REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, November 16, 2022, 6:00 p.m.

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

REGULAR SESSION

CALL TO ORDER

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
2. **OPEN SESSION -** Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.
3. **MINUTES REVIEW AND APPROVAL**
   - **3.1 November 2, 2022**
4. **BUSINESS ITEMS**
   - **4.1 Conditional Use Permit – Building O, The Yard**
     Karla Matta with X Development has submitted a conditional use permit for a drive-thru for Building O located withing the Yard Subdivision.
   - **4.2 2023 Planning Commission Calendar**
     The Planning Commission will act to approve the proposed 2023 Planning Commission Calendar.
   - **4.3 Appointment of New Chair and Vice-Chair**
     The Planning Commission will appoint a new Chair and Vice-Chair for 2023.
5. **WORK SESSION**
   - **5.1 The Forge**
     Jeff Gochnour with Dakota Pacific will present an updated site plan for the Forge Development.
6. **TRAINING SESSION**
7. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
8. **ADJOURNMENT**

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify 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 Planning Commission.

AGENDA NOTICING COMPLETED ON: November 15, 2022

NOTICED BY: /s/ Rachel Stevens
Rachel Stevens, Planning Tech

REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, November 2, 2022, 6:00 p.m.

Commissioners Present: Craig Bown, Bryce Brady, Tim Blackburn

Staff Present: Cache Hancey, Planner; Morgan Brim, Community Development Director; Emily Kofoed, Staff Engineer, Naseem Ghandour, Public Works Director; and Rachel Stevens, Planning Technician.

Others Present: Karla Matta, X Development; Bronson Tatton, Nate Hutchinson, and Joe Woodbury, Flagborough Development.

REGULAR SESSION

CALL TO ORDER

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE Tim blackburn**
2. **OPEN SESSION -** There were no public comments
3. **MINUTES REVIEW AND APPROVAL**
   - **3.1 October 19, 2022**
     MOTION: COMMISSIONER BOWN MOTIONED TO APPROVE THE OCTOBER 19, 2022 MINUTES. COMMISSIONER BLACK SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.
4. **BUSINESS ITEMS**
   - **4.1 Minor Site Plan Amendment- The Yard Building P**
     Planner Cache Hancey gave a presentation regarding the site plan amendment for the Yard Plat A.

     There was a discussion regarding why site plan is being amended.

     There was a discussion concerning the radius for the drive thru on Building O.

     MOTION: COMMISSIONER BLACKBURN MOVED TO APPROVE THE SITE PLAN FOR THE YARD BUILDING P WITH THE CONDITION THAT THERE IS AN UPDATE SITE AND LANDSCAPING PLAN SUBMITTED. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.
   - **4.2 Downtown Vineyard Phase 2B Preliminary Plat Application**

     Planner Cache Hancy gave a presentation concerning the preliminary plat.

MOTION: COMMISSIONER BLACKBURN MOVED TO APPROVE THE PRELIMINARY PLAT. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4.3 Downtown Vineyard Block 5 Site Plan Application

Morgan Brim gave a briefing about the site plan.

Bronson Tatton, with Flagborough, gave a presentation regarding the Block 5 and Block 6 site plan applications.

There was a discussion concerning open space, courtyards, paseos, and the lake promenade.

There was a discussion concerning access for visitors and movers.

There was a discussion concerning how the renderings will match the as-builts.

There was a discussion concerning snow removal along the paseo.

Block 6 presentation. There was a discussion concerning different unit types.

There was a discussion concerning additional open spaces.

There was a discussion concerning temporary parking.

There was a discussion concerning the bike path.

There was a discussion concerning where visitors will park.

There was a discussion concerning the retail space.

There was a discussion concerning bike paths, intersections, and driving lane widths.

There was a discussion concerning which streets will be public or private.

There was a discussion concerning homelessness and affordable housing.

There was a discussion concerning the next steps of the project.

4.4 Downtown Vineyard Block 6 Site Plan Application

MOTION: COMMISSIONER BOWN MOVED TO APPROVE THE SITE PLAN FOR DOWNTOWN VINEYARD BLOCKS 5 AND 6 WITH THE CONDITION THE LANDSCAPING PLAN REVIWED AND APPROVED BY THE VINEYARD TREE COMMITTEE BEFORE THE BUILDING PERMIT IS ISSUED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4.5 2023 Planning Commission Calendar

MOTION: COMMISSIONER BLACKBURN MOVED TO CONTINUE ITEMS 4.5 AND 4.6. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4.6 Appointment of New Chair and Vice-Chair

5. WORK SESSION

None

6. TRAINING SESSION

None

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Planner Cache Hancy made a comment regarding the next agenda.

Community Development Director Morgon Brim gave an update on the general plan updates.

Chair Brady made a comment regarding Vineyard getting a United States Postal Service blue box in Vineyard.

8. ADJOURNMENT

Chair Brady adjourned the meeting at 7:32 pm.

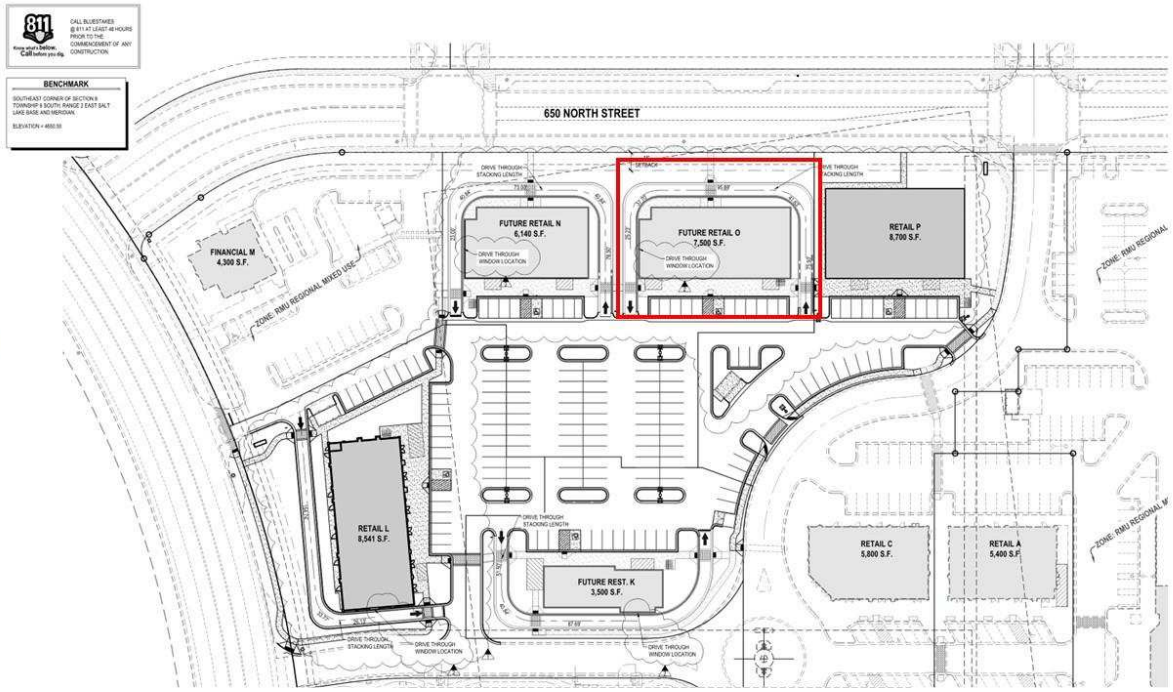
CERTIFIED CORRECDT ON: November 16, 2022

Certified by: /s/ Rachel Stevens
Rachel Stevens, Planning Technician

DRAFT

Community Development

Date: November 16, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: Site Plan Amendment of The Yard A, and Conditional Use Permit for Building O
Permit: PLAN22-037 (CityInspect, Development Module)
Address: 616 N Mill Road, Vineyard, Utah, 84059
Applicant: Karla Mata, 600 Mill LLC
Owner(s): Erick Towner and Steve Hutchings, Fifty Mill LLC (XDevelopment)



ANALYSIS

The applicant, Karla Mata, with 600 Mill LLC, is requesting approval of a site plan amendment of The Yard A. The original Yard A Site Plan Application was approved by the Planning Commission on March 20, 2019 and was most recently amended on November 2, 2022. This application further amends the site plan by adding a drive through to Building O. Building O measures 7,500 SF and sits on Lot 6 of the recorded subdivision (The Yard Plat D Subdivision). Lot 6 measures 1.45 AC in size. Because Building O is proposed to have a drive-through between the front façade of the building and the front property line, this site plan amendment application also requires a conditional use permit [see VZC 15.34.190(12)]. The originally approved elevations from March 20, 2019, remain the elevations being proposed with this application.

STAFF RECOMMENDATION

Staff recommends approval of the site plan amendment, provided the following conditions are met.

CONDITIONS

1. The applicant shall screen the drive-through aisle from view of the street for Buildings N, O, and P using a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3') feet high, as measured the top of back of curb adjacent to the drive aisle to be screened.
2. The applicant shall provide a building entrance on the building side facing the front yard (the north side of Building O).
3. The applicant shall show on the site plan all exterior building entrances on all sides of Buildings J, G, K, L, M, N, O, P before the applicant can submit for a building permit.
4. The applicant pays any outstanding fees and makes any redline corrections.
5. The applicant is subject to all federal, state, and local laws.

PROPOSED MOTION

"I move to approve the site plan amendment of The Yard A (regarding Building O) as requested by Karla Mata, with 600 Mill LLC, with the proposed conditions…."

BUILDING O

600 MILL ROAD
VINEYARD, UTAH

PROJECT CONSULTANTS

DIXON & ASSOCIATES
ARCHITECTURE, PLANNING, INTERIORS
833 SOUTH 200 EAST
SALT LAKE CITY, UTAH 84111
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CIVIL ENGINEER
45 WEST 10000 SOUTH, SUITE 500
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WCA STRUCTURAL ENGINEERING
STRUCTURAL ENGINEER
442 NORTH MAIN STREET
BOUNTIFUL, UTAH 84010
(801) 298-1118

PVE, INC.
MECHANICAL AND ELECTRICAL ENGINEER
1040 NORTH 2200 WEST, SUITE 100
SALT LAKE CITY, UT 84116
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SYMBOL LEGEND

1 / A-101	SECTION MARKER (PARTIAL CUT)
1 / A-101	SECTION MARKER (FULL CUT)
1 / A-101	DETAIL MARKER
1"	DIMENSION
113	DOOR SYMBOL
3	WINDOW SYMBOL
NAME ELEV. (100'-0")	ELEVATION MARKER
1 — A	GRID MARKERS
1	INTERIOR ELEVATION MARKER
1	NOTE
	ARROW
NORTH	NORTH ARROW
ROOM 103	ROOM NAME
FLOOR PLAN SCALE: 1/4" = 1'-0"	TITLE
1 / A-101	DRAWING LABEL
WT 2	WALL TYPE

ABBREVIATION LEGEND

AGG.	AGGREGATE BASE COURSE	MH.	MANHOLE
A.F.F.	ABOVE FINISH FLOOR	MTL.	METAL
ALUM.	ALUMINUM	N.I.C.	NOT IN CONTRACT
BD.	BOARD	O.D.	OUTSIDE DIA.
C.J.	CONSTRUCTION JOINT	OPP.	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OVRD.	OVERFLOW DRAIN
CONT.	CONTINUOUS	PL.	PLASTIC LAMINATE
C.P.	CENTER POINT	PLY.WD.	PLYWOOD
DBL.	DOUBLE	P.T.	PRESSURE TREATED
DIA.	DIAMETER	R.B.	REBAR
E.J.	EXPANSION JOINT	R.C.P.	REFLECTED CEILING PLAN
EQ.	EQUAL	RD.	ROOF DRAIN
F.D.	FLOOR DRAIN	R.T.U.	ROOF TOP UNIT
F.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	S.	SEWER
F.E.	FIRE EXTINGUISHER	SCH.	SCHEDULE
F.F.E.	FINISH FLOOR ELEVATION	SHT.	SHEET
F.O.C.	FACE OF CONCRETE	STR.	STRUCTURAL
F.O.S.	FACE OF STUD	TYP.	TYPICAL
GA.	GAGE	U.N.O.	UNLESS NOTED OTHERWISE
GYP.BD.	GYPSUM BOARD	VERT.	VERTICAL
H.C. RAMP	HANDICAP RAMP	WD.	WOOD
H.D. WD.	HARD WOOD	WR.	WATER RESISTANT
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
H.W.	HOT WATER		
LAV.	LAVATORY		

INDEX TO DRAWINGS:

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C-001 GENERAL NOTES
C-100 OVERALL SITE PLAN
C-200 OVERALL GRADING PLAN
C-201 RETENTION BASIN GRADING PLAN
C-300 UTILITY PLAN
C-400 EROSION CONTROL PLAN
C-500 DETAILS
C-501 DETAILS
C-502 DETAILS

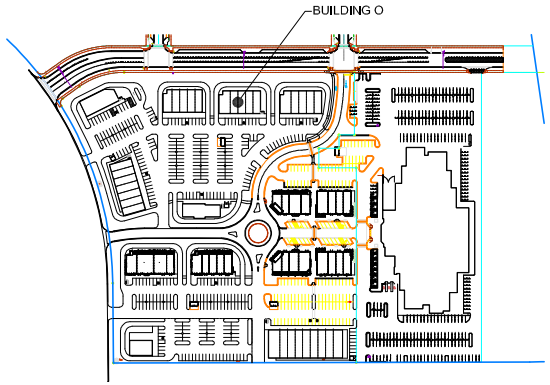
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A-1.1 FLOOR PLAN
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A-3.1 BUILDING SECTIONS
A-4.1 WALL SECTIONS
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A-5.2 DETAILS

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S1.1 SPECIAL INSPECTIONS & TESTING
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M1.1 MECHANICAL AND PLUMBING ROOF PLAN
M2.1 MECHANICAL AND PLUMBING FLOOR PLAN
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ELECTRICAL
E0.1 ELECTRICAL SYMBOLS
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E1.2 PHOTOMETRIC PLAN
E2.1 ELECTRICAL PLAN
E4.1 ELECTRICAL ONE-LINE DIAGRAM
E5.1 ELECTRICAL SCHEDULES
E6.1 ELECTRICAL DETAILS

VICINITY PLAN



CODE ANALYSIS

APPLICABLE CODES

International Building Code - 2018
International Mechanical Code - 2018
International Plumbing Code - 2018
International Energy Conservation Code - 2018
International Fire Code - 2018
National Electrical Code - 2020
ANSI 117.1-2009

CHAPTER 3 USE AND OCCUPANCY

302.1 Mixed Occupancy Groups - A-2, B, E, M & S-1
A-2 most restrictive

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

Construction Type: Type V-B

Number of Stories: 1

Basic Allowable Area (Table 506.2,S1, A-2 occupancy): 24,000 s.f.
Actual Area = 6,280 S.F. (OKAY)

Nonseparated Occupancies 508.3.3 No Separation Required

CHAPTER 6 TYPES OF CONSTRUCTION

Table 601 No fire rating required.

