VINEYARD
125 S Main St
Vineyard, UT. 84058

Development Review Committee
Agenda

Regular Meeting
February 1, 2024 – 9:00am

Live Stream Link

Agenda

1. New DRC Introduction
    i. Official Members
    ii. Agendas, Minutes, and Applications
    iii. Purpose: Work Sessions & Plat Approvals
    iv. Bylaws Discussion
        1. Quorum, Chair Term, Chair Pro tempore, etc
2. Business Items
    i. 2024 Calendar
    ii. Chair Nomination/Election
        1. Roles & Responsibilities
3. Work Sessions & Application Review
    i. Utah City Phase Three Final Plat & Street Cross Sections (Planning)
    ii. Holdaway Fields Church of Jesus Christ of Latter-Day Saints (Planning)
    iii. The Orchards 7 & 8 (Planning)
    iv. Technical Review Committee Discussion (Engineering)
4. Adjournment

The Public is invited to participate in all DRC meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@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 DRC.

15.06.060 Vineyard Development Review Committee Edit

1. **Establishment**. A Development Review Committee (hereinafter identified as the "DRC") may be established and created by the Mayor, with the advice and consent of the Council.
2. **Purpose**. The purpose of the DRC is to assure that any proposed use, activity, building or structure is consistent with the General Plan and complies with all requirements of the City's Land Use Ordinances, including this Ordinance, and all other applicable Ordinances and requirements.
3. **Membership**. The DRC shall consist of seven (7) members, the Chair of the Planning Commission, the City Manager, the Fire Marshall or designee, and the heads of the Departments of Building, Community Development, Engineering, and Parks and Recreation or their designee. The Fire Marshall and Vineyard Public Safety department shall advise the DRC on all Land Use decisions. ~~persons representing City Departments, and other persons, as may be designated by the Mayor, responsible for reviewing and coordinating Applications for any Land Use Application Approval, Permit, or License.~~
4. **Chairperson.** The committee shall designate one member as the Chairperson of the DRC annually.
5. **Powers and Duties**. The DRC shall act under the direction of the Mayor and shall have the following duties and responsibilities:

    1. Before a Land Use Authority considers any Permitted Use (P-2) or Conditional Use (C) Applications, the DRC shall review the Application to determine compliance of the Application with the General Plan and all applicable Ordinances.
    2. The DRC shall provide a report to the Land Use Authority identifying compliance of any Permitted Use (P-2) or Conditional Use (C) Application with the General Plan and all applicable Ordinances prior to review and decision by a Land Use Authority.
    3. The DRC may provide a report to the Planner for any Temporary Use (T) or Permitted Use (P-1) Application identifying compliance with the General Plan and all applicable Ordinances prior to review and decision by the Planner.
    4. The DRC may present findings for consideration by the Land Use Authority in the review and decision of any Application for any Approval, Permit, or License.
    5. The DRC may act as a Land Use Authority to approve, approve with requirements, or deny Final Subdivision Applications.
6. **Conduct of Meetings**. The DRC shall establish procedures for the conduct of DRC meetings, the scheduling of meetings, field trips, and any other DRC matters, such procedures being reviewed and approved by the Mayor before taking effect.

2024 Calendar – Tuesday Option

JANUARY

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Proposed Dates for DRC

2024 Calendar – Thursday Option

JANUARY

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DECEMBER

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Proposed Dates for DRC

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Date: February 1, 2024
From: Cache Hancey, Planner
To: Development Review Committee
Item: Utah City Phase Three (Final Plat Application)
Owner: Flagborough

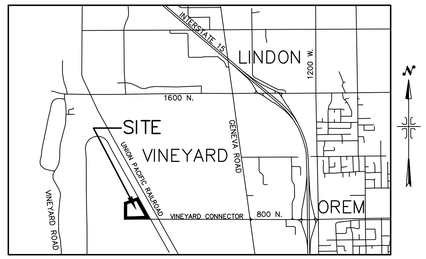
INTRODUCTION:
The applicant is requesting a final plat approval. The subject property is within the Downtown Vineyard Special Purpose Zoning District which is intended to be a mixed-use transit-oriented district. The proposed plat is approximately 47.63 acres and contains 13 lots and 2 parcels. The lots are planned to be mixed-use sites and the parcels are planned to be a part of the Utah City Promenade, ranging between 5,270 square feet and 8,060 square feet, with the average size being 5,774 square feet. This plat will allow for Phase Three of the Utah City development.

Staff has reviewed this plat and determined this request complies with the Vineyard City Code. It meets the requirements set forth in the Subdivision Code. Prior to recording the plat, the applicant will need to meet all county plat requirements. A condition has been added to ensure compliance below.

ATTACHMENTS:
Utah City Phase Three

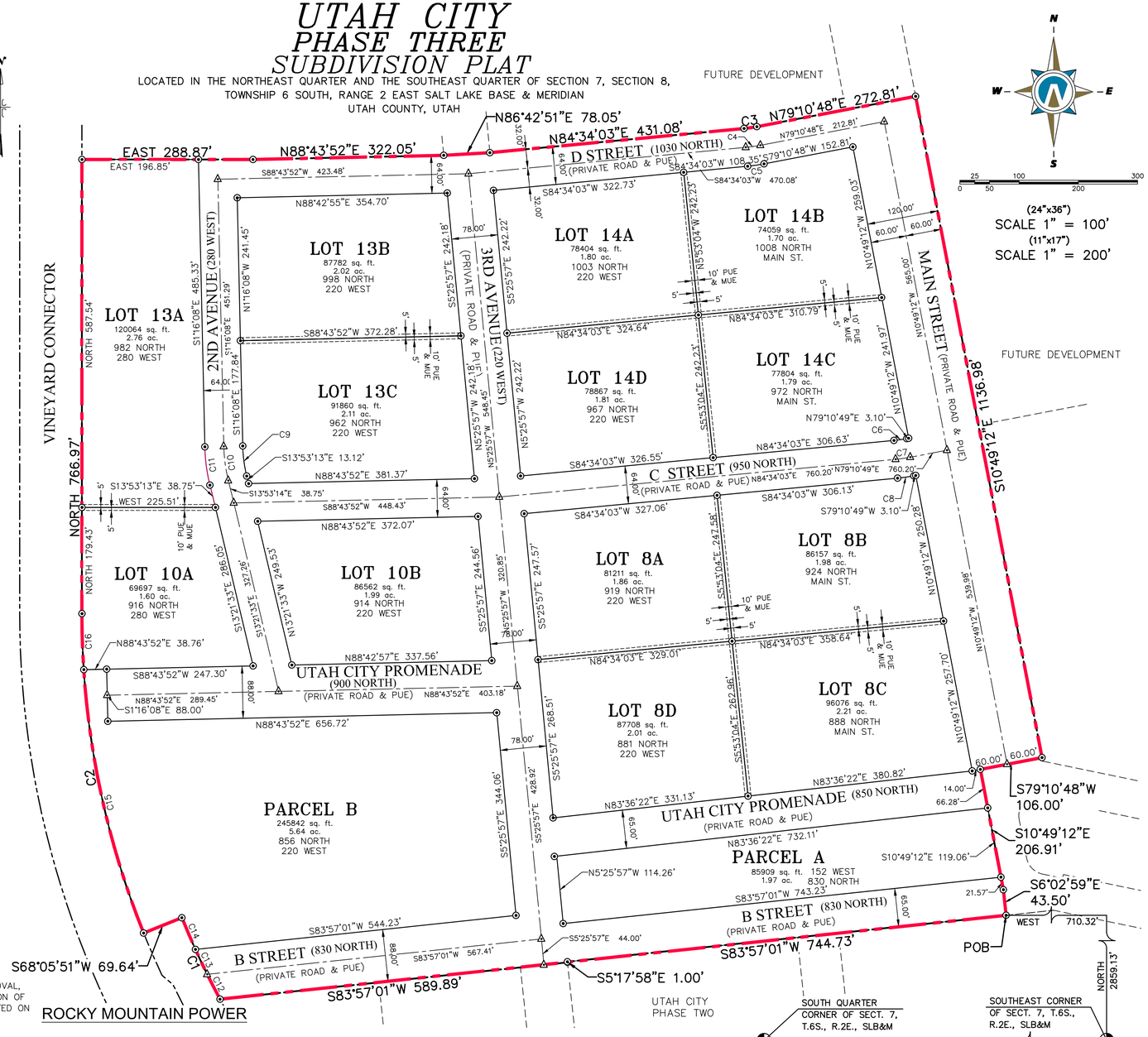
UTAH CITY
PHASE THREE
SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH



VICINITY MAP
–NTS–

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	152.00'	1376.00'	151.92'	N25°02'43"W	6°19'45"
C2	552.80'	1447.50'	549.45'	N10°56'26"W	21°52'52"
C3	21.91'	233.00'	21.90'	N81°52'26"E	5°23'15"
C4	24.92'	265.00'	24.91'	N81°52'26"E	5°23'15"
C5	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"
C6	21.91'	233.00'	21.90'	N81°52'26"E	5°23'15"
C7	24.92'	265.00'	24.91'	N81°52'26"E	5°23'15"
C8	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"
C9	51.31'	233.00'	51.21'	S7°34'41"E	12°37'05"
C10	58.36'	265.00'	58.24'	S7°34'41"E	12°37'05"
C11	65.41'	297.00'	65.28'	S7°34'41"E	12°37'05"
C12	47.19'	1376.00'	47.19'	S27°13'39"E	1°57'54"
C13	46.60'	1376.00'	46.60'	S25°16'29"E	1°56'26"
C14	58.21'	1376.00'	58.20'	N23°05'34"W	2°25'25"
C15	458.16'	1447.50'	456.25'	N12°48'49"W	18°08'06"
C16	94.64'	1447.50'	94.62'	N1°52'23"W	3°44'46"



N
W E
S

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- ROADWAY DEDICATION BOUNDARY
- CENTERLINE
- EXIST. RIGHT–OF–WAY LINE
- SECTION LINE
- EASEMENT
- FUTURE PHASE

REQUIRED PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20___.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54–3–27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17–27A603(4)C(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT–OF–WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT–OF–WAY DEPARTMENTS AT 800–366–6532.

NOTE

1. ALL LANDSCAPING MAINTENANCE ALONG PUBLIC RIGHTS–OF–WAY SHALL BE MAINTAINED BY THE H.O.A.
2. ALL STREETS AND RIGHTS–OF–WAY ARE PUBLIC UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PARCELS AND ROADS, HEREINAFTER TO BE KNOWN AS UTAH CITY PHASE THREE SUBDIVISION PLAT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17–23–17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

KENNETH E. BARNEY _____ DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, VINEYARD CITY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH A DISTANCE OF 32859.13 FEET; THENCE WEST A DISTANCE OF 710.32 FEET TO THE REAL POINT OF BEGINNING.

THENCE S.83°57'01"W. A DISTANCE OF 744.73 FEET; THENCE S.05°17'58"E. A DISTANCE OF 1.00 FEET; THENCE S.83°57'01"W. A DISTANCE OF 589.89 FEET TO A POINT OF CURVATURE OF A 1376.00–FOOT RADIUS NON–TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.00 FEET, SAID CURVE HAVING CENTRAL ANGLE OF 06°19'45" AND A CHORD THAT BEARS N.25°02'43"W. A DISTANCE OF 151.92 FEET; THENCE S.68°05'51"W. A DISTANCE OF 69.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BE A POINT OF CURVATURE OF A 1447.50–FOOT RADIUS NON–TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 552.80 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 21°52'52" AND A CHORD THAT BEARS N.10°56'26"W. A DISTANCE OF 549.45 FEET; THENCE NORTH A DISTANCE OF 766.97 FEET; THENCE EAST A DISTANCE OF 288.87 FEET; THENCE N.88°43'52"E. A DISTANCE OF 322.05 FEET; THENCE N.86°42'51"E. A DISTANCE OF 78.05 FEET; THENCE N.84°34'03"E. A DISTANCE OF 431.08 FEET TO A POINT OF CURVATURE OF A 233.00–FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS N.81°52'26"E. A DISTANCE OF 21.90 FEET' THENCE N.79°10'48"E. A DISTANCE OF 272.81 FEET; THENCE S.10°49'12"E. A DISTANCE OF 1136.98 FEET; THENCE S79°10'48"W. A DISTANCE OF 106.00 FEET; THENCE S.10°49'12"E. A DISTANCE OF 206.91 FEET; THENCE S.06°02'59"E. A DISTANCE OF 43.50 FEET TO THE POINT OF BEGINNING CONTAINING 47.63 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT–OF–WAY ACCESS THERETO.
IN WITNESS HEREOF: WE HAVE HERE UNTO SET OUR HANDS.
FLAGBOROUGH, LLC

BY: _____ _____ DATE
,MANAGER

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER _____ _____
SIGNED
(A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES _____ _____
PRINT NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ 20_____.

VINEYARD PLANNER DATE: ___/___/_____	VINEYARD ATTORNEY DATE: ___/___/_____
VINEYARD ENGINEER DATE: ___/___/_____	CITY MANAGER DATE: ___/___/_____
CLERK/RECORDER DATE: ___/___/_____	

UTAH CITY
PHASE THREE
SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
VINEYARD CITY, _____ UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	ENGINEER'S SEAL	CLERK–RECORDER SEAL

Northern ENGINEERING INC.
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

VINEYARD

K:\3–07–045 EAST LAKE\Drawings\Final\WEST SIDE MASTER PLAN\DRAWINGS\FINAL\PHASE 2C\UTAH CITY PHASE 3–01–10–24.dwg 1/10/2024 12:14 PM

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Date: February 1, 2024
From: Cache Hancey, Planner
To: Development Review Committee
Item: Holdaway Fields Church
Owner: Church of Jesus Christ of Latter-Day Saints

INTRODUCTION:

This application is for site plan approval of a church located within the Holdaway Fields Subdivision. The purpose of this agenda item is for internal discussion only regarding the review. No approvals will be made.

ATTACHMENTS:
Holdaway Fields Church Site Plan

A New Meetinghouse for:

Vineyard 10 & Vineyard UT Stake

Consultant	Consultant Name	Address		Contact	Phone	Fax	E-mail
ARCHITECT:	**Evans & Associates Architecture**	11576 South State Street #103B	Draper, Utah 84020	**Chad Spencer**	(801) 553-8272	(801) 553-8273	*chad@studio-ea.com*
CIVIL ENGINEER:	**Excel Engineering, Inc.**	12 West 100 North #201	American Fork, Utah 84003	**David Peterson**	(801) 756-4504	(801) 756-4511	*david@excelcivil.com*
LANDSCAPE ARCHITECT:	**In Site Design Group**	17 North 470 West	American Fork, Utah 84003	**Darren Wilson**	(801) 756-5043	(801) 756-5279	*darren@isdgllc.com*
ELECTRICAL ENGINEER:	**Envision Engineering**	**240 East Morris Avenue, Suite 200**	**Salt Lake City, Utah 84115**	**Scott Kingery**	**(801) 534-1130**	**(801) 534-1080**	**skingery@envisioneng.com**

Vicinity Map



DRAWING INDEX

General
- G101 Cover Sheet

Site Development
- 1 of 1 Survey
- C101 Context Site Plan
- C201 Grading and Drainage Plan
- C202 Utility Plan
- C203 Erosion Control Plan
- C204 Cultec Details
- C301 Electrical Site Plan
- C302 Electrical Site Illumination Plan
- C303 Electrical Site Plan Details
- C401 Architectural Site Plan
- C411 Enlarged Architectural Site Plans
- C412 Enlarged Architectural Site Plans
- C413 Enlarged Architectural Site Plans
- C414 Enlarged Architectural Site Plans
- C415 Enlarged Architectural Site Plans
- C501 Site Details
- C502 Site Details
- C503 Site Details
- C504 Site Details
- C811 Pavilion Plans Views
- C812 Pavilion Plan Views
- C813 Pavilion Section and Detail Views
- C814 Pavilion Roof Views and Details
- ST101 Storage Building

Landscaping
- LS100 Landscape Plan
- LS101 Landscape Legends
- LS200 Irrigation Plan
- LS201 Irrigation Legend and Notes
- LS202 Landscape Details
- LS400 Irrigation Details
- LS401 Irrigation Details

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Vineyard 10 &
Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions						
Mark						
Date						
Description						

Project Number
23-85

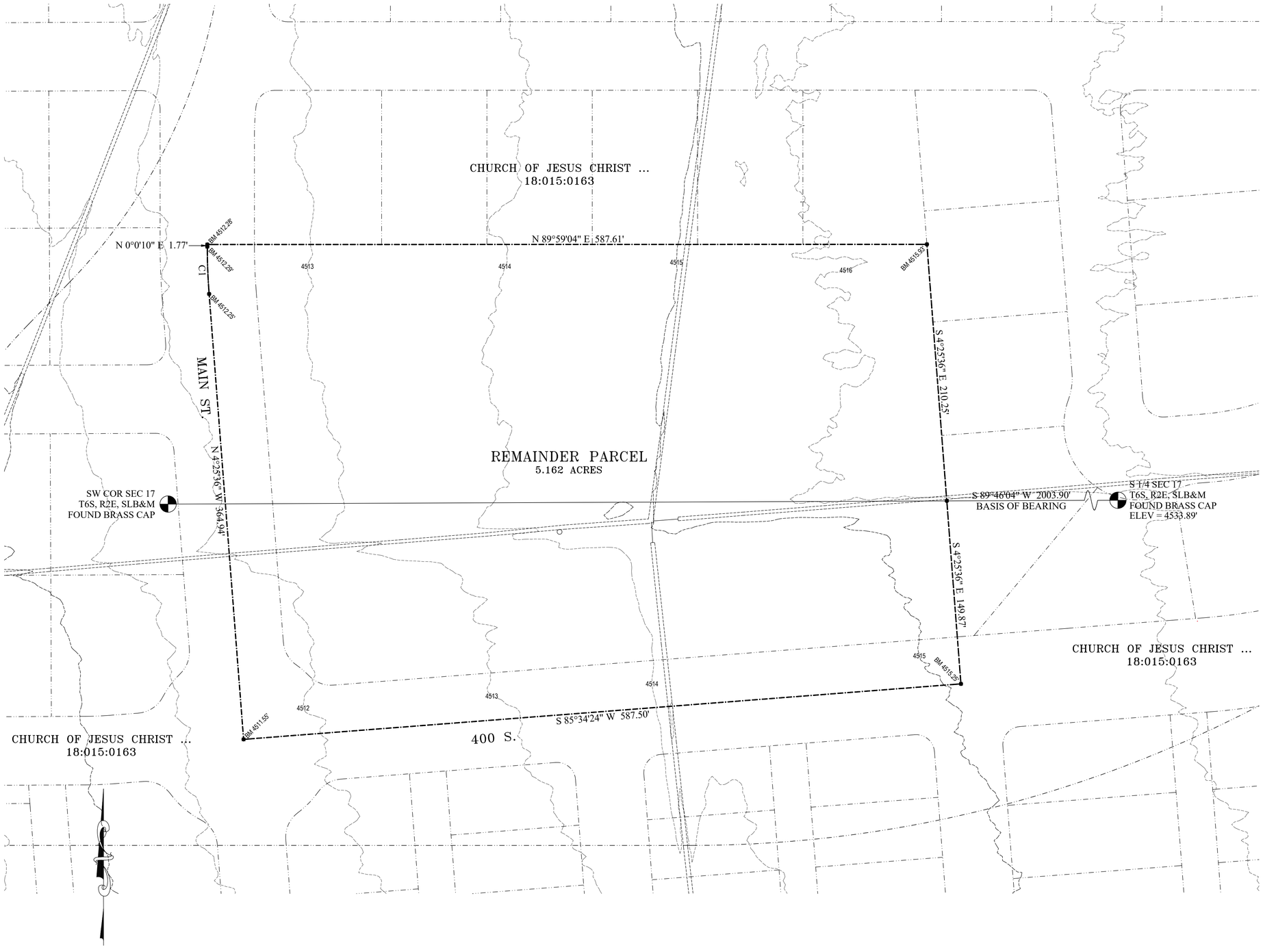
Plan Series
Heritage 23-1

Property Number
501-6747-23010101

Date
May 1, 2023

Sheet Title
COVER SHEET

Sheet
G101



PARCEL DESCRIPTION

Beginning at a point located South 89°46'04" West along section line 2003.90 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 4°25'36" East 149.87 feet; thence South 85°34'24" West 587.50 feet; thence North 4°25'36" West 364.94 feet; thence along the arc of a 500.00 foot radius curve to the right 38.65 feet through a central angle of 4°25'46" (chord bears North 2°12'43" West 38.64 feet); thence North 0°00'10" East 1.77 feet; thence North 89°59'04" East 587.61 feet; thence South 4°25'36" East 210.25 feet to the point of beginning.
Area = 5.162 Acres

SURVEYOR'S NARRATIVE

The Basis of Bearing for this survey is South 89°46'04" West along Section Line from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian to the Southwest Corner of said Section 17, said bearing being the record NAD83 bearing. All parcel bearings have been rotated to match the NAD83 coordinate system. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate a property exchange within parcels 18:021:0014, 18:021:0016 and 18:015:0163. Property within this parcel is the remainder of parcel 18:015:0163 after the property exchange. The original area of parcel 18:015:0163 was 19.989 acres. After the property exchange the total acreage of the three parcels is 19.991 acres. Boundary markers have been set at all corners of the subject property.

ALTA / NSPS TABLE "A"

3. FLOOD ZONE CLASSIFICATION FEMA FIRM PANELS 49049C0340F & 49049C0320F EFFECTIVE JUNE 19, 2020. ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. GROSS LAND AREA TOTAL AREA = 5.162 ACRES.
5. VERTICAL RELIEF S QTR COR. SEC. 17 = 4533.89'
6a. CURRENT ZONING CLASSIFICATION A-1, AGRICULTURE
7. EXISTING BUILDINGS NO BUILDINGS ON SITE.
8. SUBSTANTIAL FEATURES NO IMPROVEMENTS ON SITE.
9. PARKING AREAS NO PARKING AREAS ON SITE.
11. LOCATION OF UTILITIES, VISIBLE & MARKED SEE MAP. UTILITIES WERE LOCATED BASED ON VISIBLE STRUCTURES AND OTHER VISIBLE EVIDENCES. NO GUARANTEE IS GIVEN THAT ADDITIONAL UTILITIES DO NOT EXIST ON THE SITE WHICH ARE NOT VISIBLE OR MARKED ON THE GROUND. IT IS RECOMMENDED THAT BLUESTAKES BE CALLED PRIOR TO ANY EXCAVATION.
14. NEAREST STREET SITE IS AT AN INTERSECTION AS SHOWN ON MAP.
15. PHOTOGRAMMETRIC MAPPING CONTOURS GENERATED BY AERIAL MAPPING WITH RTK DRONE.
16. RECENT EARTHWORK NONE FOUND.
17. PROPOSED CHANGES IN STREETS PROPOSED FUTURE TITLE LINES AS SHOWN ON MAP.
17b. RECENT ROADWAY CONSTRUCTION NONE FOUND.
- SIGNS OF SOLID WASTE DUMP NONE FOUND.
- WETLANDS NONE DEFINED OR ANTICIPATED.

SURVEYOR'S CERTIFICATION

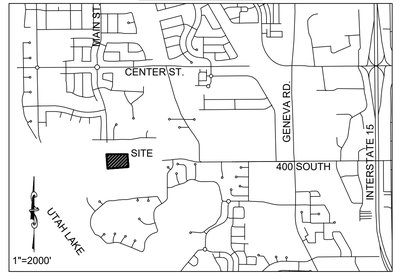
I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in May 2022, I made a survey of the property described on this plat.

This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

AARON D. THOMAS - PLS NO. 6418780

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
5-10-22
STATE OF UTAH

VICINITY MAP



PLAT LEGEND

- PARCEL BOUNDARIES
- NEIGHBOR TITLES
- FUTURE TITLE LINES
- CENTERLINE ROAD
- CONCRETE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- POWER LINE
- PHONE / FIBER OPTIC
- GAS LINE
- CONTOUR LINE

40 20 0 40 80 120
Scale 1" = 40'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	500.00	38.65	4°25'46"	38.64	N 2°12'43" W

SURVEY TYPE: BOUNDARY SURVEY
ADDRESS +/- 400 SOUTH & MAIN STREET
CITY: VINEYARD COUNTY: UTAH STATE: UTAH

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

PREPARED FOR:
THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS,
A UTAH CORPORATION SOLE

PARCEL 18:015:0163 REMAINDER

LOCATED IN SECTIONS 17 & 20,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M

SHEET:	1 OF 1
DATE:	MAY 10, 2022
SCALE:	1"=40'



GRADING LEGEND

FFE	FINISHED FLOOR ELEV.	FG	FINISHED GRADE
BOW	BACK OF WALK	TW	TOP OF WALL
GB	GRADE BREAK	BW	BOTTOM OF WALL
TC	TOP OF CONCRETE	IE	INVERT ELEVATION
TBC	TOP BACK OF CURB		DIRECTION OF DRAINAGE
TA	TOP OF ASPHALT	(00.00) TBC	EXISTING ELEVATION
RIM	RIM ELEVATION		PROPOSED ELEVATION
FL	FLOWLINE	4808	EXISTING CONTOUR
EG	EXIST GROUND	00	PROPOSED CONTOUR
LIP	LIP OF CURB	00	STORM DRAIN KEYED NOTE

STORM DRAIN KEYED NOTES

1. CONNECT TO EXIST 15" SD STUB & CONST. 3'X3' BOX, RIM=4513.79, 15" IE IN(W)=4511.04 (THIS IS THE RETENTION OVERFLOW ELEVATION), 15" IE OUT(S)=4508.44
2. CONST. 15.8 L.F. 15" ADS HP STORM PIPE @ S=10.8%
3. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4513.08, GRATE=4512.58, 15" IE THRU=4509.33
4. CONST. 24.1 L.F. 15" ADS HP STORM PIPE @ S=0.75%
5. CONST. 3'X3' CATCH BASIN (NO FACE INLET) W/ SNOUT 18F OVER OUTLET, TBC=4512.90, GRATE=4512.40, 15" IE THRU=4509.15, BOTTOM OF BOX=4506.02
6. CONST. 6.6 L.F. 15" ADS HP STORM PIPE @ S=6.0%
7. CONST. CULTEC UNDERGROUND STORAGE SYSTEM WITH (60) RECHARGER 330XLHD CHAMBERS. INSTALL 9" OF STONE BETWEEN CHAMBERS, 6" ABOVE CHAMBERS AND 6" OF STONE UNDER SYSTEM. SYSTEM STORES 5,224 CUBIC FEET. TOP OF GRAVEL=4511.04, TOP OF CHAMBERS=4510.54, BOTTOM OF CHAMBERS=4508.00, BOTTOM OF GRAVEL=4507.50, ~GROUND WATER ELEV=4506, 15" IE IN(S)=4508.75, 15" IE (N)=4508.08. DO NOT INSTALL LINER AROUND SYSTEM. INSTALL PER CULTEC STANDARD DETAILS AND SPECIFICATIONS. STORMTECH AND OTHER STORM WATER CHAMBERS ARE ALLOWED; HOWEVER, THEY ARE TO BE SUBMITTED TO EXCEL ENGINEERING TO BE REVIEWED, AND FOUND TO COMPLY WITH ALL PERTINENT DESIGN PARAMETERS PRIOR TO APPROVAL AND INSTALLATION.
8. CONST. SEPARATOR ROW
9. CONST. INSPECTION PORT
10. CONST. 52.2 L.F. 15" ADS HP STORM PIPE @ S=0.70%
11. CONST. 3'X3' CATCH BASIN (NO FACE INLET) W/ SNOUT 18F OVER OUTLET, TBC=4512.90, GRATE=4512.40, 15" IE THRU=4508.45, BOTTOM OF BOX=4505.32
12. CONST. 18.0 L.F. 15" ADS HP STORM PIPE @ S=0.65%
13. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4513.81, GRATE=4513.31, 15" IE THRU=4508.57
14. CONST. 33.0 L.F. 15" ADS HP STORM PIPE @ S=0.65%
15. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4513.49, GRATE=4512.99, 15" IE THRU=4508.78
16. CONST. 87.0 L.F. 15" ADS HP STORM PIPE @ S=0.60%
17. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4514.04, GRATE=4513.54, 15" IE THRU=4509.30
18. CONST. 115.2 L.F. 15" ADS HP STORM PIPE @ S=0.50%
19. CONST. 3'X3' BOX, GRATE=4515.80, 8" IE IN=4510.46, 15" IE THRU=4509.88
20. CONST. 233.8 L.F. 15" ADS HP STORM PIPE @ S=0.40%
21. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4514.44, GRATE=4513.94, 15" IE THRU=4510.82
22. CONST. 181.4 L.F. 15" ADS HP STORM PIPE @ S=0.30%
23. CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET), GRATE=4514.12, 15" IE OUT=4511.37
24. CONST. 35.0 L.F. 15" ADS HP STORM PIPE @ S=3.9%
25. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4515.00, GRATE=4514.50, 15" IE THRU=4511.25
26. CONST. 37.8 L.F. 8" ADS N-12 PIPE @ S=4.7%
27. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4512.25.
28. CONST. 64.4 L.F. 8" ADS N-12 PIPE @ S=1.0%
29. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4512.94
30. CONST. 38.0 L.F. 8" ADS N-12 PIPE @ S=0.8%
31. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4513.25.
32. CONST. 42.0 L.F. 8" ADS N-12 PIPE @ S=0.8%
33. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4513.59.
34. CONST. 56.9 L.F. 8" ADS N-12 PIPE @ S=0.8%
35. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4514.05.
36. CONST. 24.2 L.F. 8" ADS N-12 PIPE @ S=0.8%
37. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE OUT=4514.25.
38. CONST. 127.8 L.F. 8" ADS N-12 PIPE @ S=0.6%
39. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4513.03.
40. CONST. 54.5 L.F. 8" ADS N-12 PIPE @ S=0.6%
41. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4513.36.
42. CONST. 80.0 L.F. 8" ADS N-12 PIPE @ S=0.6%
43. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4513.84.
44. CONST. 56.9 L.F. 8" ADS N-12 PIPE @ S=0.6%
45. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4514.18.
46. CONST. 24.2 L.F. 8" ADS N-12 PIPE @ S=0.6%
47. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE OUT=4514.33.
48. CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE (SEE PLAN VIEW)
49. CONST. DOWNSPOUT COLLECTION BOX, SEE DETAIL A/C503

