



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, May 6, 2020 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a public hearing and regular planning commission meeting, on Wednesday, May 6, 2020 at 6:00 p.m. *This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic. This meeting can be viewed live through Zoom.*

Please click on this link: <https://zoom.us/j/97147662681?pwd=SnRRVURpVGw3Tk0xSFVNdjAzOU9Odz09> or dial 1-253-215-8782 or 1-346-248-7799

The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

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

Public comments can be submitted ahead of time to elizabeth@vineyardutah.org. Public comments will also be taken through the zoom app by either clicking the 'chat' feature or by using the 'raise hand' feature when prompted.

4. MINUTES REVIEW AND APPROVAL

No minutes for approval

5. BUSINESS ITEMS:

5.1 T-Mobile Sign Standard Waiver

The applicant is requesting approval of a third wall sign and additional sign area. Located at 576 N. Mill Road.

5.2 PUBLIC HEARING AND CONSIDERATION: 720 S. Geneva Road Zoning Map Amendment

The applicant is proposing to rezone the property located at 720 S Geneva Road (Parcel Number 18:028:0179) consisting of 1.36 acres, from Business Park (BP) District to the Regional Commercial (RC) district.

5.3 PUBLIC HEARING AND CONSIDERATION: Chapter 15.38.030(2)(c) Parking and Loading Requirements.

The applicant is proposing to amend Chapter 15.38.030(2)(c) regarding parking requirements for offices and medical offices/clinics. The request is to change the stall requirement from one (1) stall per 200 square feet of floor area to one (1) stall per 250 square feet of floor area.

5.4 Yard B - Lot 4 Site Plan Amendment

The applicant is requesting approval of a site plan amendment for a Medical Office Building located at 691 E 450 North.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

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

8. ADJOURNMENT

The next regularly scheduled meeting is June 3, 2020.

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

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

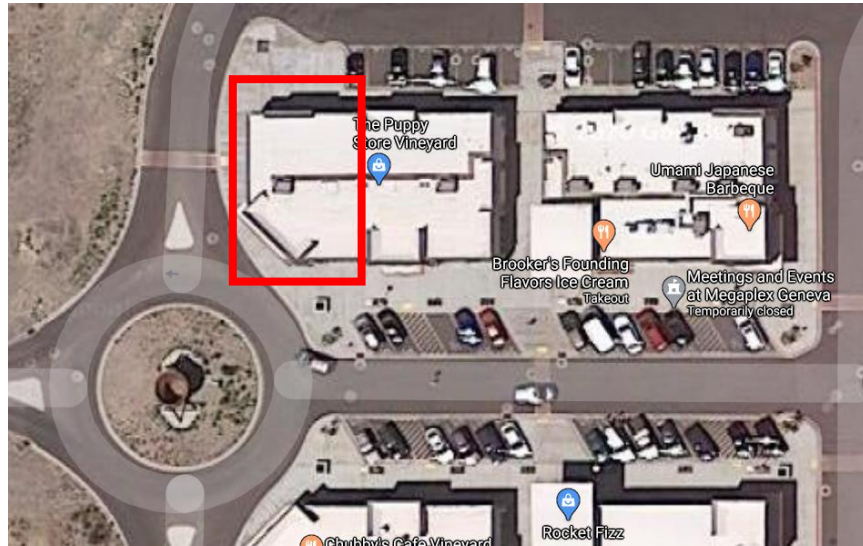
The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: May 4, 2020

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner

Date: March 18, 2020
From: Elizabeth Hart, Senior Planner
To: Planning Commission
Item: 5.1 T-Mobile Sign Standard Waiver
Address: 576 N Mill Road
Applicant: Allied Electric Sign and Awning



INTRODUCTION

The applicant is requesting approval of a sign standard waiver for an additional wall sign and sign area. The property is located within the Regional Mixed Use (RMU) District at the address of 576 North Mill Road, Suite E.

ANALYSIS

The sign ordinance allows for one (1) wall sign per elevation with a maximum of two (2) wall signs allowed on a building. Within the RMU District a wall sign may have a sign area of one (1) square foot per every one (1) linear foot of building frontage not to exceed sixty (60) square feet per sign or a total of 120 square feet.

The sign standard waiver allows the planning commission to approve additional quantities of signage and sign area. The sign standard waiver allows for up to twenty-five percent (25%) more sign area of the allowed maximum sign area. This would allow for an individual sign to be seventy-five (75) square feet and the total maximum sign area for the total number of signs to be 150 square feet.

The applicant is proposing a total of three (3) wall signs, on the north, southwest and west elevations. All signs are the same size of approximately thirty-seven (37) square feet, for a total sign area of 111 square feet. The southwest sign is six (6) square feet larger than what is allowed per code, but within parameters of the sign standard waiver.

Sign	Building Frontage	Sign Area
North Elevation	43.8 feet	37 SF
West Elevation	39.10 feet	37 SF

South West Elevation	31.4 feet	37 SF
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FINDINGS

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

Staff finds the proposed signs with the conditions listed below to be in compliance with the intent of the sign ordinance and falls within the parameters of the sign standards waiver.

RECOMMENDATIONS

Staff is recommending approval of the sign standard waiver for a third wall sign and additional sign area for the T-Mobile site.

CONDITIONS

- 1) The applicant shall be in compliance with all federal, state and local laws.
- 2) The sign permit shall be in conformance with the sign ordinance and sign standard waiver.

PROPOSED MOTION

"I move to approve the sign standard waiver with listed conditions by staff for T-Mobile."

ATTACHMENTS

Proposed Signage Details



REQUIRES VARIANCE:

LOCATION: MILL & VINEYARD CONNECTOR
600 MILL RD C101
VINEYARD, UT 84058

STOREFRONT LENGTH:	43'-8-1/2"
MAX SIGN HEIGHT:	N/A
MAX SIGN LENGTH:	N/A
MAX # SIGNS:	2
COLOR VARIANCE:	NO
PYLON AVAILABLE:	YES
BLADE AVAILABLE:	NO
AWNING AVAILABLE:	NO
BACKER ALLOWED:	city to approve

2 signs max, 1 sq ft per linear ft of bldg

NORTH: $43' - 8\frac{1}{2}" = 43.71$ sq ft allowed
SOUTH + SOUTHWEST: $31' - 4" + 23' - 4" = 77.7$ sq ft (60 max allowed)

SIGN TYPE	SQ FT (CAL)	SQ FT (PRO)	MATERIAL	COLOR
Southwest: TMO-33W4B	60	57.2	TBD	TBD
West: TMO-33W4B	60	57.2	TBD	TBD
North: TMO-33W4B	43.71	57.2	TBD	TBD

MAX ALLOWED	TOTAL
163.71	171.6

**SQ. FT. (CAL):	THE CALCULATED SQ FT OF A SIGN WILL MAXIMIZE ALLOWABLE AREA AND MEET REQUIREMENTS
**SQ FT (PRO):	THE PROPOSED SQ FT OF THE SIGN THE SIGN MANF. IS PROPOSING
**MATERIAL:	MATERIAL OF FACADE THE SIGN IS BEING INSTALLED UPON
**COLOR:	COLOR OF FACADE THAT THE SIGN IS BEING INSTALLED UPON

SITE PLAN	PAGE 2
33" CHANNEL LETTERS	PAGE 3
SOUTHWEST ELEVATION	PAGE 4
WEST ELEVATION	PAGE 5
NORTH ELEVATION	PAGE 6
GRAPHIC OVERLAY	PAGE 7

Dave Sutton
440-346-1787
dave.sutton@theMCgroup.com

Brian Tysick

Carly Byfield

MC
group

Building Better Brands

8959 Tyler Boulevard
Mentor, Ohio 44060

440.209.6200
800.627.4460

theMCgroup.com

APPROVAL STAMP

- Allow 2 weeks
- Permits are valid for 180 days
- \$150 application fee

MC Sign requires electric to be within 6' of signage. GC/Dealer responsible for running electric.

Follow City Code
Landlord Approval Required

1 sf per every ft of building frontage not to exceed 60 sf per sign, or a total of 120 sf.
1 per elevation, max 2, includes projecting signs
Wall mounted box cabinet signs over 6sf in size, not including projecting
signs are prohibited

Variance Meeting: 1st & 3rd Wed of the month @ 6pm
App. Deadline: Submit all documents with application
2. Processing Time: Allow 30-90 days
Est. Variance Fees: \$100 / Sign Standard Waiver \$250

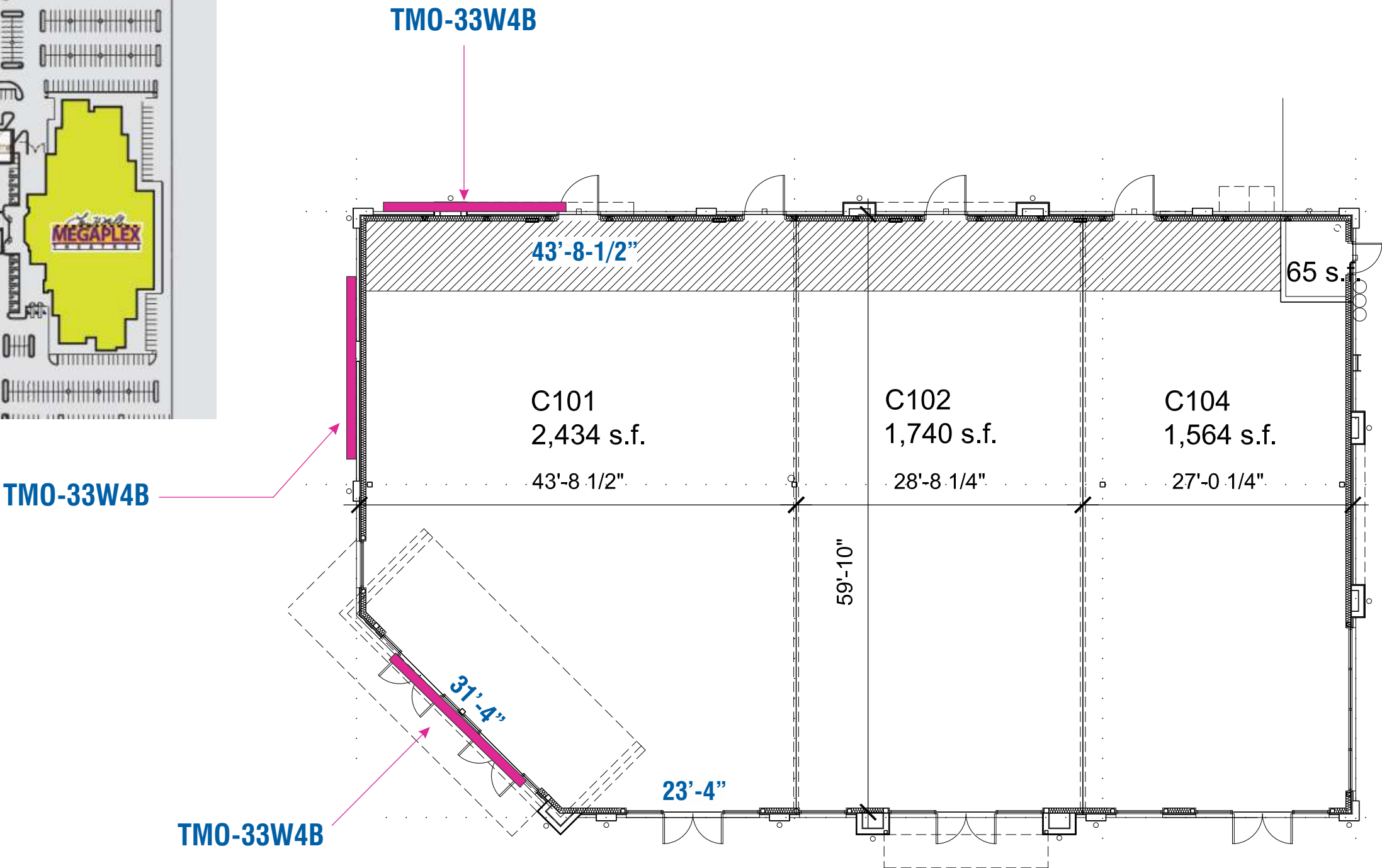
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SITE PLAN



- LEGEND
- PROPOSED
- LOT
 - LEASE REVIEW
 - LEASE SHRED
 - AVAILABLE



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CLIENT:
T Mobile

ADDRESS:
MILL & VINEYARD CONNECTOR
600 MILL RD C101
VINEYARD, UT 84058

PAGE NO.
2

TICKET NO.:
582906

PROJECT MANAGER:
DAVE SUTTON

ELECTRONIC FILE NAME:
TMO\2020\UT\CORPORATE\Vineyard_Mill & Vineyard Connector

DATE:
04/16/20

DESIGNER:
DN

REVISION HISTORY:

CLIENT SIGNATURE:

APPROVAL DATE:

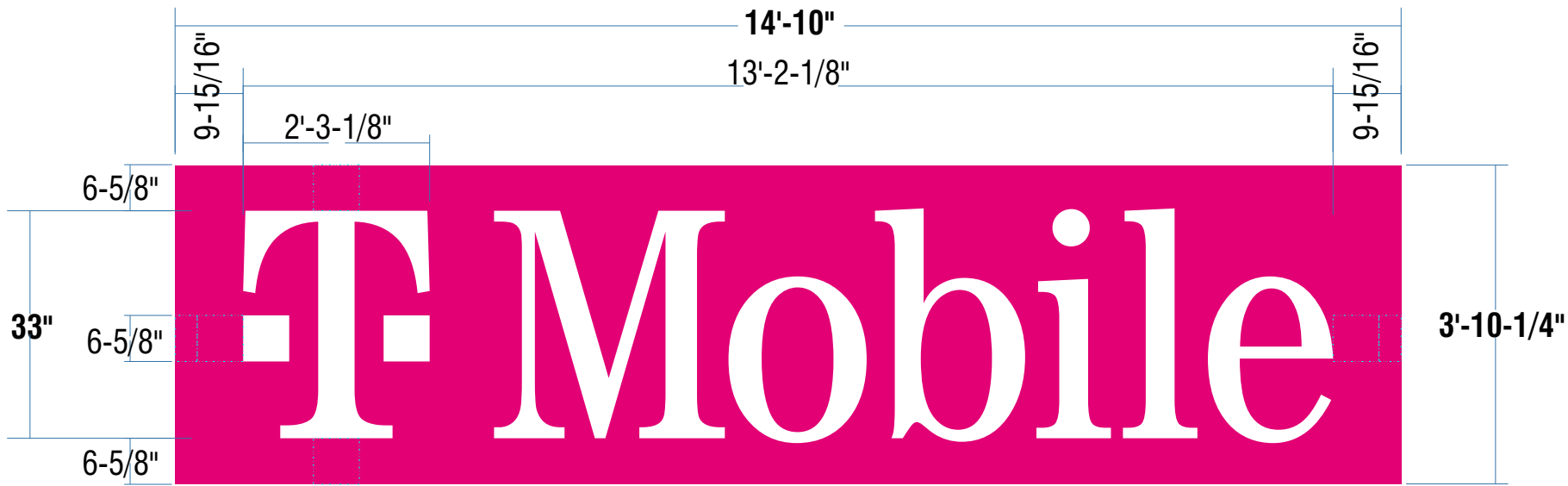


FACE LIT CHANNEL LETTERS on BACKER

Scale: 1/2"=1'-0"

57.2 square feet

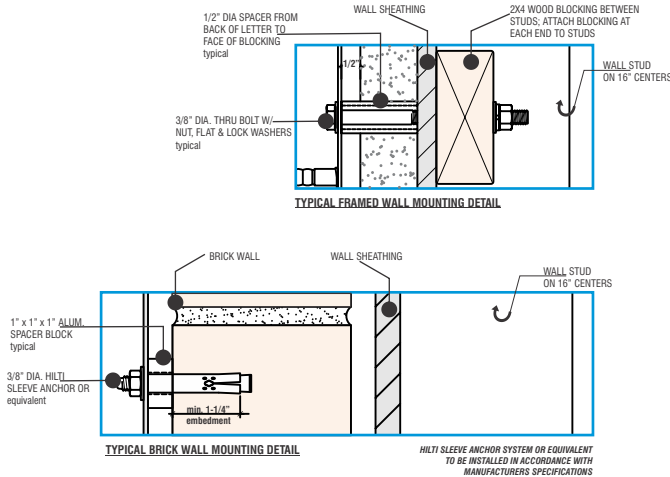
TMO-33W4B



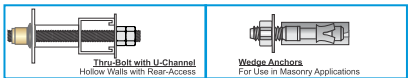
COLOR PALETTE

- Matthews Magenta
MP86055 R155445
N Semi-glo V1.0
over MP55898 White Basecoat
- #2447 White Autoglas or Equal

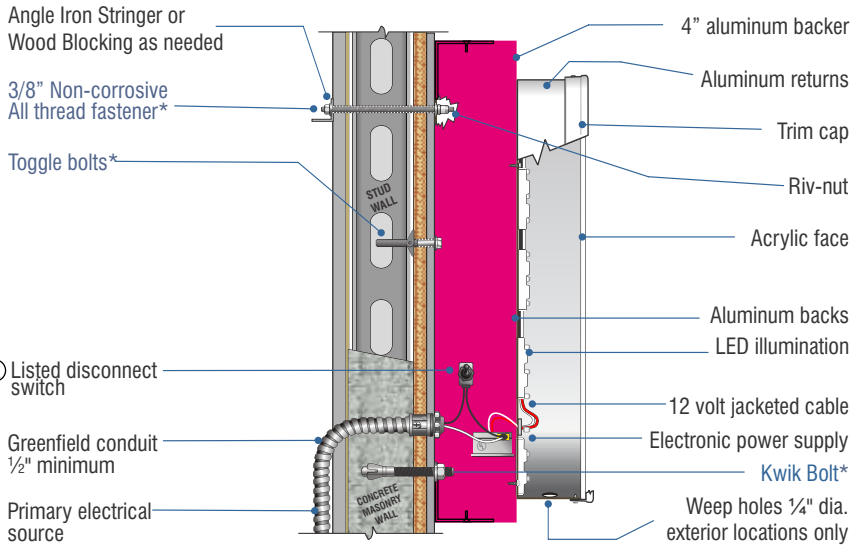
- FACES:** 3/16" thick #2447 White autoglas or equal
- TRIMCAP:** 1" White jewelite trimcap
- RETURNS:** .040 alum. 3" deep pre-finished White
- BACKS:** .063 alum. - pre-finished alum White
- LED:** Principal 6500K White LED's;
All electrical components housed within backer cabinet
- BACKER:** 4" deep pan-formed alum. cabinet w/ angle stringers on inside front;
.063 alum. skin & .080 alum. face & back - back to have 90 degree angles on all 4 sides - all painted TMO Magenta and White base coat specified (per color palette)
- INSTALL:** Backer thru bolted flush to wall surface using min. 3/8" all thread fasteners with wood blocking as required
- WALL TYPE:** To be determined
- JOB NOTE:** UL label location - one to be visible from ground, others to be placed on top of letters and one on power supply
- QUANTITY:** (3) Three lettersets required for North, West & Southwest elevations



MOUNTING OPTIONS:



LED CHANNEL on 4" BACKER - FLUSH MOUNTED



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete



8959 Tyler Boulevard
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440.209.6200
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CLIENT: T Mobile

ADDRESS: MILL & VINEYARD CONNECTOR
600 MILL RD C101
VINEYARD, UT 84058

PAGE NO. 3

TICKET NO.: 582906

PROJECT MANAGER: DAVE SUTTON

ELECTRONIC FILE NAME: TMO\2020\UT\CORPORATE\Vineyard_Mill & Vineyard Connector

DATE: 04/16/20

DESIGNER: DN

REVISION HISTORY:	

CLIENT SIGNATURE:

APPROVAL DATE:

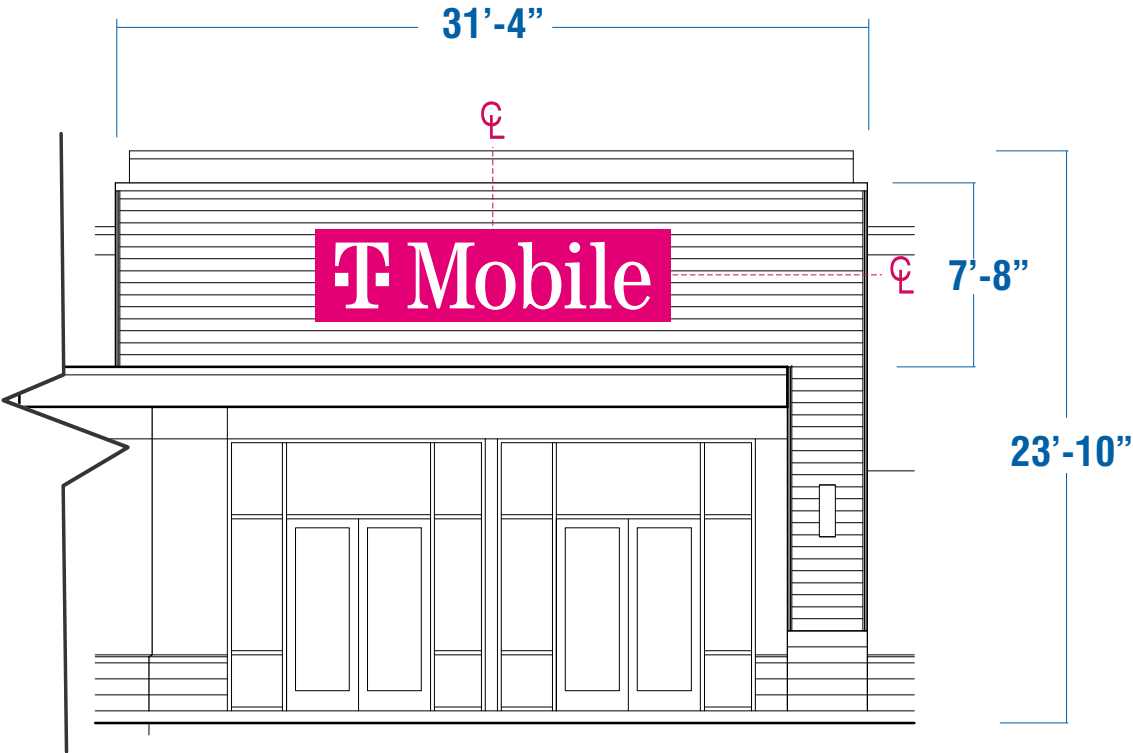


SOUTHWEST ELEVATION

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

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN

TMO-33W4B



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PAGE NO.	4

TICKET NO.:	582906	DATE:	04/16/20
PROJECT MANAGER:	DAVE SUTTON	DESIGNER:	DN
ELECTRONIC FILE NAME:	TMO\2020\UT\CORPORATE\Vineyard_Mill & Vineyard Connector		

REVISION HISTORY:	

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APPROVAL DATE:

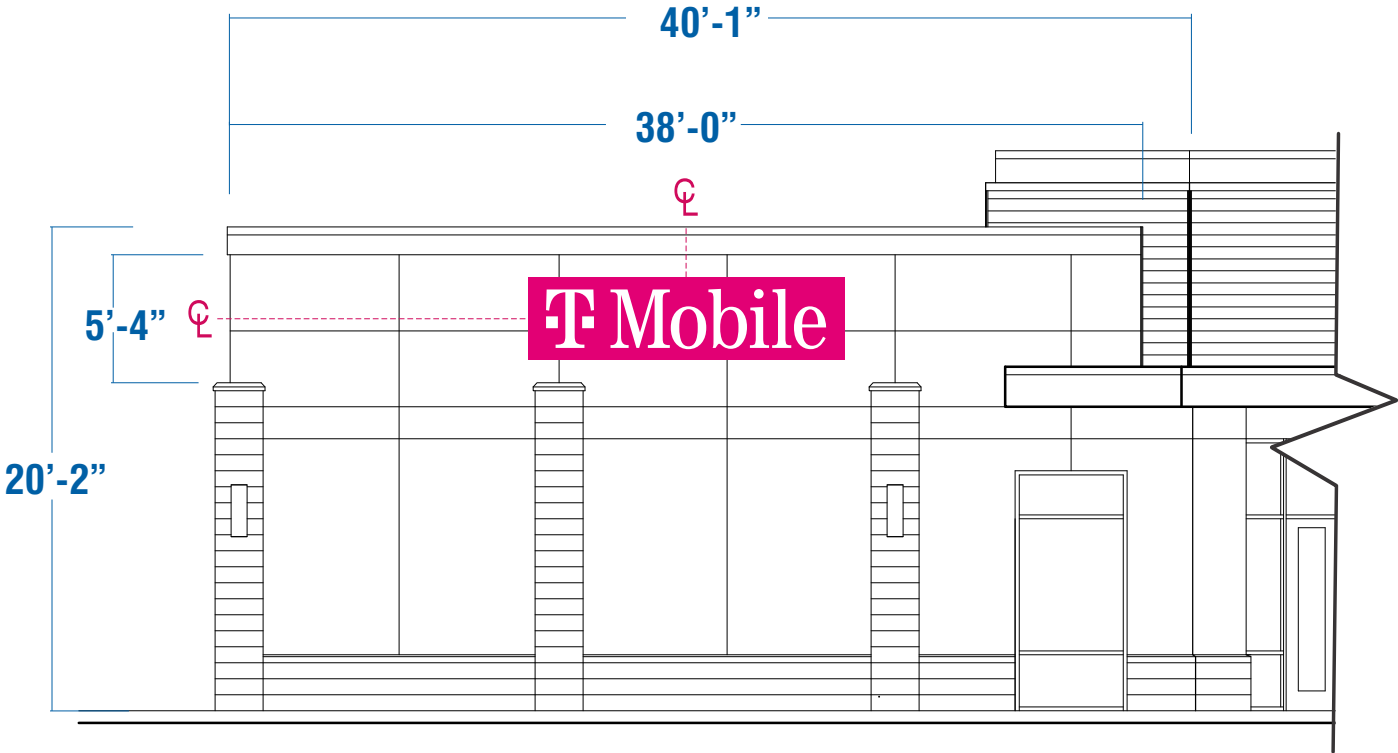


WEST ELEVATION

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

ALL SIGN SIZES HAVE BEEN CALCULATED OFF
ARCHITECTURAL PRINTS AS SHOWN

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VINEYARD, UT 84058

PAGE NO.

