REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday October 4, 2023, 6:00 p.m.

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our live stream channel.

REGULAR SESSION

CALL TO ORDER

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
2. **OPEN SESSION -** Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.
3. **WORK SESSION**
   - **3.1 Site Plan – Downtown Blocks 8 & 14**
     Flagbouough LLC has applied for two site plan applications in Downtown Vineyard. Both site plans are for multi-family buildings, which in an allowed use in the Downtown Zone. Bronson Tatton, representing the owner, will present the site plan application to the Planning Commission. The Planning Commission will take no action.
4. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
5. **ADJOURNMENT**

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 Rachel Stevens, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at rachels@vineyardutah.org.

The foregoing notice and agenda were 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: October 3, 2023

NOTICED BY: /s/ Rachel Stevens
Rachel Stevens, Planner

Community Development

Date: Wednesday, October 4, 2023
From: Rachel Steven, Planner
To: Planning Commission
Item: Vineyard Station Block 8 & 14 (PLAN23-014 & PLAN23-017)
Address: Downtown Vineyard
Parcel No: 17:026:0047
Applicant: Bronson Tatton, Representing Owner
Owner(s): Flagborough LLC

BACKGROUND

The Vineyard Downtown consists of 350 acres bounded by the Utah Provo Main Rail Line to the east, Utah Lake on the west, 800 North to the South and the Lindon Marina on the north. The first phase, consisting of 50 acres was developed by Edge Homes located within the Lakefront Residential subdistrict.





The applicant, Flagborough, is proposing development of blocks 8 and 14 within the Downtown Mixed-Use District (DTMU). The proposal consists of 418 residential units, one building located in block 8 with 184 units and one building within block 14 containing 234 units.

Building	Net SF	Units	0BR	1BR	2BR	Average Units Size
8A	159,935	184	21	89	74	815
14B	221,212	234	27	115	92	811
Totals:	381,147	418				-

ANALYSIS

This is the second phase of the Flagborough portion of the property. Flagborough controls the remaining 300 acres of the Downtown and are constructing the first several units with primarily surface parking. Future proposals show the surface parking lots converting to building pads or structured parking. Section 3.14.010.2.d of the Special Purpose Zoning District Code allows for parking lots as a temporary use. If the temporary parking lot is not developed as a parking structure, building, or open space within seven years from the date of approval, the property owner shall submit a new parking lot plan with a 25% increase of landscaping coverage as required by code.

Blocks 8 and 14, both meet the requirements as outlined in Section 3.10 Building Standards including, but not limited to, the building siting, height, street façade requirements, entrances, materials, and amenity requirements.

Block 8 is a maximum of 58' in height. It has many different façade types with various colors and materials. The materials for the facades include aluminum, stone tile, metal panels, stucco, sandstone, brick, and fiber cement. Block 8 has a variety of entrance types including storefronts, gallery's, porches, and stoops. Block 8 amenities include streetscapes, paseos, and courtyards. All of these will promote pedestrian connectivity and limit internal vehicle traffic.

Block 14 is a maximum of 66'8" in height. It has many different façade types with various colors and materials. The materials for the facades are similar to Block 8 and include aluminum, stone tile, metal panels, stucco, sandstone, brick, and fiber cement. Block 14 has a variety of entrance types including storefronts, gallery's, porches, and stoops. Block 14 amenities include streetscapes, paseos, and courtyards. All of these will promote pedestrian connectivity and limit internal vehicle traffic.

Parking:

The site plan presents several surface parking fields. The tables below outline the parking requirements and total parking provided.

Required Parking - Block 14					**Required Parking - Block 8A**				
Bedroom		Count	Required	Provided	Bedroom		Count	Required	Provided
0	1.5	27	41		0	1.5	21	32	
1	1.5	115	173		1	1.5	89	134	
2	2	92	184		2	2	74	148	
Guest	0.25	234	59		Guest	0.25	184	46	
Retail	1/500	4172	8		Retail	1/500	3988	8	
Total			464	490	Total			367	386

The applicant will be in attendance to overview the site architecture and landscaping in more detail.

ATTACHMENTS

Scope of Work
Site Plan
Landscape Plan
Exterior Elevations
Photometric Plan

Vineyard City Planning Department
125 South Main Street
Vineyard Ut, 84059

RE: Utah City Site Plan Application Block 8 Narrative

With our first 450 Units underway in Blocks 5 & 6, we are now turning attention to site planning the area directly north of the blocks 5 and 6 providing the north building walls to the Lake Promenade. Block 8 lands in this Phase 2 of site design for our newly named Utah City project. Block 8 represents a multi-stage phasing approach of 4 buildings. In this application we are proposing the first of four buildings on this block. Building A is a ~160,000 SF, 4-story, residential apartment building with 184 total units comprised of a mix of studio, 1 bedroom, and standard 2 bedroom and 2 bedroom loft units ranging between 550 SF up to 1,320 SF and averaging 880 SF. A corner retail space of just under 4,000 SF is planned on the northwest corner of the building that will tie into 3 other retail corners at the intersection of Concord Street and Third Street. Internal amenity spaces have been provided including a lobby, bike storage, dog wash area, and a mail room. The design of Building A creates two amenitized courtyards with shaded seating, an outdoor kitchen, an open lawn area for unstructured play, a plaza with a planned greenhouse café, and finally an proposed mural wall. This phase also proposes 257 temporary surface vehicle parking spaces and 72 bicycle parking spaces. Included in the is site plan package is also a beautiful streetscape landscape design along with a separated, elevated bike lane along Concord Street, the designated bike route through the project.

We have determined the proposed site plan application is compliant with the Special Purpose Zoning District 3, Downtown Vineyard (Town Center) and other city codes and regulations. The building design and exterior lighting are innovative and set the scene envisioned for the downtown mixed-use district (DTMU). The architectural precedent proposed has a variety of styles and materials which will create a vernacular unique to Vineyard Station and shared by the many Cities we love.

Surrounding uses include the Lake Promenade to the south and future mixed-use to the east, north, and west. The existing site is vacant along with the adjacent blocks.



Primary ingress and egress to the site include Main Street (Phase 1 Roadway) north of 800 North and the Lake Promenade (Phase 2 Roadway) which are already constructed and paved. Secondary ingress and egress will be a new roadway phase of construction labeled as Phase 2c which will extend Concord Street west of Main Street and connects into the Lake Promenade (Phase 2). Future connectivity to the will be opened with additional block development. As we continued development outward from these blocks, the complete grid network of streets will be built out.

Internal vehicular circulation is limited within the block. Similar to blocks 5 & 6 and the downtown as a whole, we have planned for a pedestrian network through corridors called paseos. These limitations on internal vehicular circulation are intended to promote the pedestrian and bicyclist experience. The paseos are urban living rooms primarily meant for pedestrian use and circulation. Block 8 has paseos planned that will split the block in quarters. A bike lane is being implemented on Concord Street. The Lake Promenade also has a dedicated bike lane built into the street cross-section.

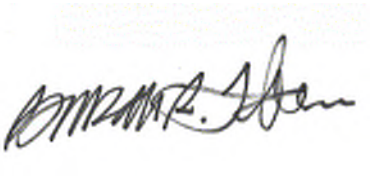
Volume of traffic is outlined in the TIS. The character of traffic will be typical daily trips of attached multi-family units, park users, and service vehicles typical of urban living. Off-street parking and loading areas have also been incorporated into the design and are represented in the site plan.

The impact on public services, utilities, schools, and recreation have all been considered and coordinated with City Staff and the school district. Recreational and other amenity areas are either achieved onsite or within a comfortable 10 min. walk including regional trails, the Utah Lake Waterfront, the Lake Promenade, and Geneva Park.

The proposed outdoor activities in these two blocks are categorized in three open space types: Streetscape, Paseos, & Courtyards. The streetscape scene includes shade trees, waterwise plantings, storm water filtration, benches, and streetlights. The activities anticipated in these spaces include strolling, sitting, and bicycling. The paseos, as mentioned previously, are the urban living rooms. Stoops and porches are designed along the edge of the paseo providing opportunities for neighbors to meet, interact, and play. Unique lighting techniques are proposed to keep these pedestrian corridors well-lit and safe.

We look forward to discussing this application in more detail in the public meetings to come.

Best Regards,



Bronson Tatton
Owner Representative
Flagborough, LLC



Downtown Vineyard | Block 8

June 9, 2023 | Flagborough LLC



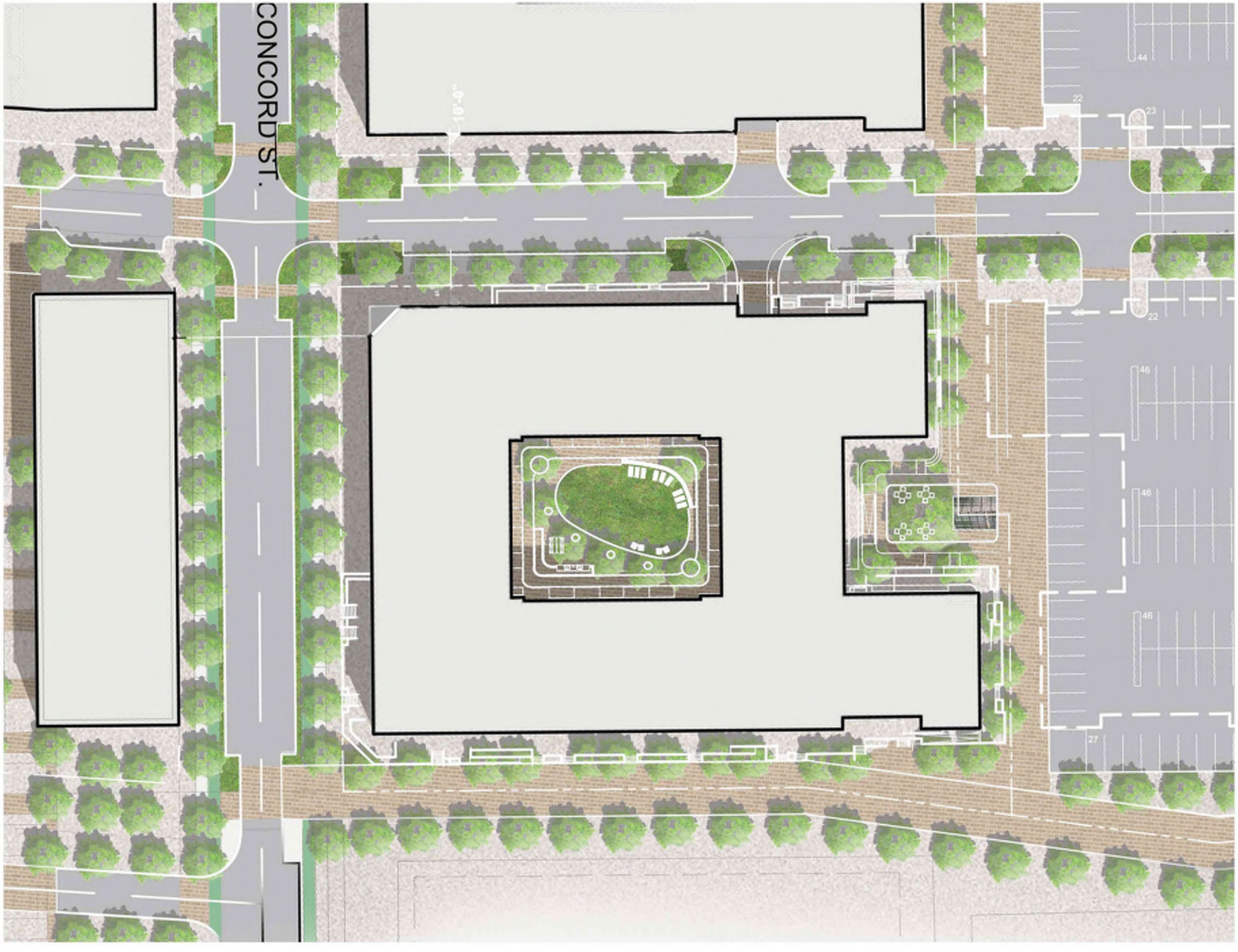
CONTEXT MAP

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC



CONTEXT MAP

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC



Block 8

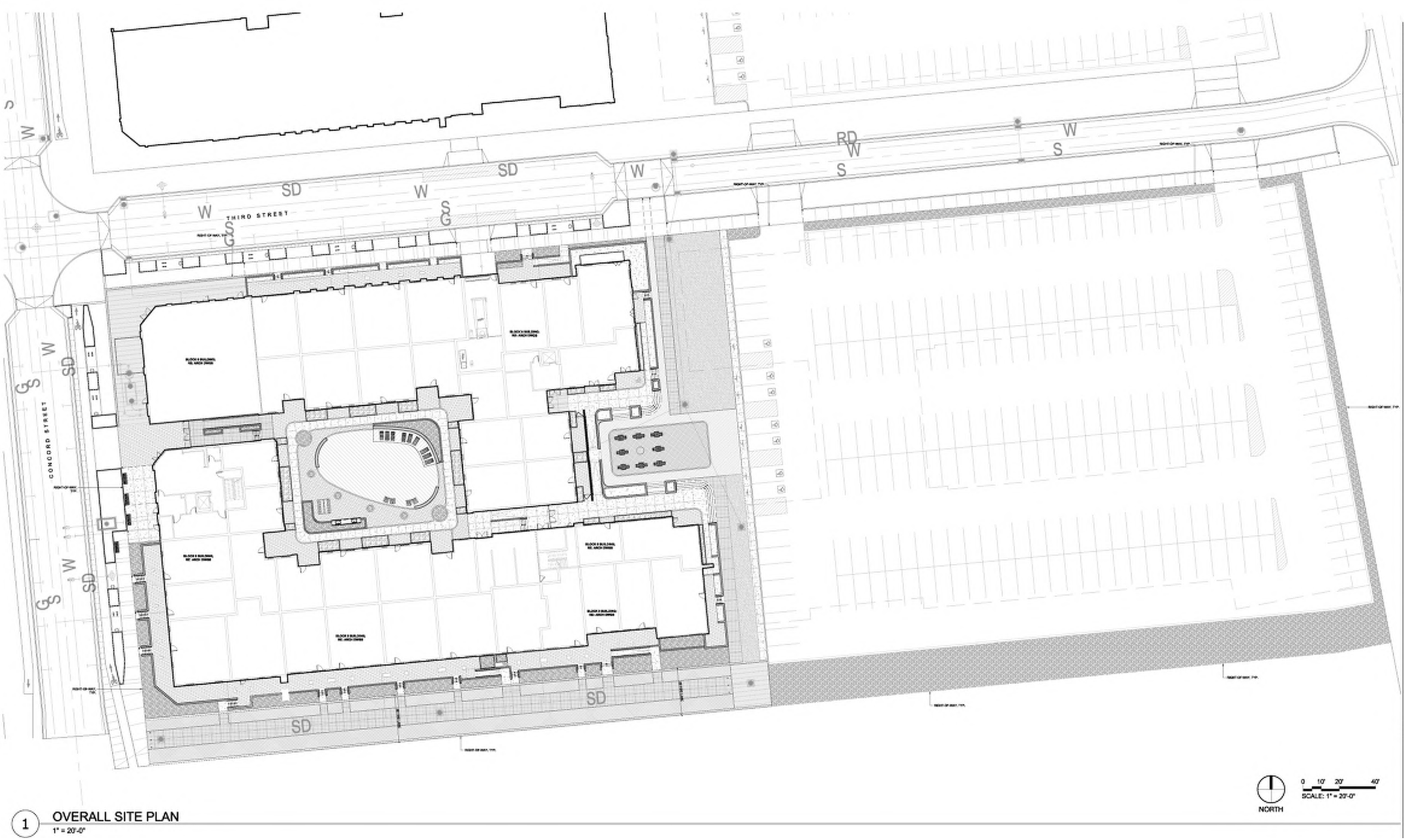
182 UNITS

GROSS BLDG AREA	175,435 SF
GROSS LOT AREA	99,100 SF
F.A.R.	**1.77**

** For residential ground floor uses, the ceiling must be at least 12' above sidewalk grade, and the minimum story height is 9'.*

ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC



1 OVERALL SITE PLAN
1" = 20'-0"

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Woodbury Corporation & Flagship Homes
Vineyard, UT

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SITE PLAN

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC



WEST ELEVATION



SOUTH ELEVATION

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WOODBURY CORPORATION

FLAGSHIP

DOWNTOWN VINEYARD
BLOCK 8A

VINEYARD, UT | 22083 | SEPTEMBER, 2023

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SCALE: 1'-0" = 20' 0' 10' 20'



EAST ELEVATION



NORTH ELEVATION

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WOODBURY CORPORATION

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DOWNTOWN VINEYARD
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SCALE: 1'-0" = 20'

0' 10' 20'



ARCHITECTURAL ELEVATIONS & RENDERINGS

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FACADE TYPE 1





MF-1
ANODIZED ALUMINUM
BLACK

STC-2
SW SNOWBOUND



P-1
SW 6990
CAVIAR



S-2
LIGHT TAN STONE TILE

ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

ARCHITECTURAL ELEVATIONS & RENDERINGS

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FACADE TYPE 3





M-4
CASSETTE METAL PANEL
DARK BRONZE

STC-2
SW SNOWBOUND



MF-3
ANODIZED ALUMINUM
DARK BRONZE



S-2
LIGHT TAN STONE TILE

ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC



ARCHITECTURAL ELEVATIONS & RENDERINGS

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FACADE TYPE 5





M-1
BOX RIB METAL PANEL
DARK GREY



MF-1
ANODIZED ALUMINUM
BLACK



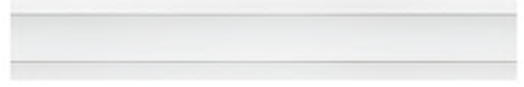
STC-1
EXTERIOR STUCCO SYSTEM
SW ARCADE WHITE



S-1
SANDSTONE
BROWN



MF-2
ANODIZED ALUMINUM
CHAMPAGNE



FC-1
FIBER CEMENT BOARD
GRAY

ARCHITECTURAL ELEVATIONS & RENDERINGS

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ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

FACADE TYPE 8





BR-1
INTERSTATE BRICK
MOUNTAIN RED



MF-1
ANODIZED ALUMINUM
BLACK



M-2
CASSETTE METAL PANEL
CHARCOAL

ARCHITECTURAL ELEVATIONS & RENDERINGS



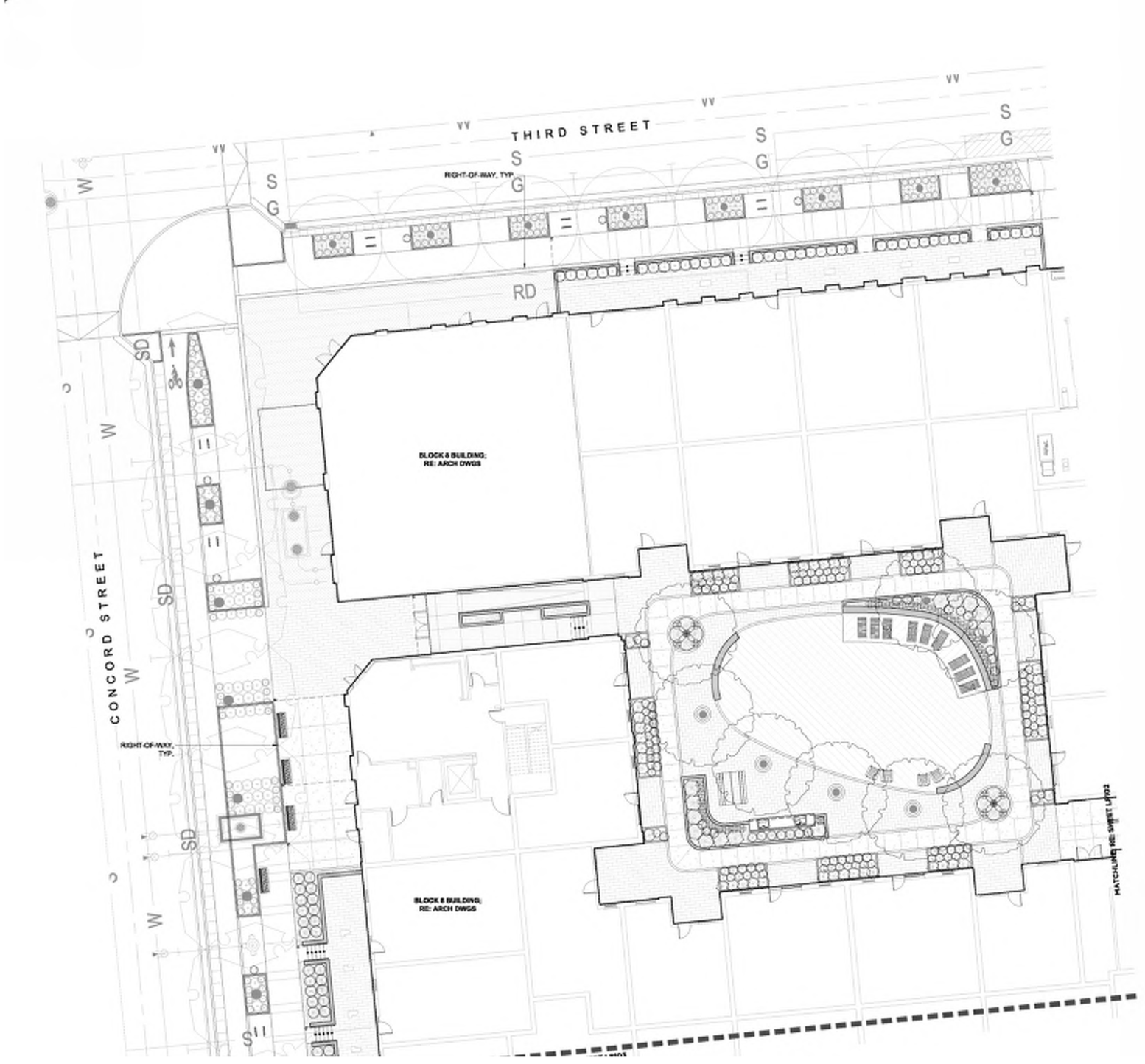
ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

landscape illustration place holder

LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	ACE PLA	ACER PLATANOIDES NORWAY MAPLE	36" BOX, 3" CAL
	BET DUR	BETULA NIGRA 'BMMTP' DURA HEAT® RIVER BIRCH	36" BOX, 3" CAL
	GLE TRI	GLEDITSIA TRIACANTHOS HONEY LOCUST	36" BOX, 3" CAL
	GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	36" BOX, 3" CAL
ACCENTS	CODE	BOTANICAL / COMMON NAME	SIZE
	BOU GRA	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL
	BOU BL2	BOUTELOUA GRACILIS ' BLONDE AMBITION ' BLONDE AMBITION BLUE GRAMA	1 GAL
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	COR ETF	CORNUS SERICEA ' ARCTIC FIRE ' TM ARCTIC FIRE DOGWOOD	5 GAL
	RHU GRO	RHUS AROMATICA 'GRO-LOW GRO-LOW FRAGRANT SUMAC	5 GAL
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	BUX SUF	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' SUFFRUTICOSA COMMON BOXWOOD	5 GAL
	DRY MAR	DRYOPTERIS MARGINALIS MARGINAL SHIELD FERN	5 GAL
	LAV GIR	LAVANDULA X INTERMEDIA 'GROS BLEU' GROS BLEU LAVENDIN	5 GAL
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE
	AGA FOE	AGASTACHE FOENICULUM BLUE GIANT HYSSOP	1 GAL

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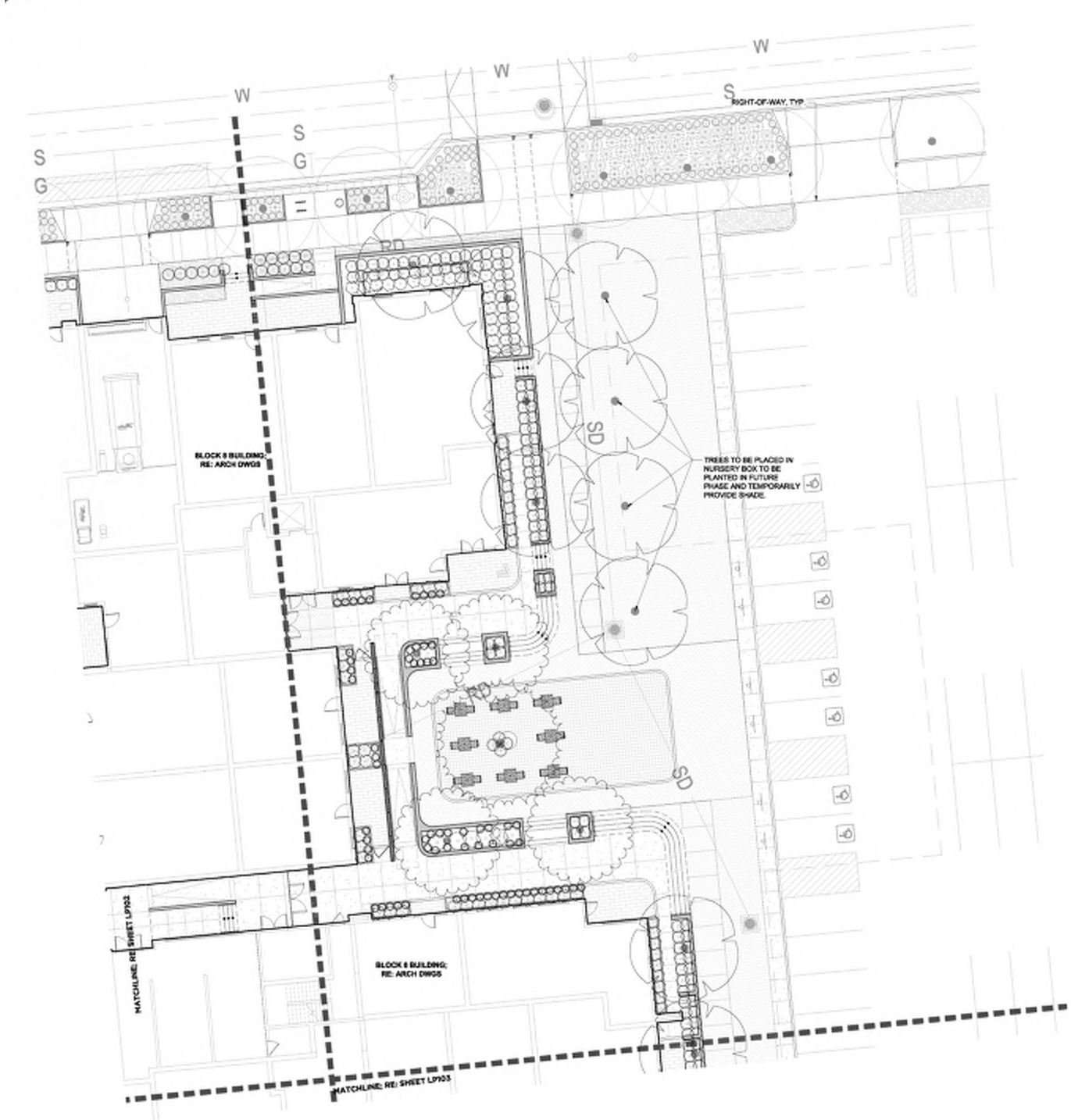
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Woodbury Corporation & Flagship Homes
Vineyard, UT