*YARD DRAIN INLET PROTECTION NOTE: INSTALL PER DETAIL B/C503

811 Know what's below. Call before you dig.

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272
fax 801-553-8273

Stamp

A New Meetinghouse for:
Vineyard 10 & Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

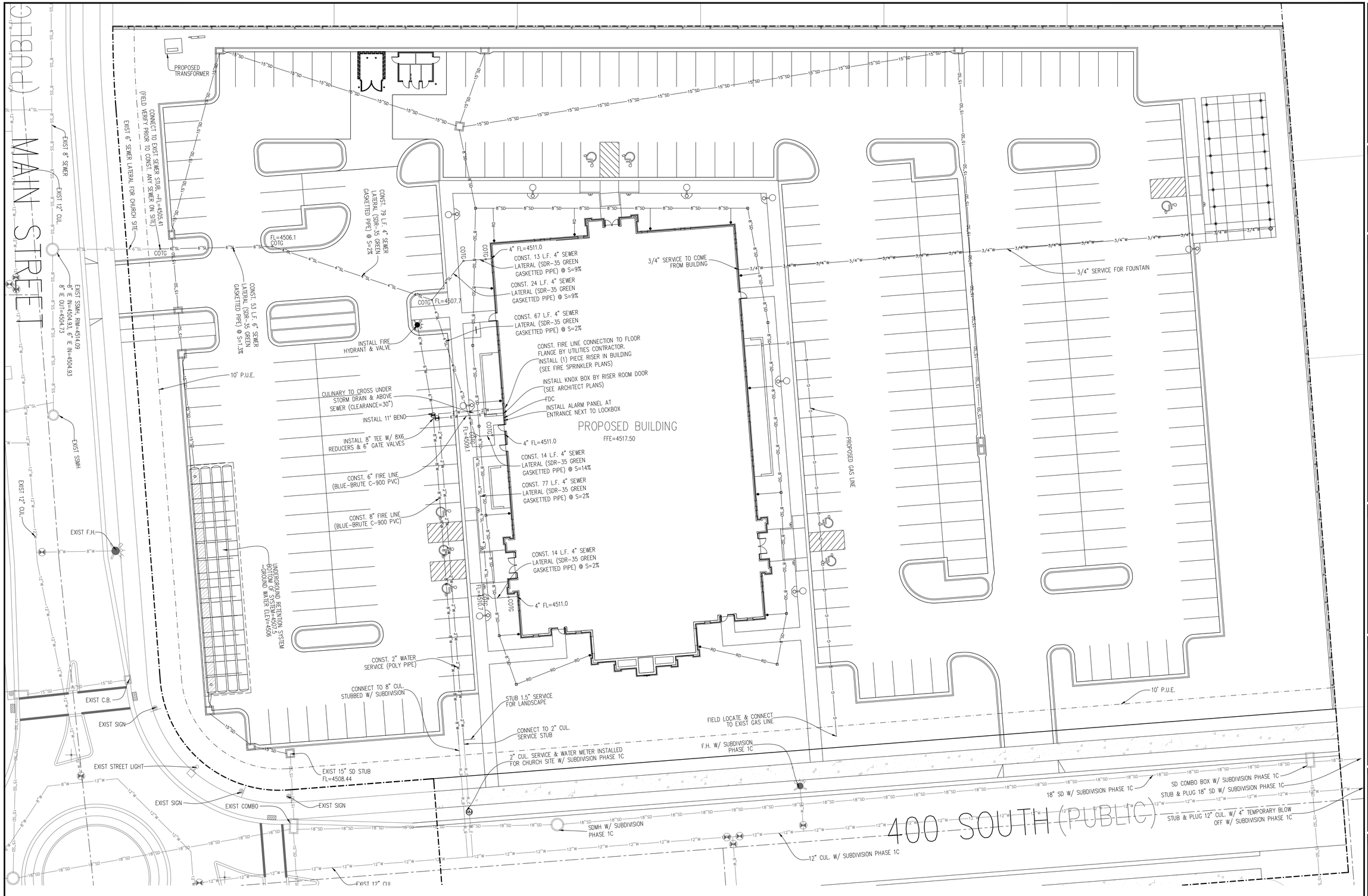
Mark	Date	Description

Revisions

Project Number 23-85
Plan Series Heritage 23-1
Property Number 501-6747-23010101
Date May 1, 2023

Sheet Title
GRADING & DRAINAGE PLAN

Sheet
C201



STORM DRAIN DESIGN NOTE:
SEE SHEETS C201 FOR STORM DRAIN DESIGN.

BENCH MARK
SOUTH QUARTER CORNER,
SEC 17, T6S, R2E,
SLB&M
BENCHMARK ELEV = 4533.89

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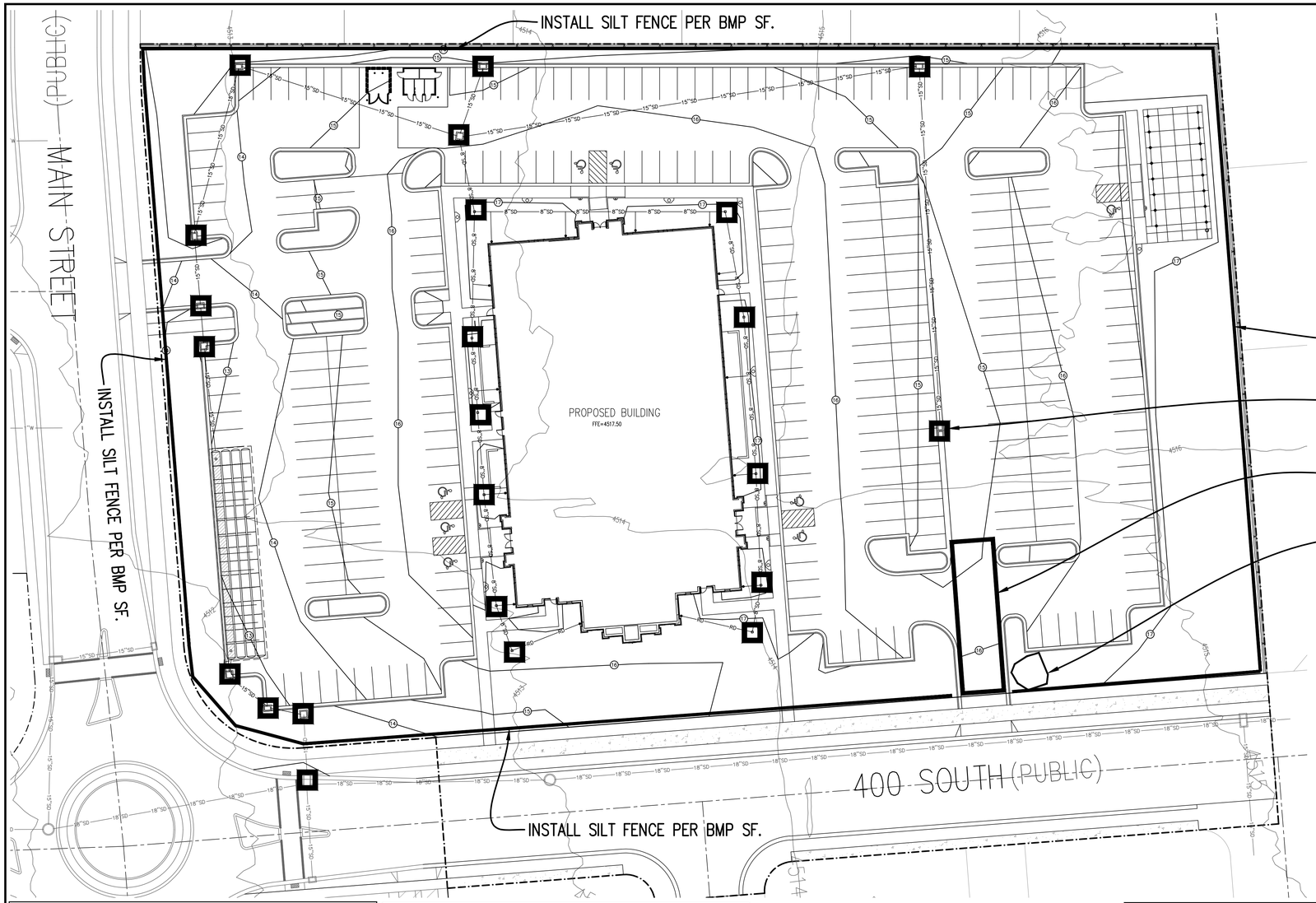
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Revisions			
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Project Number	23-85
Plan Series	Heritage 23-1
Property Number	501-6747-23010101
Date	May 1, 2023

Sheet Title
UTILITY PLAN

Sheet
C202



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON THE PLAN PER BMP SF
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PER BMP SCEWA.
4. INSTALL CONCRETE WASH OUT AREA PER BMP CWM.
5. INSTALL INLET PROTECTION ON CATCH BASINS PER BMP IPG.
6. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTOL DUST POLLUTION.
7. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

30 15 0 30 60 90

Scale 1" = 30'

BMP: Concrete Waste Management — CWM



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 to 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 Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

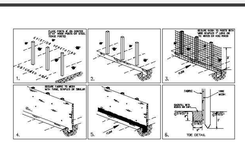
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☒ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier near top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled 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 trench 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 ⅓ the height of the fence.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

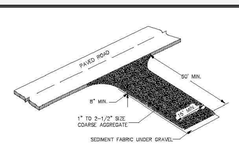
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- ☐ Other Waste

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- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

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 and grub area and grade to provide maximum slope of 2%.
- Compact subgrade 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.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off site.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- 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 Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

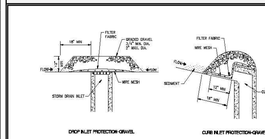
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- ☐ Other Waste

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- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
- ■ Sediment
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Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

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Mark	Date	Description	

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

Sheet Title
EROSION CONTROL PLAN

Sheet
C203

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL
CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT³ / FT (0.693 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³ / UNIT (1.478 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
17. THE RECHARGER 330XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
18. THE RECHARGER 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER SHALL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
24. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATIONS OF NSAI (IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m)
27. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

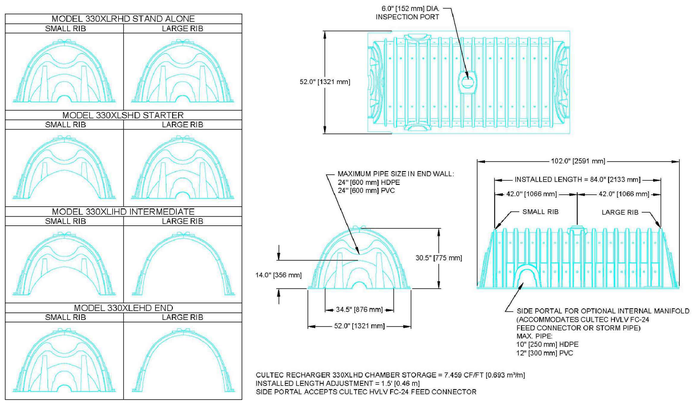
CHAMBER PARAMETERS
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

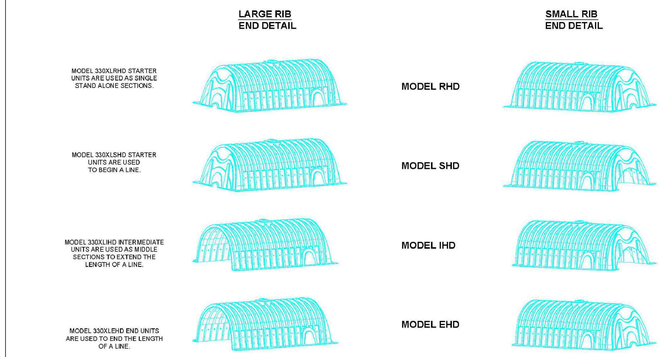
GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

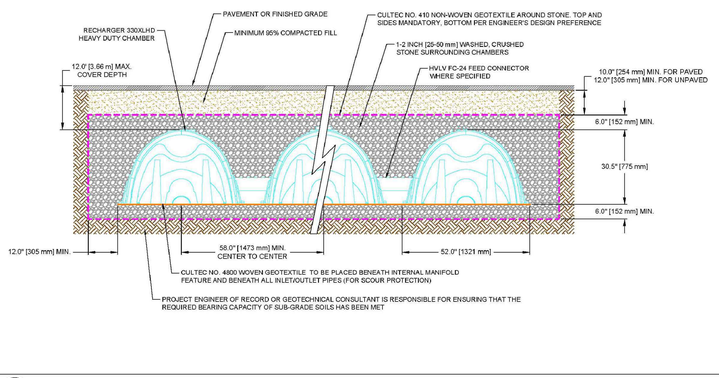
GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



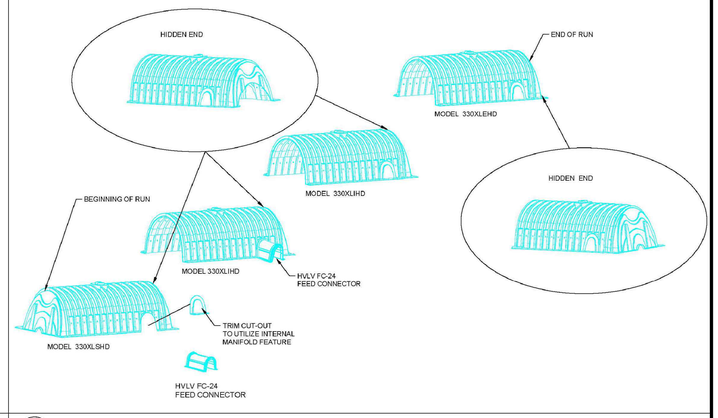
CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR



330XLHD 2.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW**

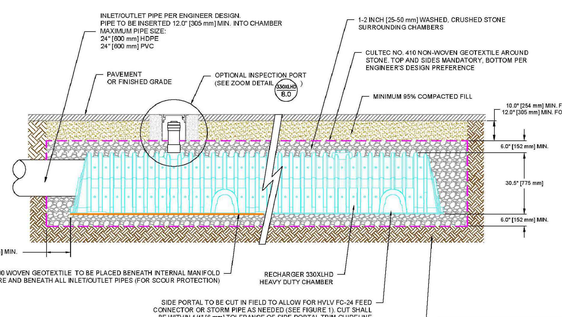


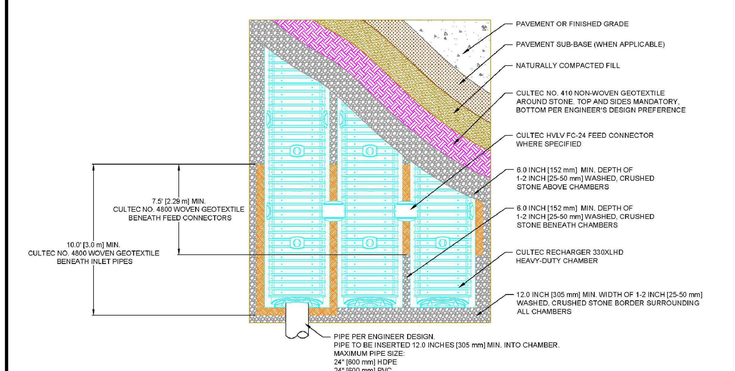
330XLHD 3.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION**



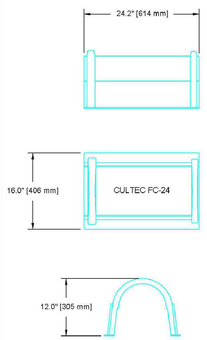
330XLHD 1.0 **GENERAL NOTES**

330XLHD 5.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK**

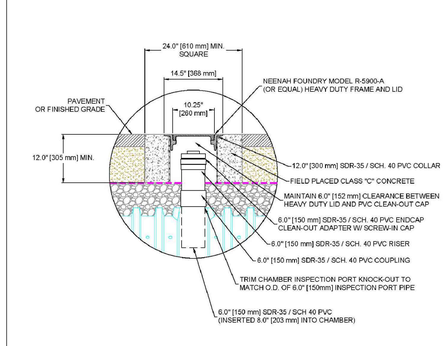




330XLHD 8.0 **CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW**



330XLHD 7.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



330XLHD 8.0 **OPTIONAL INSPECTION PORT- ZOOM DETAIL**

330XLHD 9.0 **CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL**

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:		DATE:	2019
DESIGNED BY:	CULTEC, INC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

* SEE KEYED NOTES ON C201 FOR STORMTECH SYSTEM DESIGN.

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

A New Meetinghouse for:
Vineyard 10 &
Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

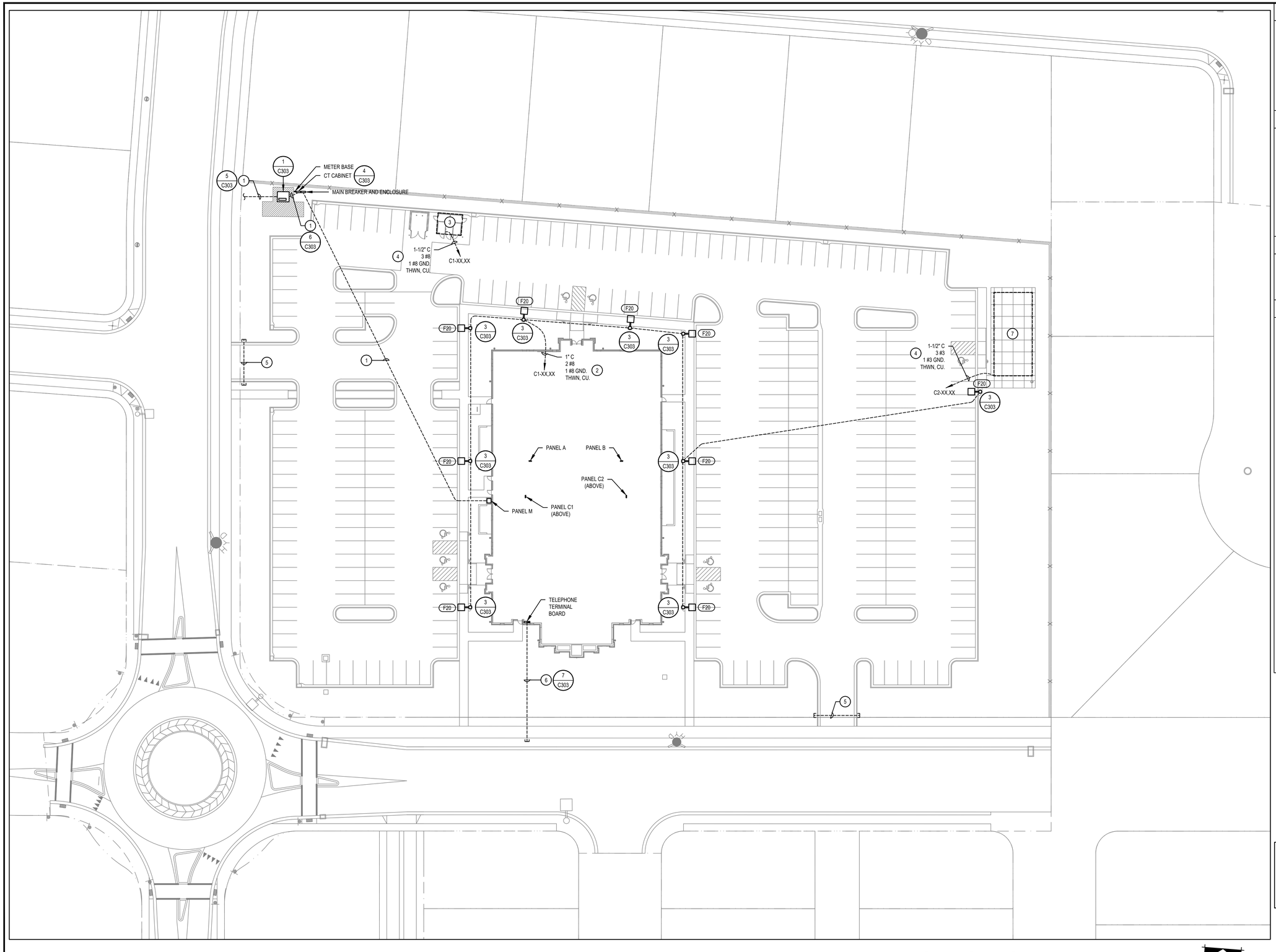
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions			
Mark	Date	Description	

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

Sheet Title
CULTECH DETAILS

Sheet
C204



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

GENERAL NOTES

1. ALL CONDUITS THAT ARE ROUGHED-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.
2. ALL BELOW GRADE CONDUITS AND LIGHT POLE CONDUITS SHALL BE PLACED BELOW THE GRAVEL BASE. DO NOT INSTALL CONDUIT ON TOP OF GRAVEL, DIRECTLY BELOW THE SIDEWALK / BUILDING SLAB OR WITHIN THE GRAVEL BASE.

UTILITY REQUIREMENTS

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, COMCAST, AND CENTURYLINK REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER, COMCAST AND CENTURYLINK.

EXTERIOR LIGHITNG CONTROLS

ALL NONESSENTIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00 P.M. OR FOR AS LONG AS OPEN OR AREA IS IN ACTIVE USE AND SHALL REMAIN OFF UNTIL DAYLIGHT THE FOLLOWING DAY.

KEYED NOTES (#)

1. REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.
2. ROUTE THROUGH LIGHTING CONTROL PANEL. SEE DIAGRAM ON SHEET E607 FOR ADDITIONAL INFORMATION.
3. REFER TO ELECTRICAL DRAWINGS FOR STORAGE BUILDING ELECTRICAL REQUIREMENTS.
4. SEAL CONDUITS AS REQUIRED SO WATER DOES NOT RUN BACK INTO THE BUILDING FROM THE STORAGE BUILDING.
5. TWO (2) 4" CONDUIT SLEEVES.
6. EXTEND ONE (1) 4" CONDUITS WITH TRUE TAPES FROM THE TELEPHONE TERMINAL BOARD TO THE LOCATION SHOWN. UTILIZE LONG SWEEP ELBOWS. COORDINATE EXACT STUB LOCATION AND ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO ANY ROUGH-IN.
7. PROVIDE ALL REQUIRED CONDUIT, BRANCH CIRCUITS, EIGHT (8) LIGHT FIXTURES (F28), FOUR (4) RECEPTACLES WITH WEATHERPROOF COVERS, LOCKABLE NON-FUSED, NEMA 3R, 30A, 2 POLE DISCONNECT AND 0-60 MINUTE TIMER SWITCH WITH WEATHERPROOF FOR LIGHTING CONTROLS FOR PAVILION. REFER TO THE PAVILION DRAWINGS FOR LOCATIONS, QUANTITIES AND OTHER REQUIREMENTS. SEE E601 FOR FIXTURE REQUIREMENTS.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

ROCKY MOUNTAIN POWER REPRESENTATIVE:
-
-

CENTURYLINK REPRESENTATIVE:
-
-

ENVISION ENGINEERING
240 East Morris Ave, Suite 200
South Salt Lake City, UT 84115
p (801) 534-1130
p (801) 534-1080
www.envisionutg.com

ENV: 2023-201.00

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272
fax 801-553-8273

Stamp
REGISTERED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No.264397
STATE OF UTAH
2023/12/14

A New Meetinghouse for:
Vineyard 10 &
Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

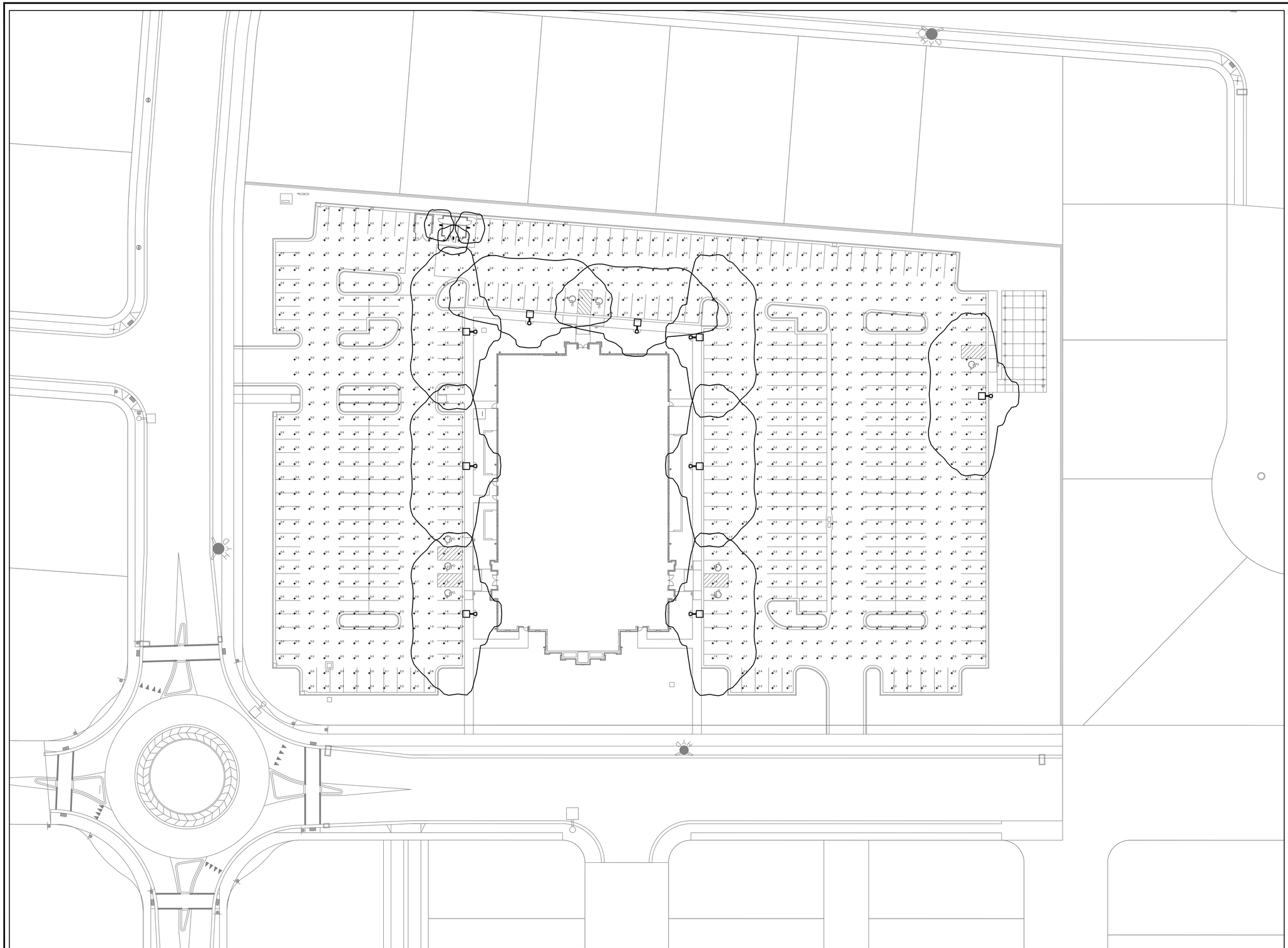
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Sheet Title
ELECTRICAL SITE PLAN

Sheet
C301



ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 30'-0"

NORTH

ENVISION ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
p (801) 534-1130
p (801) 534-1080
www.envisioneng.com

ENV: 2023-201.00

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

REGISTERED PROFESSIONAL ENGINEER
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No.264397
STATE OF UTAH

2023/12/14

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Vineyard 10 &
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Project for:
THE CHURCH OF
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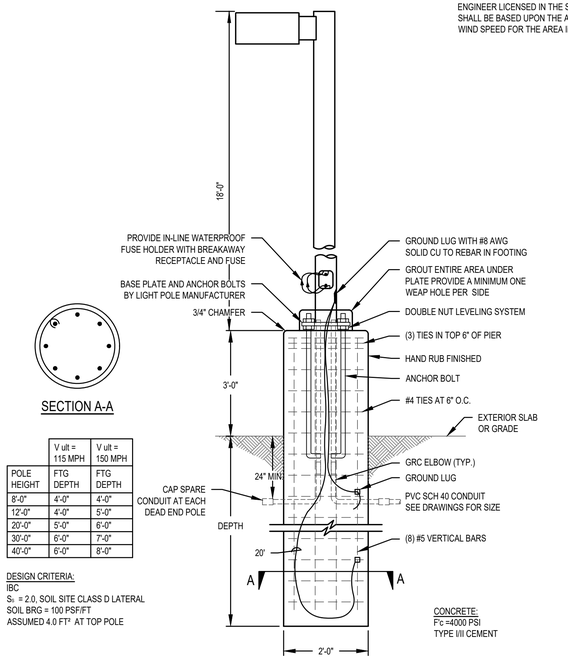
Property Number
501-6747-23010101

Date
May 1, 2023

Sheet Title
ELECTRICAL SITE ILLUMINATION PLAN

Sheet
C302

NOTE:
DESIGN SHOWN FOR CONCRETE POLE BASES IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A POLE BASE DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE POLE BASE DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE POLE BASE DESIGN SHALL BE BASED UPON THE ACTUAL POLE, FIXTURE, SOIL CONDITIONS, WIND SPEED FOR THE AREA INSTALLED, ETC.



