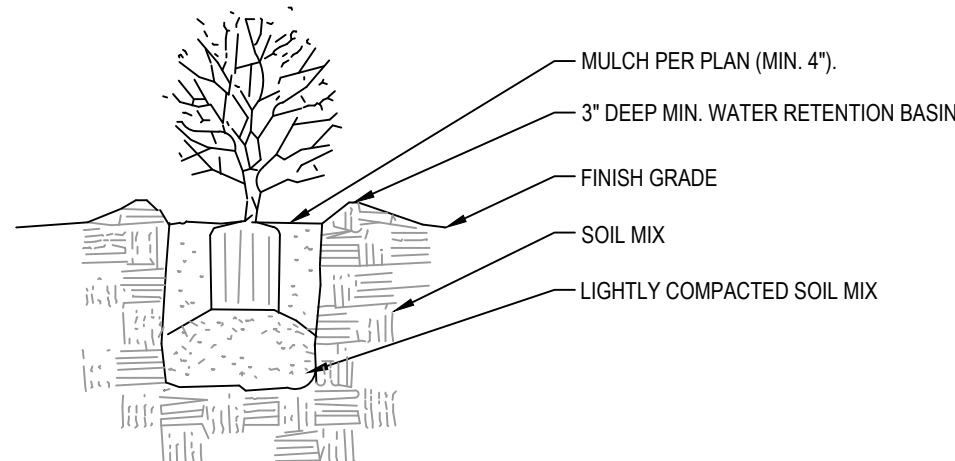
8 DRIP DETAIL

SCALE: NONE



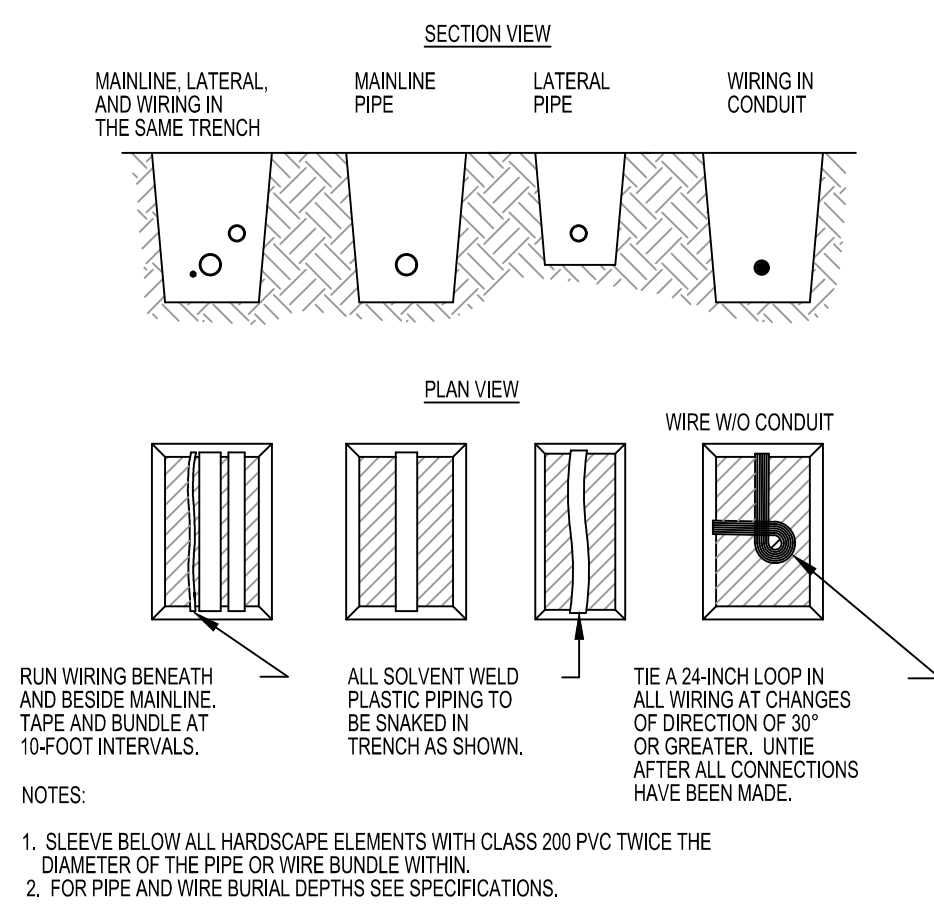
9 TREE PLANTING DETAIL

SCALE: NONE



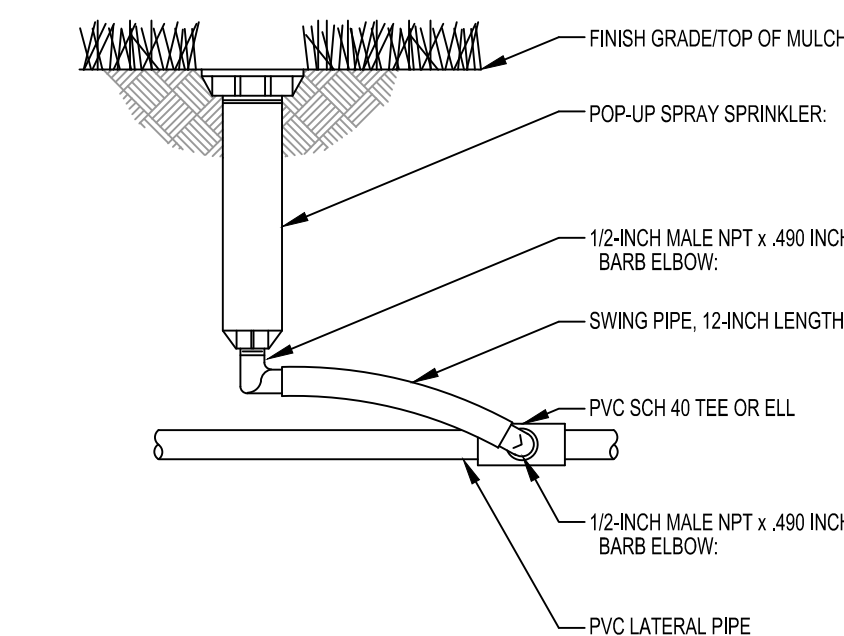
10 SHRUB PLANTING DETAIL

SCALE: NONE



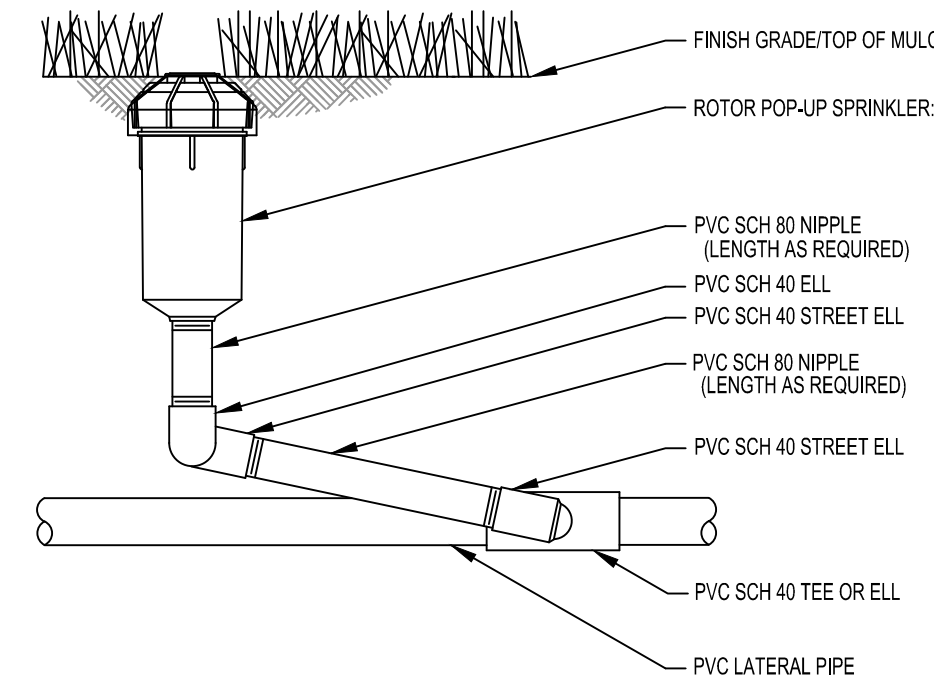
5 PIPE AND WIRE TRENCHING

SCALE: NONE



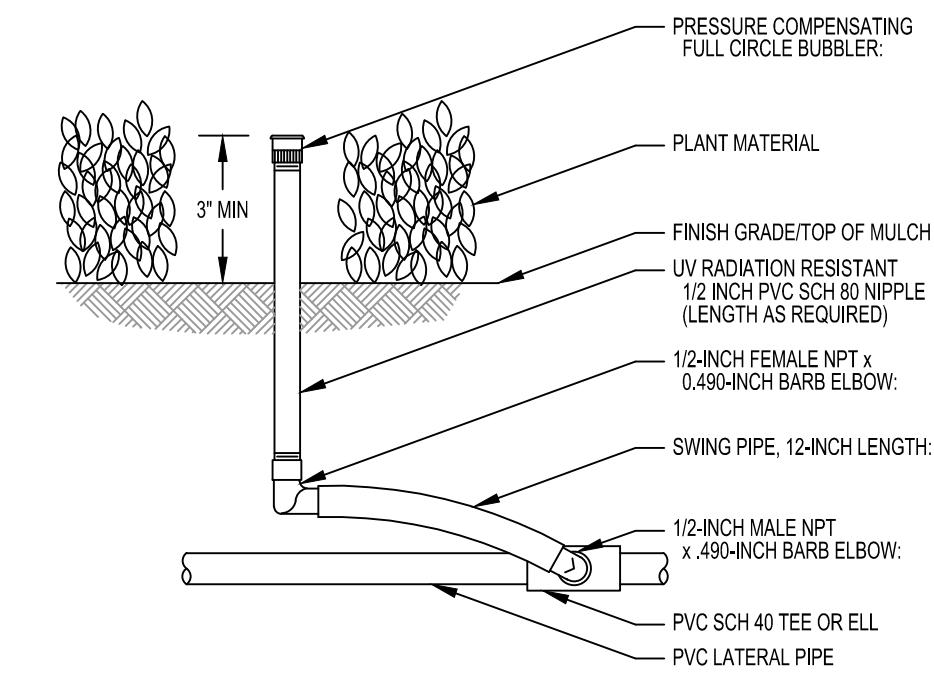
6 POP-UP SPRAY SPRINKLER

SCALE: NONE



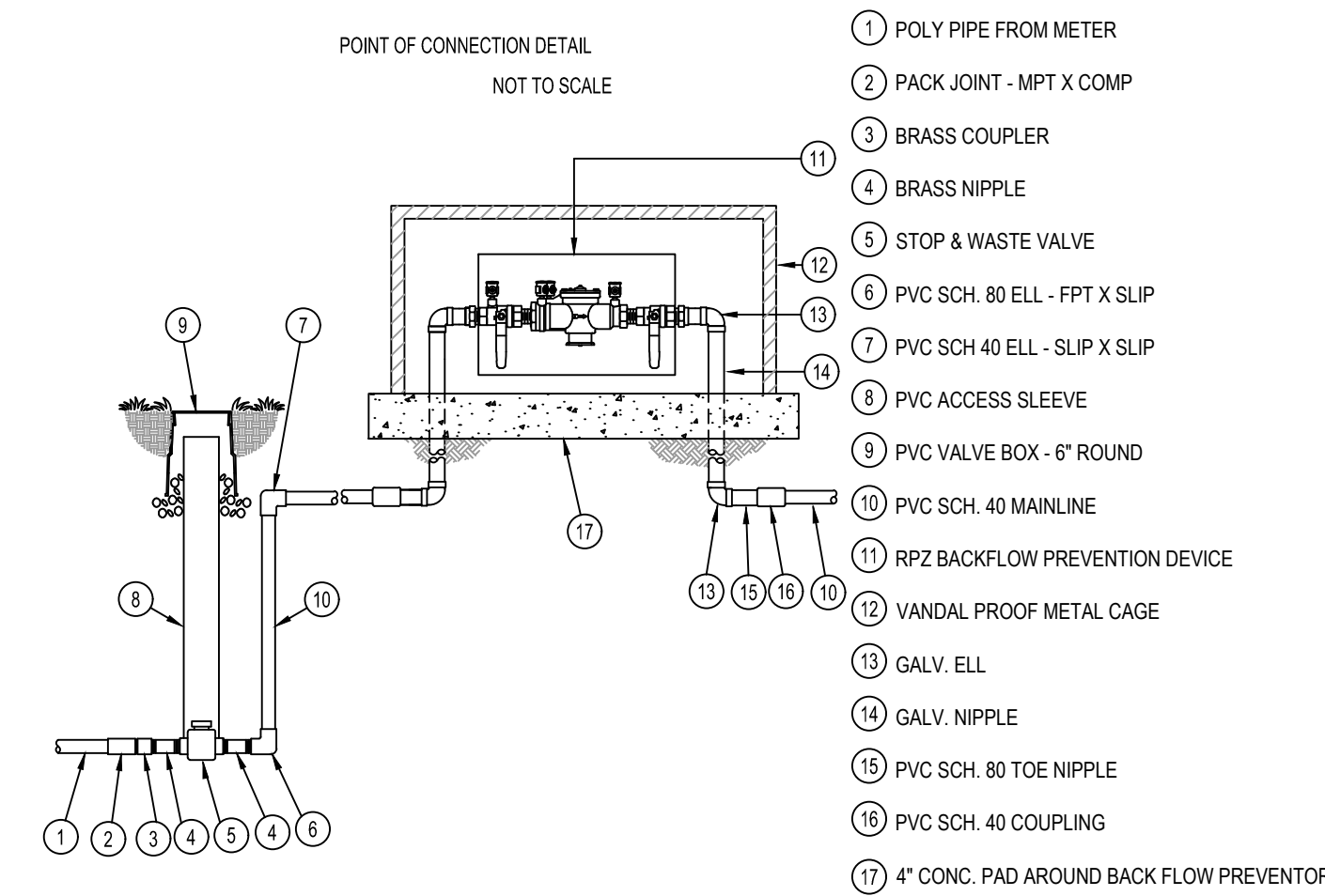
7 ROTOR POP-UP HEAD

SCALE: NONE



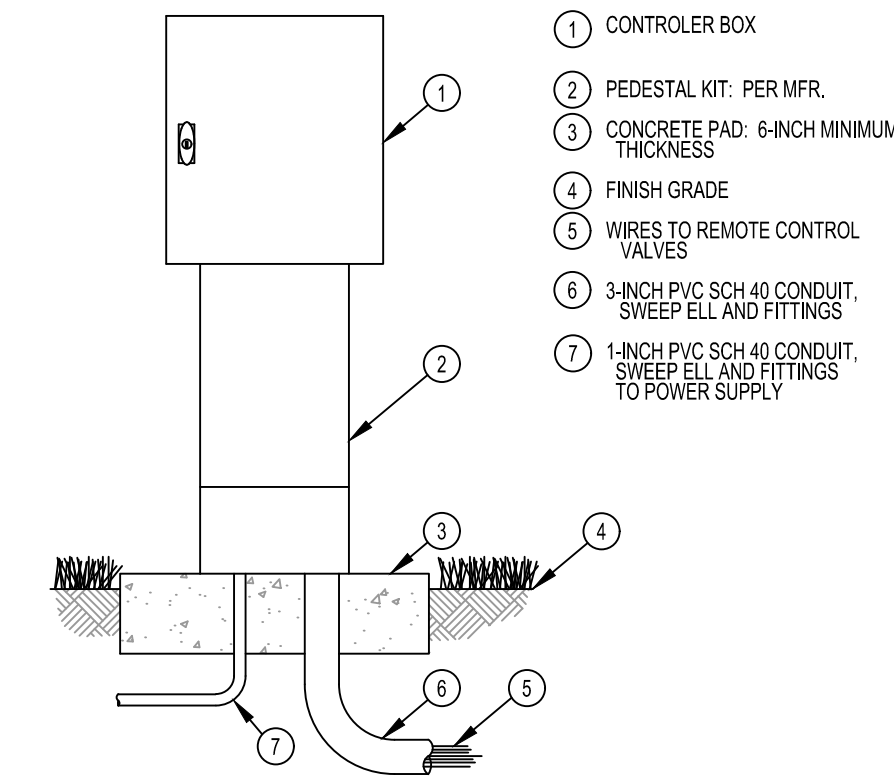
8 BUBBLER DETAIL

SCALE: NONE



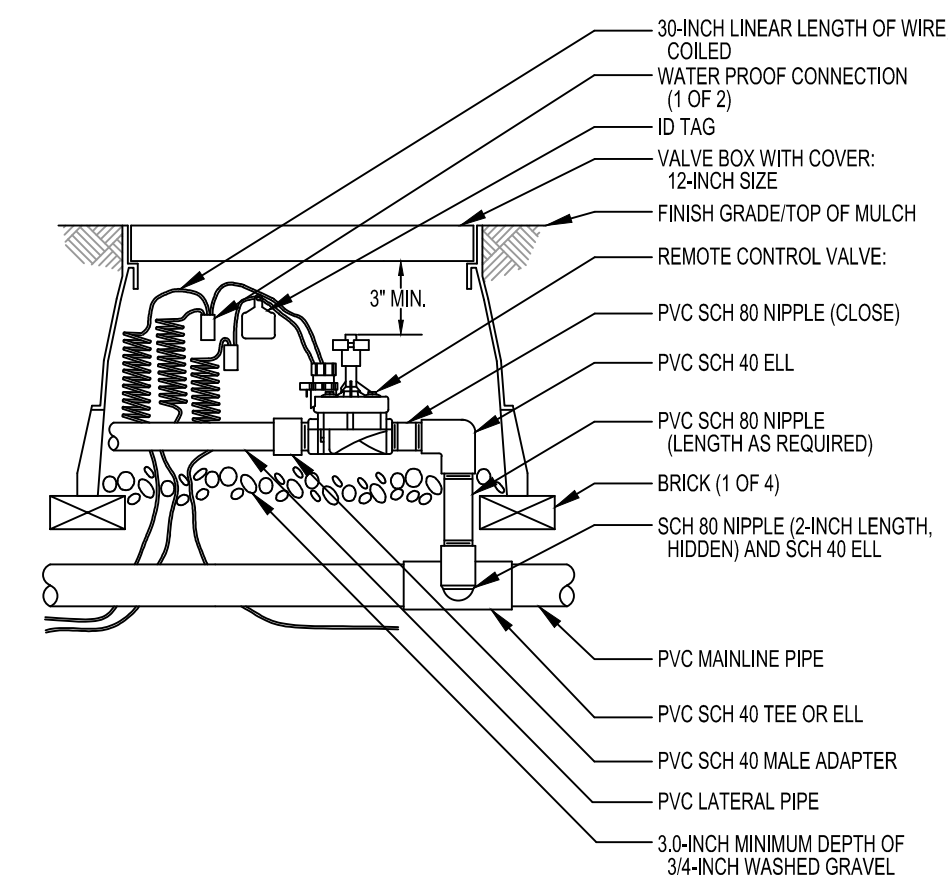
1 BACKFLOW PREVENTER

SCALE: NONE



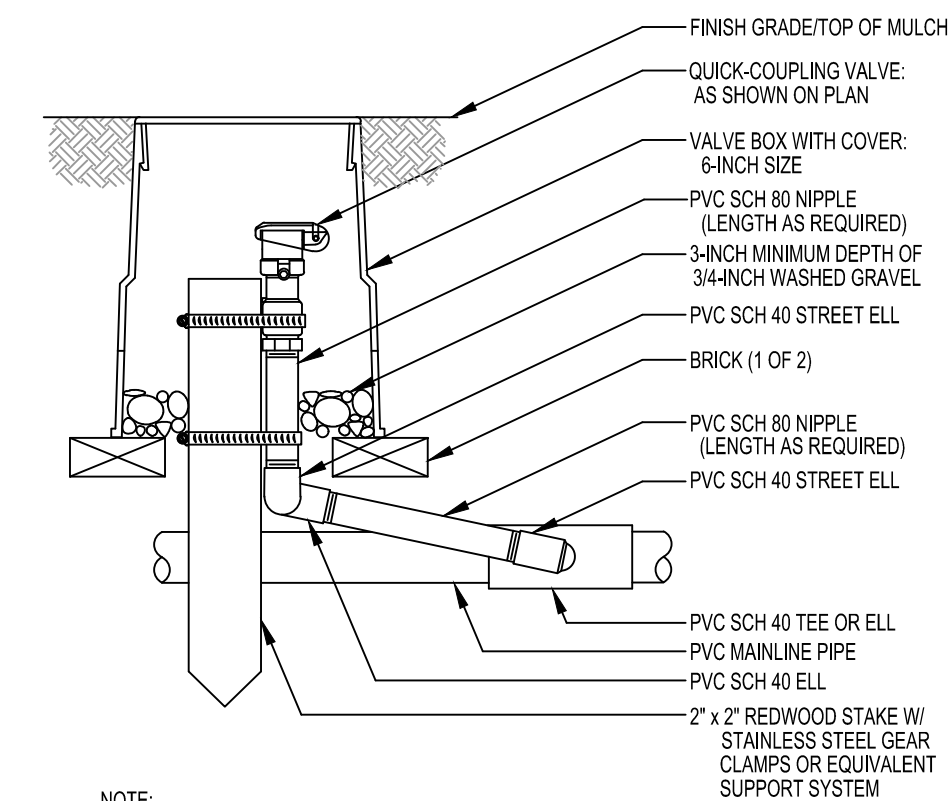
2 IRRIGATION CONTROLLER

SCALE: NONE



3 CONTROL VALVE

SCALE: NONE



4 QUICK-COUPLING VALVE