Date
21 APRIL 2023
Revisions

LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC



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TREES
ACCENTS
EVERGREEN SHRUBS
PERENNIALS

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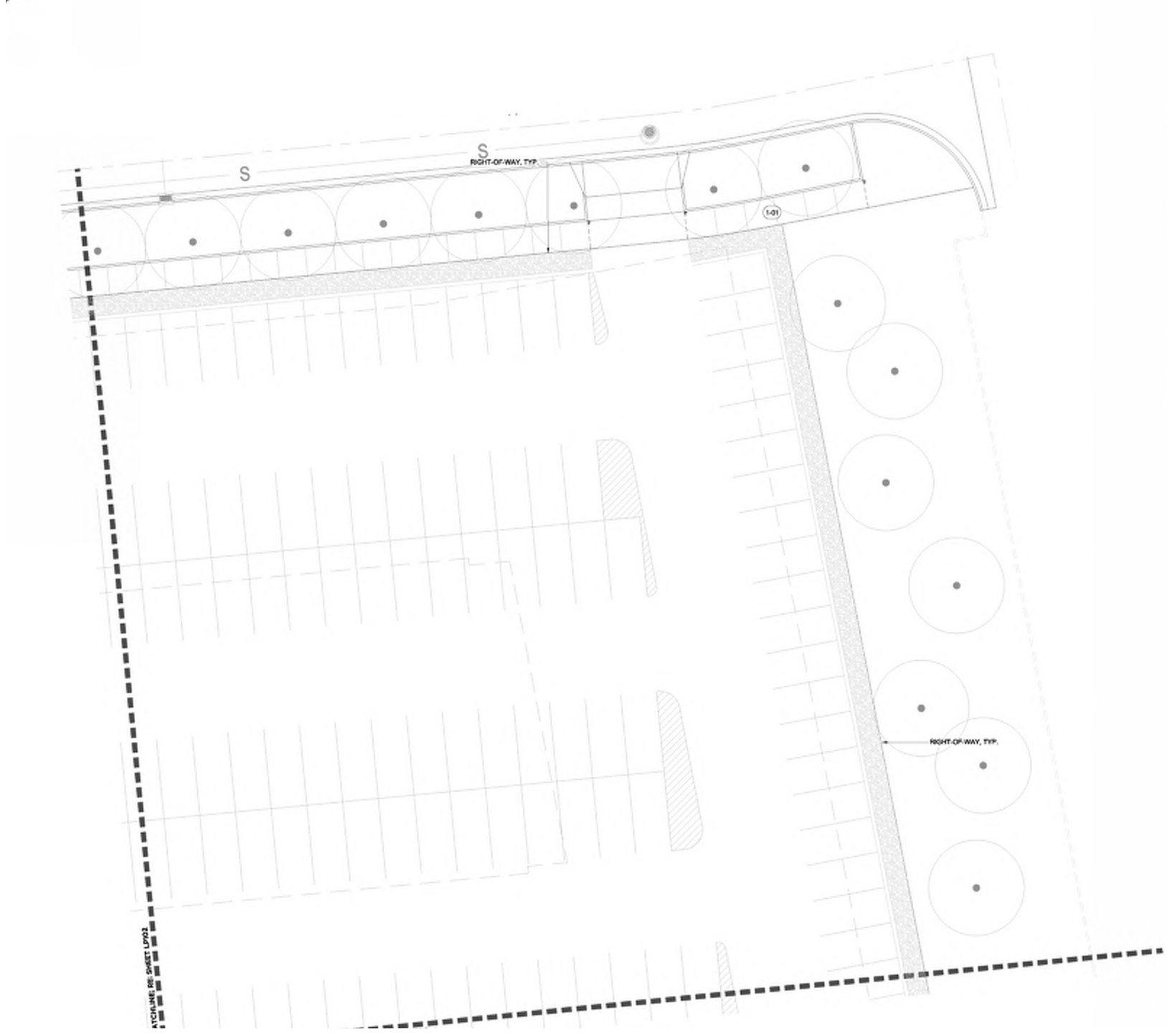
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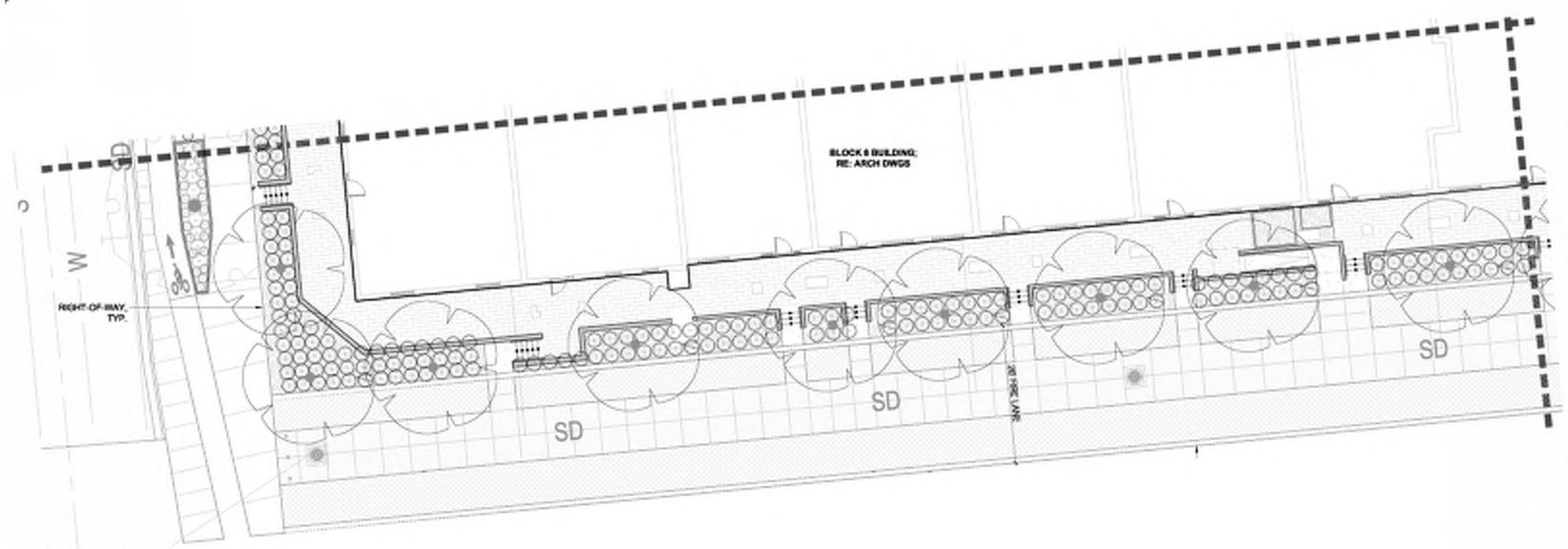
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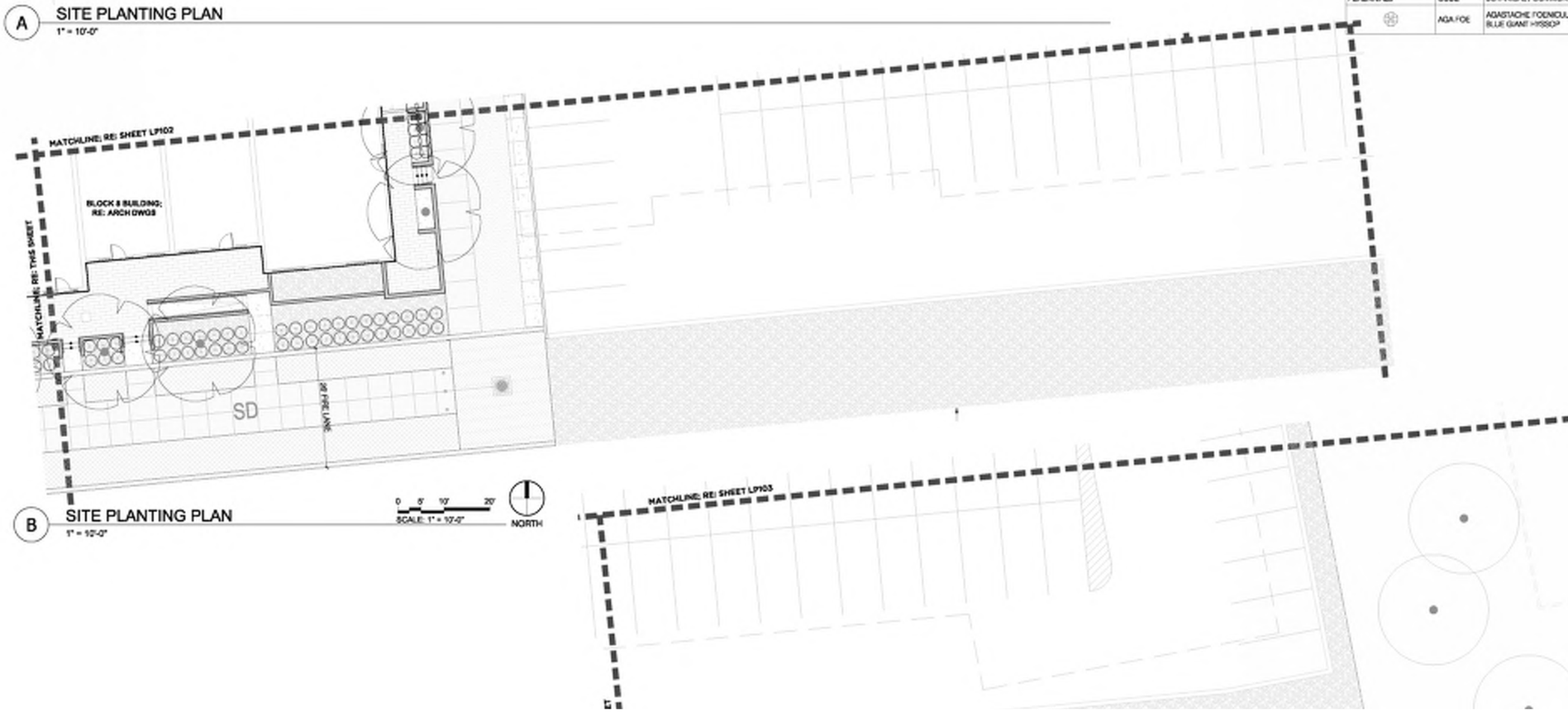
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A SITE PLANTING PLAN
1" = 10'-0"

PLANT SCHEDULE

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B SITE PLANTING PLAN
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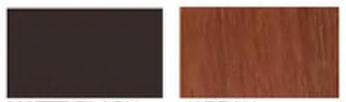
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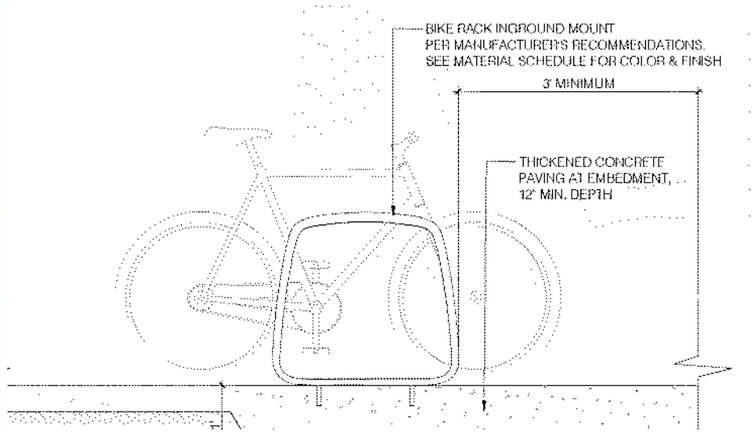
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Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC















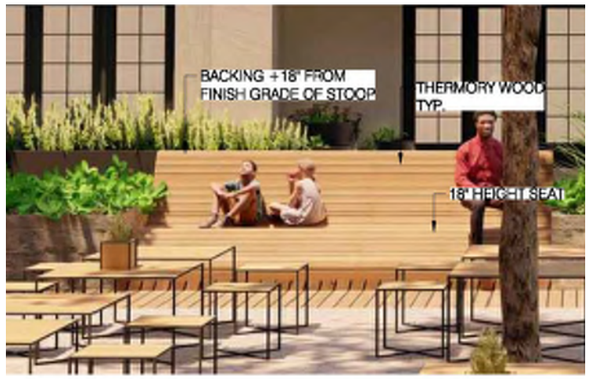






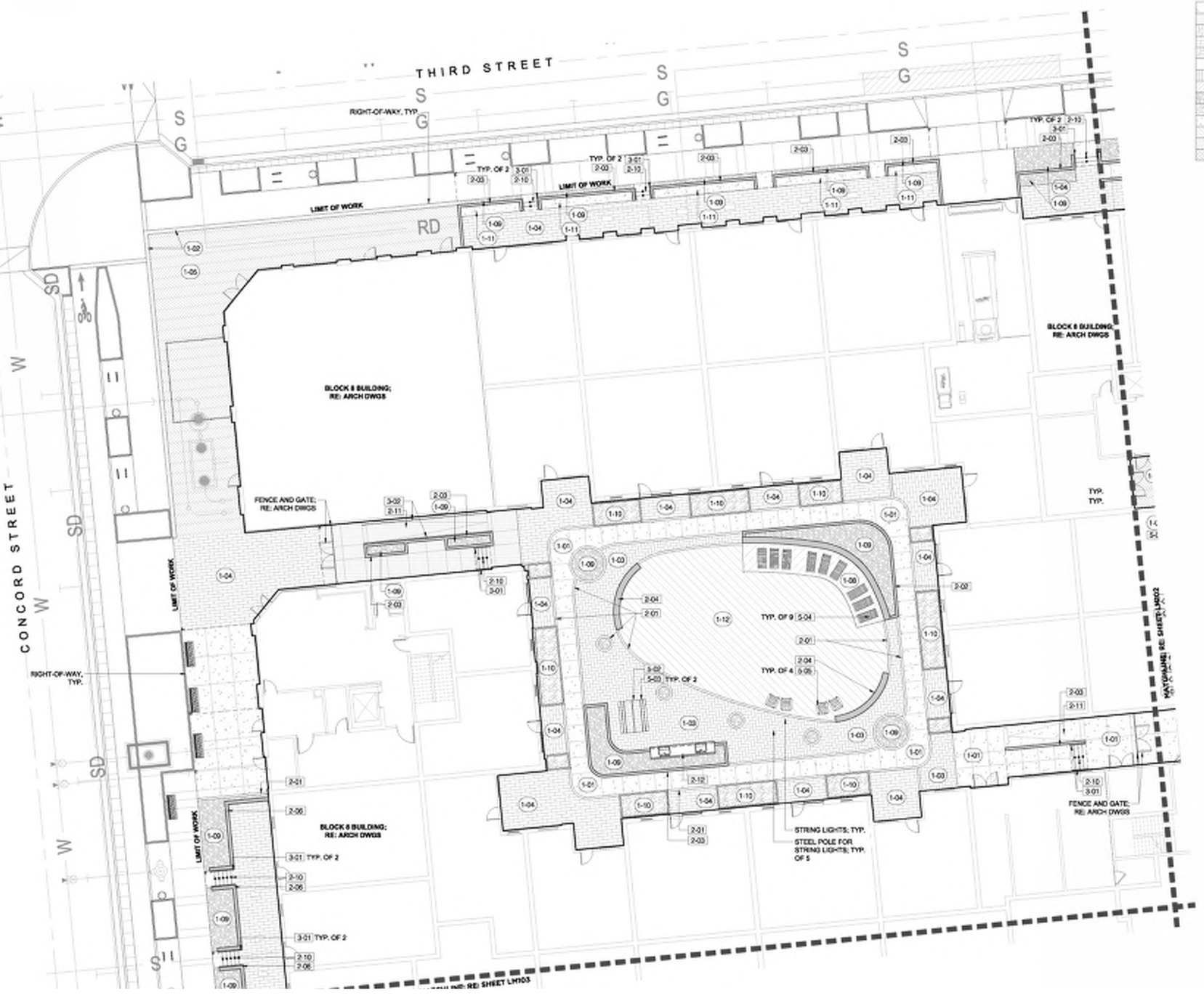






LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC



REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVING TYPE A (PEDESTRIAN)
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)
1-03	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)
1-04	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)
1-05	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)
1-06	PRECAST CONC. PAVER TYPE D (VEHICULAR)
1-07	NATURAL STONE PAVER TYPE A (PEDESTRIAN)
1-08	FAUX WOOD PAVER (PEDESTRIAN)
1-09	1"-3" DECORATIVE ROCK MULCH
1-10	3/8"-3/4" DECORATIVE ROCK MULCH
1-11	WOOD MULCH
1-12	SYNTHETIC TURF (STANDARD)
1-13	CRUSHER FINES
1-15	REINFORCED GEOGRID
	2 - WALLS & FENCES
CODE	DESCRIPTION
2-01	FLUSH CONCRETE HEADER
2-02	CIP CONCRETE PLANTER WITH SEATWALL AT COURTYARD
2-03	CIP CONCRETE PLANTER WALL AT COURTYARD
2-04	CIP CONCRETE SEATWALL
2-06	CMU WALL WITH STONE VENEER AND STONE CAP
2-07	PEDESTRIAN FENCE AT STOOP RE: ARCH
2-08	PEDESTRIAN GATE AT STOOP RE: ARCH
2-09	CIP CONCRETE STEPS TYPE 1
2-10	CIP CONCRETE STEPS TYPE 2
2-11	CIP CONCRETE RAMP
2-12	CUSTOM KITCHEN
	3 - METALS
CODE	DESCRIPTION
3-01	HANDRAIL AT STAIRS
3-02	HANDRAIL AT RAMP
	5 - FURNISHINGS
CODE	DESCRIPTION
5-01	RAISED GFRC PLANTER
5-02	PICNIC TABLE
5-03	PICNIC TABLE BENCH
5-04	LOUNGE CHAIR
5-05	ADIRONDACK CHAIR
5-06	CUSTOM BUILT IN WOOD LOUNGE SEATING
5-07	MOVEABLE TABLES
5-08	MOVEABLE CHAIRS
5-09	REMOVEABLE BOLLARDS

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ARCHITECTS & PLANNERS

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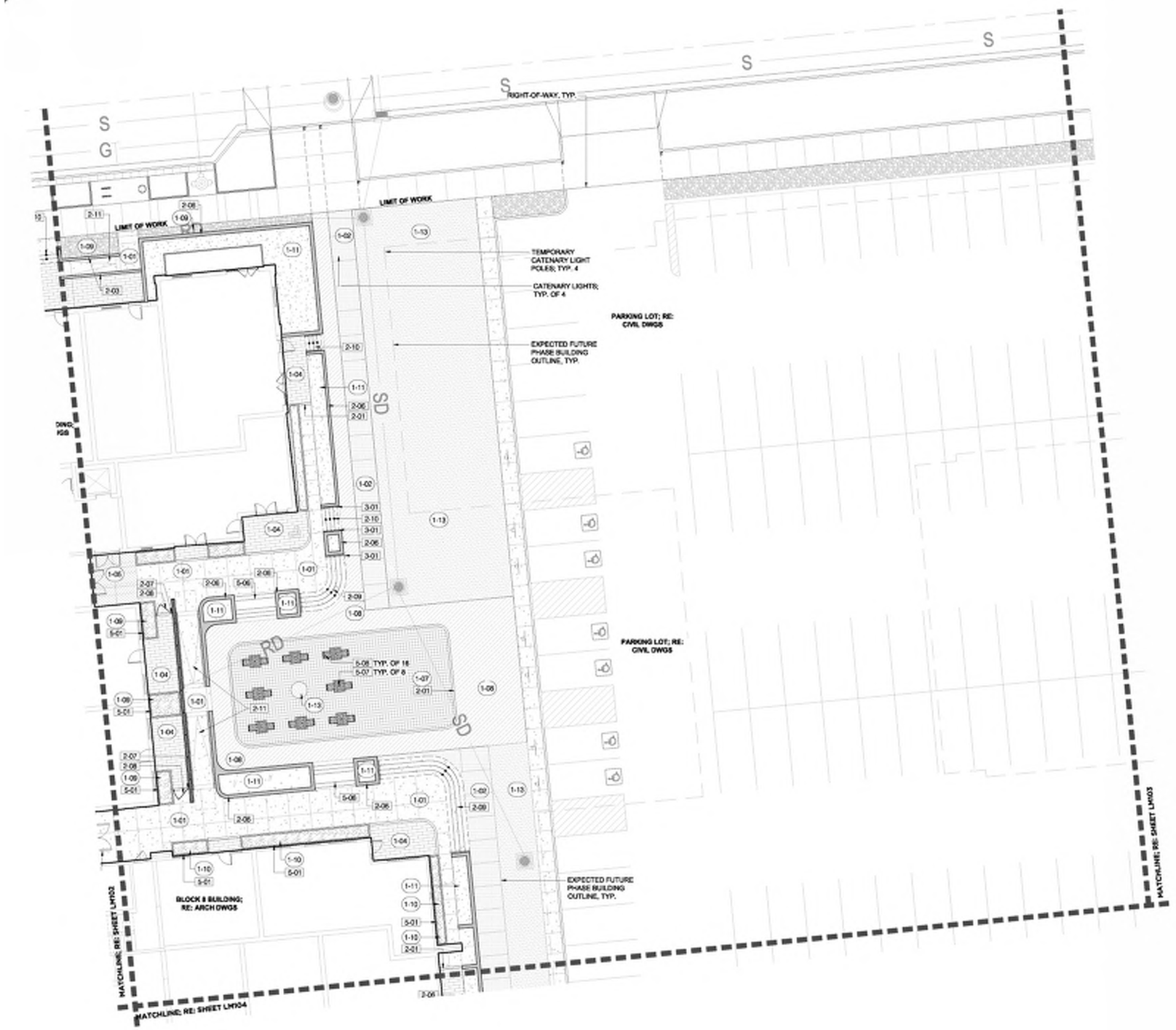
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Vineyard Station - Block 8 Bldg 8A
Woodbury Corporation & Flagship Homes
Vineyard, UT

Date
21 APRIL 2023
Revisions

LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC



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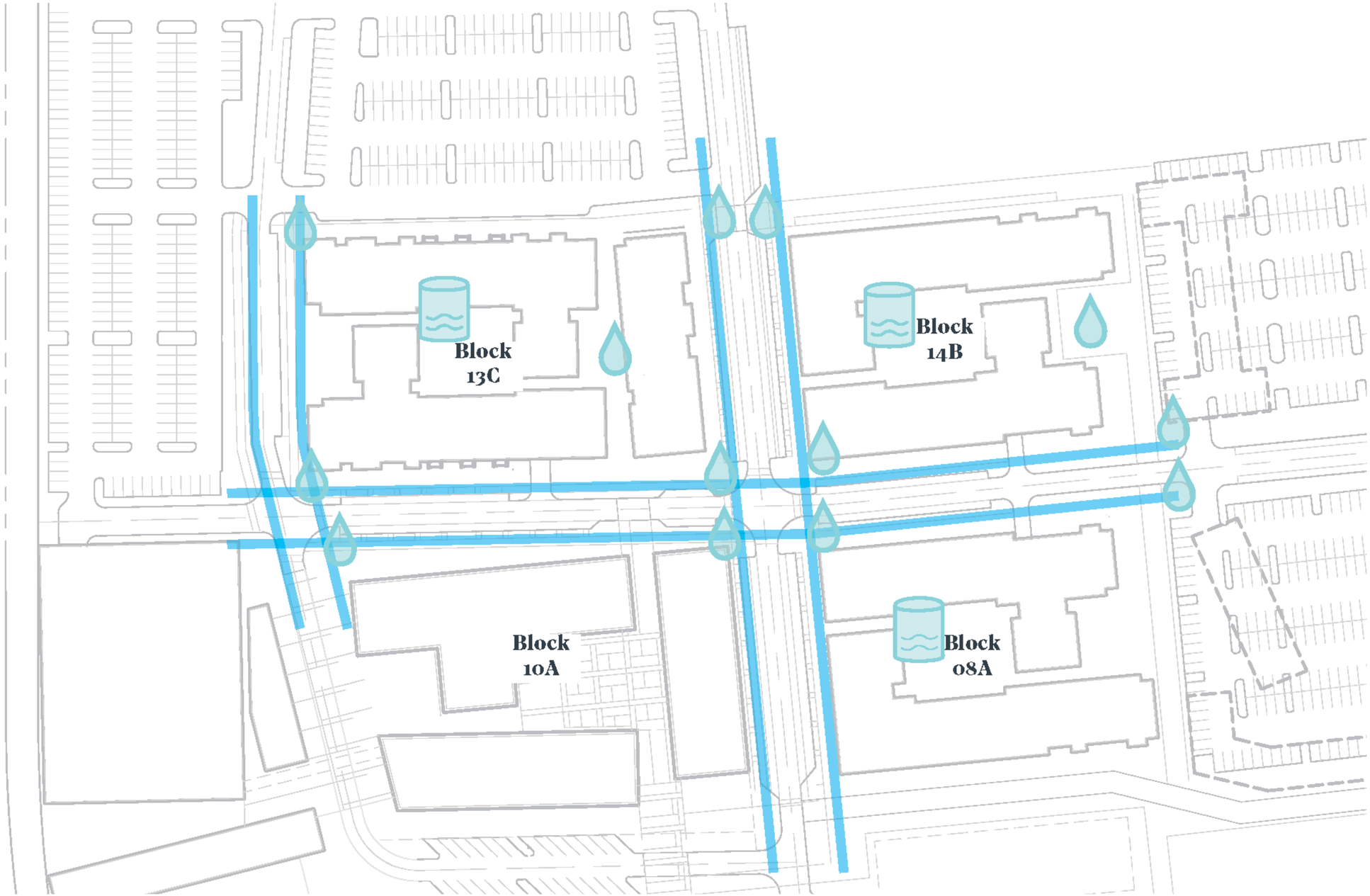
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LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Green Infrastructure Diagram



Goals

COLLECT STORM WATER
- Collect storm water from streets and/or sidewalks where possible. Direct water to planters along streetscapes to supplement water, encourage plant growth and filtrate runoff.

RAIN GARDENS
- Specifically located rain gardens where site allows for larger planting areas (bump outs on streetscape, paseos, courtyards)

CONDENSATE COLLECTION
- Actively collect and convey condensate to planting areas
- Use collected water for additional summertime harvesting for planting areas

LANDSCAPE CONCEPTS & RENDERINGS

Roadway Typologies



LANDSCAPE CONCEPTS & RENDERINGS

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Overall Program



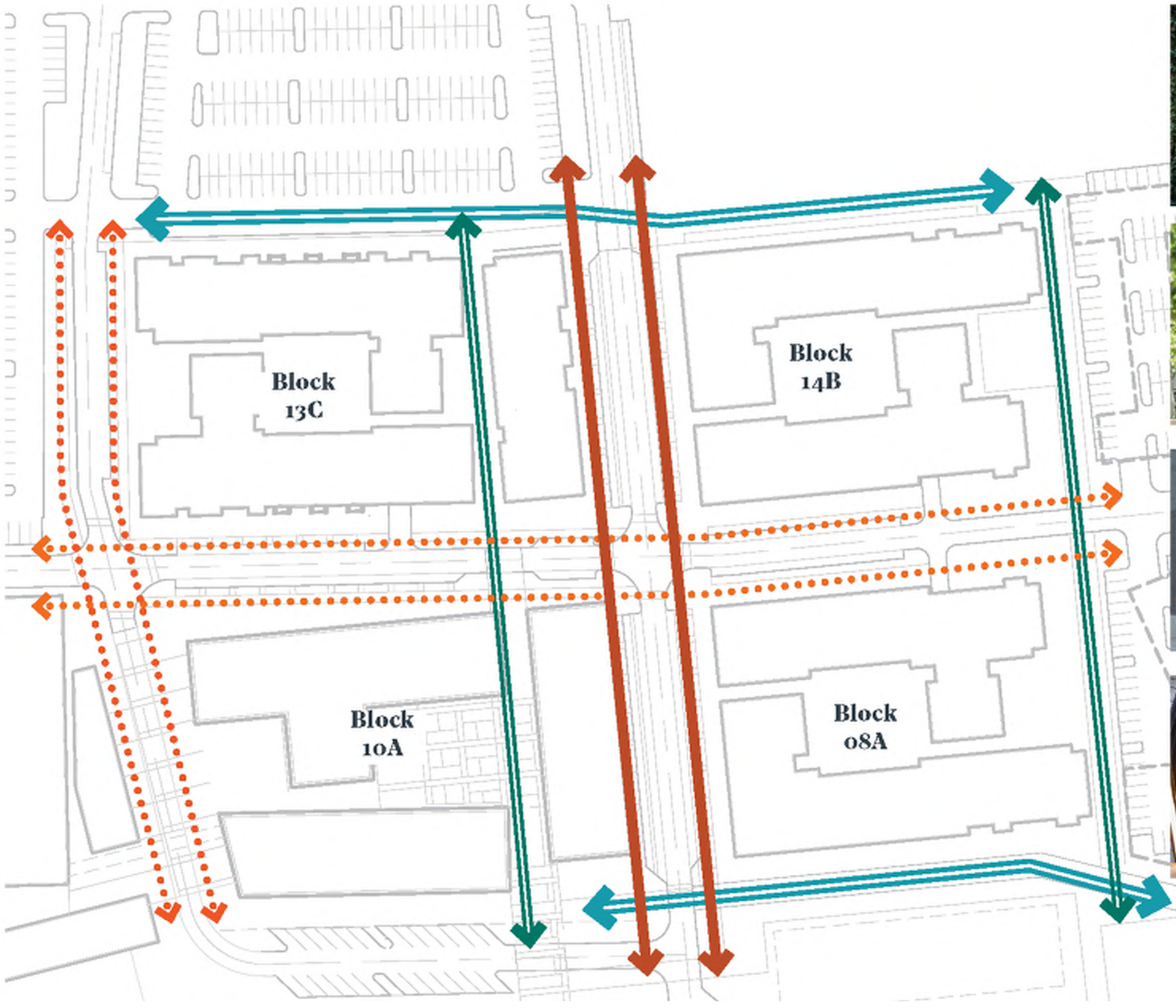
Legend

- BIKEWAY STREET
- MEDIUM DENSITY STREET
- MODIFIED MEDIUM DENSITY
- PASEO
- COURTYARD
- PARK OPEN SPACE

LANDSCAPE CONCEPTS & RENDERINGS

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Pedestrian Typologies



Legend



7' SIDEWALK
- Pull out spaces intermittently along pedestrian thoroughfares
- Encourage movement along sidewalks to specific stopping points.
- Large Street Trees; Defined allée of trees



8' SIDEWALK
- Landscape barrier from vehicular traffic
- A spectrum of public/private pedestrian zones and alcoves
- Elevated design treatments (i.e., furniture, landscaping pedestrian prioritization)
- Large Street Trees; Defined allée of trees



12' PATH
- Landscape barrier from vehicular traffic
- Enable safe access to bike and pedestrian network
- Locate defined areas where pedestrian pausing and seating can occur.
- Large Street Trees; Defined allée of trees

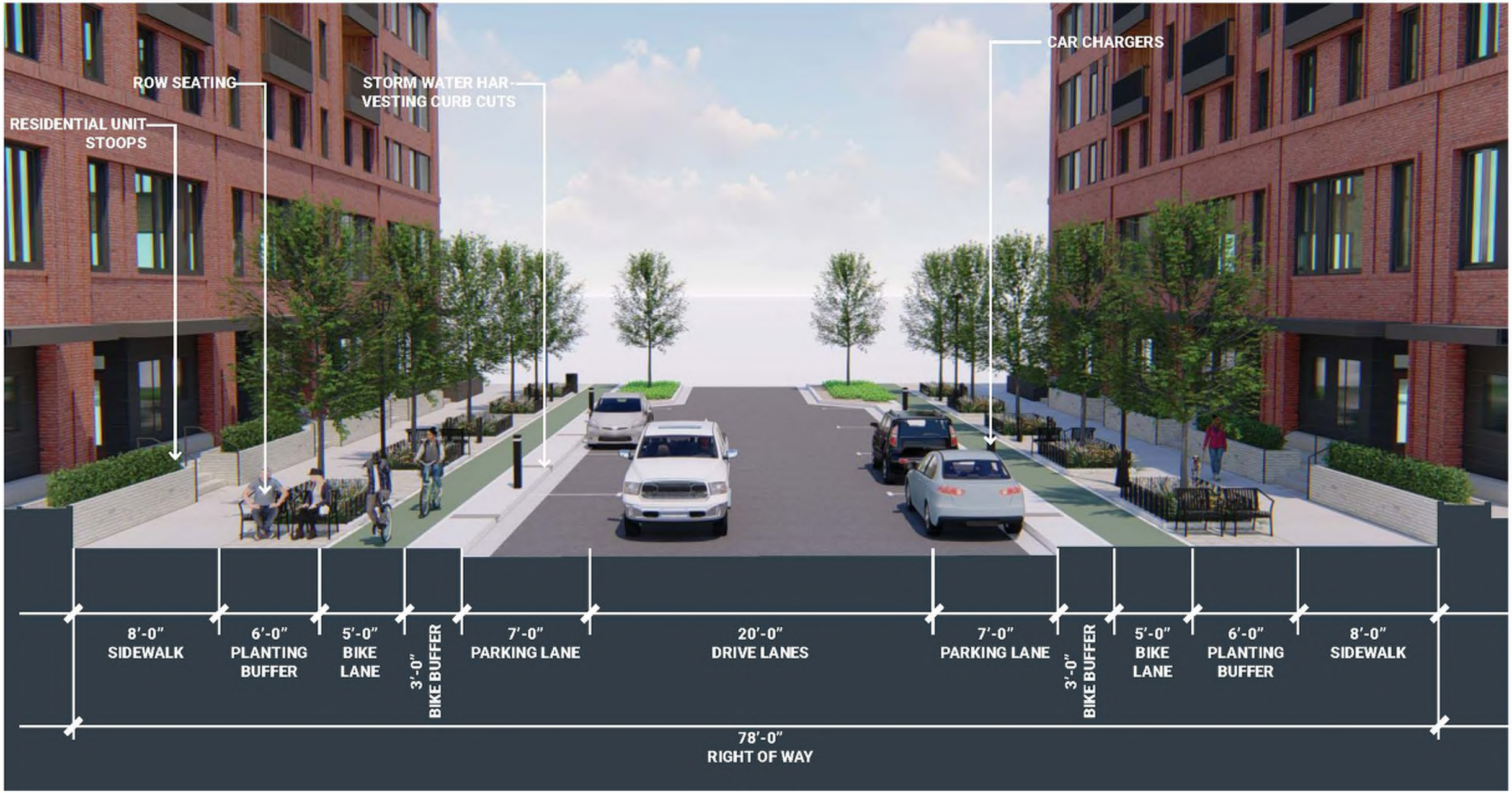


PASEO WITH FIRE ACCESS
- Encourages "staying" activities (i.e., shopping, relaxing, eating, etc.)
- Flexible space for Event Programing
- Elevated design treatments (i.e., furniture, landscaping pedestrian prioritization)
- Larger Private Patios (Stoops) adjacent
- "Hidden" Fire Lane