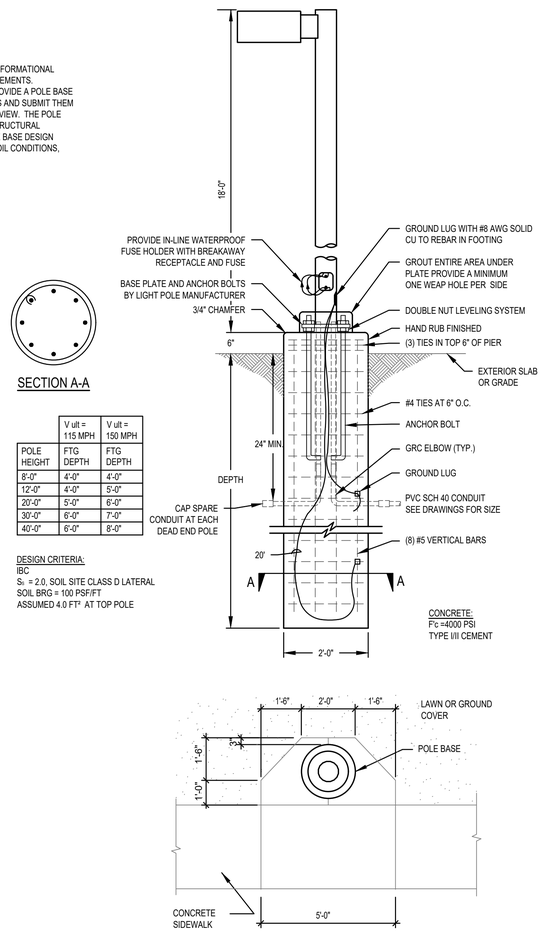
SECTION A-A

POLE HEIGHT	V ult = 115 MPH FTG DEPTH	V ult = 150 MPH FTG DEPTH
8'-0"	4'-0"	4'-0"
12'-0"	4'-0"	5'-0"
20'-0"	5'-0"	6'-0"
30'-0"	6'-0"	7'-0"
40'-0"	6'-0"	8'-0"

DESIGN CRITERIA:
IBC
S_s = 2.0, SOIL SITE CLASS D LATERAL
SOIL BRG = 100 PSF/FT
ASSUMED 4.0 FT² AT TOP POLE

CONCRETE:
F'c =4000 PSI
TYPE I/II CEMENT

3 BOLTED LIGHT POLE BASE DETAIL - PARKING AREA
SCALE: NONE



SECTION A-A

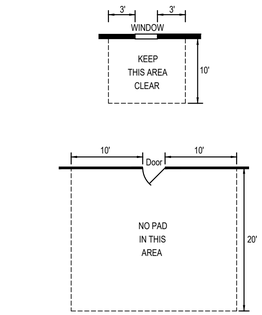
POLE HEIGHT	V ult = 115 MPH FTG DEPTH	V ult = 150 MPH FTG DEPTH
8'-0"	4'-0"	4'-0"
12'-0"	4'-0"	5'-0"
20'-0"	5'-0"	6'-0"
30'-0"	6'-0"	7'-0"
40'-0"	6'-0"	8'-0"

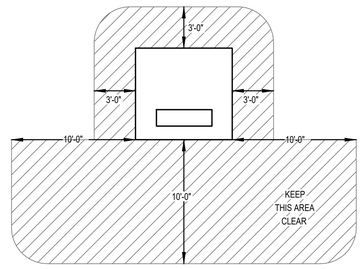
DESIGN CRITERIA:
IBC
S_s = 2.0, SOIL SITE CLASS D LATERAL
SOIL BRG = 100 PSF/FT
ASSUMED 4.0 FT² AT TOP POLE

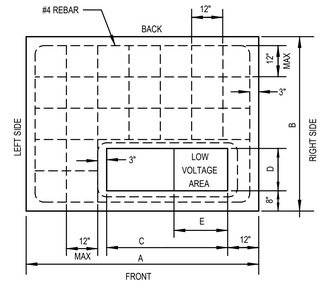
CONCRETE:
F'c =4000 PSI
TYPE I/II CEMENT

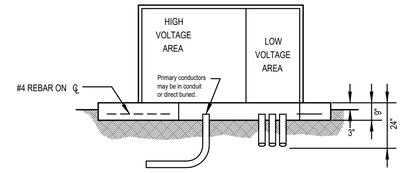
PLAN VIEW
REFER TO ARCHITECTURAL SITE PLAN FOR EXACT LOCATIONS

2 TYPICAL POLE BASE DETAIL
SCALE: NONE









TRANSFORMER RATING	DIMENSIONS A	B	C	D	E
75-500 KVA	84"	78"	48"	15"	20"
750-2500 KVA	96"	82"	60"	16"	30"

COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER. REFER TO THE CURRENT ESR MANUAL FOR ALL PAD AND CLEARANCE REQUIREMENTS.

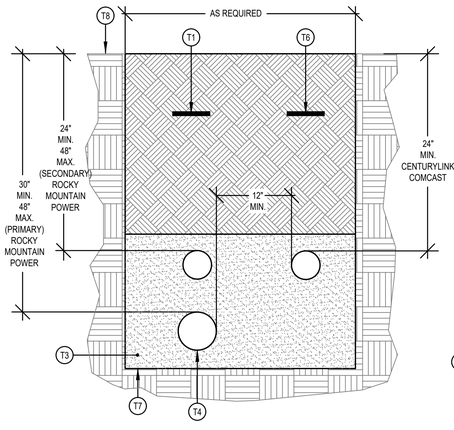
1 ROCKY MOUNTAIN POWER TRANSFORMER PAD DETAIL
SCALE: NONE

TRENCHING KEYED NOTES: (T8)

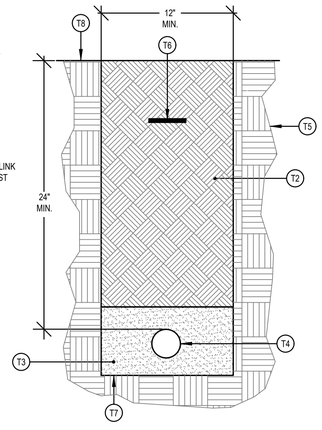
1. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
2. CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
3. BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
4. ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
5. UNDISTURBED EARTH.
6. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
7. TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
8. FINISHED GRADE.

TRENCHING GENERAL NOTES:

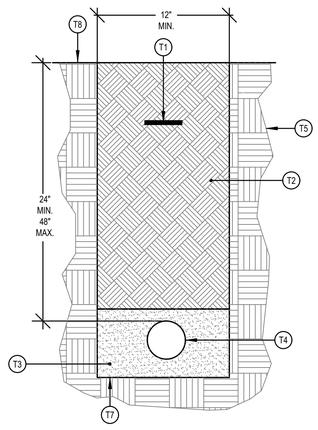
1. PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR MANUAL FOR ADDITIONAL INFORMATION.
5. VERIFY ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO TRENCHING.



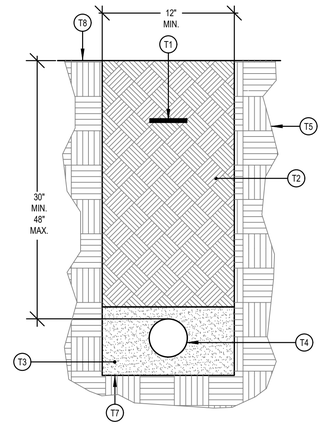
8 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / CENTURYLINK / COMCAST (JOINT USE)



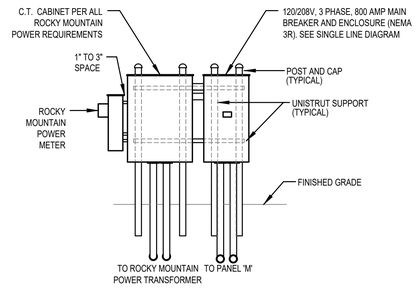
7 TRENCH DETAIL
SCALE: NONE CENTURYLINK / COMCAST



6 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (SECONDARY POWER)



5 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (PRIMARY POWER)



4 CT CABINET/METER AND MAIN BREAKER MOUNTING DETAIL
SCALE: none

ENVISION ENGINEERING
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South Salt Lake City, UT 84115
p (801) 534-1130
p (801) 534-1080
www.envisioneng.com
ENV: 2023-201.00

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
fax 801-553-9273
phone 801-553-8272

Stamp
REGISTERED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No.264397
STATE OF UTAH
2023/12/14

A New Meetinghouse for:
Vineyard 10 & Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number 23-85
Plan Series Heritage 23-1
Property Number 501-6747-23010101
Date May 1, 2023

Sheet Title
ELECTRICAL SITE PLAN DETAILS

Sheet
C303

CHURCH OF JESUS CHRIST ...
18:015:0163

(PUBLIC)

MAIN ST.

SHEET C414

LOT 168

SHEET C415

SHEET C413

SHEET C411

SHEET C412

SHEET C413

H OF JESUS CHRIST ...
18:015:0163

CHU

(PUBLIC)

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

KEYED NOTES

1. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
2. EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
3. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
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6. EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
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27. CONCRETE PAVEMENT; SEE D/C502
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38. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
39. DUMPSTER ENCLOSURE; SEE C/C504
40. BOLLARD; C/C502
41. PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
42. DRINKING FOUNTAIN; SEE UTILITY PLAN
43. FIRE HYDRANT ON CONCRETE PAD; SEE UTILITY PLAN
44. ACCESSIBLE CONCRETE RAMP

SITE INFORMATION

TOTAL PARCEL AREA: 4.305 ACRES

BUILDING AREAS
- CHAPEL: 24,076 SF
- PAVILION: 1,462 SF
- STORAGE BUILDING: 236 SF

PARKING STALLS REQUIRED
1 STALL FOR 4 FIXED SEATS
300 SEATS IN CHAPEL = 75 STALLS

TOTAL PARKING STALLS PROVIDED
REGULAR: 261 STALLS
ACCESSIBLE: 6 STALLS
VAN ACCESSIBLE: 2 STALLS

TOTAL SPACES PROVIDED: 269 STALLS

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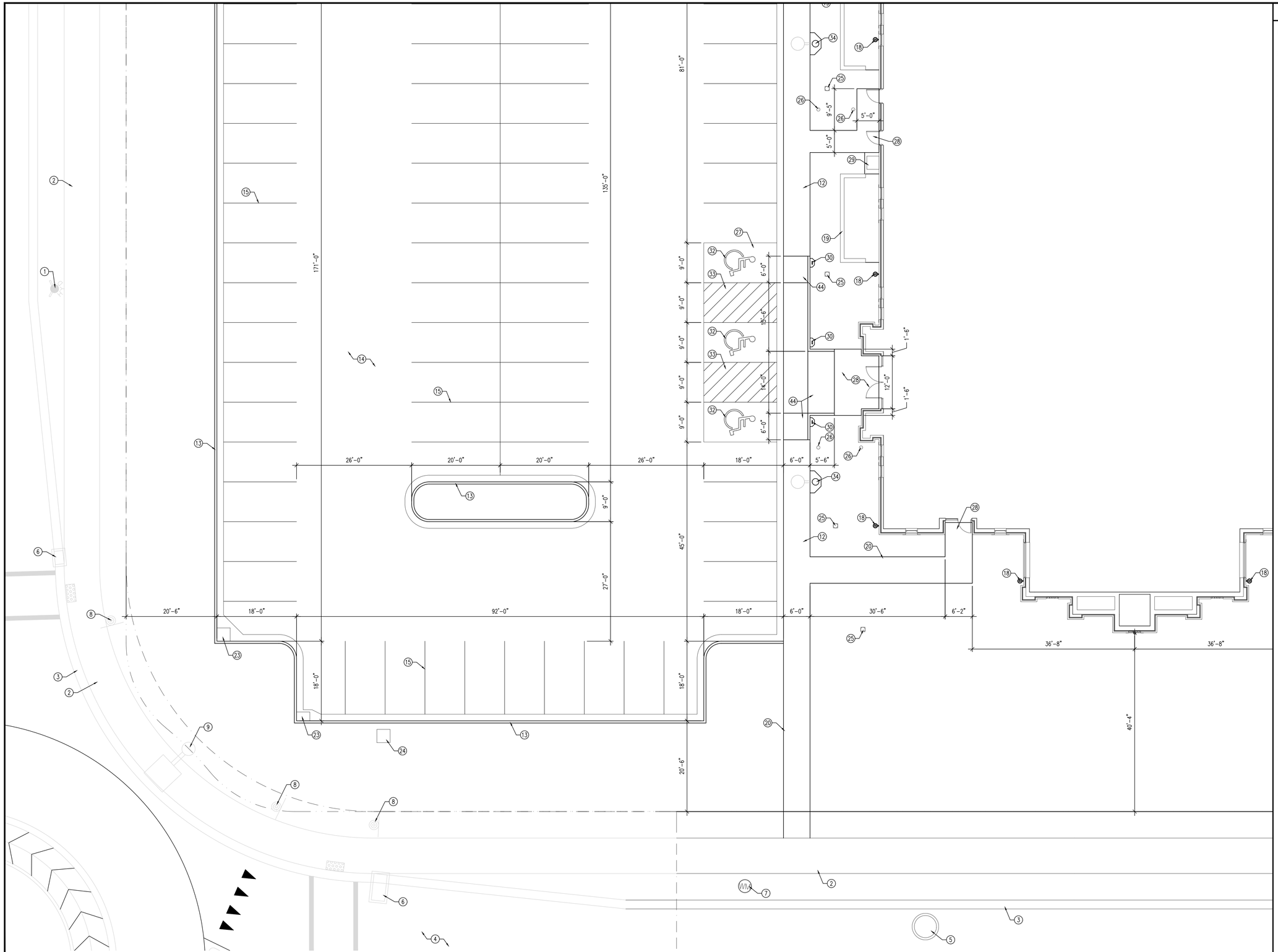
Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C401



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

NORTH

KEYED NOTES

1. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
2. EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
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15. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
16. PROPERTY LINE
17. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
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20. CONCRETE WALK; SEE A/C501
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26. CLEAN OUT TO GRADE; SEE C203 AND K/C502
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41. PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
42. DRINKING FOUNTAIN; SEE UTILITY PLAN
43. FIRE HYDRANT ON CONCRETE PAD; SEE UTILITY PLAN
44. ACCESSIBLE CONCRETE RAMP

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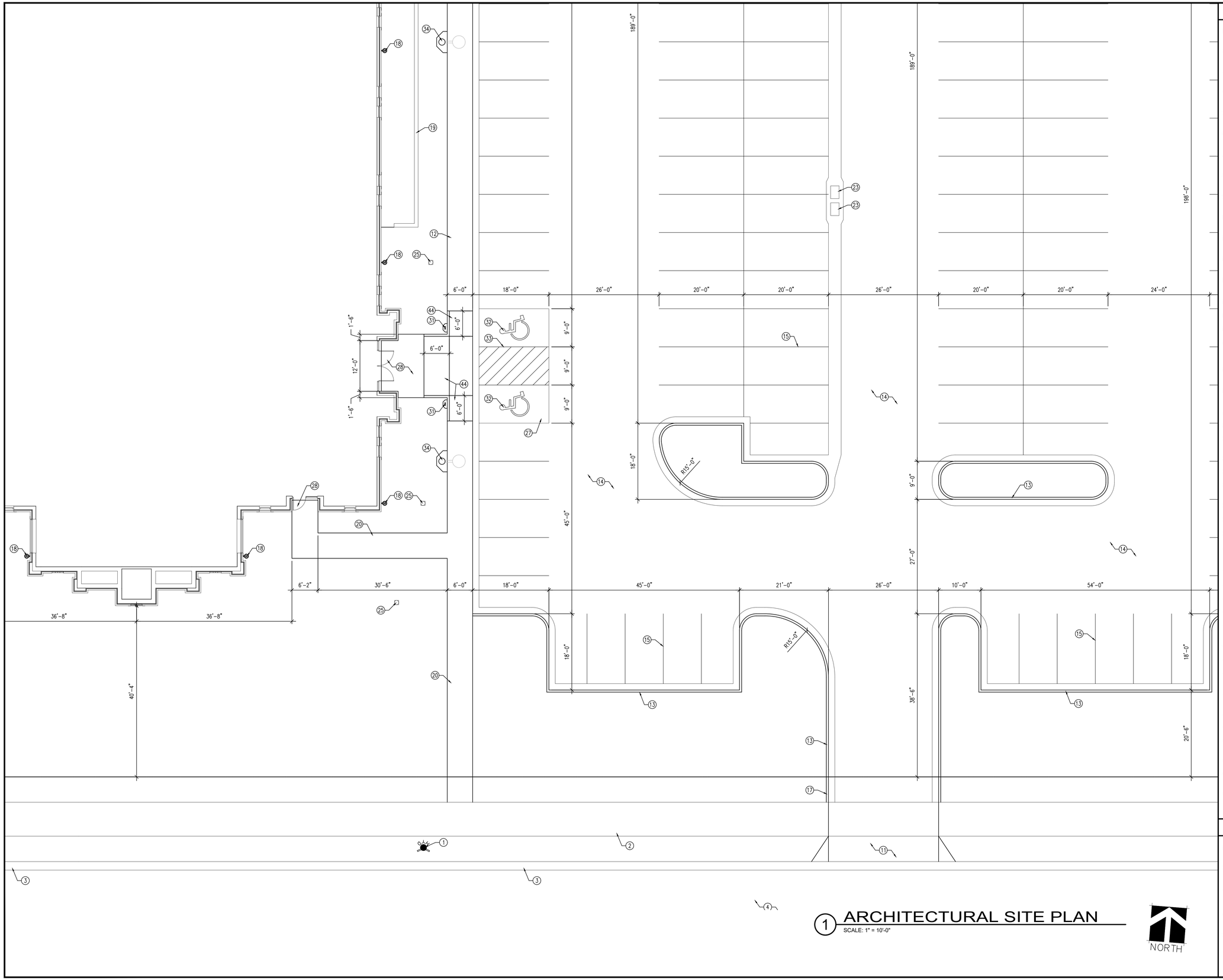
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

Sheet Title
ENLARGED ARCHITECTURAL SITE PLAN

Sheet
C411



KEYED NOTES

1. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
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44. ACCESSIBLE CONCRETE RAMP

GENERAL NOTES

1. CONCRETE RADII ARE 4'–0" UNLESS NOTED OTHERWISE.
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3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
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1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

NORTH

evans + associates architecture
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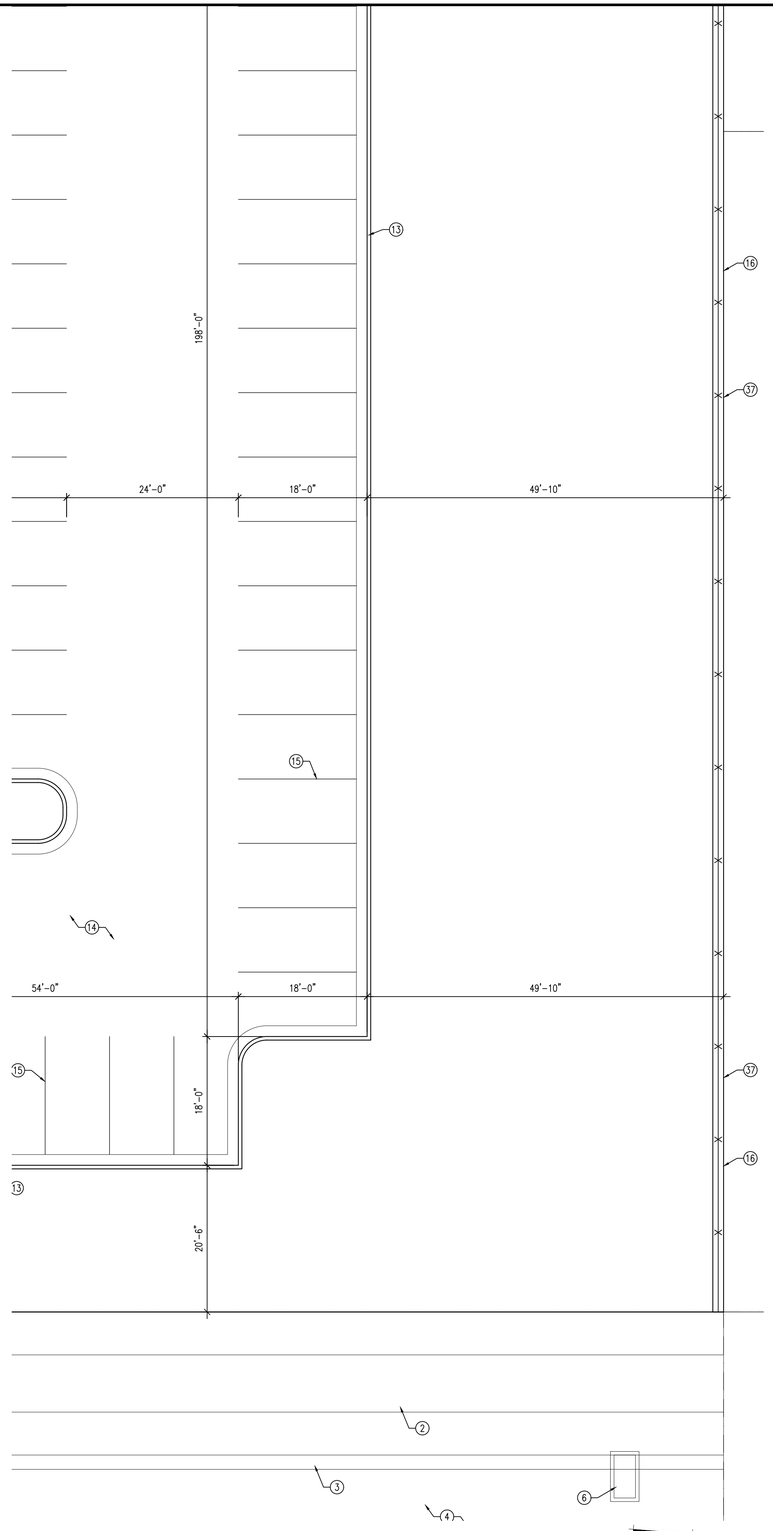
Project for:
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Revisions		
Mark	Date	Description

Project Number
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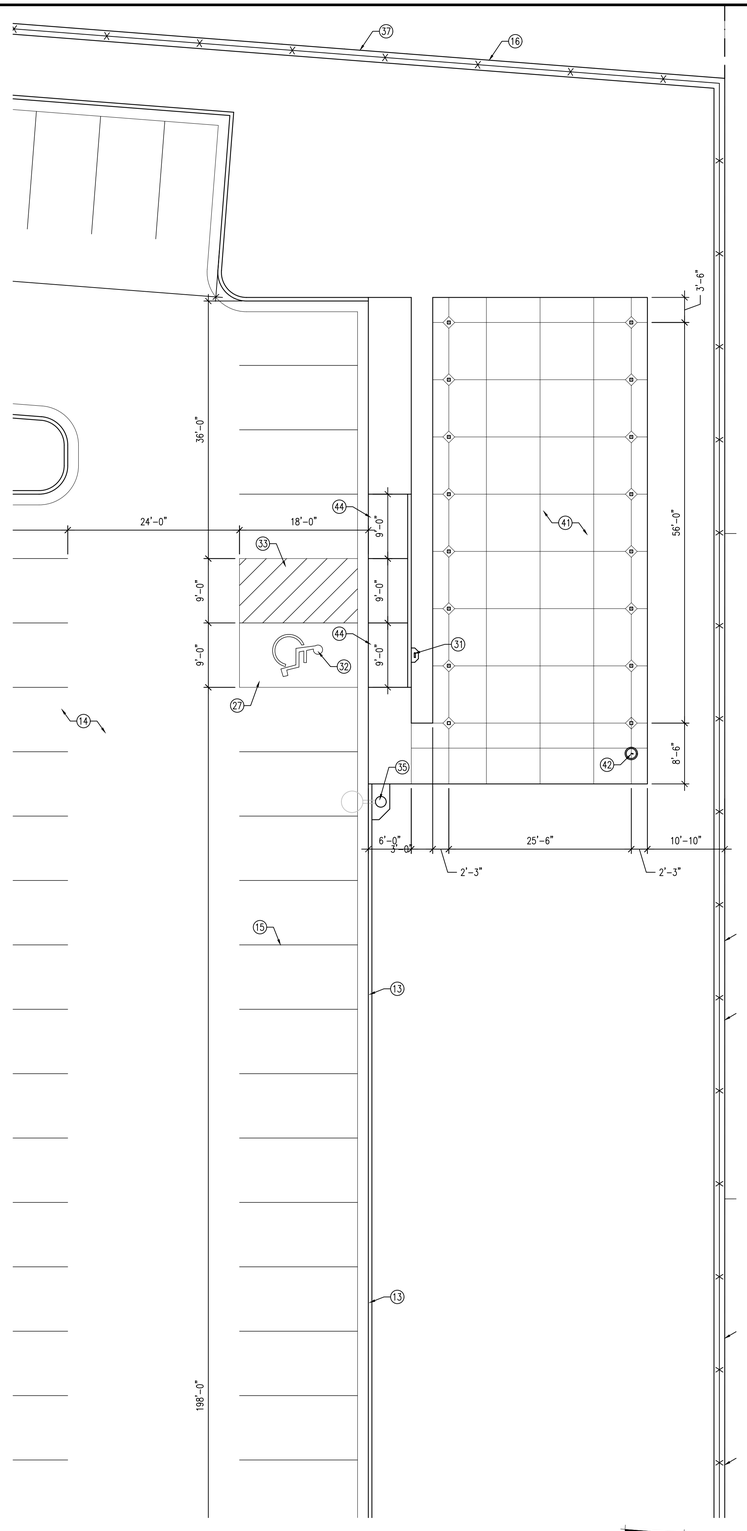
Sheet Title
ENLARGED ARCHITECTURAL SITE PLAN

Sheet
C412



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

NORTH



2 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

NORTH

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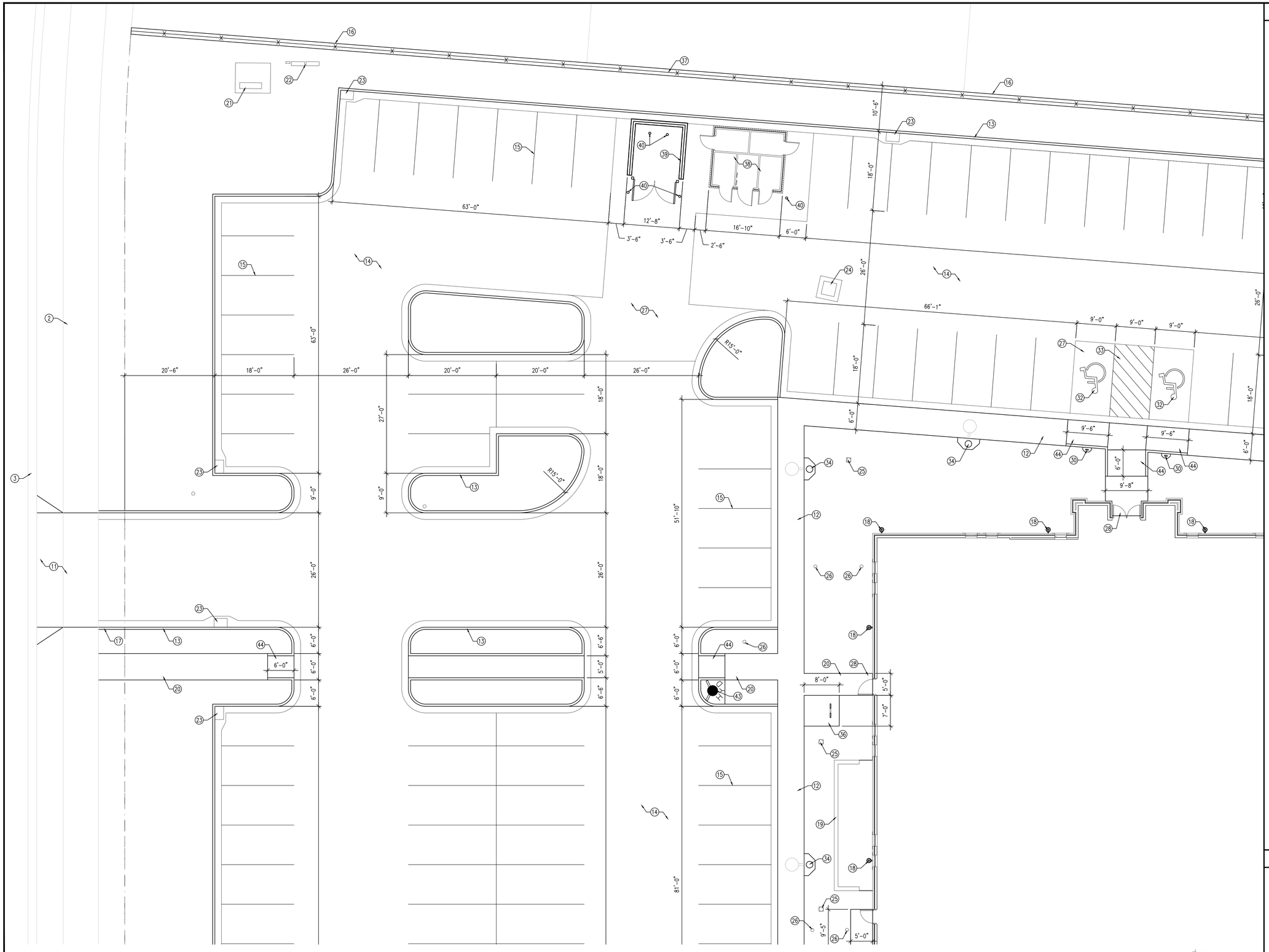
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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