SCALE: NONE



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MILL TOWN COMMERCIAL YARD B

787 EAST 400 NORTH VINEYARD, UTAH

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			

LANDSCAPE AND IRRIGATION DETAILS

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

L-300

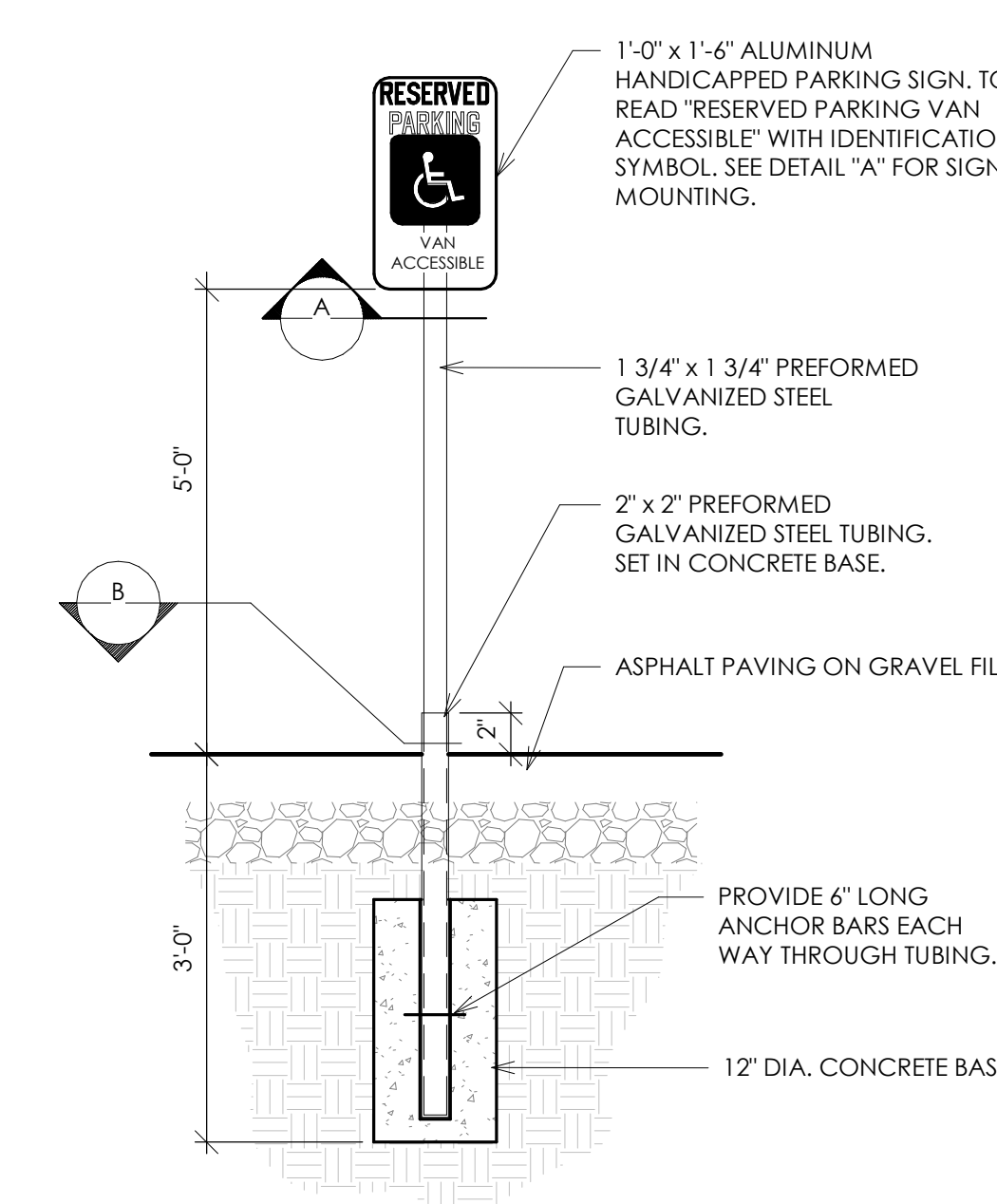
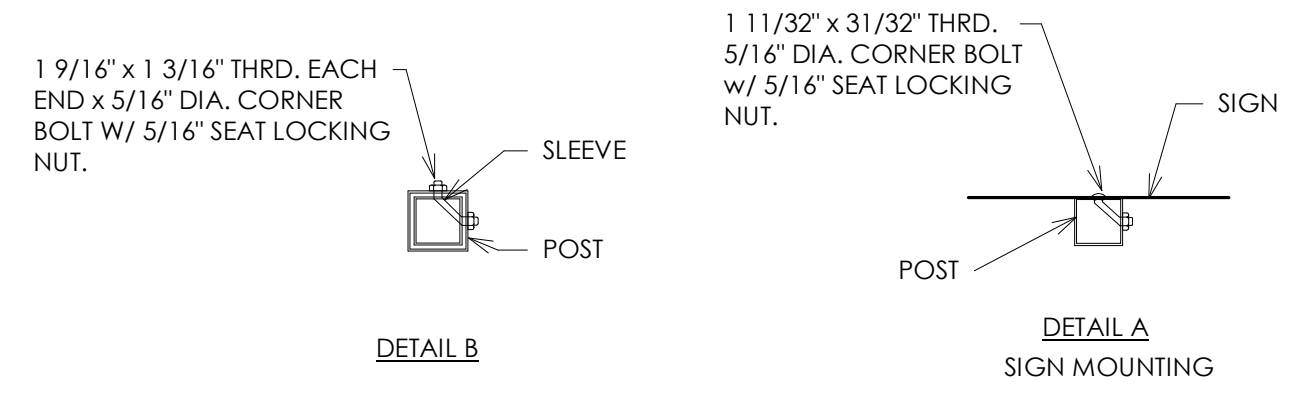


Diagram illustrating the cross-section of a curb and gutter. The dimensions shown are:

- 9'-0" TYP (Typical width of the gutter)
- 18'-0" TYP (Typical width of the curb)
- 2'-0" TYP CLEAR OVERHANG (Typical clear overhang)
- 24'-0" TYP (Total typical width)

Diagram illustrating the dimensions and components of a ramp:

- 8'-0" TYP (Typical width of the ramp)