LANDSCAPE CONCEPTS & RENDERINGS

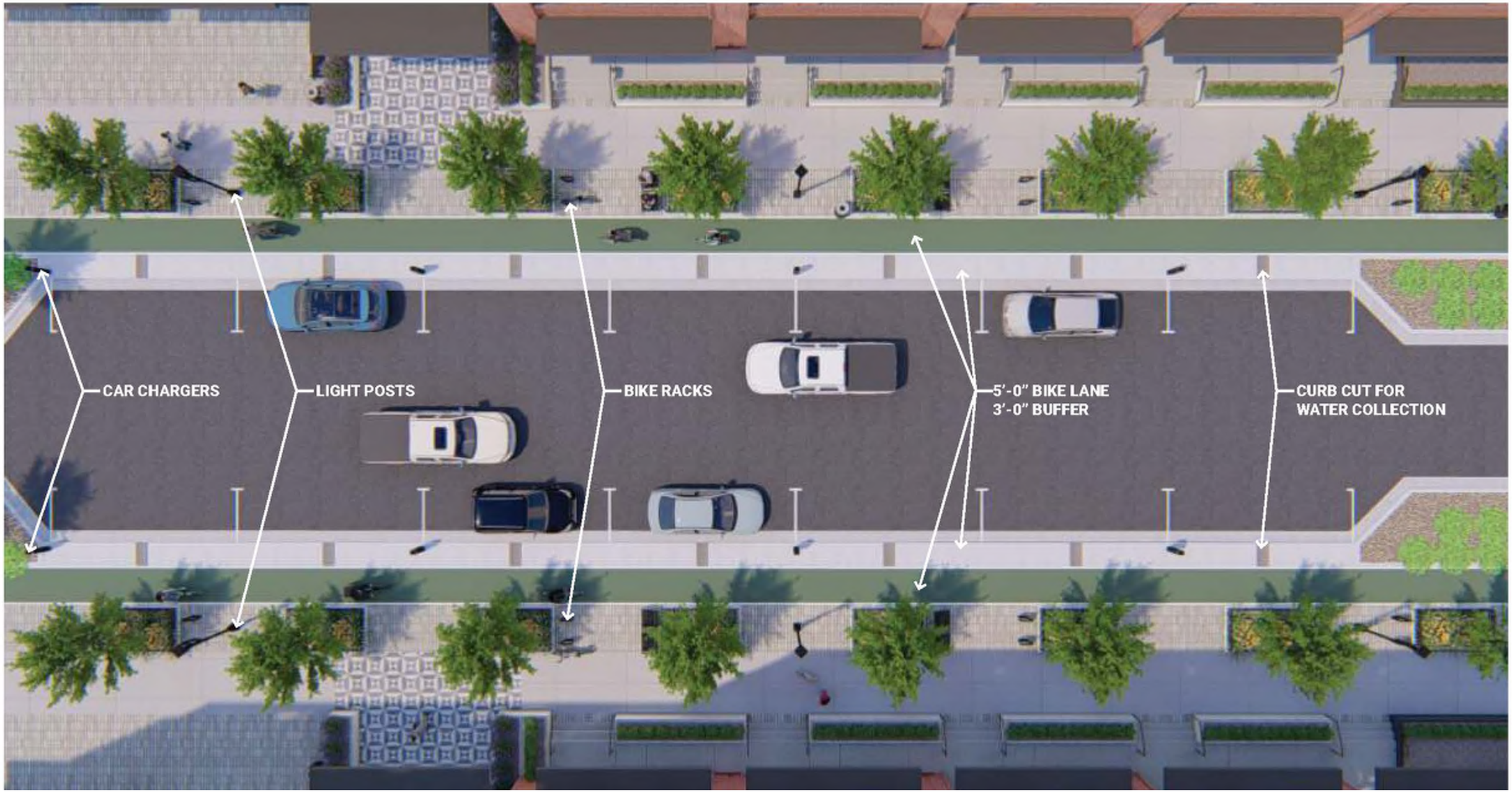
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Concord Street | 78’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Concord Street | 78’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Concord Street | 78’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

3rd Street | 64’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

3rd Street | 64’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

3rd Street | 64’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

3rd Street | 64’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Concord Intersection



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Concord Intersection



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Concord Intersection



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Lighting Diagram | Phase 2 (Block 8, 13 + 14)





LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Lighting Diagram | Phase 2 (Block 8, 13 + 14)

PEDESTRIAN POLE LIGHTING





Landscape Forms
Alcott, 14' Pole

STRING LIGHTS





Tokistar Lighting
Exhibitor

CATENARY





Selux
Lanova

TREE MOONLIGHTING





Aurora Lighting
Taos

PARKING LOT SOLAR LIGHT



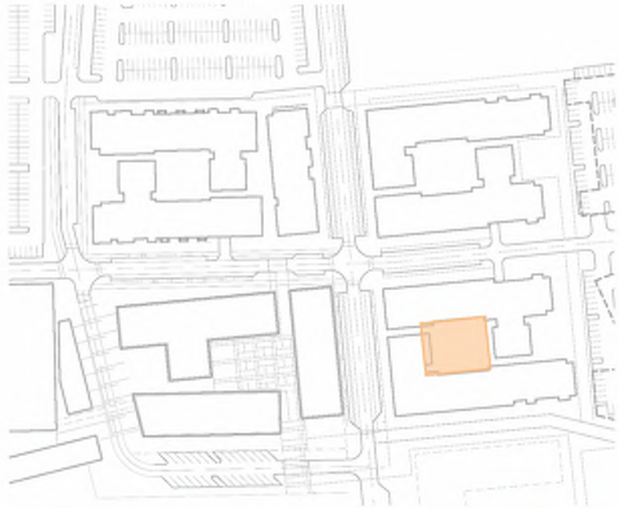


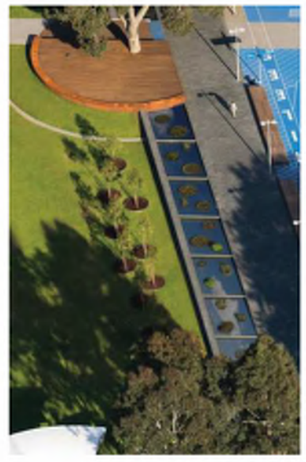
Firstlight
SCL2

LANDSCAPE CONCEPTS & RENDERINGS

Block 8 | The Active Courtyard







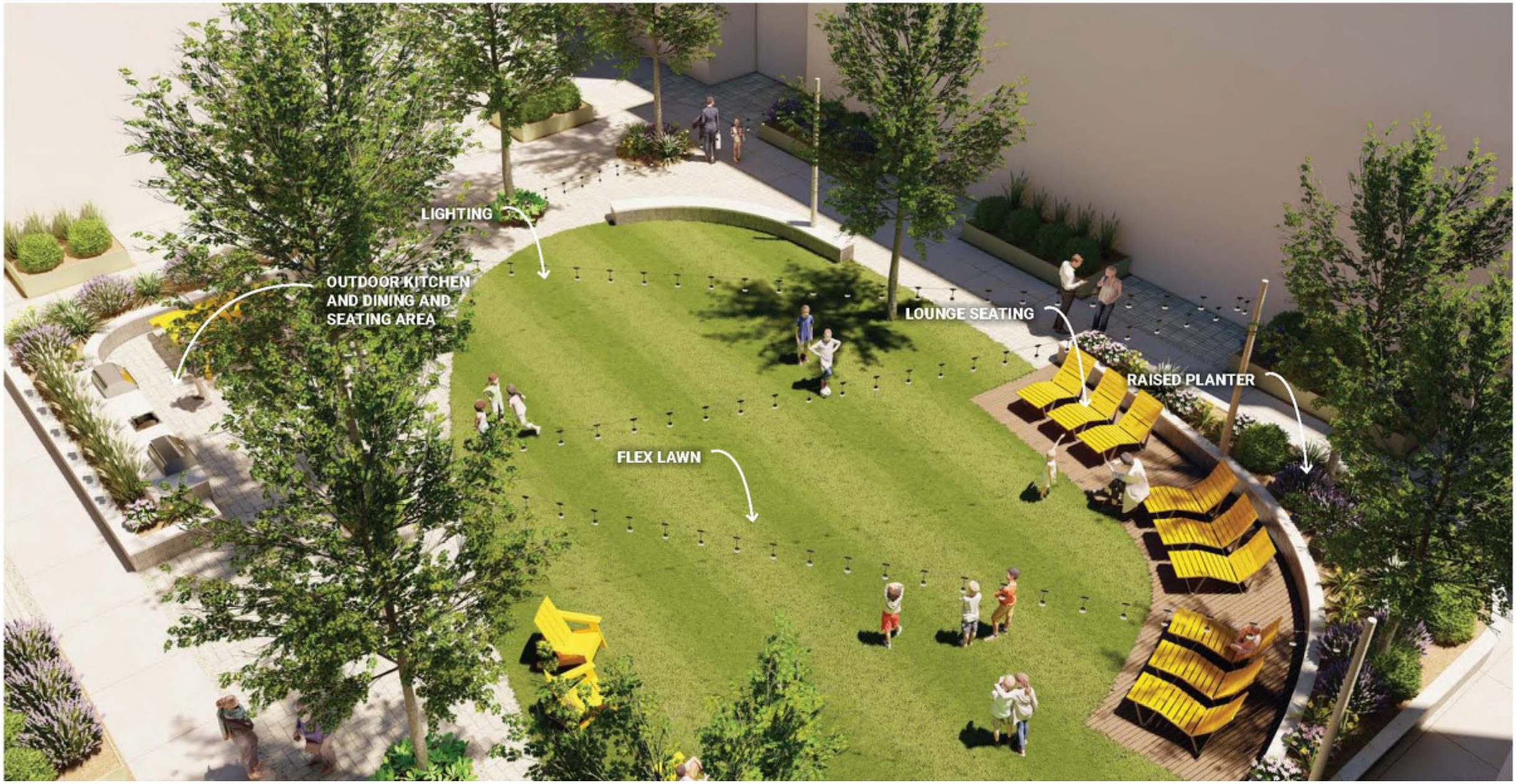




LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

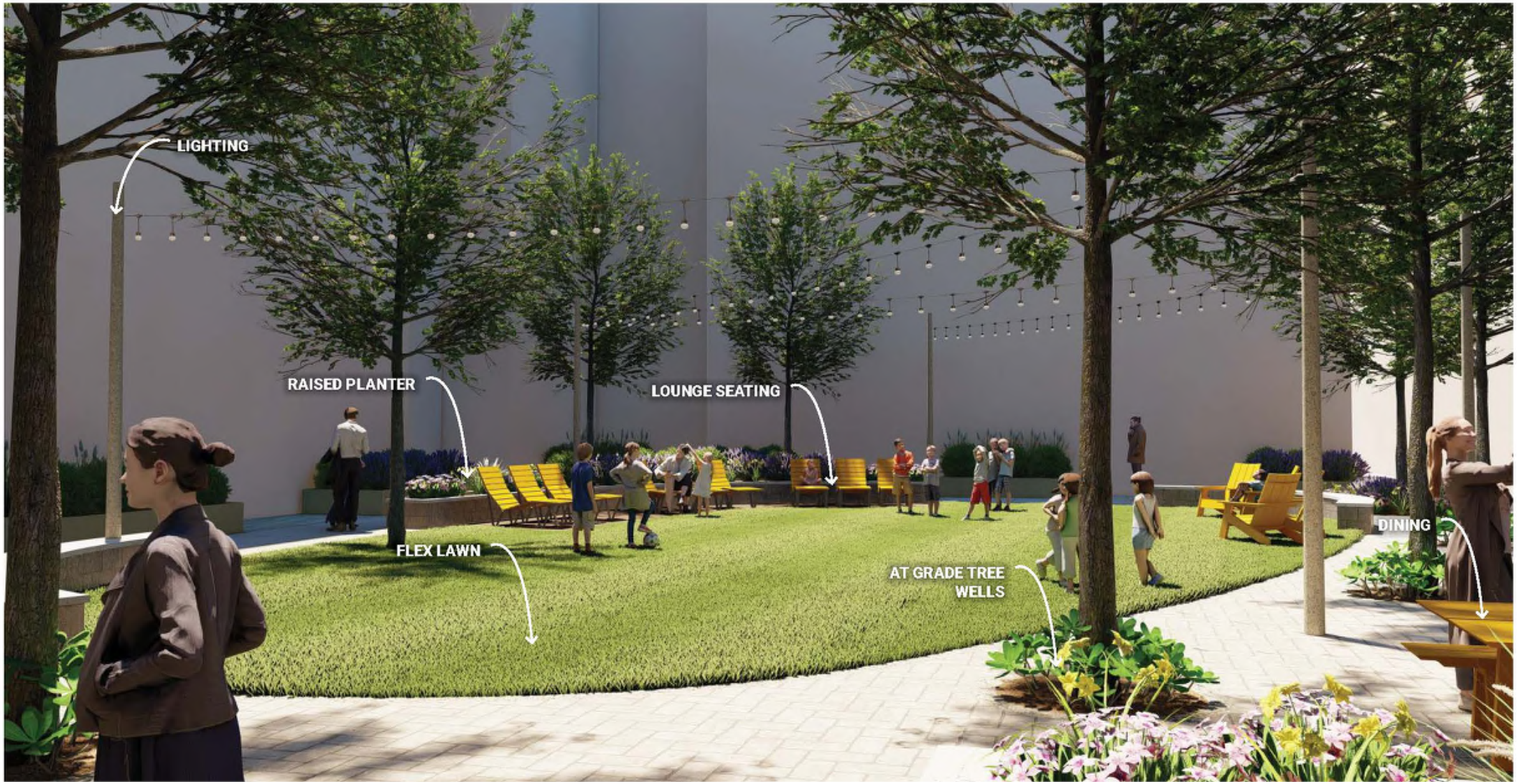
Block 8 | Courtyard



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Block 8 | Courtyard



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Block 8 | Paseo and Alcove Phase 1



LANDSCAPE CONCEPTS & RENDERINGS

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Block 8 | Paseo and Alcove Phase 1



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Block 8 | Paseo and Alcove Phase 1



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Block 8 | Paseo and Alcove Phase 1



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Block 8 | Paseo and Alcove Phase 1



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Block 8 | Paseo and Alcove Phase 1



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Block 8 | Paseo and Alcove Phase 2



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Block 8 | Revised Stoop Design



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Block 8 | Revised Stoop Design



LANDSCAPE CONCEPTS & RENDERINGS

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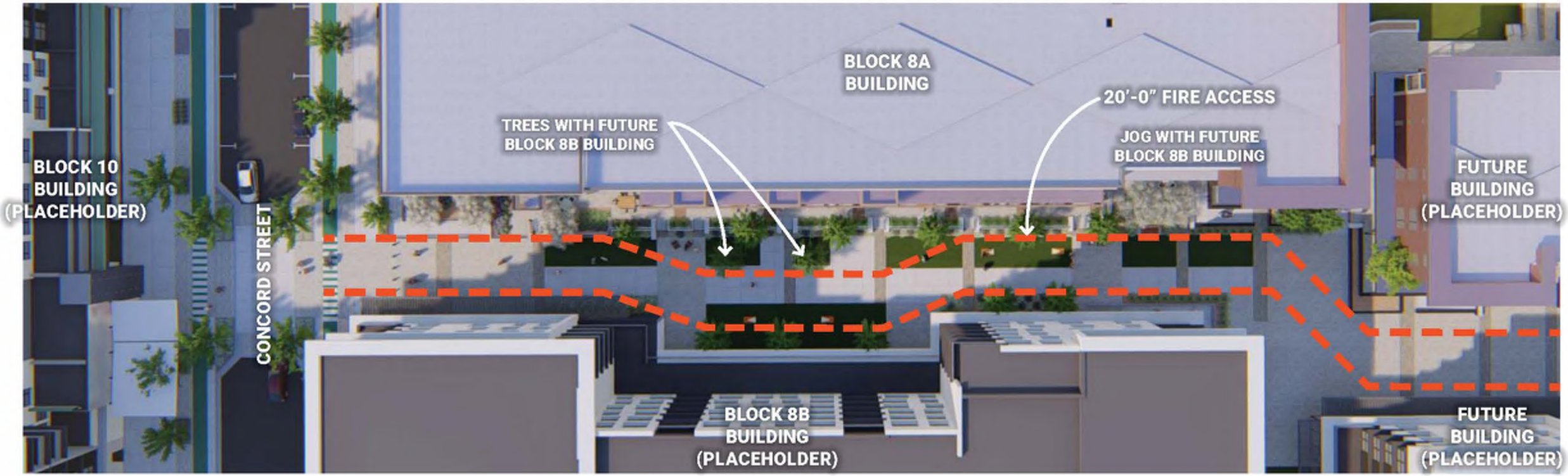
Block 8 | Revised Stoop Design



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Block 8 Fire Lane | Revised





LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Block 8 Fire Lane | Revised



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Block 8 Fire Lane | Revised



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

Vineyard City Planning Department
125 South Main Street
Vineyard Ut, 84059

RE: Utah City Site Plan Application Block 14 Narrative

This narrative summarizes our site plan application of Block 14 and sits within our Phase 2 of site design and architecture. Block 14, like Block 8, is planned to be made up of 4 mixed-use buildings. They are planned as primarily residential. In this application we show detailed design of Building B, the first of four buildings on this block. Building B is a ~221,000 SF, 5-story, residential apartment building with 234 total units with a mix of studio, 1 bedroom, and standard 2 bedroom and 2 bedroom loft units ranging between 550 SF up to 1,202 SF and averaging 811 SF. A corner retail space of 4,172 SF is planned on the soutwest corner of the building that will tie into 3 other retail corners at the intersection of Concord Street and Third Street. Internal amenity spaces have been provided including a lobby, bike storage, dog wash area, and a mail room. The design of Building B creates two amenitized courtyards with shaded seating, hammocks, outdoor fire pit, and a children's play feature to represent a treehouse. The secondary courtyard on the east side of the building is programed with flex lawn spaces with shade, seating, and berms. This phase also proposes 207 temporary surface vehicle parking spaces (185 required) and 40 bicycle parking spaces (20 required). Included in the is site plan package is also a beautiful streetscape landscape design along with a separated, elevated bike lane along Concord Street, the designated bike route through the project.

We have determined the proposed site plan application is compliant with the Special Purpose Zoning District 3, Downtown Vineyard (Town Center) and other city codes and regulations. The building design and exterior lighting are innovative and set the scene envisioned for the downtown mixed-use district (DTMU). The architectural precedent proposed has a variety of styles and materials which will create a vernacular unique to Utah City and shared by the many Cities we love.



Surrounding uses include the Lake Promenade to the south and future mixed-use in all directions. The existing site is vacant along with the adjacent blocks.

Primary ingress and egress to the site include Main Street (Phase 1 Roadway) north of 800 North and the Lake Promenade (Phase 2 Roadway) which are already constructed and paved. Secondary ingress and egress will be a new roadway phase of construction labeled as Phase 2c which will extend Concord Street west of Main Street and connects into the Lake Promenade (Phase 2). Future

connectivity to the will be opened with additional block development. As we continue development outward from these blocks, the complete grid network of streets will be built out.

Internal vehicular circulation is limited within the block. Similar to blocks 5, 6, 8, and the downtown as a whole, we have planned for a pedestrian network through corridors called paseos. These limitations on internal vehicular circulation are intended to promote the pedestrian and bicyclist experience. The paseos are urban living rooms primarily meant for pedestrian use and circulation. Block 14 has paseos planned that will split the block in quarters. A bike lane is being implemented on Concord Street. The Lake Promenade also has a dedicated bike lane built into the street cross-section.

Volume of traffic is outlined in the TIS. The character of traffic will be typical daily trips of attached multi-family units, park users, and service vehicles typical of urban living. Off-street parking and loading areas have also been incorporated into the design and are represented in the site plan.

The impact on public services, utilities, schools, and recreation have all been considered and coordinated with City Staff and the school district. Recreational and other amenity areas are either achieved onsite or within a comfortable 10 min. walk including regional trails, the Utah Lake Waterfront, the Lake Promenade, and Geneva Park.

The proposed outdoor activities in these two blocks are categorized in three open space types: Streetscape, Paseos, & Courtyards. The streetscape scene includes shade trees, waterwise plantings, storm water filtration, benches, and streetlights. The activities anticipated in these spaces include strolling, sitting, and bicycling. The paseos, as mentioned previously, are the urban living rooms. Stoops and porches are designed along the edge of the paseo providing opportunities for neighbors to meet, interact, and play. Unique lighting techniques are proposed to keep these pedestrian corridors well-lit and safe.

We look forward to discussing this application in more detail in the public meetings to come.

Best Regards,



Bronson Tatton
Owner Representative
Flagborough, LLC

Downtown Vineyard | Block 14

June 9, 2023 | Flagborough LLC



CONTEXT MAP

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC



CONTEXT MAP

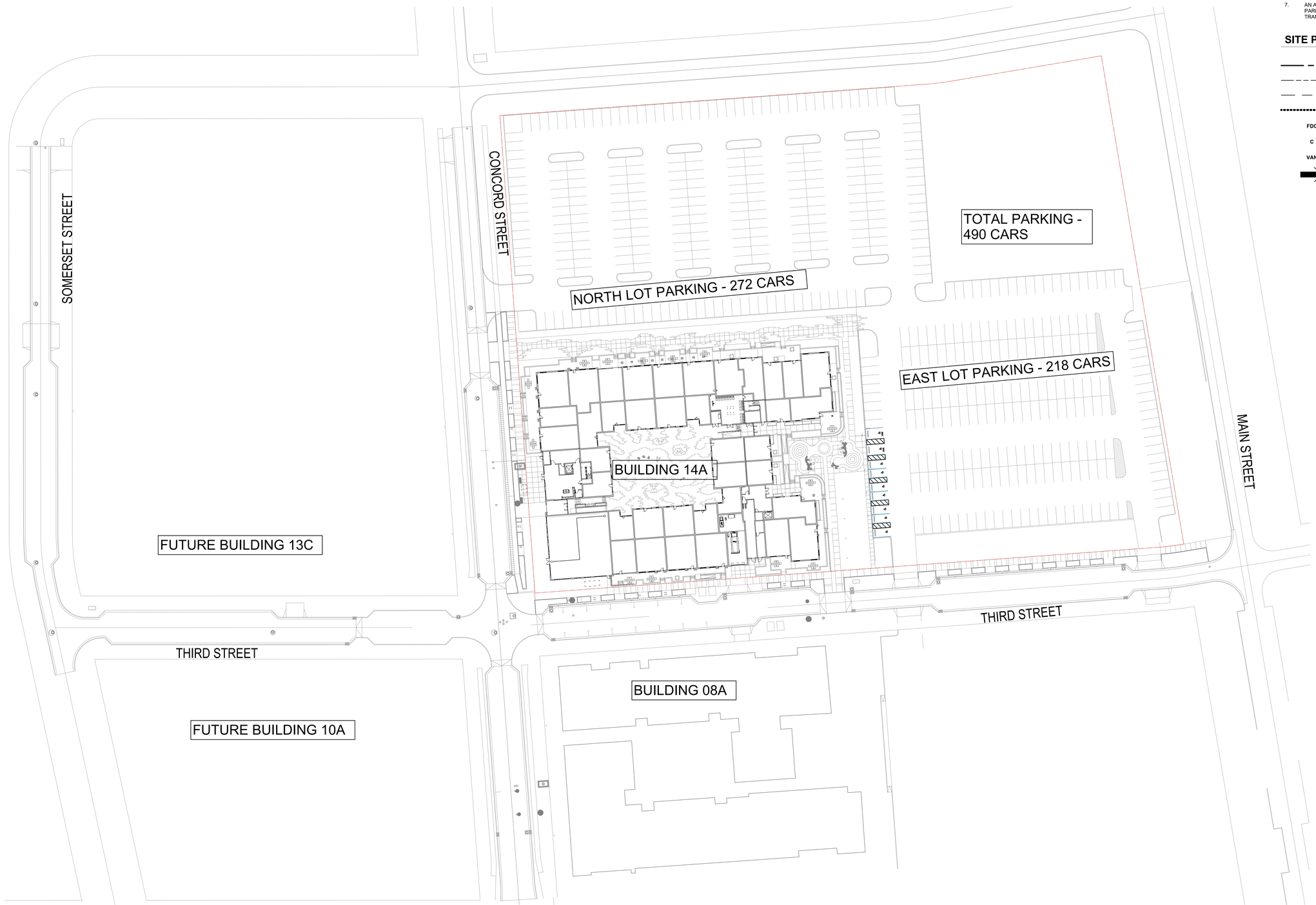
Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING, UTILITIES, PAVING AND CURBS, VEHICULAR STRIPING AND SIGNAGE, DRAINAGE AND WATER QUALITY SYSTEMS, AND OTHER SITE DETAILS.
2. REFER TO CIVIL FOR DIMENSIONAL COORDINATES FOR SITING BUILDING.
3. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SITE AND LANDSCAPE LIGHTING, AND SITE GROUND PLANE DESIGN INFORMATION.
4. REFER TO LANDSCAPE DRAWINGS FOR SITE AMENITIES, BENCHES, BICYCLE RACKS, TRASH RECEPTACLES, ETC.
5. REFER TO ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS AT SITE AND LANDSCAPE LIGHTING.
6. ALL PAVING TRANSITIONS TO EXISTING PAVING, CURB AND SIDEWALKS TO BE SMOOTH WITHOUT OFFSET IN PLANE.
7. AN ACCESSIBLE ROUTES SHALL CONNECT ALL ACCESSIBLE PARKING, BUILDING ENTRANCES AND ACCESS TO PUBLIC TRANSIT.

SITE PLAN LEGEND

- PROPERTY LINE
- SITE SETBACKS
- SITE EASEMENTS
- ACCESSIBLE ROUTE
- FDC — FIRE DEPARTMENT CONNECTION
- C — COMPACT PARKING SPACE
- VAN — VAN ACCESSIBLE PARKING SPACE
- EXIT



TRUE NORTH

01 OVERALL SITE PLAN - PHASE II BLOCK 14B

SCALE: 1" = 40'-0" REF: 01 / A300

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PRELIMINARY: NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Vineyard Station Phase II - Bldg 14B

Flagborough

Vineyard, UT

Date
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Revisions

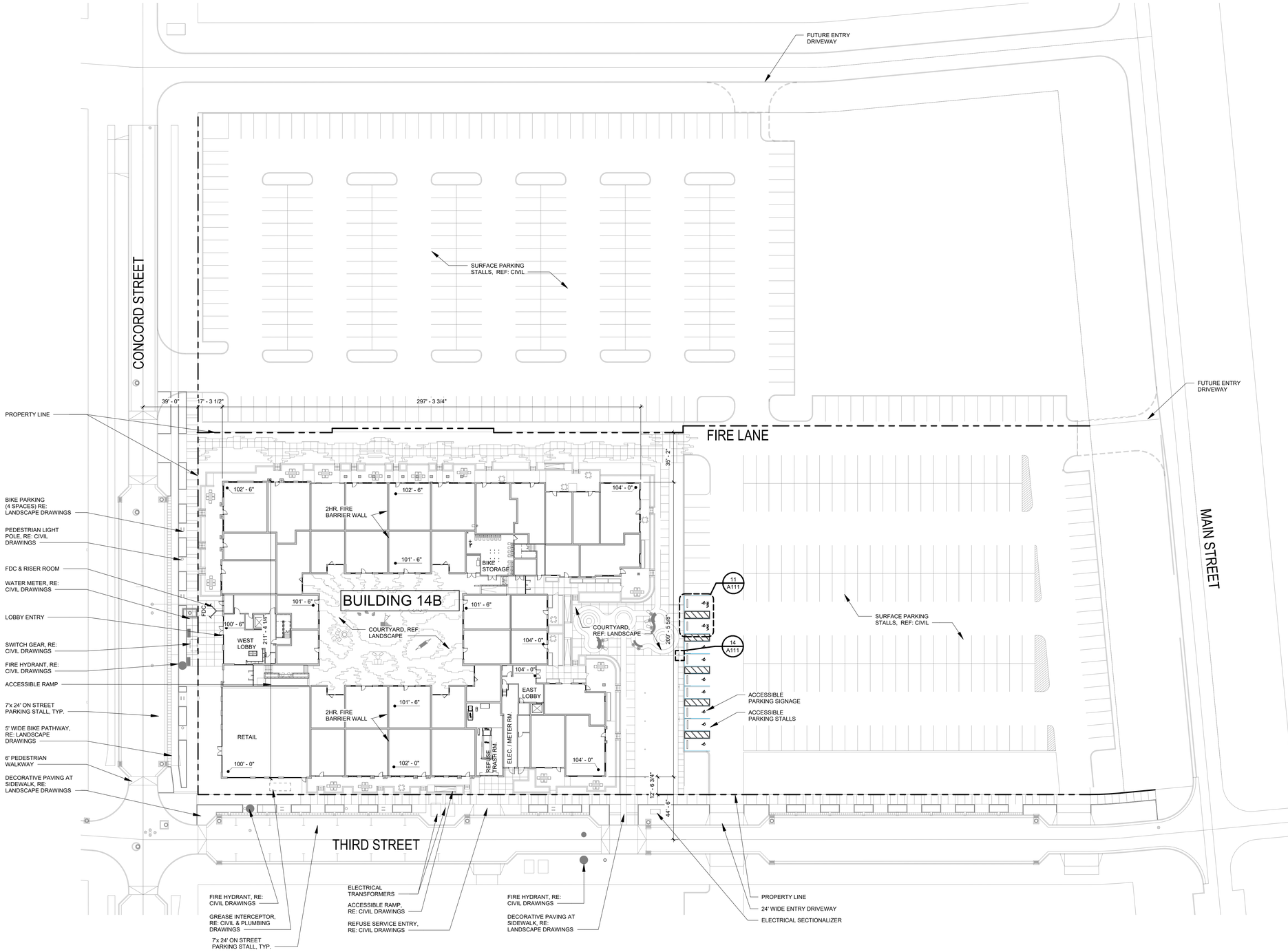
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Project No.
22083.02

A120

OVERALL SITE PLAN



TRUE NORTH / PLAN NORTH

01 SITE PLAN - BLOCK 14B

SCALE: 1" = 30'-0" REF: 01 / A300

SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING, UTILITIES, PAVING AND CURBS, VEHICULAR STRIPING AND SIGNAGE, DRAINAGE AND WATER QUALITY SYSTEMS, AND OTHER SITE DETAILS.
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- SITE SETBACKS
- SITE EASEMENTS
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- FDC — FIRE DEPARTMENT CONNECTION
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- VAN — VAN ACCESSIBLE PARKING SPACE
- EXIT

BLOCK 14B PROJECT 100'-0" = **4511.00'** ABOVE SEA LEVEL

- FDC LOCATIONS TO BE COORDINATED WITH CIVIL

- STREET BIKE PARKING TO BE COORDINATED WITH LANDSCAPE

-EXTERIOR HOSE BIBS TO BE COORDINATED WITH PLUMBING

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Vineyard Station Phase II - Bldg 14B

Flagborough

Vineyard, UT

Date
6 OCTOBER 2023
Revisions

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Project No.
22083.02

A121

BLOCK 14B SITE PLAN



02 EAST ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201



01 NORTH ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201

BUILDING ELEVATION NOTES

1. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
2. ALL PORCHES, PATIOS AND BALCONIES TO BE SLOPED 1/4" PER 1'-0" IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
3. ALIGN ALL EXTERIOR MECHANICAL VENTS HORIZONTALLY AND/OR VERTICALLY.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKERS RODS AS REQUIRED) SHALL BE PROPERLY INSTALLED AROUND ALL DOORS, WINDOWS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES, AND OTHER WEATHER EXPOSED AREAS.
5. REFR TO MATERIAL FINISH SCHEDULE ON SHEET **A801** FOR MATERIAL DESCRIPTIONS.
6. EXPOSED PREFINISHED METAL FLASHING SHALL MATCH COLOR OF ADJACENT FINISH, U.N.O.
7. REFER TO WINDOW TYPES ON SHEET **A803** FOR TEMPERED GLAZING LOCATIONS NOT SHOWN ON ELEVATIONS.