Sheet Title
ENLARGED ARCHITECTURAL SITE PLAN

Sheet
C413



KEYED NOTES

1. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
2. EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
3. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
4. EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
5. EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
6. EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
7. EXISTING WATER METER TO REMAIN; PROTECT DURING CONSTRUCTION
8. EXISTING SIGNAGE TO REMAIN; PROTECT DURING CONSTRUCTION
9. EXISTING LIGHT POLE TO REMAIN; PROTECT DURING CONSTRUCTION
10. EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
11. DRIVE APPROACH PER VINEYARD CITY STANDARDS
12. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
13. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
14. ASPHALT PAVEMENT; SEE A/C502
15. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
16. PROPERTY LINE
17. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
18. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
19. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
20. CONCRETE WALK; SEE A/C501
21. TRANSFORMER; SEE ELECTRICAL
22. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
23. STORM DRAIN CATCH BASIN; SEE C201 AND C503
24. STORM DRAIN BOX; SEE C201
25. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
26. CLEAN OUT TO GRADE; SEE C203 AND K/C502
27. CONCRETE PAVEMENT; SEE D/C502
28. CONCRETE ENTRY; TYPICAL; SEE H/C501
29. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
30. ACCESSIBLE STALL SIGNAGE; SEE B/C502
31. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
32. PAINTED ACCESSIBLE SIGN
33. PAINTED ACCESSIBLE AISLE
34. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
35. CONCRETE ACCESSIBLE RAMP; K/C501
36. BIKE RACK WITH CONCRETE PAD; SEE J/C502
37. 6'-0" HIGH VINYL FENCE WITH MOW STRIP; SEE G/C502
38. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
39. DUMPSTER ENCLOSURE; SEE C/C504
40. BOLLARD; C/C502
41. PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
42. DRINKING FOUNTAIN; SEE UTILITY PLAN
43. FIRE HYDRANT ON CONCRETE PAD; SEE UTILITY PLAN
44. ACCESSIBLE CONCRETE RAMP

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION IS TO BE DONE PER THE LATEST EDITION OF THE WASHINGTON CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

NORTH

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272
fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
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Vineyard, Utah

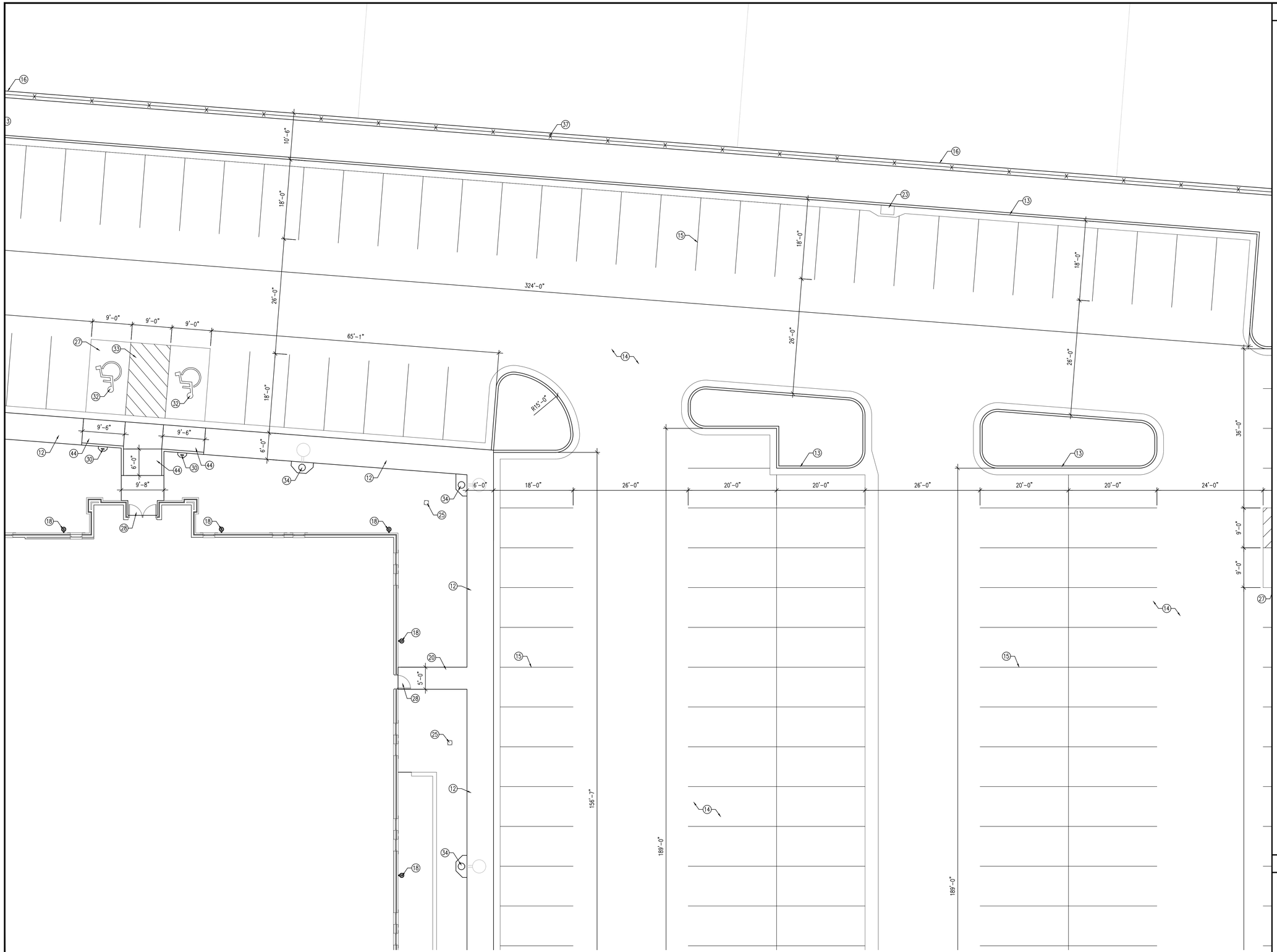
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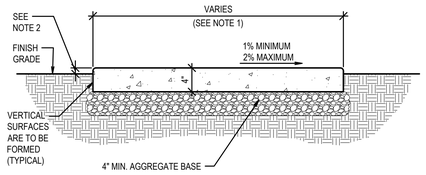
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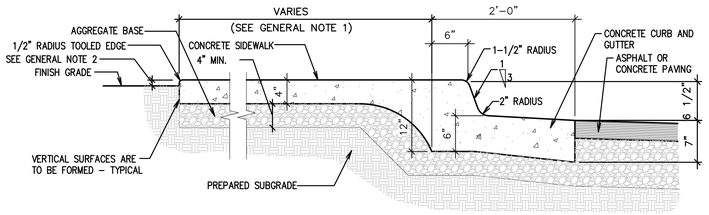
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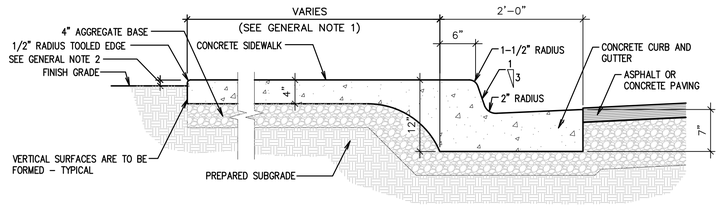
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A SIDEWALK DETAIL

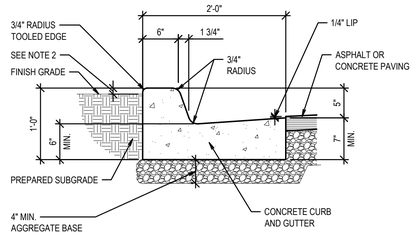


ON SITE WHEN WATER DRAINS AWAY FROM CURB



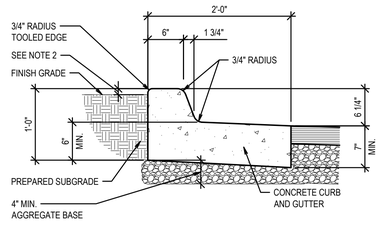
ON SITE WHEN WATER DRAINS TOWARD CURB

B INTEGRAL SIDEWALK, CURB AND GUTTER



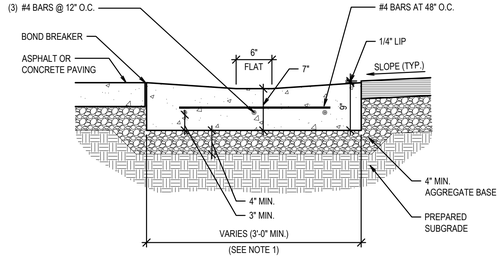
FOR USE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER - IN FLOW

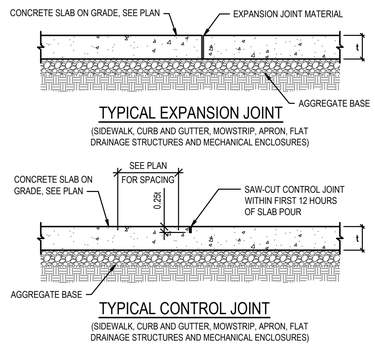


FOR USE WHERE WATER DRAINS AWAY FROM CURB

D CURB AND GUTTER - OUT FLOW



E CONCRETE WATERWAY - FLAT DRAINAGE STRUCTURE



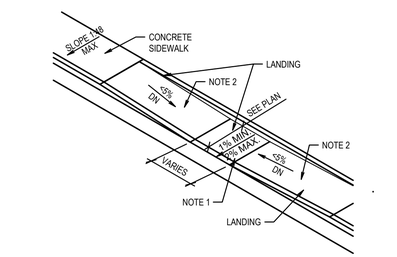
TYPICAL EXPANSION JOINT

(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

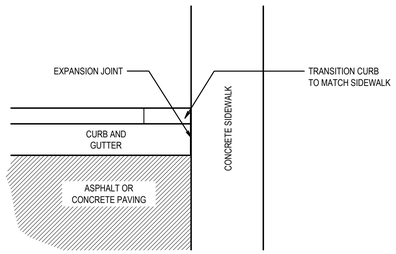
TYPICAL CONTROL JOINT

(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

F EXPANSION AND CONTROL JOINT

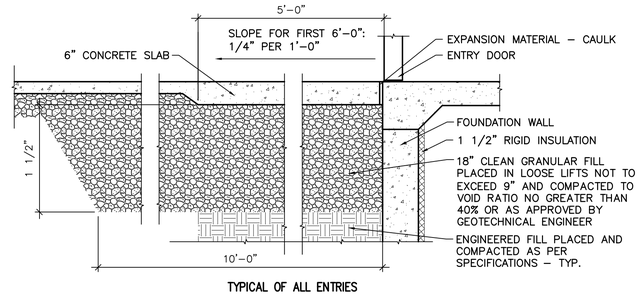


SECTION



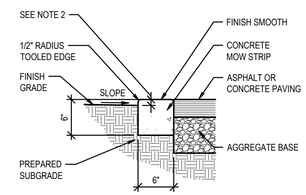
PLAN

G CURB TRANSITION



TYPICAL OF ALL ENTRIES

H ENTRY DETAIL



LAWN AREAS

J MOW STRIP

NOTES:

1. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
2. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
3. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
4. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
5. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%), ALTHOUGH CODE ALLOWS A 1V/12H (8.33%) SLOPE.

K ACCESSIBLE SLOPED WALK DETAILS

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR CONCRETE : USE 4,500 PSI. MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS. USE 3,000 PSI MIN. OTHERWISE EXCEPT USE 4000 PSI AT CONCRETE PAVING.
5. CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION.
7. ALL REINFORCING BARS ARE TO BE EPOXY COATED, IN CONCRETE CURBS, GUTTERS, SIDEWALKS, PAVING, BASINS.

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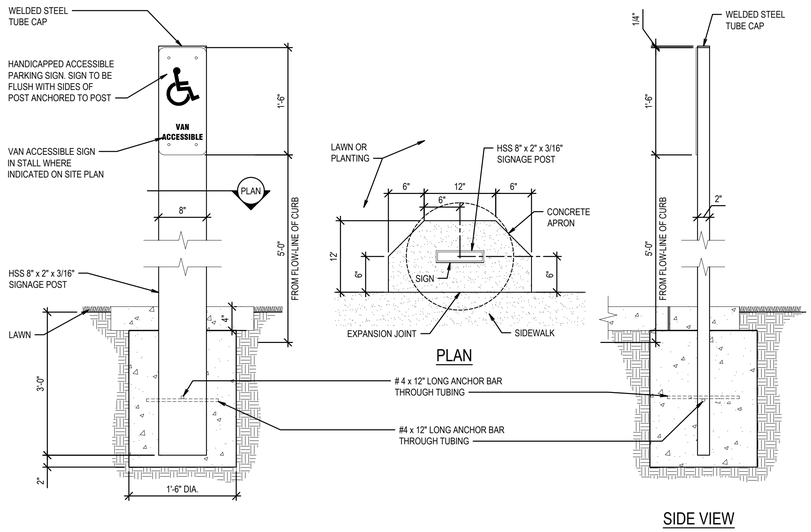
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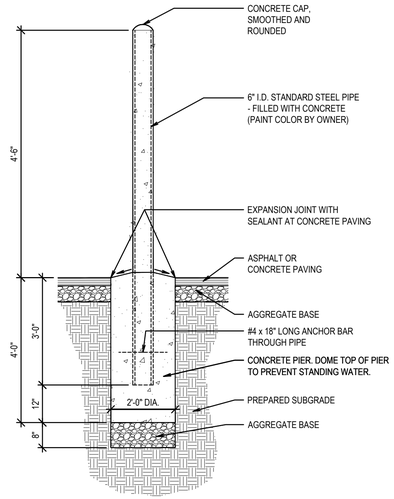
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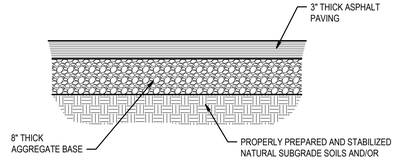
B ACCESSIBLE STALL SIGN (TRAFFIC SIGNAGE)

STEEL PER DIVISION 05
INSTALL PER DIVISION 03

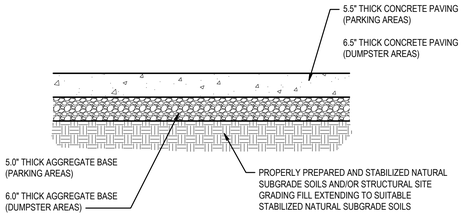


C CONCRETE BOLLARD

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INSTALL PER DIVISION 03

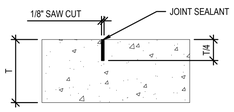


A ASPHALT PAVING



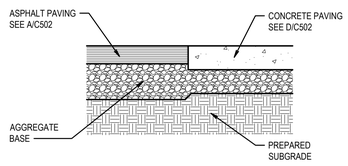
D CONCRETE PAVING

TYPE A CONTROL JOINT IN CONCRETE PAVING

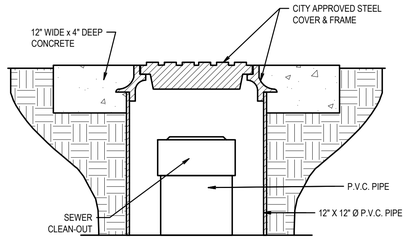


TYPE B CONTROL JOINT IN CONCRETE PAVING

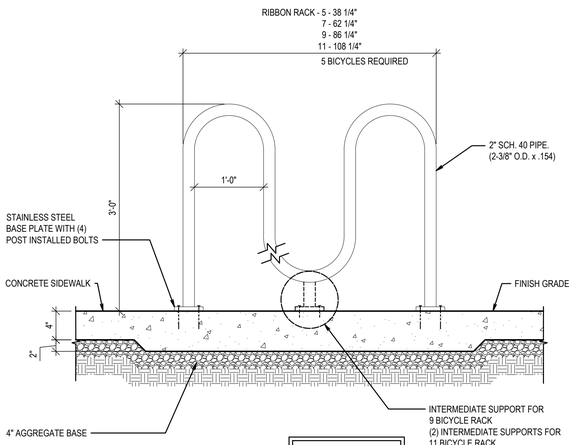
E CONCRETE PAVING JOINT DETAILS



F JOINT BETWEEN ASPHALT AND CONCRETE PAVING

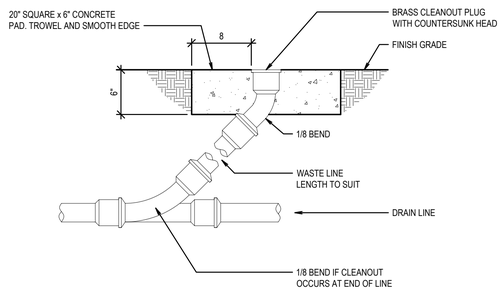


H SEWER CLEAN-OUT

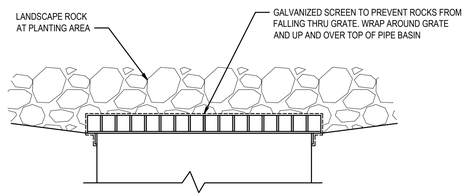


BID PER DIVISION 05
INSTALL PER DIVISION 03

J BICYCLE RACK DETAIL



K CLEAN-OUT



L AREA DRAIN SCREEN AT ROCK MULCH

NOTE : (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)

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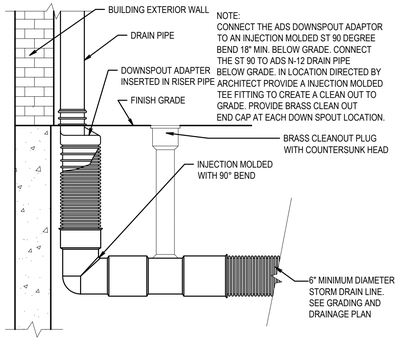
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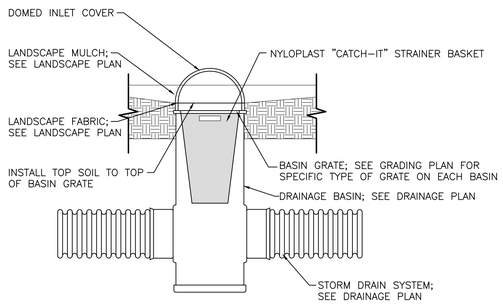
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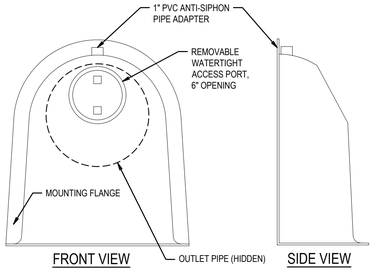


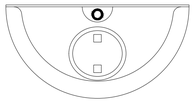
NOTE:
CONNECT THE ADS DOWNSPOUT ADAPTOR TO AN INJECTION MOLDED ST 90 DEGREE BEND 18" MIN. BELOW GRADE. CONNECT THE ST 90 TO ADS N-12 DRAIN PIPE BELOW GRADE. IN LOCATION DIRECTED BY ARCHITECT PROVIDE A INJECTION MOLDED TEE FITTING TO CREATE A CLEAN OUT TO GRADE. PROVIDE BRASS CLEAN OUT END CAP AT EACH DOWN SPOUT LOCATION.

A ROOF DRAIN CONNECTION

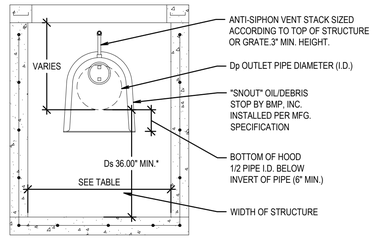


B AREA NYLOPLAST DRAIN BOX





PLAN VIEW



SNOUT CONFIGURATION

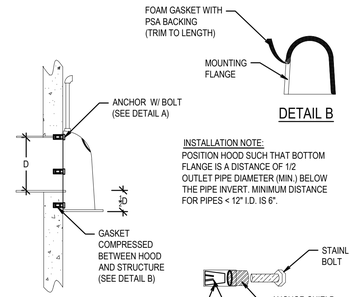
SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	FITS 72" DIAM STRUCTURE ONLY
48.0"-95.9" O.D.	96 F	

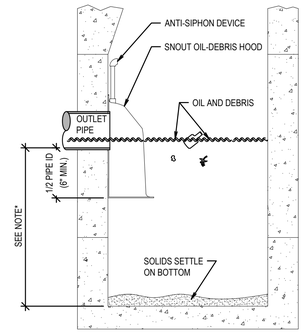
NOTE: USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

SPECIFICATIONS:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED
   SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS



INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

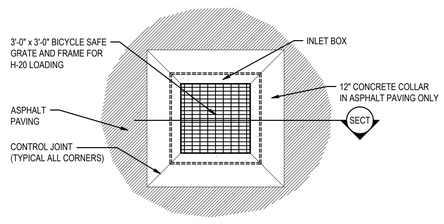


NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

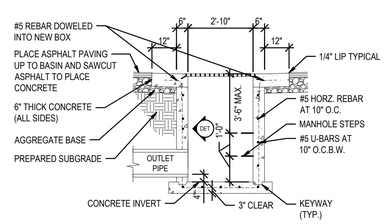
TYPICAL INSTALLATION

US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	
	SP-SN	



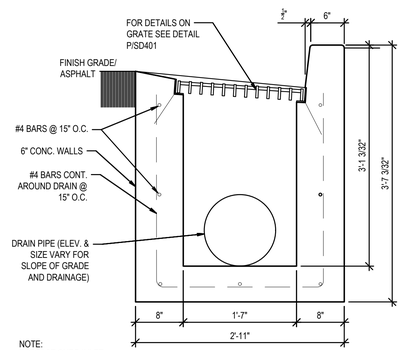
PLAN



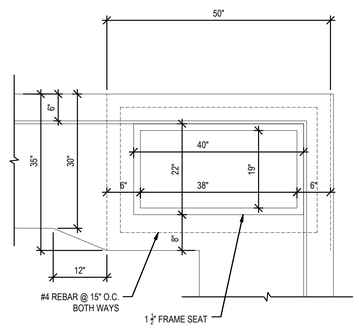
SECTION

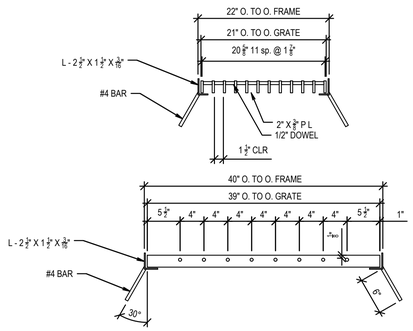
NOTES:
1. GRATE AND FRAMES SHALL BE HOT-DIPPED GALVANIZED.
2. DOWEL LAPS SHALL BE 24".
3. COAT ALL METAL PARTS WITH ASPHALTUM PAINT.

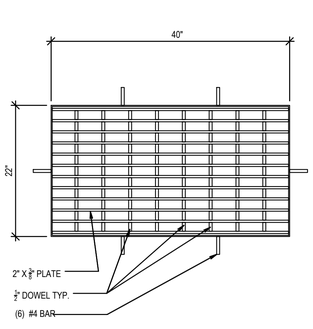
C INLET BOX IN ASPHALT WITH 12" CONCRETE COLLAR



NOTE:
PRECAST CURB INLET BOXES MAY BE USED INSTEAD OF CAST IN PLACE







D SNOUT OIL-WATER DEBRIS SEPARATOR

E STORM GRATE AND DRAIN DETAILS

evans + associates architecture
1 1576 south state street, suite 103b, draper, utah 84020
phone 801-353-8272 fax 801-353-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Vineyard 10 &
Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

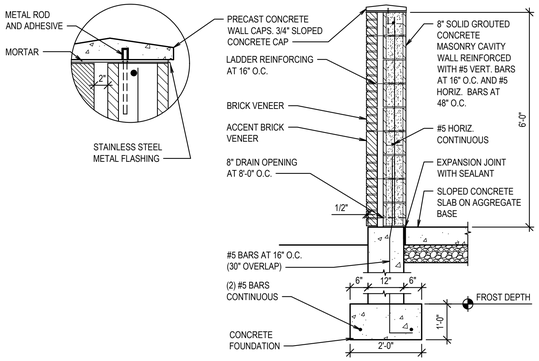
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

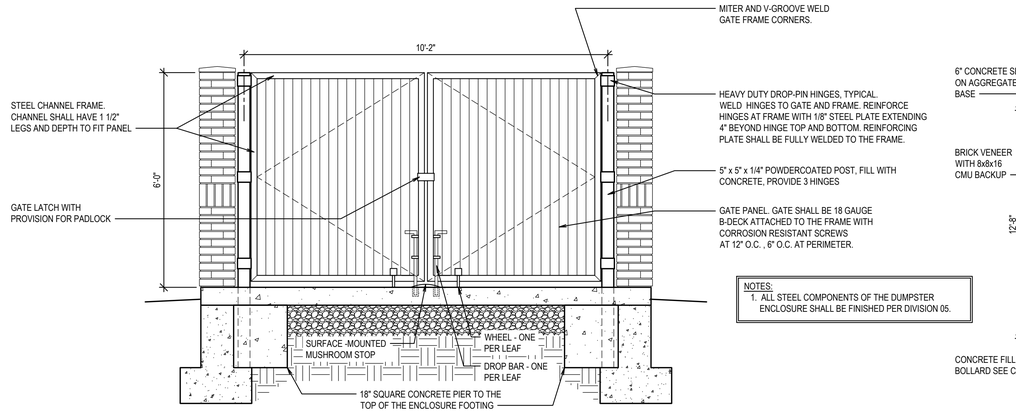
Sheet Title
SITE DETAILS

Sheet
C503



A MASONRY WALL DUMPSTER ENCLOSURE

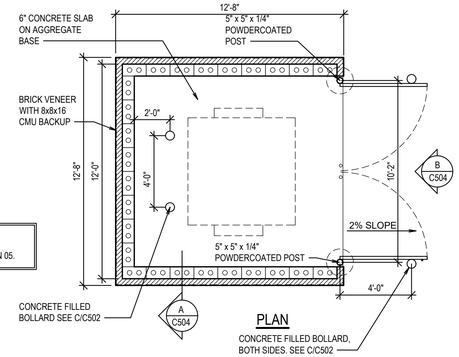
SCALE: N.T.S.



NOTES:
1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE FINISHED PER DIVISION 05.

B MASONRY WALL DUMPSTER GATE

SCALE: N.T.S.

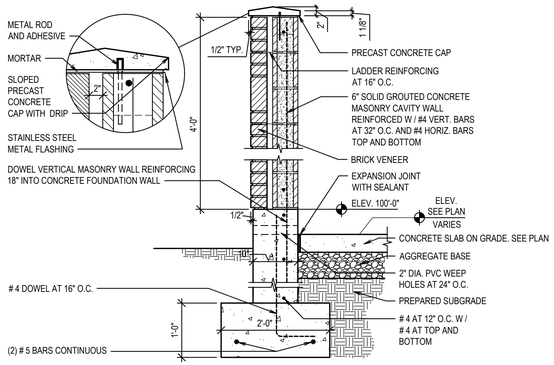


PLAN

CONCRETE FILLED BOLLARD, BOTH SIDES. SEE C/C502

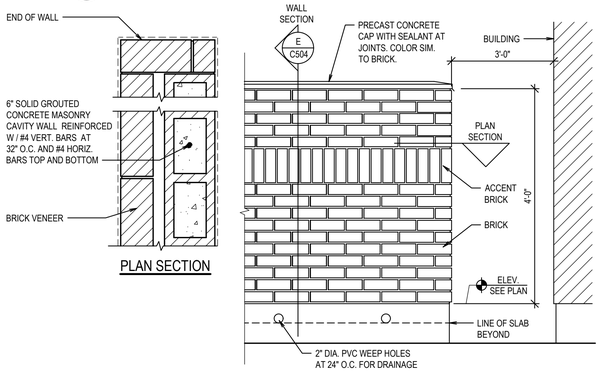
C MASONRY WALL DUMPSTER ENCLOSURE

SCALE: N.T.S.



E MASONRY WALL MECHANICAL ENCLOSURE

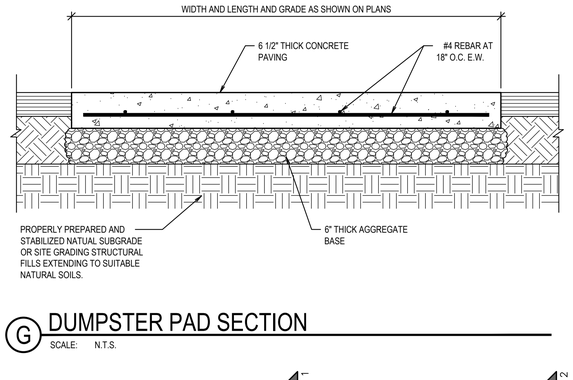
SCALE: N.T.S.



PLAN SECTION

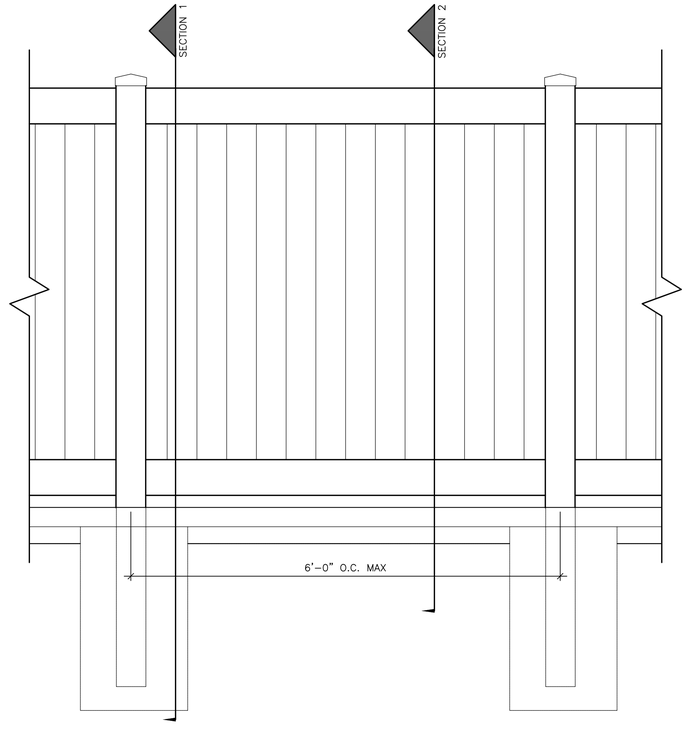
F MASONRY WALL MECH. ENCLOSURE ELEV.