- 9'-0" TYP (Typical width of the ramp)
- 24'-0" TYP (Typical length of the ramp)
- 18'-0" TYP (Typical length of the ramp)
- 2'-0" TYP CLEAR OVERHANG (Clear overhang dimension)
- ACCESSIBLE SYMBOL (Symbol indicating accessibility)
- CURB & GUTTER (Curb and gutter detail)
- ACCESS AISLE STRIPING (Access aisle striping detail)
- ACCESS RAMP. SEE DETAIL THIS SHEET (Access ramp detail reference)
- ACCESSIBLE STALL SIGN. SEE DETAIL THIS SHEET. MOUNT TO POLE 2' BEHIND WALKWAY (OPTION: MOUNT TO BUILDING IF LOCATED WITHIN 10' OF STALL) (Accessible stall sign detail reference)

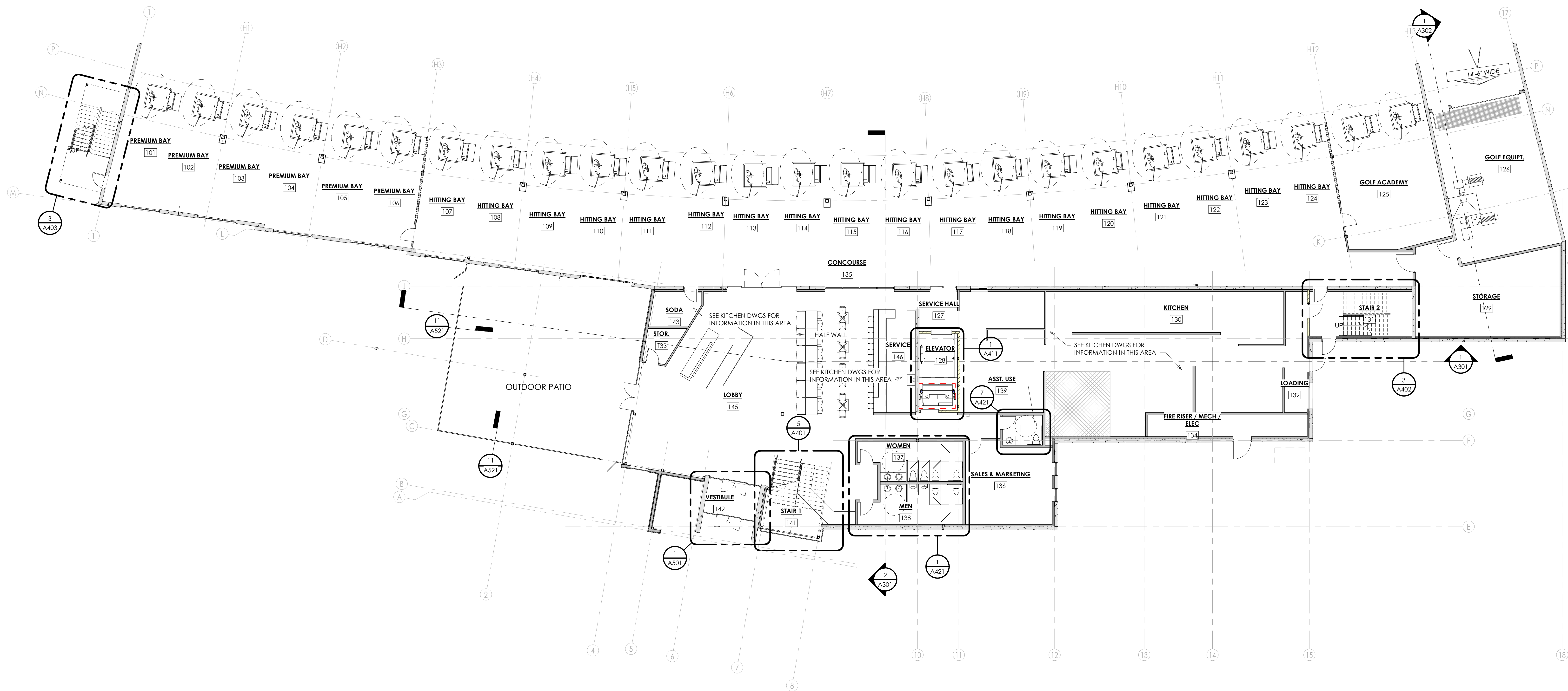
Technical drawing of a vertical pipe section, likely a manhole or access point, showing dimensions and materials. The drawing is a cross-section view.