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TICKET NO.:

582906

DATE:

04/16/20

PROJECT MANAGER:

DAVE SUTTON

DESIGNER:

DN

ELECTRONIC FILE NAME:

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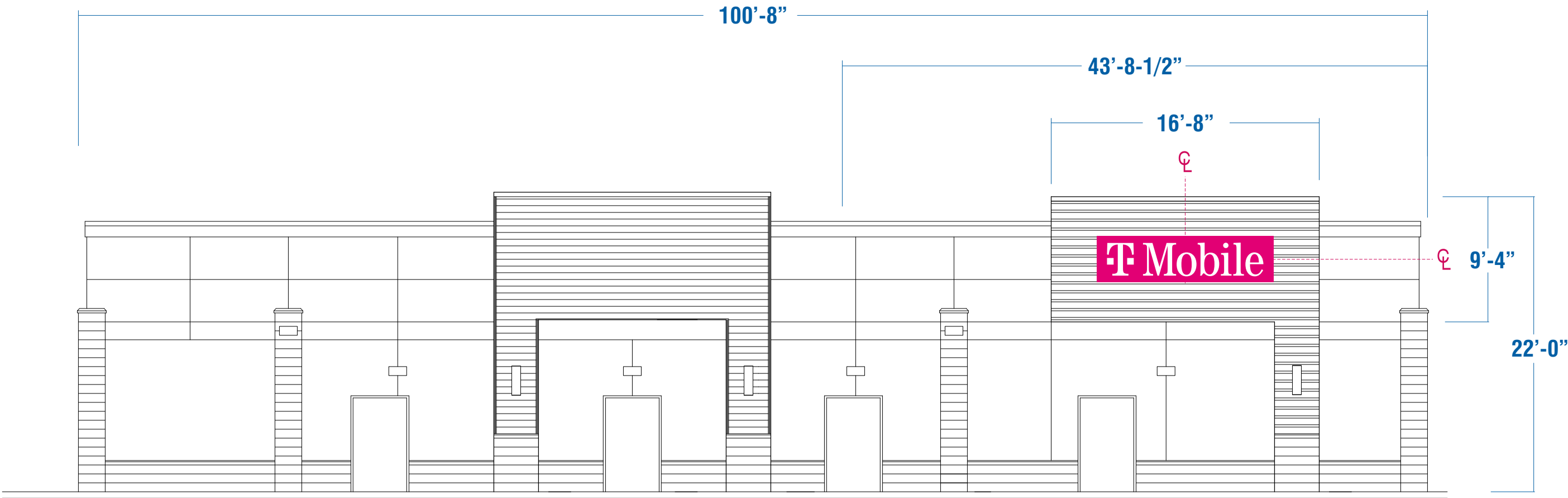


NORTH ELEVATION

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

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN

TMO-33W4B



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PROJECT MANAGER:	DAVE SUTTON	DESIGNER:	DN
ELECTRONIC FILE NAME:	TMO\2020\UT\CORPORATE\Vineyard_Mill & Vineyard Connector		

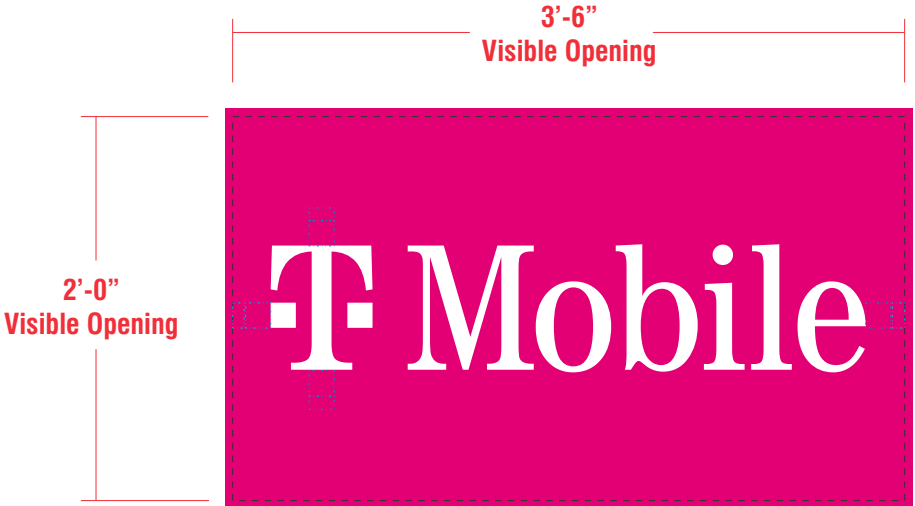
REVISION HISTORY:	

CLIENT SIGNATURE:
APPROVAL DATE:



VINYL GRAPHIC OVERLAY

Scale: 1"=1'-0"
7 square feet

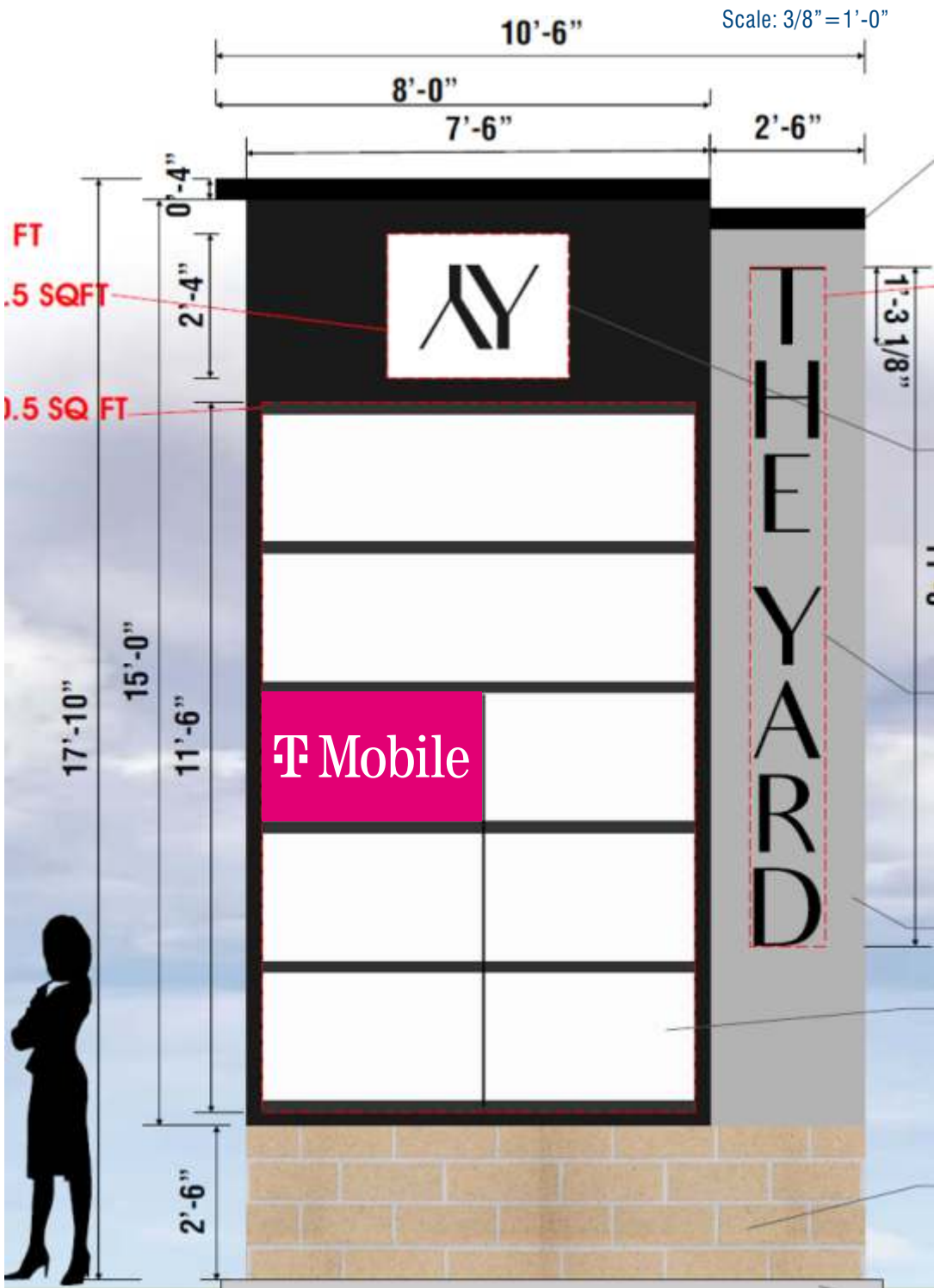


Dotted line indicates visible opening only and does not print
art work oversized by 1/2" on all sides to ensure proper fit

- CABINET:** Existing cabinet
- FACE:** Existing face to be cleaned & prepared for new vinyl installation
- GRAPHICS:** Surface applied Trans. TMO Magenta printed film
w/ reverse weeded copy to show thru White
- QUANTITY:** (2) Two graphic overlays required

COLOR PALETTE

 Translucent Miratec Film
30532-1 Magenta printed on
White vinyl



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PAGE NO.
7

TICKET NO.:
582906

PROJECT MANAGER:
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ELECTRONIC FILE NAME:
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DATE:
04/16/20

DESIGNER:
DN

REVISION HISTORY:

CLIENT SIGNATURE:

APPROVAL DATE:



COMMUNITY DEVELOPMENT

DATE: May 6, 2020
FROM: Elizabeth Hart, Senior Planner
TO: Planning Commission
ITEM: Ord 2020-03: Public Hearing and Consideration of an ordinance to amend the Vineyard Zoning Map
APPLICANT: Peter Etchebest and Jeff Sorenson

INTRODUCTION:

The applicant, Peter Etchebest, has applied for a Zoning Map Amendment. The applicant is proposing to rezone 720 South Geneva from its existing zoning district of Business Park (BP) to Regional Commercial (RC). The surrounding properties of this area along Geneva Road are zoned Regional Commercial and RA-5. This request would bring the subject properties zoning into conformance with what is currently zoned along Geneva Road.

The General Plan calls for this property and surrounding area up against Geneva Road to be a neighborhood center. The General Plan does not define what a neighborhood center is or what type of uses it would consist of. Staff has determined that the uses allowed within the RC district do provide uses that accommodate the creation of a neighborhood center for this area. The General Plan identifies the land that is currently zoned RA-5 to have the future use of low density residential.

An ordinance with the suggested code changes is attached. This ordinance also contains language to amend the Vineyard Zoning Ordinance, Parking Requirement 15.38.030(3)(c). If the intention of the planning commission is to approve both the zoning map and this text amendment, then they may recommend approval of this ordinance. The planning commission may also elect to separate the two changes into separate ordinances.

RECOMMENDATION:

The planning commission may request further information to further inform their recommendation to the city council. This is an applicant initiated zoning map amendment and the applicant will provide further information during the public hearing.

MOTION OPTIONS:

Option 1: "I move to forward a recommendation of denial to the city council of the proposed zoning map amendment."

Option 2: "I move to forward a recommendation of approval to the city council of the proposed zoning map amendment."

ATTACHMENTS:

- Proposed Zoning Map

VINEYARD ZONING MAP

APRIL 30, 2020



Utah Lake

ZONES	
	PD Overlay
	OS: Open Space
	A-1: Agriculture
	R&A-5: Residential Agricultural
	RE-20: Residential Estates
	R-1-15: Single-Family Residential
	R-2-15: Residential
	R-1-10: Single-Family Residential
	R-1-8: Single-Family Residential
	HDR-1: High Density Residential
	HDR-2: High Density Residential
	BP: Business Park
	FOI: Flex Office & Industry
	M: Manufacturing
	I-1: Industrial
	PF: Public Facility
	RC: Regional Commercial
	RMU: Regional Mixed Use
	TC: Town Center
	The Forge: Mixed Use
	Waters Edge: Special Purpose

Note: For additional requirements and sub-district information regarding the Waters Edge, Town Center, The Forge and Regional Mixed Use Districts refer to Chapter 7 of the zoning ordinance.

ORDINANCE NO. 2020-03

AN ORDINANCE OF THE VINEYARD CITY, UTAH, AMENDING THE VINEYARD ZONING MAP AT 720 S GENEVA ROAD, VINEYARD, UTAH 84057, PARCEL NUMBER 18:028:0179; AMENDING VINEYARD ZONING MAP TO CHANGE ZONING DISTRICT FROM BUSINESS PARK TO REGIONAL COMMERCIAL; AMENDING THE VINEYARD ZONING ORDINANCE CHAPTER 15.38 PARKING AND LOADING REQUIREMENTS SECTION .030(2)(C) OFF STREET REQUIREMENTS; AMENDING PARKING REQUIREMENTS FOR OFFICE AND MEDICAL OFFICE/CLINIC; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code permits the City of Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, the City of Vineyard is authorized to amend the City's Zoning Map and Zoning Ordinance pursuant to Utah Municipal Code § 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on May 6, 2020 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed Zoning Map Amendment and Zoning Text Amendment, held a public hearing on May 13, 2020; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and on May 13, 2020 adopt the proposed Zoning Map Amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD:

Section 1: PROPOSED ZONING MAP AMENDMENT ATTACHED AS EXHIBIT A.

Section 2: PROPOSED ZONING TEXT AMENDMENT ATTACHED AS EXHIBIT B.

Section 3: REPEALER CLAUSE. All City of Vineyard Ordinances, or parts thereof, which are in conflict herewith are hereby repealed.

Section 4: SAVINGS AND SERVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5: PUBLICATION. This Ordinance, or a summary thereof, shall be published in an official newspaper of general circulation in the City, and shall take effect immediately upon its passage, approval, and publication.

Section 6: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this 13th day
of
May, 2020.

Julie Fullmer, Mayor

ATTEST:

Pamela Spencer, City Clerk

EXHIBIT A: ZONING MAP AMENDMENT

VINEYARD ZONING MAP

APRIL 30, 2020



Utah Lake

ZONES

PD Overlay

- OS: Open Space
- A-1: Agriculture
- R&A-5: Residential Agricultural
- RE-20: Residential Estates
- R-1-15: Single-Family Residential
- R-2-15: Residential
- R-3-10: Single-Family Residential
- R-1-8: Single Family Residential
- HDR-1: High Density Residential
- HDR-2: High Density Residential
- BP: Business Park
- FOI: Flex Office & Industry
- M: Manufacturing
- I-1: Industrial
- PF: Public Facility
- RC: Regional Commercial
- RMU: Regional Mixed Use
- TC: Town Center
- The Forge: Mixed Use
- Waters Edge: Special Purpose

Note: For additional requirements and sub-district information regarding the Waters Edge, Town Center, The Forge and Regional Mixed Use districts refer to Chapter 7 of the zoning ordinance.

JUB **THE FORGE** **WATERS EDGE** **RE-20** **R-1-15** **R-2-15** **R-3-10** **R-1-8** **HDR-1** **HDR-2** **BP** **FOI** **M** **I-1** **PF** **RC** **RMU** **TC** **The Forge** **Waters Edge**

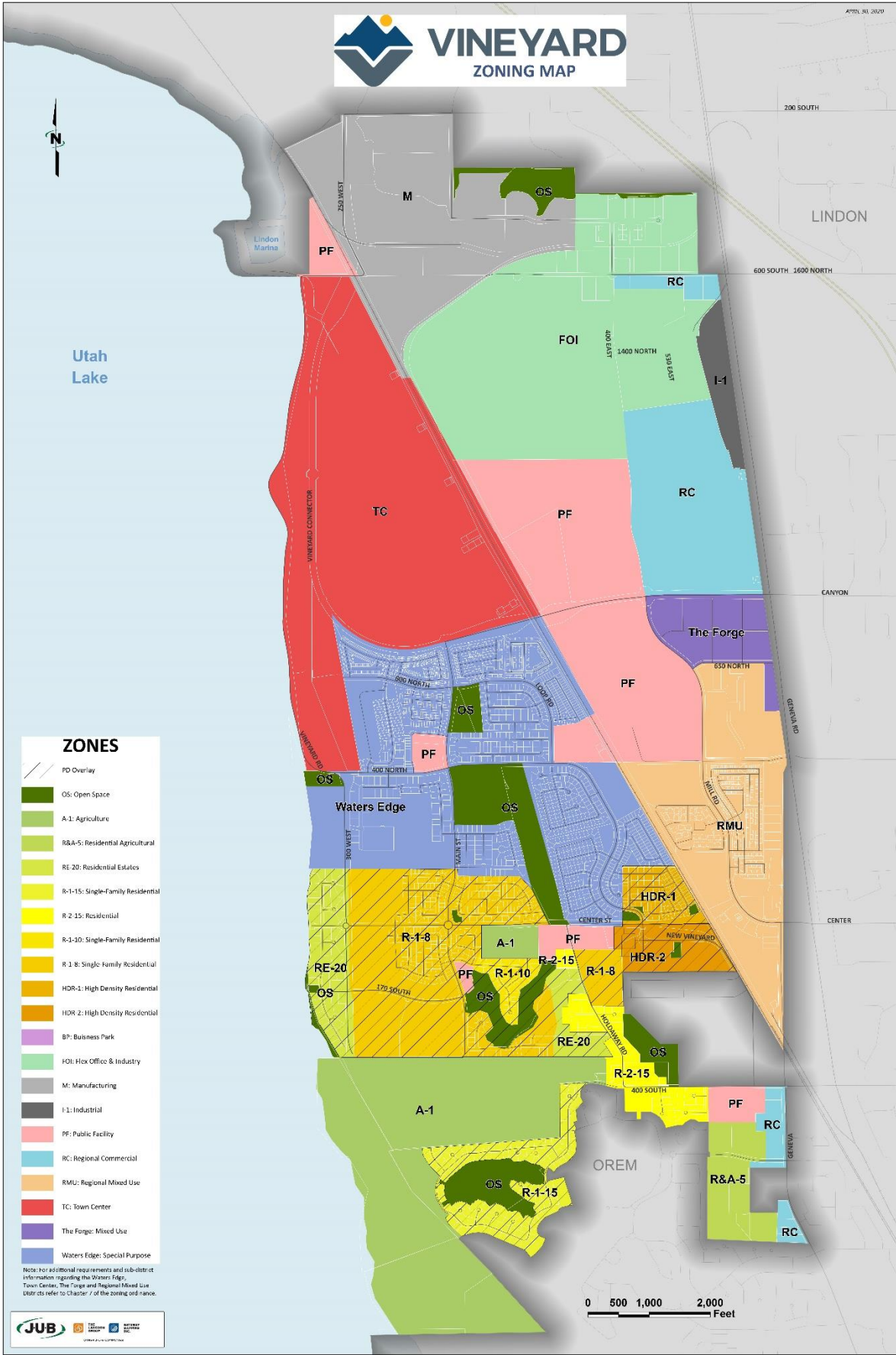


EXHIBIT B: ZONING TEXT AMENDMENT, SECTION 15.38.030(3)(C)

C. Nonresidential Uses. The number of parking spaces for non-residential uses shall be provided as follows:

NON-RESIDENTIAL SPACES		
USE	DESCRIPTIONS	PARKING RATIO
ADMINISTRATIVE & FINANCIAL		
Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	One (1) space per two hundred twenty <u>fifty</u> (2 0 50) sq. ft. of floor area.
Financial Services	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building, automatic teller machine and similar uses	One (1) space per one hundred fifty (150) sq. ft. of floor area
	Financial institutions with drive-through facilities	In addition to the above, a sixty (60) linear feet of stacking space per lane exclusive of drive aisles and parking spaces.
Unspecified Office Use		One (1) space per two hundred twenty <u>fifty</u> (2 0 50) sq. ft. of floor area.
AUTOMOBILE RELATED		
Auto Services	Facilities providing general vehicle service or repair, and similar services	Three (3) spaces per service bay, plus one (1) space per three hundred (300) sq. ft. of gross floor area excluding service bay(s).
	Facilities providing fast or express service bays or lanes	In addition to the above, a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
Automobile Rentals or Dealerships	Facilities for sale or rental of new or used auto, boat, RV, truck, trailer, camper, motor home or Motorcycle. (Outdoor vehicle	One (1) space per one thousand (1000) sq. ft. of gross floor area, plus one (1) space per six

	display spaces are not required to meet dimensional requirements of this Article)	thousand (6000) sq. ft. outdoor vehicle display area.
Automobile Towing & Impound Facilities	Facilities for towing, dismantling, recycling, impound and storage of junk vehicles, to include sanitary landfills and similar uses	Four (4) spaces or one (1) space per one thousand (1000) sq. ft. of floor area whichever is greater.
Car Washes	Facilities for the cleaning of vehicles,	One (1) space per three hundred (300) sq. ft. of office floor area, plus a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
	Self service facilities for the cleaning of vehicles	A minimum of four (4) spaces and the requirements above.
EATING & DRINKING ESTABLISHMENTS		
Restaurants	Eating establishments and similar services	One (1) space per one hundred (100) sq. ft. of floor area including outdoor seating
Taverns, Bars, Pubs & Lounges	Establishments licensed to sell alcoholic beverages to be consumed on the premises, often with limited food service	One (1) space per fifty (50) sq. ft. of serving area, plus one (1) space per two hundred (200) sq. ft. for preparation area.
ENTERTAINMENT & RECREATION		
Adult Uses	Establishments for adult entertainment that emphasize adult oriented uses and services in an adult motion picture theater, arcade, adult cabaret, adult motel, nude studio and similar facilities	One (1) space per fifty (50) sq. ft. of floor area
	Adult specialty shops for purchase of adult books, video, and similar products	One (1) space per three hundred (300) sq. ft. of floor area
Indoor Assembly	Public Facilities providing a variety of indoor public assemblies in a convention or reception center, meeting hall, social or private	One (1) space per two hundred (200) sq. ft. of floor area, or one (1) space per four (4) fixed seats of design capacity whichever is greater

	club, music hall, theatre and similar places, excluding taverns, bars, pubs, lounges and adult uses	
Indoor Recreation	Facilities providing a variety of indoor health and sports activities in a sporting complex, stadium, skating rinks, pool hall, dance hall, tennis and racquet clubs, game room, video arcade, bingo hall, community center, fitness center and similar indoor facilities	One (1) space per two hundred (200) sq. ft. of floor area
	Bowling Alleys	Two (2) spaces per lane, plus two (2) spaces per billiard table, plus one (1) space per each five visitor gallery seats
Outdoor Amusement & Recreations	Facilities providing a variety of outdoor amusement, entertainment, and similar activities in an amusement park, fairground, zoo, auditorium and similar places, to include special outdoor events such as carnivals or outdoor concerts. Outdoor recreations include a variety of outdoor health and sport activities in a racetrack, stables, rodeo ground, outdoor shooting range, swimming and tennis clubs, miniature golf and similar places	One (1) space per one thousand (1000) sq. ft. of activity area
	Golf course and driving range	One (1) space per two hundred (200) sq. ft. of main building floor area, plus one (1) space per every two (2) practice tees in driving range, plus four (4) spaces per each green in the playing area
GENERAL INDUSTRIAL & MANUFACTURING		
Light Industrial and Manufacturing	Facilities providing manufacturing and assembly services	One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area
Outdoor storage	Facilities providing exterior storage of construction	A minimum of four (4) spaces and one (1) space per five thousand (5000) sq. ft. of

	equipment and materials, recyclable material, and similar uses	designated outdoor area or one (1) space per three hundred (300) sq. ft. office floor area whichever is greater.
Unspecified Industrial Use (Shell Building)		One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area
Warehousing	Facilities providing warehousing of material and goods and similar uses	One (1) space per one thousand (1000) sq. ft. of warehouse area, plus one (1) space per three hundred (300) sq. ft. office floor area.
	Mini-storage facilities and similar uses	One (1) space per fifty (50) units
Wholesale, distribution	Facilities providing wholesale or distribution of trucks, trailers, boats, new and used cars, bulk fuel, machines, appliances, equipment, building material, lumber, plant nurseries, produce and similar merchandise in indoor or outdoor storage areas to include machine shops, lumberyards, import/export shops, moving, rental, or storage companies, market sales yards, and similar facilities	One (1) space per five hundred (500) sq. ft. of sales or display area, plus one (1) space per one thousand (1000) sq. ft. of indoor storage area, plus one (1) space per two hundred (200) sq. ft. of retail or office floor area.
GENERAL RETAIL		
Retail	Establishments providing general retail sales and services in a single store on a single lot, not part of a shopping center	One (1) space per three hundred (300) sq. ft. of floor area.
	Establishments providing general retail sales and services in a shopping centers (a commercial establishment planned, developed, owned or managed as a unit)	One (1) space per two hundred-fifty (250) sq. ft. of floor area. Note: for any center with more than fifteen percent (15%) of floor area in public assembly uses, including theaters, restaurants, schools, health spas, bars or cocktail lounges, there shall be required, in addition to these standards, ten (10) spaces per one thousand (1000) sq. ft. of public area within these uses.

	Establishments providing drive-through services including liquor stores, laundries and dry cleaners, pharmacies and similar services	In addition to the above, one hundred (100) linear feet of stacking space exclusive of drive aisles and parking spaces.
Unspecified Retail Use (Shell Building)		One (1) space per two hundred fifty (250) sq. ft. of floor area.
INSTITUTIONAL		
Child care	Facilities providing daily care of children in a nursery, day care or pre- school center	One (1) space per four hundred (400) sq. ft. of floor area.
Public, social and cultural services	Facilities providing public, social, non-profit, or institutional services in a library, museum, art gallery, post office, treatment, detention, or release center, halfway house, employment agency, shelter, and similar civic/public, cultural, and social institution (excluding group home)	One (1) space per two hundred (200) sq. ft. of floor area.
Religious Assembly	Facilities providing religious worship or study in a church, temple, synagogues and similar places	One (1) space per four (4) seats in main assembly area based on design capacity.
School	Public, charter or private educational institutions for Elementary and Junior High	One (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
	Senior High	Two (2) spaces per classroom, plus one (1) space per employee, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
Secondary Education	Public or private facilities providing education in a college, university, trade or vocational school, and similar institutions	Five (5) spaces per classroom, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.

Senior care	Facilities providing long-term care for seniors in a nursing or convalescent home, hospices or similar care facility (excluding group home)	One (1) space per three (3) beds.
Utility	Structures, equipment, or facilities providing for public/private utility & services, including radio, television, communication transmission, tower and similar structures	One (1) space per use.
LODGING		
Hotels or Motels	Places for lodging with ancillary facilities to include sleeping rooms, restaurants, lounges, resorts, meeting rooms and similar uses	One (1) space per room, plus one (1) space per one hundred (100) sq. ft. of restaurant and bar serving area, plus one (1) space per one hundred (100) sq. ft. of outdoor seating serving area, plus ten (10) minimum spaces for visitors parking, plus one (1) space per two hundred (200) sq. ft. of meeting room floor area.
Lodging Accommodations	Establishments providing accommodation in a bed and breakfast, lodge, to include fraternity, sorority, and similar facilities	One (1) space per room.
Recreational Resorts	Facilities providing overnight stops in Recreational Vehicle Park, travel trailer park, overnight camp ground and similar places	One (1) space per two hundred (200) sq. ft. of gross activity area, or one (1) space per RV or trailer whichever is greater.
MEDICAL		
Medical Offices and Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	One (1) space per two hundred 20 ^{fifty} (2 0 ⁵ 0) sq. ft. of floor area.
Hospitals	Facilities providing medical or surgical care, emergency medical and similar services	A minimum thirty (30) spaces for emergency services or two (2) spaces per bed, plus one (1) space per employee whichever is greater.

Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	One (1) space per one hundred fifty (150) sq. ft. of floor area.
PERSONAL SERVICES		
General Professional Services	Establishments providing general professional services such as cabinet and carpentry making, custom dressmaking and alteration, watch and clock repair, dry cleaning & laundry, pet care, messenger delivery, photographic developing & printing, blueprint production, travel information & similar professional services	One (1) space per two hundred (200) sq. ft. of floor area.
Personal Improvement	Establishments providing personal services such as tanning, massage therapy, manicure, hair and beauty treatment, tattoo and body piercing, palm reading, fortune tellers, and similar services	One (1) space per one hundred fifty (150) sq. ft. of floor area.
OTHER		
Funeral Services	Facilities providing burial preparation and/or funeral services in a cemetery, crematorium, mausoleum, funeral home and chapel, mortuaries and similar facilities	One (1) space per every three (3) fixed seats in main viewing rooms based on design capacity plus one (1) space per funeral vehicle.



COMMUNITY DEVELOPMENT

DATE: May 6, 2020
FROM: Morgan Brim, Community Development Director
TO: Planning Commission
ITEM: Ord 2020-03: Public Hearing and Consideration of an ordinance to amend the Vineyard Zoning Ordinance, Parking Requirements 15.38.030(3)(c)
APPLICANT: Eric Towner, X Development

INTRODUCTION:

The applicant, X Development has applied for a text to the Vineyard Zoning Ordinance, Parking Requirements 15.38.030(3)(c) to reduce parking requirements for professional and medical offices from 1 space per 200 square feet to 1 space per 250 square feet. The applicant has provided a summary letter which indicates that this change would align Vineyard's parking requirements with those of Orem, Lehi and Draper. They mention this change would be beneficial to businesses looking to locate in Vineyard as commercial parking is typically driven by the private sector with businesses constructing enough parking to accommodate their operations.

An ordinance with the suggested code changes is attached. This ordinance also contains language changing the zoning map designation on 720 S. Geneva Road. If the intention of the planning commission is to approve both the zoning map and this text amendment, then they may recommend approval of this ordinance. The planning commission may also elect to separate the two changes into separate ordinances.

RECOMMENDATION:

The planning commission may request further information to further inform their recommendation to the city council. This is an applicant initiated zoning text amendment and the applicant will provide further information during the public hearing.