SCALE: N.T.S.



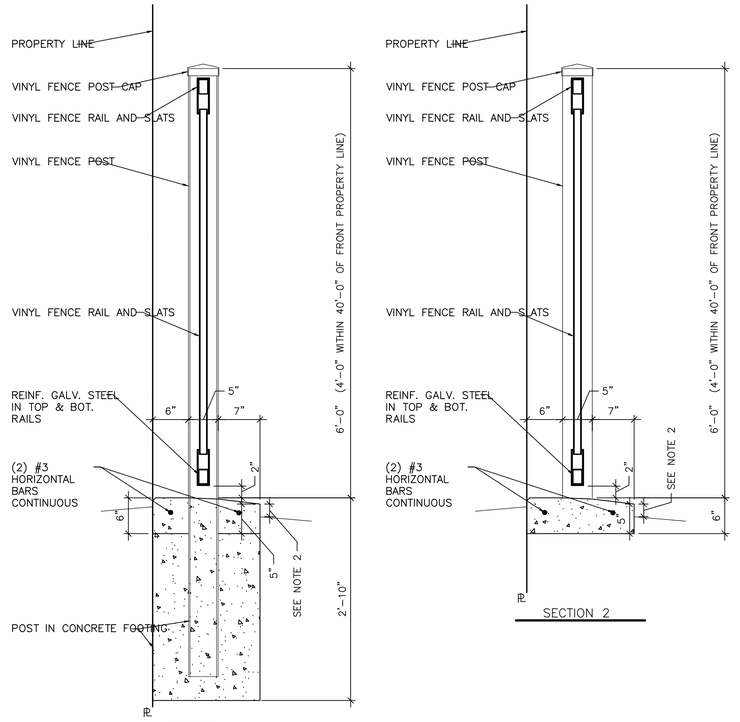
G DUMPSTER PAD SECTION

SCALE: N.T.S.



J FENCE

1" = 1'-0"



evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272
fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Vineyard 10 &
Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions			
Mark	Date	Description	

Project Number 23-85
Plan Series Heritage 23-1
Property Number 501-6747-23010101
Date May 1, 2023

Sheet Title
SITE DETAILS

Sheet
C504

DESIGN CRITERIA:

1. 2021 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
2. TYPE OF CONSTRUCTION: TYPE II–B.
3. BUILDING USE: ASSEMBLY A–3
4. BUILDING OCCUPANCY CATEGORY: II
5. BUILDING HEIGHT: PER PLANS
6. BUILDING VOLUME: 19,800 CU. FT.
7. NO. OF OCCUPANTS: 120
8. ROOF DEAD LOAD – 11 PSF PLUS FRAMING WEIGHT
   a. SHINGLES AND FELT: 3.5 PSF
   a. DIAPHRAGM SHEATHING: 2.3 PSF
   b. WOOD DECK: 4.0 PSF
   c. MISCELLANEOUS: 1.2 PSF
9. ROOF LIVE LOAD – 20 PSF
10. SNOW LOAD
    a. Pg: 30 PSF (GROUND SNOW LOAD)
    b. Pf = 0.7 * Pg * Ce * Ct * Is = 23 PSF (ROOF SNOW LOAD)
       4) BUILDING ELEVATION: 4764 3FT
    c. Ps = Pf Cs
       1) Cs: 1.0 FOR A 4:12 PITCH
       2) Ps: 23 PSF
11. WIND LOAD (ULTIMATE)
    a. V3s: 103 MPH
    b. EXPOSURE: C
    c. W: 1.00
12. SEISMIC LOAD (ULTIMATE)
    a. Ie: 1.00
    b. Ss: 1.28
    c. S1: 0.46
    d. Sds: 1.03
    e. Sd1: 0.56
    f. Ωo: 1.25
    g. Cd: 2.5
    h. SITE CLASS: D
    i. SEISMIC DESIGN CATEGORY: D
    j. R: 1.25 (CANTILEVERED STEEL COLUMNS)
    k. EQUIVALENT LATERAL FORCE PROCEDURE
    l. Cs = 0.82
13. ALLOWABLE SOIL BEARING PRESSURE:
    a. 2500 PSF
    b. ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1806.2 OF 2021 IBC).
    c. USE CONSTRAINED CONDITIONS FOR CONCRETE PIERS
    d. COORDINATE ALL SITE GRADING AND SOIL WORK WITH THE SOILS REPORT.

PAVILION CONSTRUCTION SEQUENCE NOTES:

1. VERIFY PERMIT REQUIREMENTS BEFORE SIGNING CONTRACTS.
   a. BUILDING PERMIT
   b. PLANNING OR CONDITIONAL USE PERMIT
   c. OBTAIN REQUIRED USE PERMIT
2. REMOVE ALL VEGETATION, ROCKS, OUTCROPPINGS, AND TREES FROM LOCATION OF PAVILION SLAB. STRIP 6" OF TOP SOIL.
3. LEVEL PAVILION BUILDING AREA. AVOID GRADING THAT ALLOWS WATER TO DRAIN TOWARD PAVILION.
4. DIG COLUMN CAISSONS.
5. PLACE COLUMN CAISSON FORMS AND SET REINFORCING STEEL.
6. SET COLUMN ANCHOR BOLTS USING PLYWOOD TEMPLATE OF APPROXIMATELY THE SAME SIZE AS COLUMN BASE PLATE TO INSURE BOLT LOCATION ACCURACY.
7. PLACE CONCRETE IN CAISSON FORMS FROM BOTTOM OF PIER UP TO A LEVEL 1–1/2" BELOW BOTTOM OF COLUMN BASE PLATE. LET CONCRETE CURE 7 DAYS.
8. SET HSS COLUMNS OVER PRE–SET ANCHOR BOLTS ALLOWING COLUMNS TO REST ON LEVELING NUTS AND 1/4"x 3" PLATE WASHERS. LEVELING NUTS ARE TO BE USED TO SET COLUMNS PLUMB AND TRUE AND AT CORRECT BEARING HEIGHT TO RECEIVE GLU–LAM BEAMS.
9. AFTER COLUMNS ARE SET PLUMB AND TRUE, VERIFY ACCURACY OF DIMENSIONS BETWEEN COLUMNS AND SECURE COLUMNS IN PLACE USING 1/4"x 3" PLATE WASHERS UNDER NUTS. TIGHTEN NUTS WITH ADDITIONAL 1/4 TURN PAST SNUG.
10. THE WEIGHT OF GLU–LAM BEAMS IS APPROXIMATELY 500 POUNDS EACH. SOME FORM OF MECHANICAL HOIST IS RECOMMENDED FOR SETTING BEAMS ON TOP OF STEEL TUBE COLUMNS.
11. NOTCH A 1"x 1" HOLE AT TOP OF BEAMS NEAR CENTER PEAK FOR ELECTRICAL CONDUIT TO PASS THROUGH.
12. LIFT GLU–LAM BEAMS AND SET EACH END IN THE COLUMN SADDLE PLATES.
13. ANCHOR BEAMS IN SADDLES WITH (8) SIMPSON SDS25112 WOOD SCREWS.
14. ONCE GLU–LAM BEAMS ARE SET AND SECURELY BOLTED, ADEQUATELY BRACE EACH BEAM USING 2x LUMBER TO PREVENT BEAMS FROM OVERTURNING UNTIL ROOF DECK AND ROOF SHEATHING ARE SECURELY ANCHORED IN PLACE.
15. SET 2x8 TONGUE AND GROOVE ROOF DECK WITH COMMON OR RING SHANK NAILS IN ACCORDANCE WITH SUPPLIERS' RECOMMENDATIONS.
16. INSTALL 2x6 FASCIA BOARD AROUND ENTIRE ROOF PERIMETER. ALIGN TOP OF FASCIA BOARD WITH TOP OF ROOF DECKING.
17. INSTALL WOOD ROOF SHEATHING OVER 2x8 TONGUE AND GROOVE ROOF DECK AT 45 DEGREES AS SHOWN IN ROOF DIAPHRAGM DETAIL.
18. LAY 30 POUND FELT UNDERLAYMENT OVER ENTIRE ROOF STARTING AT FASCIA DRIP EDGE, OVERLAP EACH ROLL 6" AS FELTS ARE LAID UP TO RIDGE.
19. INSTALL PRE–FINISHED METAL DRIP EDGING ON ALL PERIMETER EDGES OF ROOF.
20. INSTALL FIBERGLASS SHINGLES OVER ROOF UNDERLAYMENT AND PRE–FINISHED METAL DRIP EDGING. FOLLOW MANUFACTURER'S INSTRUCTIONS.
21. PLACE NON–SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON–SHRINK GROUT EDGES TO 45 DEGREES.
22. PLACE REMAINDER OF CONCRETE SLAB ANY TIME AFTER GLU–LAM BEAMS, ROOF DECKING, AND PLYWOOD ROOF SHEATHING ARE SECURELY IN PLACE.
23. FINISH TOP SURFACE OF CONCRETE SLAB WITH A LIGHT BROOM FINISH.
24. AS SOON AS CONCRETE HAS CURED ENOUGH TO SUPPORT AN EARLY ENTRY SAW (4–6 HOURS AFTER PLACEMENT), CUT CONTROL JOINTS IN SLAB TOP SURFACE. DEPTH OF CONTROL JOINTS IS TO BE 1" DEEP.
25. INSTALL MEMBRANE CURING ON CONCRETE SLAB.
26. ALLOW CONCRETE SLAB TO CURE A MINIMUM OF 7 DAYS BEFORE PROCEEDING WITH REMAINDER OF PAVILION WORK.
27. ALL STEEL COLUMNS, SADDLES, BOLTS, AND BASE PLATES TO BE POWDER COATED TOUCH–UP FINISH PAINTING BY OTHERS.
28. STAIN ALL EXPOSED WOOD.

SITE PREPARATION:

1. REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM PAVILION AREA. VERIFY SUITABILITY OF SUBGRADE. FOUNDATIONS ARE TO BE ON UNDISTURBED, NATURAL SOIL OR ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL SOILS
2. PLACE FOOTINGS/CAISSONS IN FIRM UNDISTURBED NATURAL SUBGRADE (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
3. COMPACT SUBGRADE AND FILL UNDER CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D–1557 (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
4. INSTALL AND COMPACT 6 INCH GRANULAR BASE BENEATH CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D–1557.

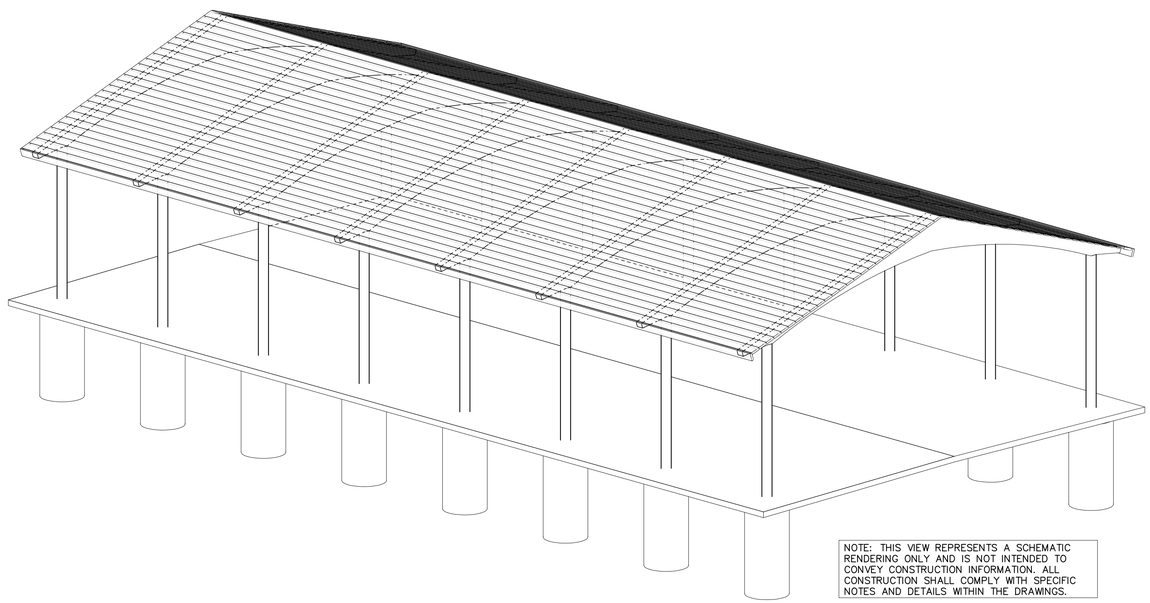
UTILITIES: (BY OTHERS)

1. INSTALL PLUMBING LINE FOR COLD WATER.
2. INSTALL ELECTRICAL LIGHTS, BOXES, CONDUITS, AND SWITCHES.

SPECIFICATIONS:

SCOPE– ONE EACH 30 FOOT BY 60 FOOT PAVILION WITH MINIMUM 4 INCH THICK CONCRETE SLAB. PROVIDE SHINGLES, ROOFING FELTS, FASCIA, SHEATHING, ROOF FRAMING, BEAMS, SOFFIT, CONNECTION HARDWARE, COLUMNS, CONCRETE SLAB, CONCRETE CAISSONS AND FINISHES TO CONSTRUCT COMPLETE PAVILION.

PAVILION HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. RE–ENGINEER PAVILION IF WALLS ARE ADDED, IF STRUCTURE IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER SUCH MODIFICATIONS ARE MADE. PROPERLY BRACE WOOD BEAMS AND MEMBERS UNTIL COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.



NOTE: THIS VIEW REPRESENTS A SCHEMATIC RENDERING ONLY AND IS NOT INTENDED TO CONVEY CONSTRUCTION INFORMATION. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC NOTES AND DETAILS WITHIN THE DRAWINGS.

CONCRETE:

1. CONCRETE SLAB ON GRADE IS TO BE REINFORCED AND BE 4" MINIMUM THICK. INSTALL WITH CRACK CONTROL JOINTS AS SHOWN. SURFACE IS TO HAVE A BULL FLOAT FINISH AND BE LIGHTLY BROOMED.
2. EDGE OF SLAB IS TO BE THICKENED TO 8" WIDE AND BE REINFORCED WITH (2) #4 CONTINUOUS BARS. LAP SPLICES 24".
3. PROVIDE DEFORMED REINFORCING STEEL BARS CONFORMING TO ASTM A615 WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. SECURELY ANCHOR REINFORCING STEEL, AND PROVIDE CLEARANCES, IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
4. MINIMUM CONCRETE MIX DESIGN REQUIREMENTS:
   a. COMPRESSIVE STRENGTH OF CONCRETE TO BE 4,500 PSI AT 28 DAYS.
   b. MAX W/C: 0.45
   c. 6% (+/–1.5%) AIR ENTRAINMENT.
   d. CEMENT TYPE II/V
   e. DESIGNED FOR THE FOLLOWING EXPOSURE CATEGORIES AND CLASSES:
      e.a. F2, S1 (PER ACI 318 TABLEL 4.2.1)
   f. LIMIT SLUMP TO 4" (+/–1")
5. VERIFY STRENGTH REQUIREMENTS AND CEMENT TYPE REQUIREMENTS WITH THE GEOTECHNICAL EVALUATION REPORT.
6. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
7. SLAB TO BE SEALED WITH WEATHERWORKER J–29A CONCRETE SEALER, BY DAYTON SUPERIOR CORPORATION. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
8. MEMBRANE CONCRETE CURING: USE CLEAR CURE J7wb BY DAYTON SUPERIOR CORPORATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

STRUCTURAL STEEL:

1. ALL STEEL PLATES TO BE ASTM A36
2. STEEL TUBES TO BE ASTM A500, GRADE B, Fy = 46,000 PSI
3. ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. IF WELDS ARE NOT SPECIFIED, ALL WELDS ARE TO DEVELOP THE FULL STRENGTH OF ALL COMPONENT PARTS.
4. ALL BOLTS ARE TO BE ASTM A325 EXCEPT THAT ANCHOR BOLTS ARE TO BE ASTM F1554 GRADE 55.
5. ALL EXPOSED BOLTS ARE TO BE PAINTED TO MATCH STRUCTURE.
6. ALL HOLES IN STEEL TO BE 1/16" LARGER THAN THE DIAMETER OF THE CONNECTING BOLT UNLESS NOTED OTHERWISE.
7. ALL FABRICATED STEEL IS TO BE PRIMED AND FINISH POWDER COATED.

WOOD:

1. GLU–LAM BEAMS:
   c. SOUTHERN YELLOW PINE
   d. 24F–V3 STRESS COMBINATION
   e. 2–INCH NOMINAL THICK LAMINATIONS
   f. 5" MINIMUM WIDTHS
   g. RESORCINOL ADHESIVE
   h. DOUBLE PITCHED AND TAPERED
   i. ARCHITECTURAL APPEARANCE GRADE
   j. STAIN AND SEAL FINISH
   k. ROOF PITCH IS TO BE 4 VERTICAL TO 12 HORIZONTAL (4:12)
   l. MATERIALS, MANUFACTURE AND QUALITY CONTROL OF GLUE LAMINATED BEAMS SHALL BE IN CONFORMANCE WITH "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS – STRUCTURAL GLUED LAMINATED TIMBER" ANSI/AITC A190.1.
   m. MEMBERS SHALL BE MARKED WITH AN AITC OR APA/EWS QUALITY MARK AND, IN ADDITION, AN AITC OR APA/EWS CERTIFICATE OF CONFORMANCE SHALL BE PROVIDED TO INDICATE CONFORMANCE WITH ANSI/AITC A190.1.
   n. FACTORY SEAL BEAMS AND INDIVIDUALLY WRAP FOR PROTECTION IN TRANSIT, STORAGE, AND ERECTION.
   o. TEMPORARY STORAGE SHALL CONSIST OF LEVELED BLOCKS, WELL OFF GROUND, SEPARATION WITH WOOD STRIPS FOR AIR CIRCULATION AROUND EACH MEMBER, COVER TOP AND SIDES WITH MOISTURE RESISTANT PAPER.
   p. USE NON–MARRING SLINGS WHEN HANDLING, DRY–IN ROOF AS SOON AS ERECTED.
   q. PROTECTIVE WRAPPING SHALL REMAIN ON BEAMS UNTIL DECK HAS BEEN INSTALLED AND SHINGLES APPLIED.
2. ROOF FRAMING
   a. USE GALVANIZED NAILS.
   b. 2x6 FASCIA: NO. 1 SOUTHERN YELLOW PINE, KILN DRIED, CHROMATED COPPER ARSENATE PRESSURE TREATED (0.4 PCF), SURFACED ON FOUR SIDES, AND STAINED. FASCIA IS TO BE FREE OF ANY GROOVES OR INCISIONS.
      1) MITER ENDS OF FASCIA AT CORNERS
      2) BUTT FASCIA ONLY AT BEAM ENDS
      3) FASTEN FASCIA TO BEAM WITH NOT LESS THAN THREE 16d COMMON, GALVANIZED NAILS AT EACH BEAM JUNCTION AT EAVE AND TO OUTLOOKERS WITH TWO 16d COMMON, GALVANIZED NAILS AT EACH RAKE.
   c. 2x8 ROOF DECK:
      1) DOUGLAS FIR LARCH, SINGLE TONGUED AND GROOVED, SPECIFIED LENGTH, CENTER MATCHED, EDGE VEED TWO SIDES, KILN DRIED, AND STAINED – NO. 2 GRADE.
      2) DECK FURNISHED IN SPECIFIED LENGTHS SO ALL JOINTS OCCUR OVER BEAMS – RANDOM LENGTH DECK IS UNACCEPTABLE. DECK SHALL BE INSTALLED WITH A 2 SPAN CONDITION, MINIMUM.
      3) INSTALL IN ACCORDANCE WITH SUPPLIER'S SPECIFICATIONS USING 16d COMMON OR RING SHANK NAILS. MINIMUM. NAILING SHALL BE FACE NAILED USING (3) NAILS AT EACH BEARING POINT WITH A 4TH NAIL DIAGONALLY THROUGH THE TONGUE OF THE DECKING MEMBER. NAILS MUST PENETRATE 1–1/2 INCHES INTO SOLID WOOD.
      4) INSTALL WITH TONGUES UP ON SLOPED ROOFS.
3. ROOF SHEATHING:
   a. 7/16" THICK PLYWOOD OR ORIENTED STRAND BOARD COMPLYING WITH STANDARD PS–1 OF THE AMERICAN PLYWOOD ASSOCIATION APA/ANSI A199.1. APPROPRIATE APA STAMP IDENTIFYING FOLLOWING REQUIREMENTS: 24/0 SPAN INDEX RATING, EXTERIOR EXPOSURE, 18 PERCENT MAXIMUM MOISTURE CONTENT WHEN FABRICATED.
   b. INSTALL DIRECTLY OVER WOOD TONGUE AND GROOVE ROOF DECKING IN 4'x8' PANELS AT 45 DEGREES TO DECKING. STAGGER PANEL JOINTS APPROXIMATELY 4'–0" AND GAP JOINTS 1/4 INCH. STAPLE AROUND PERIMETER OF EACH PANEL WITH STAPLES AT 2" O.C. PER LINEAR FOOT. STAPLE WITHIN FIELD OF EACH PANEL WITH (2) ROWS OF STAPLES AT 8" O.C.
   c. PROTECT SHEATHING WITH 30 POUND FELT IMMEDIATELY AFTER INSTALLATION

ROOF SYSTEM

1. 50 YEAR ASPHALT SHINGLE by OWENS CORNING WITH A LIFETIME WARRANTY
2. PROFILE NOMINAL SIZE: 13"x 39 3/8"
3. EXPOSURE: 5 5/8"
4. COLOR AS PER OWNER FROM MANUFACTURERS STANDARD COLOR SELECTION.
5. INSTALL PER MANUFACTURER'S INSTRUCTIONS
6. PROVIDE EDGE AND TERMINATION DETAIL COMPONENTS AS REQUIRED TO OBTAIN MANUFACTURER'S WARRANTY.

STAIN:

1. BEAMS, DECK, AND FASCIA SHALL BE FACTORY STAINED WITH "OLYMPIC" SEMI–TRANSPARENT STAIN. BEAMS AND FASCIA TO BE STAINED NO. 708 WALNUT, DECK TO BE STAINED NO. 911 CAPE COD GRAY OR AS SELECTED BY OWNER.

ELASTOMERIC JOINT SEALANTS:

1. PROVIDE SIKASIL–728 NS NON–SAG SILICONE SEALANT AT SAW CUT JOINTS AND COLD JOINTS.
2. PROVIDE DOW CORNING 791 SILICONE WEATHERPROOFING SEALANT AT COLUMN/CONCRETE JOINT.
3. CLEAN AND PREPARE SURFACES.
4. USE PROPER PRIMER AND BACKING MATERIALS AS REQUIRED TO INSTALL SEALANTS.
5. PROVIDE MASKING AND TEST STRIPS AS NEEDED.
6. INSTALL ALL RELATED SEALANTS AND MATERIALS AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

PLUMBING AND ELECTRICAL: (BY OTHERS)

1. COORDINATE PLUMBING AND ELECTRICAL REQUIREMENTS WITH ARCHITECTURAL AND CITE PLANS, BY OTHERS.

Supplier:

SMITH STEELWORKS

PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
12/06/2023
STATE OF UTAH

30'x60' Glulam Pavilian
Kit 1 Option A

400 South Main Street
Vineyard, Utah

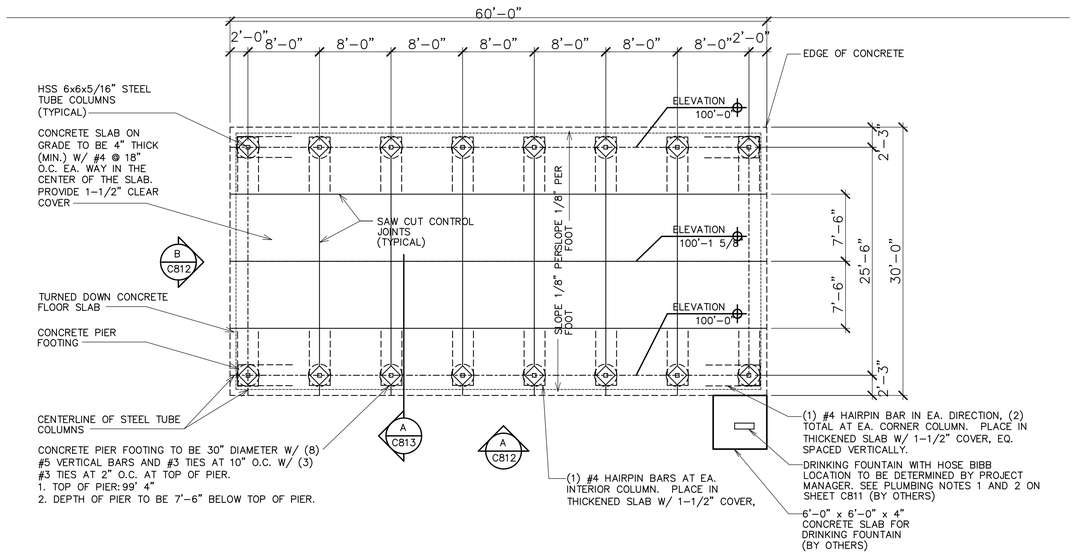
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (m/d/y)	Description

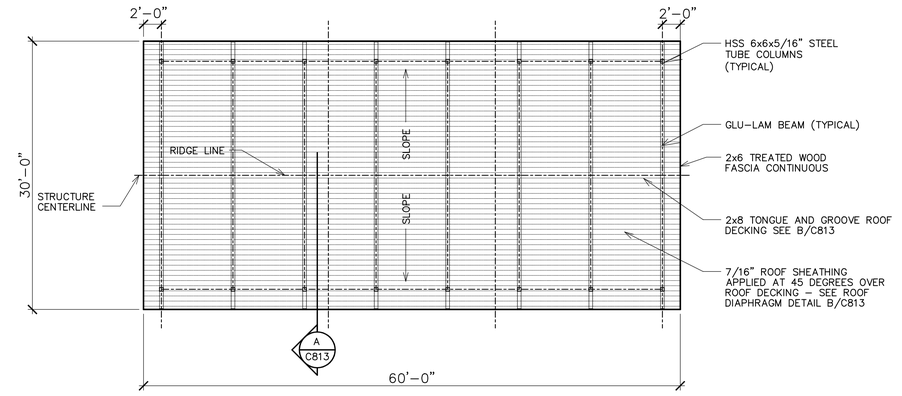
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Plan Series:
Property Number:

Sheet Title:
PLAN VIEWS

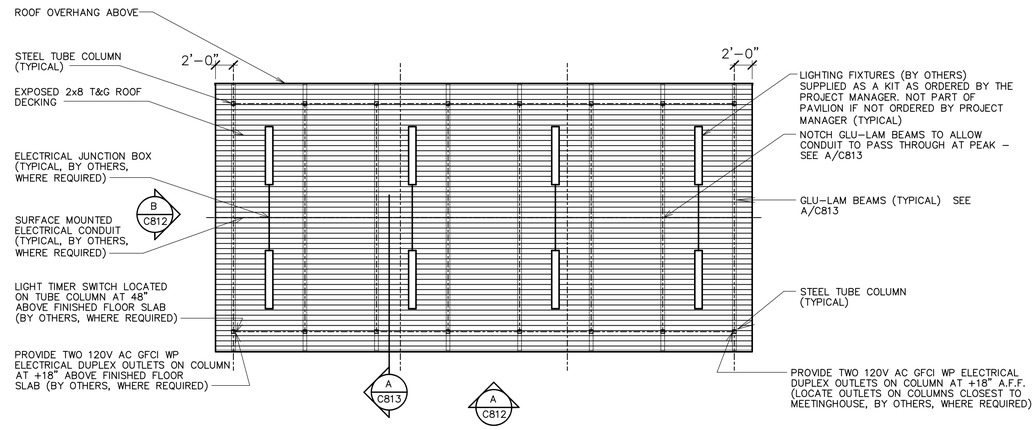
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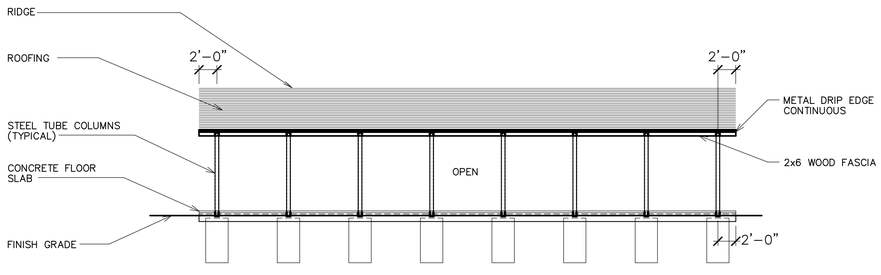
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



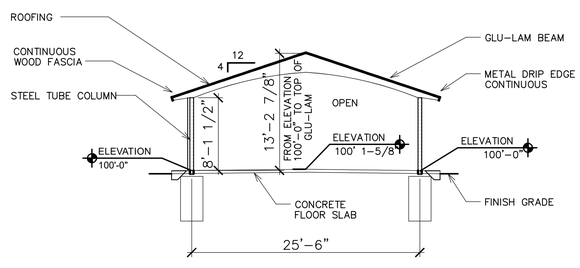
2 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



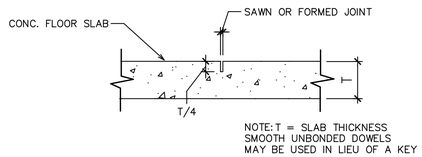
3 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



A SIDE ELEVATION
SCALE: 1/8" = 1'-0"



B END ELEVATION
SCALE: 1/4" = 1'-0"