Key components and dimensions:

- CONCRETE CAP**: The top horizontal section of the structure.
- FILL WITH CONCRETE**: The material filling the upper portion of the vertical pipe.
- 8" STANDARD PIPE x 7'-0" LONG SET IN CONCRETE**: The main vertical pipe section.
- FINISH GRADE**: The ground level, indicated by a horizontal line.
- 1'-8" DIAMETER**: The diameter of the pipe, indicated by a dimension line across the pipe body.
- Dimensions**:
 - 7'-0"**: Total height of the structure.
 - 4'-0"**: Height from the top of the concrete cap to the top of the pipe section.
 - 2'-8"**: Height from the top of the pipe section to the bottom of the structure.
 - 4"**: Width of the structure at the top.
 - 4"**: Width of the structure at the bottom.
- Section Line A-A**: Indicated by two 'A' markers on the left and right sides of the pipe body.

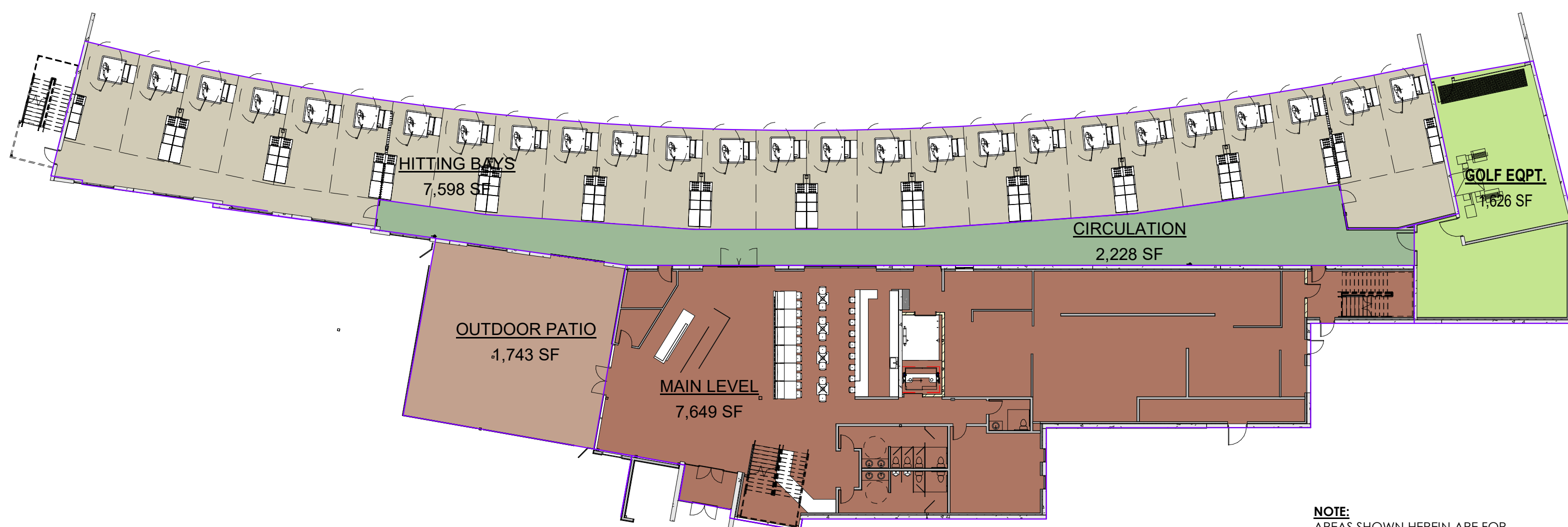
5 PIPE BOLLARD DETAIL

Revision Schedule		
MARK	DESCRIPTION	Revision Date



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

0 8' 16' 24'
GRAPHIC SCALE



NOTE:
AREAS SHOWN HEREIN ARE FOR
DEVELOPER REFERENCE ONLY AND
DIFFER FROM BUILDING CODE AREAS

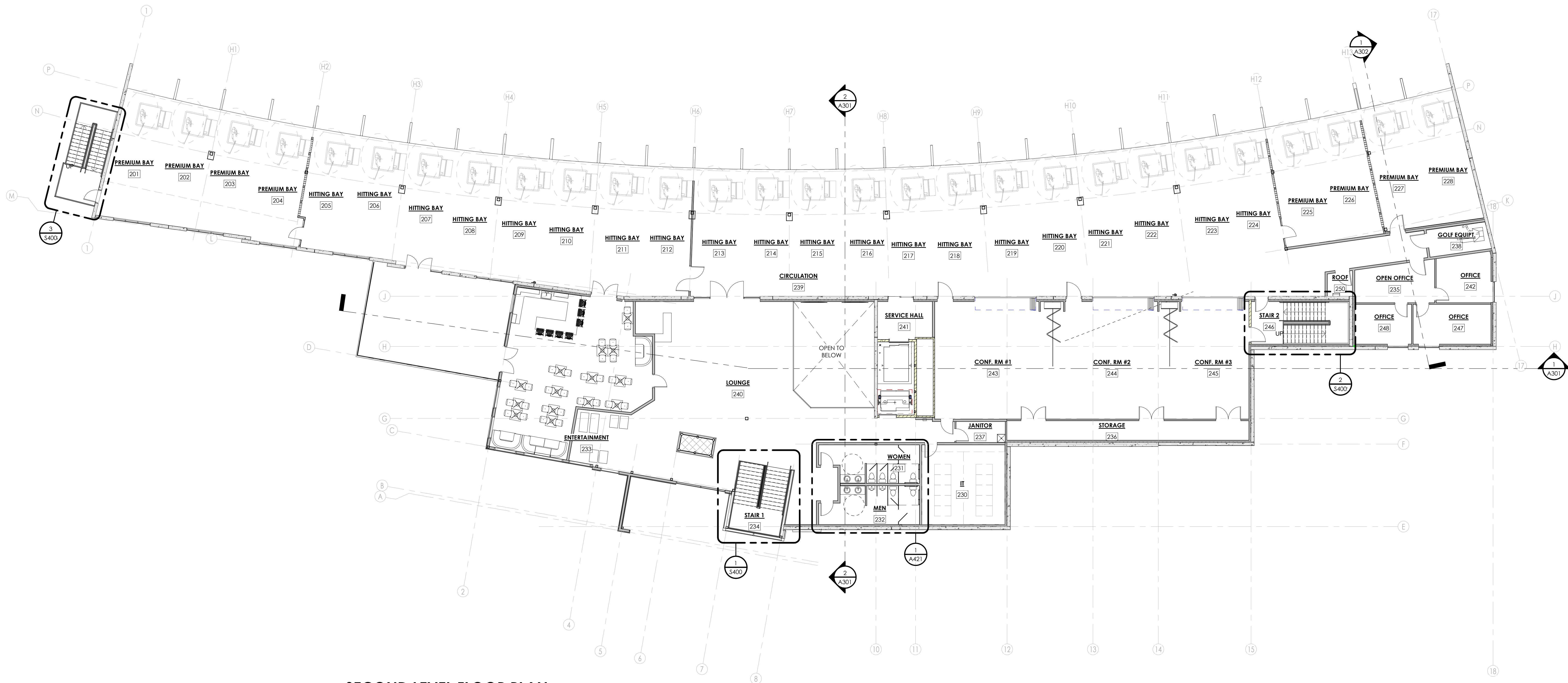
AREA SCHEDULE

Name	Area
LEVEL 1	
MAIN LEVEL	7,649 SF
HITTING BAYS	7,598 SF
CIRCULATION	2,228 SF
GOLF EQPT.	1,626 SF
LEVEL 2	
SECOND LEVEL	7,805 SF
HITTING BAYS	7,865 SF
CIRCULATION	3,003 SF
OFFICE	758 SF
	38,532 SF



GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
- FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
- PROVIDE CAULKING AND MIN. 6" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT W/ A 1/2" DRAIN EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE ADA SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
- CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2015 INTERNATIONAL BUILDING CODE.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESURE-TREATED OR EQUAL.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
- INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
- ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
- SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE. ENSURE ADA DOOR CLEARANCES ARE PROVIDED - SEE ADA SHEETS.
- 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.



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

0 8' 16' 24'
GRAPHIC SCALE



NOTE:
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AREA SCHEDULE

Name	Area
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- PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.

Revision Schedule	Revision Date
MARK	DESCRIPTION



5 NORTHWEST PERSPECTIVE
A201

EXTERIOR ELEVATION COLOR:

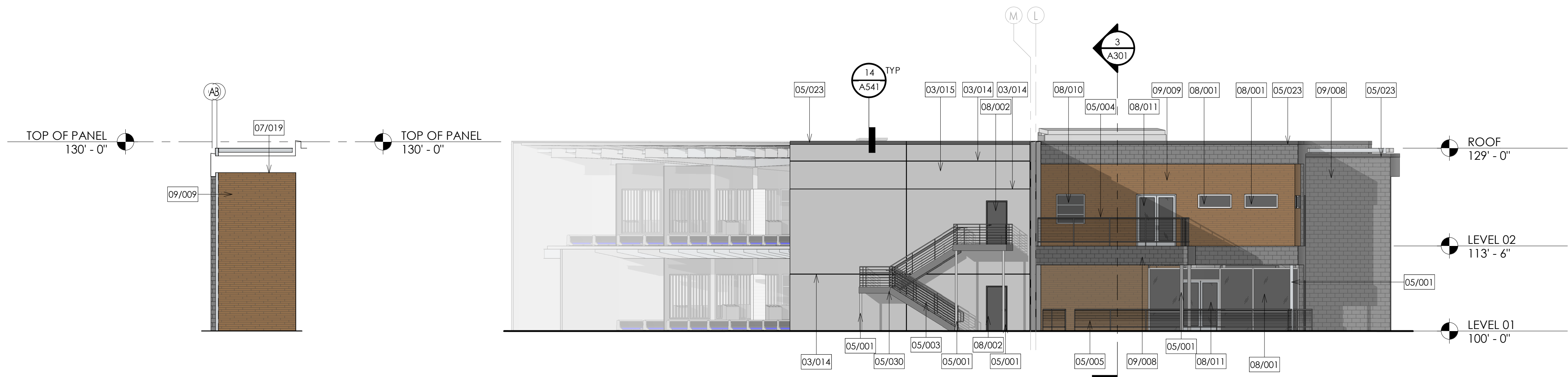
- = ACM COMPOSITE METAL PANEL
ALPOLIC - MICA MFS GREY
- = PAINTED TILT-UP CONCRETE PANEL
COLOR - WHITE
- = PAINTED TILT-UP CONCRETE PANEL
COLOR - LIGHT GRAY
- = PAINTED TILT-UP CONCRETE PANEL
COLOR - DARK GRAY
- = SYNTHETIC WOOD SIDING (DIZAL OR EQUAL)
6" V-GROOVE PLANK COLOR: HICKORY
- = TILT-UP CONCRETE PANEL
BOARD FORM - NATURAL
- = EIFS SYSTEM
COLOR - DARK GRAY
- = GRAY GLASS
- = GRAY SPANDREL GLASS TO MATCH COLOR AND
LOOK OF STANDARD STOREFRONT SYSTEM GLASS
- = MULLIONS - CLEAR ANODIZED ALUMINUM

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- PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSIVE-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
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- INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
- ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
- SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE. ENSURE ADA DOOR CLEARANCES ARE PROVIDED - SEE ADA SHEETS.
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GENERAL EXTERIOR FINISH NOTES:

- ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
- REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
- SEE DETAILS FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
- CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
- REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
- SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.
- MOCKUP FOR BOARD FORMED CONCRETE MUST BE APPROVED BY ARCHITECT AND OWNER PRIOR TO FULL ERECTION.
- EXTERIOR FINISHES AND SAMPLES MUST BE PRESENTED AND APPROVED PRIOR TO APPLICATION.