MOTION OPTIONS:

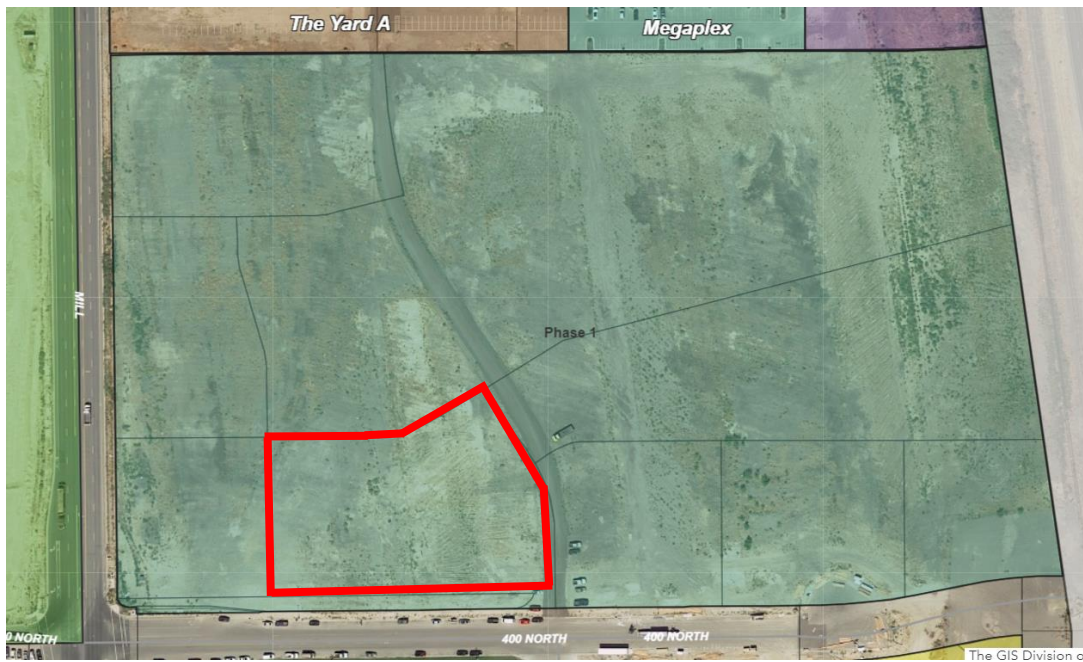
Option 1: "I move to forward a recommendation of denial to the city council of the proposed zoning ordinance text amendment."

Option 2: "I move to forward a recommendation of approval to the city council of the proposed zoning ordinance text amendment."

ATTACHMENTS:

- Proposed Ordinance
- Applicant's Summary Letter

Date: May 6, 2020
From: Elizabeth Hart, Planner
To: Planning Commission
Item: The Yard B: Lot 4 Site Plan Amendment
Address: 484 N 700 East
Applicant: X Development
Owner: X Development



INTRODUCTION

The applicant is proposing amendments to the Lot 4 of the Yard C subdivision. The development is within the Regional Mixed Used (RMU) zoning district. The proposed development is a two-story medical office building. In July 2019, the Planning Commission approved a site plan for Lot 4 within the Yard B development located south of the Megaplex.

ANALYSIS

	Original Site Plan	Amended Site Plan
Use	Medical Office	Medical Office
Lot Size	8.51 acres (370,499 SF)	2.085 acres (90,604 SF)
Building Square Footage	44,918 SF	32,136 SF
Building Height	39'	39'
Setbacks	20' to Mill Road 15' to 400 North	15' to 400 North

Landscaping	~39,191 SF	~23,289 SF
Parking Stalls	222 + 4 ADA	126 + 5 ADA (131 Total)
Open Space	Counted with Golf Facility	Required 10% of site

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Section	Standard	Amended Lot 4	Compliance
2.08.1.a. Project Characteristics	Multiple buildings which may accommodate one or more uses	Medical Office Building	☒ Yes ☐ No ☐ N/A
2.08.1.b.	Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways.	450 North and 700 East provide vehicle access from Mill Road and 400 North. There are pedestrian sidewalks proposed on all the internal and external roads that provide pedestrian connections to this building. Staff has requested that a sidewalk be placed off of the 400 North sidewalk leading to the south entrance.	☒ 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 open space was originally counted with the Golf Facility proposed within this development. Since the construction of the Golf Facility has not taken place staff requested that this site meet the open space requirement. Plans have not been updated to show an open space area, staff has added this as a condition.	☒ 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	The entire Yard B development is ~22 acres. Lot 4: 2.06 acres	☒ Yes ☐ No ☐ N/A

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Section	Standard	Amended Lot 4	Compliance
	provisions of this ordinance and approval by the City Council		
2.08.4. Non-Residential	There is no limit on the intensity of non-residential units as long as each development complies with the development standards of the approved development plan and the requirements herein.		☐ Yes ☐ No ☒ N/A
2.08.5. Building Height	Maximum Height: 60 feet	39'	☒ Yes ☐ No ☐ N/A
2.08.6. Setbacks	Arterial – 25 feet Collector – 20 feet Local – 15 feet	Setback 16.6' from 400 North.	☒ Yes ☐ No ☐ N/A
2.08.7. Compatibility Requirements	Development shall be compatible with, and preserve the character and integrity of adjacent land uses, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent land uses. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both to ameliorate such impacts.	The proposed use is a medical office. There is a residential development to the south of the project along 400 North. The building is pushed up against 400 North. Pedestrian sidewalk along 400 north provides access to the south entrance and onto the site. Access to the parking lot comes from 700 East and 450 North	☒ Yes ☐ No ☐ N/A
2.08.8. Separation	There shall be an appropriate separation between existing	Not applicable	☐ Yes ☐ No

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Section	Standard	Amended Lot 4	Compliance
Between Industrial Uses	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.		☒ N/A
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.	Staff has requested that a connection from 400 North to the south entrance be made. Adequate pedestrian pathways, crosswalks and 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	Staff has requested that a connection from 400 North to the south entrance be made. 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	Amended Lot 4	Compliance
	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, 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 open space was originally counted with the Golf Facility proposed within this development. Since the construction of the Golf Facility has not taken place staff requested that this site meet the open space requirement. Plans have not been updated to show an open space area, staff has added this as a condition.	☒ 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		

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Section	Standard	Amended Lot 4	Compliance
	approved by the Town Planner.		
2.08.10.e. Open Space	All open space areas shall be owned and maintained by a property owners association or landowner. Areas than 5 acres in size may be dedicated to the Town upon approval of the Town Council.	Not applicable	☐ Yes ☐ No ☒ N/A

Site Planning and Building Design Requirements

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

The subject site has sidewalks proposed around the site that connect pedestrians to the proposed building and the rest of the Yard 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	Amended Lot 4 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	The proposed building itself provides visually attractive features to the area. The Yard B site will have 2 monument signs. Bicycle parking is proposed for each lot.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	useable parks and open spaces.		
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 building utilizes varied tones of natural materials and colors. Wood grained siding, dark brick, and tan/warm gray colored stucco. These materials will help the man-made structure blend with the surrounding environment.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	The majority of this building is designed to emphasize the horizontal lines. Windows are lined up horizontally and staggered vertically in the majority of the building.	☒ Yes ☐ No ☐ N/A
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 building is designed with no primary or secondary facades. There is equal attention paid to all building faces. Because of the site this building will be viewed from all sides and such we have no treated any particular façade as the “back” of the building.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Amended Lot 4 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.	The building is broken up with various material changes. The applicant used the buildings 2 primary materials and 2 accent materials in different ways on all faces of the building to add shadows, interest, and break up an larges masses.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)	This building will have a "flat" or low-sloped roof. The exterior walls will extend beyond the roof plan and thus the roof will not be visible from the ground	☒ Yes ☐ No ☐ N/A
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.	The applicant has vaired the roof lines and parapet heights throughout the building to break up the massing of the building. Stucco walls, brick walls, and metal walls all end at different heights.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Amended Lot 4 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.	The exterior expression of this building is a more modern than traditional. As such, cornices, sculpted features, moldings, stonework, and decorative vents are not appropriate for the design. However, they have incorporated detailing such as material changes toward at some windows, set in brick and metal panel areas along large wall faces, a wide overhanging canopy at the entrance, stucco grids and reveals, etc. These moves accomplish the same goals but in design language more consistent with a modern building. The main entryway is covered	☒ 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	Amended Lot 4 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 ~39 feet in height.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.		
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.	This building is part of a larger development and has been designed in conjunction with such. This ensures that the traffic and pedestrian patterns will be integrated into the larger development.	☒ 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	Amended Lot 4 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.	This building is brought close to the street with glazing and well-articulated facades. A secondary entrance on the ground floor facing 400 North to provide an open feeling and street orientation to the building.	☒ 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 incorporated several different window sizes and pattern on the ground level to provide a human scale to the building at ground floor. The canopy at the entrance will also provide a human scale element to the building and signal to the visitor where to enter.	☒ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	Brick (midnight Black) Wood Siding Stucco Metal Panel	☒ 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	Warm Gray/Tan – Stucco Black – Steel Canopy Black – Brick Veneer Wood – Siding Material	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Amended Lot 4 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.	Gray and Black Paint	
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.	The proposed flat metal paneling will have a dull finish	☒ Yes ☐ No ☐ N/A
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive	The entire site is a vacant dirt lot.	☐ Yes ☐ No ☒ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Amended Lot 4 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.	Staff has requested the applicant propose an open space area for this site. This has been added as a condition for approval.	☐ 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	Amended Lot 4 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.	Not applicable	☒ 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	This development is large and has a high parking requirement. Thus, individual buildings will be far enough apart as to not seriously inhibit any views of the surrounding landscape.	☒ Yes ☐ No ☐ N/A
15.36.030.13 Landscaping	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	Amended Lot 4 Staff Comments	Compliance
Design Standards	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 between the parking stalls that face 400 North. This buffer meets the requirements within the landscaping chapter.	☒ Yes ☐ No ☐ N/A
15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.	No natural open space is located within the project area	☐ 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	Amended Lot 4 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 bicycle 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	No fencing is proposed for the site	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Amended Lot 4 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. No exterior building lighting is proposed	☒ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue white colors or fluorescent and mercury vapor lamps are prohibited.		☐ Yes ☐ No ☒ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Amended Lot 4 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	Signage will have to go through the process	☒ Yes ☐ No

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Amended Lot 4 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.		☐ 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. Proposed parking stalls facing south toward 400 North will have a berm and landscaping of a minimum of three feet (3') in height to block vehicle headlights from entering the residential units to the south on 400 North.

The applicant is applying for a zoning text amendment to reduce the parking stall requirement of Medical Office and Offices from five (5) spaces per 1000 square feet of floor area to four (4) spaces per 1000 square feet of floor area. The City Council will hold a public hearing and consider this on May 13, 2020. The approval of this site plan will only take into effect if the City Council approves the zoning text amendment. If the zoning text amendment does not pass the applicant will have to resubmit the site plan for approval from the Planning Commission.

Use	Required	Proposed
Medical Office: 1 space per 200 SF of floor area	Medical Office Building: 32,136 SF Required: 161 stalls Proposed: 131	The applicant is proposing 131 parking stalls. The applicant is requesting a zoning text amendment to the parking requirements for medical office and office uses. The change would require 1 space per 250 SF of floor area. If the text amendment is approved then the required number of parking stalls would be 128, and the proposed would meet the code.

VZC Chapter 15.38 Parking and Loading Requirements				
Category	Standard			Amended Lot 4 Staff Comments
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.
	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	Most aisles are 24 feet in width with the exception of the North East corner area, staff has request that this aisle be increased to 24 feet. Staff has added a condition that the applicant work with the fire department to be in compliance with fire code regarding drive aisles.
	90 deg.	24 ft	24 ft	
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.			Not applicable.
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			Not proposing

☒ Yes
☐ No
☐ N/A

☒ Yes
☐ No
☐ N/A

☒ Yes
☐ No
☐ N/A

☐ Yes
☐ No
☒ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	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		
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 covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.	Proposing asphalt	☒ Yes ☐ No ☐ N/A
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	Proposing 19 feet high street light lamps and the photometric plan shows that the parking lot will be adequately lite.	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	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.	No parking lot lighting protrudes over into the residential area to the south.	
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.	A 2-foot berm with plantings of a minimum 1 foot in height is proposed along the parking stalls facing 400 North. The detail on the plans stats that the berm shall be constructed per this specific code section. The berm should be placed back 2.5 feet from the edge of the parking stall.	☒ Yes ☐ No ☐ N/A
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:	Proposing 4 landscaped islands and 2 5x5 tree diamonds.	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	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.		
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges	A berm is proposed between the parking stalls abutting 400 North.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iii.	Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the	A sidewalk along 450 North and 400 North lead to the entrances of the building.	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	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.		
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
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 5 ADA stalls. This will be approved by the building	☐ Yes ☐ No ☒ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
		department during the building permit process.	
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 building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.	500 Mill LLC has a maintenance agreement and will maintain the whole site.	☐ Yes ☐ No ☒ N/A
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the	Will be maintained by 500 Mill LLC	☐ Yes ☐ No ☒ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	lowest branch to the adjacent grade elevation.		
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		
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.		The applicant is requesting a zoning text amendment to the parking requirements for medical offices. The approval of this site	☒ Yes ☒ No ☐ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
		plan will only take into effect if the City Council approves the text amendment on May 13, 2020	
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
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

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
15.38.030.2.f. Joint Use Parking		The applicant is not proposing joint use parking for this site.	☐ Yes ☐ No ☒ N/A
15.38.030.2.g. Offsite Parking			☐ Yes ☐ No ☒ N/A
15.38.030.2.h.i. Bicycle Parking	The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Title shall not exceed 30 spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirement by 50% for development that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development.	Proposing 6 bicycle stalls. Required to have at least 13 bicycle stalls, this is dependent upon how many parking stalls will be required.	☐ Yes ☒ No ☐ N/A
15.38.030.2.h.ii. Bicycle Rack General Requirements	Design and spacing requirements	Staff has added a condition that all Bicycle Parking requirements are met, including the rack design, spacing, and location. Staff will be able to inspect the bicycle parking during final inspection.	☐ Yes ☐ No ☐ N/A
15.38.040 Off-Street Loading Requirements		Not proposing.	☐ Yes ☐ No

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
			☒ N/A

Landscaping

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

	Amended Lot 4
Total Site Area	2.06 Acres or 90,604 SF
Required 20% Landscaping	18,121 SF
Proposed Landscaping	Total Landscaping: ~23,289 SF

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

VZC Chapter 15.40 Landscaping			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	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.		
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 the approved Vineyard Tree Manual		☒ Yes ☐ No ☐ N/A
15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual.	84% of proposed plants are medium or low 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	2,2912 SF proposed along 400 North. (24%)	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	parks and playfields as determine by the City Planner are subject to this limitation.		
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 decorative rock will be placed 4" deep	☒ 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			
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	Permanent containment barriers (concrete curbs or		

VZC Chapter 15.40 Landscaping			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
Landscaped Areas	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.	1 monument sign is proposed on the southeast corner at 400 North. Staff has determined that the location of the signs meets the intent of the sign ordinance.	☒ 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 than 5% of the net site area, whichever is greater.	Not within the industrial district. Within the RMU district.	☐ Yes ☐ No ☒ N/A
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this section, landscape areas shall also include plazas.	Lot 4: 90,604 SF 20%: 18,121 SF Proposed: ~23,289 SF	☒ Yes ☐ No ☐ N/A
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall	The subject lot meets this requirement.	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	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.		
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.	Landscaping is proposed along all street frontages	☒ Yes ☐ No ☐ N/A
15.40.080.3.a. Landscaped Buffers	A minimum 10 foot wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.	The site does not abut any multi-family or residential areas.	☐ Yes ☐ No ☒ N/A
15.40.080.3.b.	The landscape buffer areas shall be improved with a minimum of 1 screening tree	Not applicable.	☐ Yes ☐ No

VZC Chapter 15.40 Landscaping			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	spaced at each 15-foot interval of the property boundary being screened.		☒ 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	15 feet for 400 North. There is ~ 16.6' of landscape setback and street frontage.	☒ Yes ☐ No ☐ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet	Not a residential subdivision	☐ Yes ☐ No ☒ N/A
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line	The landscaped setback is measured from the building to the back of curb, there is a proposed sidewalk in the landscape setback that has been taken out of the calculation of the street frontage landscaping.	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping			
Category	Standard	Amended Lot 4 Staff Comments	Compliance
	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.		
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.	Street Frontage Landscaping: 12,021 Turf: 2,912 (24%)	☒ Yes ☐ No ☐ N/A
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	400 North Frontage: 394 FT Trees Req: 20 Shrubs Req: 197 Proposed Trees: 20 Proposed Shrubs: 200	☒ Yes ☐ No ☐ N/A

FINDINGS

The proposed use of a Medical Office is a allowed use within the RMU district. The proposed buildings are under maximum allowed height within the RMU district. The open space requirement has not been met for this lot; staff has added a requirement that the applicant incorporate an open space area that meets the codes requirements. Landscaping requirements have been met for the site.



The approval of the site plan is will only take into effect if the City Council approves the zoning text amendment of reducing the required parking stall amount from 5 stalls per 1000 SF of floor area to 4 stalls per 1000 SF of floor area.

CONDITIONS FOR APPROVAL

1. This approval of the site plan will only take into effect if the City Council approves the zoning text amendment of the parking requirements on May 13, 2020.
2. This project shall meet substantial conformance with the plans approved attached to the planning commission staff report of May 6, 2020, any changes will require plans to be approved by the planning commission.
3. The applicant shall submit an updated site plan to staff that shows an open space area that meets the requirements stated within 2.08.10 of the Special Purpose Districts Ordinance.
4. The applicant shall work with staff and the fire department to come into compliance with fire code for drive aisles.
5. All bicycle parking shall meet the requirements set forth in 15.38.030.h of the Zoning Ordinance.
6. The applicant shall provide a sidewalk from 400 North to the south entrance.
7. The applicant shall provide a detail for parking stalls overhanging a sidewalk by 2-feet.
8. All light shall be shield and directed downward toward the site and not extend into any residential area.
9. The applicant shall pay any outstanding fees or make any redline corrections prior to the issuance of a building permit.

RECOMMENDATION

Staff is recommending approval of the site plan application for lot four (4) of the Yard B development with the conditions listed above.

PROPOSED MOTION

"I move to approve the site plan amendment of Lot 4 within Yard B with the conditions as listed by staff"

ATTACHMENTS

Project Narrative
Lot 4 Site Plan Package
Lot 4 Elevation Renderings
Lot 4 Material Board
Lighting and Photometric Plan
Site Plan Application



THE YARD B AMMENDED LOT 4 – MIXED PROFESSIONAL & MEDICAL OFFICE PROJECT NARRATIVE

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

Steve Hutchings
steve@xdevco.com
801-915-1911

Eric Towner
eric@xdevco.com
801-598-5250

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Plan Narrative

The Lot 4 Medical Office is part of The Yard (B), which will be an exciting vibrant mixed-use center that will have regional appeal. The vision for a Master Planned center with cross access to all parcels and efficient use of parking has led to this fantastic design. The site will develop into a premier entertainment and office mixed use site.

The development of The Yard (B) has already commenced and the construction of utilities, roads, curb, storm water and traffic improvements including access to 400 North has been completed.

The Lot 4 Medical Office will include the newly designed 32,000 square foot office building on the east portion of the recently subdivided Lot 4 fronting 400 North (final approval pending). The intended use is for a professional medical office building which will provide much needed health services to the community.

The new building on Lot 4 and site designs are the result of a tremendous amount of time and collaboration with extremely talented and visionary professionals. The medical office building will bring new, higher paying jobs and will continue shaping Vineyard as a true community where you can live, work and play!

Medical Office Development Calculations

TOTALS

MEDICAL OFFICE	TOTALS
TOTAL PARKING STALLS REQUIRED (based on proposed text amendment)	128
TOTAL PARKING STALLS PROVIDED	131
TOTAL BUILDING AREA (sqft)	32,136

Vineyard Code

GENERAL

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

The Code includes among other requirements, the following:

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

USES

Allowable uses are identified in the VZC 15.12.050 District Use Table.

The medical office use is a permitted use among others as shown below.

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

PARKING

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

- Parking ratios:

Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	One (1) space per two hundred (200) sq. ft. of floor area.
Medical Offices and Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	One (1) space per two hundred (200) sq. ft. of floor area.

- ▶ *The Yard B Medical office plan does not currently meet the above requirements. Accordingly, X Development has filed an application for a text amendment with Vineyard City requesting that the requirement be changed to one to 250 SF of floor area as is consistent with nearby development-friendly cities.*
- ▶ *Additionally, the Reciprocal Easements and Access Agreement recorded on the property allows for cross parking during peak hours of the operating businesses. The Professional/Medical Office and the Golf Entertainment facility complement each other well and enhance parking capabilities for both uses as their peak hours of operation are at different times.*

LANDSCAPING

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

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

- support the overall design
- Drought Tolerant
- Street tree requirements

The referenced requirements include:

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

- ▶ *The proposed plan has illustrated locations for trees and shrubs, however exact quantities of shrubs and smaller plants may vary in actual construction. The change will not go below the minimum code required number of shrubs and plants.*

CIRCULATION AND ACCESS

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

DRAINAGE

See attached report from Ensign Engineering

Landscape Narrative

The Lot 4 Professional/Medical Office landscape design strives to create an ecologically and visually pleasing environment. The landscape design incorporates water friendly designs that are attractive and practical.

PLANT LIST

Refer to plant list on the attached Ensign Landscape Plans

IRRIGATION

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

Drawings

See attached full size drawings from Ensign Engineering

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'

YARD B, LOT 4 OFFICE BUILDING

787 EAST 400 NORTH
VINEYARD, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
March 24, 2020

INDEX OF DRAWINGS

- C-001GENERAL NOTES
- C-100SITE PLAN
- C-200GRADING AND DRAINAGE PLAN
- C-300UTILITY PLAN
- C-400EROSION CONTROL PLAN
- C-500DETAILS
- C-501DETAILS
- C-502DETAILS
- L-100LANDSCAPE PLAN
- L-200IRRIGATION PLAN
- L-300LANDSCAPE AND IRRIGATION DETAILS

NOTICE TO CONTRACTOR

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

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

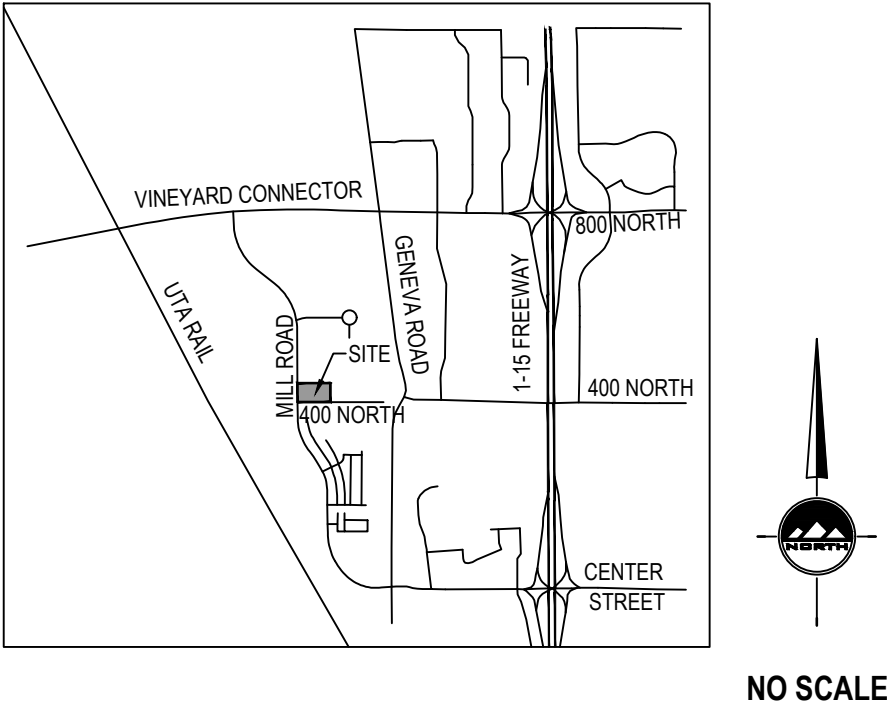
NOTICE TO DEVELOPER/CONTRACTOR

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

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



GENERAL NOTES

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



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FOR:

XDEVELOPMENT
9537 S 700 E
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

YARD B, LOT 4
OFFICE BUILDING
787 EAST 400 NORTH
VINEYARD, UTAH

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

COVER SHEET

PROJECT NUMBER
6435N

PRINT DATE
3/24/20

DRAWN BY
M. BUDGE

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

C-000

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. 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.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY MATERIALS OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. 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.
11. 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.
12. 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.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. 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.
15. 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.
16. 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:
- 16.1. 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.
- 16.2. 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 16.1 ABOVE.
- 16.3. IN ADDITION TO 16.1 AND 16.2 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.
- 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
- 16.5. 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 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. 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.
24. 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.
25. 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.
26. 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 COMPLETED WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. 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.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02200 (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 DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. 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.
7. 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.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. 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, 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.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. 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.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. 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.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. 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.
5. 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 GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. 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.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. 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

1. 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.
2. 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.
3. 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

1. 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.
2. 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.)
3. 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.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. 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.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. 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.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. 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.
11. 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.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFT-OVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. 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.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. 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.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CATCH BASIN
CB	CURB FACE OR CURBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
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
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OWP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	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
WV	WALL INDICATOR VALVE
W	WATER LINE

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

LEGEND

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

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



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XDEVELOPMENT
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SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

YARD B, LOT 4
OFFICE BUILDING
787 EAST 400 NORTH
VINEYARD, UTAH

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

GENERAL NOTES

PROJECT NUMBER 6438N	PRINT DATE 3/24/20
DRAWN BY M. BUDGE	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

C-001

811

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

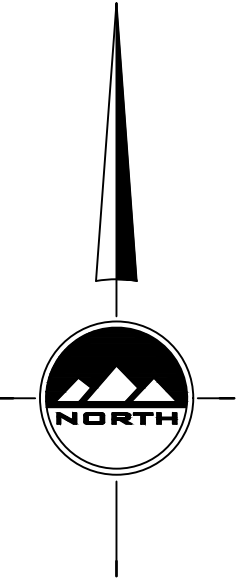
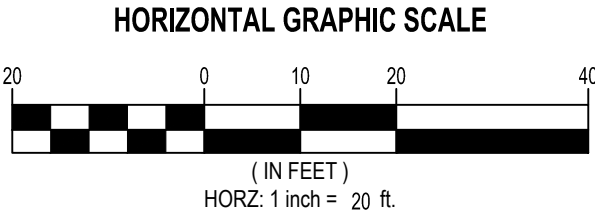
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4650.50'

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

- 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:
- PARKING LOT ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3. SEE DETAIL 11C-500.
 - 24" COLLECTION CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
 - 24" REVERSE PAN CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
 - TINTED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING).
 - TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER.
 - 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - LIGHT POLE: SEE LIGHTING PLANS FOR EXACT LOCATION AND DETAILS.
 - 4" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING #4.
 - ADA ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7.
 - MONUMENT SIGN BY OTHERS.
 - CONSTRUCT 5' X 5' TREE ISLAND WITH CURB WALL PER TOWN OF VINEYARD STANDARD DRAWING #6.
 - EXISTING LIGHT POLE: PROTECT IN PLACE.
 - *HANDICAP PARKING* SIGN PER M.U.T.C.D. STANDARD PLANS.
 - NEW TRASH ENCLOSURE PER DETAILS 3, 10, & 11 ON SHEET C-500. CONSTRUCT PER VINEYARD TOWN STANDARDS AND REGULATIONS.
 - NEW DUMPSTER APRON PER DETAIL 41C-500.
 - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.