BUILDING ELEVATION LEGEND

E.J. EXPANSION JOINT

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsenpartners.com

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Vineyard Station Phase II - Bldg 14B

Flagborough

Vineyard, UT

Date
6 OCTOBER 2023
Revisions

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Project No.
22083.02

A301

EXTERIOR ELEVATIONS



02 WEST ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201



01 SOUTH ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201

BUILDING ELEVATION NOTES

1. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
2. ALL PORCHES, PATIOS AND BALCONIES TO BE SLOPED 1/4" PER 1'-0" IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
3. ALIGN ALL EXTERIOR MECHANICAL VENTS HORIZONTALLY AND/OR VERTICALLY.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKERS RODS AS REQUIRED) SHALL BE PROPERLY INSTALLED AROUND ALL DOORS, WINDOWS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES, AND OTHER WEATHER EXPOSED AREAS.
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BUILDING ELEVATION LEGEND

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Vineyard Station Phase II - Bldg 14B

Flagborough

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Date
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Revisions

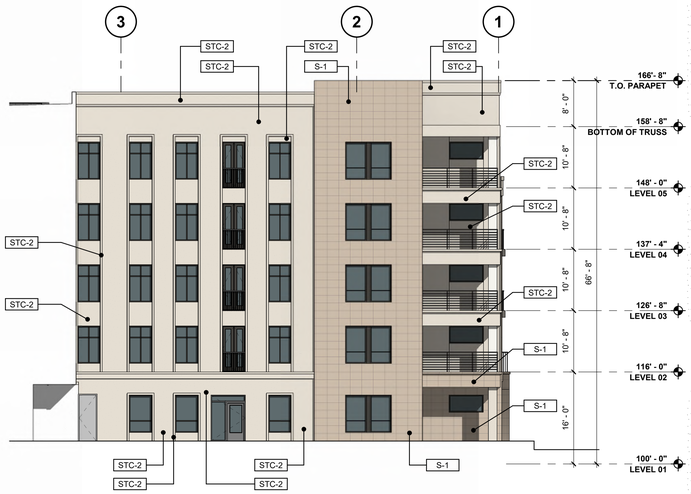
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Project No.
22083.02

A302

EXTERIOR ELEVATIONS



06 ALCOVE NORTH ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201



05 ALCOVE SOUTH ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201



03 COURTYARD WEST ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201



02 COURTYARD NORTH ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201



04 COURTYARD EAST ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201



01 COURTYARD SOUTH ELEVATION

SCALE: 3/32" = 1'-0" REF: 1 / A201

BUILDING ELEVATION NOTES

1. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
2. ALL PORCHES, PATIOS AND BALCONIES TO BE SLOPED 1/4" PER 1'-0" IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
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BUILDING ELEVATION LEGEND

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Project No.
22083.02

A303
EXTERIOR ELEVATIONS - COURTYARD





ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

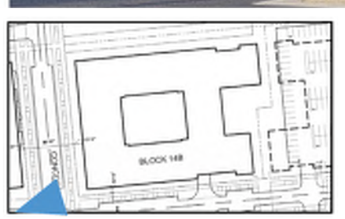




ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC





ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

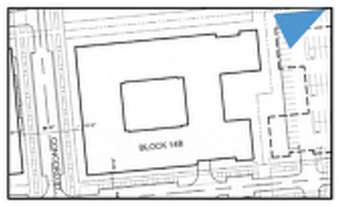




ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC





ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC





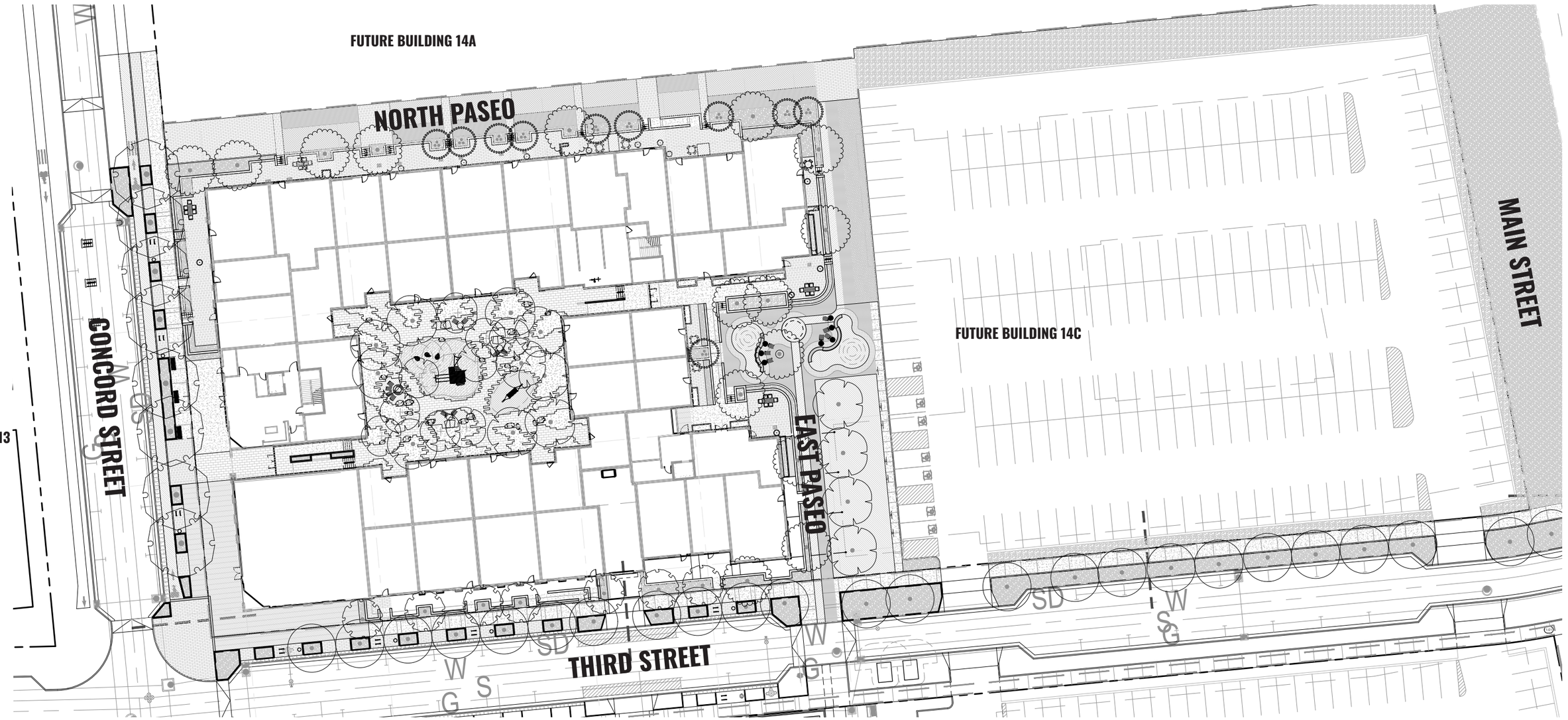
ARCHITECTURAL ELEVATIONS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC



LANDSCAPE ILLUSTRATIVE PLAN

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC



LANDSCAPE SITE PLAN

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC



1 PLANTING PLAN
ViewportScale

NORTH

0 15' 30' 60'
SCALE: 1" = 30'-0"

PLANT SCHEDULE

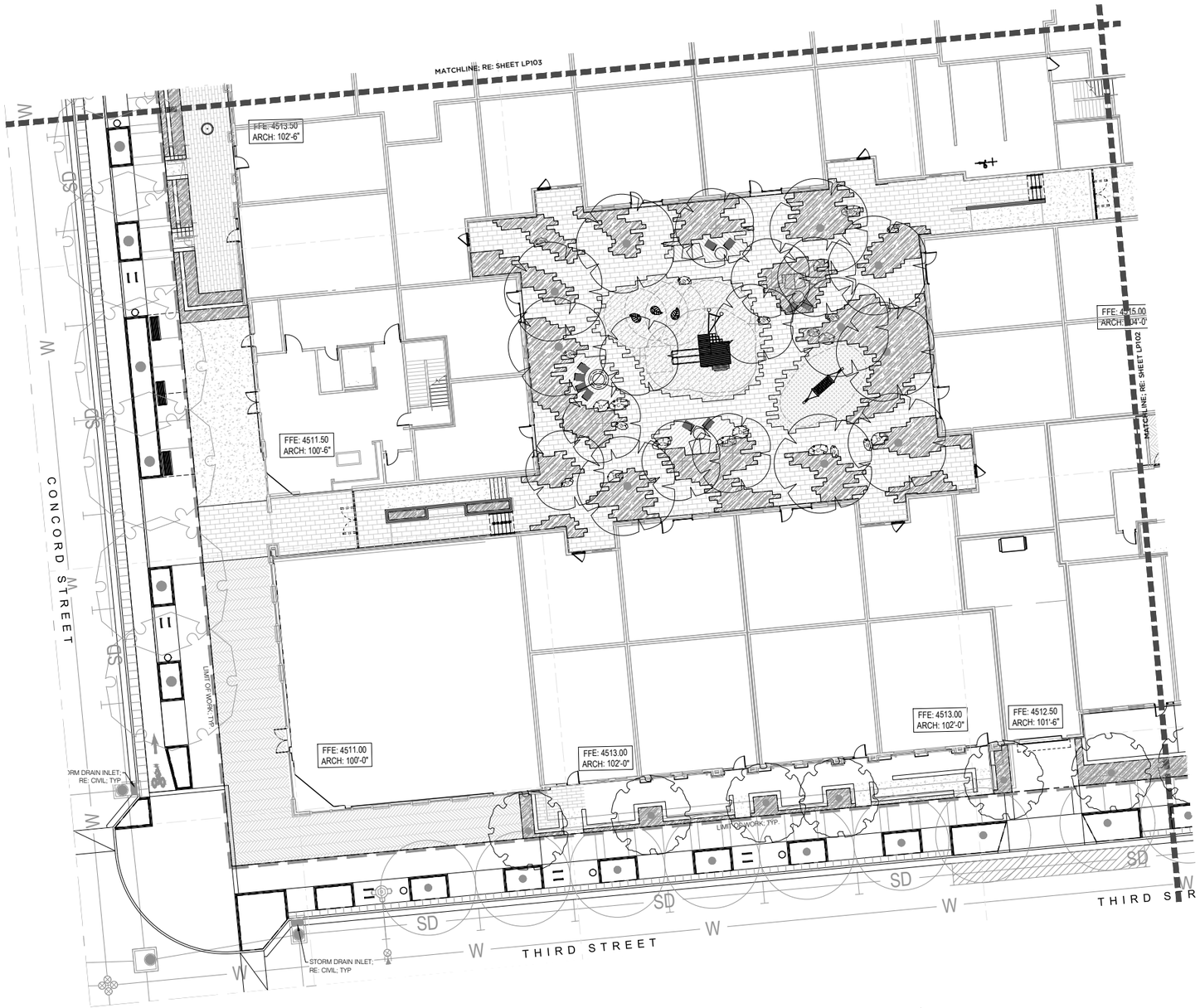
TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	ACE ANX	ACER TATARICUM X PLANTANOIDES PACIFIC SUNSET PACIFIC SUNSET MAPLE	2.5' CAL
	TIL RED	TILIA AMERICANA `REDMOND` REDMOND AMERICAN LINDEN	3' CAL
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE
		SHRUB AND GROUNDCOVER	
	BOU UNR	BOUTELOUA GRACILIS 'BLONE AMBITION' BLUE GRAMA	5 GAL
	CAR BM2	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	5 GAL
	HEL UNI	HELIANTHELLA UNIFLORA ONEFLOWER HELIANTHELLA	1 GAL
	HEL SE2	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5 GAL
	LAV ANG	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL
	LOB WHI	LOBULARIA X 'INLBUWIKNI' WHITE KNIGHT® SWEET ALYSSUM	1 GAL
	MAH AQ2	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL
	PEN UT2	PENSTEMON UTAHENSIS UTAH PENSTEMON	5 GAL
	PHY NI3	PHYSOCARPUS OPULIFOLIUS NINEBARK	5 GAL
	THU RW2	THUJA OCCIDENTALIS 'TOM THUMB' TOM THUMB AMERICAN ARBORVITAE	5 GAL

NOTES & CALCULATIONS:
*ALL TREES TO BE 2" CALIPER MINIMUM OR LARGER, AS NOTED IN PLANTING SCHEDULE

LIMIT OF WORK AREA: 196,951 SF
HARDSCAPE AREA: 156,309 SQ FT (79%)
PLANTING AREA: 40,642 SQ FT (21%)

LANDSCAPE PLAN

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC



A PLANTING PLAN
1" = 10'-0"

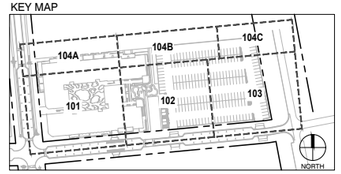
NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

PLANT SCHEDULE

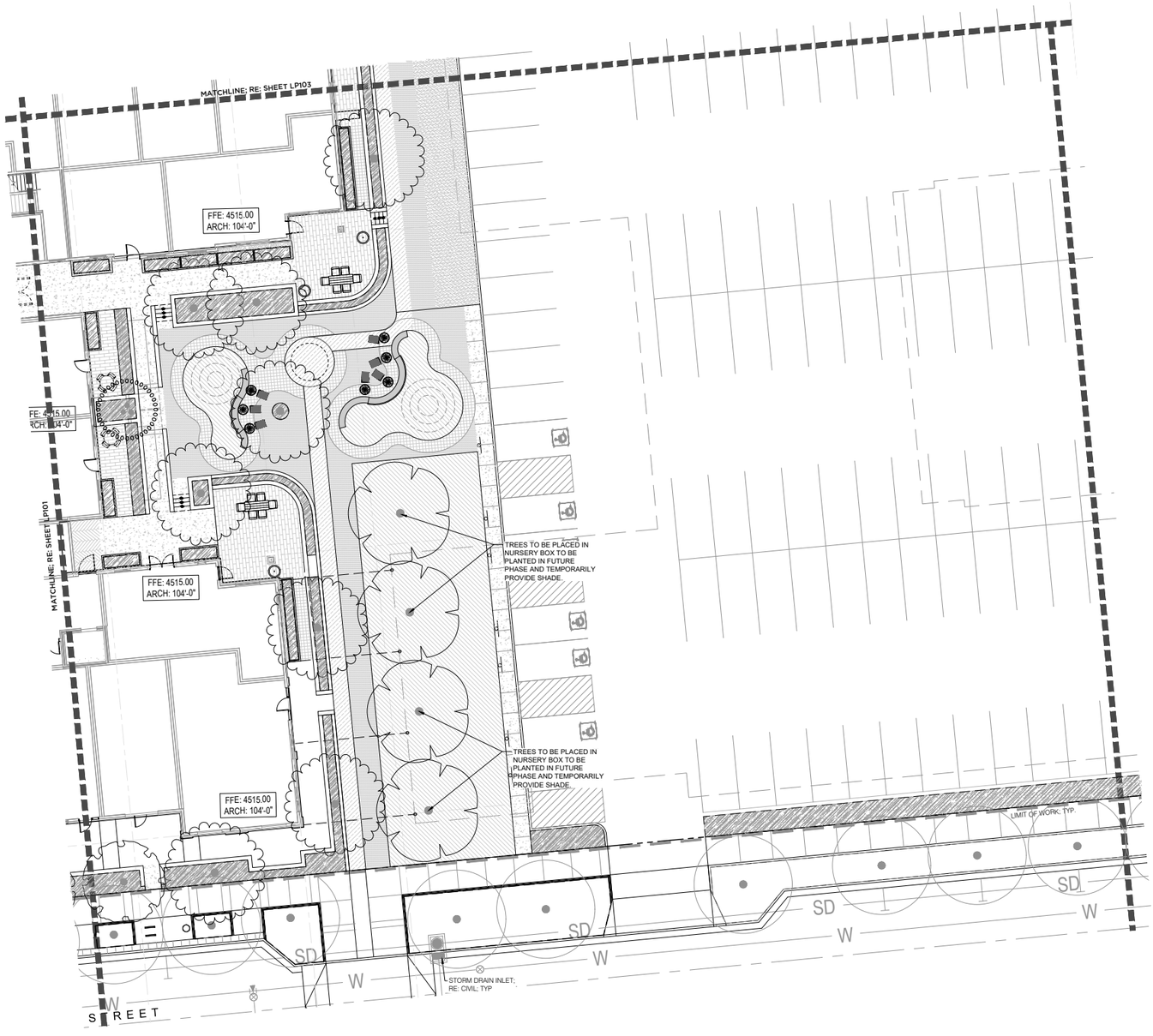
TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	AME LAE	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	2.5" CAL
	BET DU2	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	24" BOX
	BET DUR	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	36" BOX, 2" CAL
	CER WES	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	2.5" CAL
	GLE TRI	GLEDITSIA TRIACANTHOS HONEY LOCUST	36" BOX, 3" CAL
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE
		COURTYARD SHRUB AND GROUNDCOVER	
	AJU REP	AJUGA REPTANS CARPET BUGLE	1 GAL
	AQU CAE	AQUILEGIA CAERULEA ROCKY MOUNTAIN COLUMBINE	1 GAL
	ATH LAD	ATHYRIUM FILIX-FEMINA 'LADY IN RED' LADY IN RED FERN	1 GAL
	CAR BGL	CAREX ELATA 'BOWLES GOLDEN' BOWLES GOLDEN SEDGE	5 GAL
	CYC HED	CYCLAMEN HEDERIFOLIUM HARDY CYCLAMEN	1 GAL
	HAK AUR	HAKONECHLOA MACRA 'AUREOLA' GOLDEN VARIEGATED FOREST GRASS	5 GAL
	HEU B20	HEUCHERA X 'BLACK BEAUTY' BLACK BEAUTY CORAL BELLS	1 GAL
	HEU CNL	HEUCHERA X 'CITRONELLE' CITRONELLE YELLOW CORAL BELLS	1 GAL
	HOS BME	HOSTA X 'BLUE MOUSE EARS' BLUE MOUSE EARS HOSTA	1 GAL
	HOS GUA	HOSTA X 'GUACAMOLE' GUACAMOLE HOSTA	1 GAL
	LAM SIL	LAMIUM MACULATUM 'BEACON SILVER' BEACON DEAD NETTLE	1 GAL
	LIR VAR	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL
	MAH AQ2	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL
	PHY NI3	PHYSOCARPUS OPULIFOLIUS NINEBARK	5 GAL
	SAM EVA	SAMBUCUS NIGRA 'EVA' BLACK LACE® ELDERBERRY	5 GAL
	TAX HU4	TAXUS X MEDIA 'HUBER'S TAWNY GOLD' HUBER'S TAWNY GOLD ANGLOJAP YEW	5 GAL

KEY MAP



LANDSCAPE PLAN

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC



1 PLANTING PLAN
1" = 10'-0"

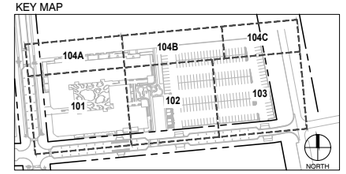
NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	AME LAE	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	2.5" CAL
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	BET DUR	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	36" BOX, 2" CAL
	CER WES	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	2.5" CAL
	GLE TRI	GLEDITSIA TRIACANTHOS HONEY LOCUST	36" BOX, 3" CAL
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE
		COURTYARD SHRUB AND GROUNDCOVER	
	AJU REP	AJUGA REPTANS CARPET BUGLE	1 GAL
	AQU CAE	AQUILEGIA CAERULEA ROCKY MOUNTAIN COLUMBINE	1 GAL
	ATH LAD	ATHYRIUM FILIX-FEMINA 'LADY IN RED' LADY IN RED FERN	1 GAL
	CAR BGL	CAREX ELATA 'BOWLES GOLDEN' BOWLES GOLDEN SEDGE	5 GAL
	CYC HED	CYCLAMEN HEDERIFOLIUM HARDY CYCLAMEN	1 GAL
	HAK AUR	HAKONECHLOA MACRA 'AUREOLA' GOLDEN VARIEGATED FOREST GRASS	5 GAL
	HEU B20	HEUCHERA X 'BLACK BEAUTY' BLACK BEAUTY CORAL BELLS	1 GAL
	HEU CNL	HEUCHERA X 'CITRONELLE' CITRONELLE YELLOW CORAL BELLS	1 GAL
	HOS BME	HOSTA X 'BLUE MOUSE EARS' BLUE MOUSE EARS HOSTA	1 GAL
	HOS GUA	HOSTA X 'GUACAMOLE' GUACAMOLE HOSTA	1 GAL
	LAM SIL	LAMIUM MACULATUM 'BEACON SILVER' BEACON DEAD NETTLE	1 GAL
	LIR VAR	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL
	MAH AQ2	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL
	PHY NI3	PHYSOCARPUS OPULIFOLIUS NINEBARK	5 GAL
	SAM EVA	SAMBUCUS NIGRA 'EVA' BLACK LACE® ELDERBERRY	5 GAL
	TAX HU4	TAXUS X MEDIA 'HUBER'S TAWNY GOLD' HUBER'S TAWNY GOLD ANGLOJAP YEW	5 GAL

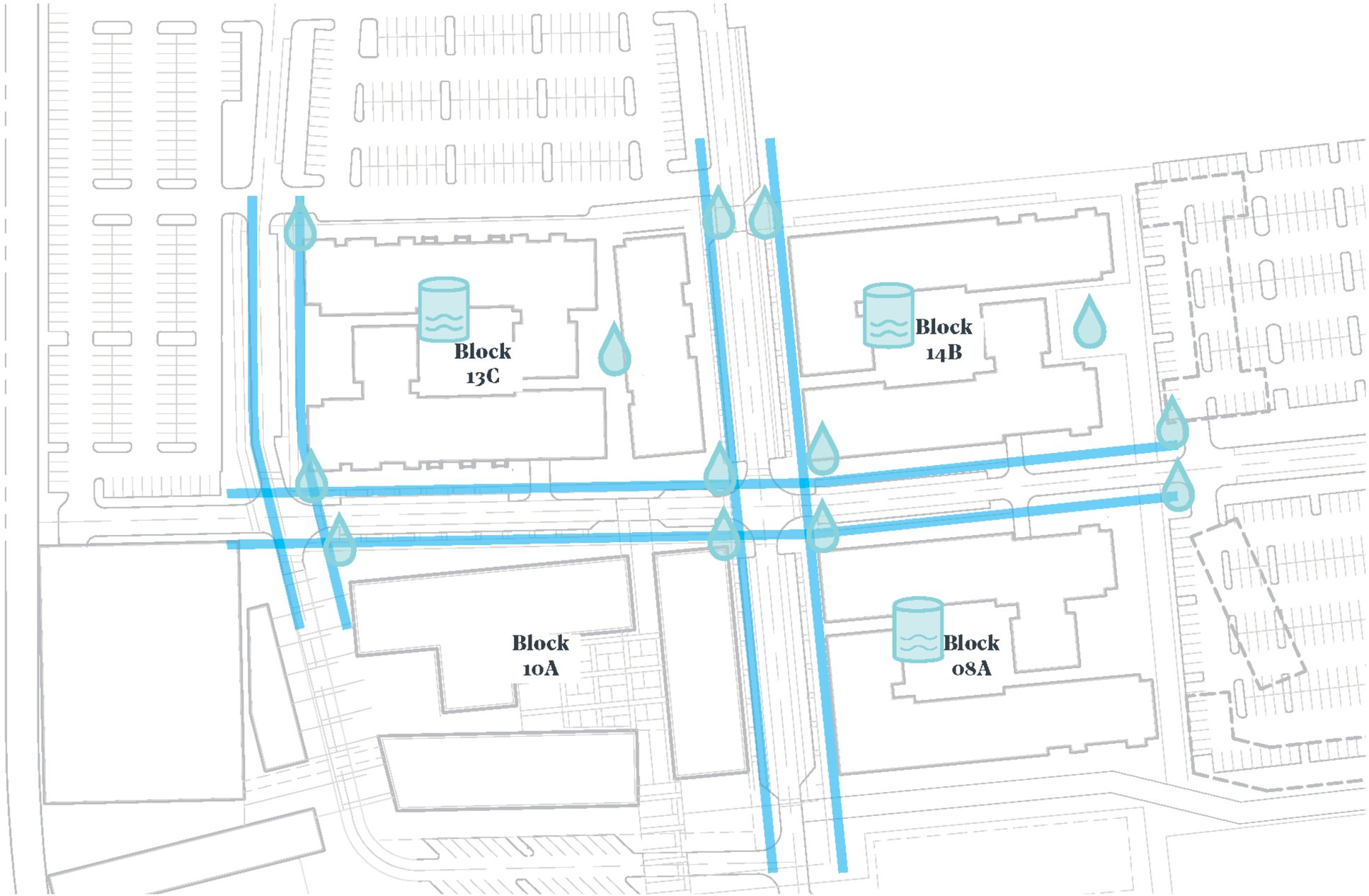
KEY MAP



LANDSCAPE PLAN

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Green Infrastructure Diagram



Goals

COLLECT STORM WATER
- Collect storm water from streets and/or sidewalks where possible. Direct water to planters along streetscapes to supplement water, encourage plant growth and filtrate runoff.

RAIN GARDENS
- Specifically located rain gardens where site allows for larger planting areas (bump outs on streetscape, paseos, courtyards)

CONDENSATE COLLECTION
- Actively collect and convey condensate to planting areas
- Use collected water for additional summertime harvesting for planting areas

LANDSCAPE CONCEPTS & RENDERINGS

Roadway Typologies



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Overall Program



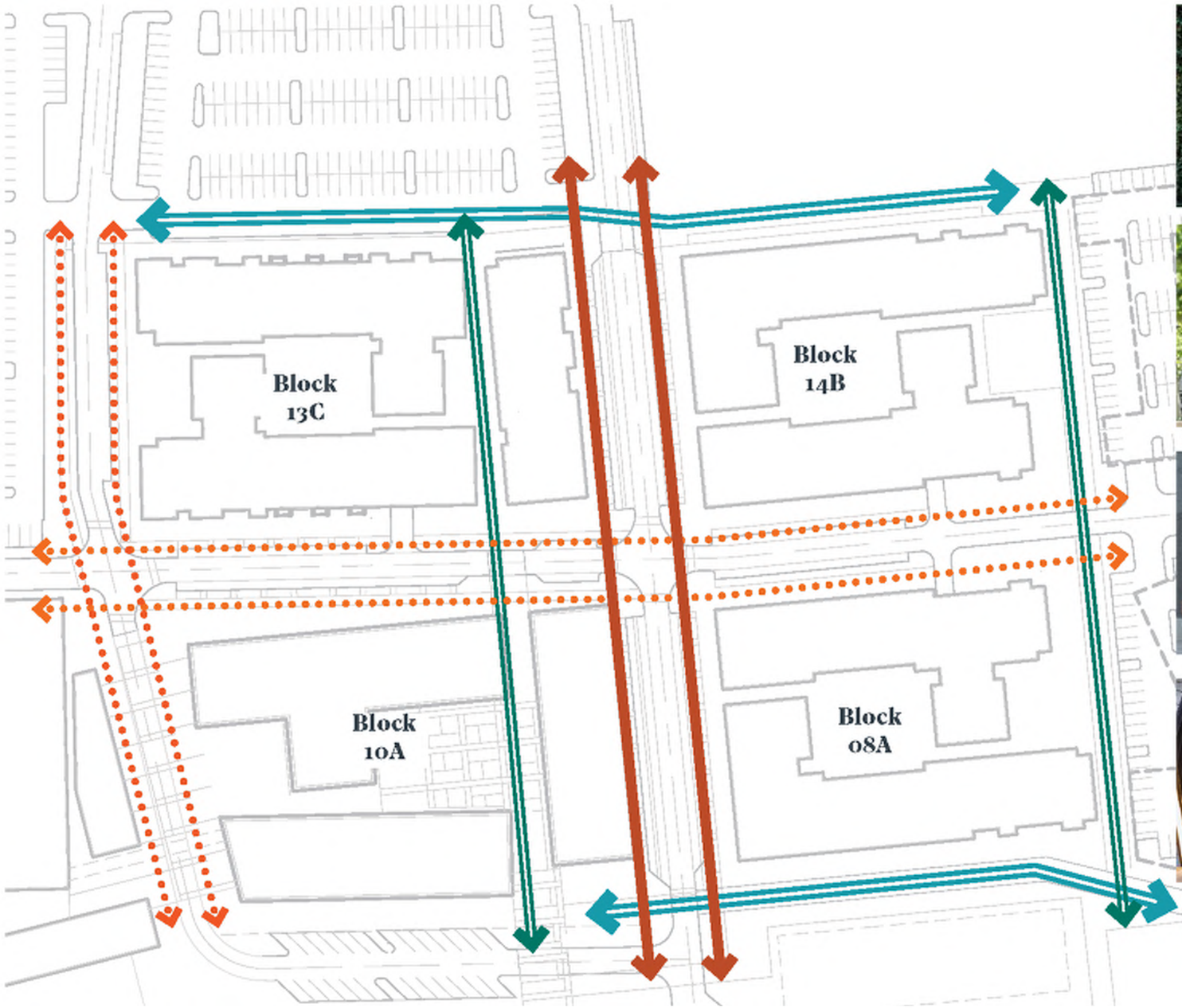
Legend

- BIKEWAY STREET
- MEDIUM DENSITY STREET
- MODIFIED MEDIUM DENSITY
- PASEO
- COURTYARD
- PARK OPEN SPACE

LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Pedestrian Typologies



Legend



7' SIDEWALK
- Pull out spaces intermittently along pedestrian thoroughfares
- Encourage movement along sidewalks to specific stopping points.
- Large Street Trees; Defined allée of trees



8' SIDEWALK
- Landscape barrier from vehicular traffic
- A spectrum of public/private pedestrian zones and alcoves
- Elevated design treatments (i.e., furniture, landscaping pedestrian prioritization)
- Large Street Trees; Defined allée of trees



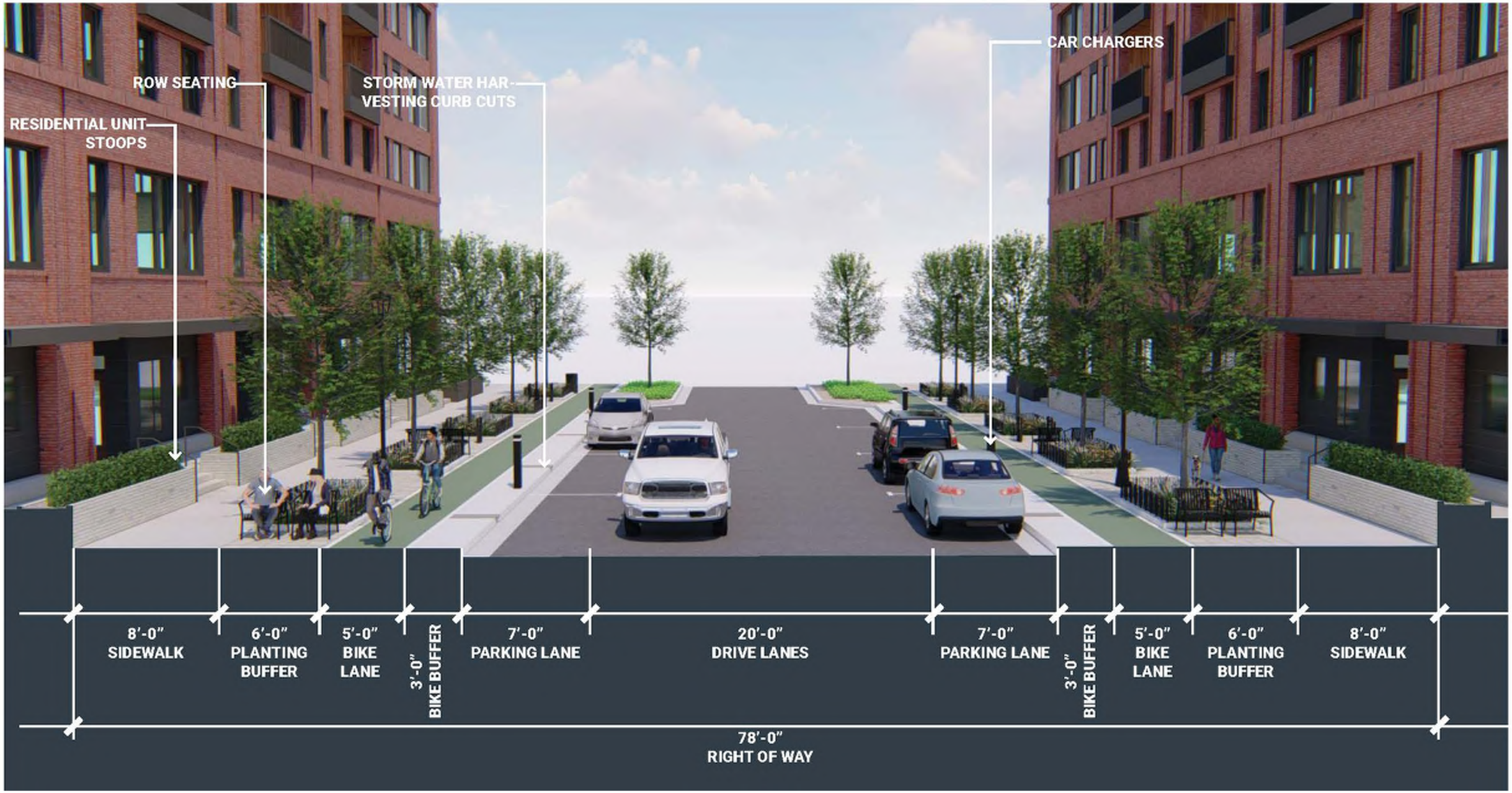
12' PATH
- Landscape barrier from vehicular traffic
- Enable safe access to bike and pedestrian network
- Locate defined areas where pedestrian pausing and seating can occur.
- Large Street Trees; Defined allée of trees