Table 602 All exterior walls have a minimum fire separation of 20'-0". No fire resistance is required.

CHAPTER 7 FIRE-RESISTANCE RATED CONSTRUCTION

Table 705.8 Maximum area of exterior wall openings: Fire separation greater than 20 feet on all sides and have unlimited openings.

CHAPTER 9 FIRE PROTECTION SYSTEMS

Sec. 903.2 Fire Sprinklers: YES

CHAPTER 10 MEANS OF EGRESS

Means of Egress to be a part of tenant finish calculation.

CHAPTER 29 PLUMBING SYSTEMS

Plumbing Systems to be a part of tenant finish calculations.

TENANT IMPROVEMENT NOTES:

A means of egress plan per IBC 107.2.5 is to be provided by each tenant as a deferred submittal. The occupant load for each space, the location of the exit access elements and the occupant load to each exit shall also be documented. Travel distances and exit separations per IBC chapter 10 should also be included in this plan.

Tenant improvement plans to provide heating and cooling load calculations in accordance with ASHRAE/ACCA Standard 183. Fire sprinklers required per Section 312 of the IMC.

Health Department Review to be done at time of Tenant Improvements.

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VINEYARD RETAIL BUILDING O

600 MILL ROAD
VINEYARD, UTAH

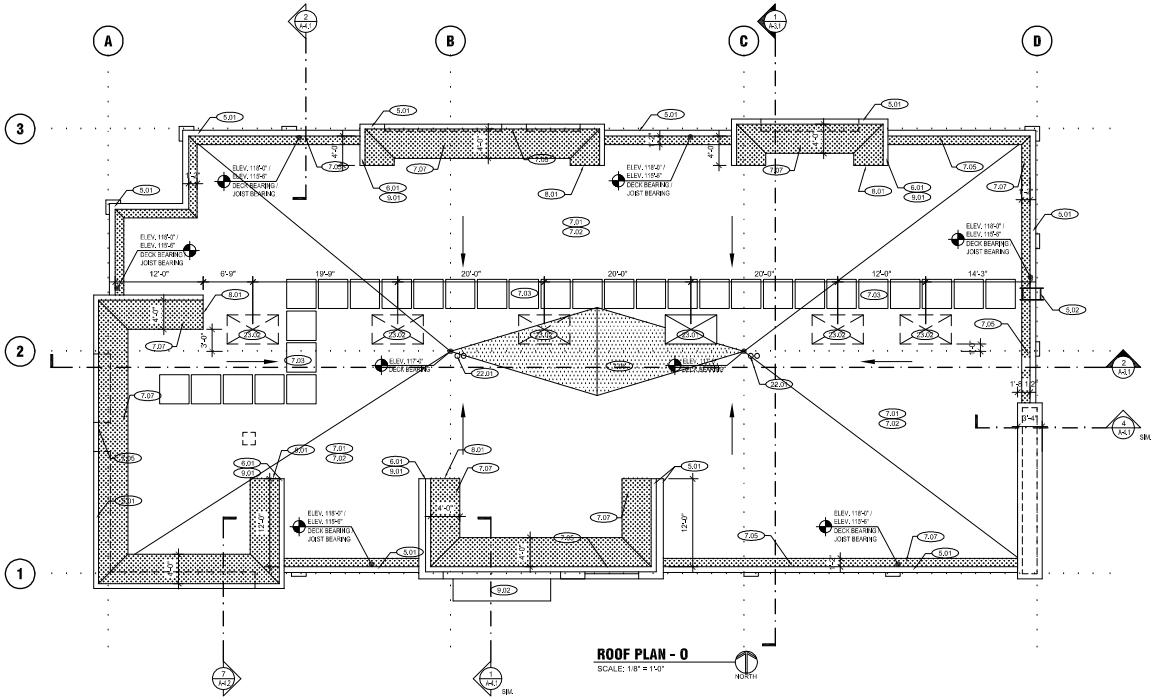
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SHEET TITLE

TITLE SHEET

0-G0.1



ROOF PLAN - 0

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

REFERENCE NOTES

01 GENERAL REQUIREMENTS

- 01.01 SEE SPECS FOR GENERAL REQUIREMENTS.
- 01.02 DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.
- 01.03 DECK BEARING ELEVATIONS NOTED ARE AT THE GRID INTERSECTIONS.

05 METALS

- 05.01 FACTORY PAINTED CONTINUOUS STANDING SEAM METAL COPING. SEE ELEVATIONS FOR COLOR AND MANUFACTURER.
- 05.02 ROOF ACCESS LADDER. SEE DETAIL 1/A-5.2.

06 WOODS

- 06.01 2X6 WOOD STUD PARAPET FRAMING SHALL CONTINUE BEYOND EXTERIOR WALL PARAPET AS INDICATED. SEE STRUCTURAL

07 THERMAL AND MOISTURE

- 07.01 NEW 60 MIL SINGLE-PLY ROOF MEMBRANE WITH 15 YEAR WARRANTY OVER RIGID INSULATION BOARD OVER WOOD DECKING. MECHANICALLY FASTENED. MINIMUM SLOPE OF 1/4" PER FOOT. SEE SPECS.
- 07.02 ROOF INSULATION SHALL BE TWO LAYERS OF 3" RIGID INSULATION BOARD, R-36 MIN.. SEE SPECS.
- 07.03 ROOF WALKWAY PADS ALONG CIRCULATION ROUTE. SEE SPECIFICATIONS.
- 07.04 ARROWS INDICATE SLOPED ROOF. SLOPE TO BE 1/4" PER FOOT, MIN.
- 07.05 EXTEND ROOF MEMBRANE UP SIDE OF WALL UNDER PARAPET COPING. SEE WALL SECTIONS.
- 07.06 THIS HATCH INDICATES TAPERED ROOF INSULATION BOARD TO DIRECT WATER TO ROOF DRAIN LOCATIONS. SLOPE INSULATION BOARD AT 1/4" PER FOOT.
- 07.07 SINGLE PLY MEMBRANE OVER SHEATHING OVER WOOD STUD FRAMING. SEE STRUCTURAL DETAIL. INSTALL R-36 BATT INSULATION IN CAVITY BETWEEN FRAMING AND WOOD DECK. SEE WALL SECTIONS AND STRUCTURAL DETAILS.

08 OPENINGS

- 08.01 INSTALL A 2'-0" X 3'-0" WEATHER TIGHT ATTIC ACCESS PANEL AT 2'-0" ABOVE DECK BEARING AT THIS LOCATION.

09 FINISHES

- 09.01 EXTEND PARAPET WALL FEATURE AND ALL FINISHES ALONG ENTIRE LENGTH OF RETURNED PARAPET WALL.
- 09.02 FABRIC AWNING BELOW, SEE ELEVATIONS

22 PLUMBING

- 22.01 PRIMARY AND SECONDARY ROOF DRAIN LOCATIONS. SEE MECHANICAL DRAWINGS. ROOF DRAINS LINES SHALL BE LOCATED AS TIGHT AS POSSIBLE TO STRUCTURAL COLUMNS. SEE PLUMBING DRAWINGS AND TENANT IMPROVEMENTS.

23 HVAC

- 23.01 ROOF TOP MECH. UNIT & CURB. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- 23.02 THESE DASHED LINES INDICATE FUTURE ROOF TOP MECH. UNIT & CURB. SEE MECHANICAL AND ELECTRICAL DRAWINGS.

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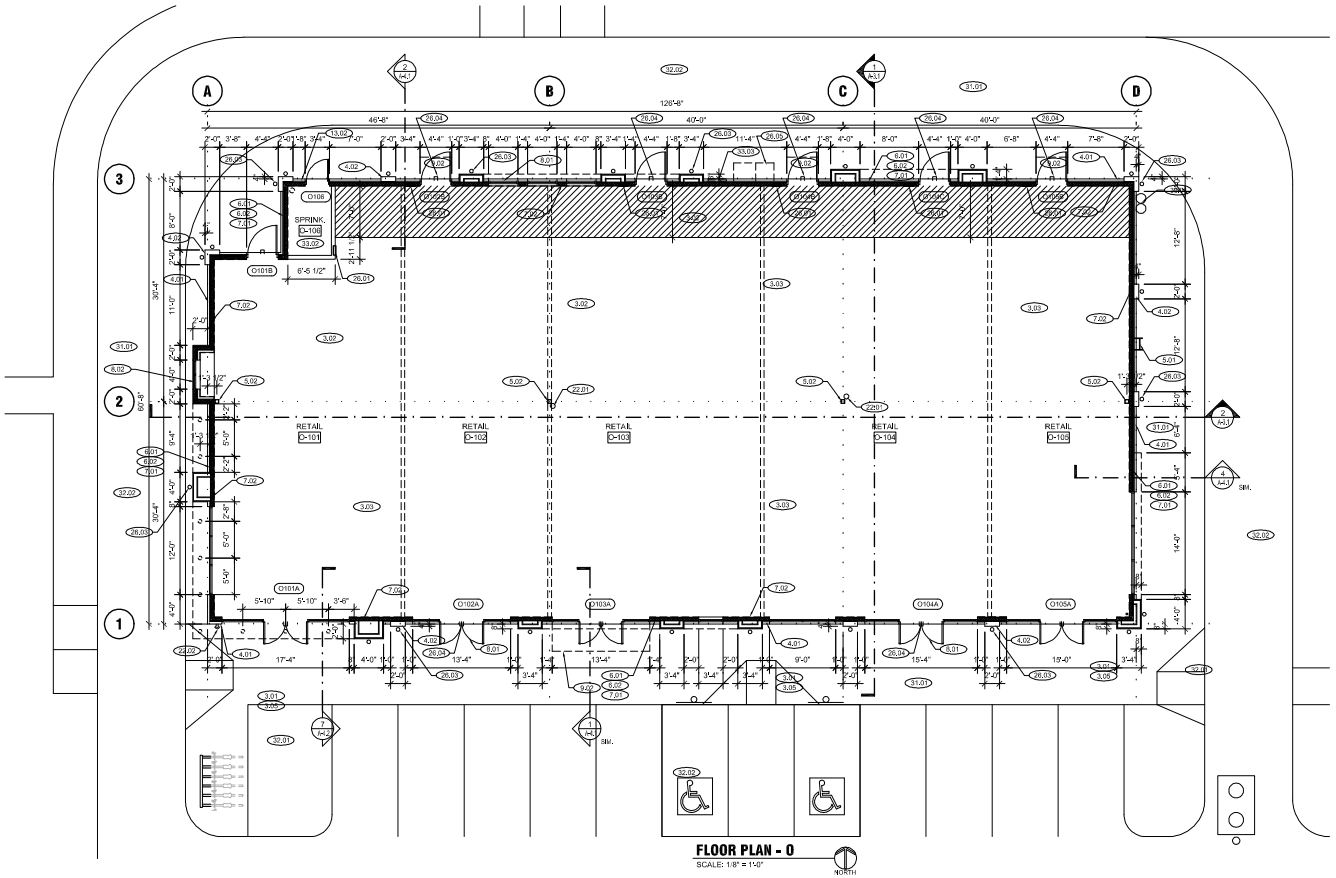
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SHEET TITLE

BUILDING O ROOF PLAN

O-A0.1



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

REFERENCE NOTES

01 GENERAL REQUIREMENTS

01.01 SEE SPECS FOR GENERAL REQUIREMENTS.

01.02 DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.

03 CONCRETE

03.01 SLOPE SIDEWALKS AWAY FROM BUILDING ALL AROUND, TYPICAL. MAX. 1/4" PER FOOT IN FRONT OF EXIT DOORS. SEE CIVIL DRAWINGS FOR CONTINUATION OF SIDEWALKS.

03.02 HATCH REPRESENTS AREA OF CONCRETE FLOOR SLAB TO BE LEFT OUT FOR FUTURE UNDER SLAB PLUMBING AND TENANT FINISH.

03.03 4" CONCRETE SLAB ON GRADE OVER GRANULAR FILL OVER 10 MIL. VAPOR BARRIER. SEE STRUCTURAL. SEE STRUCTURAL DRAWINGS FOR CONCRETE FLOOR EXPANSION AND CONTROL JOINTS.

03.04 BROOM FINISH THE PORTION OF THE FLOOR SLAB WHICH EXTENDS BEYOND THE STOREFRONT TO THE OUTSIDE OF THE FOUNDATION WALL.

03.05 NATURAL COLORED CONCRETE SIDEWALK WITH INTEGRAL CURB WALL. ALL CONTROL JOINTS (CJ) AND EXPANSION JOINTS (EJ) SHALL BE HAND TOOLED. JOINTS SHALL BE ALIGNED WITH ARCHITECTURAL FEATURES. SPACING SHALL NOT BE LESS THAN 2'-0" OR GREATER THAN 6'-0". IN A FIELD OF SIDEWALK WITHOUT ARCHITECTURAL FEATURES, JOINTS SHALL BE EVENLY SPACED. EVERY FOURTH JOINT SHALL BE AN EXPANSION JOINT. SEE CIVIL DETAILS.