4 CONTROL JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

Supplier:
SMITH STEELWORKS

STRUCTURAL ENGINEER
DOUGLAS M. FARLEY
No.318831
12/06/2023
STATE OF UTAH

30'x60' Glulam Pavilion
Kit 1 Option A
400 South Main Street
Vineyard, Utah

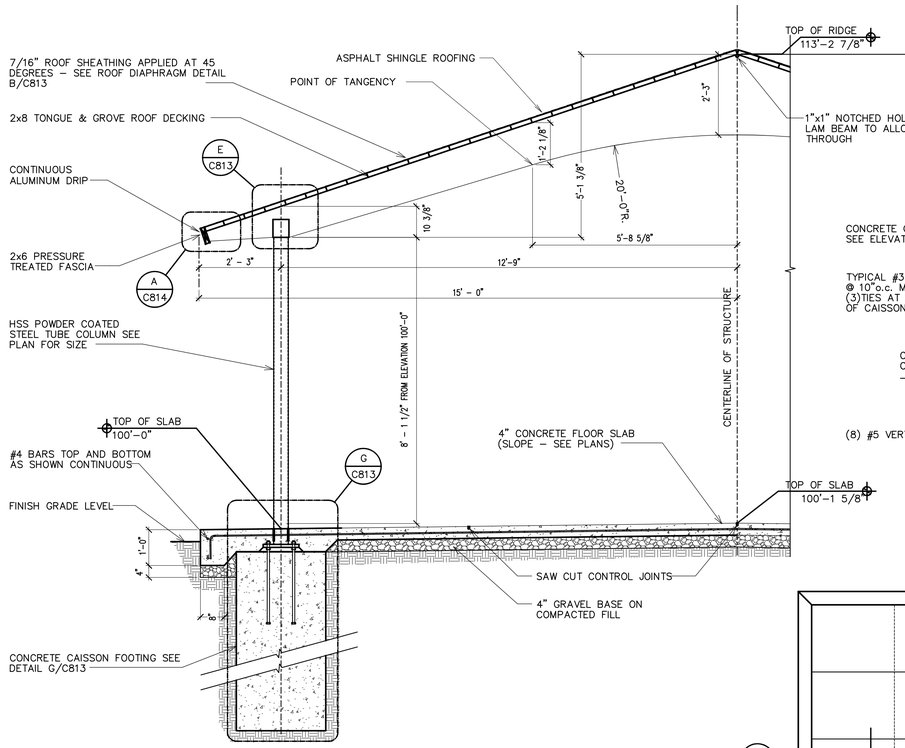
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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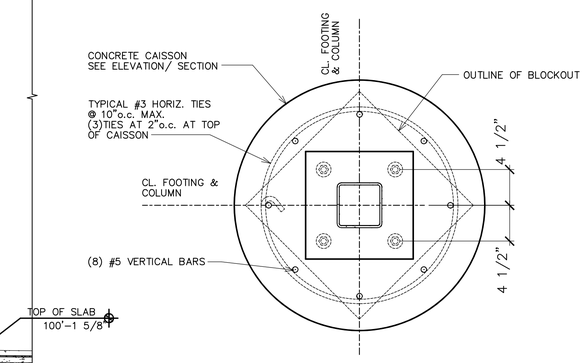
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Sheet Title:
PLAN VIEWS

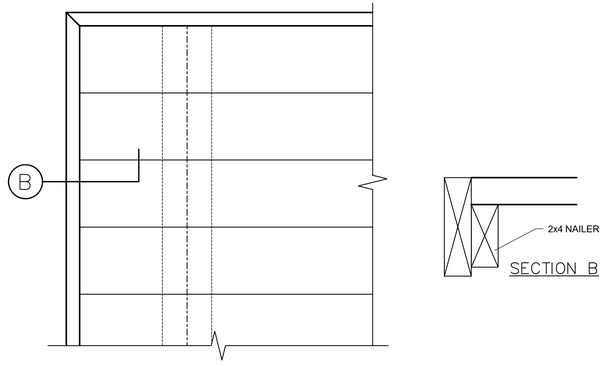
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A SECTION
SCALE: 1/2" = 1'-0"

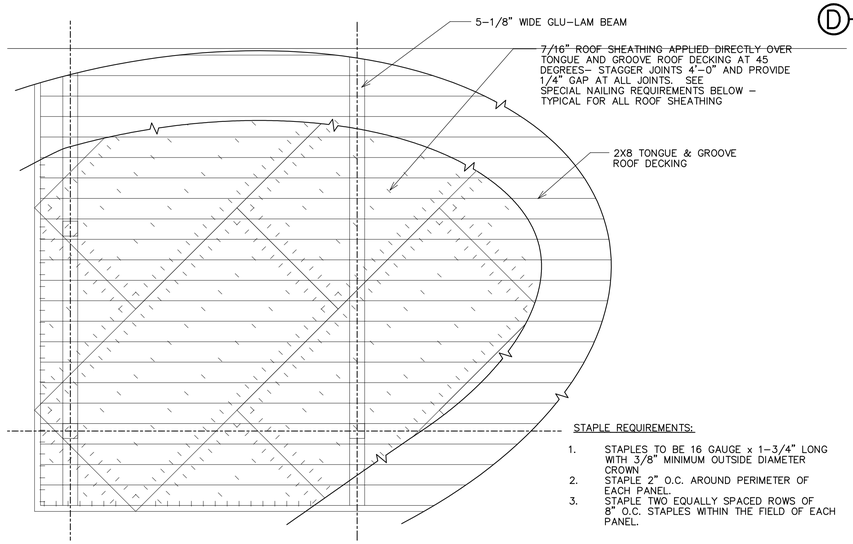


C COLUMN DETAIL
SCALE: 1/2" = 1'-0"

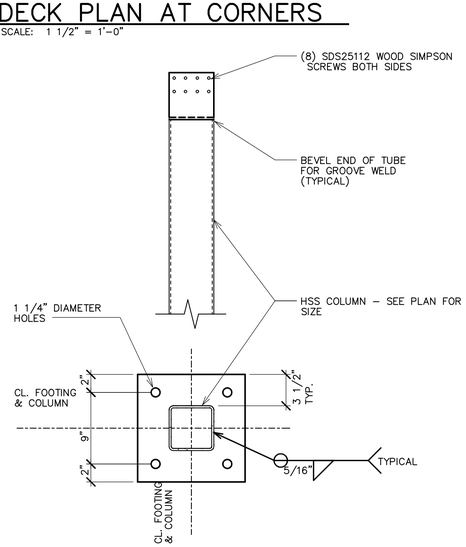


MITER ENDS OF FASCIA AT CORNERS. BUTT FASCIA ONLY AT BEAM ENDS. FASTEN FASCIA TO BEAMS W/ (3) 10d NAILS AT EACH JUNCTION AND TO DECK @ 12"o.c. (SIDES) AND 6 3/4" o.c. (ENDS)

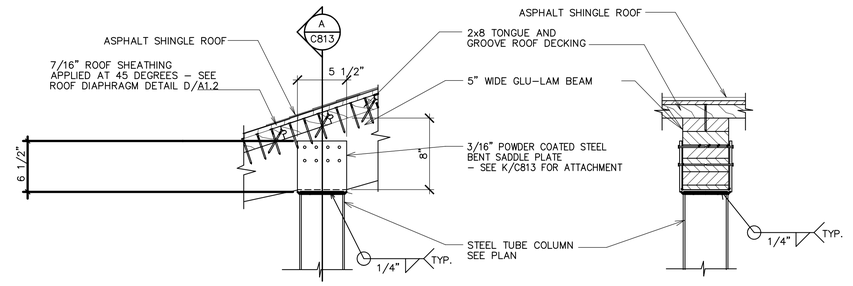
D DECK PLAN AT CORNERS
SCALE: 1 1/2" = 1'-0"



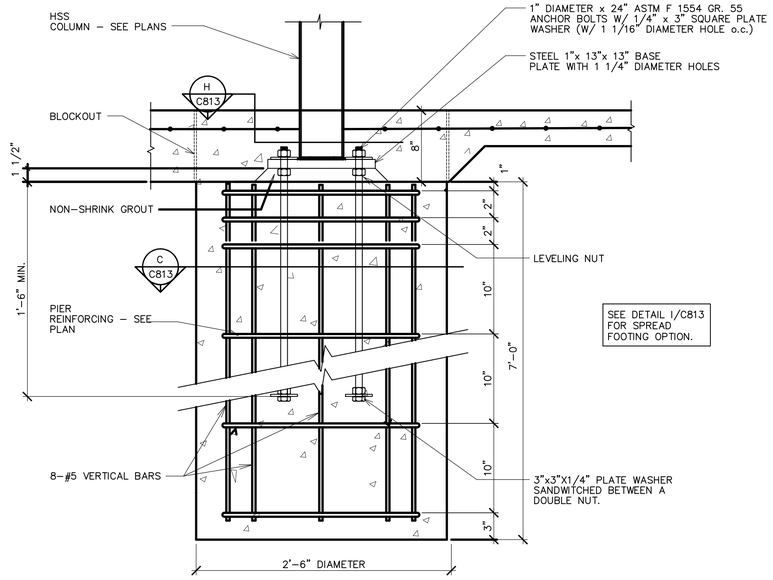
B ROOF DIAPHRAGM DETAIL
SCALE: NONE



H COLUMN DETAIL
SCALE: 1/2" = 1'-0"

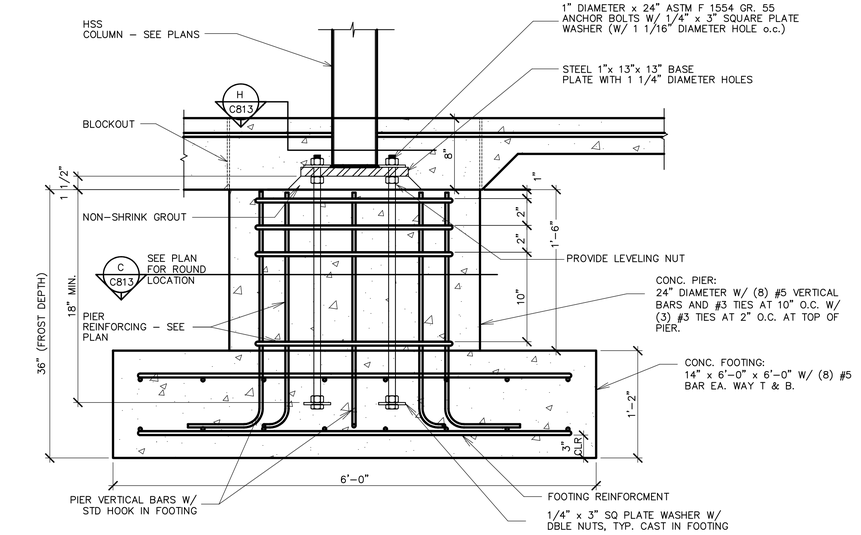


E CONNECTION
SCALE: 1 1/2" = 1'-0"



F CONNECTION
SCALE: 1 1/2" = 1'-0"

G CAISON FOOTING
SCALE: 1/2" = 1'-0"



I COLUMN DETAIL
SCALE: 1 1/2" = 1'-0"

Supplier:

SMITH STEELWORKS

Stamp: STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
12/06/2023
STATE OF UTAH

30'x60' Glulam Pavilian
Kit 1 Option A

400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (DA/M/Y)	Description

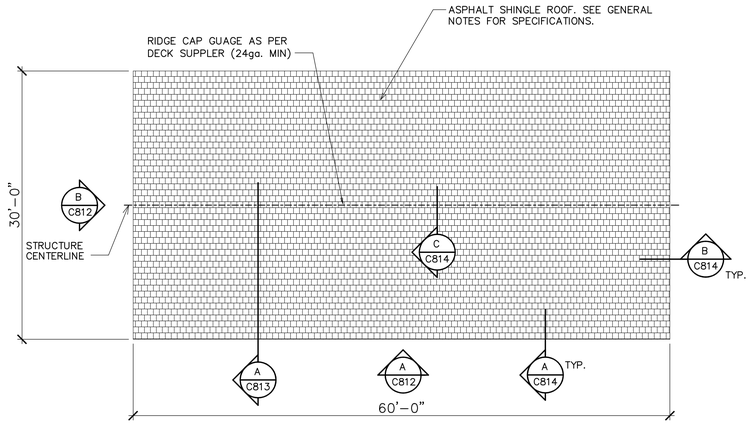
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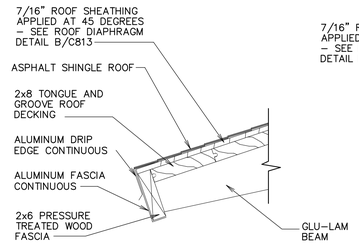
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SECTION AND DETAIL VIEWS

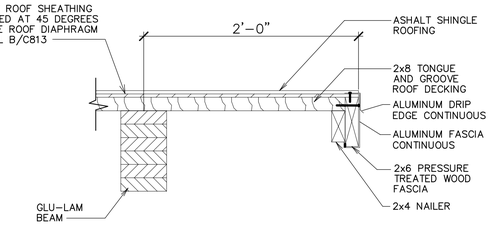
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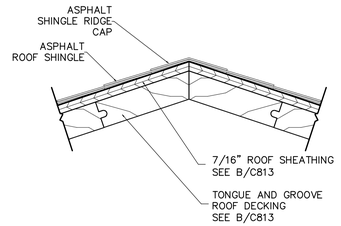
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



A FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



B RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



C RIDGE CAP DETAIL
SCALE: 3" = 1'-0"

Supplier:

SMITH STEELWORKS

Stamp: PROFESSIONAL ENGINEER — DOUGLAS M. FARLEY — No.318831 — 12/06/2023 — STATE OF UTAH

30'x60' Glulam Pavilian
Kit 1 Option A

400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (DD/MM/YY)	Description

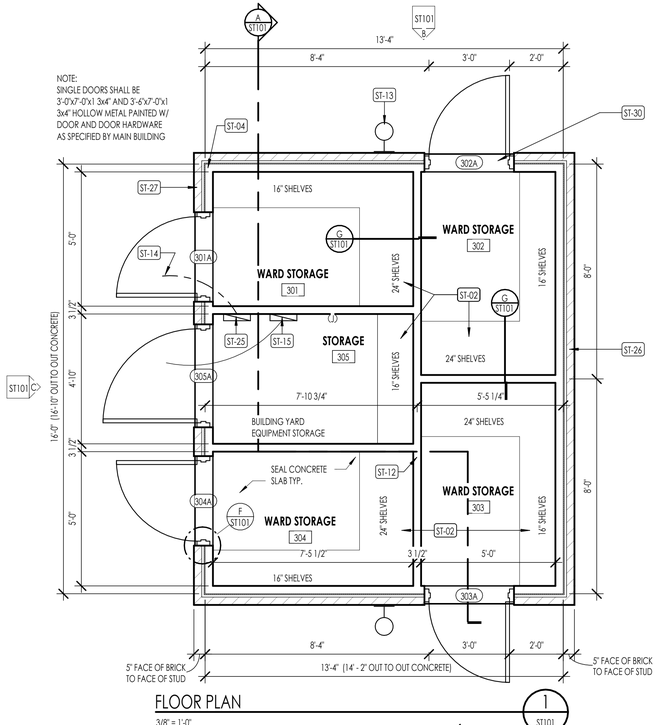
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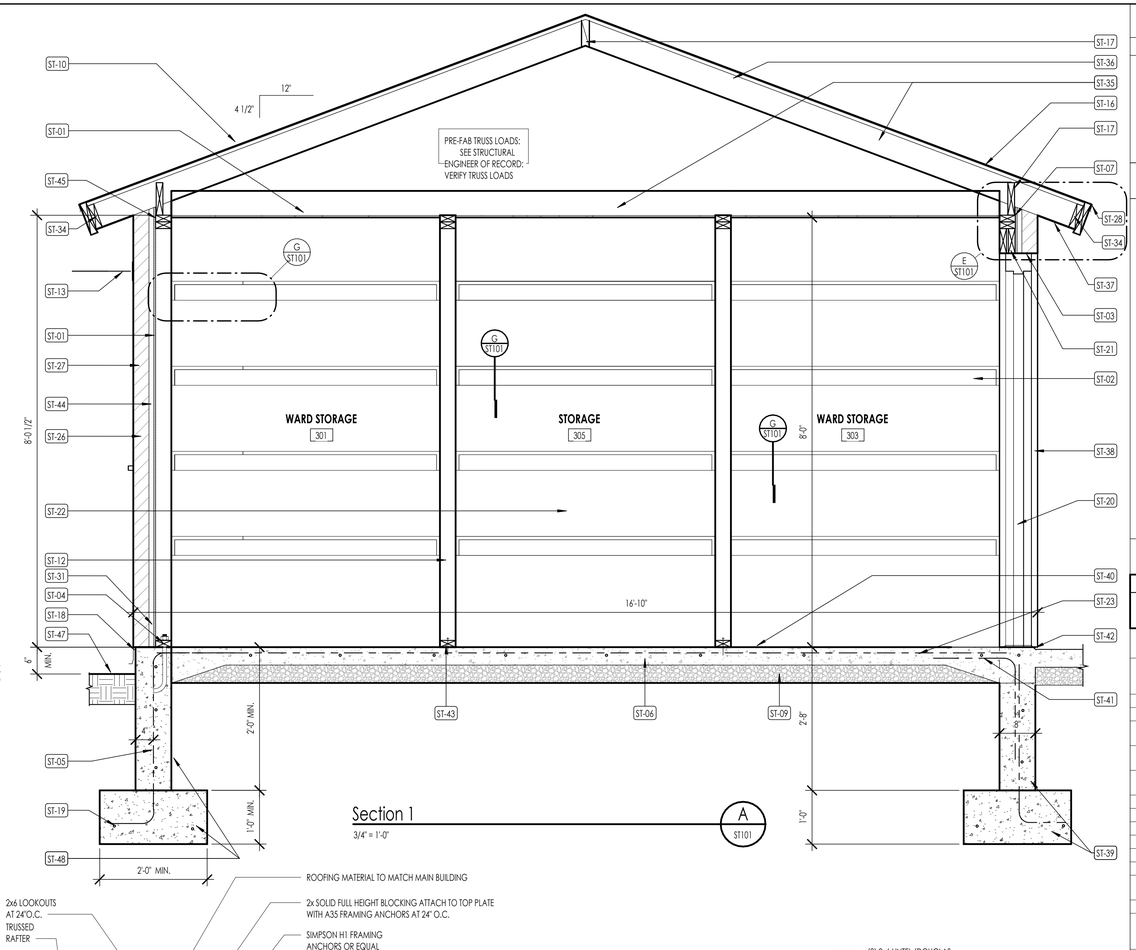
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ROOF VIEWS AND DETAILS

Sheet:
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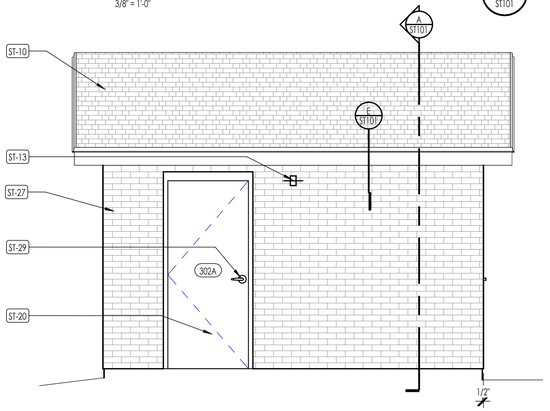
FLOOR PLAN

3/8" = 1'-0"



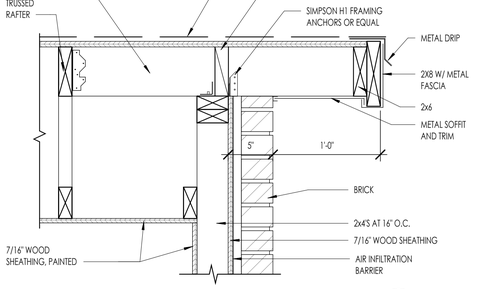
Section 1

3/4" = 1'-0"



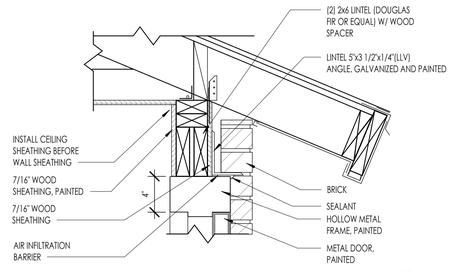
NORTH ELEVATION

3/8" = 1'-0"



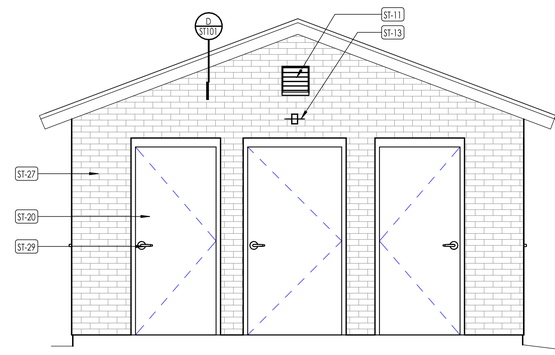
EAVE

1 1/2" = 1'-0"



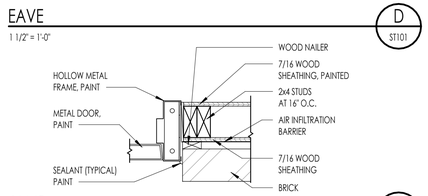
HEAD

1 1/2" = 1'-0"



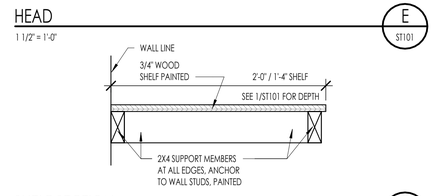
WEST ELEVATION

3/8" = 1'-0"



JAMB

1 1/2" = 1'-0"



SHELF SECTION

1 1/2" = 1'-0"

DOOR SCHEDULE

MARK	ROOM NUMBER	SINGLE/PAIR	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL THRESHOLD	FIRE RATING	HARDWARE GROUP	KEYING	REMARKS
301A	301	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA8	BUILDING YARD EQUIPMENT STORAGE
302A	302	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA9	WARD STORAGE
303A	303	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA10	WARD STORAGE
304A	304	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA11	WARD STORAGE
305A	305	S	M	3'-6"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA12	WARD STORAGE

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	ASPHALT ROOFING, SEE SPECIFICATIONS
	MASONRY VENEER, SEE SPECIFICATIONS

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

ST-01	7/16" WOOD SHEATHING W/ APA SPAN RATING OF 24/0 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 8d NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS TYPICAL.
ST-02	FIXED SHELVING (4 SHELVES EQUAL SPACING)
ST-03	LINTEL 5"x3 1/2"x1/4"(LLV) ANGLE, GALVANIZED AND PAINTED
ST-04	2x4 SILL PLATE W/ 1/2" DIA. x 6" EMBEDMENT ANCHOR BOLTS AT 32" O.C. MAX. (MAXIMUM 12" FROM CORNER)
ST-05	#4 AT 16" O.C. EACH WAY HORZ. AND VERTICAL. CONCRETE SHALL BE 4500 PSI STRENGTH AT 28 DAYS
ST-06	4" CONCRETE SLAB WITH #4 BARS AT 18" O.C. EACH WAY WITH 1" CLEAR TO TOP OF SLAB. CONCRETE SHALL BE 3000 PSI AT 28 DAYS
ST-07	SIMPSON H1 FRAMING ANCHORS OR EQUAL AT EACH TRUSS END TYPICAL
ST-09	4" THICK GRAVEL BASE COMPACTED TO 95% OF STANDARD PROCTOR
ST-10	ROOFING MATERIAL TO MATCH MAIN BUILDING
ST-11	METAL WALL LOUVER L5 W/ INSECT SCREEN (BOTH ENDS OF BUILDING)
ST-12	2x4 STUD WALLS AT 16" O.C. (TYP.)
ST-13	LOW-PROFILE LED LIGHT - ONE CENTERED ON 3 ELEVATIONS WITH DOORS
ST-14	INSTALL CONDUIT FOR SPRINKLING SYSTEM CONTROLS. COORDINATE WITH INSTALLER FOR LOCATION. REFER TO IRRIGATION PLANS FOR REQUIREMENTS.
ST-15	30 AMP-1P SERVICE RATED DISCONNECT.
ST-16	19/32" ROOF SHEATHING W/ APA SPAN RATING OF 40/20 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. ATPANEL EDGES, AND 8d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. NAIL SHEATHING TO BLOCKING W/ 8d NAILS AT 6" O.C.
ST-17	2x SOLID FULL HEIGHT BLOCKING, SHAPE TOP TO MATCH ROOF SLOPE. ATTACH TO TOP PLATE WITH A35 FRAMING ANCHORS AT 24" O.C.
ST-18	PRE-FINISHED METAL DRIP EDGE WITH HEMMED EDGE- PROVIDE WEEP VENTS AT 32" O.C. AT BASE OF MASONRY FINISH GRADE
ST-19	(2) #4 CONTINUOUS. CONCRETE SHALL BE 3000 PSI STRENGTH AT 28 DAYS
ST-20	METAL DOOR AND FRAME PAINTED
ST-21	(2) 2x6 HEADER (DOUGLAS FIR OR EQUAL) W/ WOOD SPACER
ST-22	PAINTED WALL AND CEILING SHEATHING
ST-23	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-25	AUTOMATIC IRRIGATION CONTROLLER
ST-26	BRICK W/ METAL TIES AT 16" O.C. EA. WAY
ST-27	BRICK TO MATCH MAIN BUILDING
ST-28	METAL DRIP AND FASCIA
ST-29	DEAD BOLT AND LOCK SET. (TYP.)
ST-30	METAL THRESHOLD
ST-31	MORTAR GUARD IN WALL CAVITY
ST-34	2x6 CONTINUOUS
ST-35	2x6 MIN. TOP AND BOTTOM CHORDS
ST-36	TRUSSED RAFTERS AT 24" O.C. - SEE STRUCTURAL FOR TRUSS LOADING
ST-37	METAL SOFFIT AND TRIM
ST-38	BRICK BEYOND
ST-39	VERIFY FOOTING AND FOUNDATION CONFIGURATION AND DEPTH WITH SOILS REPORT
ST-40	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-41	#4 DOWEL 12"/16" @ 18" O.C. AT ALL OPENINGS
ST-42	SLOPE CONCRETE SLAB AT DOOR AS SHOWN
ST-43	POWDER-ACTUATED FASTENERS AT 16" O.C.
ST-44	AIR INFILTRATION BARRIER
ST-45	(2) 2x4 TOP PLATE
ST-47	FINISH GRADE
ST-48	WHERE POSSIBLE, CHANGE THE STRIP FOOTING AND FOUNDATION WALL TO A DOWNTURNED SLAB IF IT WOULD RESULT IN FOUNDATION COST SAVINGS

CODE REVIEW

Allowable height, stories, and area (Table 504.3, 504.4, 506.2) - VB, Not Sprinklered

Occupancy	Height (ft)	Story	Area (sf)
S-1	40	1	9,000

Actual height, stories and area

Occupancy	Height (ft)	Story	Area (sf)
S-1	11'- 9"	1	214

Table 1004.1.2 Maximum Floor Area Allowances Per Occupant

Occupant Load: 214/300 = 0.71 = 1 occupant

Building is unconditioned - no heating or cooling

Revision Schedule

#	Description	Date

ea architecture
11576 South State Street, Suite 103b
Draper, Utah 84020

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Vineyard 10 &

Vineyard, Utah

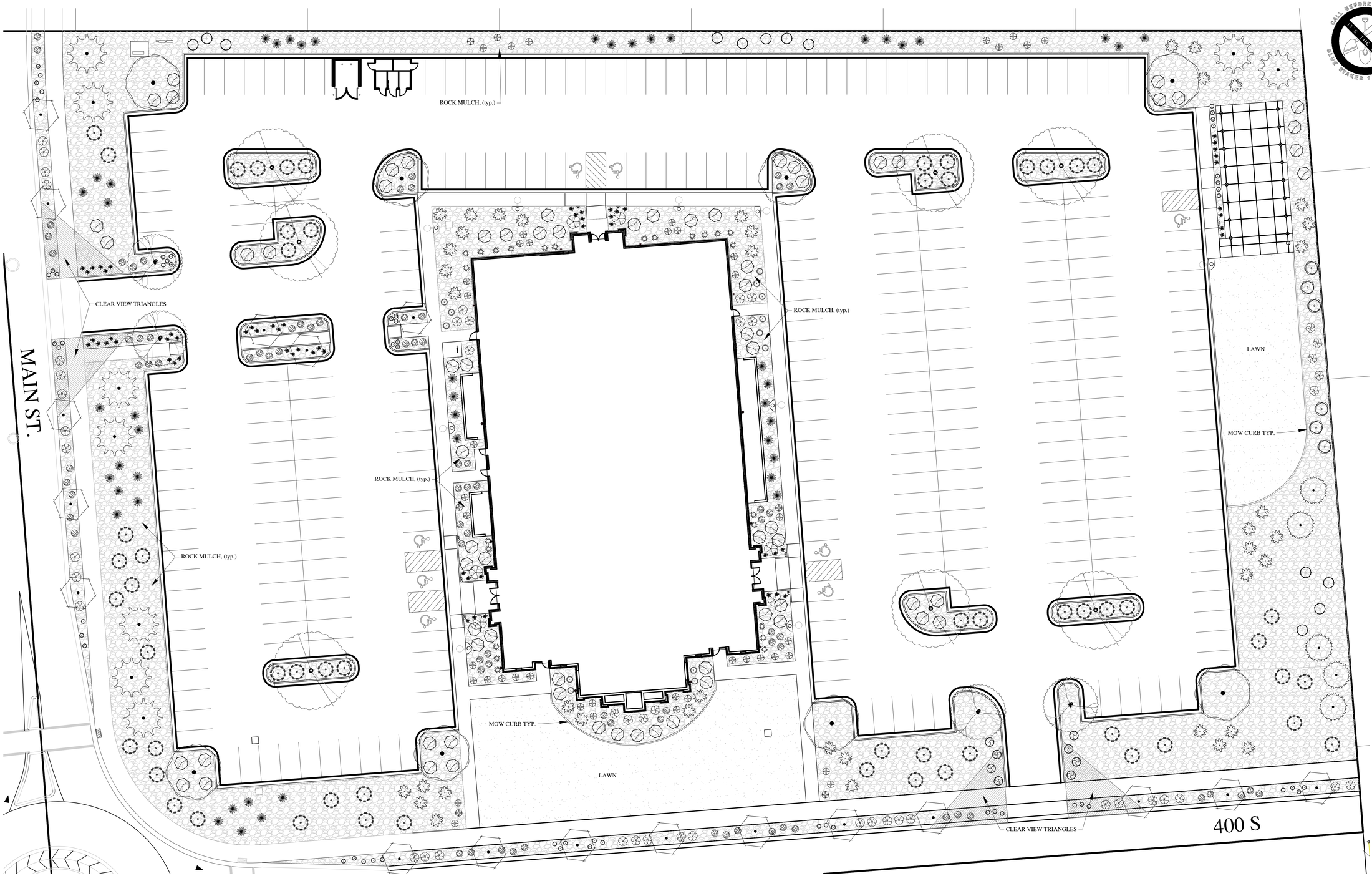
Project Number: 23-85

Property Number: 501-6747-23010101

September 4, 2023

Storage Building

ST101



SCALE: 1"=20'-0" ON 24X36 SHEET

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LICENSED LANDSCAPE ARCHITECT # 356187 Darren G. Wilson STATE OF UTAH