- CONCRETE PAVING: 5" THICK CONCRETE PAVING OVER 4" BASE COURSE PER DETAIL 21C-500 AND GEOTECHNICAL REPORT.
- SAWCUT LINE.
- FUTURE CURB AND GUTTER.
- BIKE RACK PER DETAIL 91C-500.
- 3" WATERWAY PER APWA STANDARD PLAN NO. 211.
- 0" HIGH CURB AND GUTTER.
- ACCESSIBLE ROUTE

PARKING DATA TABLE	
STANDARD STALLS	126
ADA - ACCESSIBLE STALLS	5
TOTAL STALLS	131



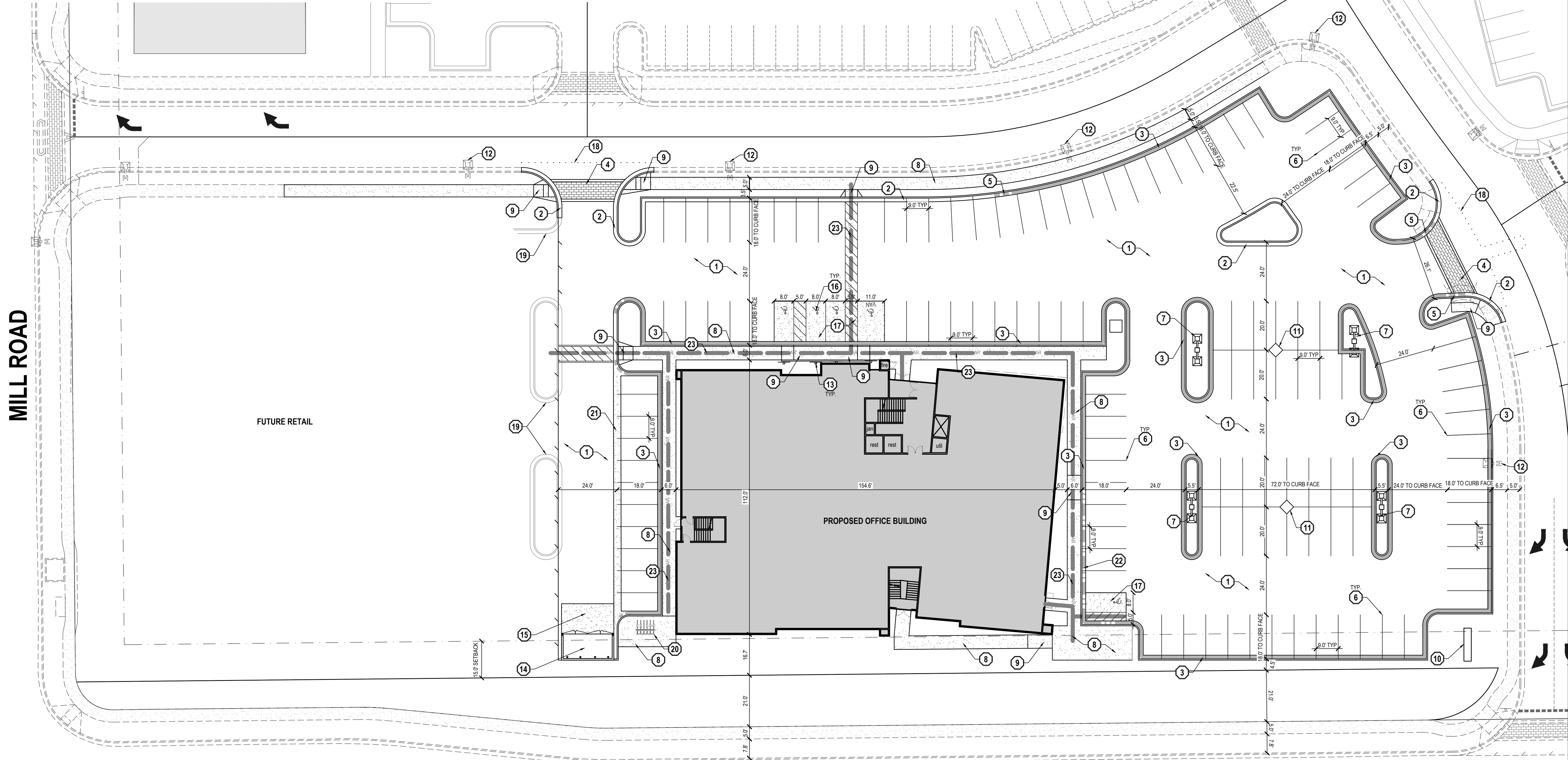
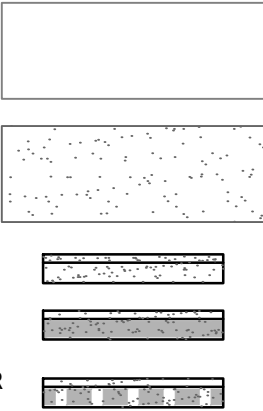
ASPHALT PAVEMENT (KEYNOTE 1)

CONCRETE PAVEMENT (KEYNOTE 17)

STANDARD CATCH CURB AND GUTTER

REVERSE PAN CURB AND GUTTER

TRANSITION TO REVERSE PAN CURB AND GUTTER



THE STANDARD IN ENGINEERING

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YARD B, LOT 4
OFFICE BUILDING
787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1			
2			
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7			
8			

SITE PLAN

PROJECT NUMBER 6439N	PRINT DATE 3/24/20
DRAWN BY M. BUDGE	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

C-100

811

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BENCHMARK

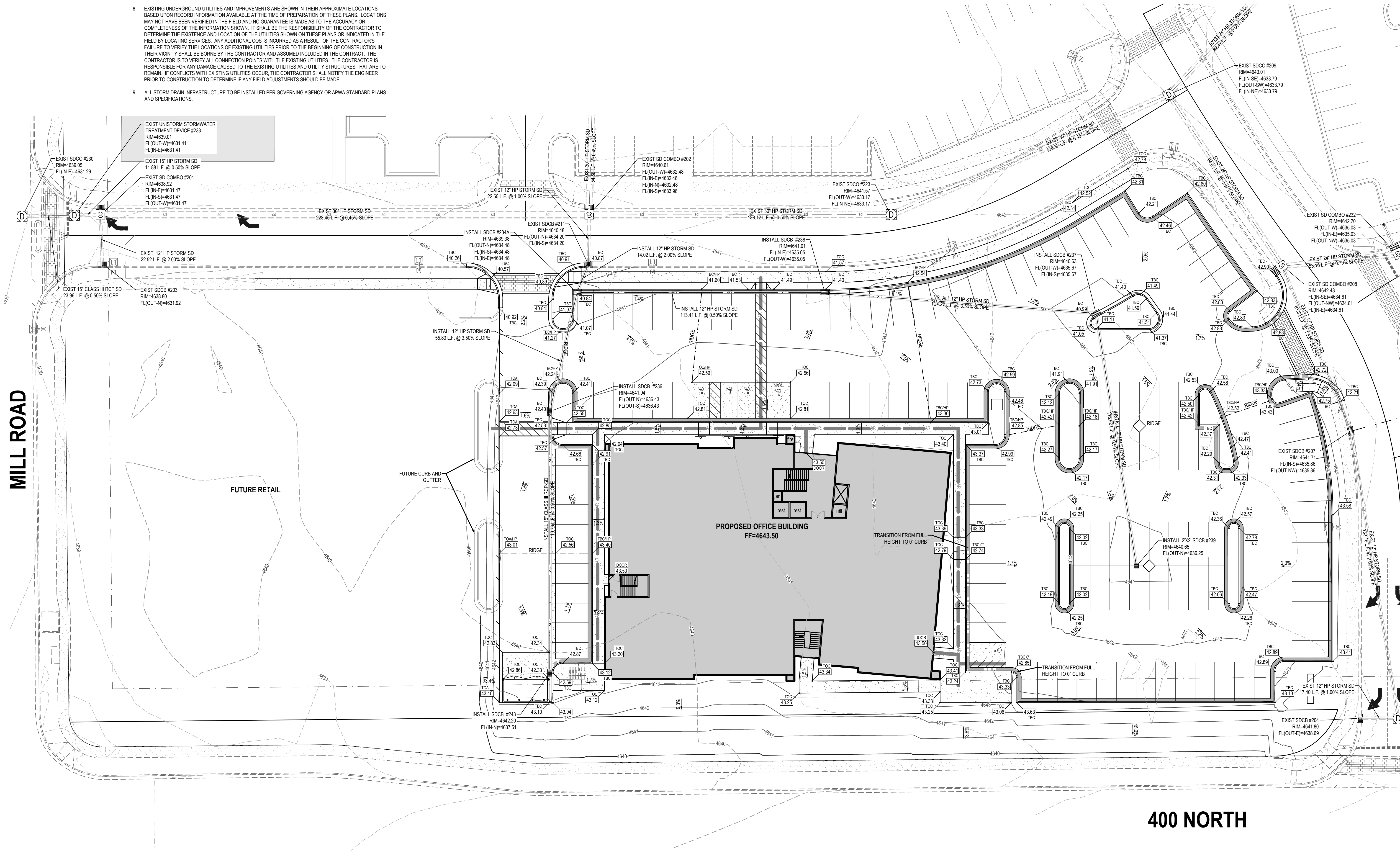
SOUTHEAST CORNER OF SECTION 8,
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SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE TOWN OF VINEYARD STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 40.54 REPRESENTS AN ELEVATION OF 4640.54 ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.

- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



EN SIGN

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YARD B, LOT 4
OFFICE BUILDING
787 EAST 400 NORTH
VINEYARD, UTAH

GRADING PLAN

NO. DATE REVISION BY

1

2

3

4

5

6

7

8

PROJECT NUMBER
6439N

PRINT DATE
3/24/20

DRAWN BY
M. BUDGE

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

C-200

811

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

BENCHMARK

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

GENERAL NOTES

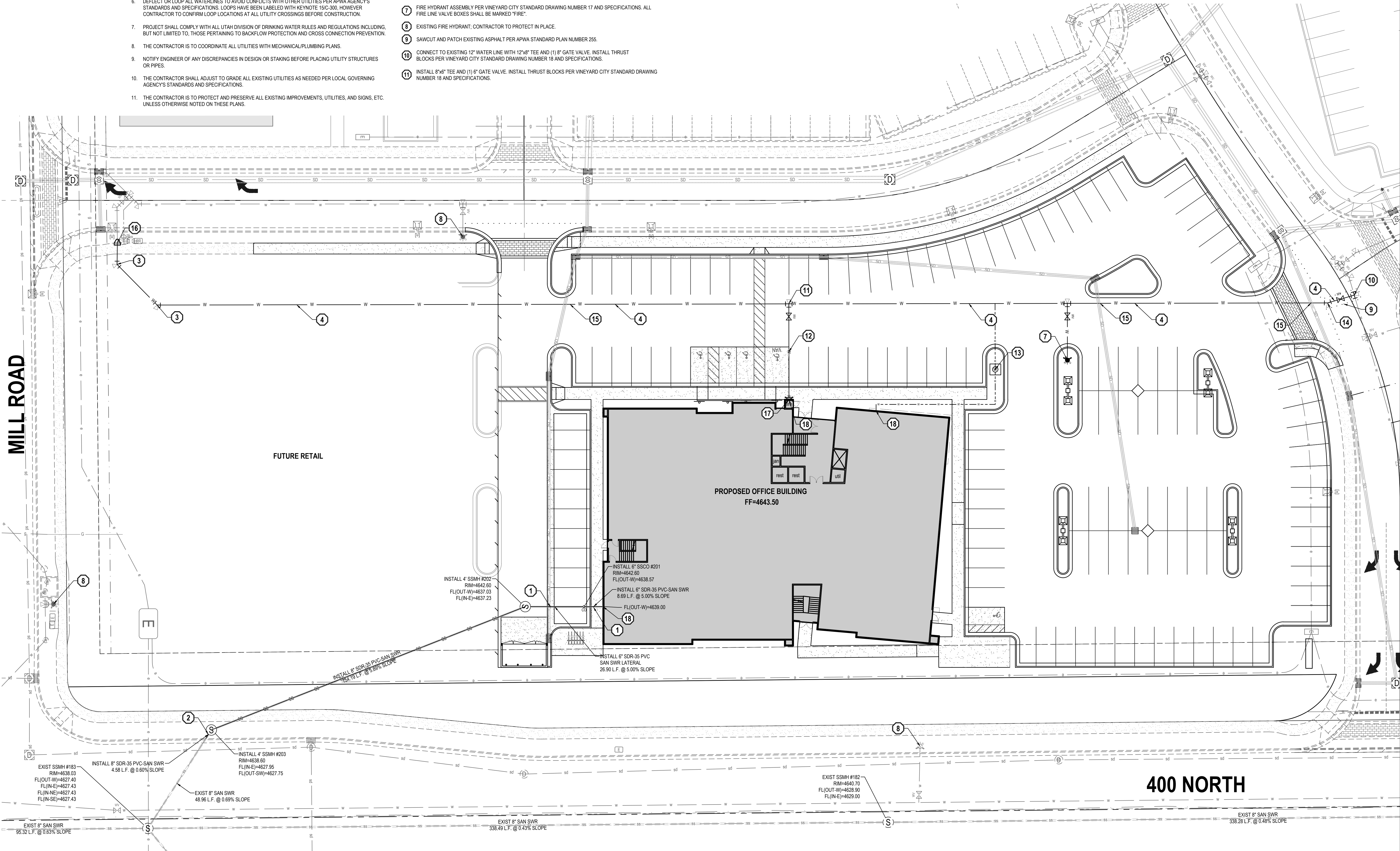
- ALL WORK TO COMPLY WITH THE TOWN OF VINEYARD STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER VINEYARD CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER APWA AGENCY'S STANDARDS AND SPECIFICATIONS. LOOPS HAVE BEEN LABELED WITH KEYNOTE 15C-300, HOWEVER CONTRACTOR TO CONFIRM LOOP LOCATIONS AT ALL UTILITY CROSSINGS BEFORE CONSTRUCTION.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

- 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. CONNECTION PER VINEYARD CITY STANDARD DRAWING 20 AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- INSTALL NEW SSMH ON EXISTING SEWER PIPE PER VINEYARD CITY STANDARD DRAWING NUMBER 14A AND SPECIFICATIONS.
- 45° BEND AND THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18.
- 8" C-900 DR 18 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS. PER VINEYARD CITY STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #13 AND SPECIFICATIONS. INSTALL HORIZONTAL CURVES USING MANUFACTURER RECOMMENDED BENDING RADIUS.
- 8"x8" TEE. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18.
- 8" GATE VALVE. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18.
- FIRE HYDRANT ASSEMBLY PER VINEYARD CITY STANDARD DRAWING NUMBER 17 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE".
- EXISTING FIRE HYDRANT; CONTRACTOR TO PROTECT IN PLACE.
- SAWCUT AND PATCH EXISTING ASPHALT PER APWA STANDARD PLAN NUMBER 255.
- CONNECT TO EXISTING 12" WATER LINE WITH 12"x8" TEE AND (1) 8" GATE VALVE. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
- INSTALL 8"x6" TEE AND (1) 6" GATE VALVE. INSTALL THRUST BLOCKS PER VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.

- 6" C-900 DR 18 WATER LINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE".
- 2" CULINARY WATER SERVICE LATERAL, WATER METER, AND CONCRETE VAULT. CONNECT TO WATER MAIN LINE PER VINEYARD CITY STANDARD DRAWING NUMBER 19 AND SPECIFICATIONS.
- 22.5° BEND AND THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18.
- LOOP WATERLINE UNDERNEATH STORM DRAIN PER APWA STANDARD PLAN NO. 543. AND SPECIFICATIONS.
- CONNECT TO EXISTING WATER LINE STUB WITH 8"x6" REDUCER.
- FIRE DEPARTMENT CONNECTION.
- REFER TO MECHANICAL PLANS FOR CONTINUATION



EN SIGN

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YARD B, LOT 4
OFFICE BUILDING
787 EAST 400 NORTH
VINEYARD, UTAH

NO. DATE REVISION BY

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UTILITY PLAN

PROJECT NUMBER 6439N PRINT DATE 3/24/20
DRAWN BY M. BUDGE CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

C-300

811

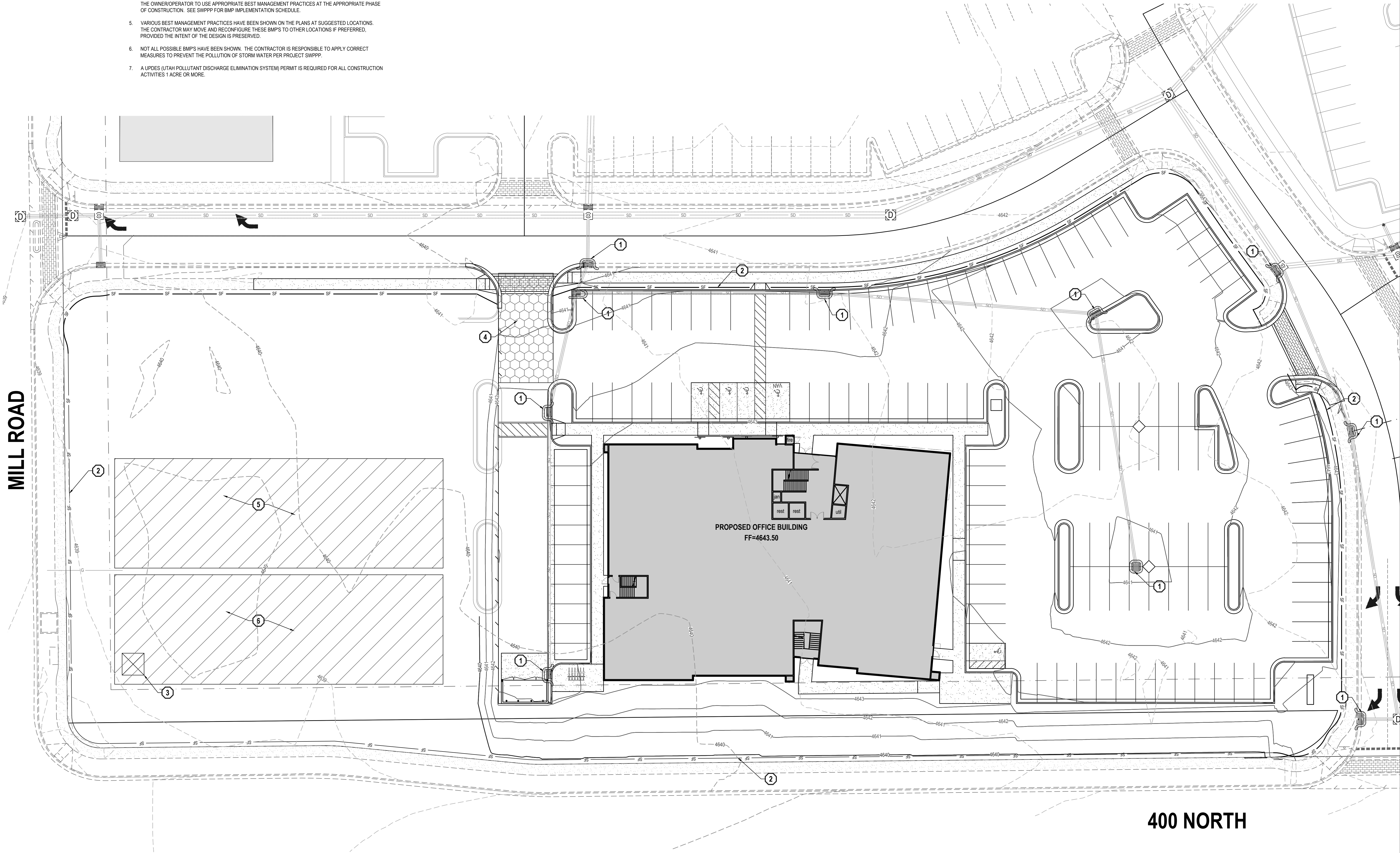
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BENCHMARK

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

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

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- INLET PROTECTION PER DETAIL 6/C-500.
 - SILT FENCE PER DETAIL 8/C-500.
 - PORTABLE TOILET PER DETAIL 7/C-500.
 - VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-500.
 - SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 - SUGGESTED STOCKPILE AREA.



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YARD B, LOT 4
OFFICE BUILDING
787 EAST 400 NORTH
VINEYARD, UTAH

NO. DATE REVISION BY

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EROSION CONTROL
PLAN

PROJECT NUMBER
6439N

PRINT DATE
3/24/20

DRAWN BY
M. BUDGE

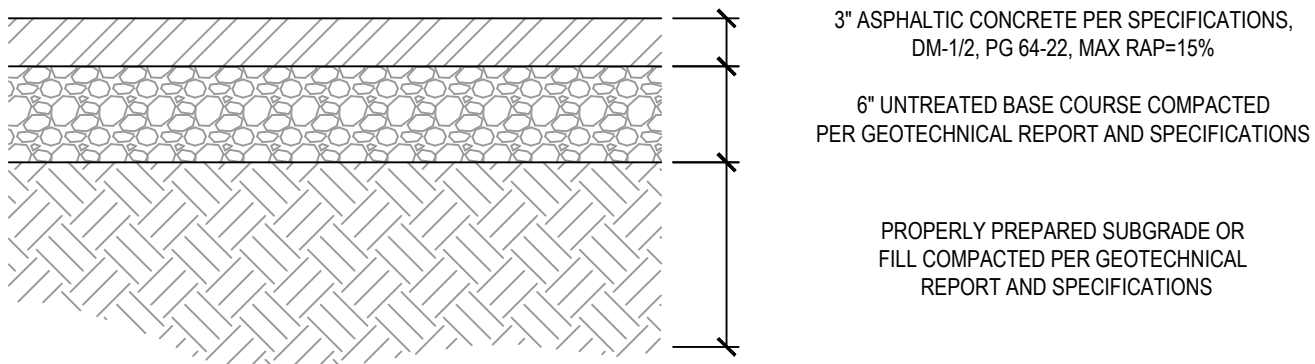
CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

C-400

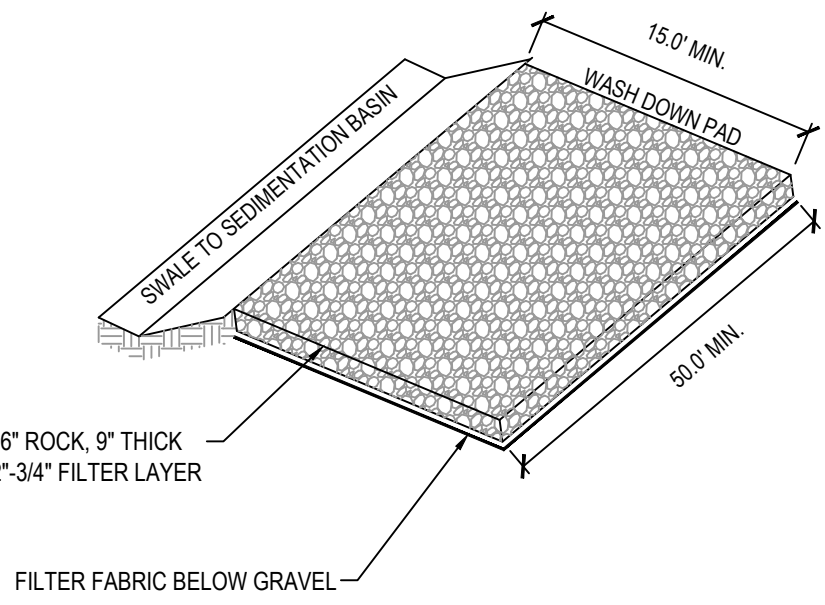
ASPHALT NOTES

- 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 PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



1 STANDARD ASPHALT SECTION

SCALE: NONE

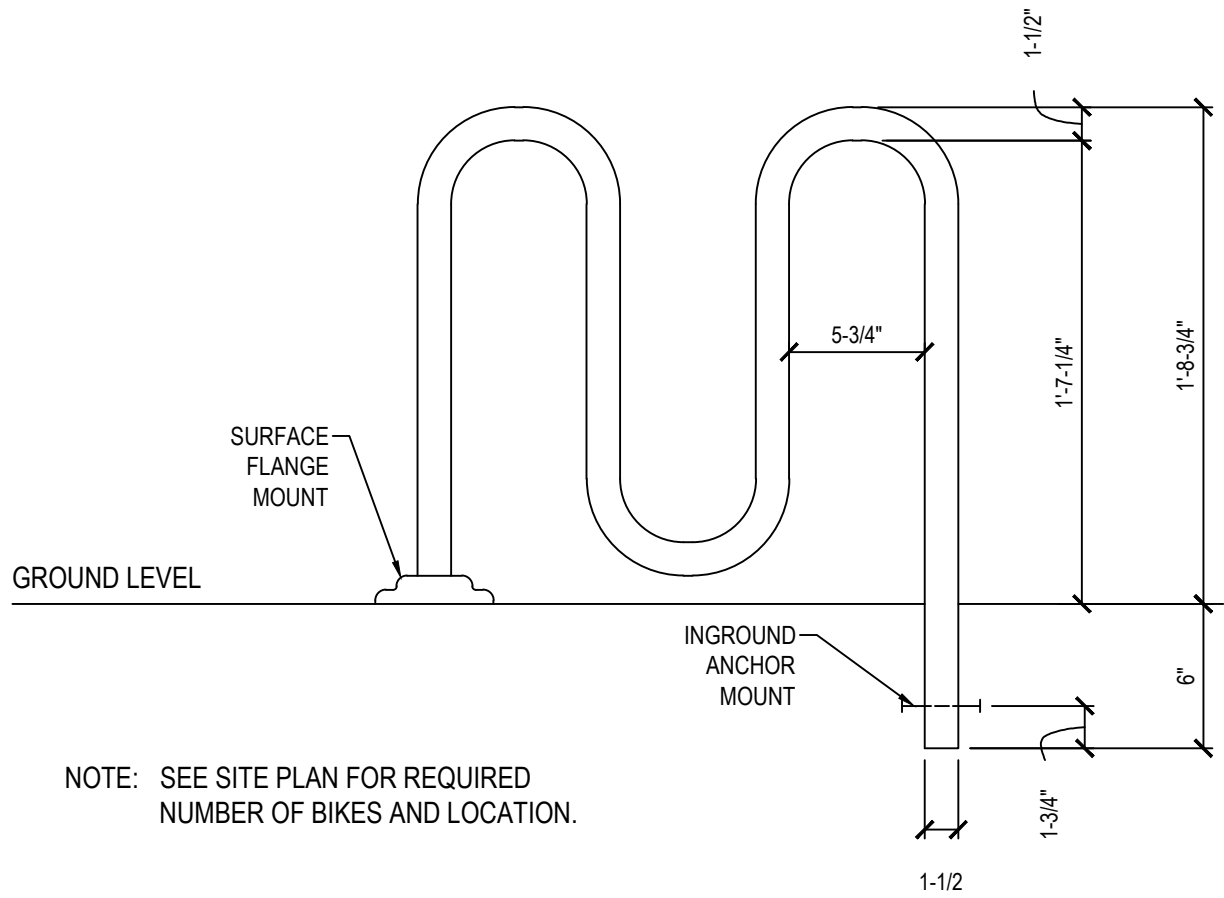


NOTE:

- 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

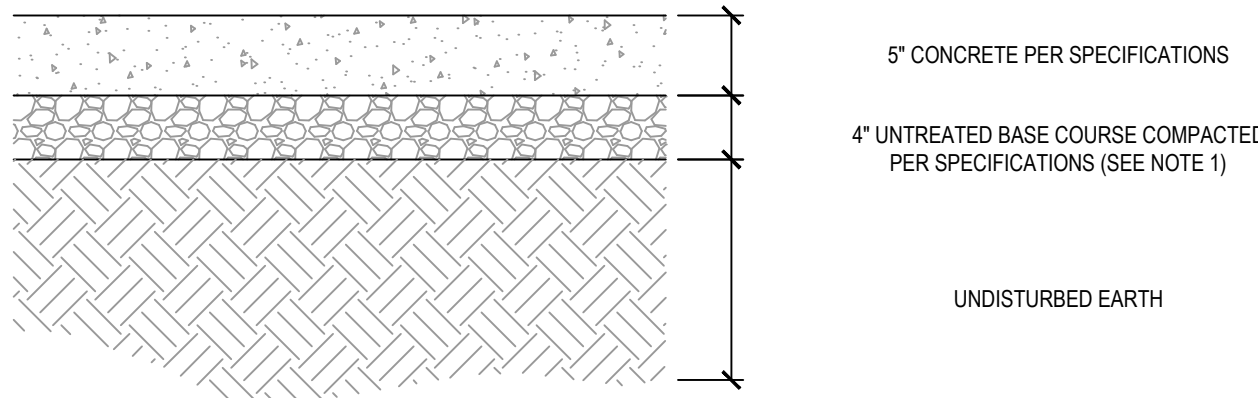


9 TYPICAL BIKE RACK DETAIL

SCALE: NONE

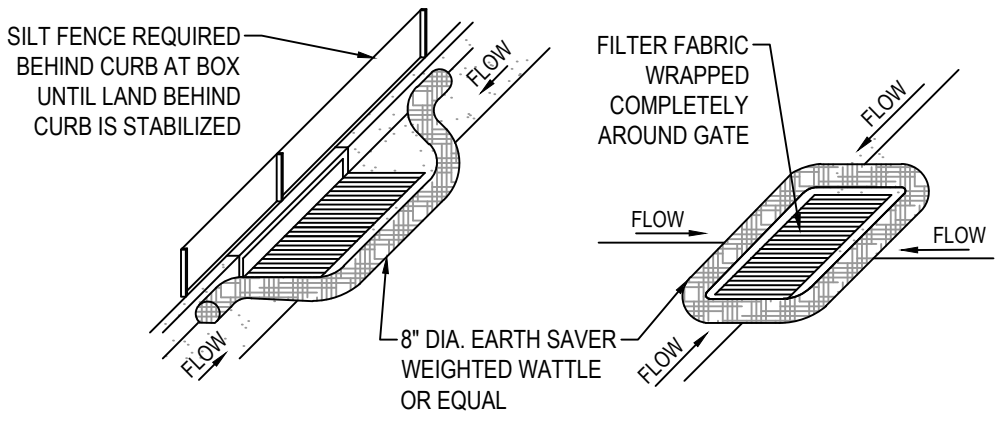
CONCRETE NOTES

- 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.