04 MASONRY

04.01 4" MASONRY VENEER, SEALED. SEE STRUCTURAL FOR REINFORCEMENT. SEE ELEVATIONS FOR COLOR.

04.02 8" CMU VENEER, SEALED. SEE STRUCTURAL FOR REINFORCEMENT. SEE ELEVATIONS FOR COLOR.

05 METALS

05.01 ROOF ACCESS LADDER. SEE DETAIL 7/A5.1. PAINTED TO MATCH BUILDING.

05.02 STEEL COLUMN. SEE STRUCTURAL DRAWINGS

06 WOOD, PLASTIC, COMPOSITES

06.01 SHEATHING. SEE STRUCTURAL DRAWINGS

06.02 2X6 WOOD STUD FRAMING WITH R-19 BATT INSULATION (INTERIOR GYP. BD. N.I.C., TO BE PROVIDED AT TIME OF TENANT FINISH). SEE STRUCTURAL DRAWINGS FOR DETAILS.

07 THERMAL AND MOISTURE

07.01 SEE SPECIFICATIONS FOR REQUIRED MOISTURE BARRIER.

07.02 R-19 FOIL FACED BATT INSULATION IN 6" WOOD STUD WALL CAVITY.

08 OPENINGS

08.01 ALUMINUM STOREFRONT. SEE PLANS AND ELEVATIONS FOR DIMENSIONS. SEE AND ELEVATIONS FOR COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. VERIFY DOOR LOCATIONS AND CONFIGURATIONS WITH OWNER PRIOR TO STOREFRONT FABRICATION.

08.02 REDI ACCESS OR QUICK SERV DRIVE-THRU WINDOW WITH ELECTRONIC AIR CURTAIN AND STAINLESS INTERIOR SILL AND EXTERIOR STAINLESS SHELF. VERIFY SIZE OF WINDOW WITH TENANT.

09 FINISHES

09.01 SEE FINISH LEGEND ON SHEET A2.1

09.02 DASHED LINES HERE INDICATE FABRIC AWNINGS ABOVE. SEE ELEVATIONS.

13 SPECIAL CONSTRUCTION

13.01 ALL SIGNAGE TO BE PROVIDED AND INSTALLED BY TENANT UNDER SEPARATE PERMIT.

13.02 BUILDING LOCK BOX LOCATION. VERIFY LOCATION AND TYPE OF BOX WITH FIRE DEPARTMENT.

22 PLUMBING

22.01 PRIMARY ROOF DRAIN LOCATIONS. KEEP AS TIGHT TO COLUMN AS POSSIBLE.

22.02 FIRE DEPARTMENT CONNECTION. SEE PLUMBING DRAWINGS AND DEFERRED SUBMITTALS BY SPRINKLER SUB-CONTRACTOR.

22.03 GREASE INTERCEPTOR VENT. SEE PLUMBING DRAWINGS.

26 ELECTRICAL

26.01 CONTRACTOR SHALL INSTALL EMPTY OVERHEAD CONDUIT TO EACH TENANT SPACE AT THIS POSSIBLE PANEL LOCATION. WIRE SHALL BE PULLED AT TIME OF TENANT IMPROVEMENTS. SEE ELECTRICAL DRAWINGS FOR DETAILS.

26.02 SEE ELECTRICAL AND CIVIL DRAWINGS FOR TRANSFORMER LOCATION.

26.03 PROVIDE WALL LIGHT DOWN FIXTURE, SEE ELECTRICAL . SEE ELEVATIONS FOR MOUNTING HEIGHTS.

26.04 WALL MOUNTED EMERGENCY EXIT DOWN FIXTURE. SEE ELECTRICAL . SEE ELEVATIONS FOR MOUNTING HEIGHTS.

26.05 THIS DASHED LINE INDICATES THE ELECTRICAL METERING SECTION LOCATION, SEE ELEVATIONS AND ELECTRICAL DRAWINGS. VERIFY SPECIFIED ELECTRICAL GEAR WILL FIT IN LOCATION INDICATED. CONTACT ARCHITECT IF NEW LOCATION IS REQUIRED.

31 EARTHWORK

31.01 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL.

32 EXTERIOR IMPROVEMENTS

32.01 SEE CIVIL AND LANDSCAPING DRAWINGS FOR CONTINUATION OF SIDEWALKS.

32.02 ASPHALT PAVING. SEE SOILS REPORT FOR SPECIFIED THICKNESS.

33 UTILITIES

33.01 GAS METER LOCATION. SEE PLUMBING DRAWINGS FOR DETAILS. GAS LINE SHALL PENETRATE WALL JUST ABOVE THE METER AND THEN BE RUN VERTICALLY ALONG THE INSIDE FACE OF THE WALL BEFORE BRANCHING OUT AND PENETRATING THE ROOF FOR DISTRIBUTION.

33.02 WATER SHUT OFF AND FIRE RISER LOCATION . SEE PLUMBING DRAWINGS.

33.03 TELEPHONE 'D-MARK' LOCATION. PAINTED, SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.

WALL LEGEND:

2x6 WOOD STUDS WITH R-19 BATT INSULATION. SEE WALL SECTIONS AND ELEVATIONS FOR FINISHES.

= = = = = = FUTURE DEMISING WALLS

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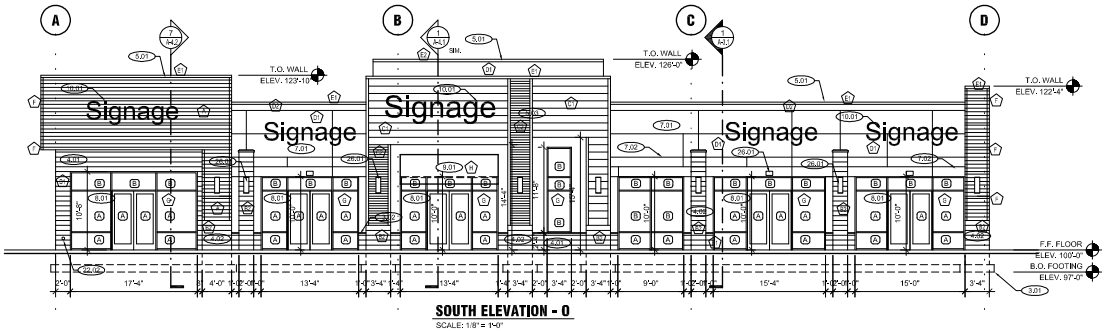
VINEYARD RETAIL BUILDING O

600 MILL ROAD
VINEYARD, UTAH

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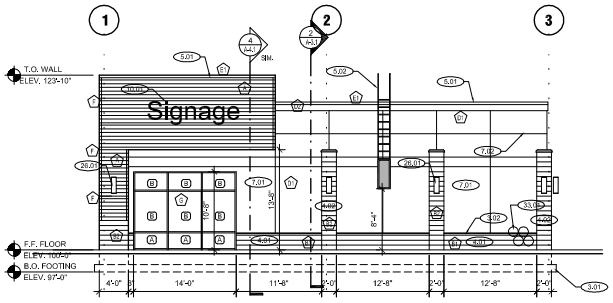
BUILDING O FLOOR PLANS

O-A1.1



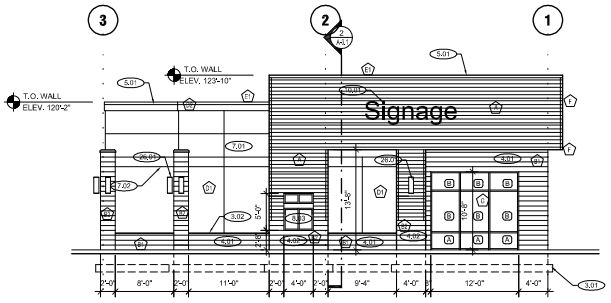
SOUTH ELEVATION - O

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



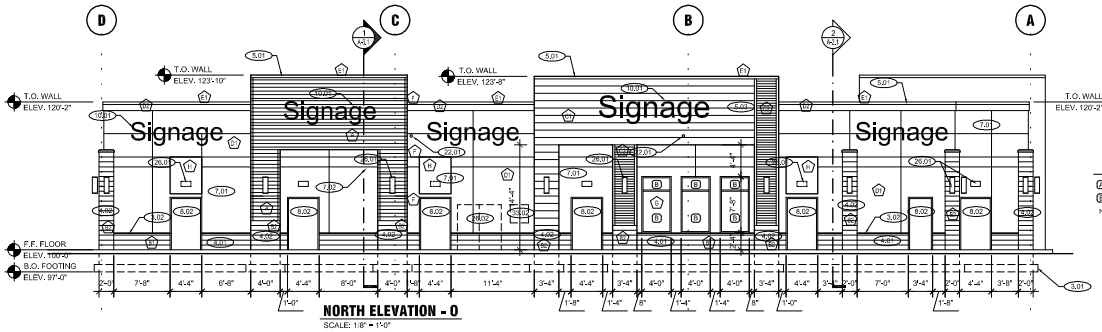
EAST ELEVATION - O

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



WEST ELEVATION - O

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



NORTH ELEVATION - O

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

GLAZING TYPES:

- (A) 1" CLEAR, INSULATED, LOW E, TEMPERED GLASS, SEALED.
- (B) 1" CLEAR, INSULATED, LOW E, SEALED.

NOTE: GLASS TO HAVE THE FOLLOWING CHARACTERISTICS
VISIBLE LIGHT TRANSMITTANCE 68%
SHGC .38
U-VALUE .29
SHADING COEFFICIENT .43

REFERENCE NOTES

01 GENERAL REQUIREMENTS

- 01.01 SEE SPECS FOR GENERAL REQUIREMENTS.
- 01.02 DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.

03 CONCRETE

- 03.01 FOOTING AND FOUNDATION MIN 30" BELOW GRADE, SEE STRUCTURAL. SAND PLASTER EXPOSED FOUNDATION.
- 03.02 PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.

04 MASONRY

- 04.01 4" MASONRY WAINSCOT. SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR.
- 04.02 8" MASONRY. SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH AND WALL SECTIONS. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR.

05 METALS

- 05.01 FACTORY PAINTED CONTINUOUS STANDING SEAM METAL COPING, SEE ELEVATIONS FOR COLOR AND MANUFACTURER.
- 05.02 ROOF ACCESS LADDER. SEE DETAIL 7/A-5.1
- 05.03 METAL SIDING, SEE FINISH LEGEND.

07 THERMAL AND MOISTURE

- 07.01 SYNTHETIC STUCCO (EIFS) OVER 1-1/2" RIGID INSULATION BOARD OVER MOISTURE BARRIER OVER SHEATHING OVER METAL STUD FRAMING.
- 07.02 3/4" 'V' GROOVE IN EIFS FINISH. SEE DETAIL 5/A5.1.

08 OPENINGS

- 08.01 ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAME.
- 08.02 HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT EIFS COLOR.
- 08.03 REDI ACCESS OR QUICK SERV DRIVE-THRU WINDOW WITH ELECTRONIC AIR CURTAIN AND STAINLESS INTERIOR SILL AND EXTERIOR STAINLESS SHELF. VERIFY SIZE OF WINDOW WITH TENANT.

09 FINISHES

- 09.01 FABRIC AWNINGS ABOVE. SEE FINISH LEGEND

10 SPECIALTIES

- 10.01 SIGNAGE PROVIDED BY OTHERS.

22 PLUMBING

- 22.01 CAST BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW ROOF DRAINS AS HIGH AS POSSIBLE, SEE PLUMBING DRAWINGS
- 22.02 FIRE DEPARTMENT CONNECTION. SEE PLUMBING DRAWINGS AND DEFERRED SUBMITTALS BY SPRINKLER SUB-CONTRACTOR.

26 ELECTRICAL

- 26.01 WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL. BLACK COLOR.
- 26.02 ELECTRICAL METERING SECTION, SEE ELECTRICAL.

31 EARTHWORK

- 31.01 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL.

33 UTILITIES

- 33.01 GAS METER LOCATION, SEE PLUMBING DRAWINGS FOR DETAILS. GAS LINE SHALL PENETRATE WALL JUST ABOVE THE METER AND THEN BE RUN VERTICALLY ALONG THE INSIDE FACE OF THE WALL BEFORE BRANCHING OUT AND PENETRATING THE ROOF FOR DISTRIBUTION.
- 33.02 TELEPHONE "D-MARK" LOCATION, PAINTED, SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.