PASEO WITH FIRE ACCESS
- Encourages "staying" activities (i.e., shopping, relaxing, eating, etc.)
- Flexible space for Event Programing
- Elevated design treatments (i.e., furniture, landscaping pedestrian prioritization)
- Larger Private Patios (Stoops) adjacent
- "Hidden" Fire Lane

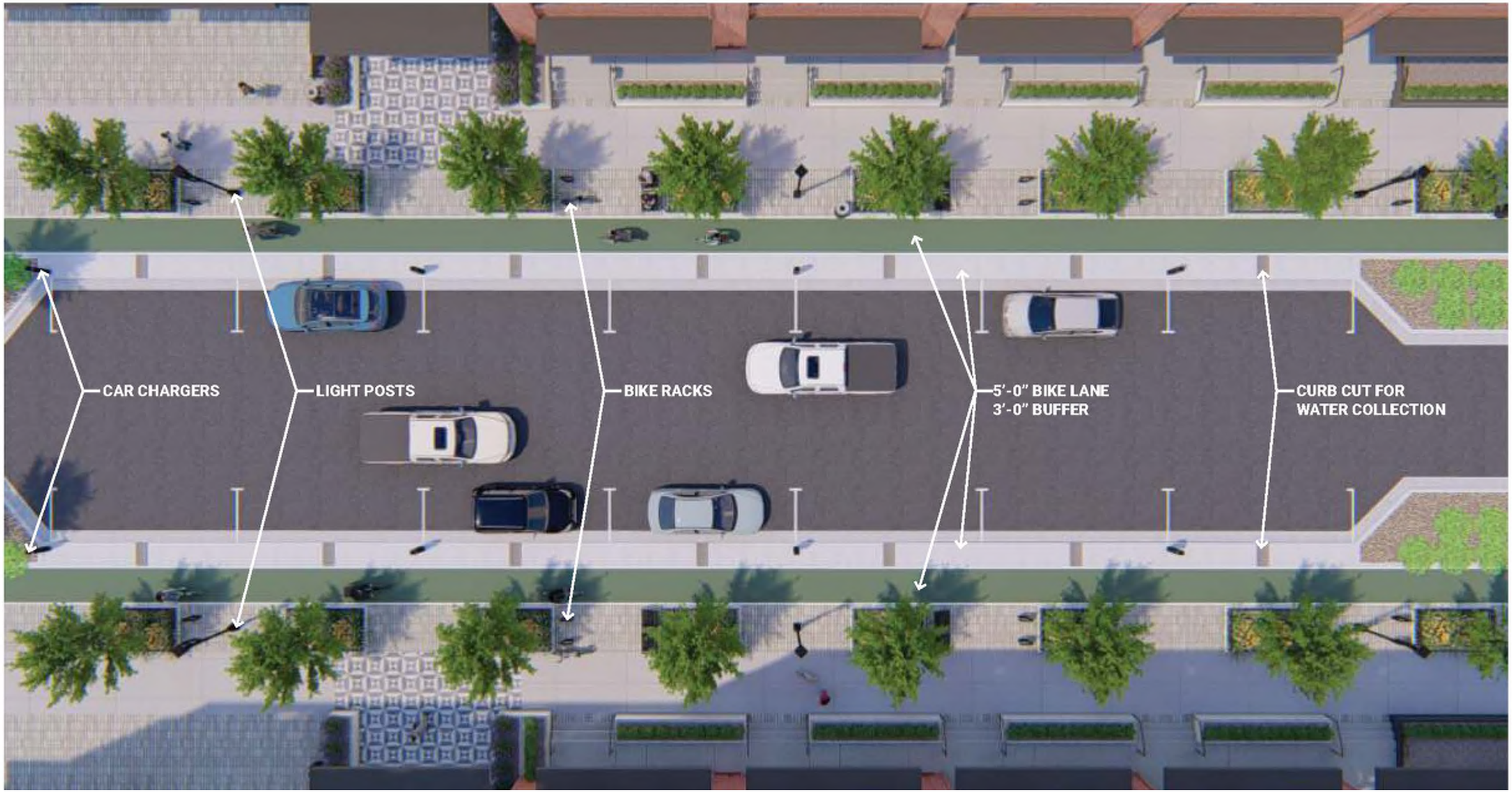
LANDSCAPE CONCEPTS & RENDERINGS

Concord Street | 78’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Concord Street | 78’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Concord Street | 78’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

3rd Street | 64’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

3rd Street | 64’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 8 | June 9, 2023 | Flagborough LLC

3rd Street | 64’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

3rd Street | 64’ ROW



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Concord Intersection



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Concord Intersection



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Concord Intersection



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Lighting Diagram | Phase 2 (Block 8, 13 + 14)





LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Lighting Diagram | Phase 2 (Block 8, 13 + 14)

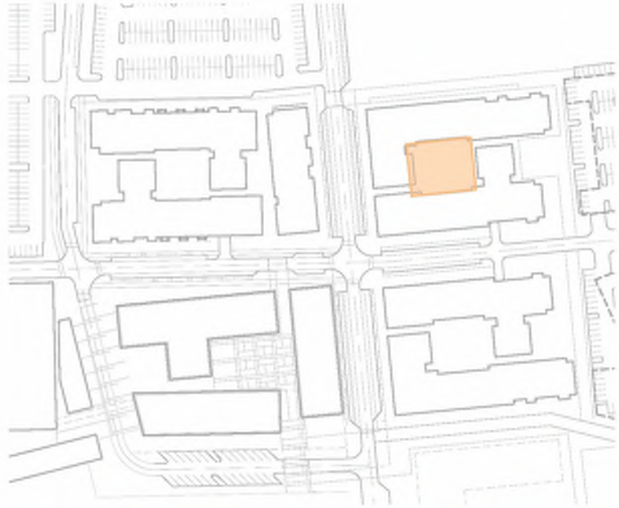
PEDESTRIAN POLE LIGHTING	STRING LIGHTS	CATENARY	TREE MOONLIGHTING	PARKING LOT SOLAR LIGHT
				
				
Landscape Forms Alcott, 14' Pole	Tokistar Lighting Exhibitor	Selux Lanova	Aurora Lighting Taos	Firstlight SCL2

LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

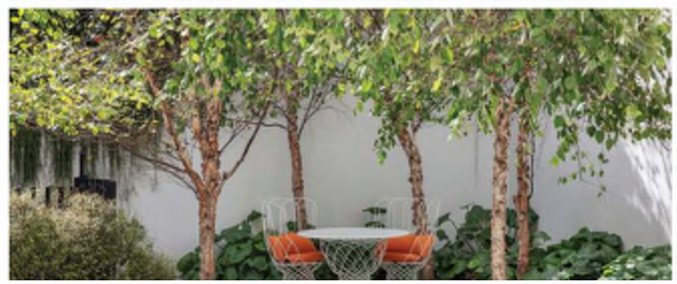
Block 14 Courtyard | The Forest







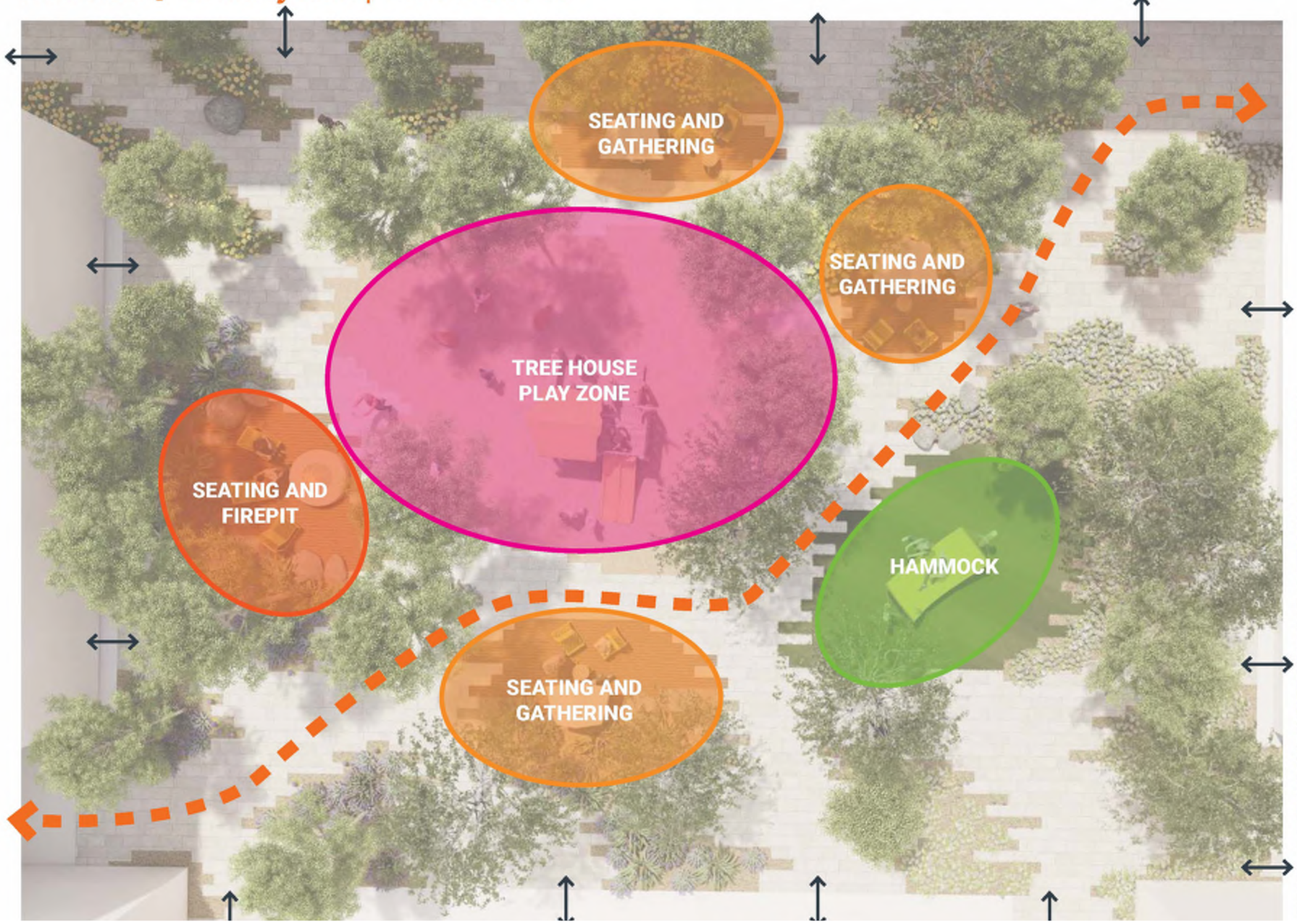


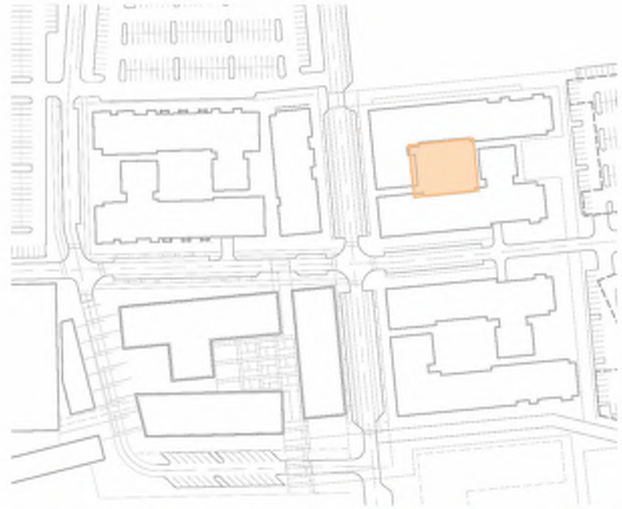


LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

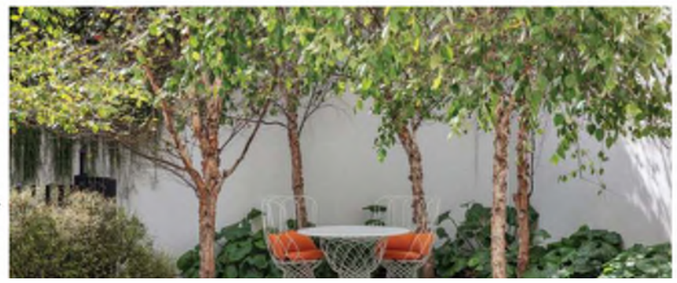
Block 14 Courtyard | The Forest











LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Block 14 Courtyard | The Forest



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Block 14 Courtyard | The Forest



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

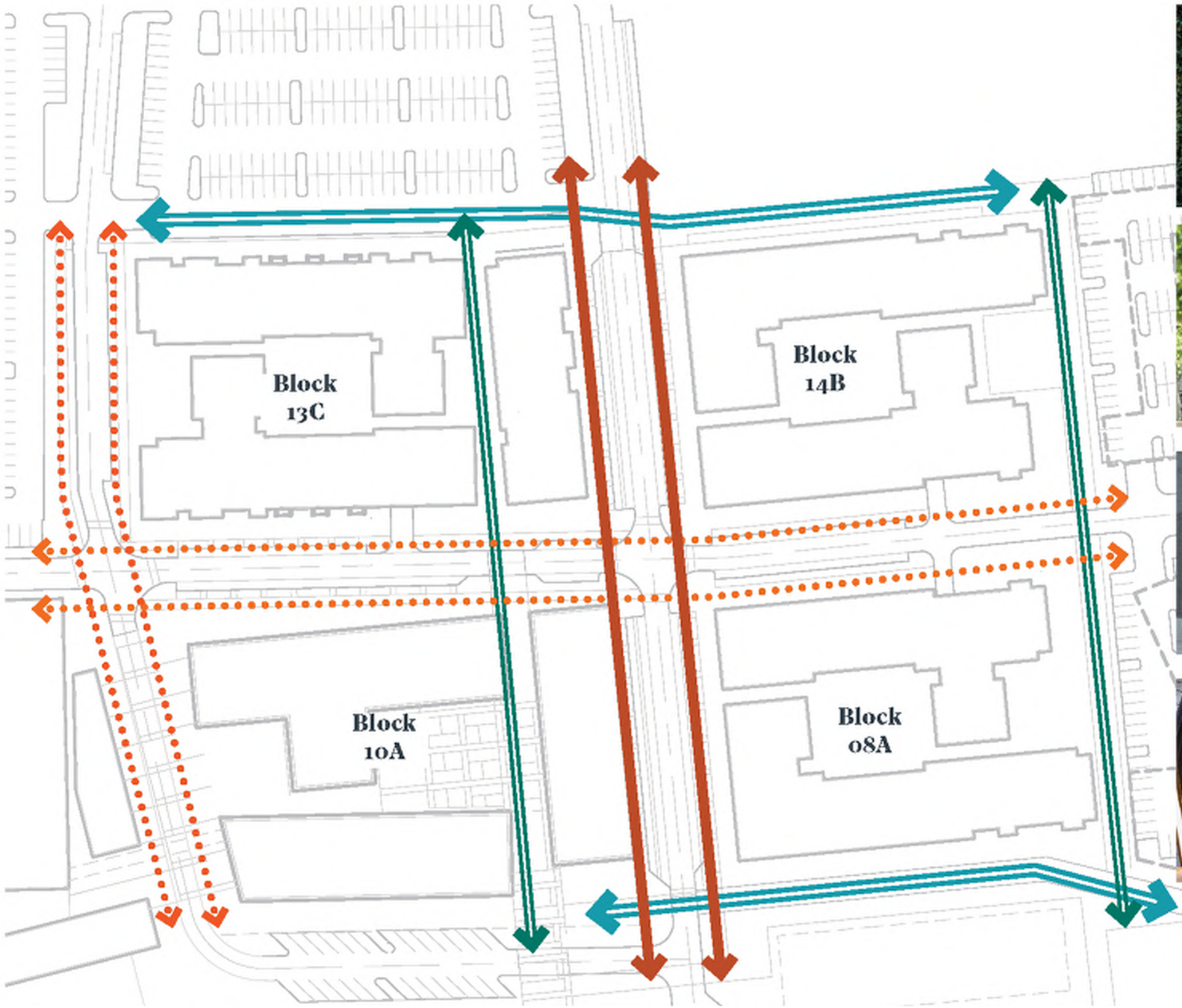
Block 14 Courtyard | The Forest



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Pedestrian Typologies



Legend



7' SIDEWALK
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- Encourage movement along sidewalks to specific stopping points.
- Large Street Trees; Defined allée of trees



8' SIDEWALK
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- A spectrum of public/private pedestrian zones and alcoves
- Elevated design treatments (i.e., furniture, landscaping pedestrian prioritization)
- Large Street Trees; Defined allée of trees



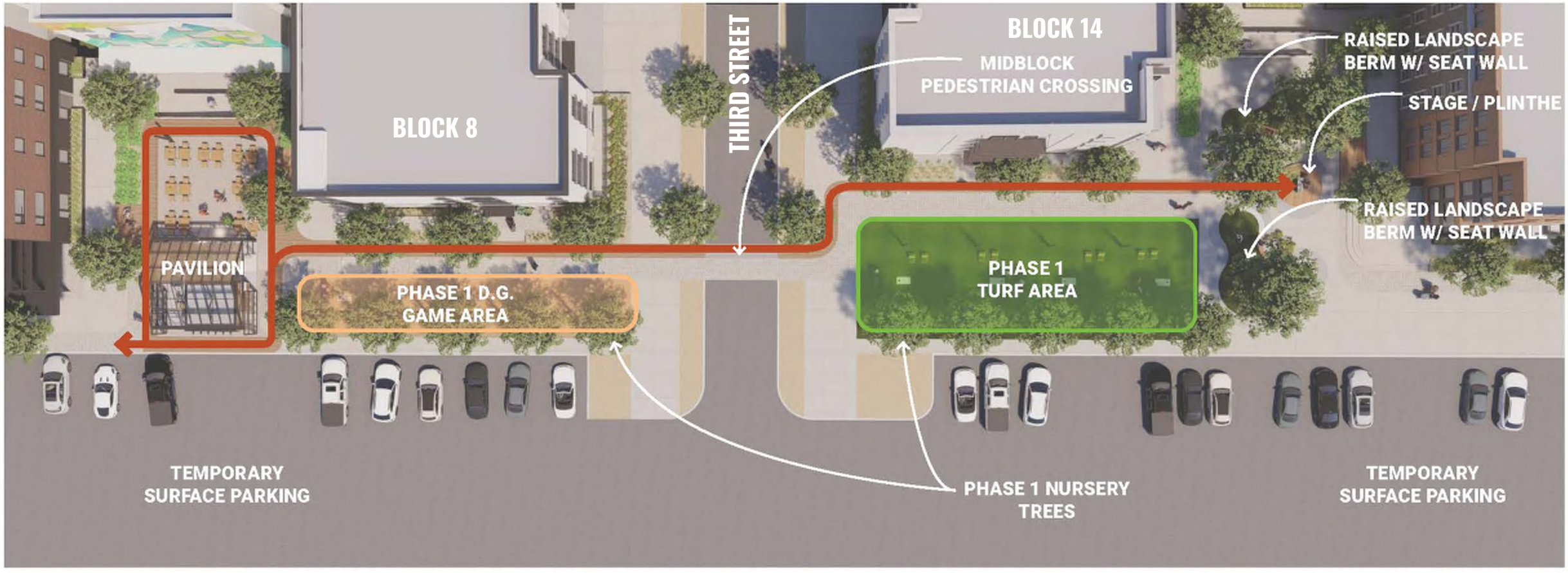
12' PATH
- Landscape barrier from vehicular traffic
- Enable safe access to bike and pedestrian network
- Locate defined areas where pedestrian pausing and seating can occur.
- Large Street Trees; Defined allée of trees



PASEO WITH FIRE ACCESS
- Encourages "staying" activities (i.e., shopping, relaxing, eating, etc.)
- Flexible space for Event Programing
- Elevated design treatments (i.e., furniture, landscaping pedestrian prioritization)
- Larger Private Patios (Stoops) adjacent
- "Hidden" Fire Lane

LANDSCAPE CONCEPTS & RENDERINGS

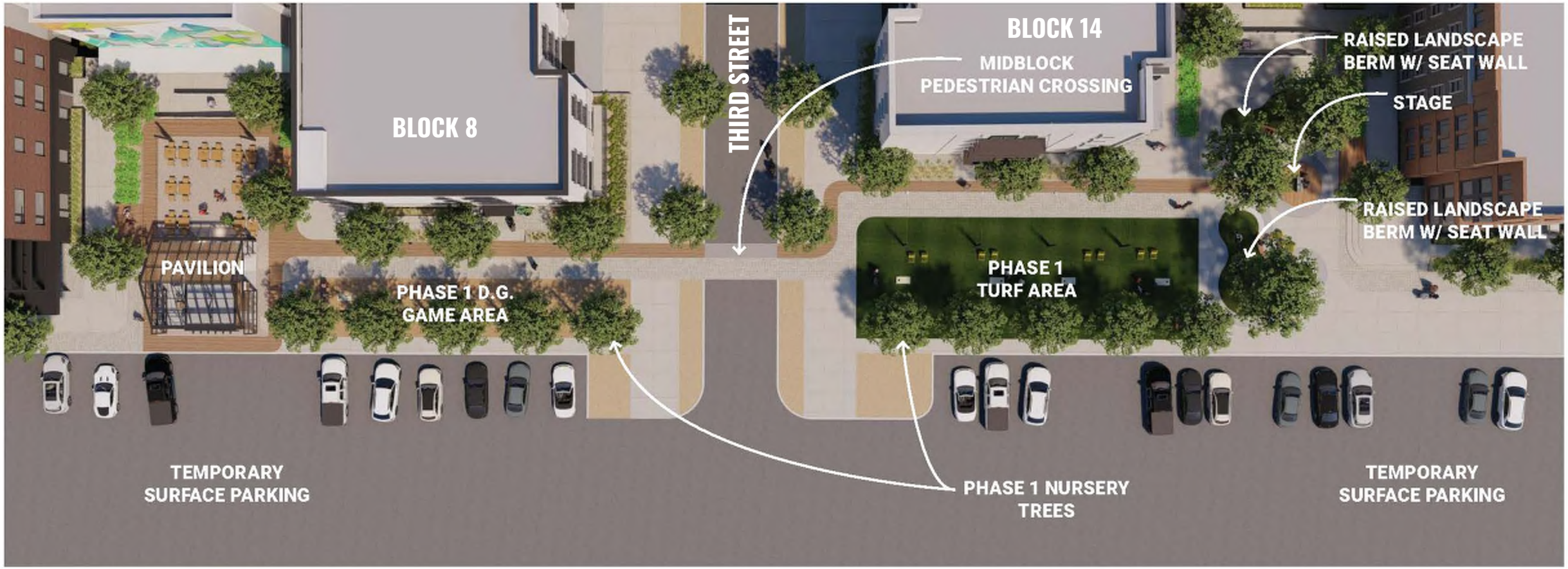
Block 14 Courtyard | Paseo



LANDSCAPE CONCEPTS & RENDERINGS

Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

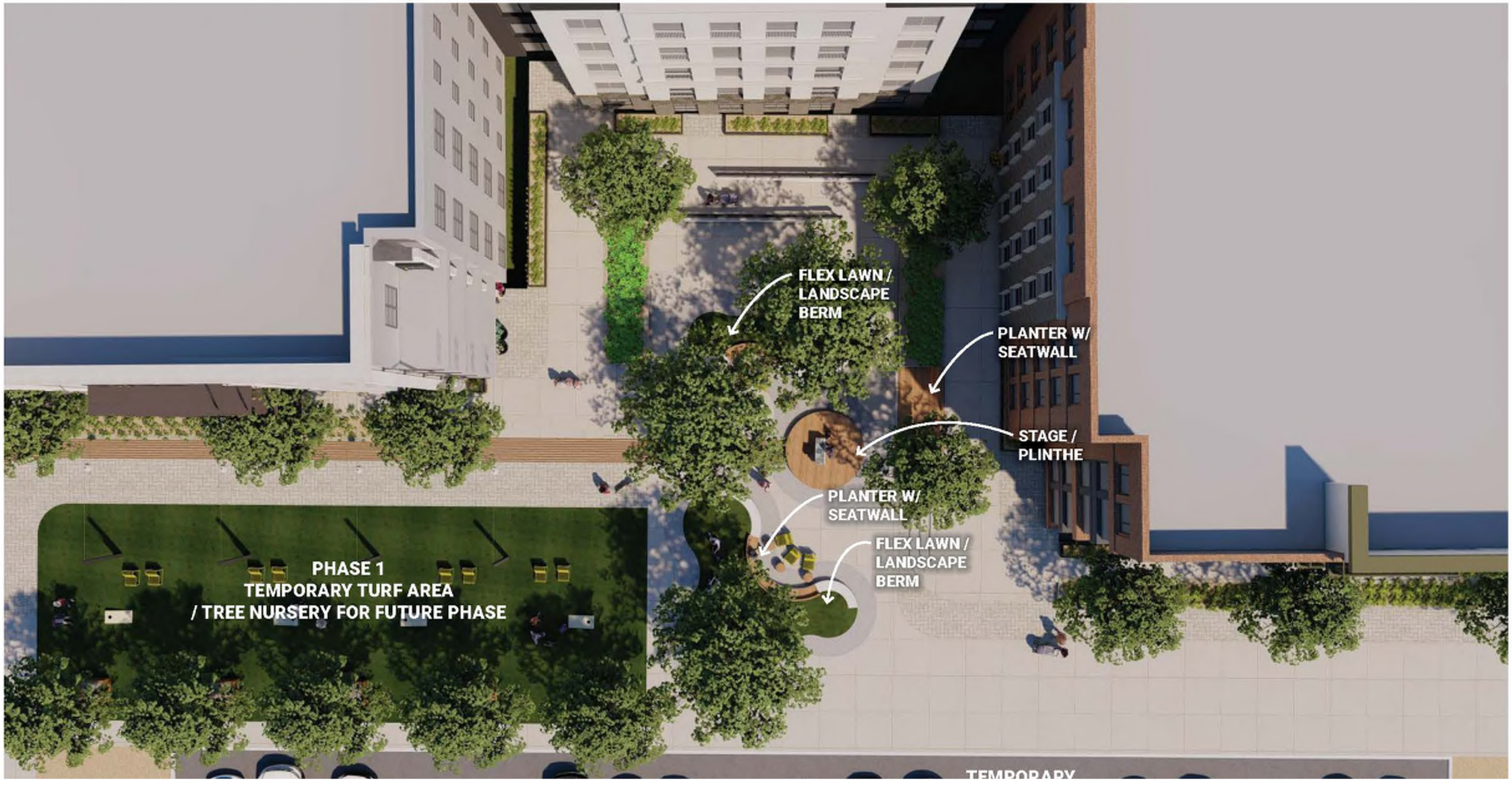
Block 14 Courtyard | Paseo



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Downtown Vineyard | Block 14 | June 9, 2023 | Flagborough LLC

Block 14 Courtyard | Paseo



LANDSCAPE CONCEPTS & RENDERINGS

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LANDSCAPE CONCEPTS & RENDERINGS

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VINEYARD STATION

BLOCKS 8, 13, AND 14 RIGHT-OF-WAY PLANS
CONSTRUCTION PLANS

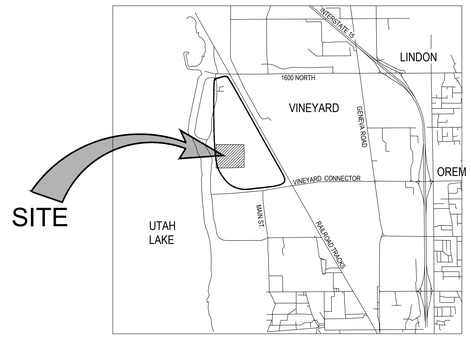
VINEYARD, UTAH



NORTH

SCALE: 1" = 50'

0 25' 50' 100' 150'



VICINITY MAP

N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.00	SITE MAP AND ROAD CROSS SECTIONS
C1.01	CONCORD STREET STA: 0+00 - 3+50
C1.02	CONCORD STREET STA: 3+50 - 8+00
C1.03	THIRD STREET STA: 0+00 - 4+00
C1.04	THIRD STREET STA: 4+00 - 9+00
C1.05	THIRD STREET STA: 9+00 - 12+50
C1.06	SOMERSET STREET STA: 0+00 - 2+50
C1.07	SOMERSET STREET STA: 2+50 - 5+00
C5.01	CONCORD STREET GRADING
C5.02	THIRD STREET GRADING
C5.03	SOMERSET STREET GRADING
C6.01	EROSION CONTROL PLAN
C7.01	SITE PAVING PLAN
C8.01	CIVIL DETAILS
C8.02	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO VINEYARD CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO VINEYARD CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO VINEYARD CITY STANDARDS AND SPECIFICATIONS

LICENSED PROFESSIONAL ENGINEER
08/22/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

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GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES 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 DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. 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.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. 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. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 9" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL '01' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ½" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. 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 EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW SEWER LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING		NEW	EXISTING	
		MONUMENT LINE			SECTION CORNER (FOUND)
		CENTER LINE			SECTION CORNER (NOT FOUND)
		SUBJECT PROPERTY LINE			
		ADJACENT PROPERTY LINE			STREET MONUMENT
		EASEMENT LINE			BRASS CAP MONUMENT
		DITCH FLOWLINE			POWER POLE
X	X	FENCE LINE			UTILITY POLE
ATMS	atms	ATMS CABLE	GUY	GUY	GUY ANCHOR
TV	tv	CABLE TV LINE	TRANS	TRANS	POWER TRANSFORMER
C	c	COMMUNICATIONS LINE			TRAFFIC SIGNAL CABINET
FO	fo	FIBER-OPTIC CABLE			LIGHT POLE
F	f	FIRE LINE	TR	TR	TELEPHONE RISER
IRR	irr	IRRIGATION LINE			TELEPHONE MANHOLE
G	g	NATURAL GAS LINE			TRAFFIC SIGNAL BOX
OHC	ohc	OVERHEAD COMMUNICATIONS			WATER MANHOLE
OHP	ohp	OVERHEAD POWER LINE			WATER VALVE
OHT	oht	OVERHEAD TELEPHONE LINE			WATER METER
OHTV	ohtv	OVERHEAD TELEVISION LINE			FIRE HYDRANT
P	p	POWER LINE			SANITARY SEWER MANHOLE
P/C	p/c	POWER/COMMUNICATIONS LINE	SSCO	SSCO	SANITARY SEWER CLEANOUT
P/T	p/t	POWER/TELEPHONE LINE			STORM DRAIN MANHOLE
P/T/C	p/t/c	POWER/TELE/COMM LINE			STORM DRAIN CURB INLET
RD	rd	ROOF DRAIN LINE			STORM DRAIN CATCH BASIN
SW	sw	SECONDARY WATER LINE			STORM DRAIN CLEANOUT
S	s	SANITARY SEWER LINE			STORM DRAIN COMBO BOX
ST	st	STEAM LINE	MB	MB	MAILBOX
SD	sd	STORM DRAIN LINE			SIGN
T	t	TELEPHONE LINE			FLOW DIRECTION
T/C	t/c	TELEPHONE/COMM LINE	44.00 TOC	*44.00 EX TOC*	SPOT ELEVATION
UD	ud	UNDERDRAIN			
UGC	ugc	UNDERGROUND COMMUNICATIONS			CONIFEROUS TREE
UGP	ugp	UNDERGROUND POWER LINE			
UGT	ugt	UNDERGROUND TELEPHONE LINE			DECIDUOUS TREE
UGTV	ugtv	UNDERGROUND TELEVISION			
W	w	WATER LINE			
72	4572	CONTOUR LINE			
		CURB & GUTTER (STD)			
		CURB & GUTTER (OUTFALL)			
		CONCRETE PAVEMENT			
		STD. DUTY ASPHALT			
		HEAVY DUTY ASPHALT			

ABBREVIATIONS

AC	ACRE	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
ADA	AMERICANS WITH DISABILITIES ACT	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TL	TREE LINE
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TMH	TELEPHONE MANHOLE
B&C	BAR & CAP	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TOA	TOP OF ASPHALT
BC	BUILDING CORNER	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOC	TOP OF CONCRETE
BLUE	BLUE STAKED ELECTRIC	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOE	TOE OF SLOPE
BLUFO	BLUE STAKED FIBER OPTIC	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOP	TOP OF SLOPE or TOP OF PIPE
BLUG	BLUE STAKED NATURAL GAS	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOW	TOP OF WALK
BLUIRR	BLUE STAKED IRRIGATION	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TR	TELEPHONE RISER
BLUSD	BLUE STAKED STORM DRAIN	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TV	TELEVISION
BLUSS	BLUE STAKED SANITARY SEWER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TW	TOP OF WALL
BLUT	BLUE STAKED TELEPHONE	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TRANS	TRANSFORMER
BLUW	BLUE STAKED WATER	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TSP	TRAFFIC SIGNAL POLE
BM	BENCHMARK	FD	FOUND	LP	LOW POINT or LIGHT POLE	S	SOUTH	TSB	TRAFFIC SIGNAL BOX
BOB	BOTTOM OF BOX	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	UD	UNDERDRAIN
BOL	BOLLARD	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	UGC	UNDERGROUND COMMUNICATIONS
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	UGP	UNDERGROUND POWER
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UGT	UNDERGROUND TELEPHONE
BW	BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGTV	UNDERGROUND TELEVISION
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	U.N.O.	UNLESS NOTED OTHERWISE
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UP	UTILITY POLE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SL&M	SALT LAKE BASE & MERIDIAN	VCP	VITRIFIED CLAY PIPE
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	VP	VERTICAL PIPE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	W	WEST or WATER
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	WM	WATER METER
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	WMH	WATER MANHOLE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	WS	WATER SURFACE
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WTR	WATER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WV	WATER VALVE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WW	WATERWAY
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD		
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM		
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE		
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		
DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP		
DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB		
DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE		

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LICENSED PROFESSIONAL ENGINEER
08/22/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION
BLOCKS 8, 13, AND 14 - ROAD AND UTILITY PLANS
VINEYARD, UTAH

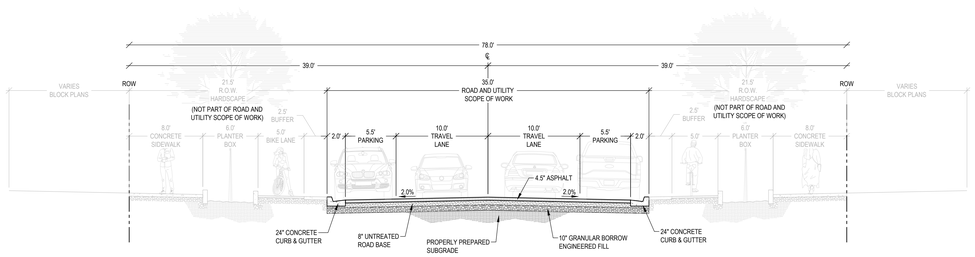
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 23067
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 08-22-2023

GENERAL NOTES LEGEND AND ABBREVIATIONS

C0.01

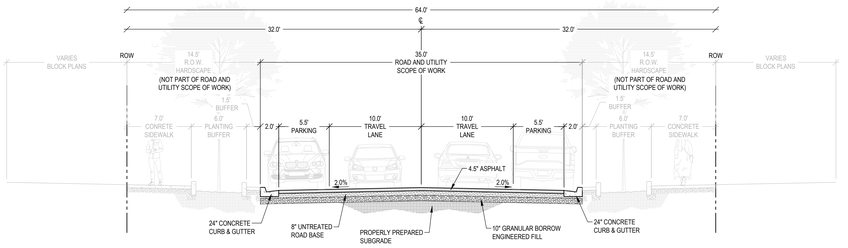
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TYPICAL CONCORD STREET CROSS SECTION

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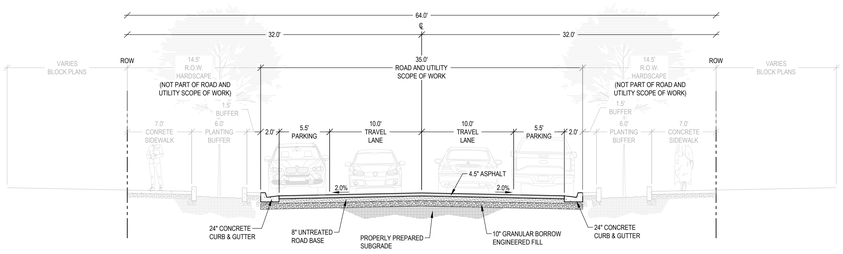
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TYPICAL THIRD STREET CROSS SECTION

SCALE: N.T.S.