A New Meetinghouse for:
Vineyard 10 & Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
23-85

Plan Series
Heritage 23-1

Property Number
501-6747-23010101

Date
May 1, 2023

Sheet Title
LANDSCAPE PLAN

Sheet
LS1.0

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	VINEYARD CITY
WATER AVAILABILITY	PRESSURIZED IRRIGATION
SOIL TYPE	CLAY LOAM
SLOPES	SEE GRADING PLAN
WIND	NA
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	19% OF TOTAL LANDSCAPE (10,693 SQ. FT.)*
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

* PARK STRIP LANDSCAPE OF 4,464 SQ. FT. NOT INCLUDED IN THIS TOTAL

LANDSCAPE DATA

TOTAL SITE AREA	192,869 SQ.FT.*		4.43 ACRES
TOTAL LANDSCAPE AREA	56,473 SQ.FT.*		29.3%
SHRUBS/GROUNDCOVER	45,780 SQ.FT.		80.6%
LAWN AREA	10,693 SQ.FT		19.4% (20% MAX.
TREES ON SITE	57		PER CODE)
		TOTAL REQ'D = NA	PROVIDED = 57
		DECIDUOUS REQ'D = NA	PROVIDED = 43
		EVERGREEN REQ'D = NA	PROVIDED = 14
		SHRUBS REQ'D = NA	PROVIDED = 280
		DROUGHT TOLERANT REQ'D = NA	
ADDITIONAL INFO	NA	DROUGHT TOLERANT PROVIDED = (75%)	

* PARK STRIP LANDSCAPE OF 4,464 SQ.FT. NOT INCLUDED IN THIS TOTAL

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	49%	FRAME BUILDING	4
PRIMARY ENTRIES	30-50%	44%	FRAME ENTRY	6
BUILDING PERIMETER	25-45%	35%	ACCENT BUILDING	20
PERIMETER SIDES	5-15%	14%	SCREEN LOT	21
PERIMETER REAR	5-15%	12%	SCREEN LOT	6

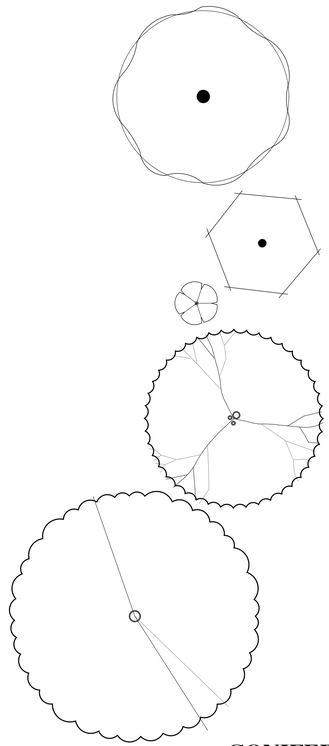
SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

LANDSCAPE NOTES

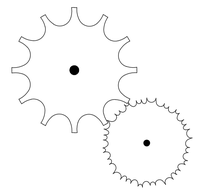
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
10. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

BROADLEAF DECIDUOUS LEGEND



SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER TRUNCATUM 'KEITHSFORM' NORWEGIAN SUNSET MAPLE	8	2" CAL.
	CARPINUS CAROLINIANA 'RISING FIRE' RISING FIRE AMERICAN HORNBEAM	18	2" CAL.
	GINKGO BILOBA 'GOLDSPIRE' GOLDSPIRE GINGKO	6	10 GAL.
	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	4	2" CAL.
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	7	2" CAL.

CONIFER / EVERGREEN LEGEND



SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	9	6-7' TALL
	PINUS LEUCODERMIS 'HEIDREICHII' BOSNIAN PINE	5	6-7' TALL

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY	61	1 GAL

GRASS LEGEND

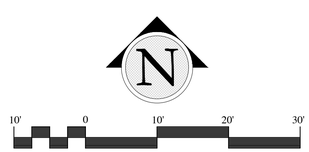
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	24	1 GAL.
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' BLUE OAT AVENA GRASS	70	1 GAL.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUDDLEIA X 'FLUTTERBY PETITE' DWARF BUTTERFLY BUSH	50	5 GAL.
	CERCOCARPUS INTRICATUS* LITTLELEAF MOUNTAIN MAHOGANY	12	5 GAL.
	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD	6	5 GAL.
	FORSYTHIA X 'COURTASOL' GOLD TIDE FORSYTHIA	8	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	9	5 GAL.
	JUNIPERUS SABINA 'SCANDIA' SCANDIA JUNIPER	40	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK	48	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	71	5 GAL.
	ROSA X 'MEICOUBLAN' WHITE MEIDILAND SHRUB ROSES	40	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	80	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY (LOW-SPREADING)	58	5 GAL.

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	3/4" TO 1 ½" CRUSHED ROCK. CONTRACTOR TO SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING. COLORS SHALL COMPLIMENT BUILDING ARCHITECTURE.	3/4" TO 1 ½" @ 4" DEPTH	PER PLAN
TURF	KENTUCY BLUEGRASS, 3 VARIETY MINIMUM. INSTALL PER SOD LAYING NOTES	SOD ROLLS	PER PLAN
	DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS (MATCH/COMPLIMENT DECORATIVE ROCK MULCH IN PLANTING AREAS)	PER PLAN	PER PLAN



SCALE: 1"=10'-0" ON 24X36 SHEET

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LANDSCAPE ARCHITECT
#356187
Darren G. Wilson
12-15-23
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STATE OF UTAH

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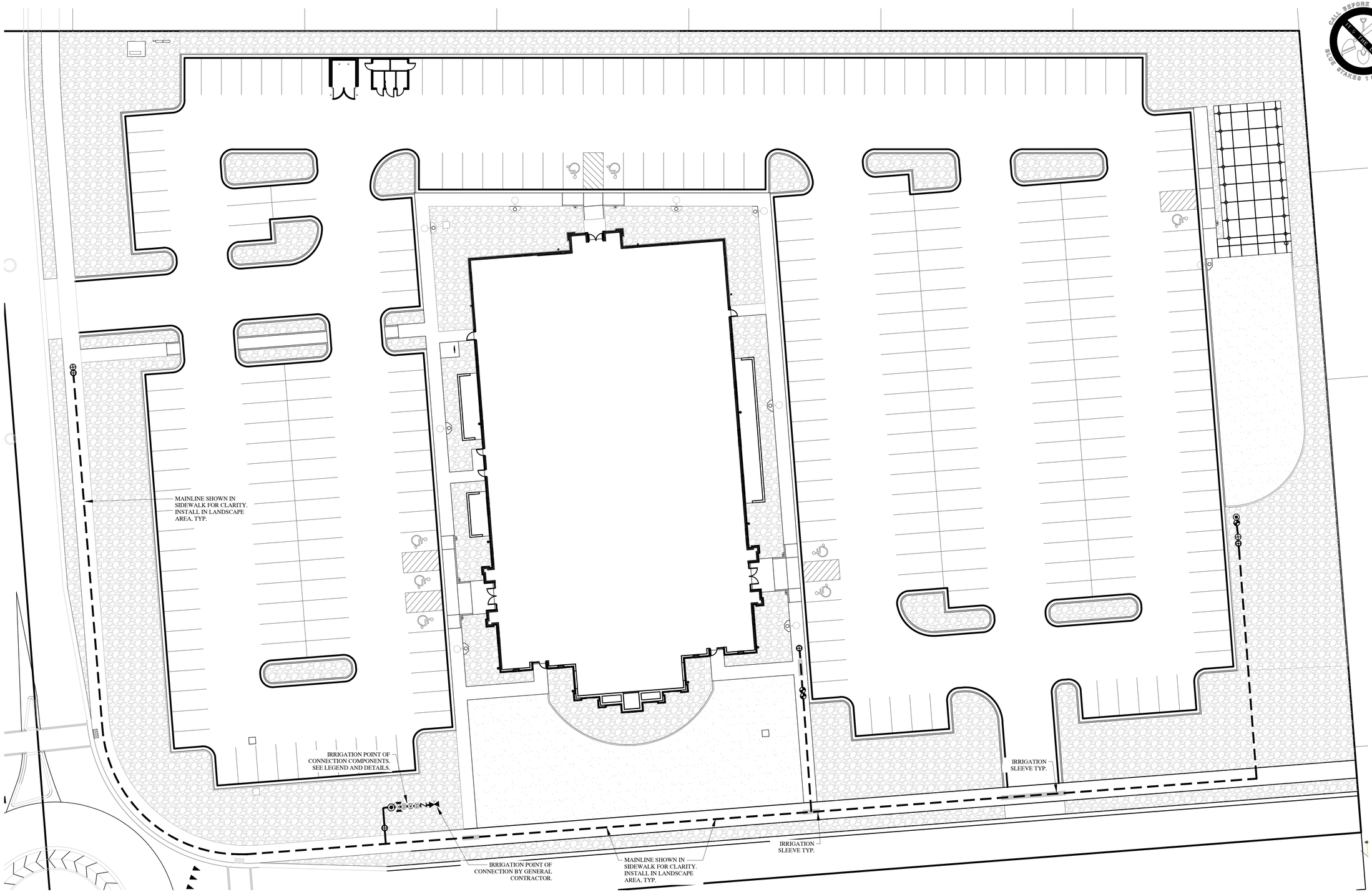
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Mark	Date	Description

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

Sheet Title
LANDSCAPE LEGEND

Sheet
LS1.1





20' 0 20' 40' 60'

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phone 801-653-8272 fax 801-653-8273

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LANDSCAPE ARCHITECT # 356187 Darren G. Wilson LICENSED STATE OF UTAH

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400 South Main Street
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Sheet Title

SCHEMATIC IRRIGATION PLAN

Sheet

LS2.0

SCHEMATIC IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS	REMARKS
●	RAINBIRD XB-PC	FULL	--	30	--	--	--	--	--	--	2.0	13	SEE LEGEND BELOW FOR
(dot)	DRIPLINE: NETAFIM TLCV-09-12	FULL	--	30	--	--	--	--	--	--	.9/12"	12	ADDITIONAL INFORMATION.
●	RAIN BIRD 1806-PRS POP-UP ROTARY 18	ADJ_F	13' - 18'	45	.5	--	1.01	1.17	1.51	1.85	--	18-20	ADJUST NOZZLES AS
●●	RAIN BIRD 1806-PRS POP-UP ROTARY 24	ADJ_F	17' - 24'	45	.84	--	1.68	1.96	2.52	3.48	--	18-20	NEEDED TO KEEP WATER
◖	RAIN BIRD RD-1804-SAM-PRS-10 SERIES POP-UP	QUI	10'	30	.39	--	.79	--	--	--		18-20	OFF SIDEWALK, ASPHALT
✿	RAIN BIRD RD-1804-SAM-PRS-18V SERIES POP-UP	V	18'	30	--	--	--	--	--	--	--	18-20	AND BUILDING.
A	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)											8, 11	COORDINATE LOCATION WITH OWNER
◉	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											3	IN 10" RND. VALVE BOX
	1-1/2" WILKENS 375B RPZ BACKFLOW PREVENTOR											9	IN STRONGBOX ENCLOSURE
	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE; SIZE PER PLAN											4	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-075-PRF OR XCZ-100-PRB-COM PER PLANS											15	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-075-PRF OR XCZ-100-PRB-COM PER PLANS (FOR TREES)											15	JUMBO VALVE BOX
	1-1/2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR.											7	BY GENERAL CONTRACTOR
	HYDROMETER: NETAFIM LHM2TG1-MEL (WITH PE-393 FLOW SENSOR CABLE)											10	REFERENCE DETAILS
	DRAIN VALVE: GRACO WELD TOP											5,7	REFERENCE DETAILS
	ISOLATION VALVE.											7	REFERENCE DETAILS
	MAINLINE: 1-1/2" SCH 40 PVC OR OTHERWISE NOTED.											1, 2	REFERENCE DETAILS
	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC											1, 2	REFERENCE DETAILS
	TREE DRIP LATERAL LINE (SIZE AS REQUIRED)											1, 2	REFERENCE DETAILS
	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED)											1, 2	REFERENCE DETAILS
	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											1, 2	REFERENCE DETAILS
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.												REFERENCE DETAILS
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.												

SCHEMATIC IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
7. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
8. MAIN LINE SHALL BE 1-1/2" SCH. 40 PVC (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1" SCH. 40 PVC UNLESS NOTED ON PLAN. PVC PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX., 1-1/2" PIPE MAX. 30GPM (DO NOT USE 2" PIPE OR 1-1/4" PIPE ON THIS PROJECT). ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
9. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
10. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
11. AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
12. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
13. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
14. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
15. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
16. DRIP LINES SHALL BE RAINBIRD XBS OR XT-700 TUBING DRIP PIPE. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" DRIP PIPING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" DRIP PIPING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
17. CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR GROUNDCOVERS, FLAGSTONE PLANTINGS AND ANNUAL PLANTING AREAS AS NEEDED. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
18. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
19. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
20. INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.



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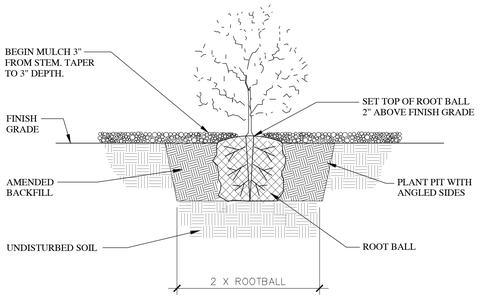
Date
May 1, 2023

Sheet Title

SCHEMATIC IRRIGATION LEGEND AND NOTES

Sheet

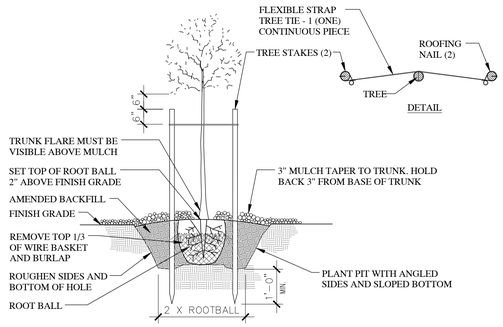
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1 SHRUB PLANTING

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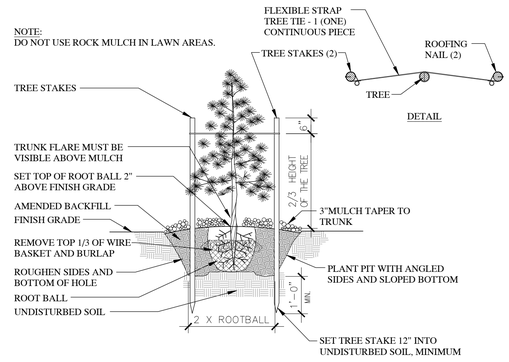
NOTE:
DO NOT USE ROCK MULCH IN LAWN AREAS.



2 TREE PLANTING AND STAKING

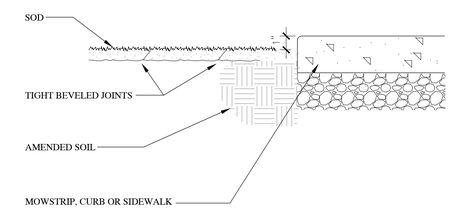
SCALE: NTS

NOTE:
DO NOT USE ROCK MULCH IN LAWN AREAS.



3 CONIFER PLANTING AND STAKING

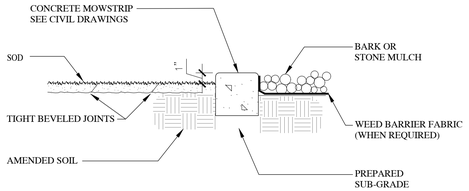
SCALE: NTS



4 SOD INSTALLATION

SCALE: NTS

NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
5. RAISE THE LAWN GRADE 1" WHEN SEEDING.



5 CONCRETE MOWSTRIP

SCALE: NTS

evans + associates architecture
11578 south state street, suite 103s, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

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LANDSCAPE ARCHITECT # 356187 Darren G. Wilson LICENSED STATE OF UTAH

A New Meetinghouse for:
Vineyard 10 &
Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

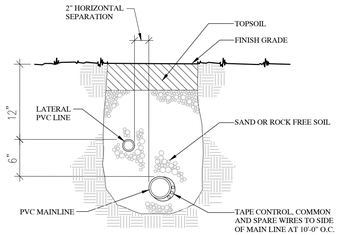
Revisions		
Mark	Date	Description

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

Sheet Title
PLANTING DETAILS

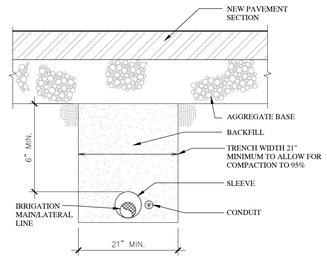
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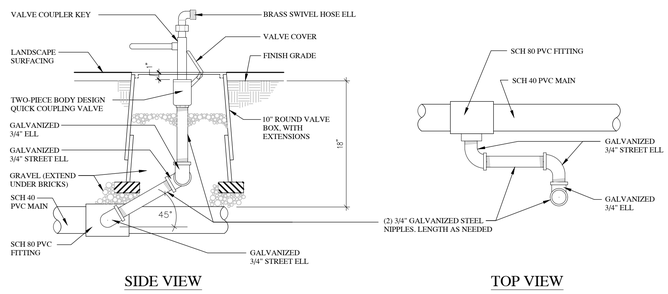
1 TRENCH SECTION - CONVENTIONAL WIRE SYS.

SCALE: NTS



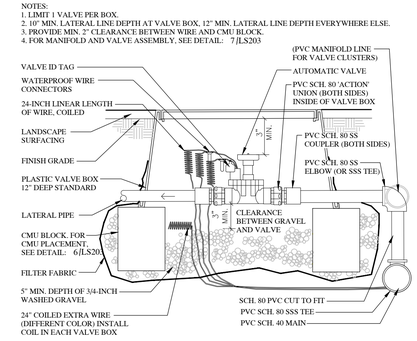
2 MISC. PIPE TRENCH: NEW PAVEMENT AREAS

SCALE: NTS



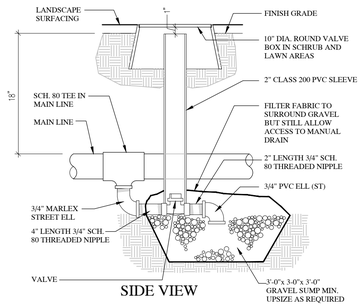
3 QUICK COUPLING VALVE

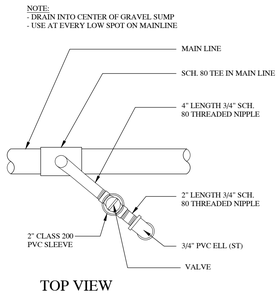
SCALE: NTS



4 AUTOMATIC VALVE - CONVENTIONAL WIRE

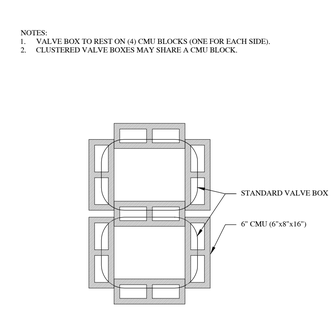
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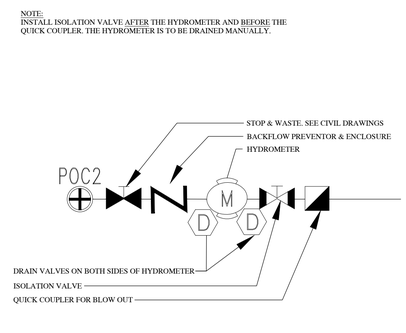
5 MAINLINE MANUAL DRAIN VALVE

SCALE: NTS



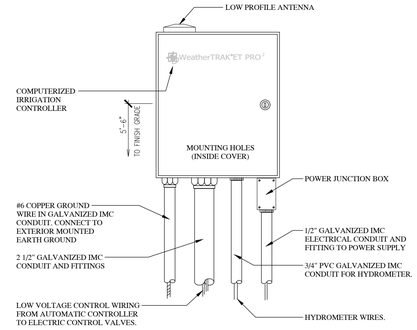
6 CMU PLACEMENT

SCALE: NTS



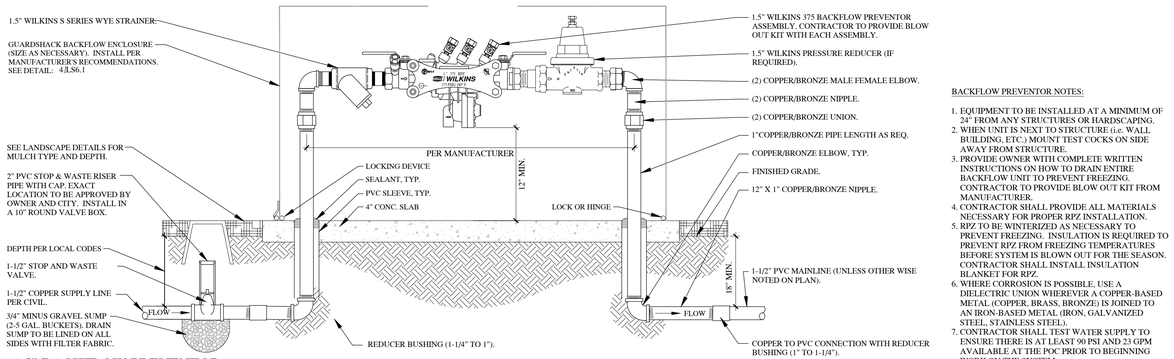
7 POC W/BACKFLOW SCHEMATIC LAYOUT

SCALE: NTS



8 SMART CONTROLLER - WEATHER TRAK

SCALE: NTS

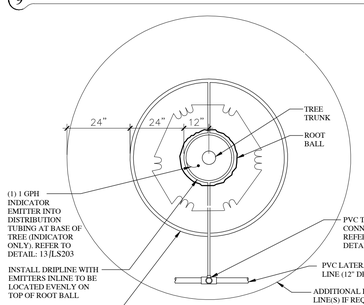


BACKFLOW PREVENTOR NOTES:

1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
2. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL BUILDING, ETC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE BACKFLOW UNIT TO PREVENT FREEZING. CONTRACTOR TO PROVIDE BLOW OUT KIT FROM MANUFACTURER.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER RPZ INSTALLATION.
5. RPZ TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT RPZ FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL INSTALL INSULATION BLANKET FOR RPZ.
6. WHERE CORROSION IS POSSIBLE, USE A DIELECTRIC UNION WHEREVER A COPPER-BASED METAL (COPPER, BRASS, BRONZE) IS JOINED TO AN IRON-BASED METAL (IRON, GALVANIZED STEEL, STAINLESS STEEL).
7. CONTRACTOR SHALL TEST WATER SUPPLY TO ENSURE THERE IS AT LEAST 90 PSI AND 23 GPM AVAILABLE AT THE POC PRIOR TO BEGINNING WORK ON THE SYSTEM.

9 1.5" BACKFLOW PREVENTOR

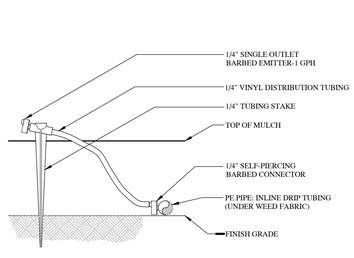
SCALE: NTS



NOTE:
- FOR EVERGREEN TREES, LOCATE INDICATOR EMMITTER ON OUTSIDE OF OUTER DRIP RING.
- ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETIKER CLAMPS.

12 TREE DRIP - PLAN VIEW (PLANTER AREAS)

SCALE: NTS

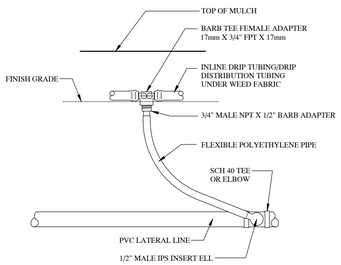


REFER TO DETAIL: 12/LS203

NOTE:
1. CONNECT EMITTER DIRECTLY INTO IN-LINE DRIP TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".

13 INDICATOR EMITTER

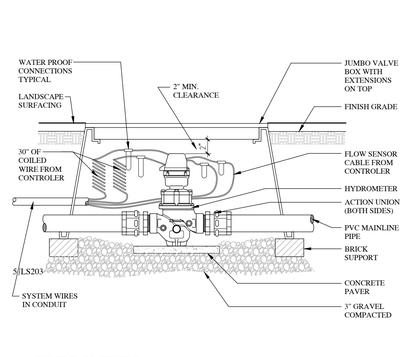
SCALE: NTS



NOTES:
1. USE AT TREE RINGS ONLY.
2. LIMIT 1 VALVE PER BOX.
3. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
4. PROVIDE MIN. 2" CLEARANCE BETWEEN CONDUIT AND CMU BLOCK.

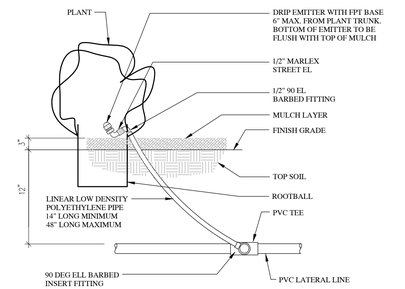
14 PVC TO BE PIPE CONNECTION

SCALE: NTS



15 HYDROMETER

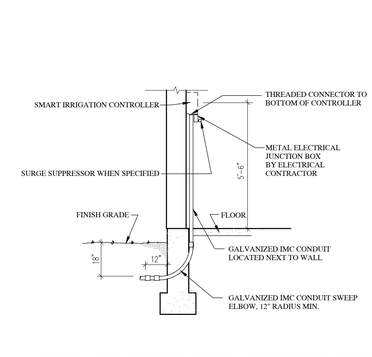
SCALE: NTS



NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.

10 DRIP EMITTER INSTALLATION

SCALE: NTS



11 IRRIGATION CONTROLLER - INTERIOR MOUNT

SCALE: NTS

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In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

evans + associates architecture
1373 south 1500 east, suite 400 salt lake city, utah 84105
phone 801-553-8272 fax 801-553-8273

Stamp

LANDSCAPE ARCHITECT LICENSED # 356187 Darren G. Wilson 12-23-13 STATE OF UTAH

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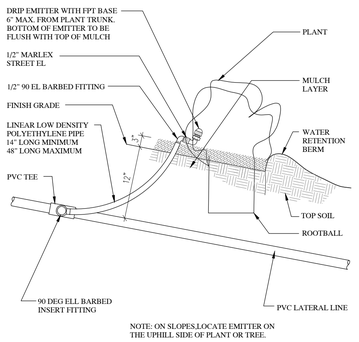
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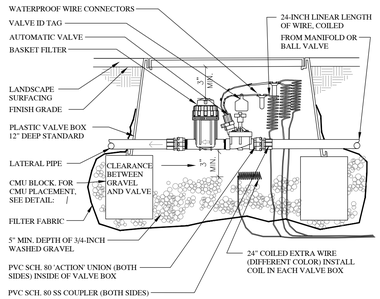
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NOTE: ON SLOPES,LOCATE EMITTER ON THE UPHILL SIDE OF PLANT OR TREE.

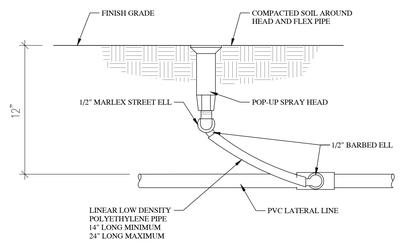
16 DRIP EMITTER - INSTALLATION ON SLOPE

SCALE: NTS



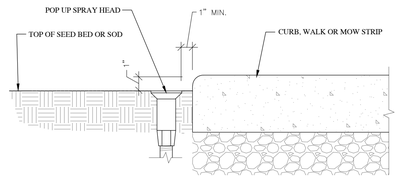
17 DRIP VALVE SECTION - CONVENTIONAL WIRE

SCALE: NTS



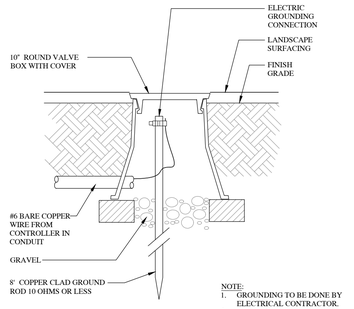
18 SPRAY AND ROTARY HEAD ASSEMBLY

SCALE: NTS



19 SPRAY HEAD OR ROTOR NEXT TO CURB / WALK

SCALE: NTS



NOTE:
1. GROUNDING TO BE DONE BY ELECTRICAL CONTRACTOR.
2. SEE ELECTRICAL PLANS.