FINISH LEGEND:

- (A) 3/4" NICHIHA CEMENTITIOUS SIDING.
  VINTAGE WOOD, BARK (EPC763F) WITH VINTAGE WOOD EXTERIOR CORNERS
- (B) CMU
  B1: SPLIT-FACED SUNROC BLOCK, SEALED, COLOR: BLACK
  B2: HONED SUNROC BLOCK, SEALED, COLOR: NATURAL GREY
- (C) METAL SIDING
  C1: MBCI, 12" ARCHITECTURAL PANEL, 22 GA. EMBOSSED FINISH, SIGNATURE 300, LOW GLOSS, BONE WHITE
  C2: MBCI, 7.2 RIBBED PANEL, 22 GA. EMBOSSED FINISH, SIGNATURE 300, LOW GLOSS, BONE WHITE
- (D) EIFS, FINESTONE
  D1: FIELD COLOR, SHERWIN WILLIAMS, MINDFUL GRAY, SW 7016
  D2: CORNICE COLOR, SHERWIN WILLIAMS, GRIZZLE GRAY, SW 7068
- (E) PARAPET COPING. MBCI SIGNATURE 300
  E1: SIGNATURE 200, CHARCOAL GRAY
  E2: SIGNATURE 300, BONE WHITE
- (F) RECESSED ALUMINUM TRIM TO MATCH EXISTING BUILDINGS.
- (G) ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED ALUMINUM FINISH. U.S. ALUMINUM CORP, OR APPROVED EQUAL.
- (H) FABRIC AWNING, GLEN RAVEN MILLS SUNBRELLA AWNING FABRIC, COLOR "CHARCOAL TWEED"

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VINEYARD RETAIL BUILDING O

600 MILL ROAD
VINEYARD, UTAH

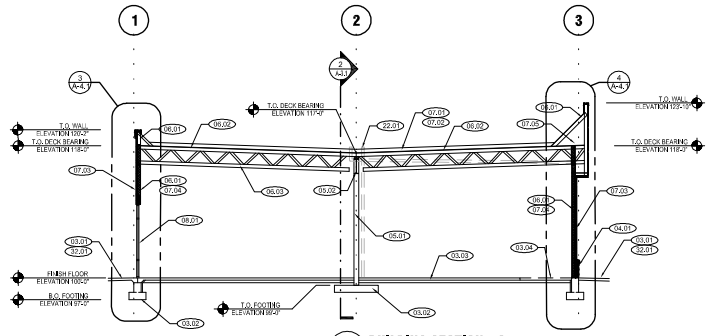
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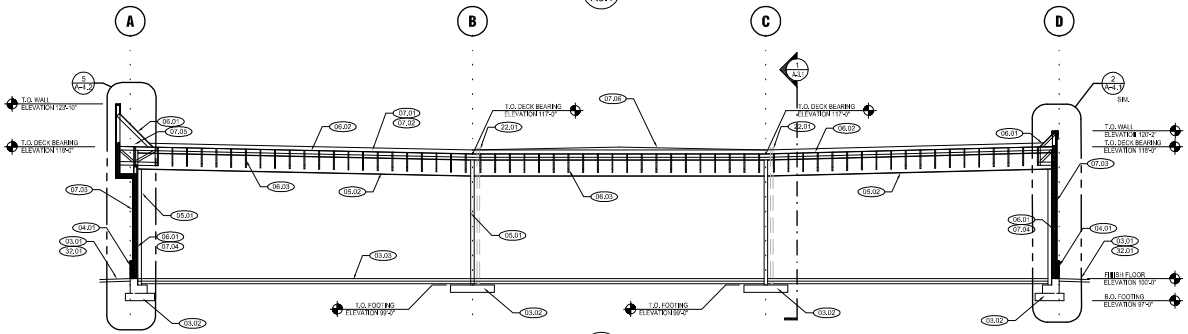
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BUILDING O ELEVATIONS

O-A2.1



1 A3.1 **BUILDING SECTION - O**
SCALE: 1/8" = 1'-0"



2 A3.1 **BUILDING SECTION - O**
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

01 GENERAL REQUIREMENTS

- 01.01 SEE SPECS FOR GENERAL REQUIREMENTS.
- 01.02 DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.

03 CONCRETE

- 03.01 SLOPE SIDEWALKS AWAY FROM BUILDING ALL AROUND, TYPICAL. MAX. 1/4" PER FOOT IN FRONT OF EXIT DOORS. SEE CIVIL DRAWINGS FOR CONTINUATION OF SIDEWALKS.
- 03.02 FOOTING & FOUNDATION, SEE STRUCTURAL FOR CONCRETE TYPE AND REINFORCING. VERIFY WITH SOILS REPORT ANY REQUIREMENTS FOR ENGINEERED FILL UNDER FOOTINGS.
- 03.03 CONCRETE SLAB ON GRADE OVER GRANULAR FILL, OVER 10 MIL. VAPOR BARRIER. SEE STRUCTURAL.
- 03.04 DASHED LINE IS FUTURE CONCRETE SLAB TO BE FINISHED AS A PART OF TENANT IMPROVEMENTS.

04 MASONRY

- 04.01 4" MASONRY VENEER. SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL EXTERIOR WALLS SHALL BE SEALED. SEE SPECS.

05 METALS

- 05.01 STEEL COLUMN, SEE STRUCTURAL.
- 05.02 STEEL BEAM, SEE STRUCTURAL

06 WOOD

- 06.01 WOOD STUD FRAMING, SEE STRUCTURAL
- 06.02 WOOD DECK, SEE STRUCTURAL.
- 06.03 WOOD JOIST, SEE STRUCTURAL

07 THERMAL AND MOISTURE

- 07.01 NEW 60 MIL SINGLE-PLY ROOF MEMBRANE WITH 15 YEAR WARRANTY OVER RIGID INSULATION BOARD OVER WOOD DECKING, MECHANICALLY FASTENED, MINIMUM SLOPE OF 1/4" PER FOOT. SEE SPECS.
- 07.02 ROOF INSULATION SHALL BE TWO LAYERS OF 3" RIGID INSULATION BOARD, R-36 MIN., SEE SPECS.
- 07.03 EIFS OVER 1-1/2" RIGID INSULATION BOARD. SEE ELEVATIONS.
- 07.04 R-19 FOIL FACED BATT INSULATION
- 07.05 R-38 BATT INSULATION
- 07.06 THIS INDICATES TAPERED ROOF INSULATION BOARD TO DIRECT WATER TO ROOF DRAIN LOCATIONS. SLOPE INSULATION BOARD AT 1/4" PER FOOT.

08 OPENINGS

- 08.01 ALUMINUM STOREFRONT SYSTEM. SEE PLANS AND ELEVATIONS FOR DIMENSIONS. SEE FOR COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATION.

22 PLUMBING

- 22.01 ROOF DRAIN LOCATIONS, SEE PLUMBING DRAWINGS.

32 EXTERIOR IMPROVEMENTS

- 32.01 SEE CIVIL AND LANDSCAPING DRAWINGS FOR CONTINUATION OF SIDEWALKS.

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VINEYARD RETAIL BUILDING O

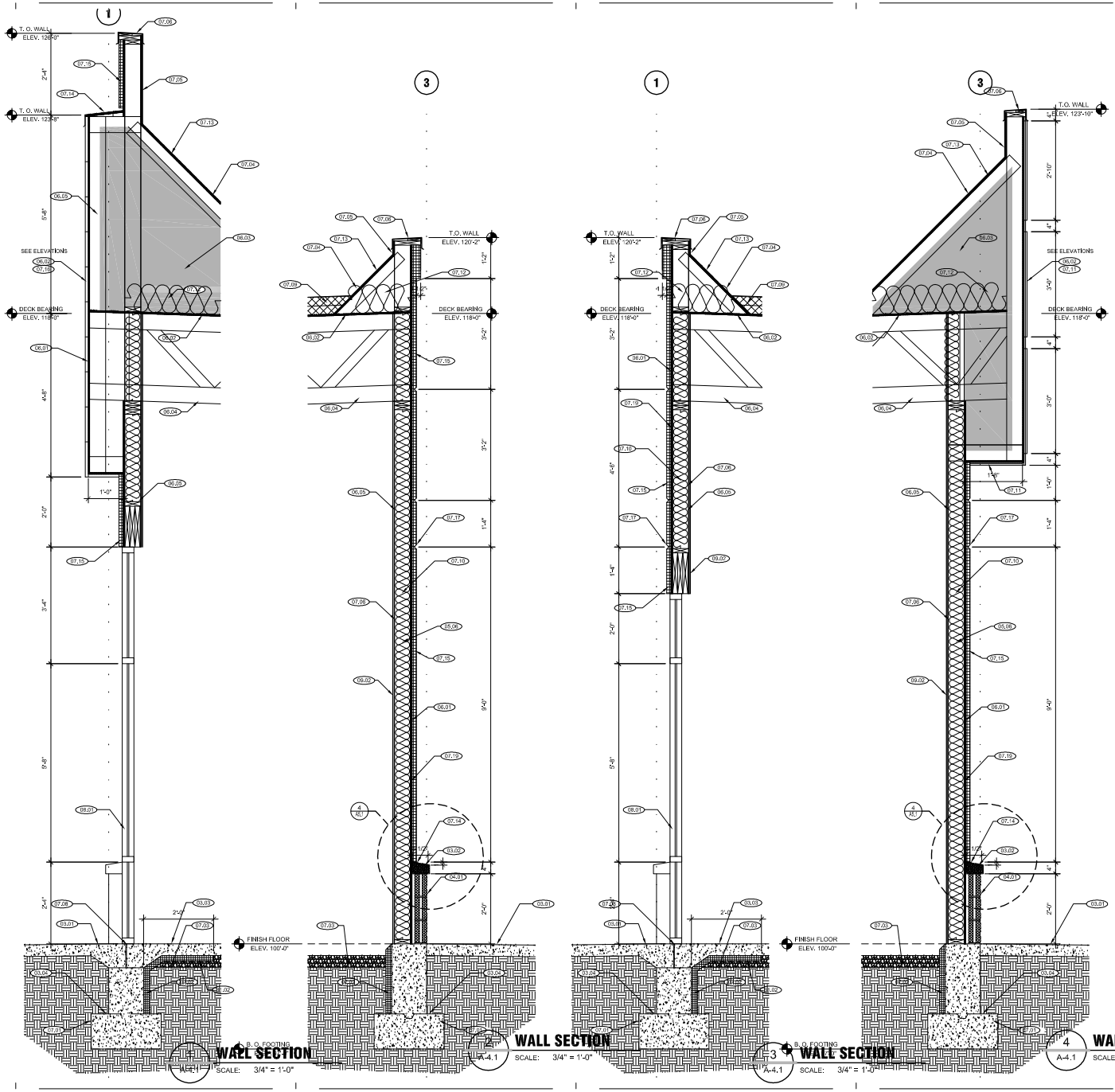
600 MILL ROAD
VINEYARD, UTAH

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SHEET TITLE

BUILDING O BUILDING SECTIONS

O-A3.1



REFERENCE NOTES

01 GENERAL REQUIREMENTS

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- 03.02 PRE-CAST CONCRETE SILL.
- 03.03 CONCRETE SLAB ON GRADE OVER GRANULAR FILL OVER 10 MIL VAPOR BARRIER, SEE STRUCTURAL. SEE STRUCTURAL DRAWINGS FOR CONCRETE FLOOR EXPANSION AND CONTROL JOINTS.
- 03.04 FOOTING & FOUNDATION, SEE STRUCTURAL FOR CONCRETE TYPE AND REINFORCING. VERIFY WITH SOILS REPORT ANY REQUIREMENTS FOR ENGINEERED FILL UNDER FOOTINGS.

04 MASONRY

- 04.01 4" MASONRY VENEER WITH 1" AIR GAP, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL EXTERIOR WALLS SHALL BE SEALED. SEE SPECS.
- 04.02 8" MASONRY, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL EXTERIOR WALLS SHALL BE SEALED. SEE SPECS.

05 METALS

- 05.01 STEEL BEAM, SEE STRUCTURAL
- 05.02 STEEL COLUMN, SEE STRUCTURAL DRAWINGS.

06 WOOD, PLASTICS AND COMPOSITES

- 06.01 SHEATHING, SEE STRUCTURAL DRAWINGS.
- 06.02 WOOD DECK, SEE STRUCTURAL.
- 06.03 PROVIDE 1/2" OSB DRAFT STOP AS INDICATED BY HATCHED AREA WHERE TRIANGULAR FRAMING EXISTS. DRAFT STOPS ARE TO BE LOCATED 10'-0" O.C. MINIMUM.
- 06.04 WOOD JOISTS, SEE STRUCTURAL.
- 06.05 WOOD FRAMING, SEE STRUCTURAL

07 THERMAL AND MOISTURE

- 07.01 DAMPROOFING, SEE SPECS.
- 07.02 2" RIGID INSULATION BOARD AT FOUNDATION WALLS, R-12 MIN., TYP., SEE SPECS.
- 07.03 10 MIL. VAPOR BARRIER, SEE SPECIFICATIONS.
- 07.04 WHITE 60 MIL. SINGLE-PLY TPO MEMBRANE ROOFING WITH 15 YEAR WARRANTY, MECHANICALLY FASTENED.
- 07.05 EXTEND SINGLE-PLY MEMBRANE UNDER PARAPET CAP/FLASHING, TYPICAL.
- 07.06 FACTORY PAINTED STANDING SEAM PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES. SEE ELEVATION FOR COLOR.
- 07.07 CONTINUOUS SEALANT, TYPICAL.
- 07.08 BOTTOM TRACK / SILL PAN TO BE INSTALLED IN A CONTINOUS FULL BED OF SEALANT.
- 07.09 ROOF INSULATION SHALL BE TWO LAYERS OF 3" RIGID INSULATION BOARD, R-36 MIN. SEE SPECS.
- 07.10 R-19 FOIL FACED BATT INSULATION IN STUD WALL CAVITY.
- 07.11 3/4" NICHIHA CEMENTITIOUS SIDING. SEE ELEVATIONS. INSTALL PER MANUFACTURER'S GUIDELINES
- 07.12 R-36 BATT INSULATION
- 07.13 WHITE 60 MIL. SINGLE-PLY TPO MEMBRANE ROOFING WITH 15 YEAR WARRANTY, ADHESIVELY FASTENED TO 5/8" SHEATHING, SEE STRUCTURAL.
- 07.14 FACTORY PAINTED CONTINUOUS FLASHING, SEE ELEVATION FOR COLOR.
- 07.15 EIFS OVER ½" RIGID INSULATION OVER MOISTURE BARRIER OVER SHEATHING, SEE STRUCTURAL. SEE ELEVATIONS FOR COLORS.
- 07.16 FACTORY PAINTED METAL SIDING. METAL SIDING, CENTRIA, CONCEPT SERIES, CS-620 OVER MOISTURE BARRIER. SEE ELEVATION FOR COLOR. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 07.17 3/4" "V" GROOVE, SEE DETAIL 5/A5.1.
- 07.18 NOT USED
- 07.19 MOISTURE BARRIER TO BE SELF-ADHERING SHEET WATER PROOFING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SEE SPECIFICATIONS. ALL PENETRATIONS IN BARRIER ARE TO BE SEALED.