B



TYPICAL SOMERSET STREET CROSS SECTION

SCALE: N.T.S.

C



NORTH

SCALE: 1" = 50'

0 25' 50' 100' 150'

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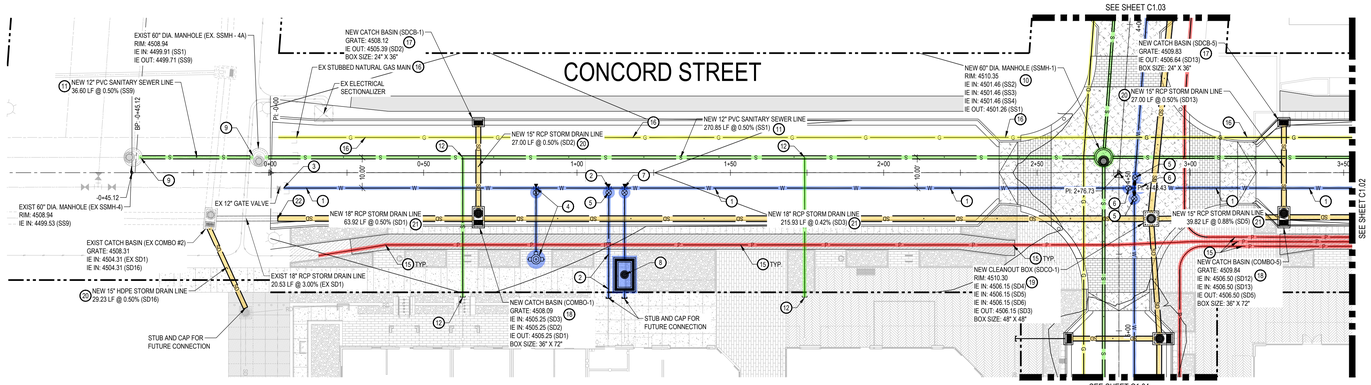
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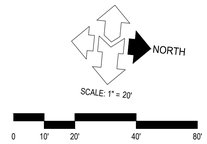
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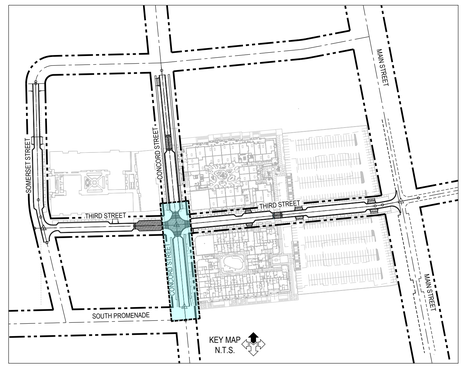
SITE MAP AND ROAD CROSS SECTIONS

C1.00

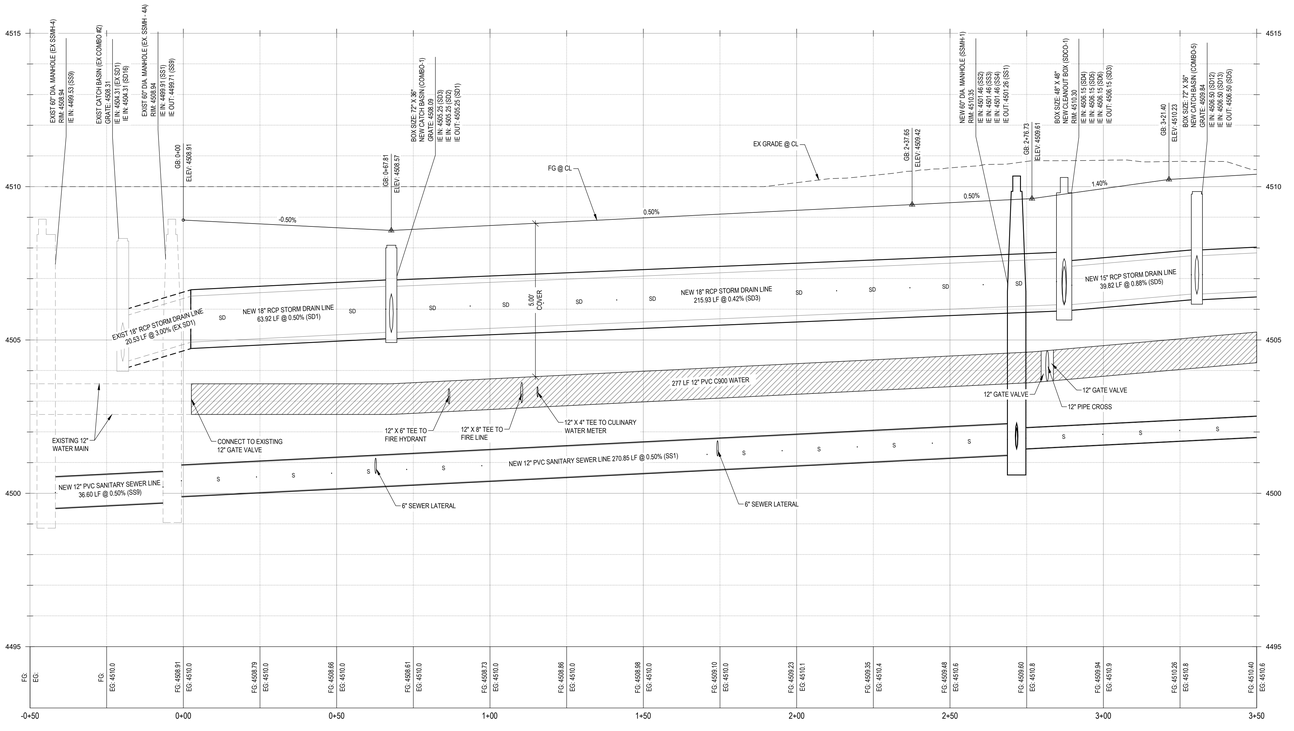
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CONCORD ST
HORIZ: 1"=20'
VERT: 1"=2'



GENERAL NOTES:

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH VINEYARD CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH VINEYARD CITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL SEWER LINES. SEE PROFILES FOR PROPOSED DEPTH OF SEWER LINES.

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CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES WITH DOMINION ENERGY PRIOR TO CONSTRUCTION.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

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UTILITY PROVIDERS:
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- SEWER: VINEYARD CITY
- STORM: VINEYARD CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK/ COMCAST

KEYED NOTES:

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

1. 12" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. TRENCHING PER VINEYARD STANDARD DETAIL 13 AND THRUST BLOCKING PER VINEYARD STANDARD DETAIL 18 ON SHEET C8.01.
2. 8" BLUE PVC C-900 DR-18 FIRE LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. TRENCHING PER VINEYARD STANDARD DETAIL 13 AND THRUST BLOCKING PER VINEYARD STANDARD DETAIL 18, DETAILS ON SHEET C8.01. CAP END OF FIRE LINE FOR FUTURE CONNECTION.
3. CONNECT NEW 12" PVC C-900 DR-18 WATER LINE TO EXISTING STUBBED 12" WATER MAIN.
4. FIRE HYDRANT ASSEMBLY COMPLETE, PER VINEYARD STANDARD DETAIL 17 ON SHEET C8.01.
5. 8" GATE VALVE WITH VALVE BOX. SEE APWA PLAN NO. 574 FOR VALVE BOX DETAIL ON C8.02.
6. 12" GATE VALVE WITH VALVE BOX. SEE APWA PLAN NO. 574 FOR VALVE BOX DETAIL ON C8.02.
7. 12" X 4" TEE AND 4" BLUE PVC C-900 DR-18 WATER LINE TO 3" METER VAULT INCLUDING 4" GATE VALVE AT THE MAIN. THRUST BLOCKING PER VINEYARD STANDARD DETAIL 18 ON SHEET C8.01.
8. 3" WATER SERVICE METER SET, PER VINEYARD STANDARD DETAIL 19A ON SHEET C8.02.
9. REMOVE EXISTING 15" PVC SANITARY SEWER MAIN AND RELAY AT SPECIFIED SLOPE. MODIFY EXISTING SANITARY SEWER MANHOLES TO ACCOMMODATE NEW INVERTS.
10. 5' DIAMETER SANITARY SEWER MANHOLE, PER VINEYARD STANDARD DETAIL 14 ON SHEET C8.01.
11. 12" PVC SDR-35 SANITARY SEWER MAIN, INCLUDING ALL FITTINGS. TRENCHING PER VINEYARD STANDARD DETAIL 13 ON SHEET C8.01.
12. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS AT 1.0% MINIMUM SLOPE. CLEANOUTS AT 100-FOOT MAXIMUM SPACING, TRENCHING PER VINEYARD STANDARD DETAIL 13, AND SEWER LATERAL CONNECTION TO THE MAIN PER VINEYARD STANDARD DETAIL 20 ON SHEET C8.01. STUB AND CAP FOR FUTURE CONNECTION.
13. NOT USED.
14. NOT USED.
15. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH ROCKY MOUNTAIN POWER.
16. APPROXIMATE LOCATION OF NEW NATURAL GAS MAIN. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY.
17. STORM DRAIN CURB FACE INLET WITH HEAVY DUTY BICYCLE SAFE GRATE PER VINEYARD STANDARD DETAIL 8 ON SHEET C8.01.
18. STORM DRAIN COMBO BOX WITH HEAVY DUTY BICYCLE SAFE GRATE PER VINEYARD STANDARD DETAIL 9 ON SHEET C8.01.
19. STORM DRAIN CLEANOUT BOX VINEYARD STANDARD DETAIL 9A ON SHEET C8.01.
20. 15" DIAMETER HDPE STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
21. 18" DIAMETER HDPE STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
22. CONNECT TO EXISTING 18" DIAMETER STUBBED RCP STORM LINE.

Blue Stakes of UTAH 811 Bluestakes.org

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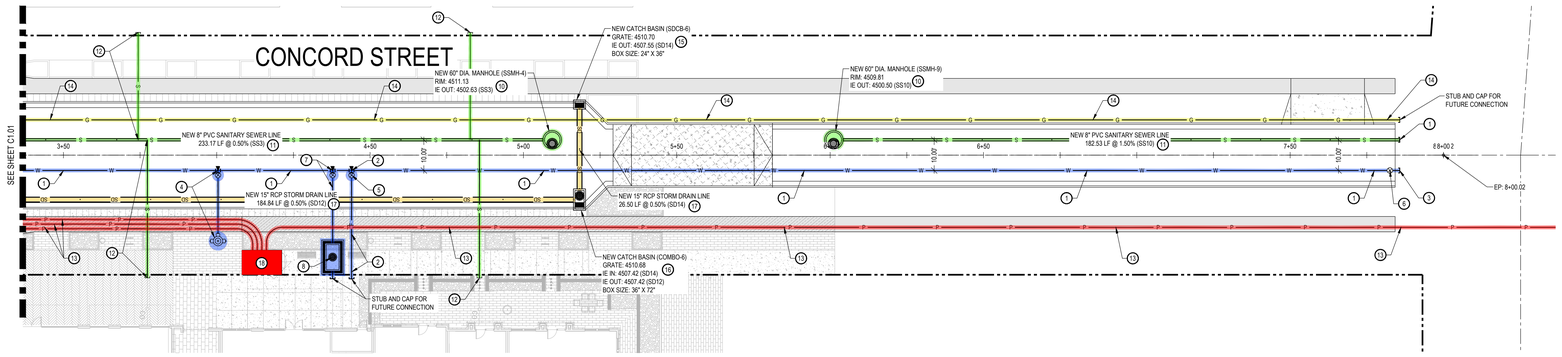
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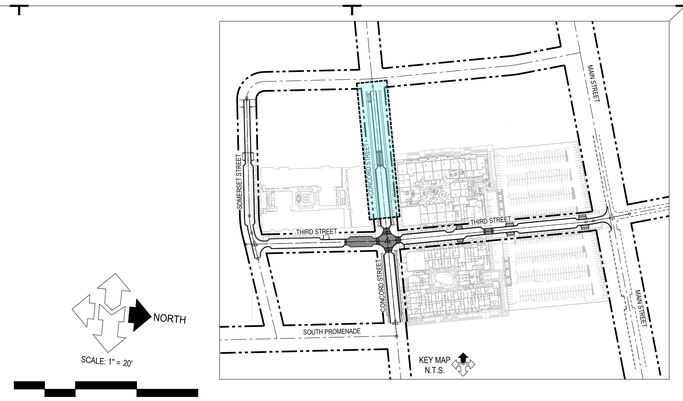
PROJECT NO: 23067
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 08-22-2023

CONCORD ST.
STA. 0+00 - 3+50

C1.01

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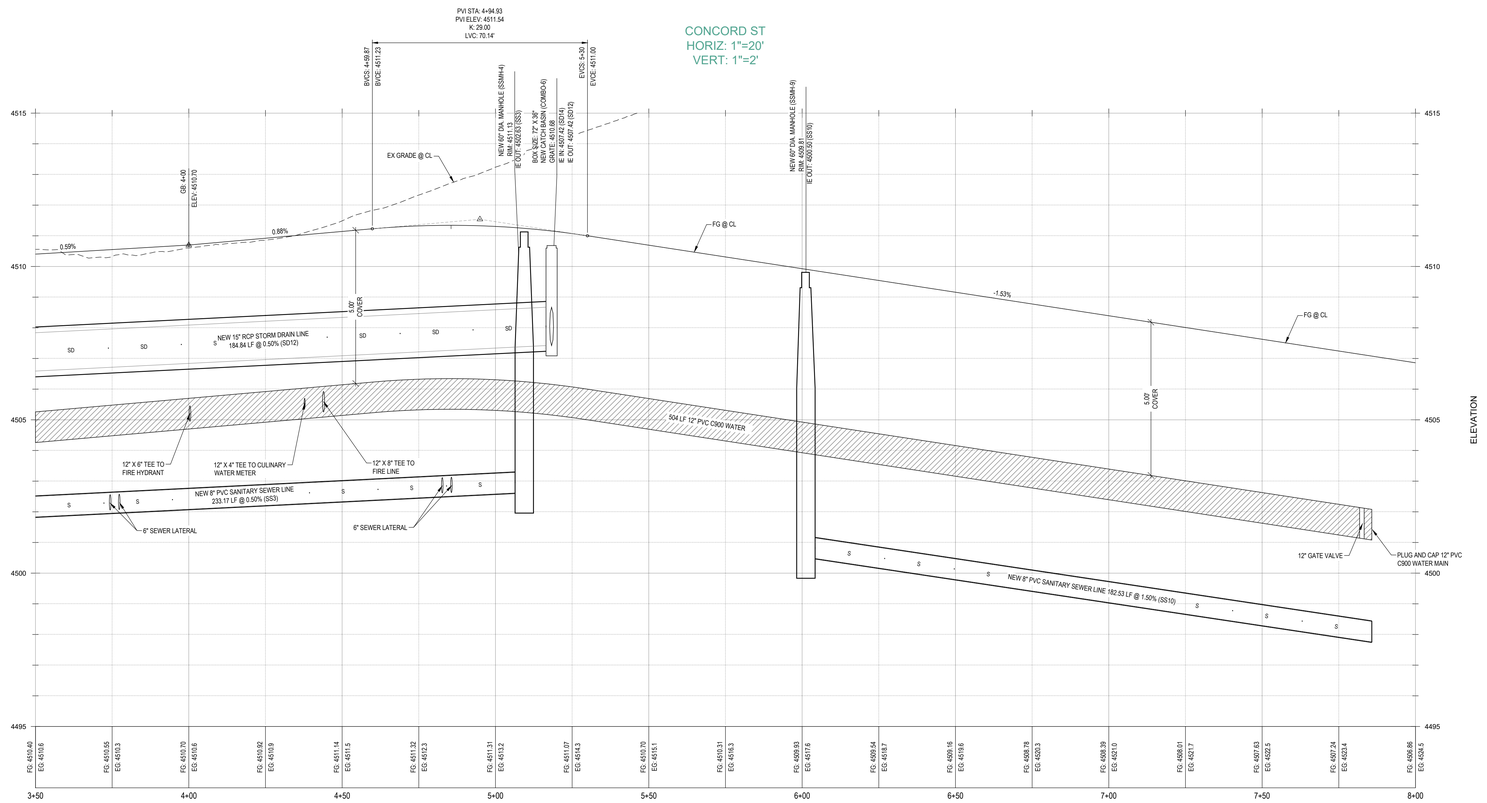
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REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	23067
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CHECKED BY:	TJD
DATE:	08-22-2023

CONCORD ST.
STA. 3+50 - 8+00

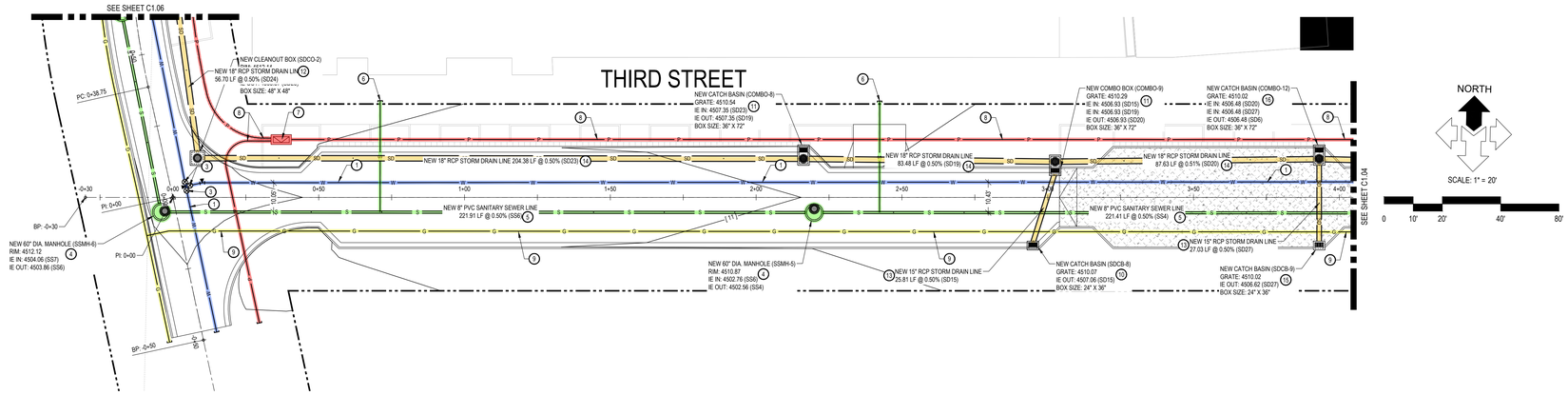
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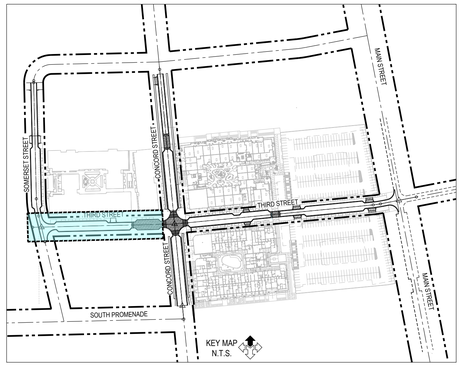
Blue Stakes of UTAH 811 bluestakes.org

NOTICE!

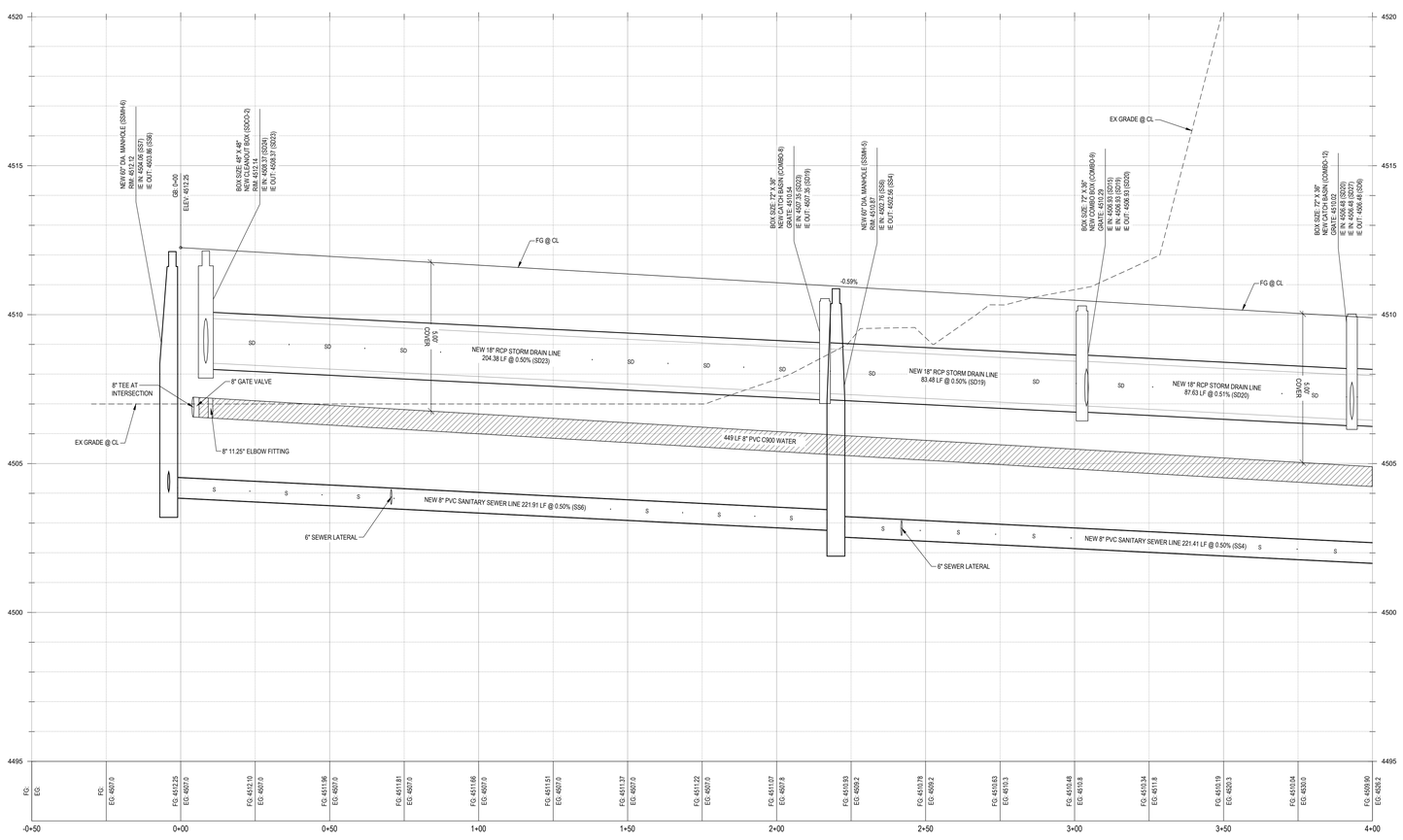
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3RD STREET
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9. APPROXIMATE LOCATION OF NEW NATURAL GAS MAIN. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY.
10. STORM DRAIN CURB FACE INLET WITH HEAVY DUTY BICYCLE SAFE GRATE PER VINEYARD STANDARD DETAIL 8 ON SHEET C8.01.
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12. STORM DRAIN CLEANOUT BOX VINEYARD STANDARD DETAIL 9A ON SHEET C8.01.
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14. 18" DIAMETER RCP STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
15. STORM DRAIN INLET BOX WITH HEAVY DUTY BICYCLE AND PEDESTRIAN SAFE GRATE PER VINEYARD STANDARD DETAIL 8 ON SHEET C8.01. GRATE SHALL BE FLUSH WITH CONCRETE.
16. STORM DRAIN COMBO BOX WITH HEAVY DUTY BICYCLE AND PEDESTRIAN SAFE GRATE PER VINEYARD STANDARD DETAIL 9 ON SHEET C8.01. GRATE SHALL BE FLUSH WITH CONCRETE.