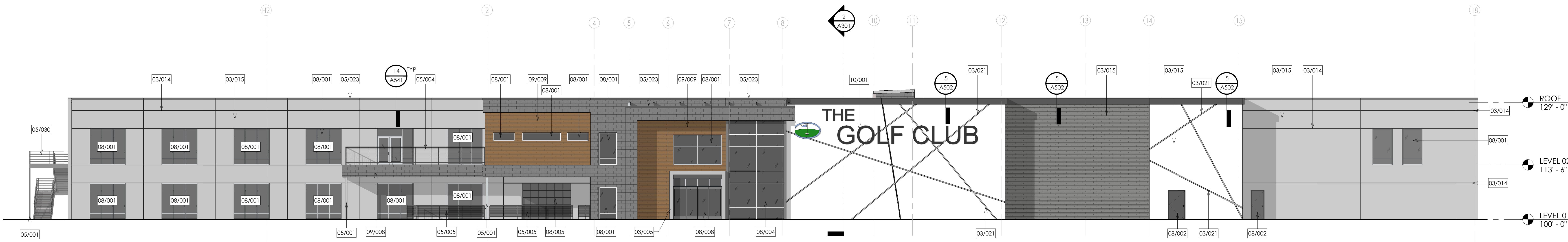


4 EXTERIOR ELEVATION
A201 3/32" = 1'-0"

1 NORTH ELEVATION
A201 3/32" = 1'-0"

0 8' 16' 24'
GRAPHIC SCALE

KEYNOTE LEGEND	
03/005	CAST-IN-PLACE CONCRETE ROOF WITH DENSIFIER
03/014	CONCRETE WALL REVEAL
03/015	CONCRETE TILT UP PANEL - SEE STRUCTURAL
03/021	PANEL JOINT WITH LIGHT
05/001	STEEL COLUMN - SEE STRUCTURAL - PAINT COLUMNS (2 COATS) IN AREAS EXPOSED TO THE PUBLIC AND AT EXTERIOR CONDITIONS (TYP.)
05/003	GUARDRAIL - SEE STAIR DETAILS
05/004	54" HIGH STEEL CABLE RAILING SYSTEM - PAINT 2 COATS
05/005	36" HIGH STEEL CABLE RAILING SYSTEM (PAINT 2 COATS) - PROVIDE 42" WIDE GATES w/ PANIC HARDWARE AS SHOWN - PROVIDE DOOR STOPS AS REQ'D AT GLAZING
05/023	PRE-FINISHED METAL PARAPET WALL CAP
05/030	PRE-MANUFACTURED EXTERIOR GALVANIZED METAL STAIR SYSTEM
07/019	SYNTHETIC WOOD SIDING METAL PANEL (DIZAL OR EQUAL) OVER LIGHT GAUGE METAL FRAMING AT SOFFIT
08/001	PRE-FINISHED ALUMINUM STOREFRONT WINDOW/DOOR SYSTEM
08/002	HOLLOW METAL FRAME AND DOOR, SEE SCHEDULES
08/004	PRE-FINISHED CURTAIN WALL SYSTEM
08/005	GLASS PANEL GARAGE DOOR
08/008	SLIDING GLASS DOOR - SEE DOOR SCHEDULE
08/010	GLASS PANEL OVERHEAD PASS-THROUGH DOOR AT BAR
08/011	DOOR, SEE SCHEDULE
09/008	ALUMINUM COMPOSITE METAL PANEL
09/009	SYNTHETIC WOOD SIDING METAL PANEL (DIZAL OR EQUAL)
10/001	BUILDING SIGNAGE, TO BE REVIEWED AND APPROVED WITH SEPARATE PERMIT



2 WEST ELEVATION
A201 3/32" = 1'-0"

0 8' 16' 24'
GRAPHIC SCALE

THE GOLF CLUB
700 E 484 N
VINEYARD, UT 84058

ae urbia
architects and engineers
909 West Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
web page: aeurbia.com



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AE2019.060

EXTERIOR
ELEVATIONS -
NORTH & WEST

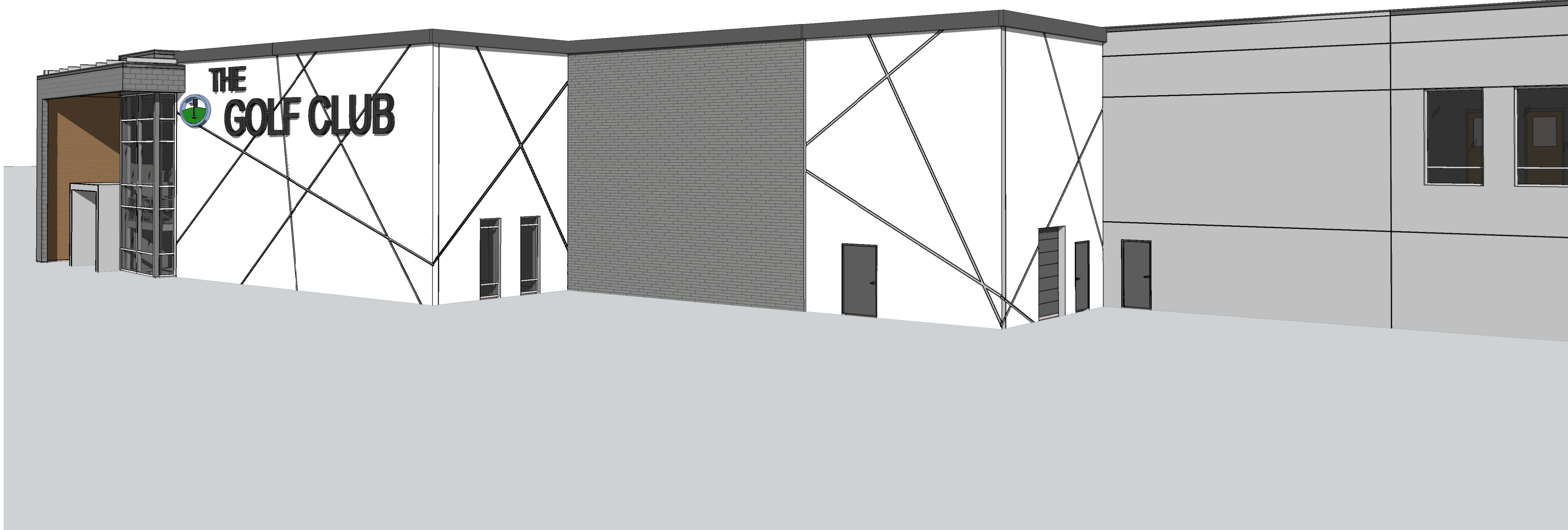
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SHEET #:

A201

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ISSUED FOR BUILDING PERMIT 29 JUL 2019



4
A202
SOUTHWEST PERSPECTIVE

EXTERIOR ELEVATION COLOR:

- = ACM COMPOSITE METAL PANEL
ALPOLIC - MICA MFS GRAY
- = PAINTED TILT-UP CONCRETE PANEL
COLOR - WHITE
- = PAINTED TILT-UP CONCRETE PANEL
COLOR - LIGHT GRAY
- = PAINTED TILT-UP CONCRETE PANEL
COLOR - DARK GRAY
- = SYNTHETIC WOOD SIDING (DIZAL OR EQUAL)
6" V-GROOVE PLANK COLOR: HICKORY
- = TILT-UP CONCRETE PANEL
BOARD FORM - NATURAL
- = EIFS SYSTEM
COLOR - DARK GRAY
- = GRAY GLASS
- = GRAY SPANDREL GLASS TO MATCH COLOR AND
LOOK OF STANDARD STOREFRONT SYSTEM GLASS
- = MULLIONS - CLEAR ANODIZED ALUMINUM

GENERAL NOTES

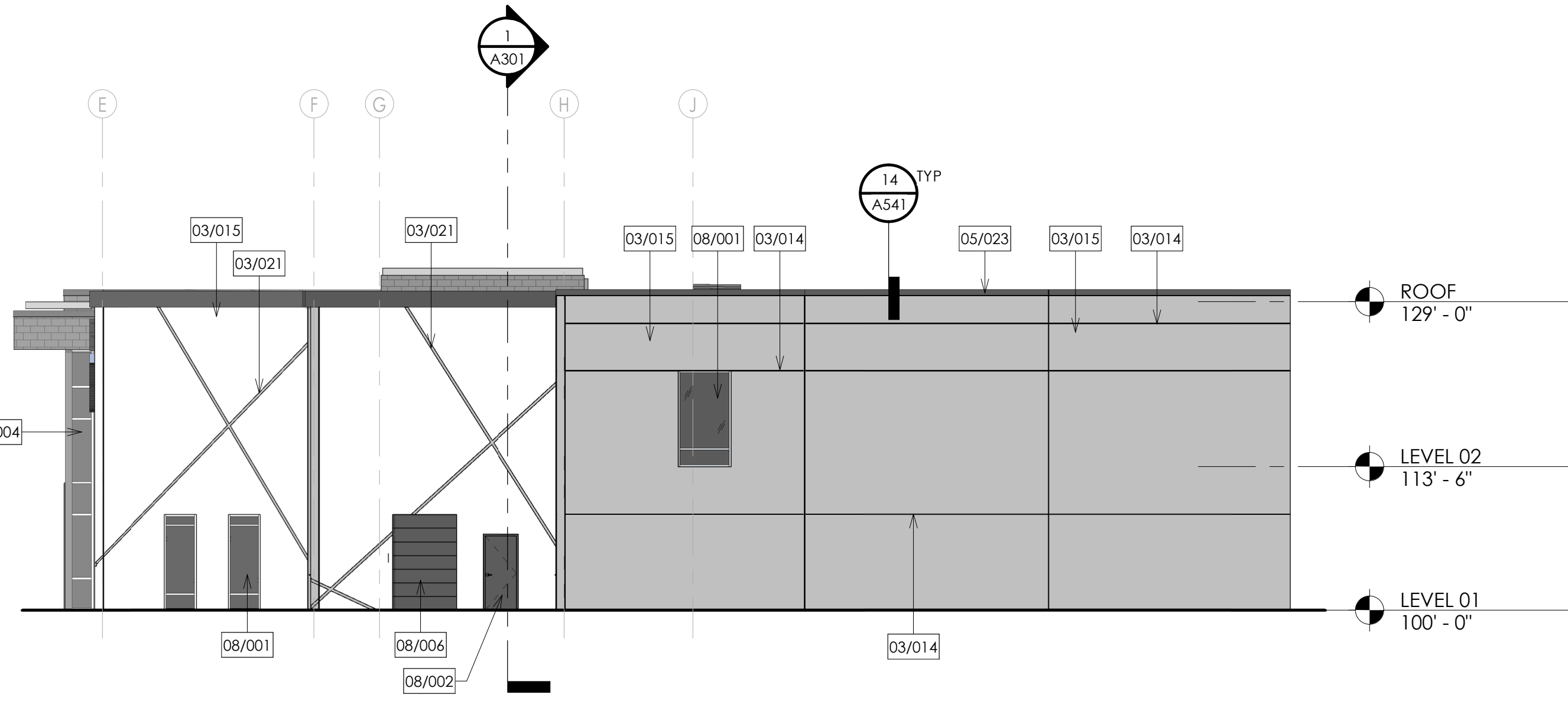
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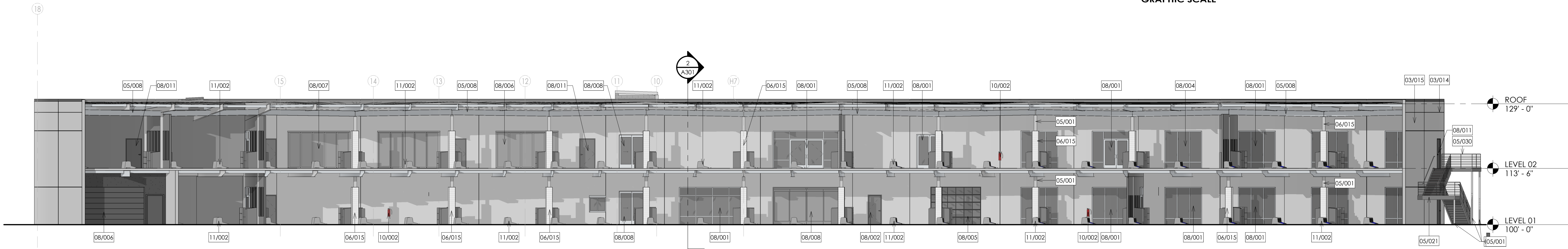
3
A202
SOUTHEAST PERSPECTIVE