08 OPENINGS

- 08.01 ALUMINUM STOREFRONT SYSTEM, SEE PLANS AND ELEVATIONS FOR DIMENSIONS. SEE FOR COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATION.

09 FINISHES

- 09.01 FUTURE GYP. BD. SHEATHING, PART OF TENANT IMPROVEMENT, NIC.

26 ELECTRICAL

- 26.01 LIGHT FIXTURE - SEE ELEVATIONS AND ELECTRICAL

31 EARTHWORK

- 31.01 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL.

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VINEYARD RETAIL BUILDING O

600 MILL ROAD
VINEYARD, UTAH

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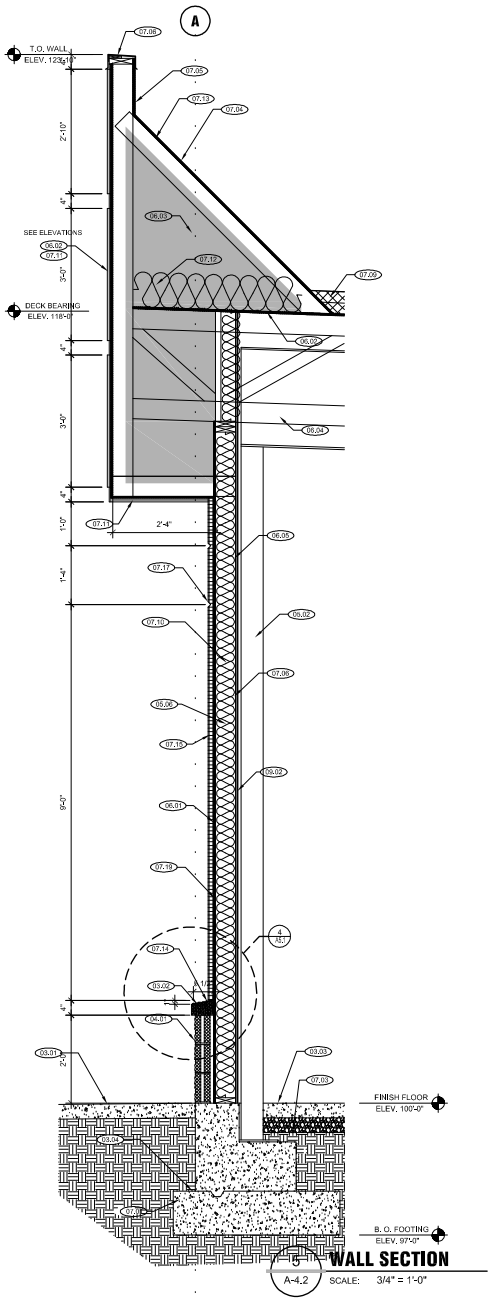
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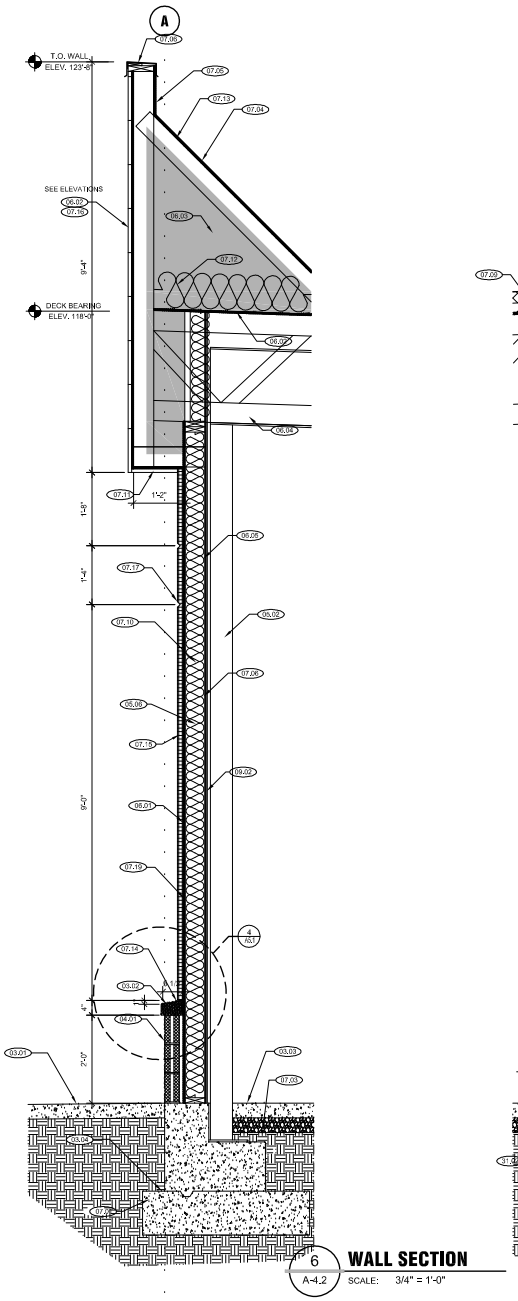
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WALL SECTIONS

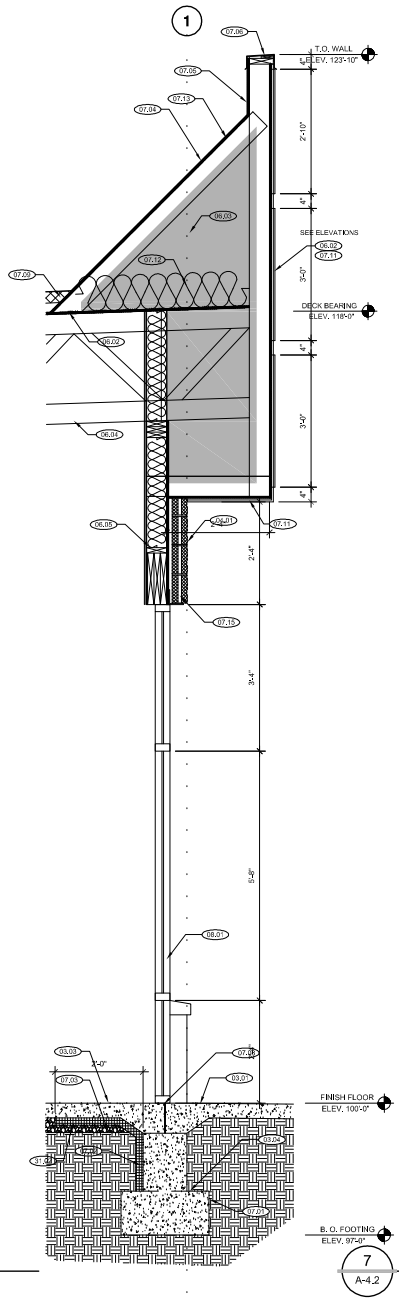
O-A4.1



5 WALL SECTION
A-4.2 SCALE: 3/4" = 1'-0"



6 WALL SECTION
A-4.2 SCALE: 3/4" = 1'-0"



7 WALL SECTION
A-4.2 SCALE: 3/4" = 1'-0"

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VINEYARD RETAIL BUILDING O

600 MILL ROAD
VINEYARD, UTAH

PROJECT NO:	-
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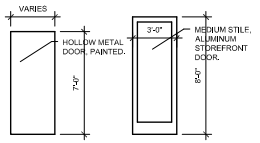
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WALL SECTIONS

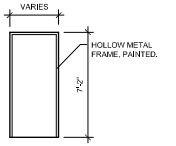
O-A4.2

DOOR SCHEDULE

DOOR NUMBER	DOOR DIMENSIONS	DOOR TYPE	JAMB DETAIL	HEAD DETAIL	HARD-WARE GROUP	FRAME TYPE	THRESH-HOLD	REMARKS
O101A	3'-0" x 8'-0" (PAIR)	B	1/A5.1	1/A5.1	1	-	02/A5.1	STOREFRONT SYSTEM - SEE JAMB DETAIL 1/A5.1
O101B	4'-0" x 7'-0" x 1-3/4"	A	3/A5.1	3/A5.1	2	1	02/A5.1	-
O102A	3'-0" x 8'-0" (PAIR)	B	1/A5.1	1/A5.1	1	-	02/A5.1	STOREFRONT SYSTEM - SEE JAMB DETAIL 1/A5.1
O102B	4'-0" x 7'-0" x 1-3/4"	A	3/A5.1	3/A5.1	2	1	02/A5.1	-
O103A	3'-0" x 8'-0" (PAIR)	B	1/A5.1	1/A5.1	1	-	02/A5.1	STOREFRONT SYSTEM - SEE JAMB DETAIL 1/A5.1
O103B	4'-0" x 7'-0" x 1-3/4"	A	3/A5.1	3/A5.1	2	1	02/A5.1	-
O104A	3'-0" x 8'-0" (PAIR)	B	1/A5.1	1/A5.1	1	-	02/A5.1	STOREFRONT SYSTEM - SEE JAMB DETAIL 1/A5.1
O104B	4'-0" x 7'-0" x 1-3/4"	A	3/A5.1	3/A5.1	2	1	02/A5.1	-
O105A	7'-0" x 8'-0" (PAIR)	B	1/A5.1	1/A5.1	1	-	02/A5.1	STOREFRONT SYSTEM - SEE JAMB DETAIL 1/A5.1
O105B	4'-0" x 7'-0" x 1-3/4"	A	3/A5.1	3/A5.1	2	1	02/A5.1	-
O106	3'-0" x 7'-0" x 1-3/4"	A	3/A5.1	3/A5.1	2	1	02/A5.1	-



DOOR TYPES

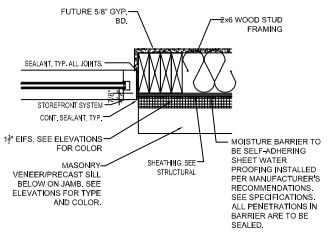


DOOR FRAME TYPES

NOTE: ALL DOOR HARDWARE SHALL BE ADA COMPLIANT. HARDWARE SHALL NOT REQUIRED PINCHING, TIGHT GRASPING, OR TWISTING OF THE WRIST IN ORDER TO OPERATE.

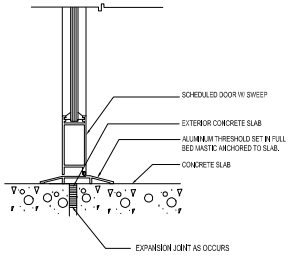
NOTE THE FOLLOWING FOR EXTERIOR EXIT DOORS WITH A LOCK OR LATCH WHICH PREVENTS OPERATION OF THE DOOR PROVIDED ARE TO MEET THE FOLLOWING CRITERIA.

THE LOCK MUST BE KEY-OPERATED LOCKING FROM THE EGRESS SIDE.
THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
A READILY VISIBLE SIGN STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS POSTED ON THE EGRESS SIDE OF THE DOOR.



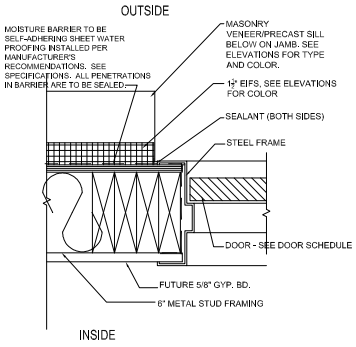
01 STOREFRONT JAMB, TYP.

A-5.1 SCALE: 1 1/2" = 1'-0"



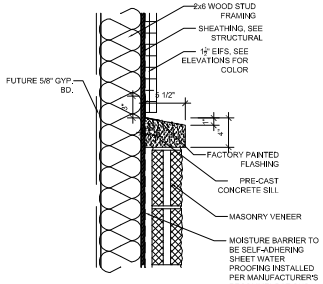
02 ENTRY THRESHOLD

A-5.1 SCALE: 1/4" = 1'-0"



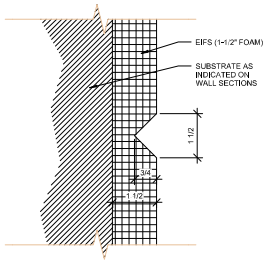
03 JAMB/HEAD DETAIL

A-5.1 SCALE: 3" = 1'-0"



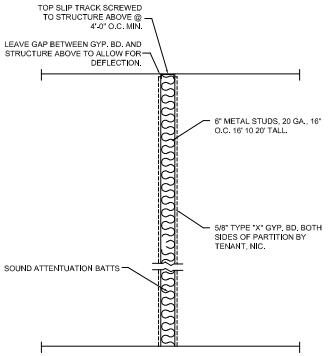
04 SILL DETAIL

A-5.1 SCALE: 1 1/2" = 1'-0"



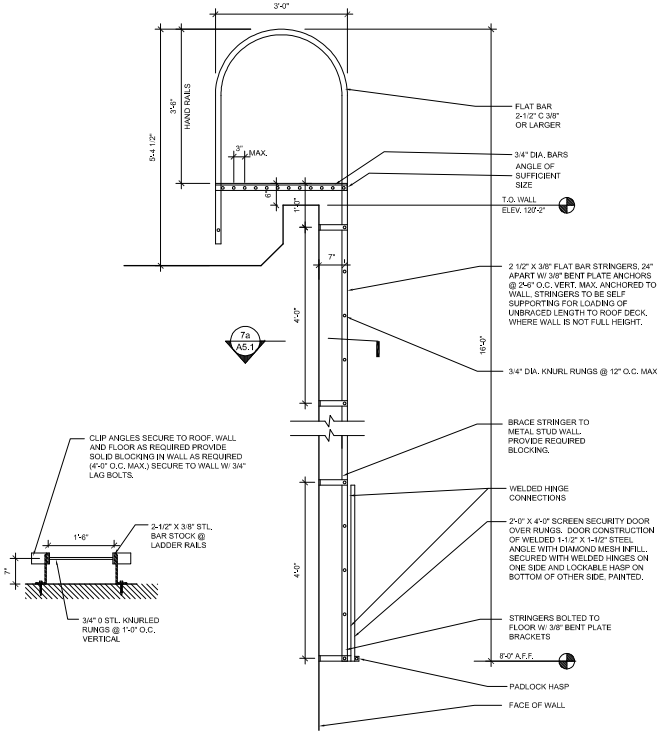
05 "V" GROOVE

A-5.1 SCALE: 6" = 1'-0"



06 DEMISING WALL

A-5.1 SCALE: NO SCALE



7 ROOF ACCESS LADDER

A-5.1 SCALE: 3/4" = 1'-0"

clarity design group
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5525 south 900 east, ste 340
murray, utah 84117
t. 385.247.8570

consultants

VINEYARD RETAIL BUILDING O

600 MILL ROAD
VINEYARD, UTAH

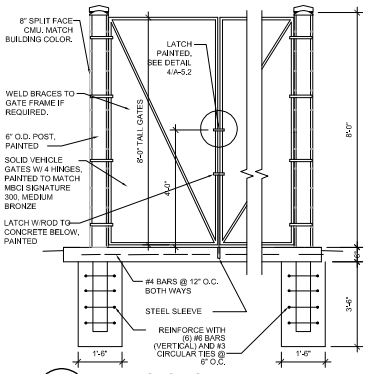
PROJECT NO:	-
DRAWN BY:	TA
CHECKED BY:	TA

ISSUE DATE:	04/01/22	
REV.	DATE	DESC.