Blue Stakes of UTAH 811 Bluestakes.org

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LICENSED PROFESSIONAL ENGINEER
08/22/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION
BLOCKS 8, 13, AND 14 - ROAD AND UTILITY PLANS
VINEYARD, UTAH

REVISIONS

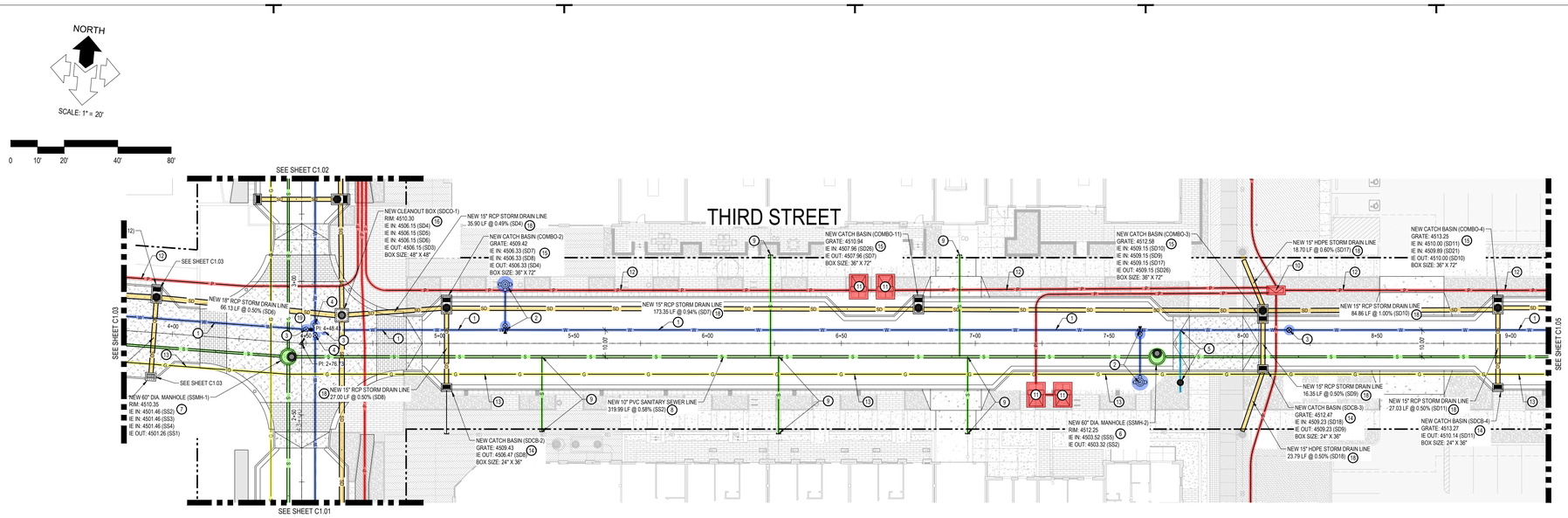
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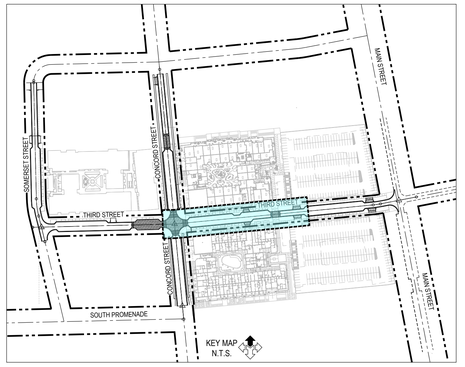
PROJECT NO: 23067
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 08-22-2023

3RD STREET
STA. 0+00 - 4+00

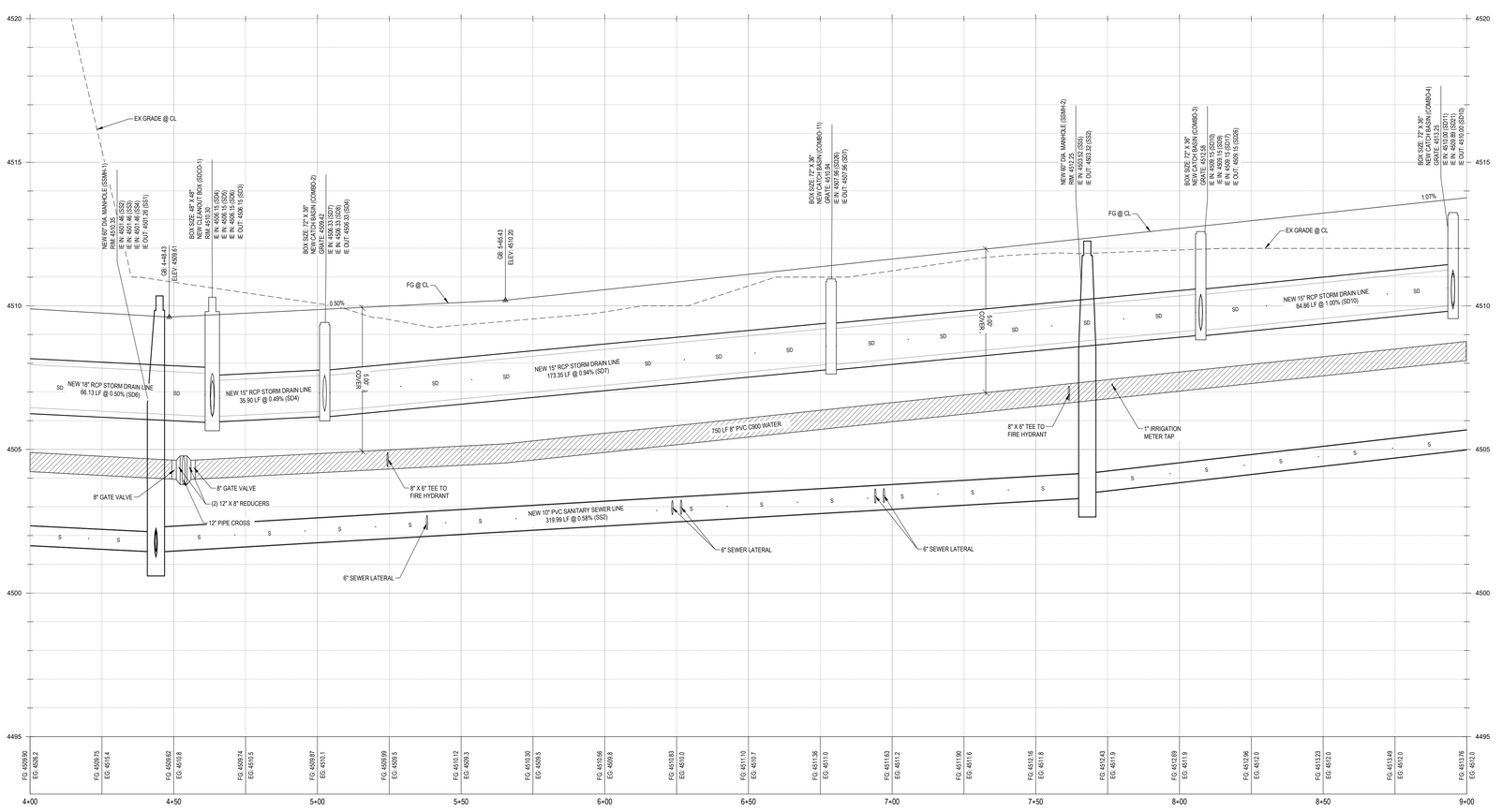
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3RD STREET
HORIZ: 1"=20'
VERT: 1"=2'



GENERAL NOTES:

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1. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. TRENCHING PER VINEYARD STANDARD DETAIL 13 AND THRUST BLOCKING PER VINEYARD STANDARD DETAIL 18 ON SHEET C8.01.
2. FIRE HYDRANT ASSEMBLY COMPLETE, PER VINEYARD STANDARD DETAIL 17 ON SHEET C8.01.
3. 8" GATE VALVE WITH VALVE BOX. SEE APWA PLAN NO. 574 FOR VALVE BOX DETAIL ON C8.02.
4. 12" GATE VALVE WITH VALVE BOX. SEE APWA PLAN NO. 574 FOR VALVE BOX DETAIL ON C8.02.
5. 1" WATER SERVICE METER SET, PER VINEYARD STANDARD DETAIL 19 ON SHEET C8.02. SEE IRRIGATION PLANS FOR BACK FLOW PREVENTION DEVICE.
6. 4' DIAMETER SANITARY SEWER MANHOLE, PER VINEYARD STANDARD DETAIL 14 ON SHEET C8.01.
7. 5' DIAMETER SANITARY SEWER MANHOLE, PER VINEYARD STANDARD DETAIL 14 ON SHEET C8.01.
8. 10" PVC SDR-35 SANITARY SEWER MAIN, INCLUDING ALL FITTINGS. TRENCHING PER VINEYARD STANDARD DETAIL 13 ON SHEET C8.01.
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16. STORM DRAIN CLEANOUT BOX VINEYARD STANDARD DETAIL 9A ON SHEET C8.01.
17. NOT USED.
18. 15" DIAMETER RCP STORM DRAIN LINE. TRENCHING PER VINEYARD STANDARD DETAIL 13.
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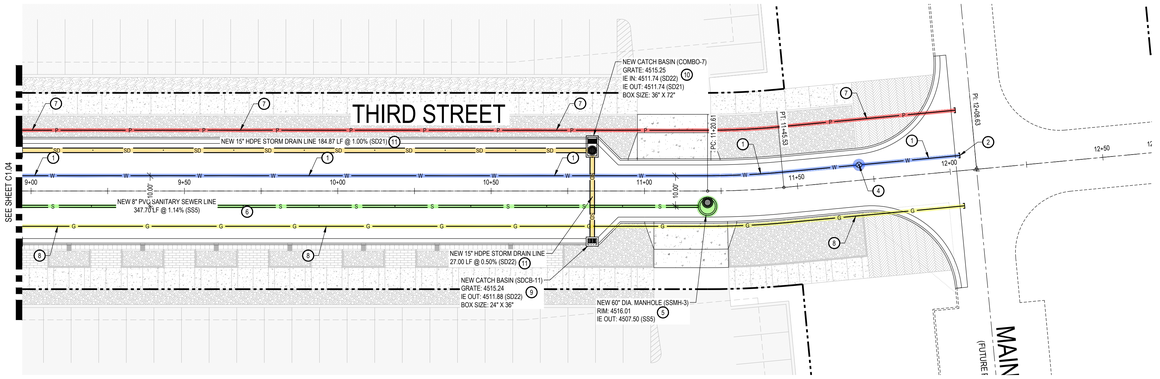
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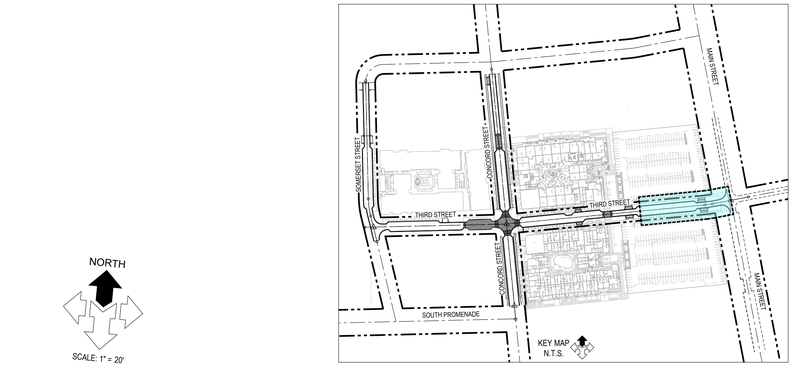
PROJECT NO: 23067
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 08-22-2023

3RD STREET STA. 4+00 - 9+00

C1.04

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 80'

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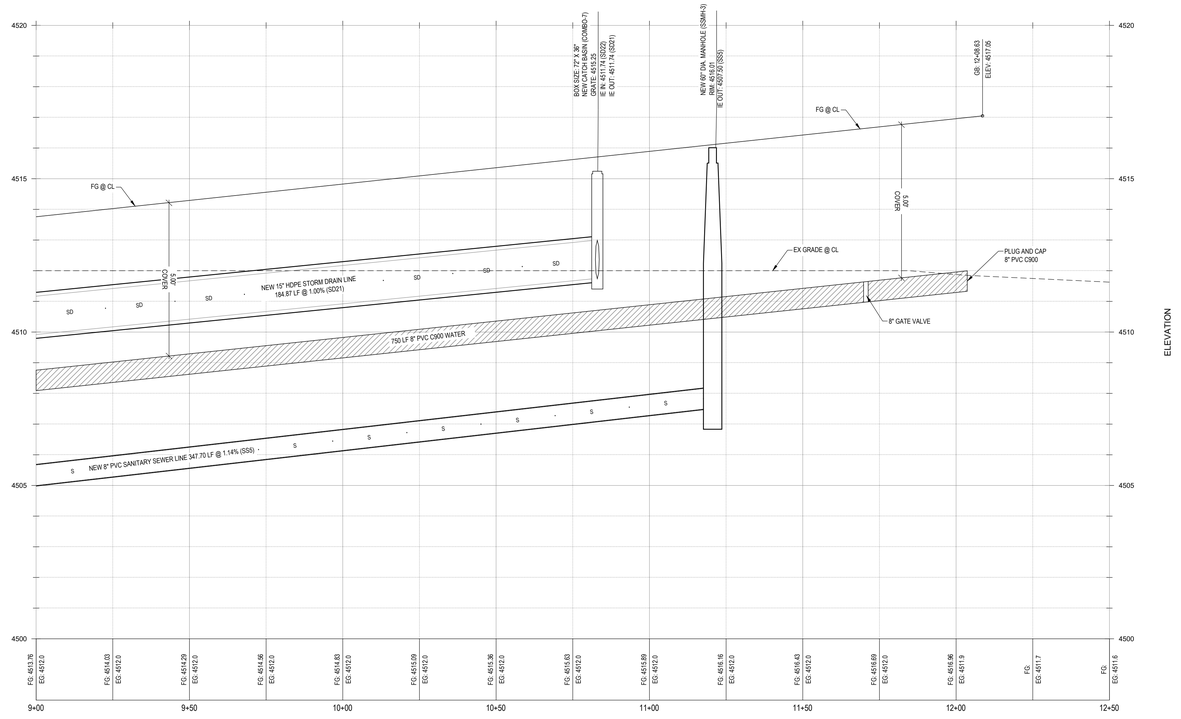
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3RD STREET
HORIZ: 1"=20'
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08/22/23
No. 280090
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STATE OF UTAH

VINEYARD STATION
BLOCKS 8, 13, AND 14 - ROAD AND UTILITY PLANS
VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 08-22-2023

3RD STREET
STA. 9+00 - 12+50

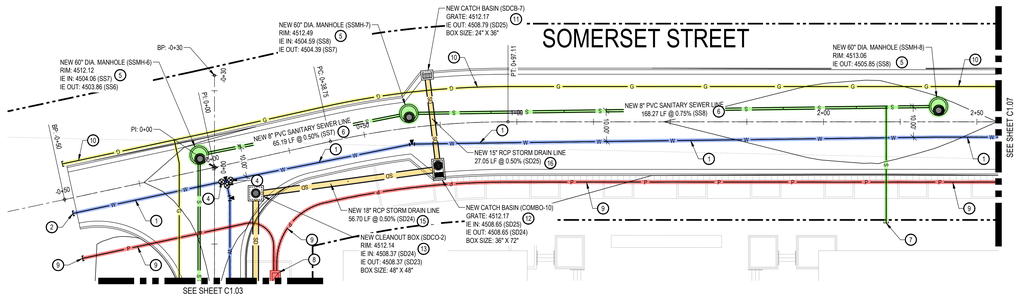
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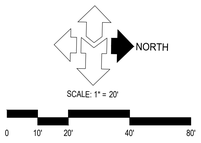
Blue Stakes of UTAH 811 Bluestakes.org

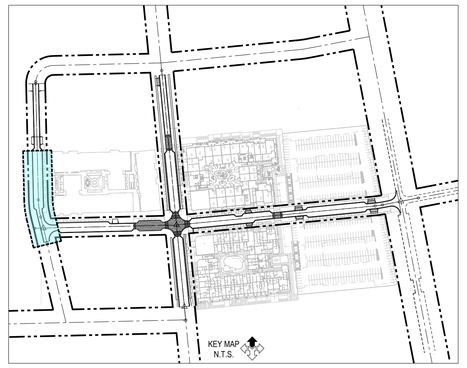
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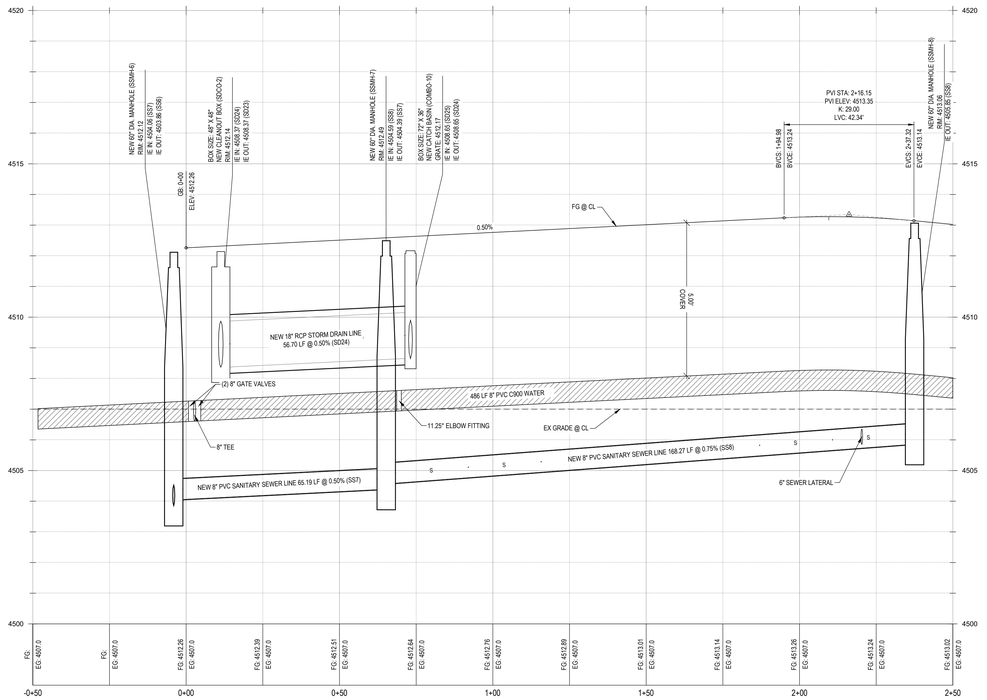
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SOMERSET STREET
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Blue Stakes of UTAH 811 bluestakes.org

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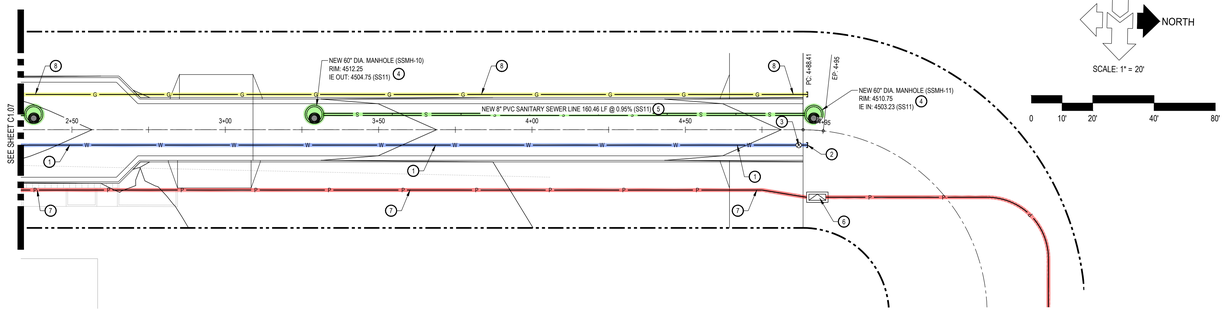
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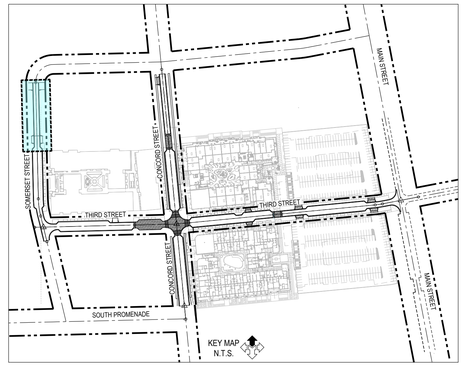
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SOMERSET ST.
STA. 0+00 - 2+50

C1.06

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A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL WATER LINES. SEE PROFILES FOR PROPOSED DEPTH OF WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES WITH DOMINION ENERGY PRIOR TO CONSTRUCTION.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

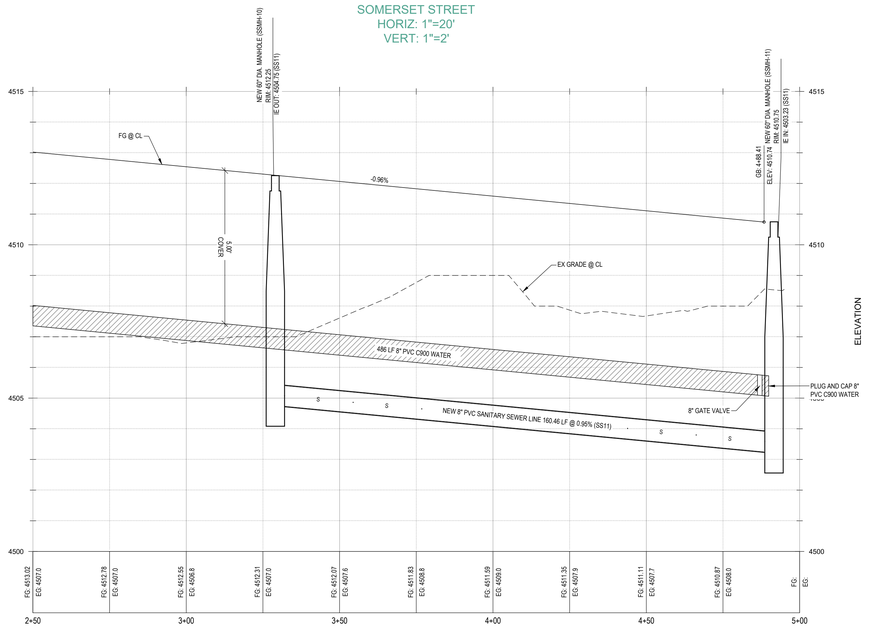
CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION, PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. ANY DESIGN DISCREPANCIES ARE TO BE REPORTED TO ENGINEER, PRIOR TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

UTILITY PROVIDERS:
- WATER: VINEYARD CITY
- SEWER: VINEYARD CITY
- STORM: VINEYARD CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK/ COMCAST

KEYED NOTES:

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

1. 12" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. TRENCHING PER VINEYARD STANDARD DETAIL 13 AND THRUST BLOCKING PER VINEYARD STANDARD DETAIL 18 ON SHEET C8.01.
2. STUB AND CAP 8" PVC C900 WATER MAIN FOR FUTURE CONNECTION.
3. 8" GATE VALVE WITH VALVE BOX. SEE APWA PLAN NO. 574 FOR VALVE BOX DETAIL ON C8.02.
4. 4' DIAMETER SANITARY SEWER MANHOLE, PER VINEYARD STANDARD DETAIL 14 ON SHEET C8.01.
5. 8" PVC SDR-35 SANITARY SEWER MAIN, INCLUDING ALL FITTINGS. TRENCHING PER VINEYARD STANDARD DETAIL 13 ON SHEET C8.01.
6. ELECTRICAL SECTIONALIZER. SEE ELECTRICAL PLANS FOR DETAILS.
7. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH ROCKY MOUNTAIN POWER.
8. APPROXIMATE LOCATION OF NEW NATURAL GAS MAIN. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY.



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STATE OF UTAH

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BLOCKS 8, 13, AND 14 - ROAD AND UTILITY PLANS
VINEYARD, UTAH

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REV	DATE	DESCRIPTION

PROJECT NO:	23067
DESIGNED BY:	CCW
CHECKED BY:	TJD
DATE:	08-22-2023

SOMERSET ST. STA. 2+50 - 5+00

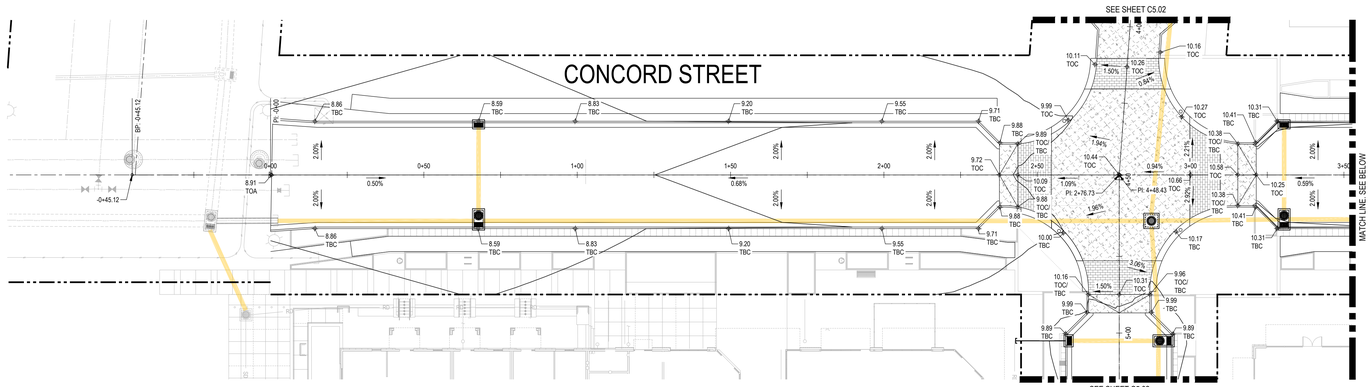
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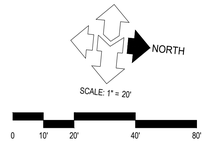
Blue Stakes of UTAH 811 Bluestakes.org

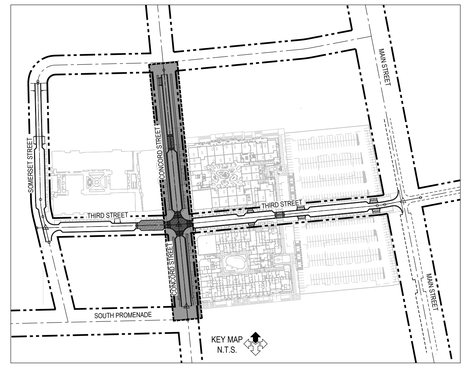
NOTICE!

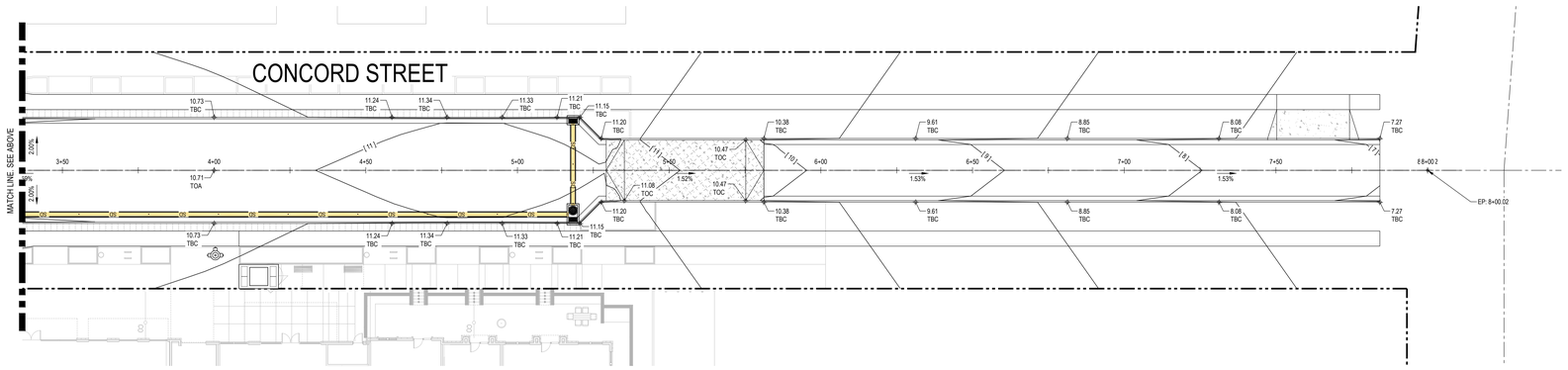
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

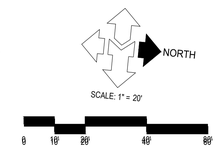
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BLOCKS 8, 13, AND 14 - ROAD AND UTILITY PLANS
VINEYARD, UTAH

REVISIONS

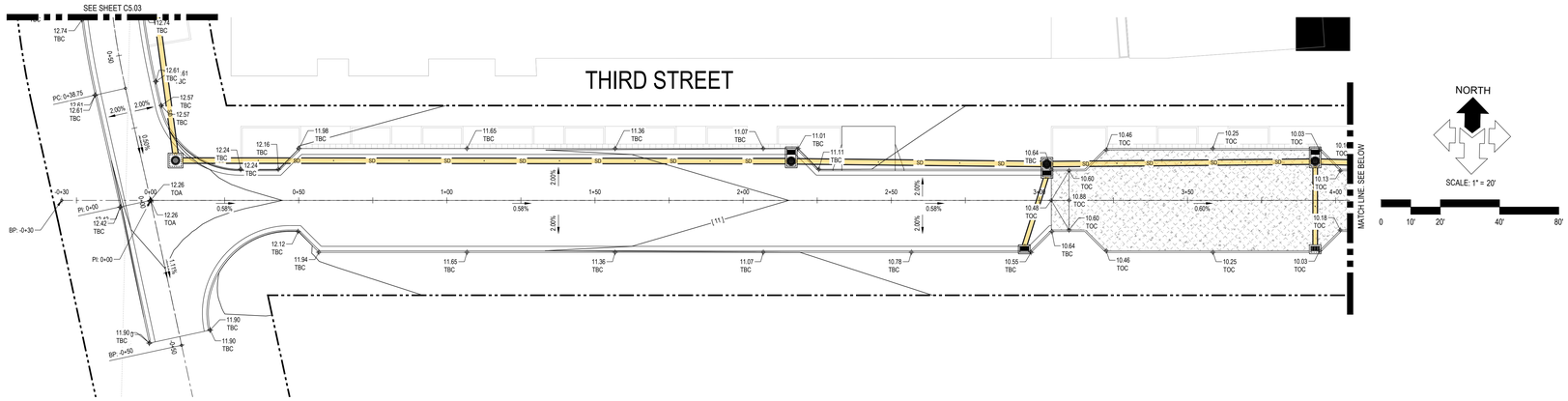
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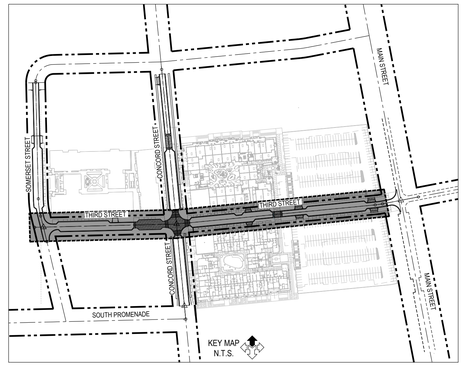
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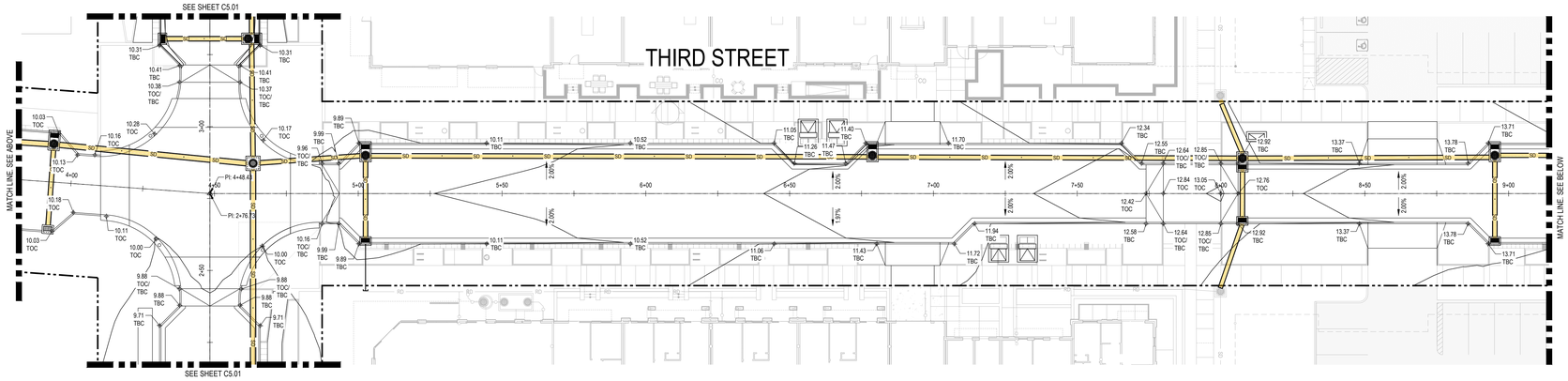
CONCORD STREET GRADING

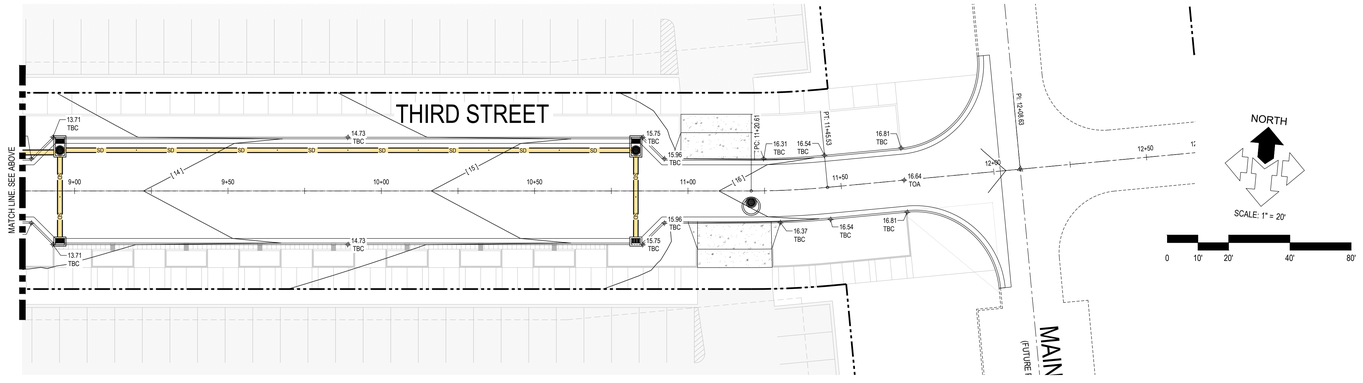
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THIRD STREET GRADING

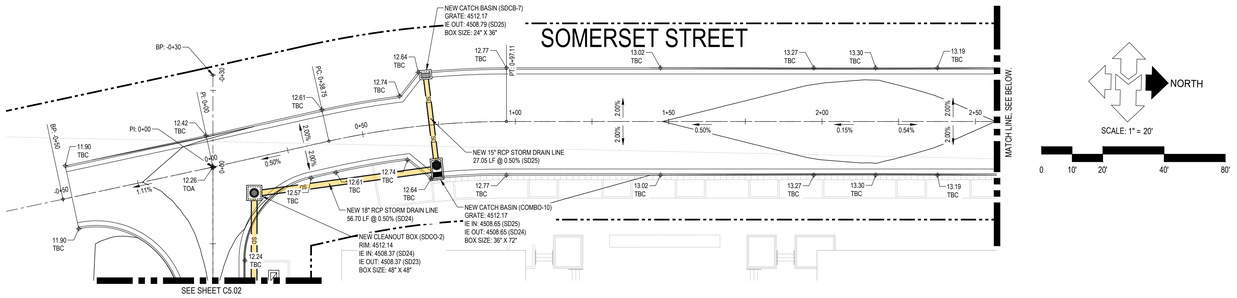
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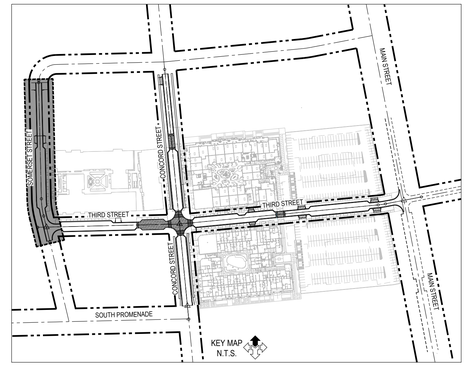
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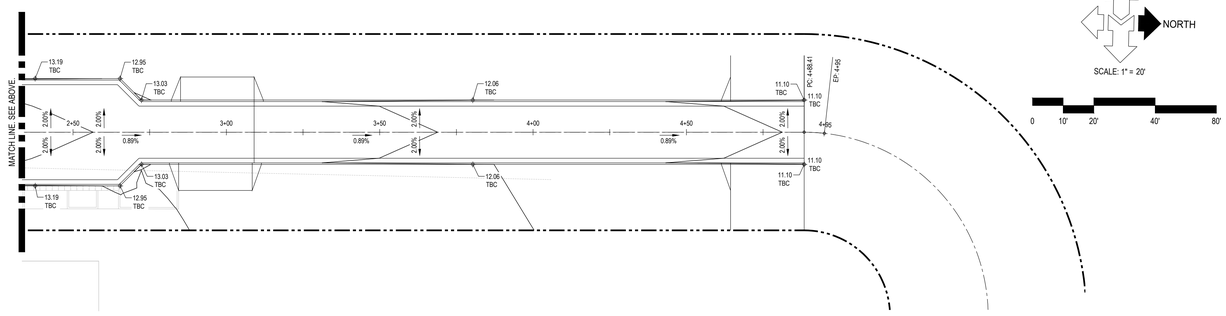
NOTICE!