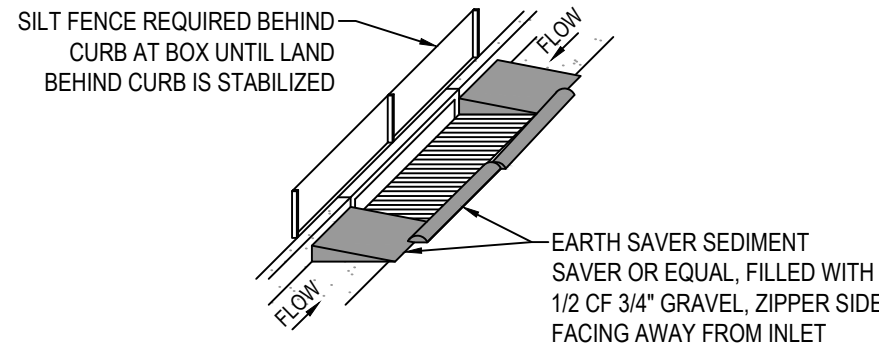
2 CONCRETE PAVEMENT SECTION

SCALE: NONE



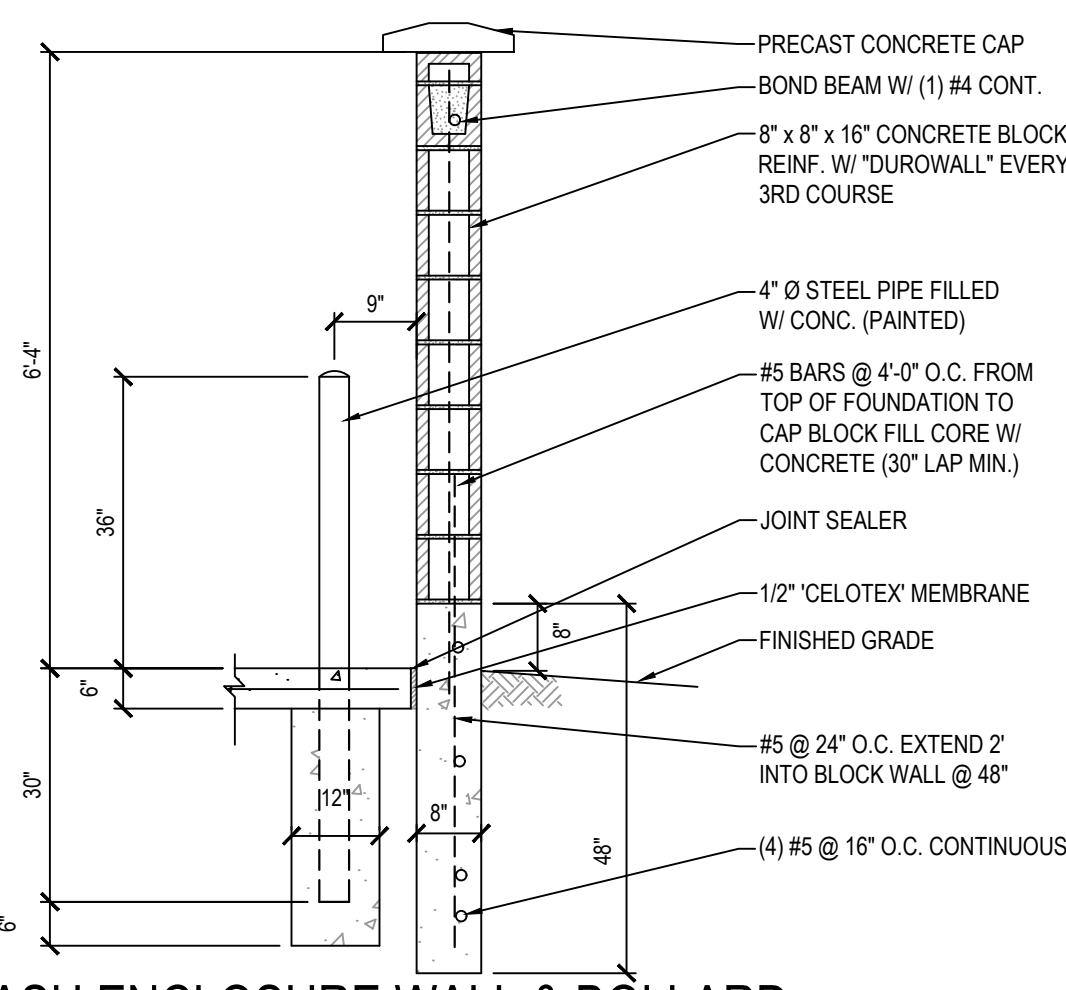
NOTES:

- PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN 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.



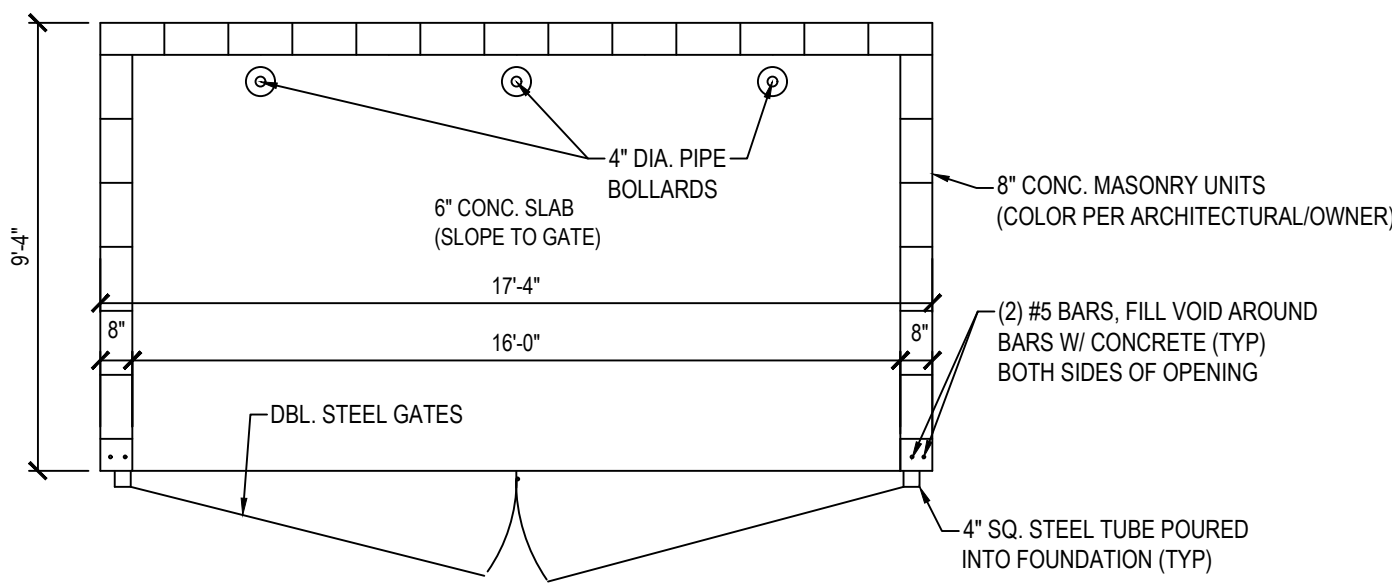
6 SAG INLET PROTECTION

SCALE: NONE



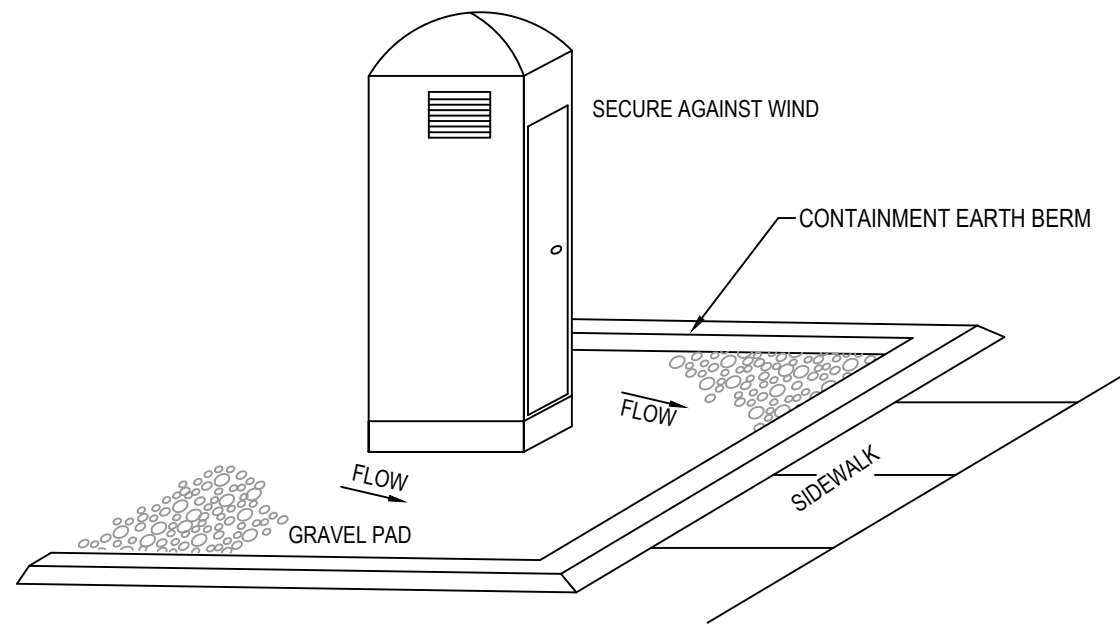
10 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE



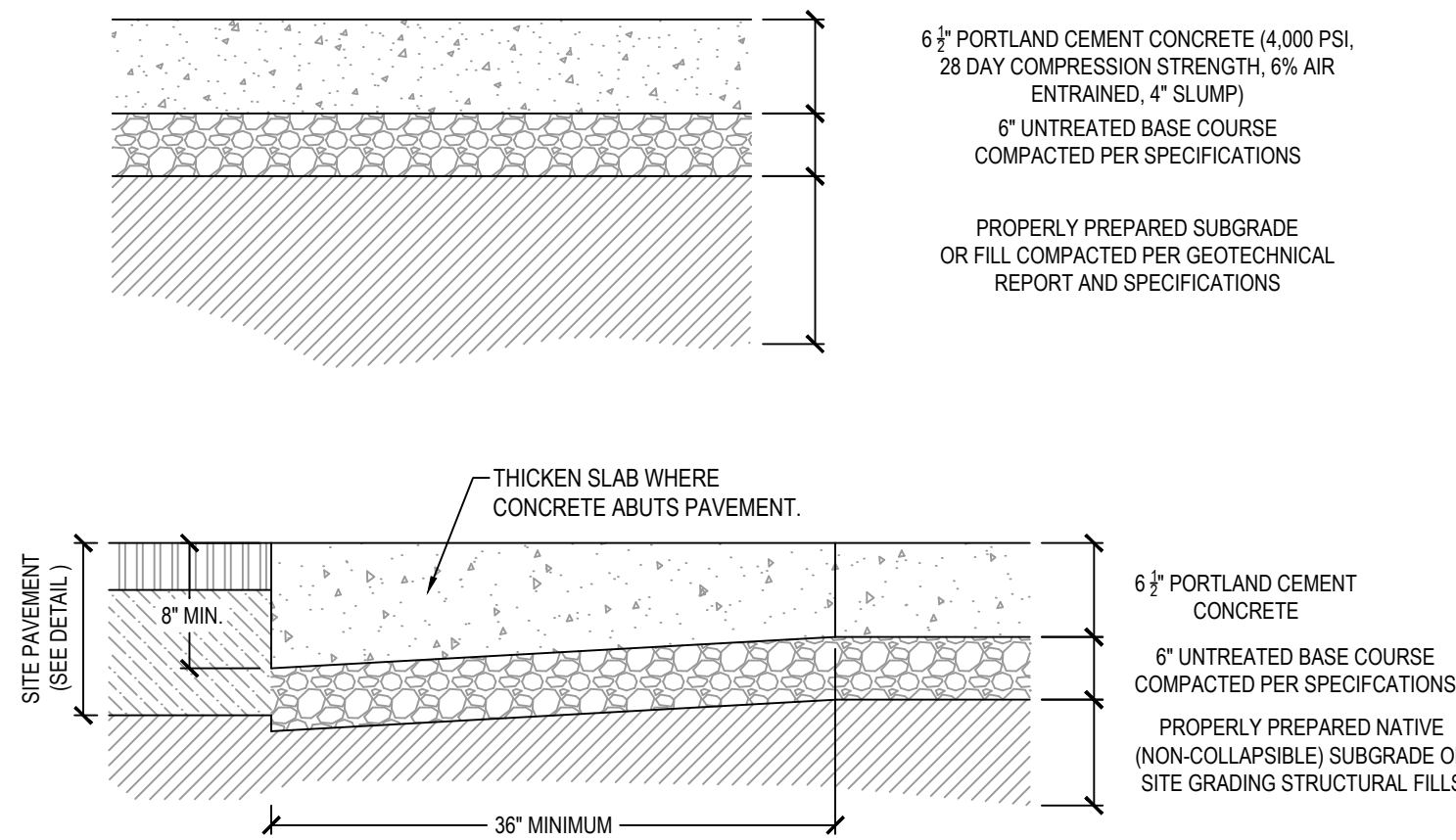
3 DOUBLE TRASH ENCLOSURE

SCALE: NONE



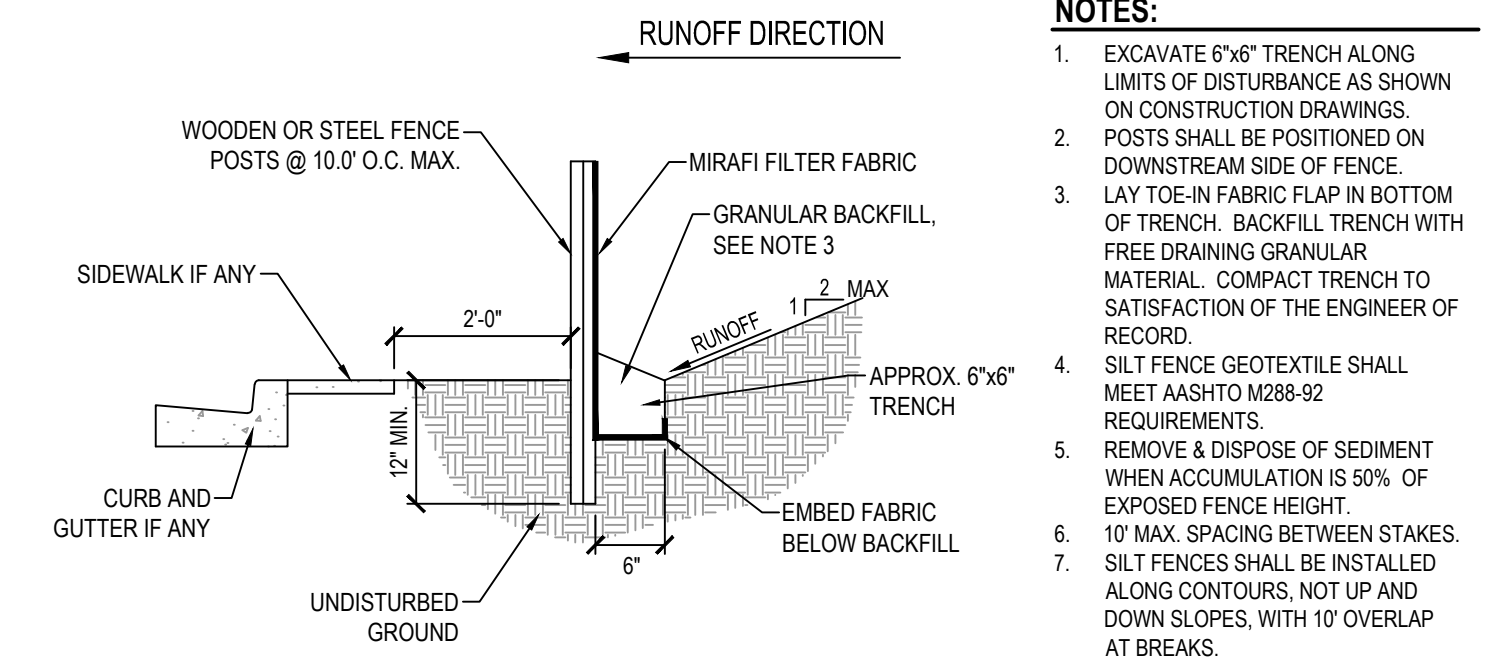
7 PORTABLE TOILET

SCALE: NONE



4 DUMPSTER PAD / APRON SECTION

SCALE: NONE

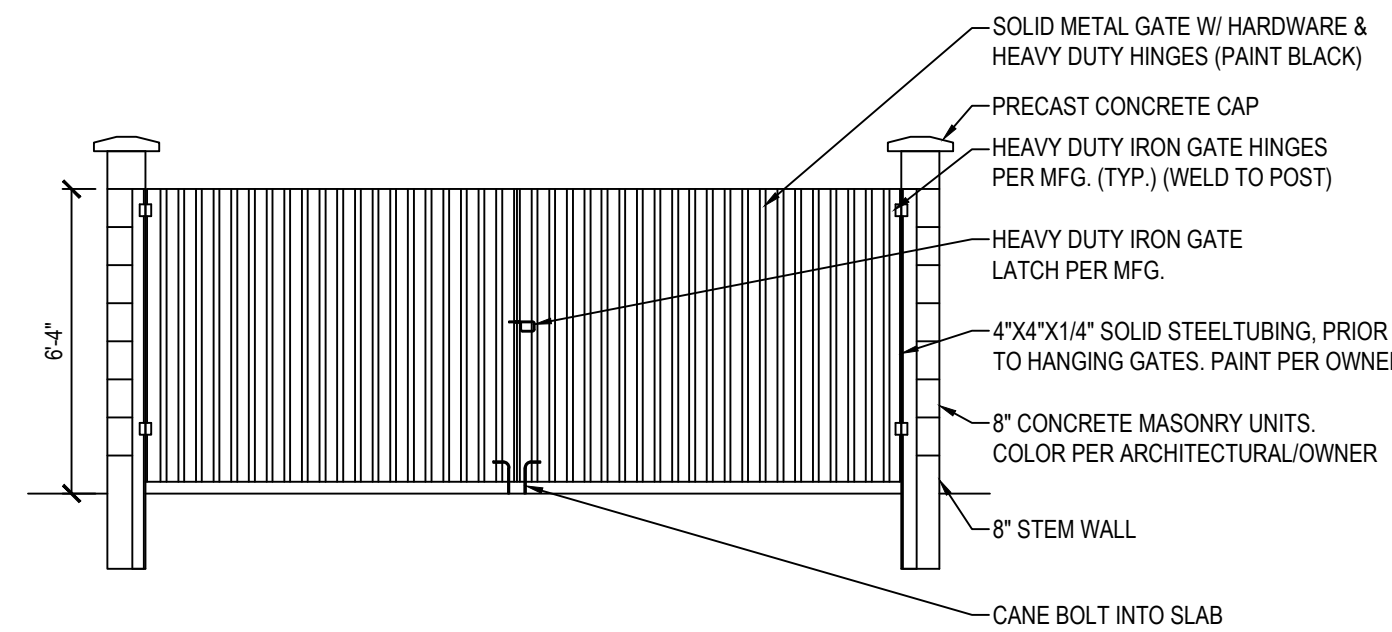


NOTES:

- 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 M288-92 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.

8 TEMPORARY SILT FENCE

SCALE: NONE



11 DOUBLE TRASH ENCLOSURE ELEVATION

SCALE: NONE



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YARD B, LOT 4
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787 EAST 400 NORTH
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1			
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DETAILS