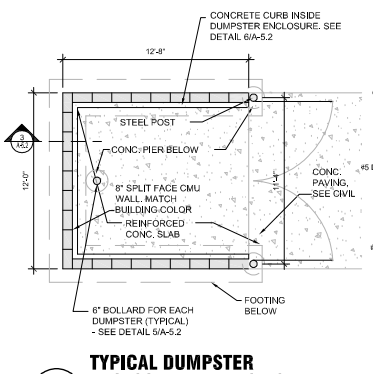
SHEET TITLE

SCHEDULES AND DETAILS

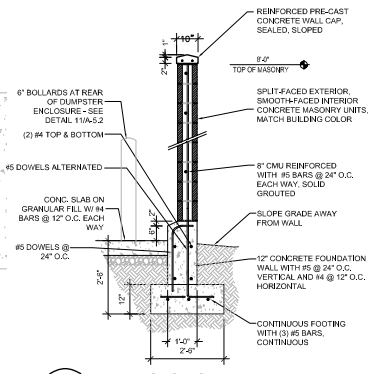
0-A5.1



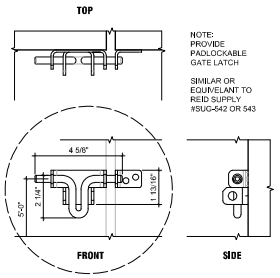
1 A-5.2 **WALL SECTION**
SCALE: 1/2" = 1'-0"



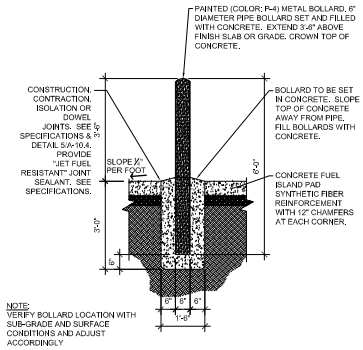
2 A-5.2 **TYPICAL DUMPSTER ENCLOSURE PLAN (SINGLE)**
SCALE: 1/4" = 1'-0"



3 A-5.2 **WALL SECTION**
SCALE: 1/2" = 1'-0"



4 A-5.2 **GATE LATCH DETAIL**
SCALE: NOT TO SCALE



5 A-5.2 **BOLLARD DETAIL**
SCALE: NOT TO SCALE

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VINEYARD RETAIL BUILDING O

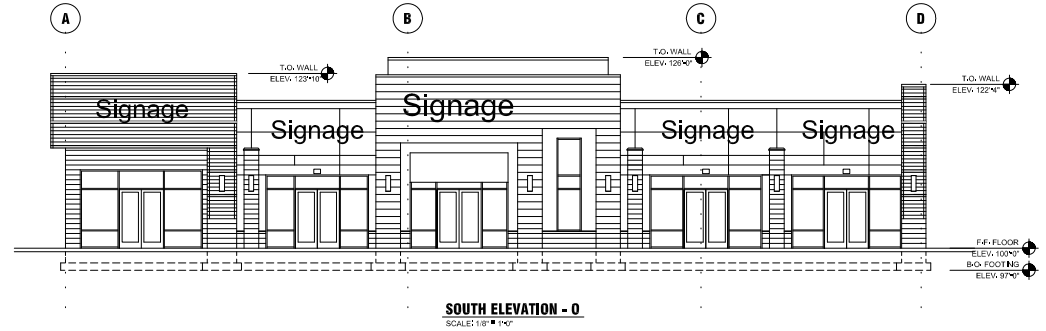
600 MILL ROAD
VINEYARD, UTAH

PROJECT NO:		-
DRAWN BY:		TA
CHECKED BY:		TA
ISSUE DATE:		04/01/22
REV.	DATE	DESC.

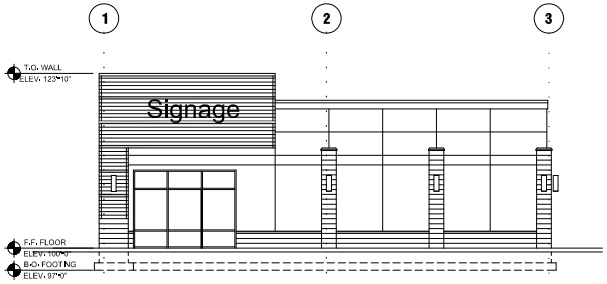
SHEET TITLE

DETAILS

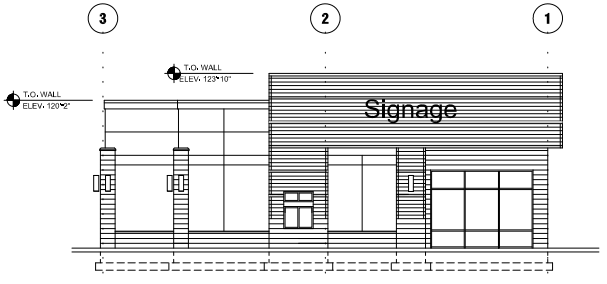
O-A5.2



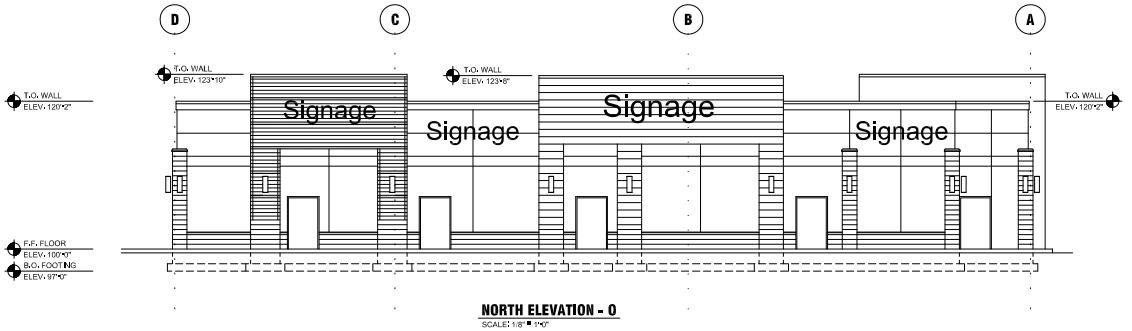
SOUTH ELEVATION - 0
SCALE: 1/8" = 1'-0"



EAST ELEVATION - 0
SCALE: 1/8" = 1'-0"



WEST ELEVATION - 0
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - 0
SCALE: 1/8" = 1'-0"

dixon + associates
architecture, planning, interiors

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salt lake city, ut 84111
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STATE OF UTAH
4919951
TROY S
ANDERSON
LICENSED ARCHITECT

PROJECT NUMBER: #15169.00

VINEYARD RETAIL
SITE SCHEMATICS

600 MILL ROAD
VINEYARD, UTAH

SCHEMATIC DOCUMENTS

#	DATE	DESC.

ISSUE:	27 AUGUST 2018
PROJECT NO:	-
DRAWN BY:	-
CHECKED BY:	-

SHEET TITLE

RETAIL 0

A2.1

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

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

BENCHMARK

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

ELEVATION = 4650.50

MILL TOWN COMMERCIAL YARD A

INDEX OF DRAWINGS

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C-100	OVERALL SITE PLAN	C-502	CIVIL DETAILS
C-101	SITE PLAN	L-100	OVERALL LANDSCAPE PLAN
C-102	SITE PLAN	L-101	LANDSCAPE PLAN
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C-200	OVERALL GRADING AND DRAINAGE PLAN	L-103	LANDSCAPE PLAN
C-201	GRADING AND DRAINAGE PLAN	L-104	LANDSCAPE PLAN
C-202	GRADING AND DRAINAGE PLAN	L-200	IRRIGATION PLAN BUILDINGS E & F
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C-300	OVERALL UTILITY PLAN	L-202	IRRIGATION PLAN BUILDING K
C-301	UTILITY PLAN	L-203	IRRIGATION PLAN BUILDING P
C-302	UTILITY PLAN	L-204	IRRIGATION PLAN BUILDING O
C-303	UTILITY PLAN	L-205	IRRIGATION PLAN BUILDING N
C-400	EROSION CONTROL PLAN	L-206	IRRIGATION PLAN BUILDING L
PP-1	PLAN AND PROFILE	L-300	LANDSCAPE AND IRRIGATION DETAILS

DATE PRINTED 10/4/22

NOTICE TO CONTRACTOR

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

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

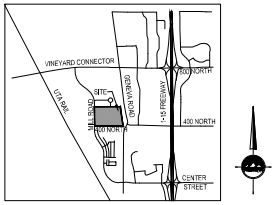
NOTICE TO DEVELOPER/CONTRACTOR

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

UTILITY DISCLAIMER

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

VICINITY MAP



GENERAL NOTES

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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2022 PLAN REVIEW/VINEYARD CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/4/2022	BUILDING F UPDATES	BDM
4	8/5/2022	PLOT, TRASH MOD'S	BDM
5	10/4/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [illegible]
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
10. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
12. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
13. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
15. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
17. CONTRACTOR'S RESPONSIBILITY TO EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO ENGINEER, MAY NOT BE LOCATED CORRECTLY EITHER HORIZONTALLY OR VERTICALLY AND IS NOT ALL INCLUSIVE.
   - 17.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES, (BOTH HORIZONTAL AND VERTICAL) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON SITE OR OFF-SITE AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXISTS BETWEEN EXISTING UTILITY LINES AND DESIGN UTILITY LINES THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
   - 17.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 17.1 ABOVE.
   - 17.3. IN ADDITION TO 17.1 AND 17.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT/GRADE AND EXISTING UTILITIES.
   - 17.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITY LINES AS DETERMINED UNDER 17.1, 17.2 OR 17.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
   - 17.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITY LINES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 17.1, 17.2 AND 17.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
18. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
19. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
20. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
21. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
22. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
23. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
25. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
26. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
27. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
28. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
29. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
30. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
31. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
32. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
33. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTORS EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
WL	WATER LINE

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

LEGEND

SECTION CORNER
EXISTING MONUMENT
PROPOSED MONUMENT
EXISTING REBAR AND CAP
SET ENSIGN REBAR AND CAP
EXISTING WATER METER
PROPOSED WATER METER
EXISTING WATER MANHOLE
PROPOSED WATER MANHOLE
EXISTING WATER BOX
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED FIRE DEPARTMENT CONNECTION
EXISTING SECONDARY WATER VALVE
PROPOSED SECONDARY WATER VALVE
EXISTING IRRIGATION BOX
EXISTING IRRIGATION VALVE
PROPOSED IRRIGATION VALVE
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY CLEAN OUT
EXISTING STORM DRAIN CLEAN OUT BOX
PROPOSED STORM DRAIN CLEAN OUT BOX
EXISTING STORM DRAIN INLET BOX
EXISTING STORM DRAIN CATCH BASIN
PROPOSED STORM DRAIN CATCH BASIN
EXISTING STORM DRAIN COMBO BOX
PROPOSED STORM DRAIN COMBO BOX
EXISTING STORM DRAIN CLEAN OUT
EXISTING STORM DRAIN CULVERT
PROPOSED STORM DRAIN CULVERT
TEMPORARY SAG INLET PROTECTION
TEMPORARY IN-LINE INLET PROTECTION
ROOF DRAIN
EXISTING ELECTRICAL MANHOLE
EXISTING ELECTRICAL BOX
EXISTING TRANSFORMER
EXISTING UTILITY POLE
EXISTING LIGHT
PROPOSED LIGHT
EXISTING GAS METER
EXISTING GAS MANHOLE
EXISTING GAS VALVE
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE BOX
EXISTING TRAFFIC SIGNAL BOX
EXISTING CABLE BOX
EXISTING BOLLARD
PROPOSED BOLLARD
EXISTING SIGN
PROPOSED SIGN
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING FLOW DIRECTION
EXISTING TREE
DENSE VEGETATION