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SOMERSET STREET GRADING

C5.03

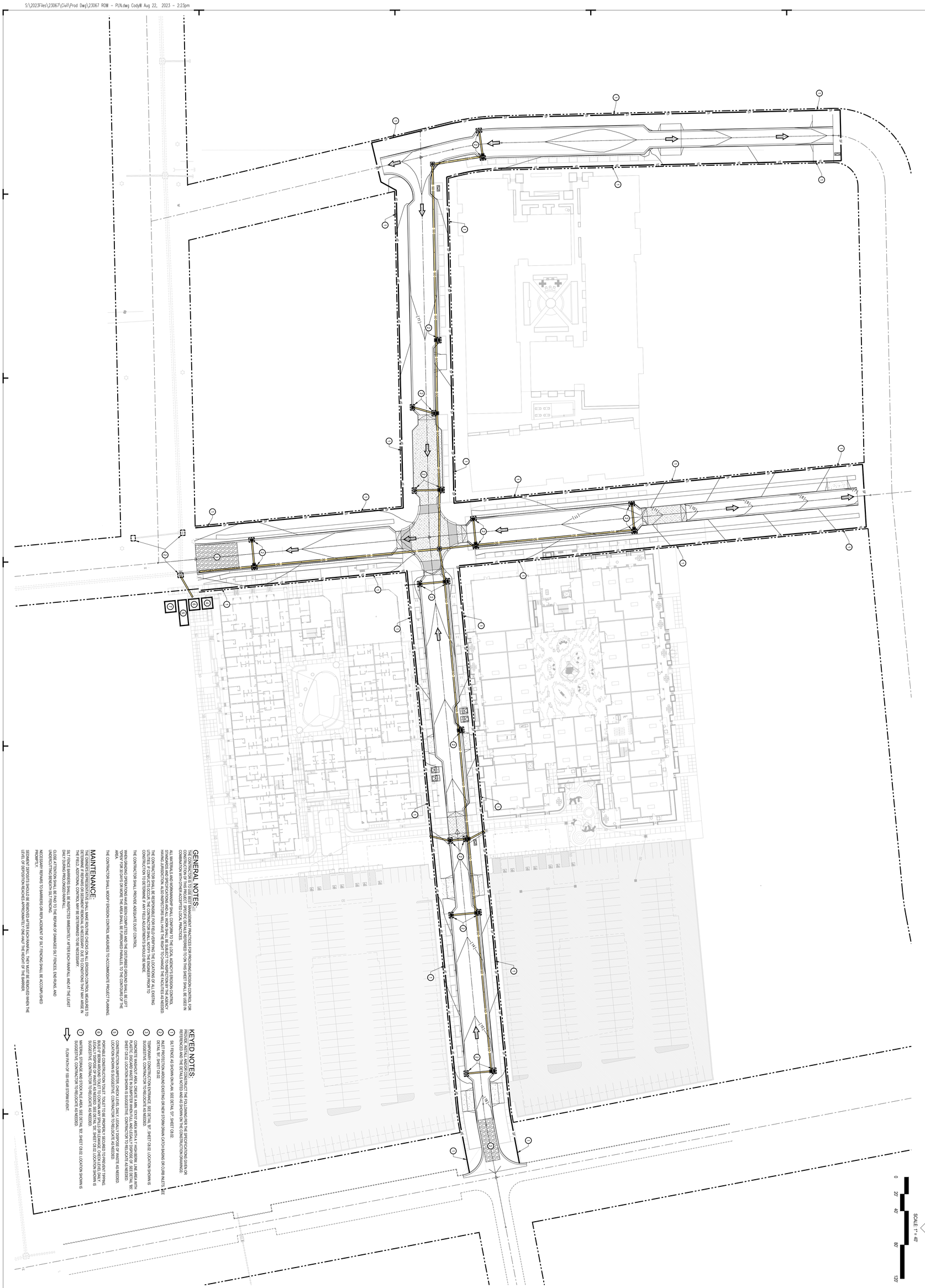
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GENERAL NOTES:

THE CONTRACTOR'S IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION ACTIVITIES. THE EROSION CONTROL MEASURES NOTED ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL CONTACT BLUE STAKES OF UTAH AT 811 TO LOCATE ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD. ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

ALL DISTURBED AREAS SHALL BE PROTECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

KEYED NOTES ON THIS SHEET CORRESPONDS TO THE COLUMNS FIRST THE SPECIFICATIONS OVER/OR PROJECT MANUAL WHERE APPLICABLE, THEN TO THE DETAILS REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'D7' SHEET C8.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'B1' SHEET C8.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'B9'. SHEET C8.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC SHEETING AND STAKE SECURELY. SEE DETAIL 'B5' SHEET C8.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'B9'. SHEET C8.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'B9'. SHEET C8.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

FLOW PATH OF 100-YEAR STORM EVENT.

REVISIONS		
REV	DATE	DESCRIPTION
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3		
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DESIGNED BY: CCW
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DATE: 08-22-2023

EROSION CONTROL PLAN

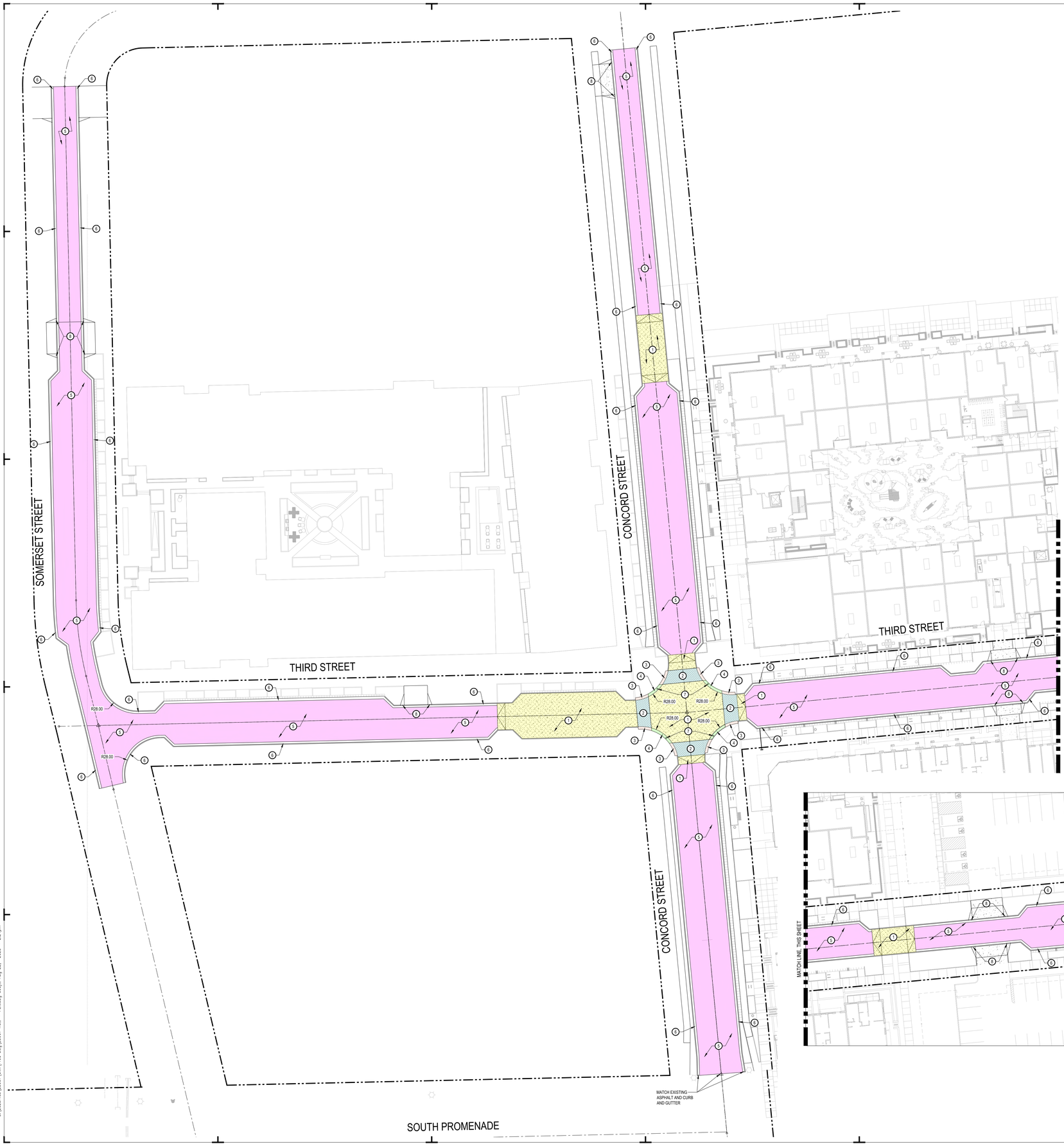
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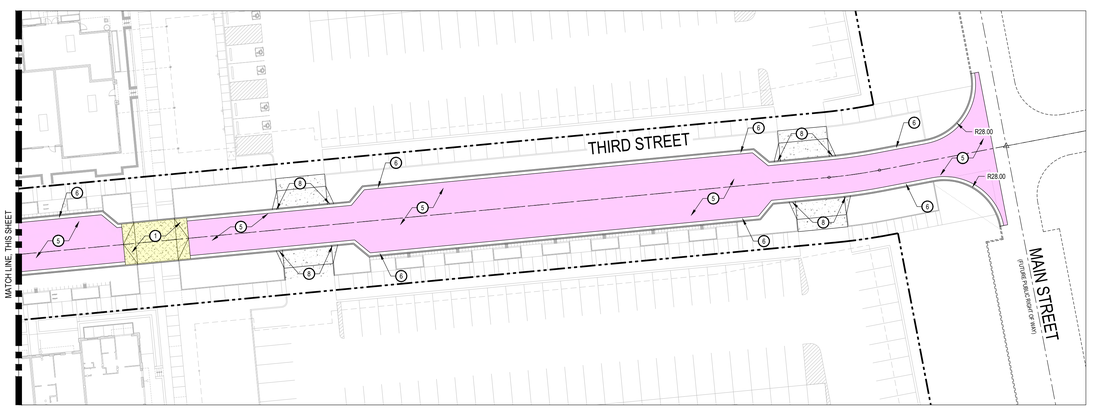
VINEYARD STATION
BLOCKS 8, 13, AND 14 - ROAD AND UTILITY PLANS

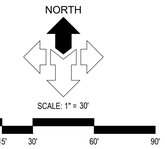
VINEYARD, UTAH

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GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

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

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. VEHICULAR CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'A1', SHEET C8.01. REFER TO LANDSCAPE PLANS FOR COLOR, FINISH AND PATTERNING.
2. CONCRETE PAVER, TYPE 1, PER LANDSCAPE PLANS. PAVER SHALL BE ABLE TO SUPPORT HS-20 LOADING.
3. DECORATIVE DETECTABLE WARNING SURFACE. COORDINATE WITH LANDSCAPE FOR TYPE AND COLOR.
4. RIBBED TACTILE PAVER. COORDINATE WITH LANDSCAPE FOR TYPE AND COLOR.
5. HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'A2', SHEET C8.01.
6. 24" CONCRETE CURB AND GUTTER PER VINEYARD STANDARD PLAN #5 ON SHEET C8.01.
7. BOLLARD. COORDINATE WITH LANDSCAPE FOR TYPE AND COLOR.
8. CONTRACTOR TO DEPRESS CURB AT LOCATIONS OF FUTURE DRIVE APPROACHES.

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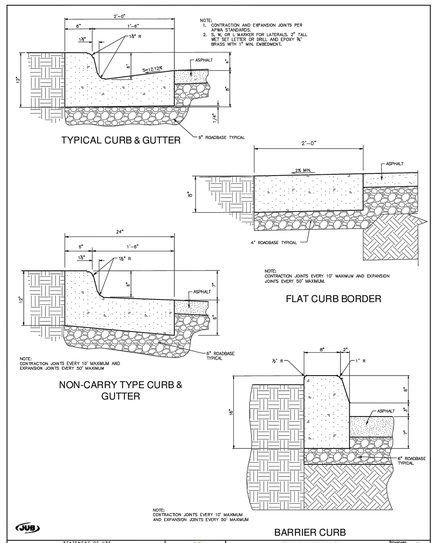
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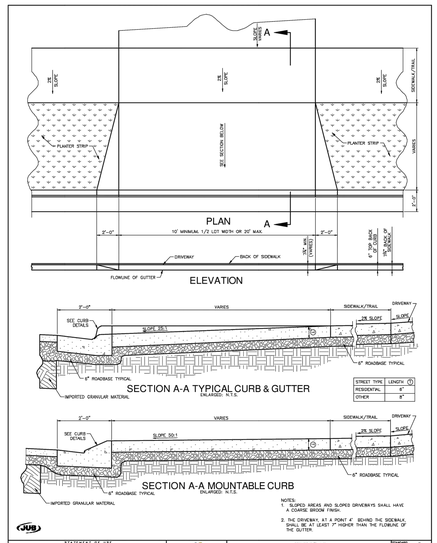
SITE PAVING PLAN

C7.01

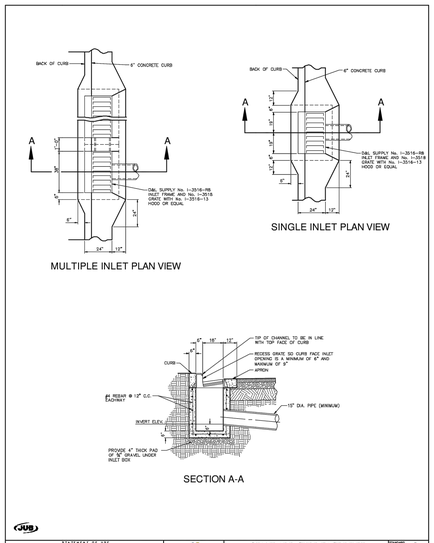
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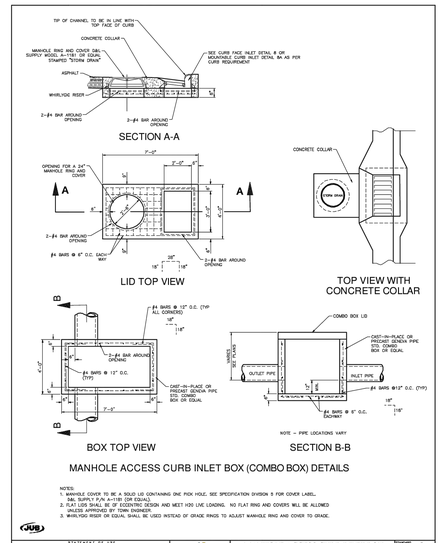
CURB DETAILS — C



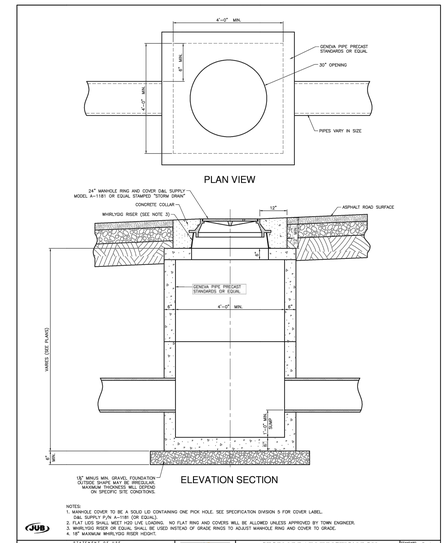
TYPICAL CURB APPROACH — 6



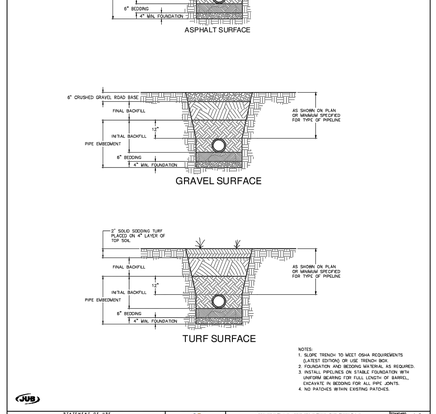
STANDARD CURB FACE INLET DETAIL — 8



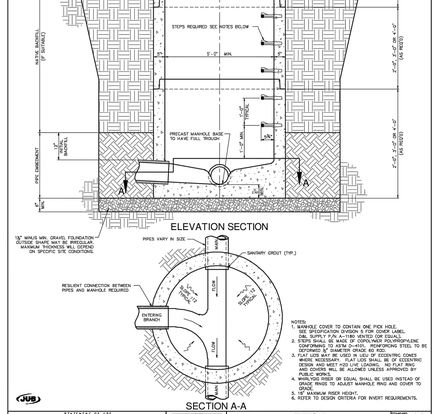
MANHOLE ACCESS CURB INLET BOX (COMBO BOX) DETAIL — 9



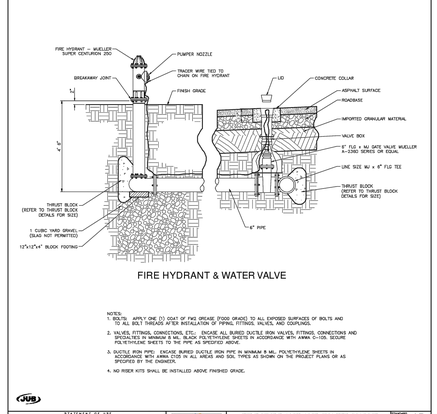
STORM DRAIN JUNCTION BOX DETAIL — 9A



TYPICAL TRENCH SECTION — 13



TYPICAL SEWER MANHOLE DETAIL — 14



FIRE HYDRANT AND WATER VALVE DETAIL — 17

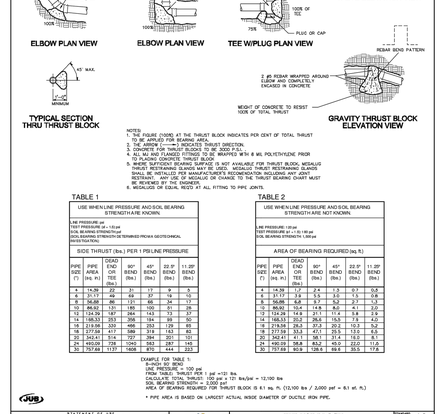


TABLE 1

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE KNOWN.

LINE PRESSURE psi
TEST PRESSURE (at + 1.5) psi
SOIL BEARING STRENGTH psf
SOIL CLASSIFICATION OR DESCRIPTION PER ASTM D2488 OR GEOTECHNICAL INVESTIGATION

SIDE THRUST (lbs.) PER 1 PSI LINE PRESSURE

PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	22	31	17	9	5
6	31.77	48	69	37	19	10
8	56.68	86	121	65	34	17
10	88.52	133	189	100	51	25
12	124.39	187	264	143	73	37
14	167.24	251	356	192	98	49
16	216.08	325	460	253	129	65
18	277.08	417	589	318	163	82
20	343.41	514	727	394	201	101
24	493.09	739	1045	563	287	145
30	757.68	1137	1606	870	444	223

EXAMPLE FOR TABLE 1:
8" PIPE AT 150 psi
SOIL BEARING STRENGTH = 1500 psf
FROM TABLE: THRUST PER 1 psi =131 lbs
CALCULATE TOTAL THRUST: 150 psi x 131 lbs/psi = 12,100 lbs
SOIL BEARING STRENGTH = 1500 psf
AREA OF BEARING REQUIRED FOR THRUST BLOCK IS 8.1 sq. ft. (12,100 lbs / 2,000 psf = 8.1 sf. ft.)

TABLE 2

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE NOT KNOWN.

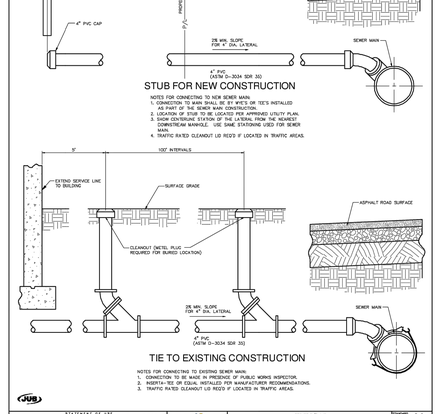
LINE PRESSURE 150 psi
TEST PRESSURE (at + 1.5) 150 psi
SOIL BEARING STRENGTH 1,500 psf

AREA OF BEARING REQUIRED (sq. ft.)

PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	1.7	2.4	1.3	0.7	0.4
6	31.77	2.6	5.3	2.5	1.3	0.8
8	56.86	4.8	9.7	5.2	2.7	1.3
10	88.52	10.4	14.8	8.0	4.1	2.0
12	124.39	14.8	21.1	11.4	5.8	2.9
14	167.24	19.9	28.4	15.4	7.8	3.9
16	216.08	25.2	37.0	20.2	10.2	5.2
18	277.08	33.3	47.1	25.5	13.0	6.5
20	343.41	41.1	58.1	31.4	16.0	8.1
24	493.09	58.8	83.2	45.0	22.0	11.6
30	757.68	80.9	128.4	69.6	35.5	17.8

NOTES:
1. THE FIGURE (1000) AT THE THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I. IN ALL DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I.
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 8 MIL POLYETHYLENE PRIOR TO CONCRETE BEING PLACED.
5. WHERE SUFFICIENT BEARING SURFACE IS NOT AVAILABLE FOR THRUST BLOCK, MEGALUG THRUST RESTRAINING GLANDS MAY BE USED. MEGALUG THRUST RESTRAINING GLANDS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION INCLUDING ANY JOINT DEFLECTION. ANY DEVIATION FROM THIS DESIGN OR CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.
6. MEGALUGS OR EQUAL, REQ'D AT ALL FITTING TO PIPE JOINTS.

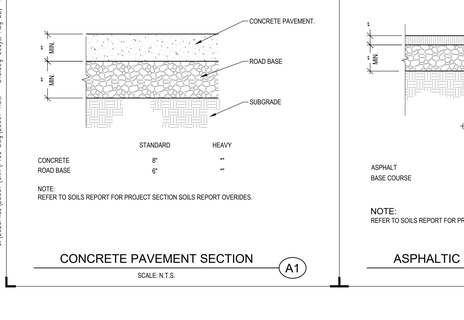
THRUST BLOCK DETAILS — 18



NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE LOCATED PER APPROVED UTILITY PLAN.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.
4. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.

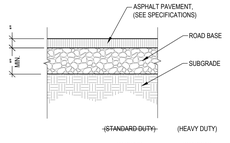
NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.
2. INSERT-A-TEE OR EQUAL INSTALLED PER MANUFACTURER RECOMMENDATIONS.
3. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.

TYPICAL SEWER LATERAL — 20



NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION — A1
SCALE: N.T.S.



NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION — A2
SCALE: N.T.S.

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LICENSED PROFESSIONAL ENGINEER
08/22/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION
BLOCKS 8, 13, & 14 - ROAD AND UTILITY PLANS
VINEYARD, UTAH

REVISIONS

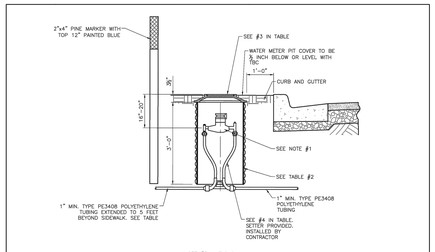
REV	DATE	DESCRIPTION

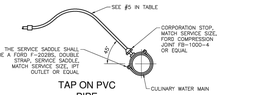
PROJECT NO: 23067
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 06-16-2023

CIVIL DETAILS

C8.01

S:\2023\Revit\23067\Civil\Prod Dwg\23067 ROW - UTL.dwg Cody.W Aug 22, 2023 - 2:24pm





TAP ON PVC PIPE

NOTES:
1. 3/4" – 1" METERS PROVIDED AND INSTALLED BY CITY.
   1 1/2" – 2" METERS PROVIDED BY CITY, INSTALLED BY CONTRACTOR.
2. WATER SERVICE TO BE LOCATED PER APPROVED UTILITY PLAN.
3. ALL CONNECTIONS SHALL BE MADE USING PACK JOINTS (COMPRESSION) TYPE FITTINGS WITH INSERTS.
4. 12 GAUGE COPPER TRACER WIRE REQUIRED, ATTACHED TO WIRE AT MAIN AND EXTENDED INTO METER BOX.
5. WATER METER TO BE LOCATED 2' MIN. FROM DRIVEWAYS.

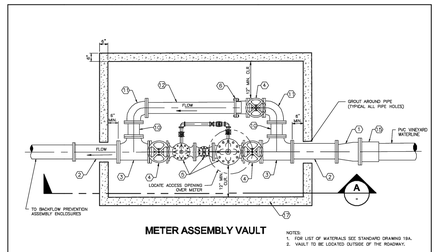
TABLE

	1	2	3	4	5
METER SIZE	BADGER METER MODEL	METER BOX SIZE, ADS/HDPE WHITE	LID D&L FOUNDRY 2" HOLE *	FORD COPPERSETTERS PART # *	
3/4"	M-25	21" x 36"	L-2244	VBHC731BW444QNL	1" POLY
1"	M-70	21" x 36"	L-2244	VBHC741BW444QNL	1" POLY
1½"	M-120	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBH76181166NL	1½" POLY
2"	M-170	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBH77181177NL	2" POLY

* OR EQUIVALENT UPON APPROVAL BY TOWN/CITY

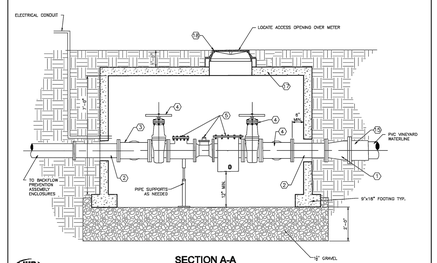
JUB

STATEMENT OF USE:			TYPICAL CULINARY WATER CONNECTION	Project No. 23067
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN, COPYRIGHTED AS SHOWN, IS THE PROPERTY OF VINEYARD, AND MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF VINEYARD.	VINEYARD	TOWN OF VINEYARD	Drawing Number 19
REVISIONS				Designed: CCW
DESCRIPTION	BY	APP'D	DATE	Drawn: CCW
				Checked: TJD
				Date: SEPTEMBER 13, 2019



METER ASSEMBLY VAULT

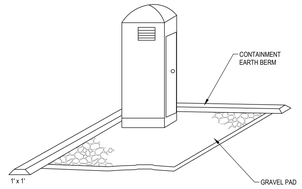
NOTES:
1. FOR LIST OF MATERIALS SEE STANDARD DRAWING 19A.
2. VAULT TO BE LOCATED OUTSIDE OF THE ROADWAY.



SECTION A-A

JUB

STATEMENT OF USE:			TYPICAL METER ASSEMBLY	Project No. 23067
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REVISIONS				Designed: CCW
DESCRIPTION	BY	APP'D	DATE	Drawn: CCW
				Checked: TJD
				Date: SEPTEMBER 13, 2019



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ■ HOUSEKEEPING PRACTICES
- ■ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

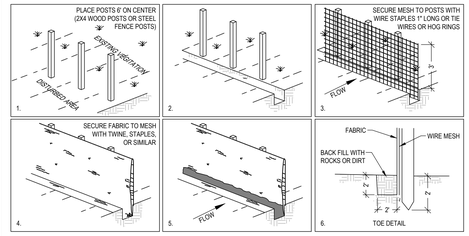
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- □ TRAINING

■ HIGH ■ MEDIUM □ LOW

PORTABLE TOILETS
SCALE: N.T.S. D5



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ■ CONTROL SITE PERIMETER
- ■ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- □ TRAINING

■ HIGH ■ MEDIUM □ LOW

SILT FENCE
SCALE: N.T.S. D7

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08/22/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION
BLOCKS 8, 13, & 14 - ROAD AND UTILITY PLANS
VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067
DESIGNED BY: CCW
CHECKED BY: TJD
DATE: 06-16-2023

CIVIL DETAILS

C8.02

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST. COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 9" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

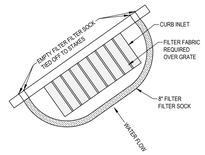
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS FILTREXX FILTERSOCK PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-826-8041 OR VISIT WEBSITE AT FILTREXX.COM); CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

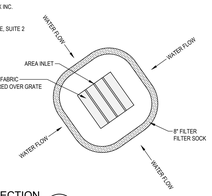
7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-826-8041 OR VISIT WEBSITE AT FILTREXX.COM); CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

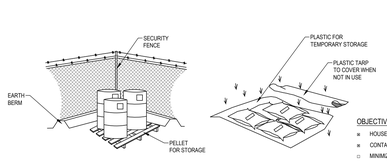
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225



SEDIMENT BARRIER / FILTER SOCK PROTECTION
SCALE: N.T.S. © REPLENISH B1





- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ■ HOUSEKEEPING PRACTICES
- ■ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

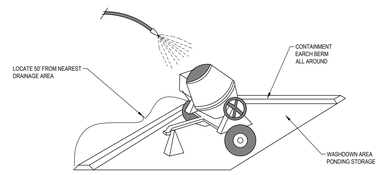
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- ■ TRAINING

■ HIGH ■ MEDIUM □ LOW

MATERIALS STORAGE
SCALE: N.T.S. B3



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF SITE, PERFORMING ON SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ■ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

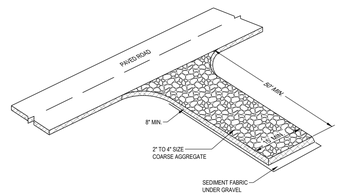
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ■ MAINTENANCE
- ■ TRAINING

■ HIGH ■ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT
SCALE: N.T.S. B5



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ■ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ■ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ■ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ■ O & M COSTS
- ■ MAINTENANCE
- □ TRAINING

■ HIGH ■ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S. B7

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