PROJECT NUMBER
6435N

PRINT DATE
3/24/20

DRAWN BY
M. BUDGE

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

C-500



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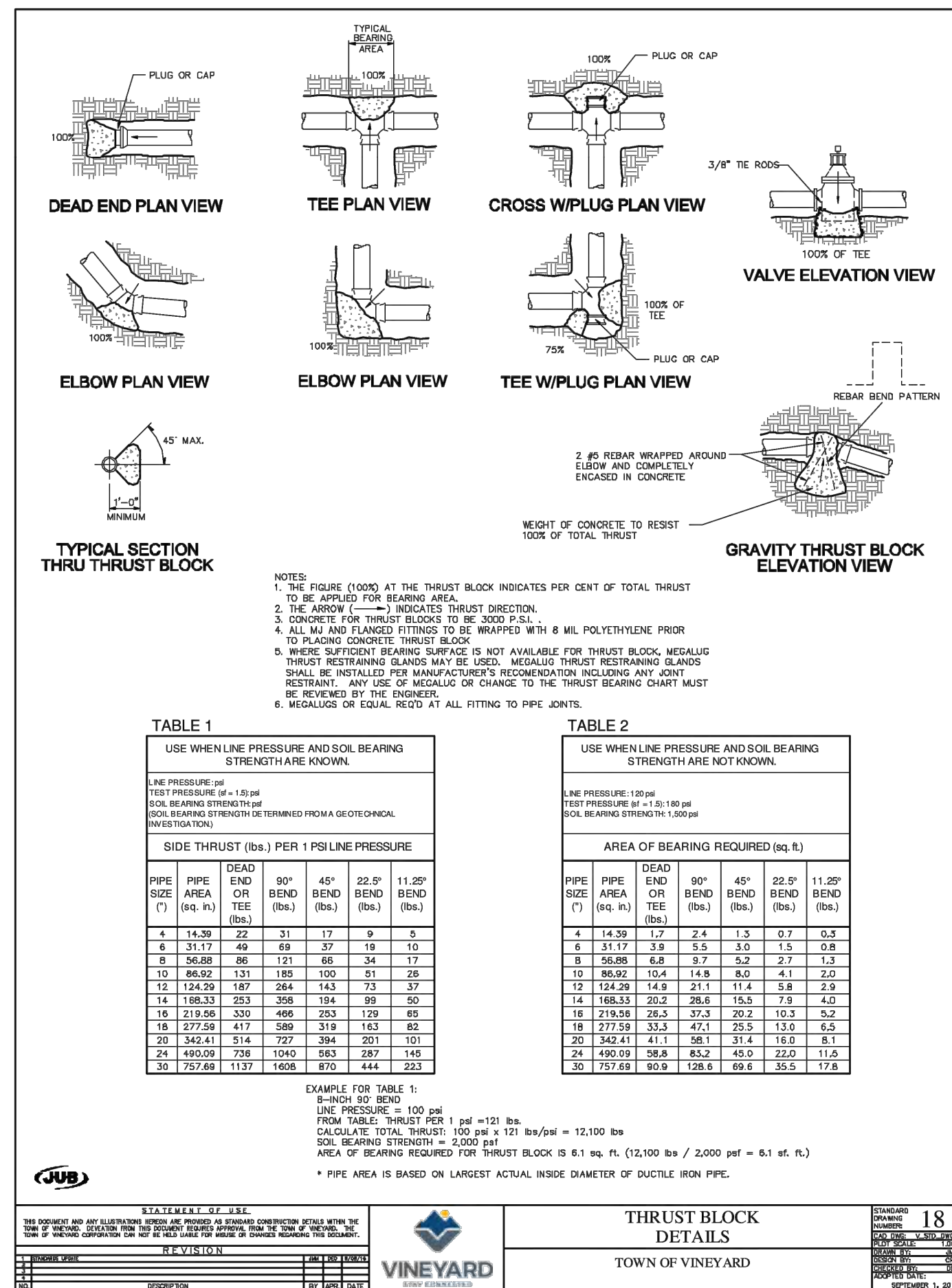
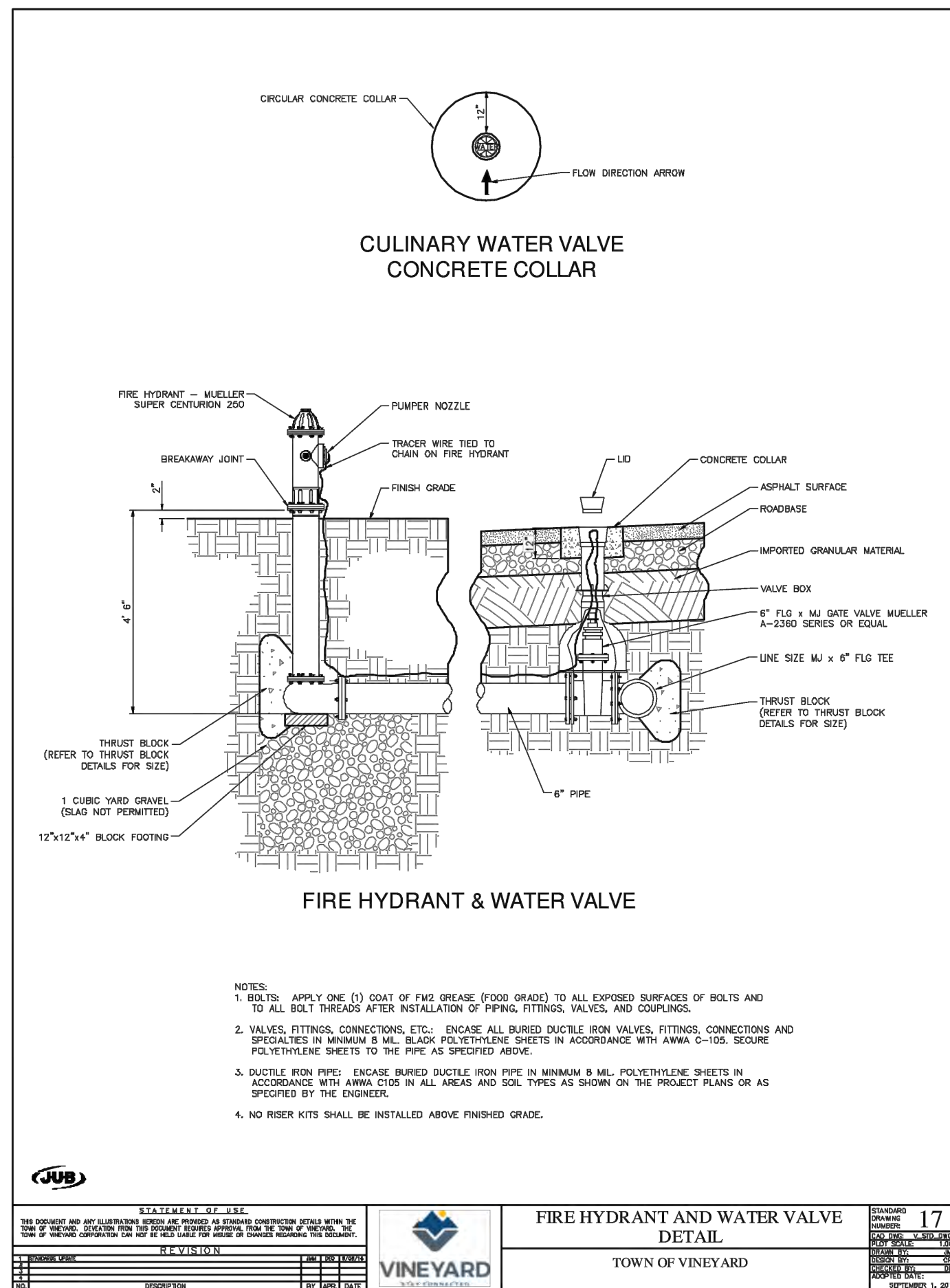
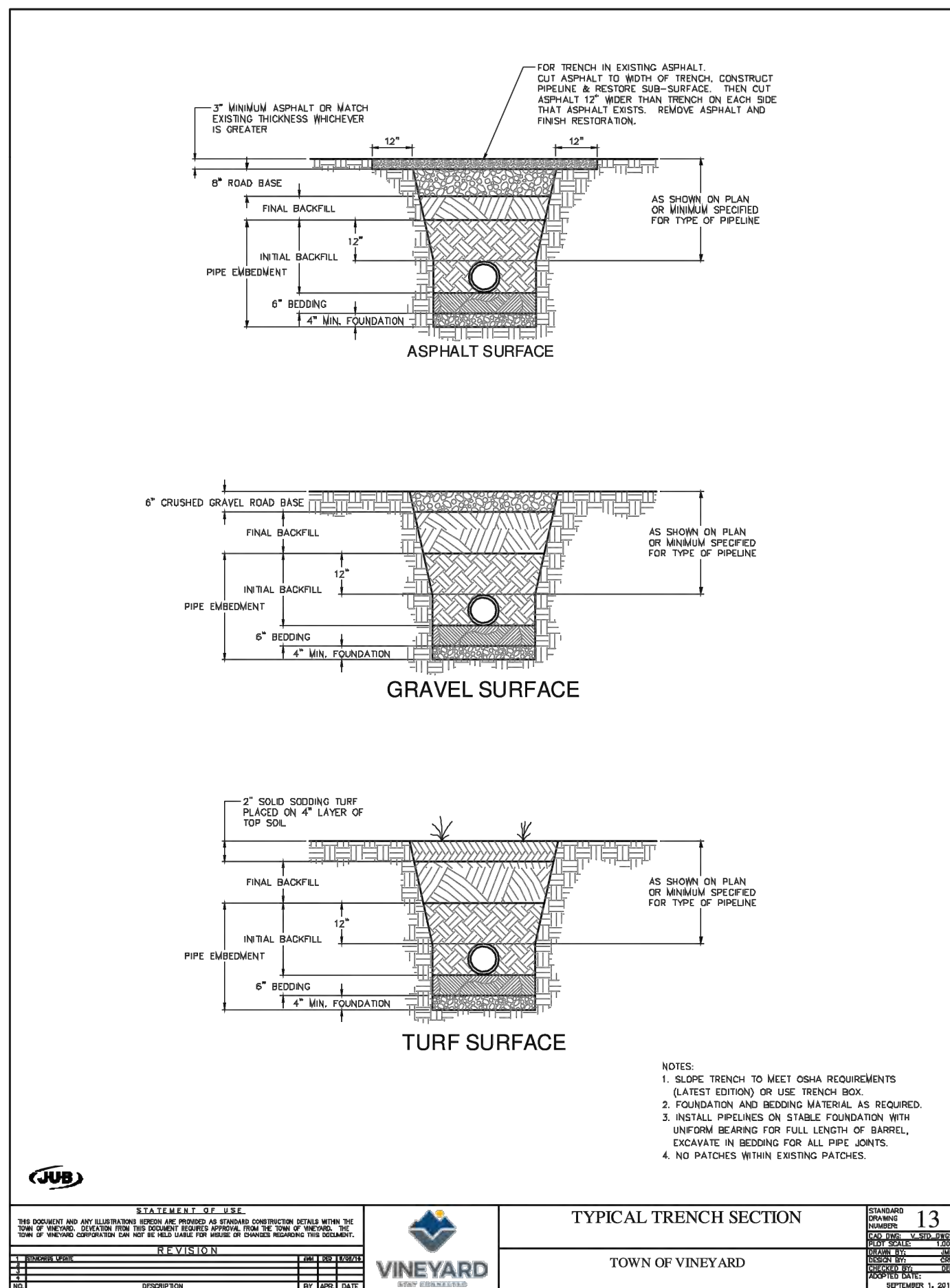
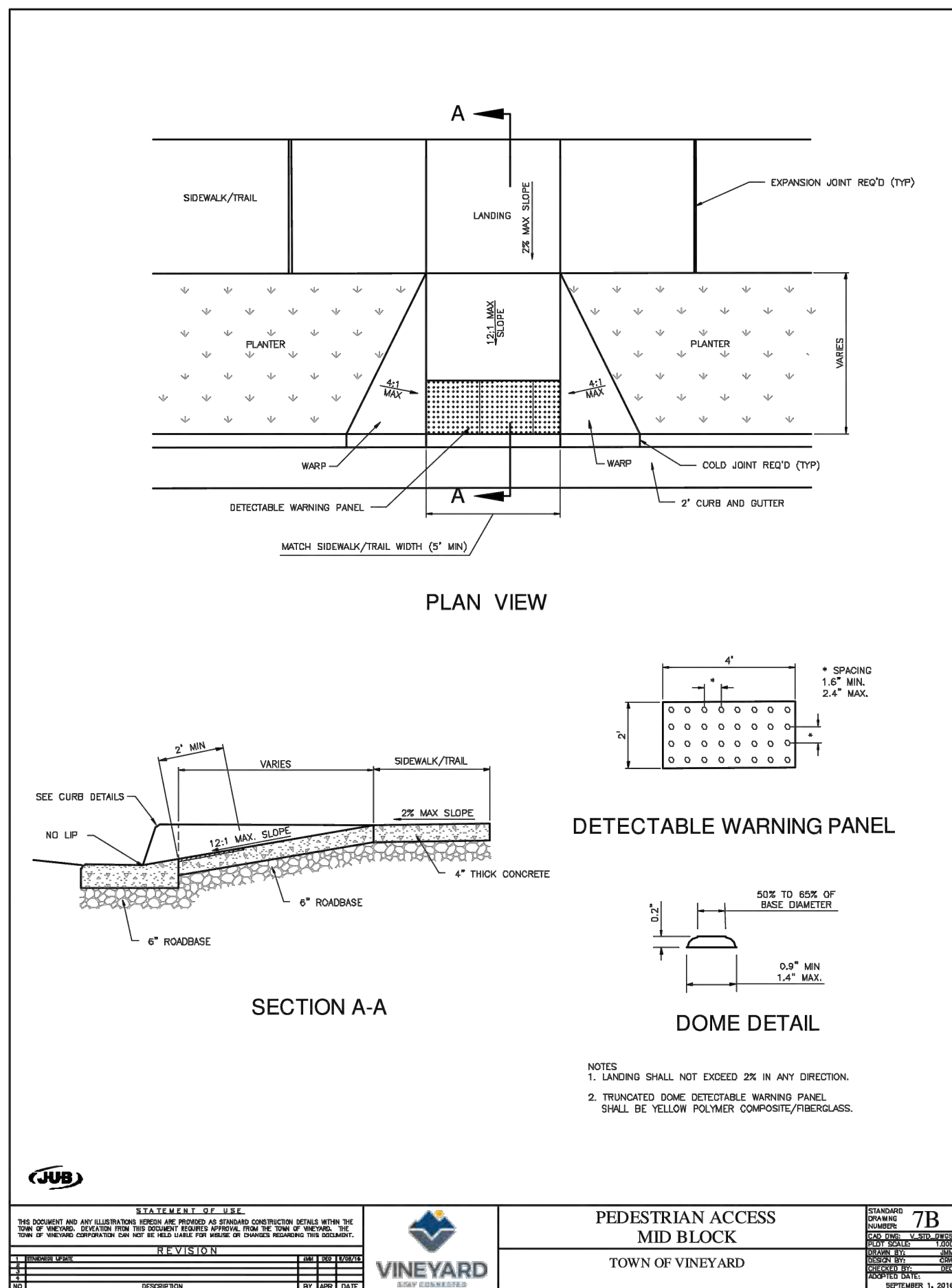
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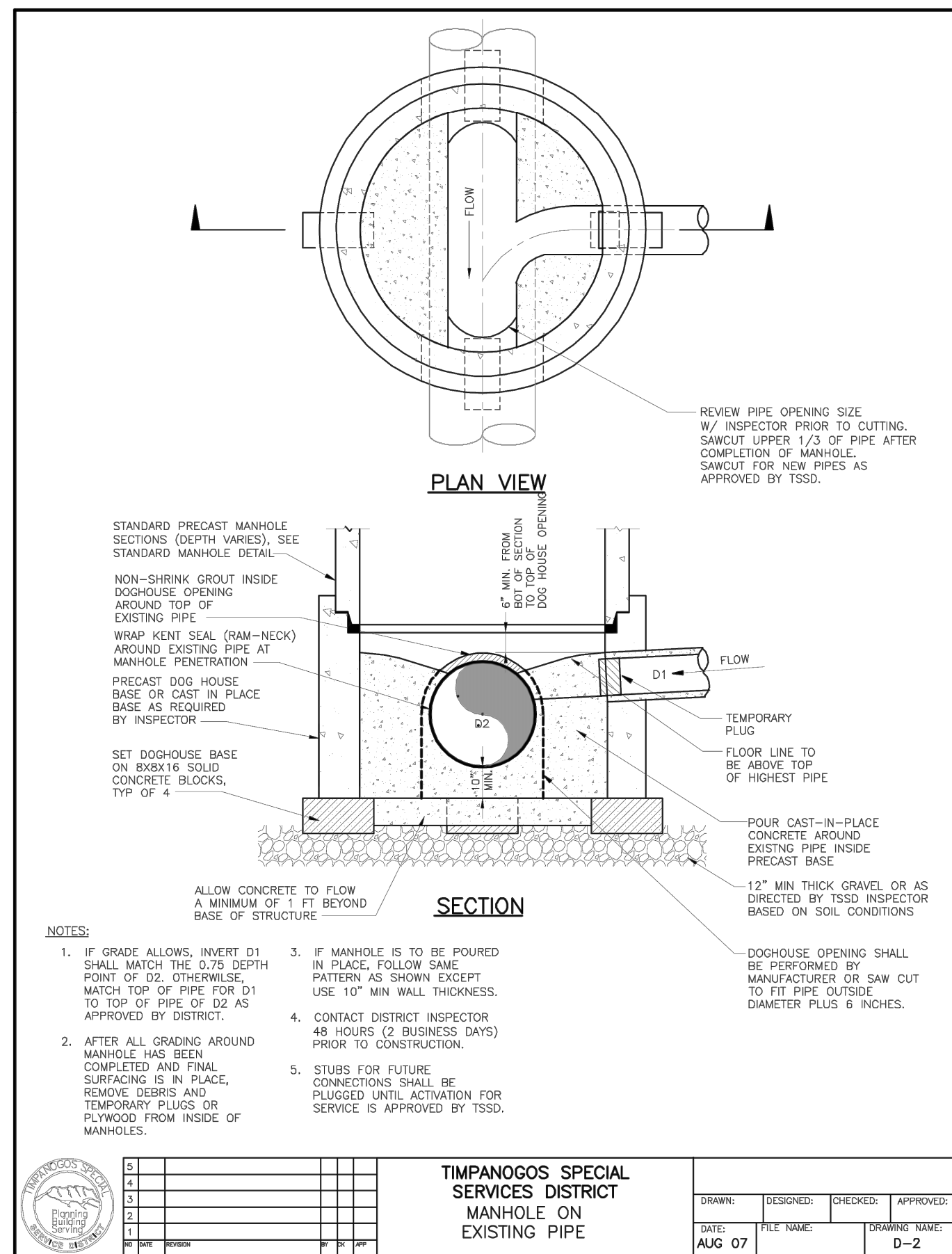
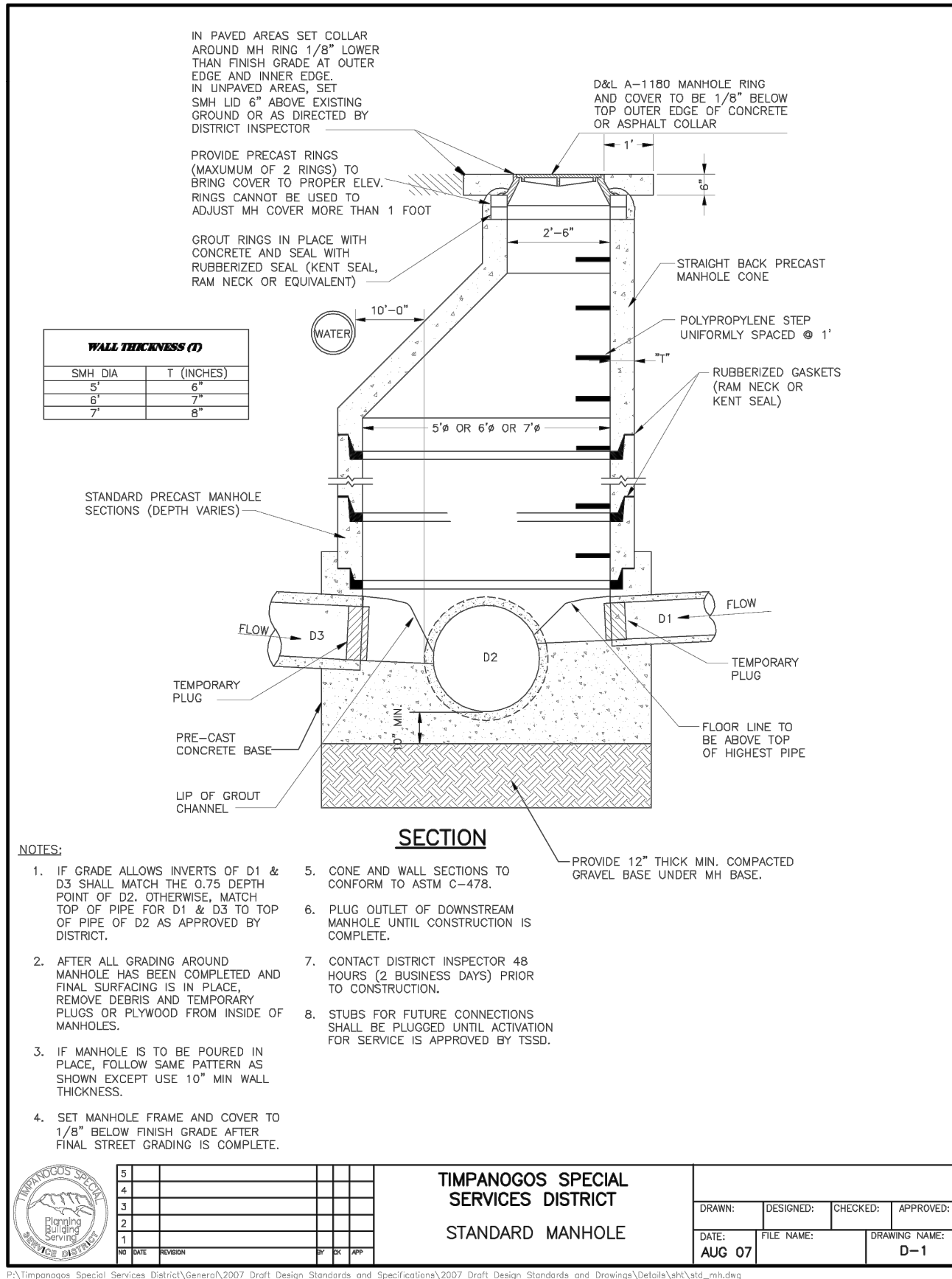
**YARD B, LOT 4
OFFICE BUILDING
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VINEYARD, UTAH**

DETAILS

PROJECT NUMBER 6435N	PRINT DATE 3/24/20
DRAWN BY M. BUDGE	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

C-501

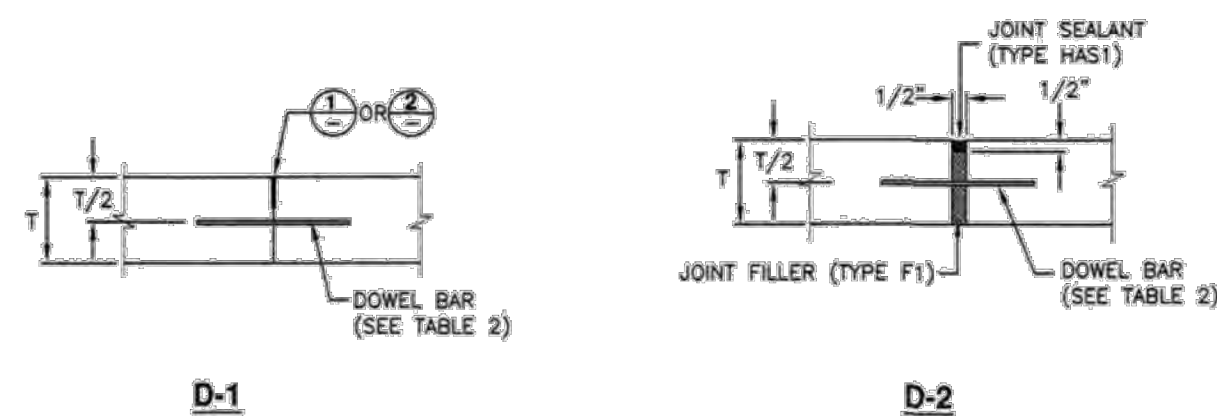




Concrete pavement joints

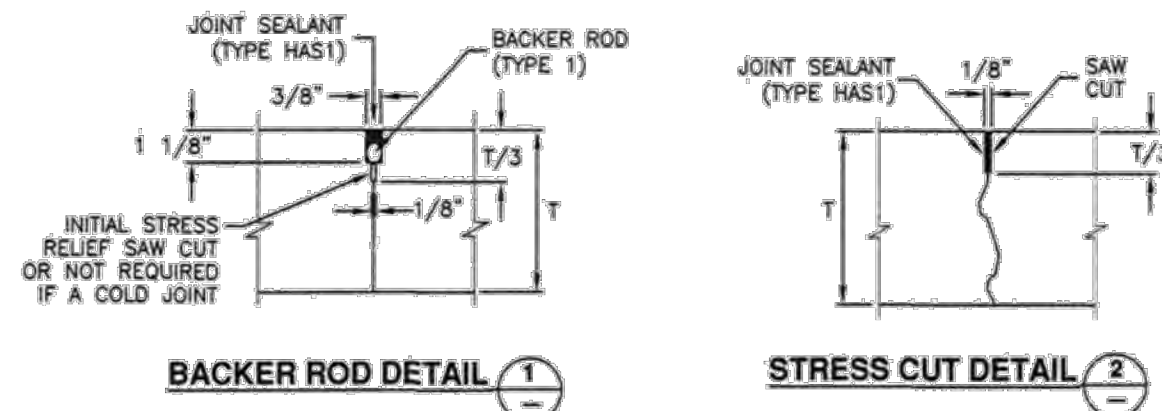
- ## 1. GENERAL
- A. ENGINEER will select joint type if not shown on drawings.
- B. If separation appears at a connection to an existing pavement or street fixture during the one year correction period, blow separation clean and apply joint sealant per Plan 265.
- ## 2. PRODUCTS
- A. Bars: 60 ksi yield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

DOWEL JOINTS



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



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:
XDEVELOPMENT
9537 S 700 E
SANDY, UT 84070

ERIC TOWNER
PHONE: 801-598-5250

YARD B, LOT 4
OFFICE BUILDING
787 EAST 400 NORTH
VINEYARD, UTAH

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

DETAILS

PROJECT NUMBER	PRINT DATE
6435N	3/24/20
DRAWN BY	CHECKED BY
M. BUDGE	B. MORRIS
PROJECT MANAGER	
B MORRIS	

C-502

811

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

BENCHMARK

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

Landscape

Trees

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

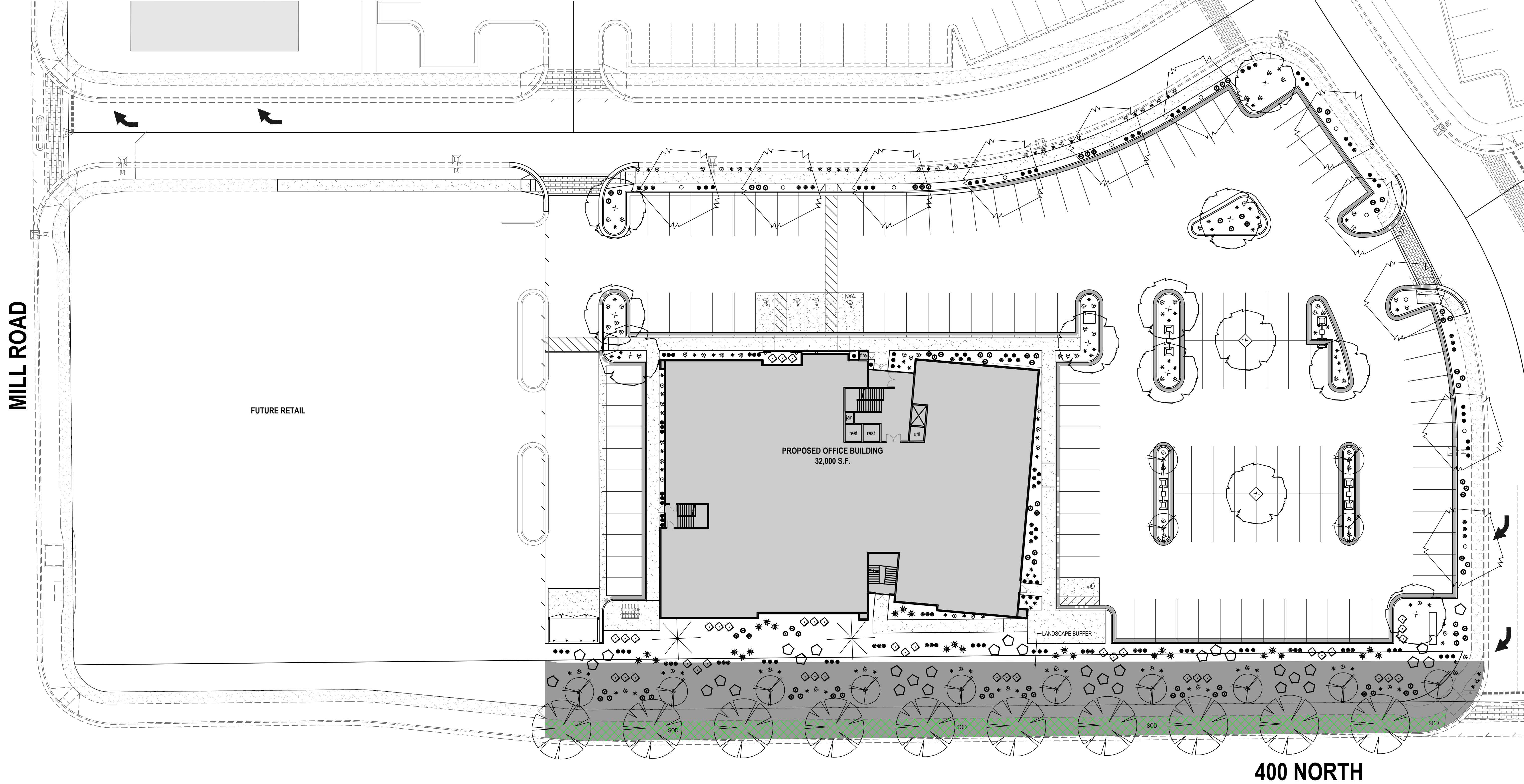
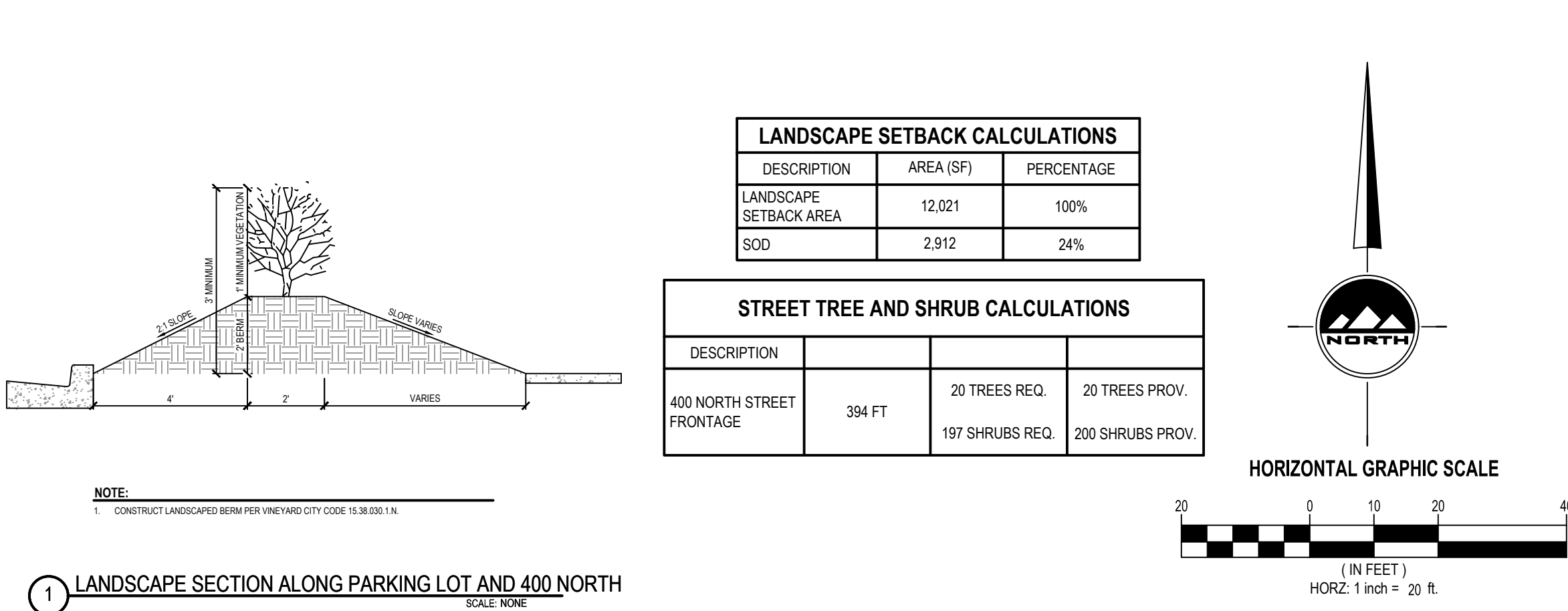
Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
35		Zebra Grass	Miscanthus sinensis 'Zebrainus'	5 Gallon	Medium
42		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon	Medium
27		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon	Medium
93		Yarrow	Achillea 'Moonshine'	1 Gallon	Low
88		Idaho Fescue	Festuca idahoensis	1 Gallon	Low
63		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon	Low
101		Balloon Flower	Platycodon grandiflorus	1 Gallon	Medium
104		Columbine Flower	Aquilegia	1 Gallon	Medium