EXISTING EDGE OF ASPHALT
PROPOSED EDGE OF ASPHALT
EXISTING STRIPING
PROPOSED STRIPING
EXISTING FENCE
PROPOSED FENCE
EXISTING FLOW LINE
PROPOSED FLOW LINE
GRADE BREAK
EXISTING STORM DRAIN LINE
PROPOSED STORM DRAIN LINE
ROOF DRAIN LINE
CATCHMENTS
HIGHWATER LINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER LINE
PROPOSED SAN. SWR. SERVICE LINE
EXISTING LAND DRAIN LINE
PROPOSED LAND DRAIN LINE
PROPOSED LAND DRAIN SERVICE LINE
EXISTING CULINARY WATER LINE
PROPOSED CULINARY WATER LINE
PROPOSED CULINARY WATER SERVICE LINE
EXISTING SECONDARY WATER LINE
PROPOSED SECONDARY WATER LINE
PROPOSED SEC. WATER SERVICE LINE
EXISTING IRRIGATION LINE
PROPOSED IRRIGATION LINE
EXISTING OVERHEAD POWER LINE
EXISTING ELECTRICAL LINE
EXISTING GAS LINE
EXISTING TELEPHONE LINE
ACCESSIBLE ROUTE
SAW CUT LINE
STRAW WATTLE
TEMPORARY BERM
TEMPORARY SILT FENCE
LIMITS OF DISTURBANCE
EXISTING WALL
PROPOSED WALL
EXISTING CONTOURS
PROPOSED CONTOURS
BUILDABLE AREA WITHIN SETBACKS
PUBLIC DRAINAGE EASEMENT
EXISTING ASPHALT TO BE REMOVED
PROPOSED ASPHALT
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED REVERSE PAN CURB AND GUTTER
TRANSITION TO REVERSE PAN CURB
CONCRETE TO BE REMOVED
EXISTING CONCRETE
PROPOSED CONCRETE
BUILDING TO BE REMOVED
EXISTING BUILDING
PROPOSED BUILDING

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

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MILL TOWN COMMERCIAL YARD A

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NO.	DATE	REVISION	BY
1	4-20-2022	2022 PLAN REVISIONS/CITY COM	BDM
2	5-11-2022	CITY COMMENTS	BDM
3	9-7-2022	BUILDING UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	IJM
6			
7			
8			

CIVIL GENERAL NOTES, ABBREVIATIONS AND LEGEND

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAERKI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-001

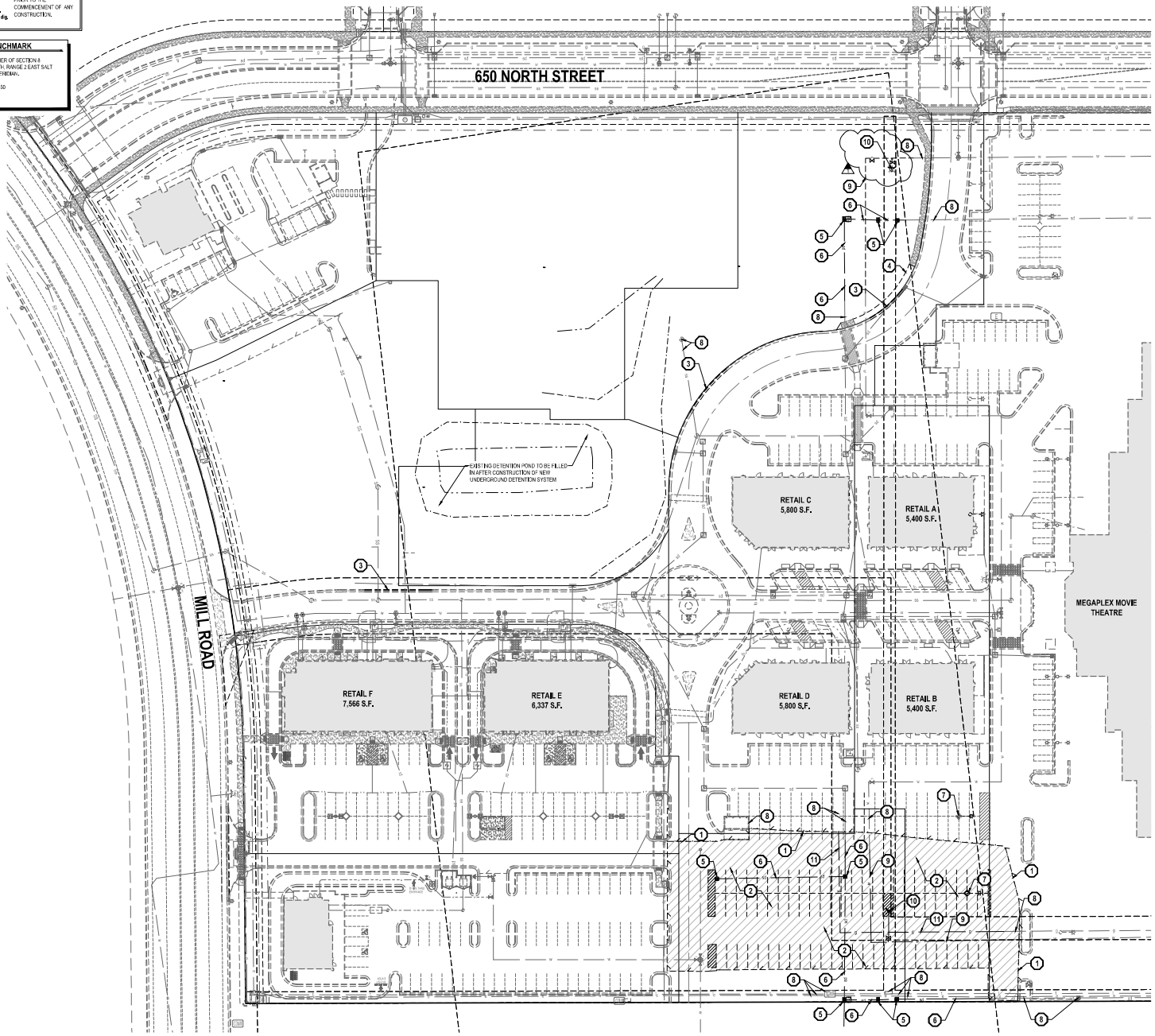
811
Know what's below. Call before you dig.

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

BENCHMARK

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

ELEVATION = 4650.50



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC, UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
8. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
9. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING FIRE HYDRANT. IF VINEYARD CITY STANDARDS ALLOW, REUSE EXISTING HYDRANT AT PROPOSED ON-SITE LOCATIONS.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING GAS LINE. COORDINATE WITH LOCAL GAS COMPANY.
12. REMOVE EXISTING SOLID STRIPING AT OUTSIDE TRAVEL LANE ACROSS PROPOSED DRIVE APPROACH. SEE KEYNOTE 32/SHEET C-100 SHEETS FOR PROPOSED STRIPING.
13. EXISTING LIGHT TO BE RELOCATED. SEE KEYNOTE 23/SHEET C-301.

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORIZ. 1 inch = 40 ft.

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PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

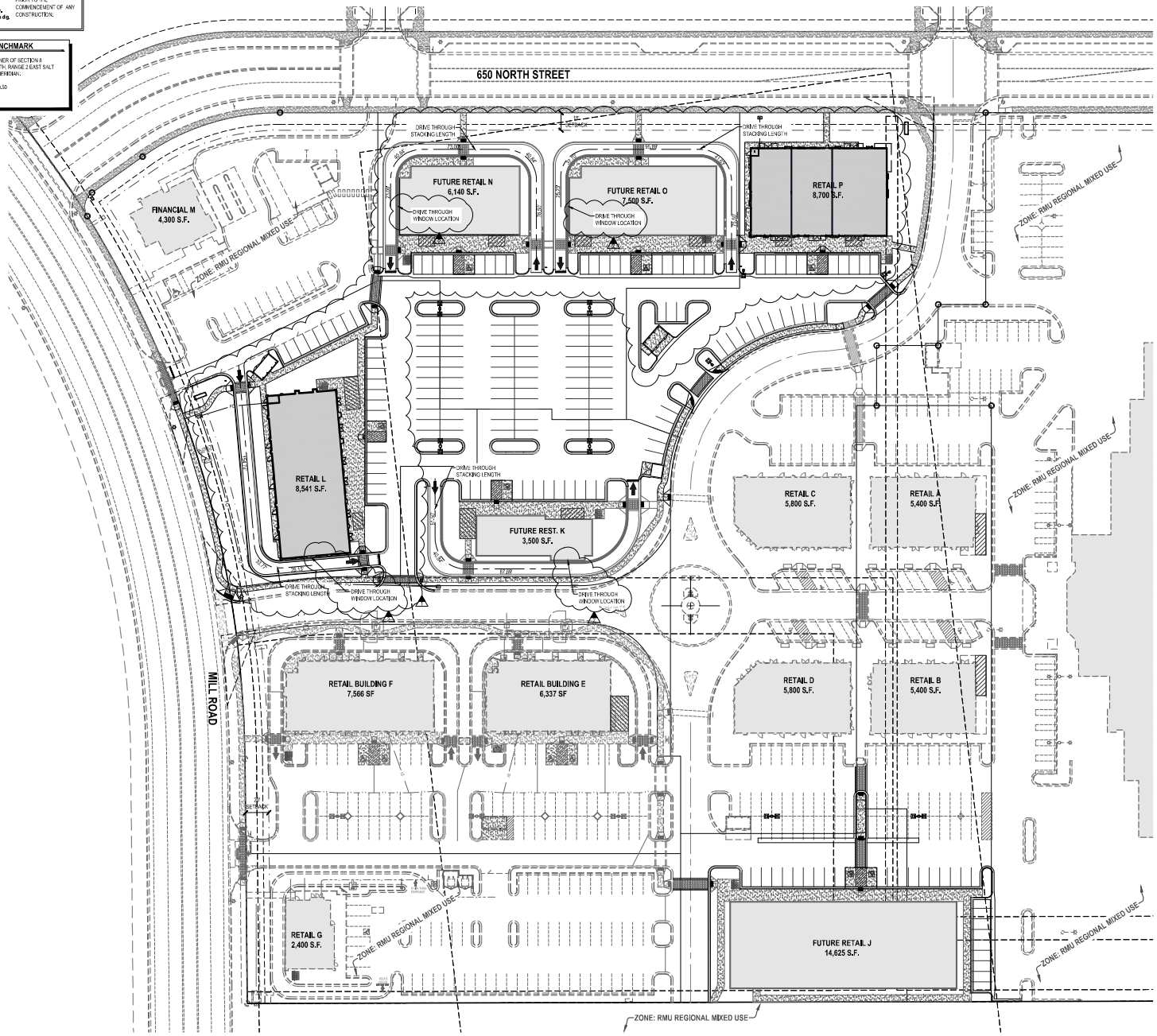
586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/4/2022	2021 IN VICE/VINEYARD CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/4/2022	BUILDING UPDATES	BDM
4	6/5/2022	BLDG. TRASH MODIFY	BDM
5	7/4/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

OVERALL DEMOLITION PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 7/4/22
DRAWN BY: [MARINI]
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-002



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

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

BENCHMARK

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

ELEVATION = 4650.50

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.
8. PROJECT SITE CONSISTS OF SINGLE STORY, MULTI TENANT STRUCTURES INCLUDING DRIVE THRU RESTAURANTS.

VINEYARD TOWN SITE PLAN NOTES

A. ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.

B. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.

C. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THEN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).

D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.

E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.

F. THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

VINEYARD TOWN SITE DATA TABLE

EXISTING ZONING-	RMU: REGIONAL MIXED USE
GROSS AREA OF SITE-	509,293 SQ FT
TOTAL BUILDING FLOOR AREA -	85,309 SQ FT
BUILDING FLOOR AREA BY USE	
RETAIL A-	5,400 S.F.
RETAIL B-	5,400 S.F.
RETAIL C-	5,800 S.F.
RETAIL D	5,800 S.F.
RETAIL E-	6,337 S.F.
RETAIL F-	7,566 S.F.
RETAIL J-	14,625 S.F.
RESTAURANT K-	3,500 S.F.
RETAIL L-	8,541 S.F.
RETAIL N-	6,140 S.F.
RETAIL O-	7,500 S.F.
RETAIL P-	8,700 S.F.
PERCENT OF SITE COVERAGE-	17%
GENERAL RETAIL PARKING REQUIREMENTS -	1 STALL / 250 SQ FT FLOOR AREA
PARKING REQUIRED -	252 STALLS
PARKING PROVIDED-	478 STALLS (INCLUDING 18 ADA STALLS)

PARKING DATA TABLE

STANDARD STALLS	460
ADA - ACCESSIBLE STALLS	18
TOTAL STALLS	478
BIKE PARKING STALLS	42

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/HARDSCAPE	343,244	67%
ROOF	85,309	17%
LANDSCAPING	80,740	16%
TOTAL SITE	509,293 11.69 ACRES	100%

POTENTIAL OUTDOOR DINING AREA

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORIZ. 1 inch = 40 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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45 W. 10000 S., Suite 500
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