20 LIGHTNING GROUNDING ROD

SCALE: NTS

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Sheet Title
IRRIGATION DETAILS

Sheet
LS4.1

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Date: February 1, 2024
From: Cache Hancey, Planner
To: Development Review Committee
Item: Orchards 7 & 8
Owner: Mike Olsen (Applicant)

INTRODUCTION:

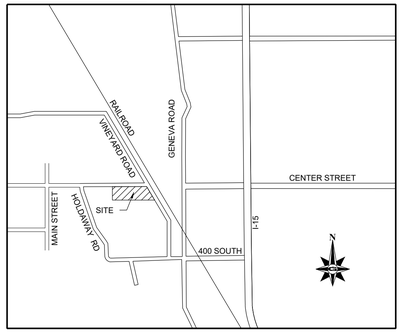
This application is for site plan approval of live/work units located within The Orchards Subdivision. The purpose of this agenda item is for internal discussion regarding the review. No approvals will be made.

ATTACHMENTS:
The Orchards at Vineyard Phase 7 & 8 Site Plan

THE ORCHARDS AT VINEYARD PUD PHASE 7 & 8

LOCATED IN THE SOUTHEAST ¼ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

VICINITY MAP



REQUIRED PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF , 20 .
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

NOTES:

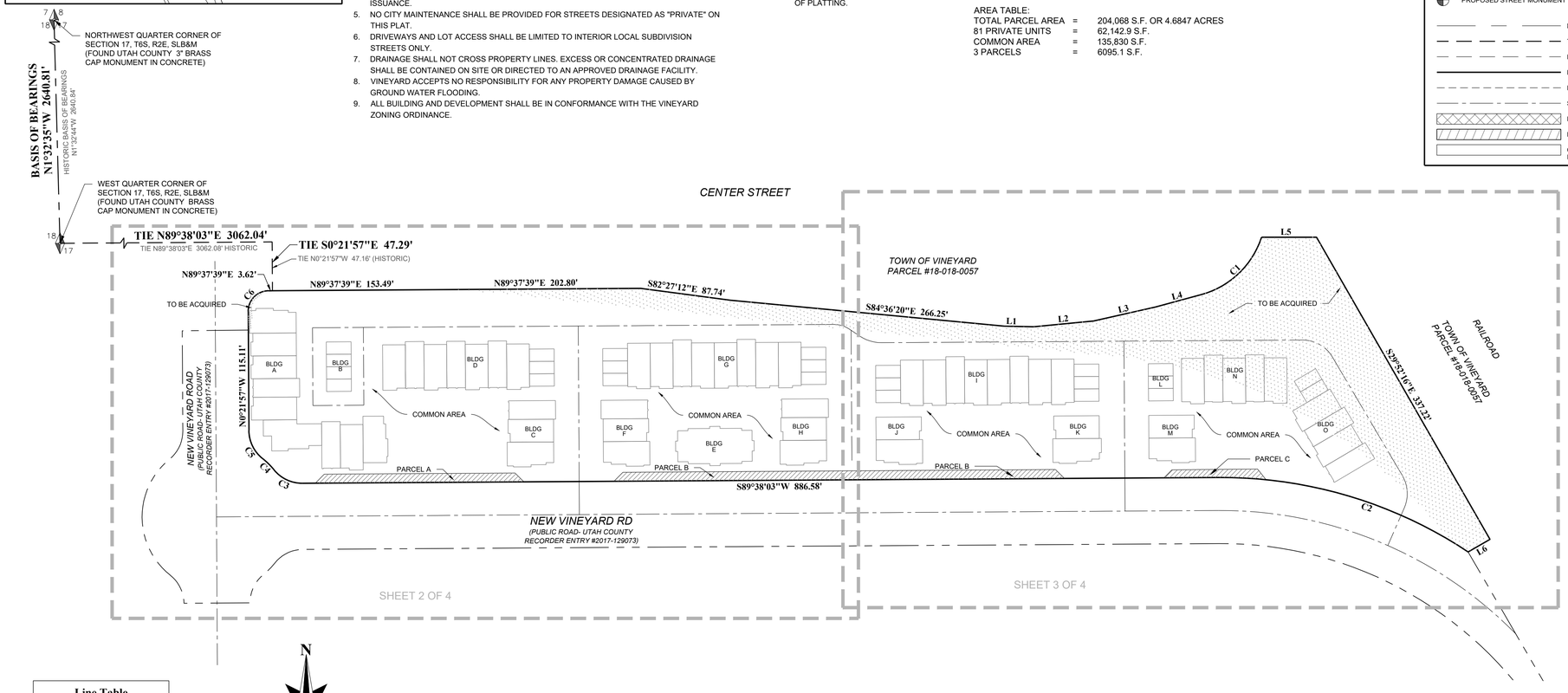
1. ALL STREETS WITHIN THE BOUNDARIES OF THE SUBDIVISION ARE PRIVATE ROADS WITH PUBLIC UTILITY EASEMENTS OVER THE ENTIRETY UNLESS OTHERWISE NOTED.
2. ALL COMMON AREAS CONTAIN A PUBLIC UTILITY EASEMENT OVER THE ENTIRETY UNLESS OTHERWISE NOTED
3. ALL UNITS FOOTPRINTS ARE PRIVATE OWNERSHIP
4. TOTAL UNITS : 81
5. PARKING STALLS: ___
6. INTERIOR BUILDING FOOTPRINTS ARE DIMENSIONED FROM THE CENTER OF THE PARTY WALL PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.
7. EXTERIOR BUILDING DIMENSIONS SHOWN HEREON ARE TO THE OUTSIDE EDGE OF FOUNDATION PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.

AREA TABLE:

TOTAL PARCEL AREA	=	204,068 S.F. OR 4.6847 ACRES
81 PRIVATE UNITS	=	62,142.9 S.F.
COMMON AREA	=	135,830 S.F.
3 PARCELS	=	6095.1 S.F.

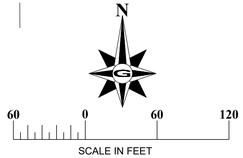
LEGEND

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- PROPOSED STREET MONUMENT
- MONUMENT LINE
- TIE LINE
- ROW LINE
- BOUNDARY LINE
- EASEMENT/P.U.E.
- STREET CENTERLINE
- PRIVATE OWNERSHIP
- PARCEL- SEE NOTES
- COMMON AREA INCLUDES PRIVATE ST



Line Table		
LINE #	LENGTH	DIRECTION
L1	28.47	S88°47'47"E
L2	58.22	N84°30'49"E
L3	61.30	N77°16'14"E
L4	45.80	N74°52'20"E
L5	53.15	S89°59'57"E
L6	24.43	S60°07'44"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	84.19	85.00	56°45'10"	45.91	80.79	N46°29'44"E
C2	255.93	432.00	33°56'40"	131.85	252.21	N73°23'37"W
C3	31.30	35.00	51°13'55"	16.78	30.26	N64°44'59"W
C4	15.66	72.00	12°27'51"	7.86	15.63	N45°21'57"W
C5	31.30	35.00	51°13'52"	16.78	30.26	N25°58'56"W
C6	31.41	20.00	89°59'36"	20.00	28.28	N44°37'51"E



DOMINION GAS COMPANY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A603(4)C(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

LOT DRAINAGE

AS APPROVED AND REQUIRED BY THE TOWN OF VINEYARD

1. AT MINIMUM, 50% OF ROOF DRAINS SHALL DRAIN TOWARDS THE STREET.
2. ALL SIDE DOWNSPOUTS ARE TO BE DIVERTED TOWARD THE FRONT OR REAR OF THE LOT.
3. YARDS TO BE POSITIVELY GRADED AWAY FROM ALL WINDOW WELLS
4. HOA'S &/OR HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING LOT LINE DRAINAGE PATHWAYS THROUGH THEIR PROPERTIES PER DRAINAGE PLAN.
5. ALL LOT LINES ARE TO BE MAINTAINED AS DRAINAGE PATHWAYS FOR ACCUMULATING RUNOFF FROM ADJOINING LOTS.
6. ALL LOTS SHALL MEET THE INTERNATIONAL BUILDING CODE STANDARDS AND DRAIN AWAY FROM THE STRUCTURE.
7. SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS.

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT AND SHOWN HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID REAL PROPERTY INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ***THE ORCHARDS AT VINEYARD PUD PHASE 7 & 8***, HAVE OR WILL PLACE MONUMENTS AND/OR PROPERTY CORNERS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN
LICENSE NO. 5152657

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND LOCATED IN THE TOWN OF VINEYARD UTAH COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 89°38'03" EAST 3062.04 FEET AND SOUTH 0°21'57" EAST 47.29 FEET FROM THE UTAH COUNTY BRASS CAP MONUMENT FOUND IN 2023 AND STAMPED "RESET 2013" REPRESENTING THE WEST ¼ CORNER OF SAID SECTION 17. SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS LOCATED NORTH 89°38'03" EAST 3062.08' AND SOUTH 0°21'57" EAST 47.16 FEET FROM THE HISTORIC (PER PREVIOUS PHASES OF THE ORCHARDS @ VINEYARD PUD SUBDIVISIONS AND RELATED DEED DESCRIPTIONS) POSITION OF THE WEST ¼ CORNER OF SAID SECTION 17;
AND RUNNING THENCE NORTH 89°37'39" EAST 356.28 FEET; THENCE SOUTH 82°27'12" EAST 87.74 FEET; THENCE SOUTH 84°36'20" EAST 266.25 FEET; THENCE SOUTH 88°47'47" EAST 28.47 FEET; THENCE NORTH 84°30'49" EAST 58.22 FEET; THENCE NORTH 77°16'14" EAST 61.30 FEET; THENCE NORTH 74°52'20" EAST 45.80 FEET TO A POINT OF CURVATURE WITH A 85.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING 84.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°45'10" (CHORD BEARS NORTH 46°29'44" EAST 80.79 FEET); THENCE SOUTH 89°59'57" EAST 53.15 FEET; THENCE SOUTH 29°52'16" EAST 337.22 FEET; THENCE SOUTH 60°07'44" WEST 24.43 FEET TO A POINT ON THE NORTHEASTERLY LINE OF NEW VINEYARD ROAD RIGHT OF WAY PER MAP ENTRY # 2017-129073; THENCE CONTINUING 255.93 FEET NORTHWESTERLY ALONG THE ARC OF A 432.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°56'40" (CENTER BEARS SOUTH 33°34'34" WEST) THENCE SOUTH 89°38'03" WEST 886.58 FEET TO A POINT OF CURVATURE WITH A 35 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 31.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°13'55" TO A POINT OF REVERSE CURVATURE WITH A 72 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING 15.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°27'51" TO A POINT OF REVERSE CURVATURE WITH A 35 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 31.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°13'55"; THENCE NORTH 0°21'57" WEST 115.11 FEET TO A POINT OF CURVATURE WITH A 20 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 31.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'36"; THENCE NORTH 89°37'39" EAST 3.62 FEET TO THE POINT OF BEGINNING.

WITH AN AREA OF 204068 +/- S.F. (4.6847 ACRES) MORE OR LESS

CONTAINS 81 PRIVATE UNITS, 4 PARCELS, PUBLIC ROAD DEDICATION AND PUBLIC UTILITY EASEMENT DEDICATION

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, COMMON AREA AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

THE ORCHARDS AT VINEYARD PUD PHASE 7 & 8

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

THIS _____ DAY OF _____ A.D., 20__.

VINEYARD HOMESTEADS POD 1, LLC AND PRO MANAGEMENT UTAH, LLC

_____

BY: GLEN R. PETTIT, MANAGER

CORPORATE ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____ A.D., 20__ PERSONALLY APPEARED BEFORE ME GLEN R. PETTIT WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE **THE ORCHARDS AT VINEYARD PUD POD 7 & 8** AND WAS SIGNED BY HIM/HER/THEY AND ACKNOWLEDGE THAT HE/SHE/THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION #: _____
MY COMMISSION EXPIRES _____
SIGNATURE _____
NAME _____

A NOTARY PUBLIC IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS _____ DAY OF _____, A.D. 20__.

VINEYARD CITY PLANNER DATE____/_____/_____	VINEYARD ATTORNEY DATE____/_____/_____
VINEYARD ENGINEER DATE____/_____/_____	VINEYARD CITY MANAGER DATE____/_____/_____
	CLERK/RECORDER DATE____/_____/_____

CLERK/RECORDER SEAL

THE ORCHARDS AT VINEYARD PUD PHASE 7 & 8

LOCATED IN THE SOUTHEAST ¼ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

1/4

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-0414 FAX: (801) 571-9449

OWNER:
VINEYARD HOMESTEADS POD 1, LLC
&
PRO MANAGEMENT UTAH LLC
2264 WILLIAMSBURG CIR.
WEST JORDAN, UT 84047

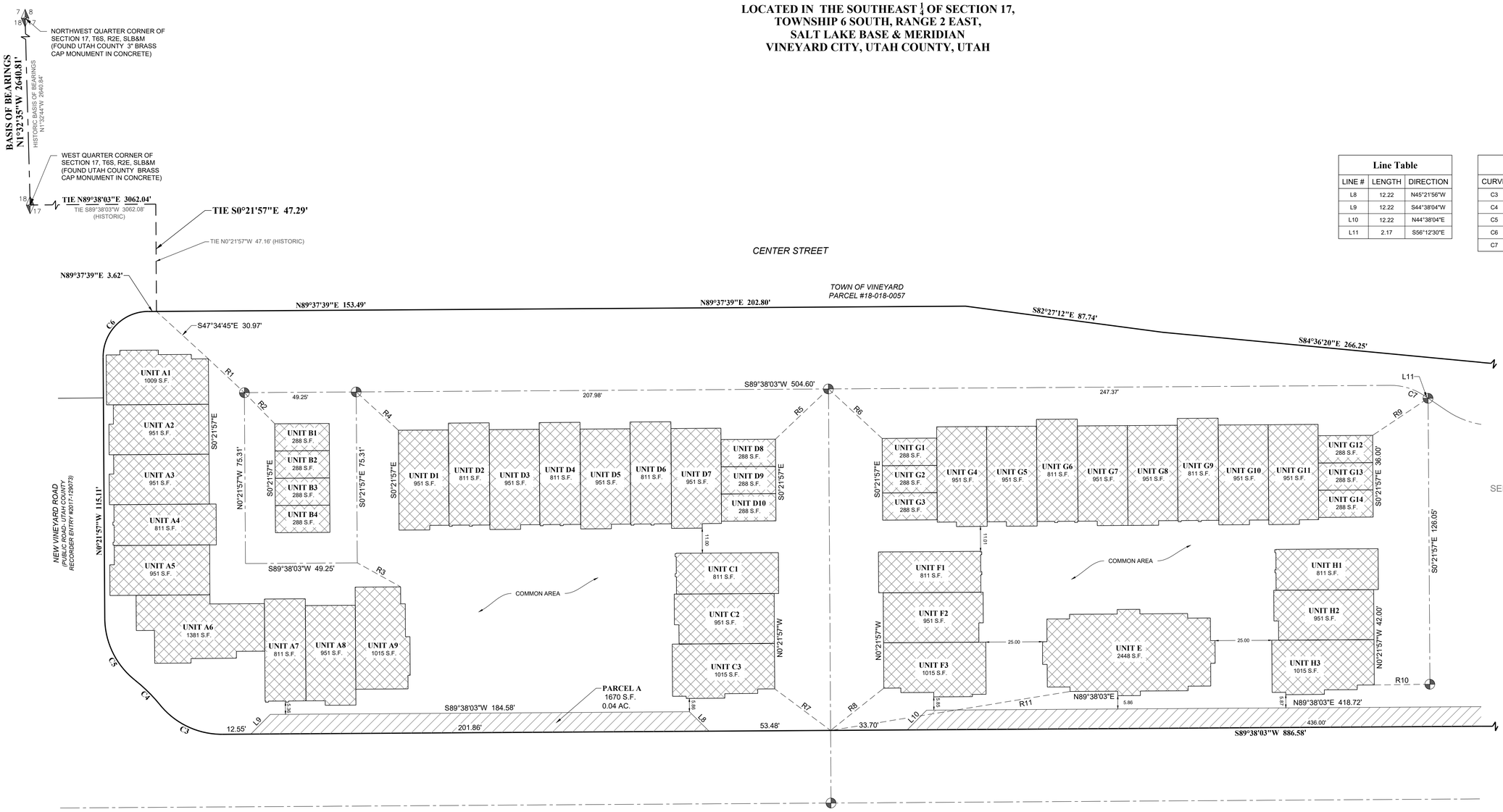
THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

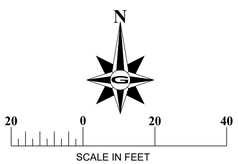
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TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

Radial Tie Table		
LINE #	LENGTH	DIRECTION
R1	21.75	N46°46'26"W
R2	19.17	S44°15'06"E
R3	21.79	S61°00'02"E
R4	25.12	S47°46'34"E
R5	32.18	S46°30'21"W
R6	32.20	S47°16'14"E
R7	30.70	S53°18'21"E
R8	29.94	N51°28'34"E
R9	29.41	S56°10'49"W
R10	24.51	S89°17'21"W
R11	106.83	N80°44'58"E

Line Table		
LINE #	LENGTH	DIRECTION
L8	12.22	N45°21'56"W
L9	12.22	S44°38'04"W
L10	12.22	N44°38'04"E
L11	2.17	S56°12'30"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C3	31.30	35.00	51°13'55"	16.78	30.26	N64°44'59"W
C4	15.66	72.00	12°27'51"	7.86	15.63	N45°21'57"W
C5	31.30	35.00	51°13'52"	16.78	30.26	N25°58'56"W
C6	31.41	20.00	89°59'36"	20.00	28.28	N44°37'51"E
C7	15.80	26.50	34°09'27"	8.14	15.57	S73°17'13"E





LEGEND

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- PROPOSED STREET MONUMENT
- MONUMENT LINE
- TIE LINE
- ROW LINE
- BOUNDARY LINE
- EASEMENT/P.U.E.
- STREET CENTERLINE
- PRIVATE OWNERSHIP
- PARCEL- SEE NOTES
- COMMON AREA INCLUDES PRIVATE ST

NOTES:

1. ALL STREETS WITHIN THE BOUNDARIES OF THE SUBDIVISION ARE PRIVATE ROADS WITH PUBLIC UTILITY EASEMENTS OVER THE ENTIRETY UNLESS OTHERWISE NOTED.
2. ALL COMMON AREAS CONTAIN A PUBLIC UTILITY EASEMENT OVER THE ENTIRETY UNLESS OTHERWISE NOTED
3. ALL UNITS FOOTPRINTS ARE PRIVATE OWNERSHIP
4. TOTAL UNITS : 81
5. PARKING STALLS: ___
6. INTERIOR BUILDING FOOTPRINTS ARE DIMENSIONED FROM THE CENTER OF THE PARTY WALL PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.
7. EXTERIOR BUILDING DIMENSIONS SHOWN HEREON ARE TO THE OUTSIDE EDGE OF FOUNDATION PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.

NEW VINEYARD RD
(PUBLIC ROAD- UTAH COUNTY
RECORDER ENTRY #2017-129073)

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

PROFESSIONAL LAND SURVEYOR
12-2021
JOSH F. MADSEN
No. 5152057
STATE OF UTAH

THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

LOCATED IN THE SOUTHEAST ¼ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

N

20 0 20 40

SCALE IN FEET

LEGEND

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- PROPOSED STREET MONUMENT
- MONUMENT LINE
- TIE LINE
- ROW LINE
- BOUNDARY LINE
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- STREET CENTERLINE
- PRIVATE OWNERSHIP
- PARCEL- SEE NOTES
- COMMON AREA INCLUDES PRIVATE ST

Radial Tie Table

LINE #	LENGTH	DIRECTION
R12	41.53	S34°56'20"E
R13	23.49	N89°59'40"E
R14	32.91	S47°42'29"W
R15	32.09	S47°05'14"E
R16	19.73	S55°32'57"W
R17	44.18	S89°08'53"W
R18	29.90	N51°25'01"E
R19	30.70	N53°18'55"W

Line Table

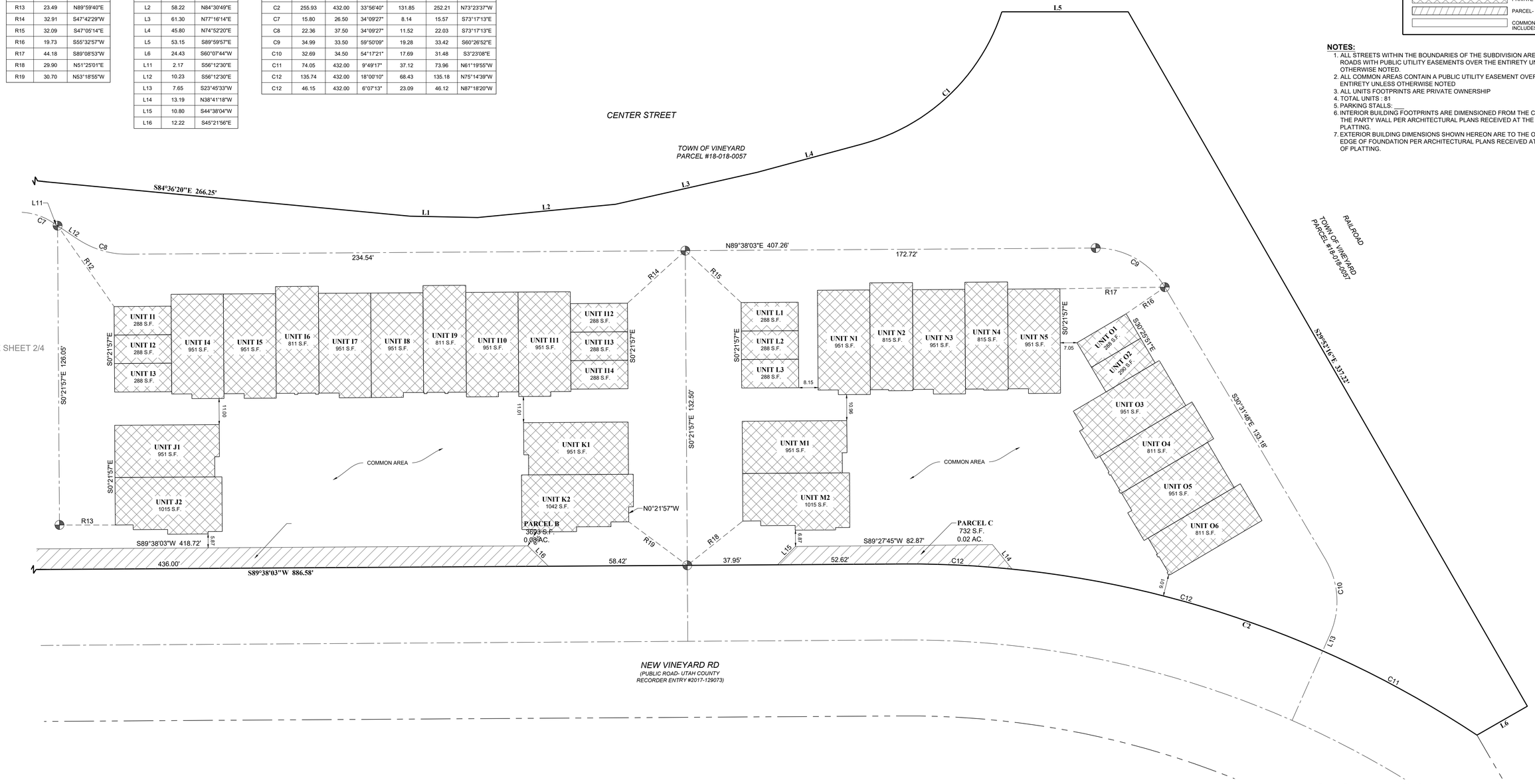
LINE #	LENGTH	DIRECTION
L1	28.47	S88°47'47"E
L2	58.22	N84°30'49"E
L3	61.30	N77°16'14"E
L4	45.80	N74°52'20"E
L5	53.15	S89°59'57"E
L6	24.43	S60°07'44"W
L11	2.17	S56°12'30"E
L12	10.23	S56°12'30"E
L13	7.65	S23°45'33"W
L14	13.19	N38°41'18"W
L15	10.80	S44°38'04"W
L16	12.22	S45°21'56"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	84.19	85.00	56°45'10"	45.91	80.79	N46°29'44"E
C2	255.93	432.00	33°56'40"	131.85	252.21	N73°23'37"W
C7	15.80	26.50	34°09'27"	8.14	15.57	S73°17'13"E
C8	22.36	37.50	34°09'27"	11.52	22.03	S73°17'13"E
C9	34.99	33.50	59°50'09"	19.28	33.42	S60°26'52"E
C10	32.69	34.50	54°17'21"	17.69	31.48	S3°23'08"E
C11	74.05	432.00	9°49'17"	37.12	73.96	N61°19'55"W
C12	135.74	432.00	18°00'10"	68.43	135.18	N75°14'39"W
C12	46.15	432.00	6°07'13"	23.09	46.12	N87°18'20"W

NOTES:

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PROFESSIONAL LAND SURVEYOR
24-7021
JOSH F. MADSEN
No. 5152557
STATE OF UTAH

THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

LOCATED IN THE SOUTHEAST ¼ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

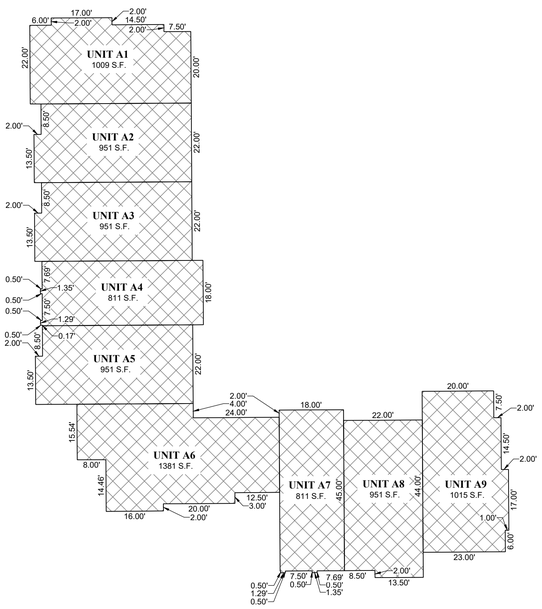
THE ORCHARDS AT VINEYARD PUD
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VINEYARD CITY, UTAH COUNTY, UTAH

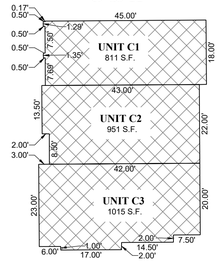
LEGEND

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- SECTION CORNER (NOT-LOCATED)
- PROPOSED STREET MONUMENT
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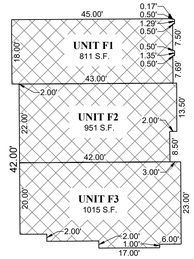
BUILDING A



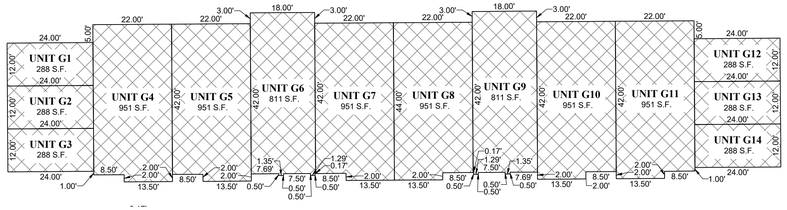
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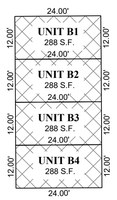
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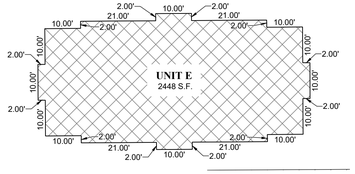
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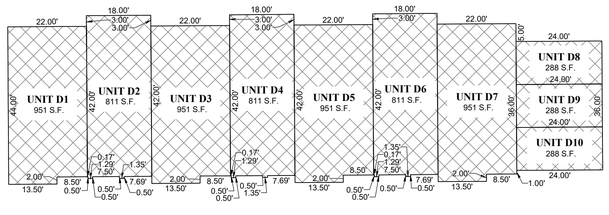
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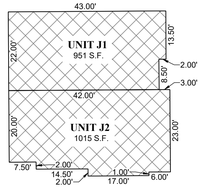
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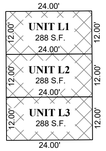
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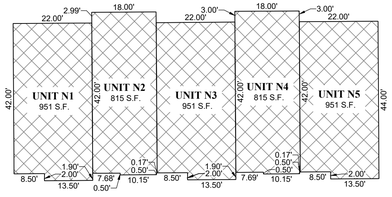
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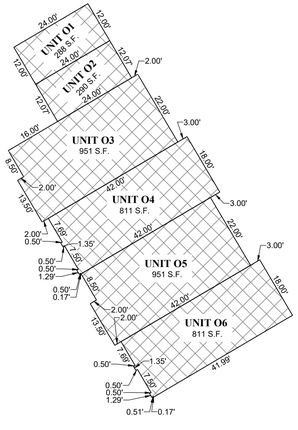
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BUILDING N



BUILDING O



NOTES:

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PROFESSIONAL LAND SURVEYOR
12-2-2024
JOSH F. MADSEN
No. 518265
STATE OF UTAH

THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
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