Sod Area

2,912 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



THE STANDARD IN ENGINEERING

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FOR:
XDEVELOPMENT
8537 S 700 E
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-596-5250

YARD B, LOT 4

OFFICE BUILDING

787 EAST 400 NORTH

VINEYARD, UTAH

NO. DATE REVISION BY

1

2

3

4

5

6

7

8

LANDSCAPE PLAN

PROJECT NUMBER
6435N

PRINT DATE
3/24/20

DRAWN BY
M. BUDGE

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

L-100

811

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@ 811 AT LEAST 48 HOURS
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BENCHMARK

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

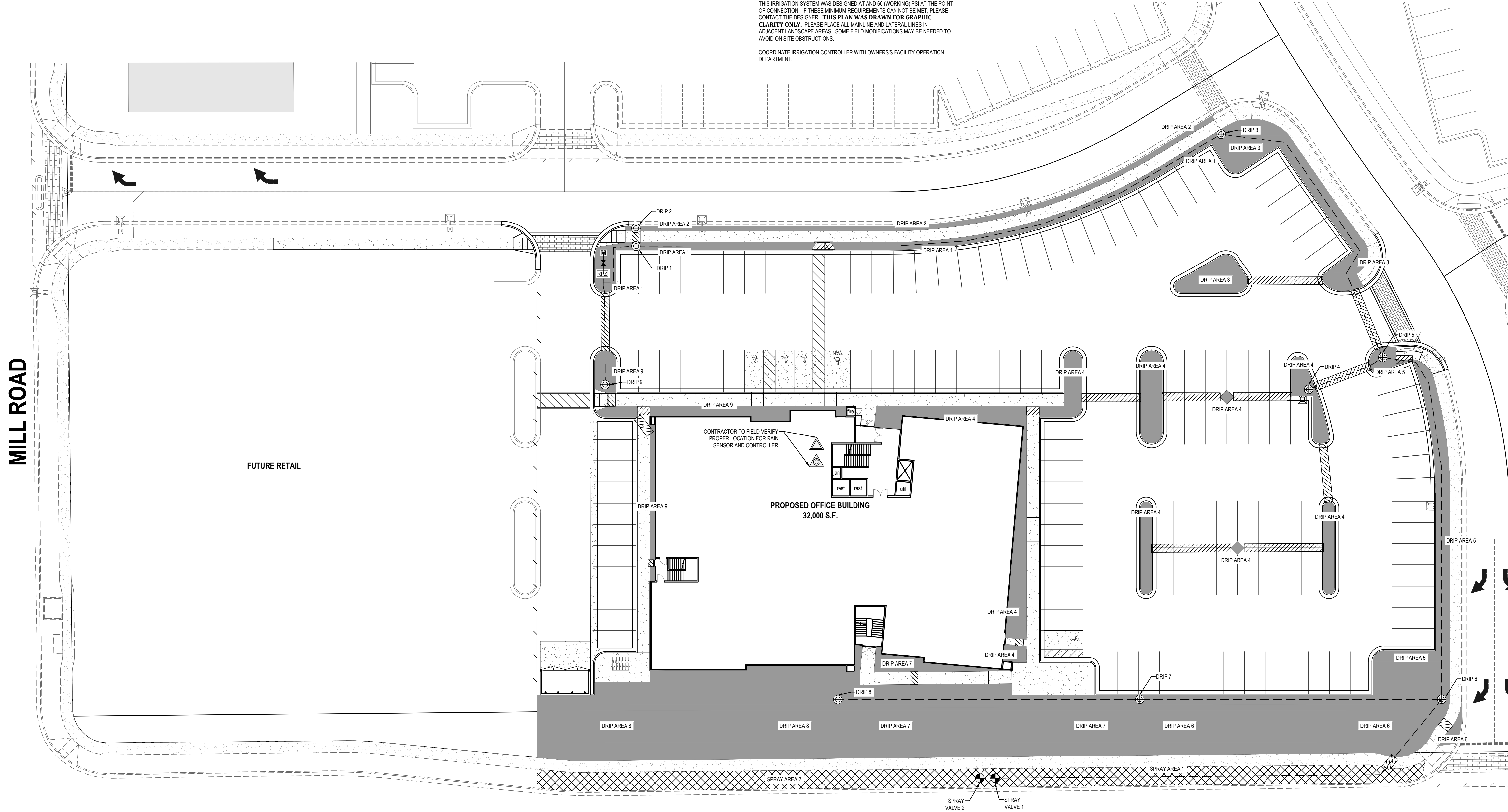
ELEV = 4650.50'

Qty	Symbol	Description
2		Rain Bird 100-PGA Globe
9		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
1		2 inch meter
1		Rain Bird RSD-BEx Rain Sensor
1		Rain Bird ESP-LX Plus Controller
1		Mueller 1 1/2" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		1 1/2" Mainline - Sch. 40 PVC
		Spray Area using 8 ft., Rain Bird-1804 spray heads
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

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

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY
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SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

YARD B, LOT 4
OFFICE BUILDING
787 EAST 400 NORTH
VINEYARD, UTAH

NO. DATE REVISION BY

1
2
3
4
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6
7
8

IRRIGATION PLAN

PROJECT NUMBER 6435N PRINT DATE 3/24/20
DRAWN BY M. BUDGE CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS

L-200

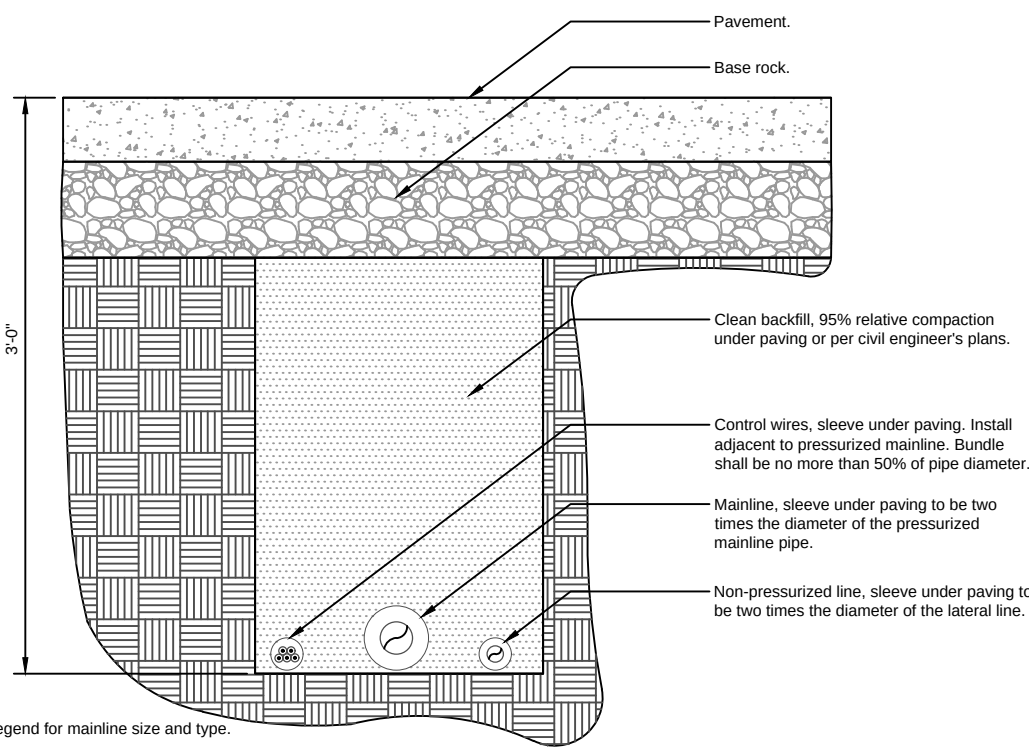
12 PIPE BENEATH PAVEMENT

SCALE: NONE

- 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 SAID 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-Z60.1-1996)
 - 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:

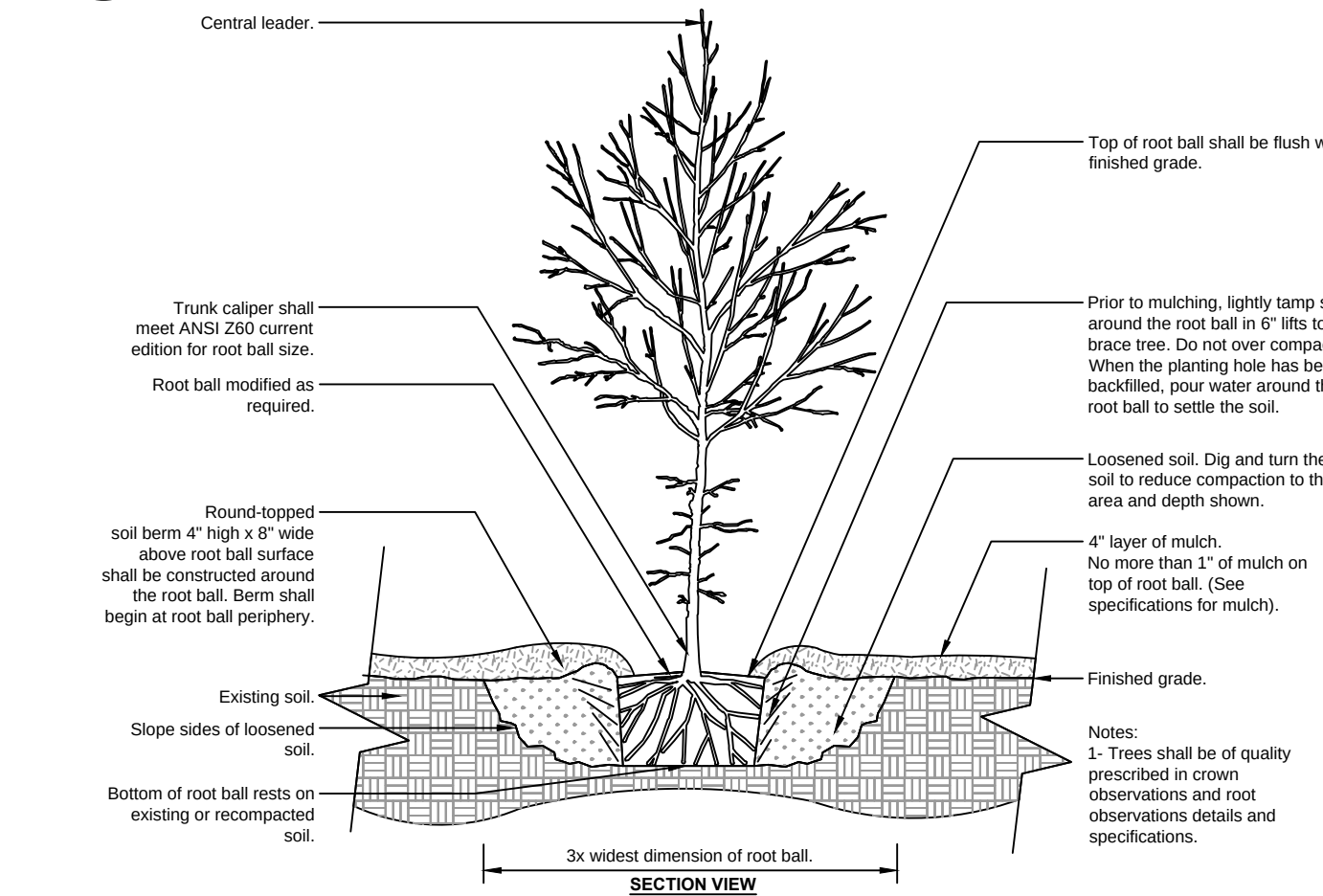
- IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
- CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR 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 1/4 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPARATION 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.



- Notes:
- See irrigation legend for mainline size and type.
 - All sleeves shall be Sch. 40 PVC pipe.
 - All sleeves shall extend 12" beyond the edge of pavement.
 - End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

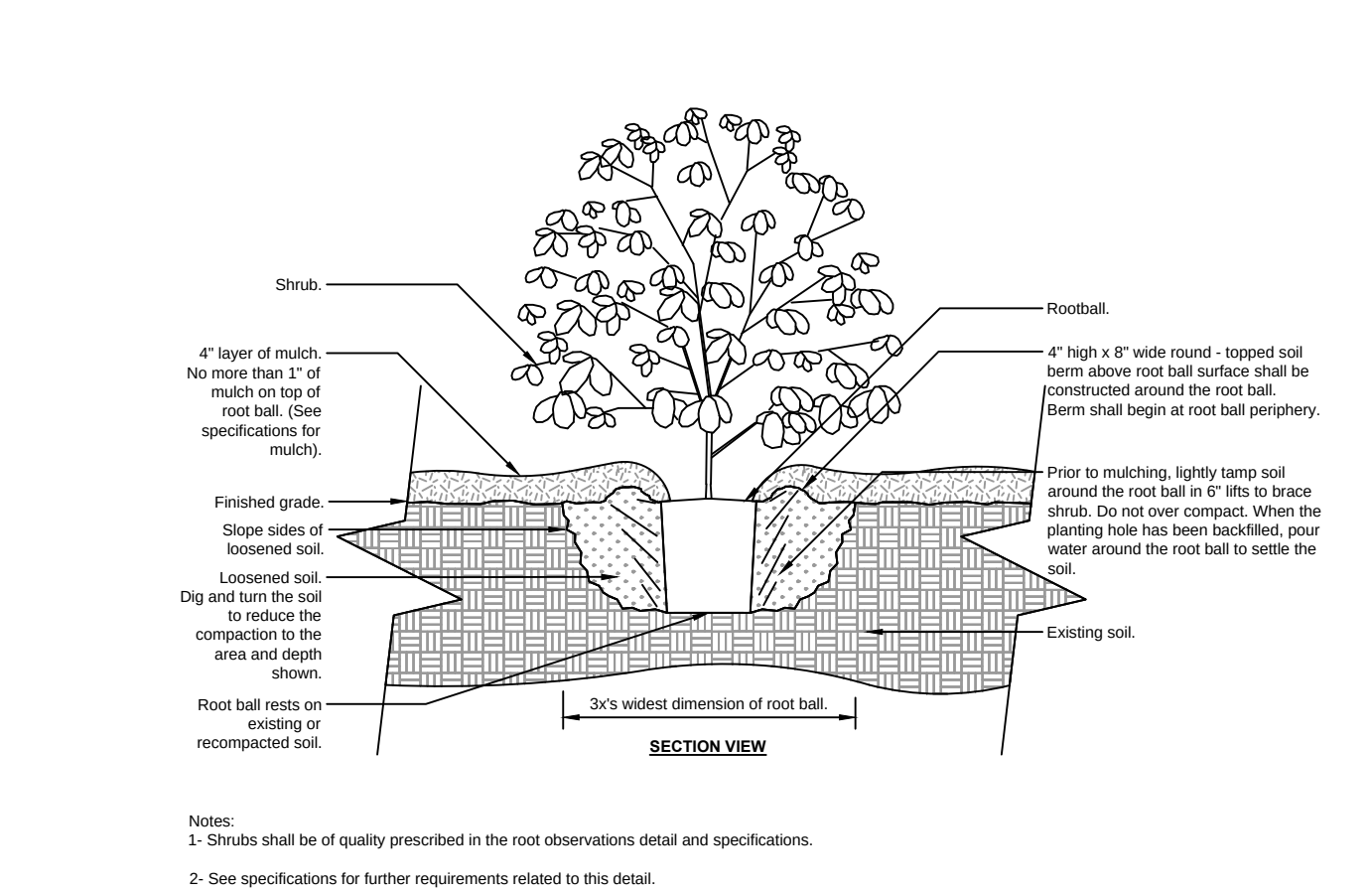
8 DRIP DETAIL

SCALE: NONE



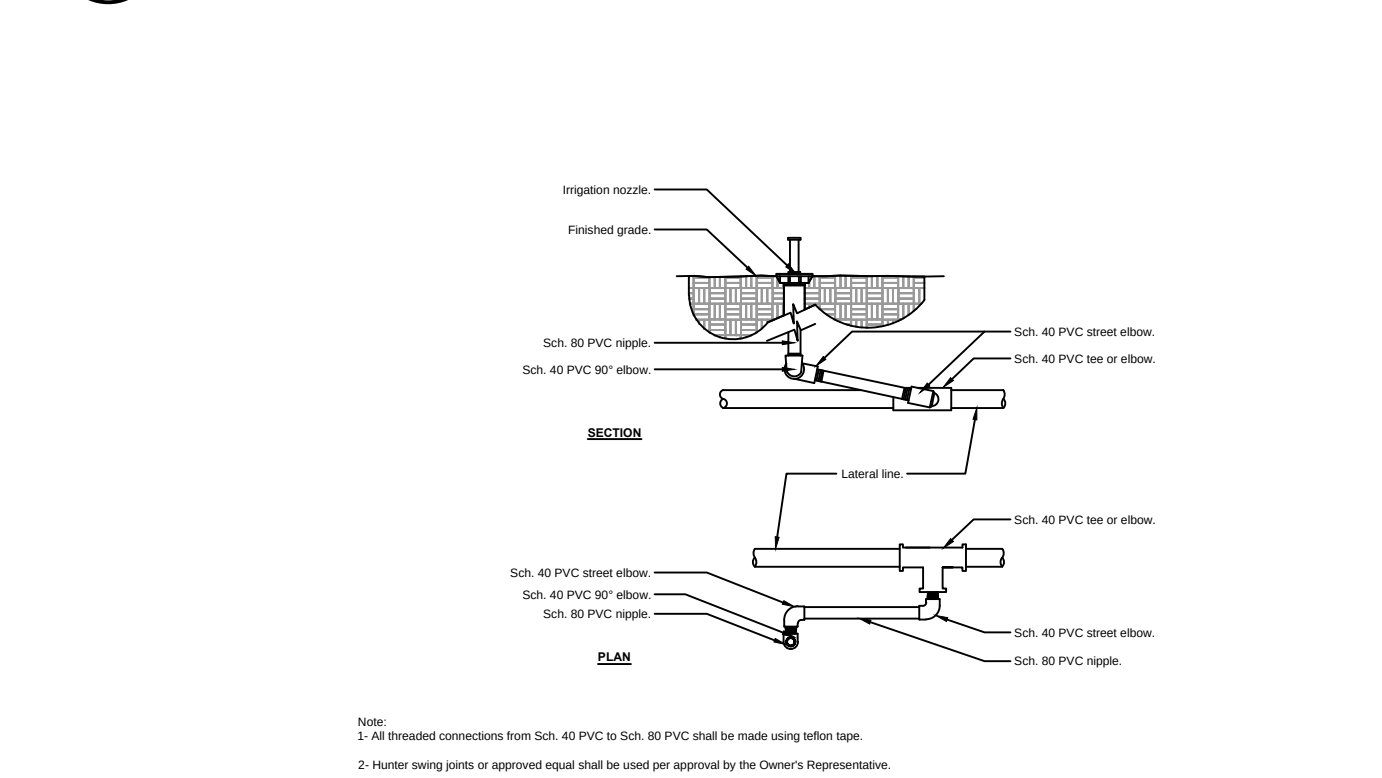
9 TREE PLANTING DETAIL

SCALE: NONE



10 SHRUB PLANTING DETAIL

SCALE: NONE



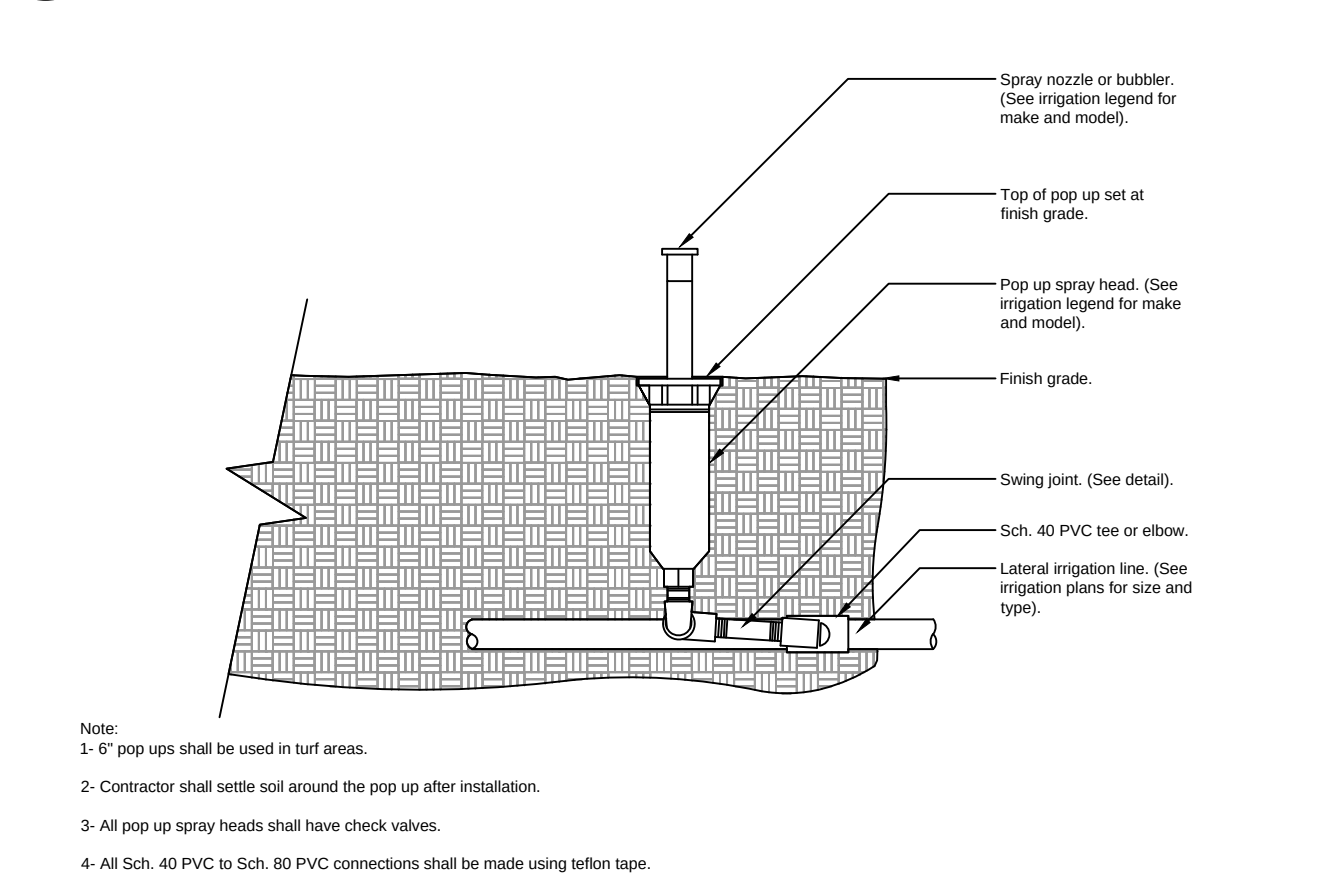
- Notes:
- All threaded connections from Sch. 40 PVC to Sch. 80 PVC shall be made using teflon tape.
 - Harder sealing gaskets or approved equal shall be used per approval by the Owner's Representative.