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

KEYNOTE LEGEND	
03/014	CONCRETE WALL REVEAL
03/015	CONCRETE TILT UP PANEL - SEE STRUCTURAL
03/021	PANEL JOINT WITH LIGHT
05/001	STEEL COLUMN - SEE STRUCTURAL - PAINT COLUMNS (2 COATS) IN AREAS EXPOSED TO THE PUBLIC AND AT EXTERIOR CONDITIONS (TYP.)
05/008	STEEL BEAM - SEE STRUCTURAL
05/021	CONCRETE FILLED METAL PAN STAIR LANDING, PROVIDE SUBMITTAL FOR APPROVAL
05/023	PRE-FINISHED METAL PARAPET WALL CAP
05/030	PRE-MANUFACTURED EXTERIOR GALVANIZED METAL STAIR SYSTEM
06/015	SYNTHETIC WOOD PLANK COLUMN WRAP
08/001	PRE-FINISHED ALUMINUM STOREFRONT WINDOW/DOOR SYSTEM
08/002	HOLLOW METAL FRAME AND DOOR, SEE SCHEDULES
08/004	PRE-FINISHED CURTAIN WALL SYSTEM
08/005	GLASS PANEL GARAGE DOOR
08/006	OVERHEAD DOOR - SEE DOOR SCHEDULE
08/007	NANA WALL SYSTEM - ONE PANEL SHALL PROVIDE OPERABLE DOOR W/ EGRESS HARDWARE
08/008	SLIDING GLASS DOOR - SEE DOOR SCHEDULE
08/011	DOOR, SEE SCHEDULE
10/002	FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS) - FINAL RATINGS & LOCATIONS TO BE APPROVED BY FIRE MARSHAL - KITCHEN RATED EXTINGUISHER AT KITCHEN AREAS
11/002	GOLF EQUIPMENT - OWNER SUPPLIED, CONTRACTOR INSTALLED

0 8' 16' 24'
GRAPHIC SCALE



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

0 8' 16' 24'
GRAPHIC SCALE

GENERAL SHEET NOTES:

- 1 ALL BRANCH CIRCUITING IN EXPOSED CEILINGS TO BE RAN IN EMT RACEWAY.
- 2 ALL LOW VOLTAGE STRUCTURED CABLING IN EXPOSED CEILINGS TO BE RAN IN BASKET TRAY OR EMT RACEWAY FOR SINGLE RUNS.
- 3 ALL BRANCH CIRCUITING TO HAVE DEDICATED NEUTRALS. NO SHARED NEUTRALS WILL BE ALLOWED.
- 4 ALL FIRE ALARM SHOWN IS GENERAL ARRANGEMENT ONLY. REFER TO CITY APPROVED FIRE ALARM DRAWINGS PRIOR TO ROUGH IN.

REFERENCE NOTES:

- 1 COORDINATE LOCATION OF UTILITY TRANSFORMER WITH RMP AND FOLLOW ALL RMP REQUIREMENTS FOR ALL RMP INFRASTRUCTURE.
- 2 RUN (1) 1" AND (1) 1-1/4" CONDUITS FROM ELECTRICAL ROOM TO DRIVING RANGE POLE FOR FUTURE PROJECTORS.
- 3 REFER TO LIGHTING SUBMITTALS FOR LOW VOLTAGE LIGHT FIXTURES AND PROVIDE REQUIRED LOW VOLTAGE WIRING PER TYPE OF LIGHT FIXTURE.
- 4 COORDINATE LOCATION OF COMMUNICATION UTILITY CONNECTIONS WITH CENTURYLINK AND COMCAST.
- 5 STUB COMMUNICATION UTILITY CONDUITS INTO 2ND FLOOR IT ROOM.
- 6 RUN (1) 1" AND (1) 1-1/4" CONDUITS FROM ELECTRICAL ROOM TO DRIVING RANGE POLE FOR RADAR TRACKING SYSTEM. COORDINATE HEIGHT OF RADAR TRACKING MOUNTED TO DRIVING RANGE POLE.
- 7 RUN (2) 4" CONDUITS FROM EXISTING RMP TRANSFORMER TO LOCATION SHOWN FOR FUTURE CONCERT POWER CONNECTION.
- 8 RUN (2) 2" CONDUITS FROM ELECTRICAL ROOM TO DRIVING RANGE HOLES FOR FUTURE.
- 9 RUN (2) 2" CONDUITS FROM ELECTRICAL ROOM TO BACK OF DRIVING RANGE FOR FUTURE PROJECTOR.



THE GOLF CLUB
700 E 484 N
VINEYARD, UT

MARK	Revision Schedule	Revision Date
	DESCRIPTION	

J19022

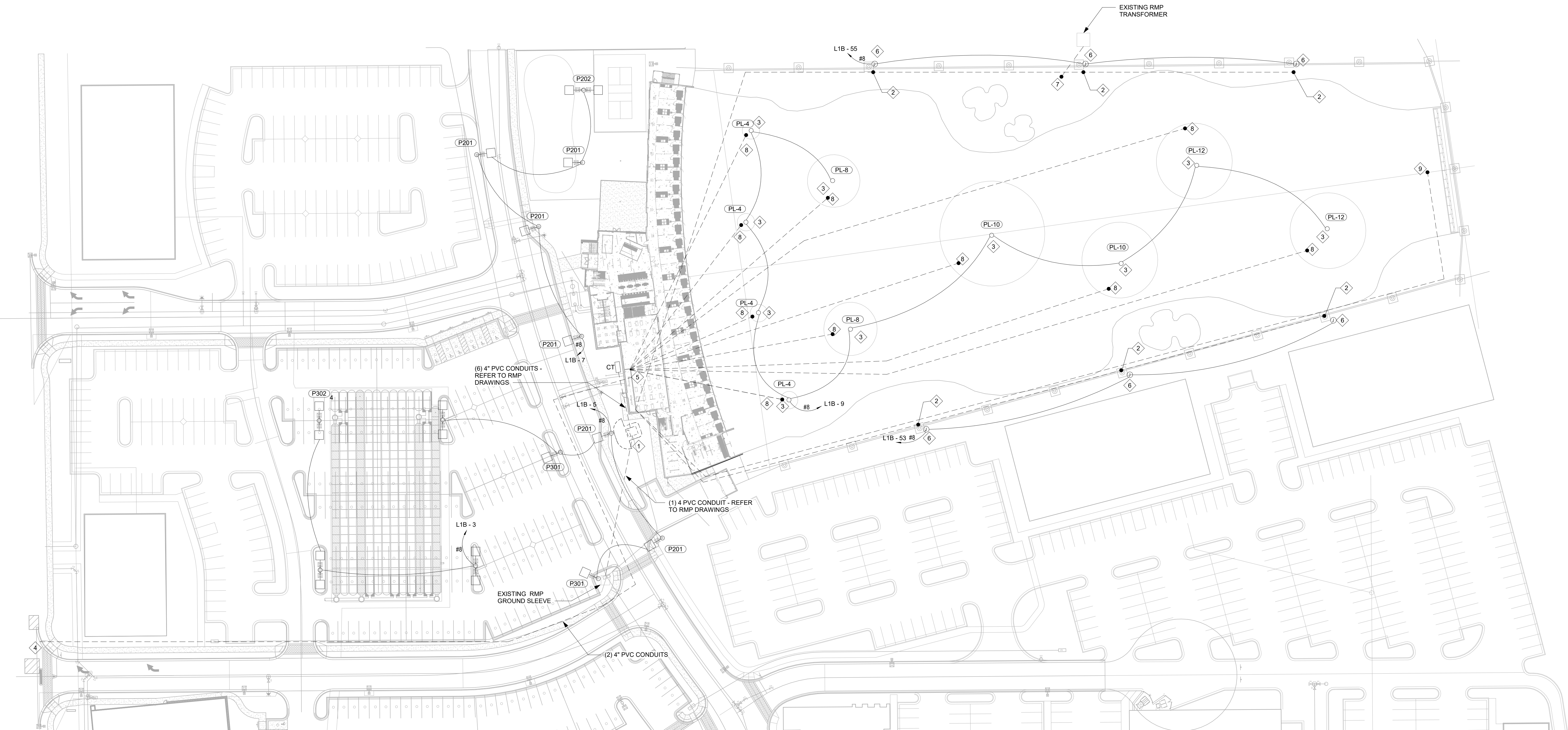
SITE PLAN

DATE: 07/25/2019

SHEET #:

E101

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

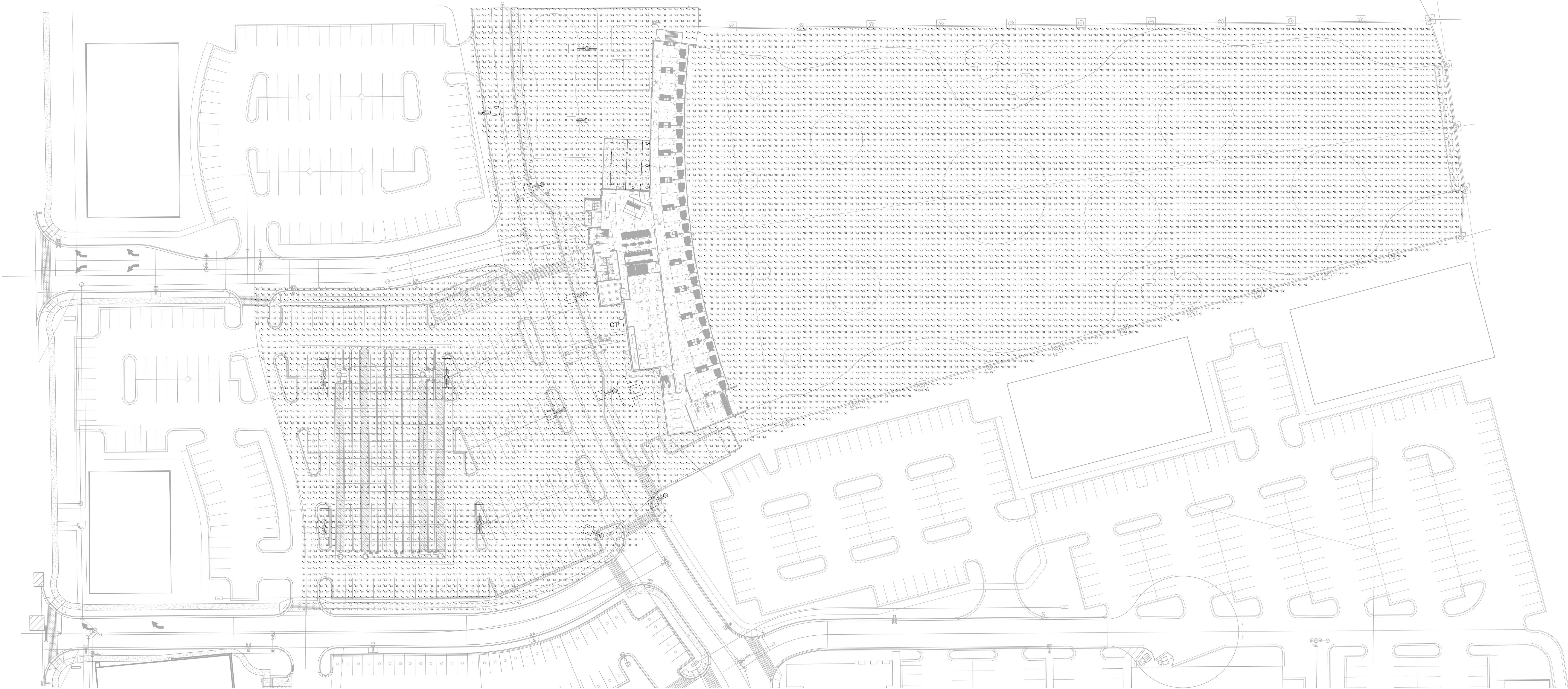
JT ELECTRIC DESIGN BUILD 2019

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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"

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

ISSUED FOR PERMIT REVIEW 25 JULY 2019

J19022

SITE
PHOTOMETRIC
PLAN

DATE: 07/25/2019

SHEET #:

E102

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MARK	DESCRIPTION	Revision Date

THE GOLF CLUB
700 E 484 N
VINEYARD, UT

Professional Engineer

03/11/2021

Jacob Duane Taft

278259-2202

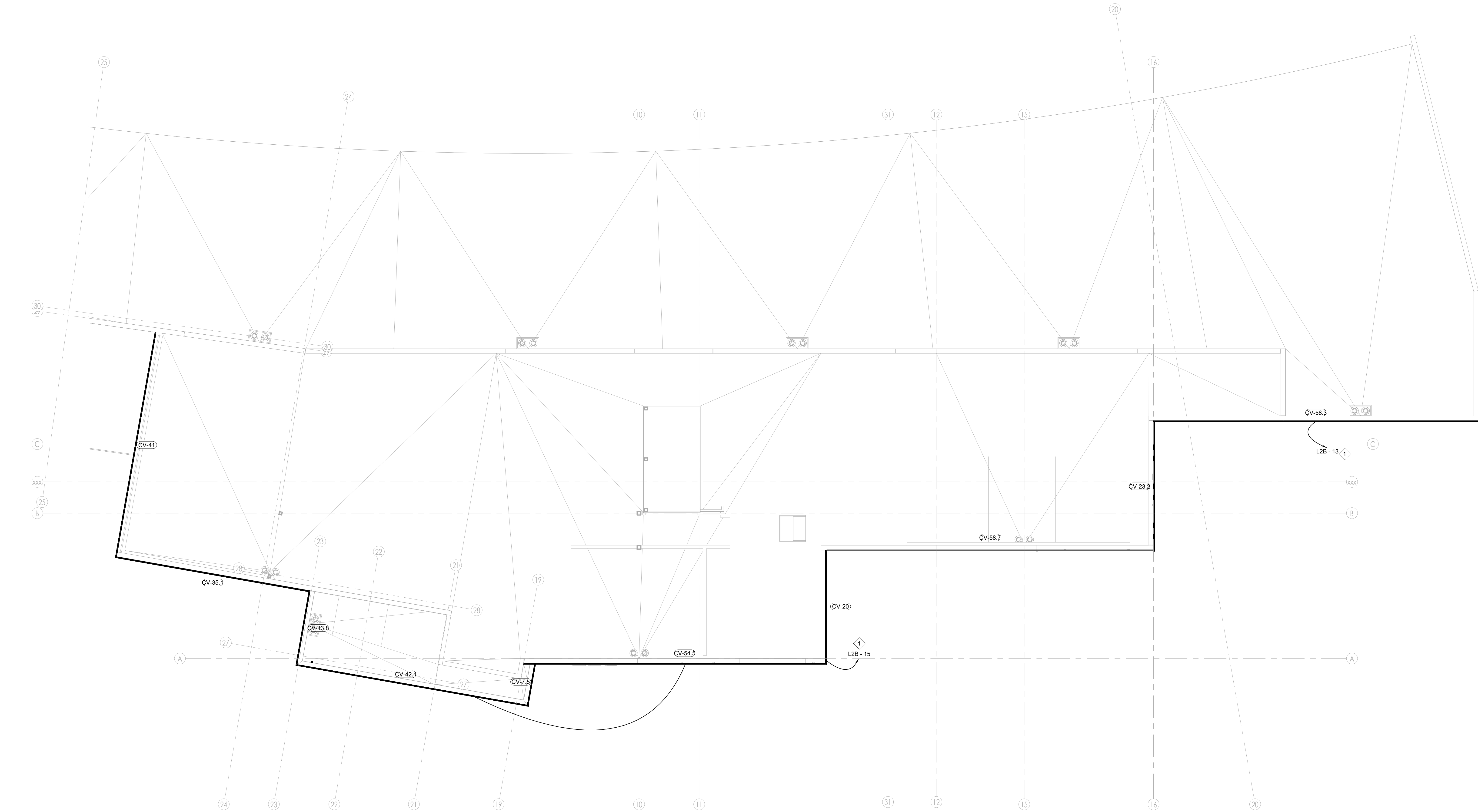
07/25/2019

State of Utah

ae urbia

architects and engineers

909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
website: aeurbia.com



1 ROOF LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES:

- 1 ALL BRANCH CIRCUITING IN EXPOSED CEILINGS TO BE RAN IN EMT RACEWAY.
- 2 ALL EMERGENCY EGRESS FIXTURES ON LEVEL 1 TO BE TIED TO UNSWITCHED CIRCUIT L1A-24.
- 3 ALL EMERGENCY EGRESS FIXTURES ON LEVEL 2 TO BE TIED TO UNSWITCHED CIRCUIT L2A-24.
- 4 ALL EMERGENCY EGRESS FIXTURES ON LEVEL 3 TO BE TIED TO UNSWITCHED CIRCUIT L3A-24.
- 5 ALL BRANCH CIRCUITING TO HAVE DEDICATED NEUTRALS. NO SHARED NEUTRALS WILL BE ALLOWED.

REFERENCE NOTES:

- 1 REFER TO LIGHTING SUBMITTALS FOR LOW VOLTAGE LIGHT FIXTURES AND PROVIDE REQUIRED LOW VOLTAGE WIRING PER TYPE OF LIGHT FIXTURE.

THE GOLF CLUB

700 E 484 N
VINEYARD, UT

MARK	REVISION	DATE

J19022

ROOF LIGHTING PLAN

DATE: 07/25/2019

SHEET #:

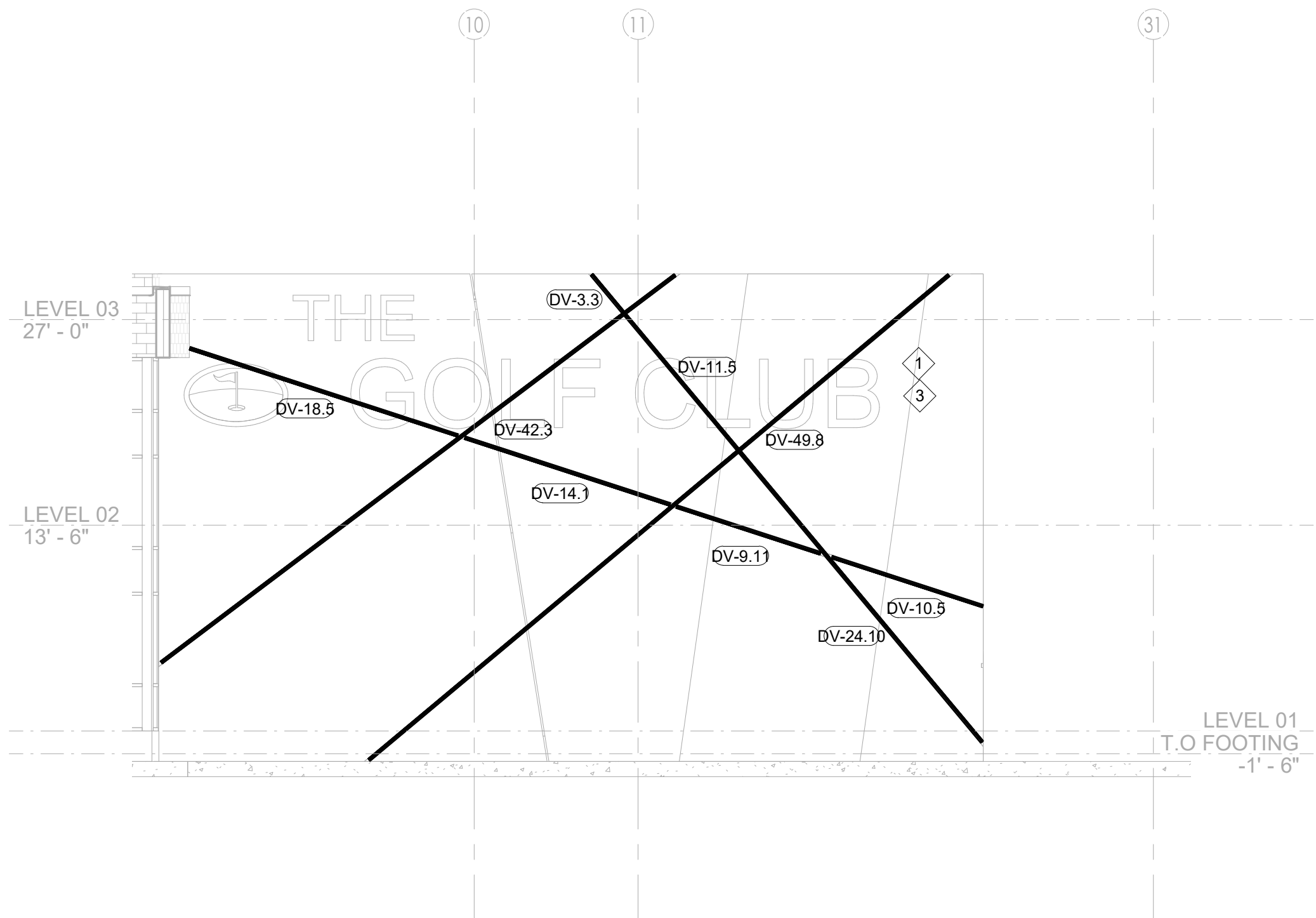
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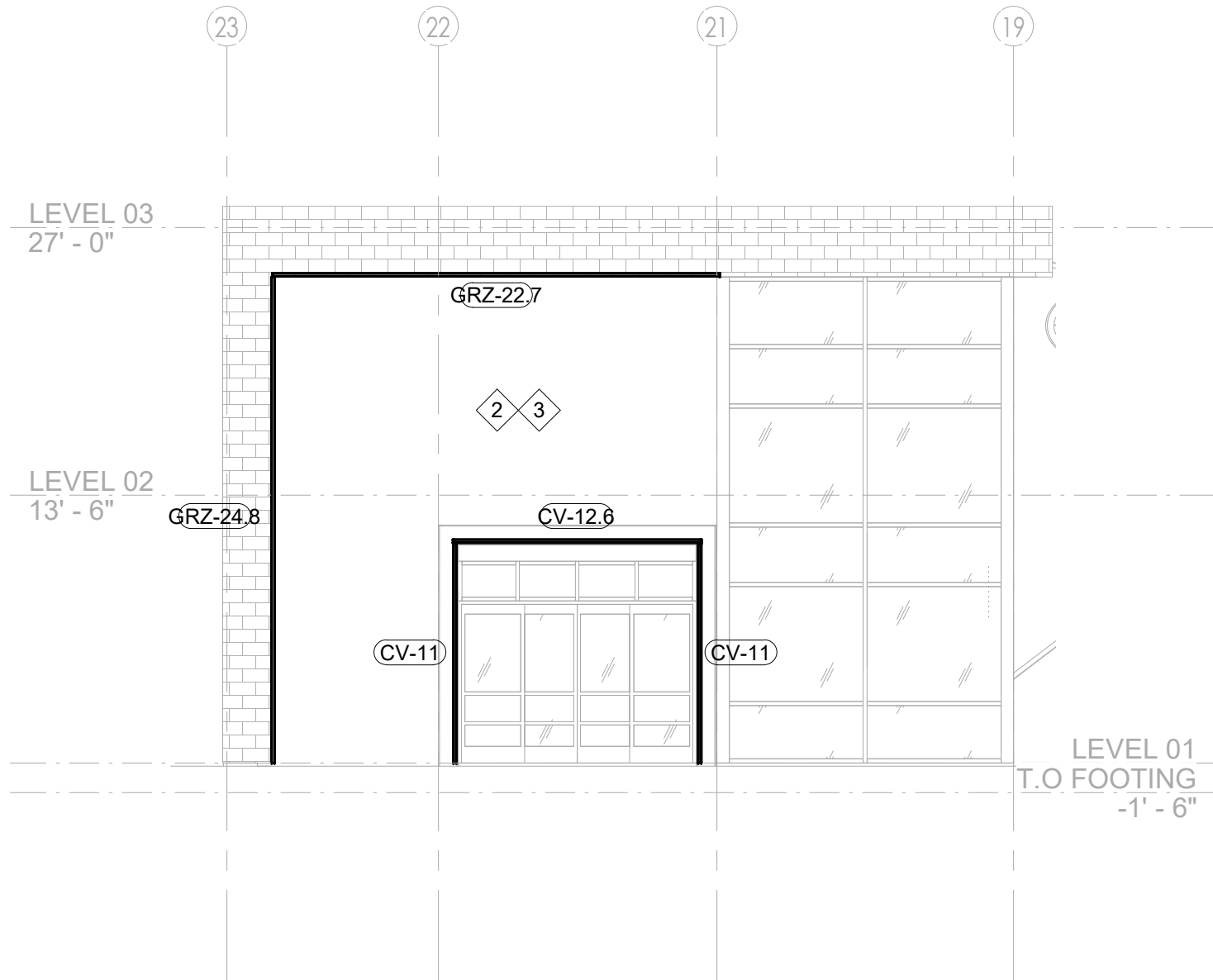
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1 RGB DIRECT VIEW DETAIL
SCALE: 1/8" = 1'-0"



2 RGB GRAZER DETAIL
SCALE: 1/8" = 1'-0"

REFERENCE NOTES:

- 1 DIRECTVIEW LIGHTING TO BE CONNECTED TO CIRCUIT L3B-9.
- 2 GRAZER LIGHTING AND COVE LIGHTING TO CONNECTED TO CIRCUIT L3B-11.
- 3 REFER TO LIGHTING SUBMITTALS FOR LOW VOLTAGE LIGHT FIXTURES AND PROVIDE REQUIRED LOW VOLTAGE WIRING PER TYPE OF LIGHT FIXTURE.

MARK	DESCRIPTION	Revision Date

J19022

ELECTRICAL
DETAILS

DATE: 07/25/2019

SHEET #:

E601

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JT ELECTRIC DESIGN BUILD 2019

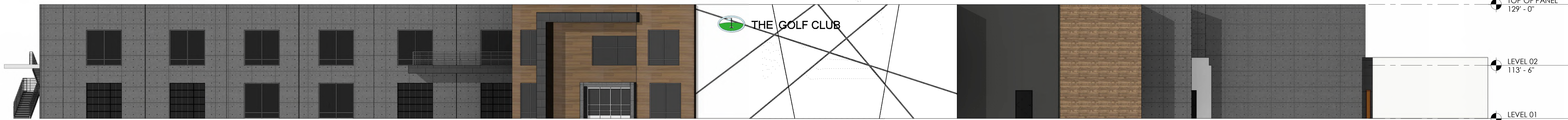
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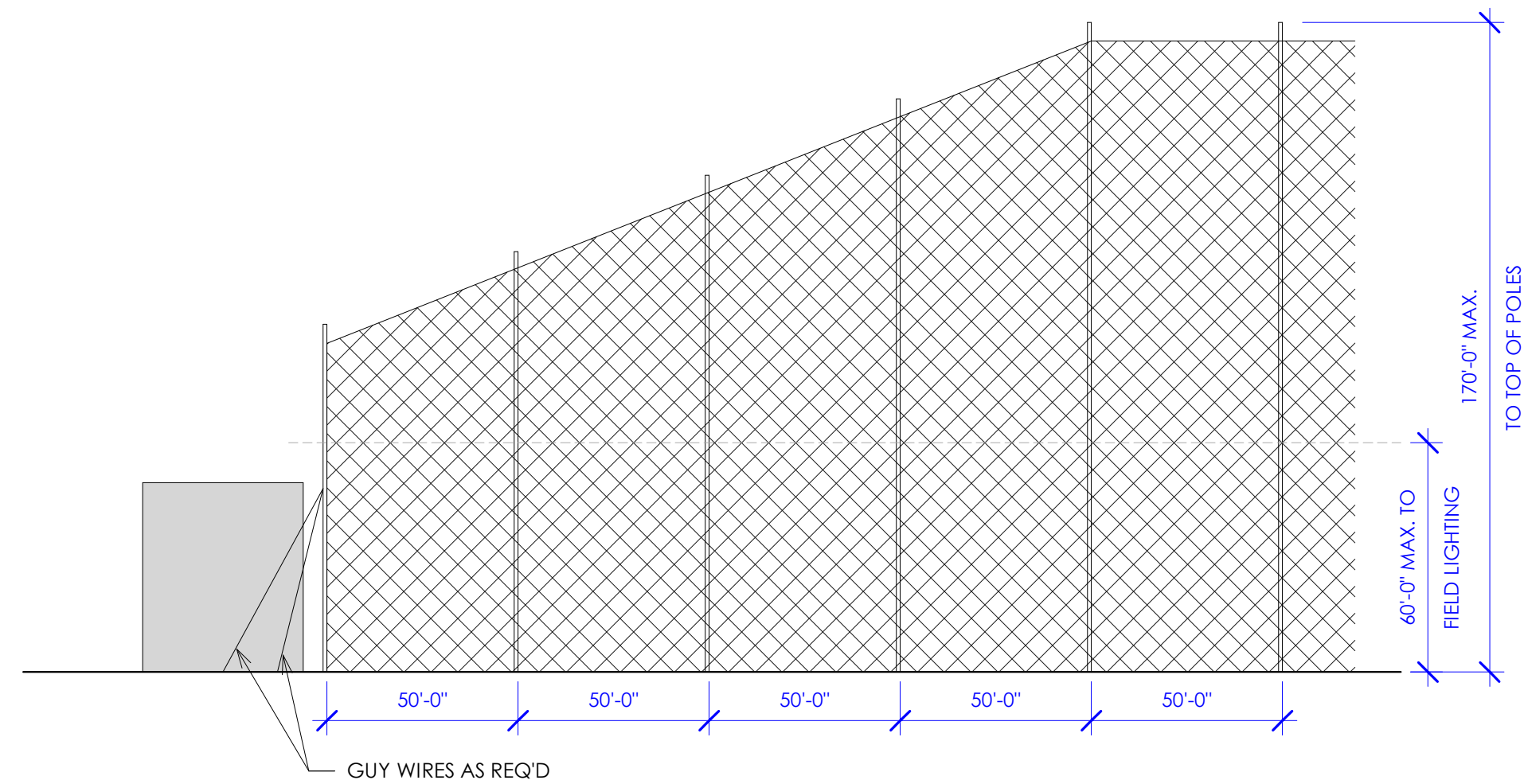
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2 WEST ELEVATION
3/32" = 1'-0"



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



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

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

AE2019.060
ELEVATIONS
AND FENCE
DETAIL

DATE: 6/11/2019
2:08:34 PM

SHEET #:

A202

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THE GOLF CLUB

VINEYARD, UTAH

DYNAMIC EQUITY, LLC
CONTACT:
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ERIC TOWNER: 801.598.5250
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