11 SWING JOINT

SCALE: NONE

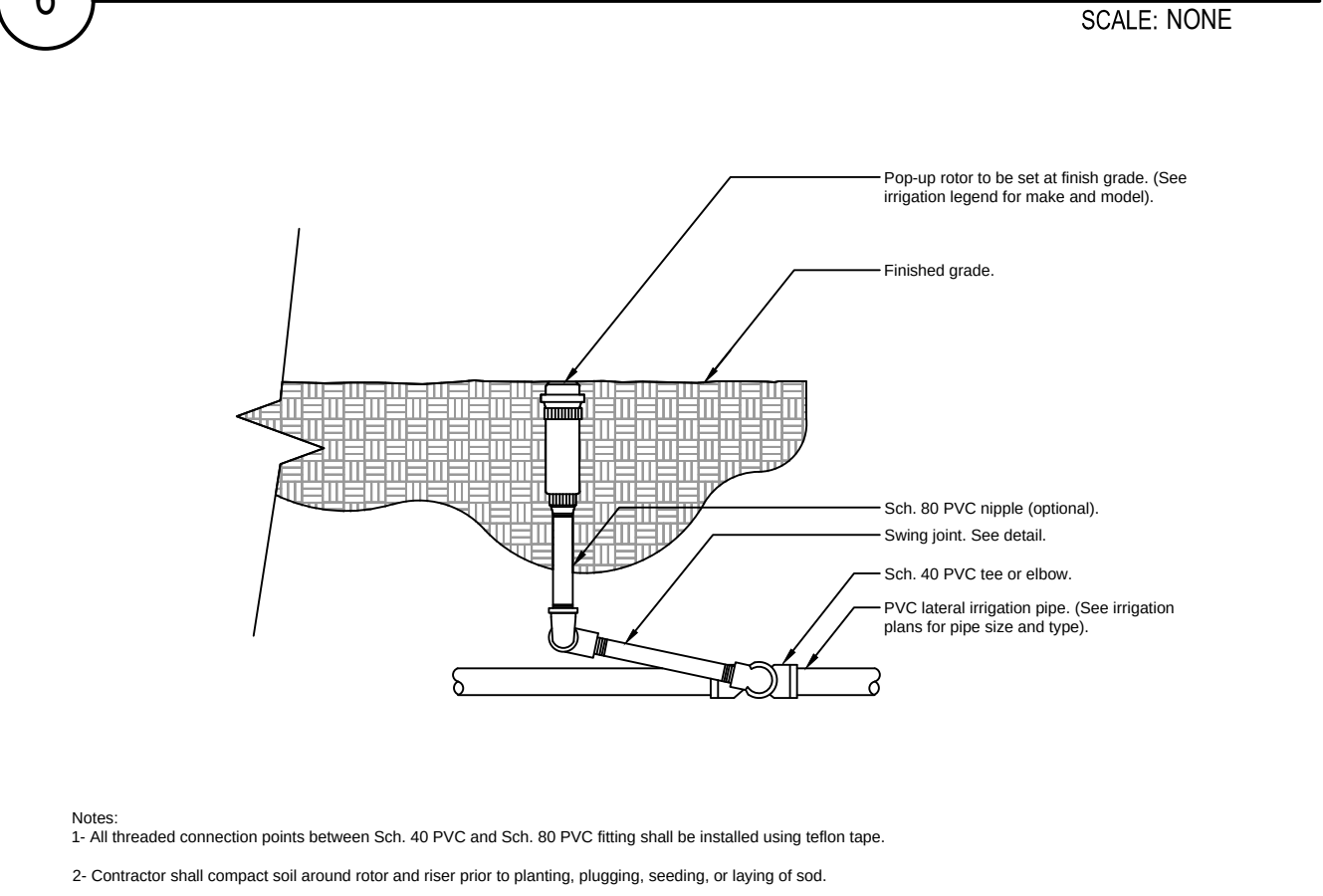
5 IRRIGATION TRENCHING

SCALE: NONE



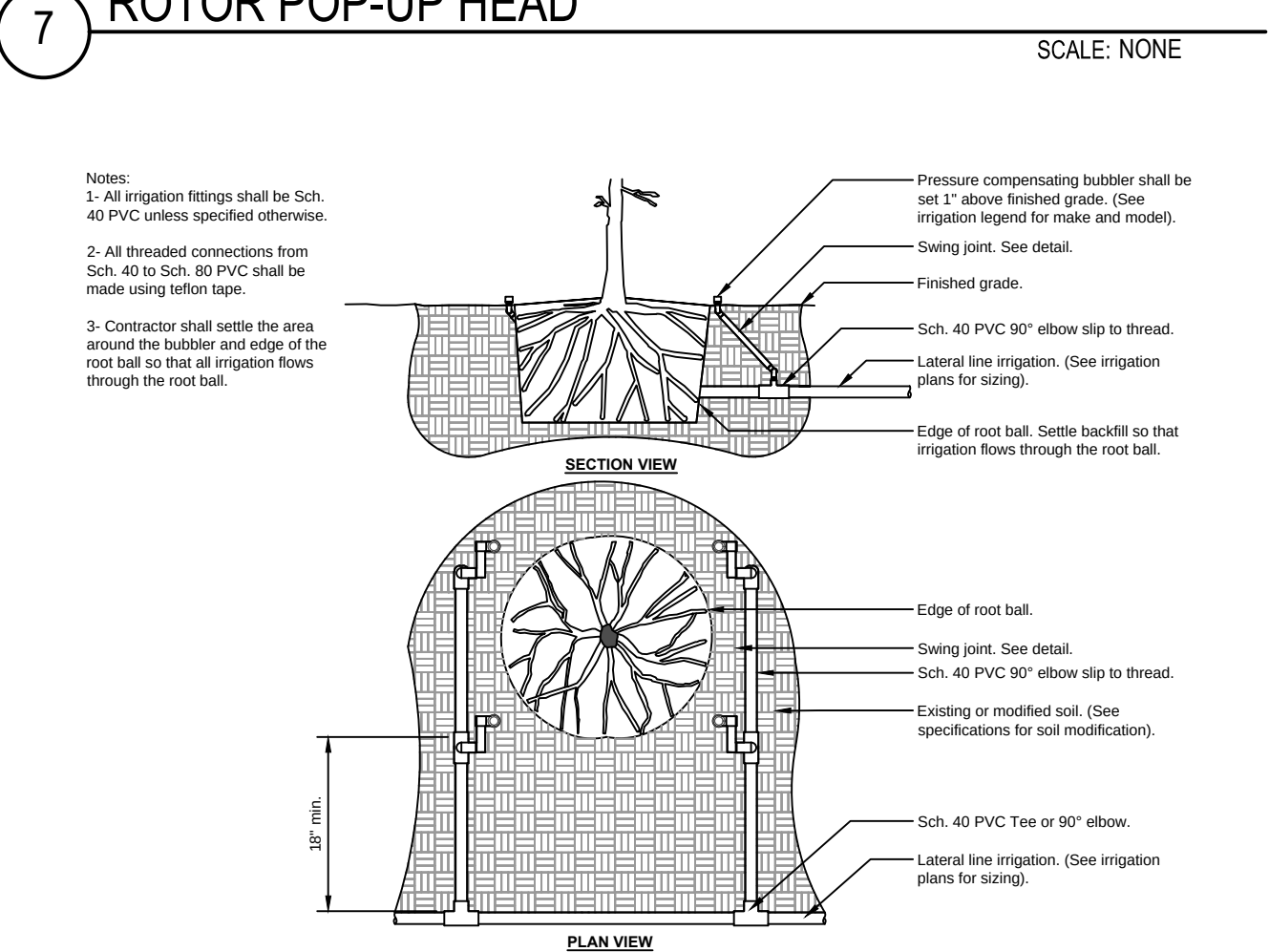
6 POP-UP SPRAY SPRINKLER

SCALE: NONE



7 ROTOR POP-UP HEAD

SCALE: NONE



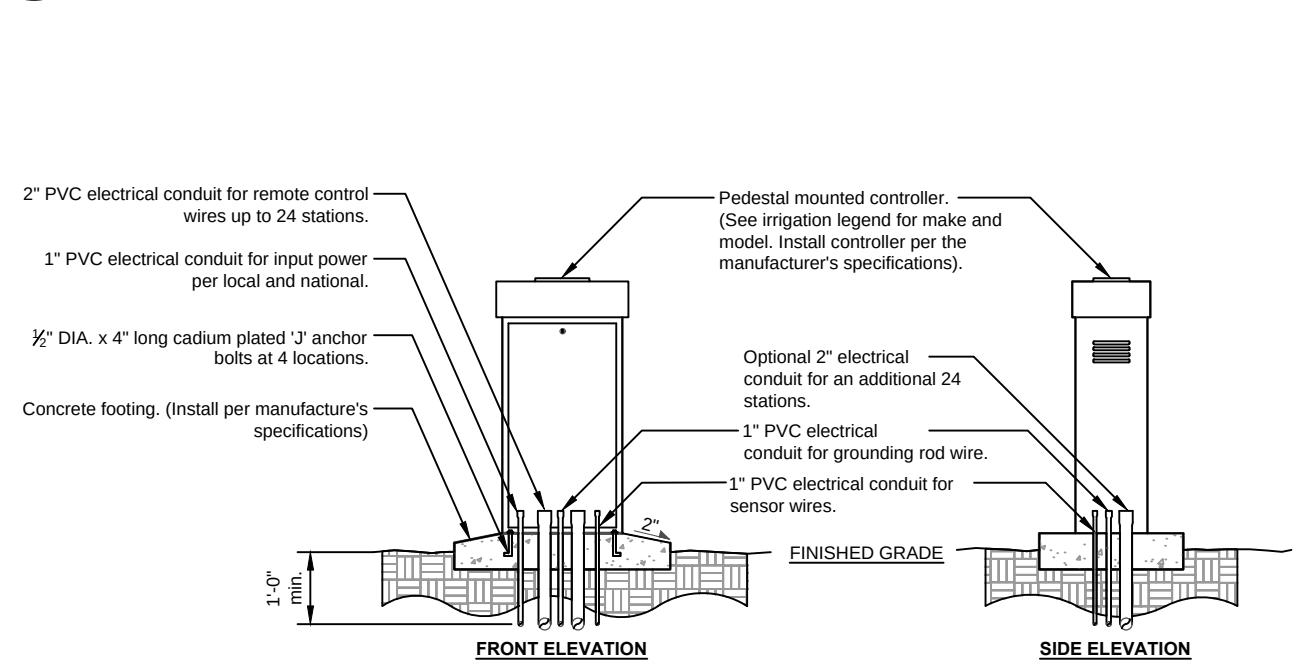
8 BUBBLER DETAIL

SCALE: NONE

- Notes:
- All threaded fittings shall be Sch. 40 PVC unless specified otherwise.
 - All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
 - Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

1 BACKFLOW PREVENTER

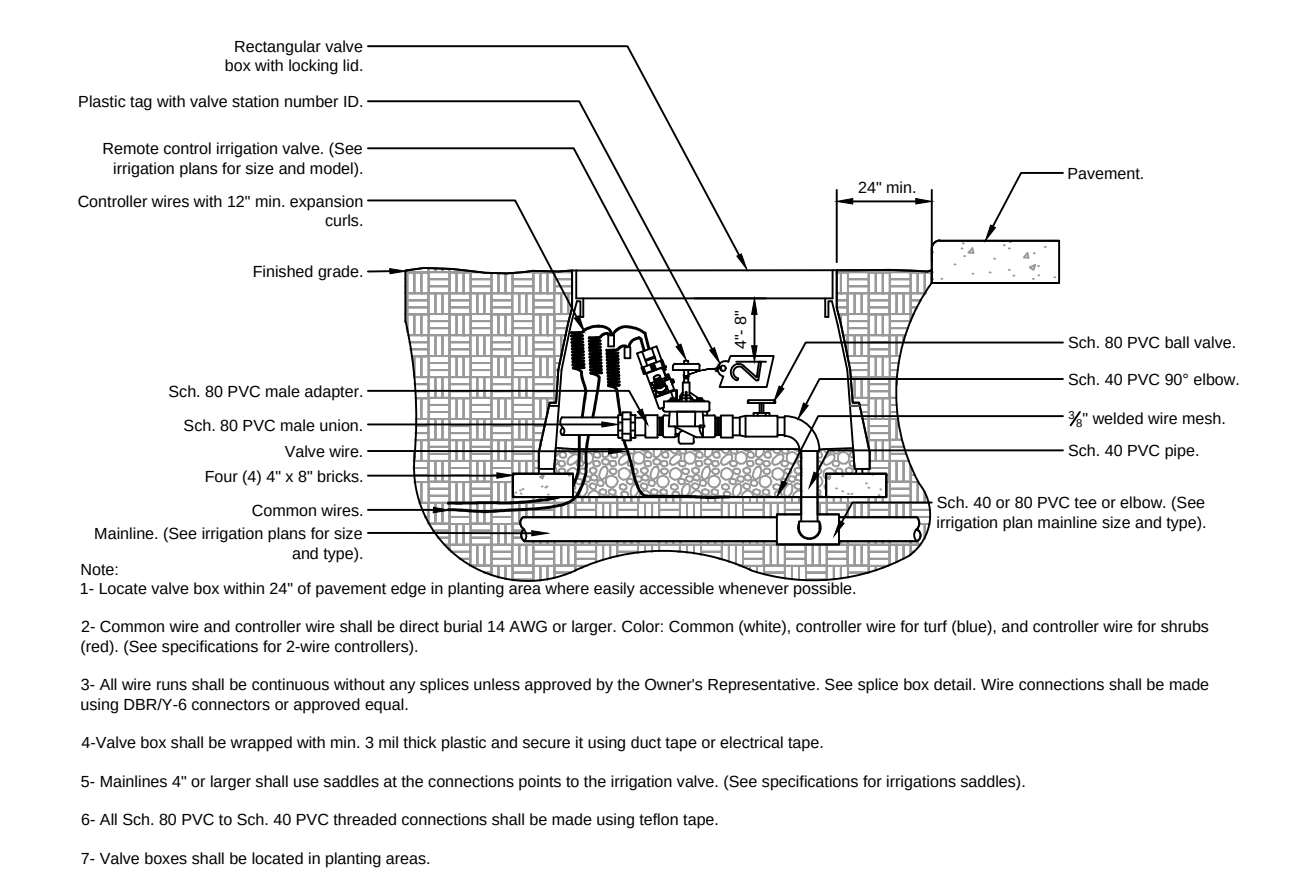
SCALE: NONE



- Notes:
- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
 - Grounding rods shall be located between 8'-0" and 12'-0" away from the controller. Grounding rods shall be 3/4" in diameter x 8' in length. Connect the grounding rod to the controller using 6 gauge bare copper wire or per the manufacturer's specifications.
 - ET Station to be installed no further than 90' away from the controller and a minimum of 15' off of the ground, out from under any overhead obstructions such as, but not limited to building overhangs, trees, or utilities.

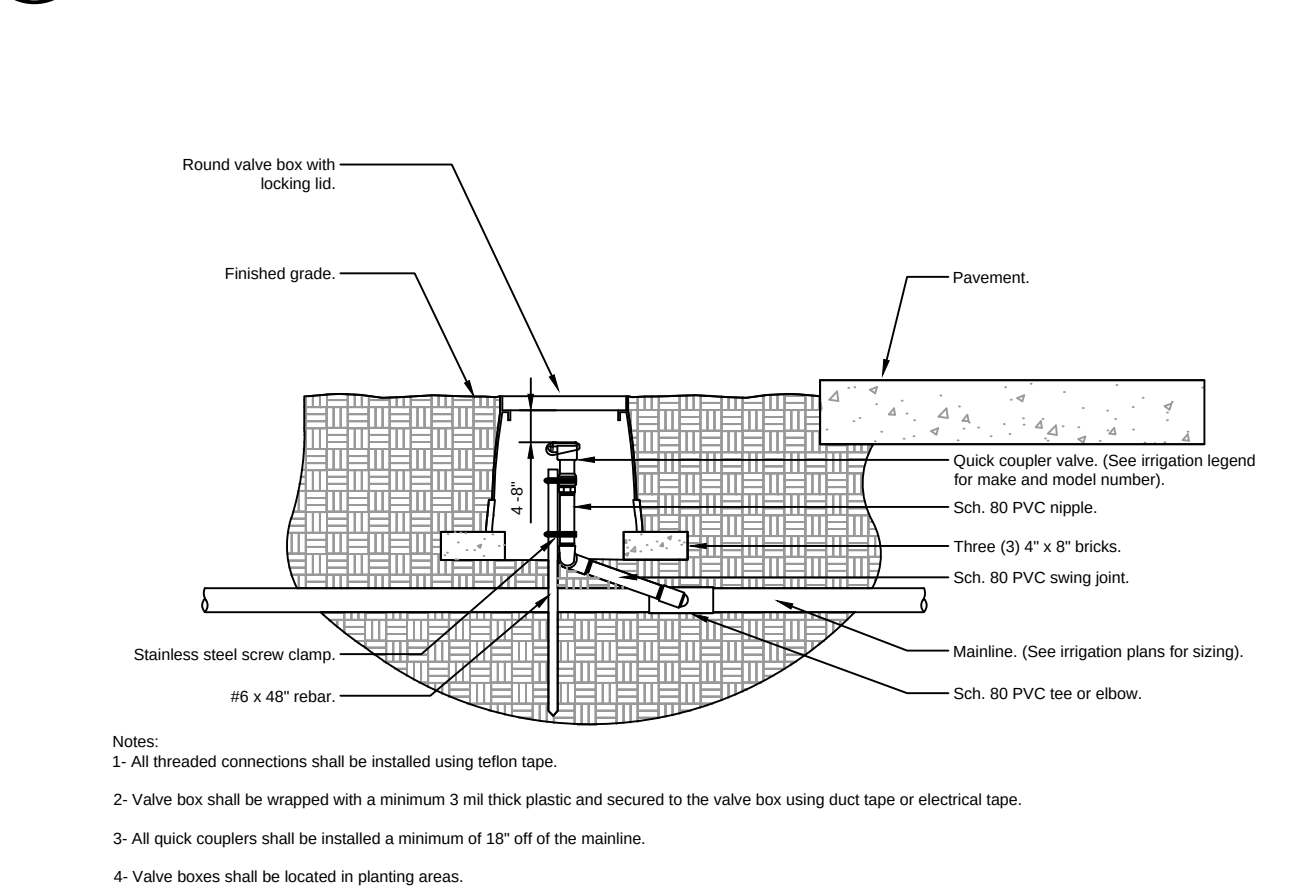
2 IRRIGATION CONTROLLER

SCALE: NONE



3 CONTROL VALVE

SCALE: NONE



4 QUICK-COUPLING VALVE

SCALE: NONE

- Notes:
- All threaded connections shall be installed using teflon tape.
 - Valve box shall be wrapped with a minimum 3 mil thick plastic and secured to the valve box using duct tape or electrical tape.
 - All quick couplers shall be installed a minimum of 18" off of the mainline.
 - Valve boxes shall be located in planting areas.

THE STANDARD IN ENGINEERING

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CONTACT:
ERIC TOWNER
PHONE: 801-586-5250

YARD B, LOT 4
OFFICE BUILDING
787 EAST 400 NORTH
VINEYARD, UTAH

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

LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER 6435N	PRINT DATE 3/24/20
DRAWN BY M. BUDGE	CHECKED BY B. MORRIS
PROJECT MANAGER B. MORRIS	

L-300

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



2 NORTH ELEVATION
SCALE: 1/16" = 1'



1 EAST ELEVATION
SCALE: 1/16" = 1'

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



2 SOUTH ELEVATION
SCALE: 1/16" = 1'



1 WEST ELEVATION
SCALE: 1/16" = 1'



BRICK
COLOR: MIDNIGHT BLACK

WOOD SIDING
T&G CLEAR CEDER SIDING

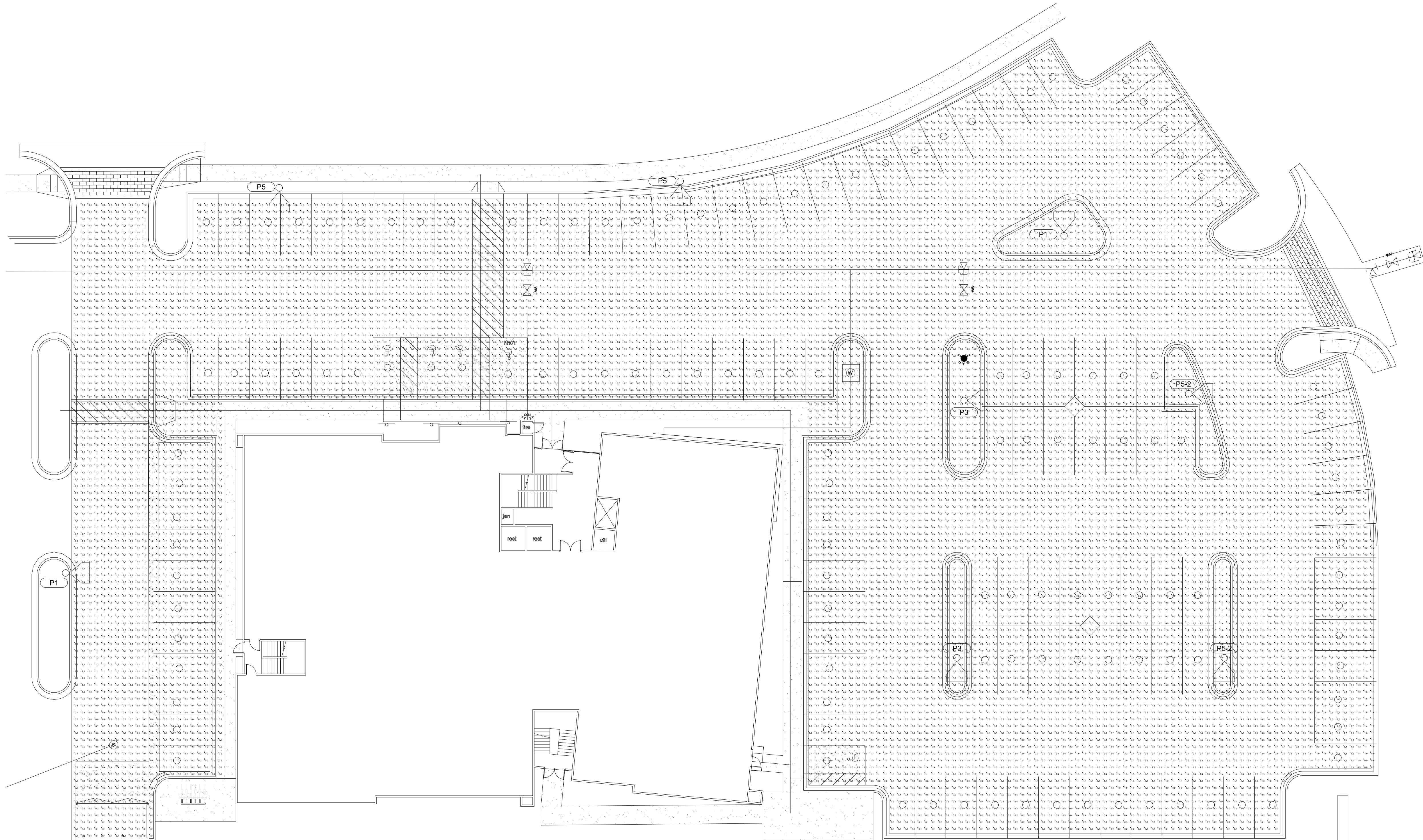
STUCCO
COLOR: SW 7632 MODERN GRAY SANDBLAST

METAL PANEL
COLOR: MIDNIGHT BRONZE & TUNDRA

DESIGN
RAW
STUDIO
VINEYARD MEDICAL CENTER
MATERIALS BOARD
THRIVE
REIMAGINING

NAME _____ AM _____

NAME	ESTIMATED QUANTITY	DESCRIPTION	MANUFACTURER	PART NUMBER	NUMBER OF LAMPS	WATTS	VOLTAGE	LAMP TYPE	MOUNTING
P1	2	POLE LIGHT	LITHONIA	DSX1 LED P1 40K T3M MVOLT SPA	1	54	120V77	LED	POLE MOUNT
P3	2	POLE LIGHT	LITHONIA	DSX1 LED P3 40K T3M MVOLT SPA	1	102	120V77	LED	POLE MOUNT
P5	2	POLE LIGHT	LITHONIA	DSX1 LED P5 40K T3M MVOLT SPA	1	138	120V77	LED	POLE MOUNT
P6-2	2	POLE LIGHT	LITHONIA	DSX1 LED P5 40K T3M MVOLT SPA	1	138	120V77	LED	POLE MOUNT



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BY OASID OR PHOTOCOPYING, STORED IN OR RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS ELECTRONIC, MECHANICAL, OR OTHERWISE WITHOUT THE EXPRESSED WRITTEN
PERMISSION OF JT ELECTRIC, LLC.

SCALE: 3/4" = 1'-0"

MILL TOWN COMMERCIAL YARD B LOT 4 OFFICE BUILDING
787 EAST 400 NORTH VINEYARD, UTAH

Project Number:	E20039
Status:	SITE PHOTOMETRICS
Date:	03/11/2020
Sheet Number:	

E001



Owner:	MILL TOWN COMMERCIAL
	.
	.
	.
Architect:	ENSEN
	.
	.
	.
General Contractor:	

Elizabeth Hart

From: noreply@civicplus.com
Sent: Monday, April 6, 2020 5:12 PM
To: McKenna Marchant; Elizabeth Hart
Subject: Online Form Submittal: Site Plan Application

Site Plan Application

Project Information

Name	Yard B, Lot 4 Medical Office
Address	691 E 450 NORTH, VINEYARD, UT 84059 (formerly 681)
Acreage/Property Size	2.085

Applicant Information

Name	X Development
Mailing Address	9537 S 700 E, Sandy, UT 84070
Phone Number	8015985250
Email Address	management@xdevco.com

Owner Information

Name	50 Mill, LLC
Owner Address	9537 S 700 E
Owner Phone Number	8015978353
Owner Email Address	management@xdevco.com

Checklists

Site Plan Project Narrative	Consistency with the General Plan and compliance with the Development Code and other city codes and regulations, General compatibility of proposed use with adjacent property, Site and building design with exterior lighting with reference to adjacent properties, Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property, Internal vehicular circulation including emergency and delivery vehicles, Pedestrian and alternative vehicle consideration for the proposed use, Volume and character of traffic as well as off-street parking and
-----------------------------	--

loading, Impact of public services, including utilities, schools, and recreation, Screening and buffering of uses, Proposed outdoor activities and/or storage, Hours of operation and number of employees, Noise, smoke, odor, dust, vibration, or illumination created by the proposed use, Additional information as needed

Fire Protection Plan	Location of building address (illuminated or not), Hydrant locations, FDC location, PIV location (if applicable), Marked fire exit locations, All fire extinguisher applications (dry chem hoods, fire hoses, fire extinguishers, etc.), Fire alarm (yes or no), Monitored or local alarm and alarm panel location, Co2 and smoke alarm locations, Fire doors and other confinement corridors, Emergency lighting locations, Storage markings on the floor in utility areas, Automatic shut-off on gas appliances (if applicable), Knox box (yes or no, and location if applicable)
----------------------	---

Buildings with Sprinklers Systems	Riser location, Sprinkler head locations, Panel location
-----------------------------------	--

Landscaping Requirements	A fully dimensioned comprehensive landscaping plan shall include, but not be limited to: list of plants, size, location, irrigation plan and hardscape, Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon, The City may require that landscaping plans be prepared by a registered landscape architect, When inorganic ground cover is used, it shall be in combination with live plants, All landscaping shall have an automatic irrigation system, All required landscaping shall be properly installed, irrigated, and maintained prior to use inauguration or occupancy, ?The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the right-of-way, ?Maintenance of approved landscaping, ?Intersections landscaping shall be limited to a height of not more than three (3) feet within vehicular traffic way or driveway and a sidewalk or street, ?Hanging limbs and branch growth shall be maintained 13 feet above streets and 8 feet above sidewalks, A three (3) foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature
--------------------------	---

Site Plan	Name and address/location of development, Vicinity Map showing area within 1/2 mile of the subject site, Name, address, and phone number of developer and/or owner, Name, address, phone number, and professional seal of engineer/architect or firm preparing plans, Date of plan preparation and subsequent revision dates, North arrow and scale of not less than 1"=100', Legal description, Zoning of all abutting and/or adjacent properties, Current dimensions of all
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property lines, Location, identification, and dimensions of the existing and proposed site elements of existing adjacent and/or on-site streets and street right-of-way, Location, identification, and dimensions of the existing and proposed site elements of proposed right-of-way dedications and improvements, Location, identification, and dimensions of the existing and proposed site elements of proposed street cross-sections, Location, identification, and dimensions of the existing and proposed site elements of existing and proposed ingress/egress points (indicate full access, right-in/right-out only, etc.), Location, identification, and dimensions of the existing and proposed site elements of one-site vehicular and pedestrian circulation elements (i.e. sidewalks, walkways, driveways), Location, identification, and dimensions of the existing and proposed site elements of provisions for handicapped accessibility including, but not limited to wheelchair ramps, Location, identification, and dimensions of the existing and proposed site elements of parking areas, vehicular and bicycle, including setbacks to property lines, Location, identification, and dimensions of the existing and proposed site elements of bus stop locations designed in accordance with MAG Supplemental Detail A1260, all structures, including heights, dimensions, finish floor elevations, and setbacks to fences, walls, and trash enclosures, Location, identification, and dimensions of the existing and proposed site elements of freestanding signage, Location, identification, and dimensions of the existing and proposed site elements of existing and proposed fire hydrants, backflow prevention equipment, and FDC, Location, identification, and dimensions of the existing and proposed site elements of existing and proposed lighting (on and off-site), Location, identification, and dimensions of the existing and proposed site elements of detention/retention areas, Location, identification, and dimensions of the existing and proposed site elements of irrigation ditches, canals, and well sites, Location, identification, and dimensions of the existing and proposed site elements of water features, Location, identification, and dimensions of the existing and proposed site elements of all ground planes labeled (i.e. asphalt, concrete, landscaping, etc.), Location, identification, and dimensions of the existing and proposed site elements of significant rock outcroppings or other natural features, Location, identification, and dimensions of the existing and proposed site elements of phase lines, if applicable, Site data table including existing zoning of the site, Site data table including gross and net area of site, Site data table including total building floor area, Site data table including building floor area, by use (if a mix of uses is proposed), Site data table including percent of site coverage, Site data table including

	parking calculations showing total number of spaces required and provided, by use, including accessible parking
Preliminary Site Plan	Proposed street cross section with dimensions and labels, Dimension all street centerline radii and top back of curb (TBC) at all knuckles, cul-de-sacs, and intersections, Proposed ADA features, Proposed walls, fences, retaining walls, and any other barrier type features
Preliminary Grading and Drainage Plan	Topographic contours or spot elevations, Delineate any areas in the floodplain and wetlands, Detention area/storm drains
Preliminary Utility Plan	All EXISTING utility systems such as water, sewer, land drain, storm, drain, and others location and size, Proposed public utility easements (PUE) and other easements and widths, Proposed location, size, and connections of the following utilities improvements but not limited to: potable water, sanitary sewer, fire lines, storm drains, land drains, Proposed street light locations, Existing and proposed locations of all electric, natural gas, telephone, and/or cable television lines
Additional Documents	
Site Plan Project Narrative	Project Narrative-Vineyard Office Development Plan Lot 4 2020.04.02-KRM-final.docx
Site Plan	Yard B, Lot 4 Engineering Plans 3-24-2020.pdf
Landscaping Plan	<i>Field not completed.</i>
Parking and Road Plan	Floor Plans-Vineyard Heath Center.pdf
Signage Plan	Elevations-Vineyard Medical Center.pdf
Fire Protections Plan	Vineyard materials board.jpeg
Preliminary Grading and Drainage Plan	Yard B, Lot 4 Commercial Site Photometrics.pdf
Preliminary Utility Plan	<i>Field not completed.</i>
Signature of Applicant(s)	
Applicant Signature	Eric Towner
Date	4/6/2020
Co-Applicant Signature	<i>Field not completed.</i>
Date	<i>Field not completed.</i>

Approval Standards

The planner shall review the permitted use application and determine if the application and associated materials comply with the following: 1. The proposed use is an allowed permitted use within the zoning district. 2. The proposed permitted use and the accompanying site plan complies with all requirements of the Zoning District, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the zoning District. 3. Complies with all site plan requirements as may be applicable, as provided herein. 4. Complies with all applicable dedication requirements of the Town and provides the necessary infrastructure, as required.

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