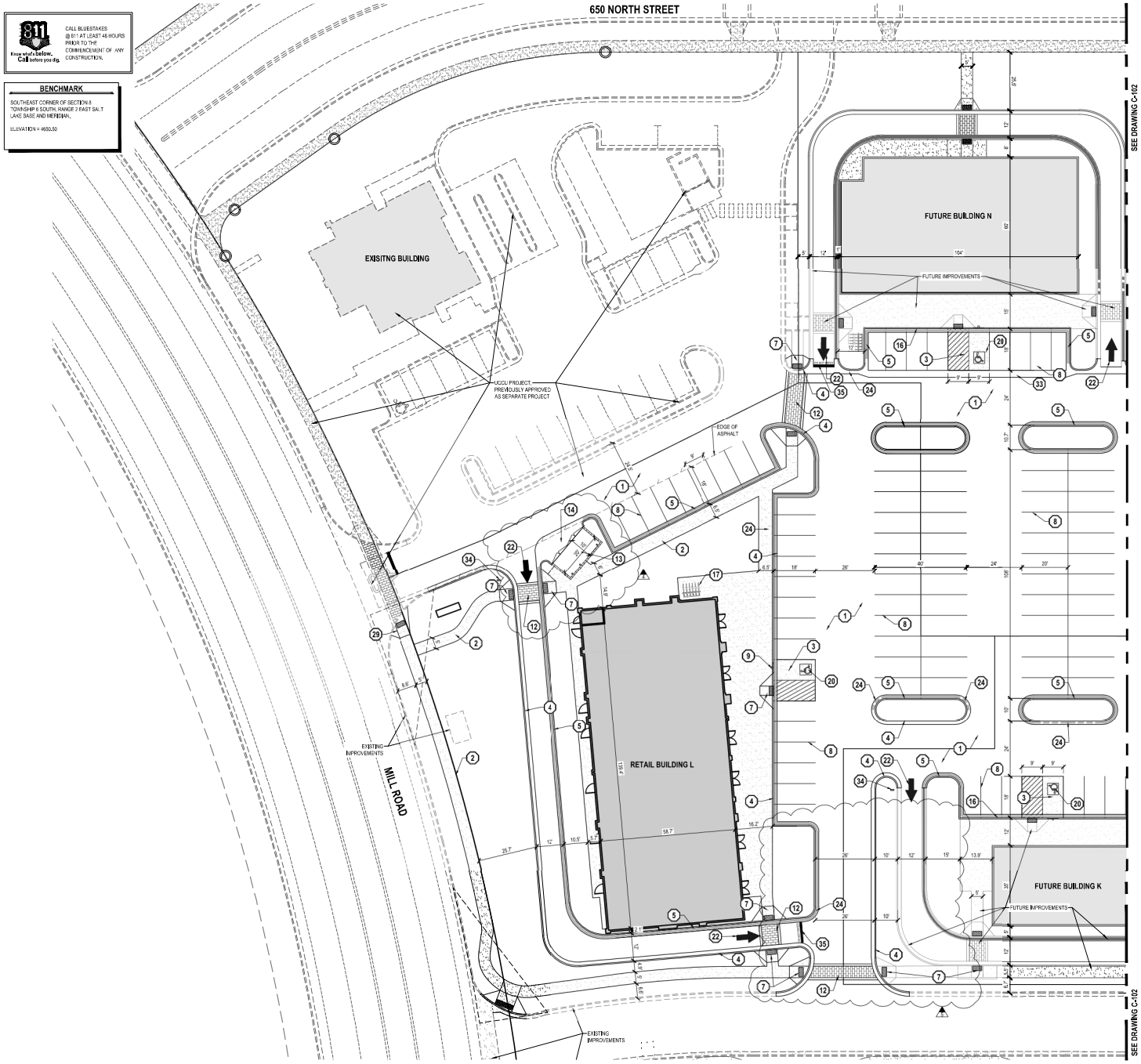
586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/4/2022	2021 IN VICINITY/CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/4/2022	BUILDING F UPDATES	BDM
4	6/5/2022	BLDG. TRASH MOD'S	BDM
5	10/4/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

OVERALL SITE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [MARK]
CHECKED BY: S. MORRIS
PROJECT MANAGER: S. MORRIS

C-100



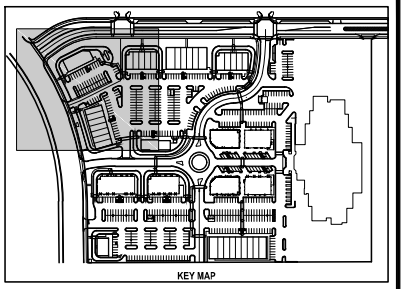
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BENCHMARK

SOUTHEAST CORNER OF SECTION 8 TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN.

ELEVATION = 4650.50



KEY MAP

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
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SCOPE OF WORK:
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3.
2. 6" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING #4.
3. CONCRETE PAVING: 6" THICK CONCRETE PAVING OVER 6" BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3, JOINTING PER GEOTECH REPORT SECTION G.4 AND APWA STD. PLAN #361.3, TYPE D JOINT AND SPECIFICATIONS.
4. 24" COLLECTION CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
5. 24" REVERSE PAN CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
6. INSTALL STOP SIGN PER TOWN OF VINEYARD STANDARD DRAWING #25.
7. HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7B.
8. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
9. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
10. SAW CUT LINE FOR NEW ASPHALT PAVING
11. ELECTRICAL TRANSFORMER.
12. TINTED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING).
13. NEW TRASH ENCLOSURE PER DETAILS 5, 6, AND 7/C-500. CONSTRUCT PER VINEYARD TOWN STANDARDS AND REGULATIONS.
14. NEW DUMPSTER APRON PER DETAIL 8/C-500.
15. CONCRETE STREET APPROACH WITH 6" WATERWAY PER APWA STANDARD PLAN 213 AND SPECIFICATIONS.
16. CONSTRUCT MONOLITHIC CURB PER DETAIL 9/C-500.
17. BIKE PARKING PER DETAIL 10/C-500.
18. CONSTRUCT 5' X 5' TREE ISLAND WITH CURB WALL PER TOWN OF VINEYARD STANDARD DRAWING #6.
19. HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7A.
20. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
21. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
22. PAINTED LANE-USE ARROW PER M.U.T.C.D. STANDARD PLANS.
23. 4.0' WATER WAY PER APWA STD. PLAN #211 AND SPECIFICATIONS
24. TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER.
25. 6" WIDE CURB WALL AROUND ADA RAMP LANDING.
26. CUT THROUGH REFUGE ISLAND PER APWA STANDARD PLAN 237 AND SPECIFICATIONS.
27. ADA ACCESS RAMP PER TOWN ON VINEYARD STANDARD DRAWING #7.
28. MASONRY BLOCK RETAINING WALL, SEE ELEVATIONS ON C-200 DRAWINGS AND INSTALL PER MANUFACTURER RECOMMENDATIONS.
29. ADA ACCESS RAMP PER APWA STANDARD PLAN NUMBER 229.1 AND SPECIFICATIONS.
30. SPLITTER ISLAND WITH CURB PER APWA PLAN #209 TYPE R, FILL INSIDE OF CURB WITH CONCRETE.
31. "NO LEFT TURN" SIGN (R3-2) PER MUTCD STANDARDS AND SPECIFICATIONS.
32. REMOVE EXISTING SOLID STRIPING AT OUTSIDE TRAVEL LANE AND RE-STRIPE WITH DASHED LINE ACROSS NEW DRIVEWAY.
33. 3.0' WATER WAY SIMILAR TO APWA STD. PLAN #211 AND SPECIFICATIONS.
34. DRIVE THROUGH ENTRY SIGN BY BUILDING TENANT WITH DRIVE THROUGH WINDOW.
35. STOP BAR AND "DO NOT ENTER" PAVEMENT MARKINGS.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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LAYTON
Phone: 801.547.1100

TOOELE
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CEDAR CITY
Phone: 435.865.1453

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OWNER:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-566-5255

MILL TOWN COMMERCIAL YARD A

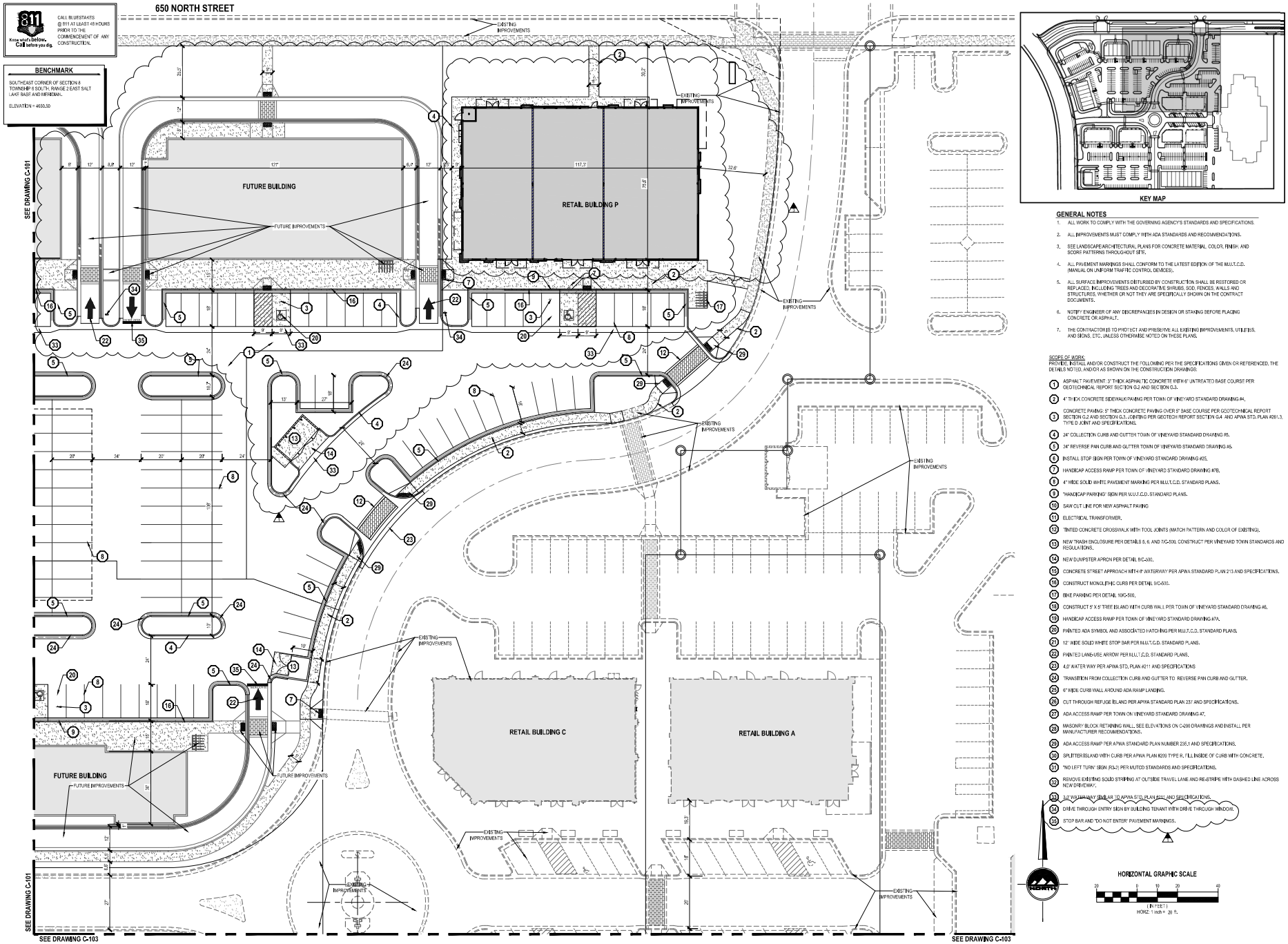
586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	10-4-2022	2ND PLAN REVIEW/CITY COM	BDM
2	11-1-2022	CITY COMMENTS	BDM
3	11-3-2022	BUILDING 4 UPDATES	BDM
4	11-23-2022	BLDG L TRASH MODIFY	BDM
5	12-5-2022	SIDEWALK CROSSING UPDATES	EW
6			
7			
8			

SITE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/5/22
DRAWN BY: L.MARRIOTT
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-101



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
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SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

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2. 4" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING #4.
3. CONCRETE PAVING: 5" THICK CONCRETE PAVING OVER 9" BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3., JOINTING PER GEOTECH REPORT SECTION G.4 AND APWA STD. PLAN #261.3, TYPE D JOINT AND SPECIFICATIONS.
4. 24" COLLECTION CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
5. 24" REVERSE PAN CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #6.
6. INSTALL STOP SIGN PER TOWN OF VINEYARD STANDARD DRAWING #25.
7. HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7B.
8. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
9. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
10. SAW CUT LINE FOR NEW ASPHALT PAVING
11. ELECTRICAL TRANSFORMER.
12. TINTED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING).
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14. NEW DUMPSTER APRON PER DETAIL 8/C-500.
15. CONCRETE STREET APPROACH WITH 9" WATERWAY PER APWA STANDARD PLAN 213 AND SPECIFICATIONS.
16. CONSTRUCT MONOLITHIC CURB PER DETAIL 9/C-500.
17. BIKE PARKING PER DETAIL 10/C-500.
18. CONSTRUCT 5' X 5' TREE ISLAND WITH CURB WALL PER TOWN OF VINEYARD STANDARD DRAWING #8.
19. HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7A.
20. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
21. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
22. PAINTED LANE-USE ARROW PER M.U.T.C.D. STANDARD PLANS.
23. 4.0' WATER WAY PER APWA STD. PLAN #211 AND SPECIFICATIONS
24. TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER.
25. 6" WIDE CURB WALL AROUND ADA RAMP LANDING.
26. CUT THROUGH REFUGE ISLAND PER APWA STANDARD PLAN 237 AND SPECIFICATIONS.
27. ADA ACCESS RAMP PER TOWN ON VINEYARD STANDARD DRAWING #7.
28. MASONRY BLOCK RETAINING WALL. SEE ELEVATIONS ON C-200 DRAWINGS AND INSTALL PER MANUFACTURER RECOMMENDATIONS.
29. ADA ACCESS RAMP PER APWA STANDARD PLAN NUMBER 235.1 AND SPECIFICATIONS.
30. SPLITTER ISLAND WITH CURB PER APWA PLAN #209 TYPE R. FILL INSIDE OF CURB WITH CONCRETE.
31. "NO LEFT TURN" SIGN (R3-2) PER MUTCD STANDARDS AND SPECIFICATIONS.
32. REMOVE EXISTING SOLID STRIPING AT OUTSIDE TRAVEL LANE AND RE-STRIPE WITH DASHED LINE ACROSS NEW DRIVEWAY.
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35. STOP BAR AND "DO NOT ENTER" PAVEMENT MARKINGS.

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ. 1 inch = 20 ft.

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FOR:
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9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2ND PLAN REVIEW/CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	5/9/2022	BUILDING P UPDATES	BDM
4	5/23/2022	BLDG., TRASH ENCL	BDM
5	7/14/2022	CROSSWALK CROSSING UPDATES	EJT
6			
7			
8			

SITE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 7/14/22
DRAWN BY: J.WARING
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-102

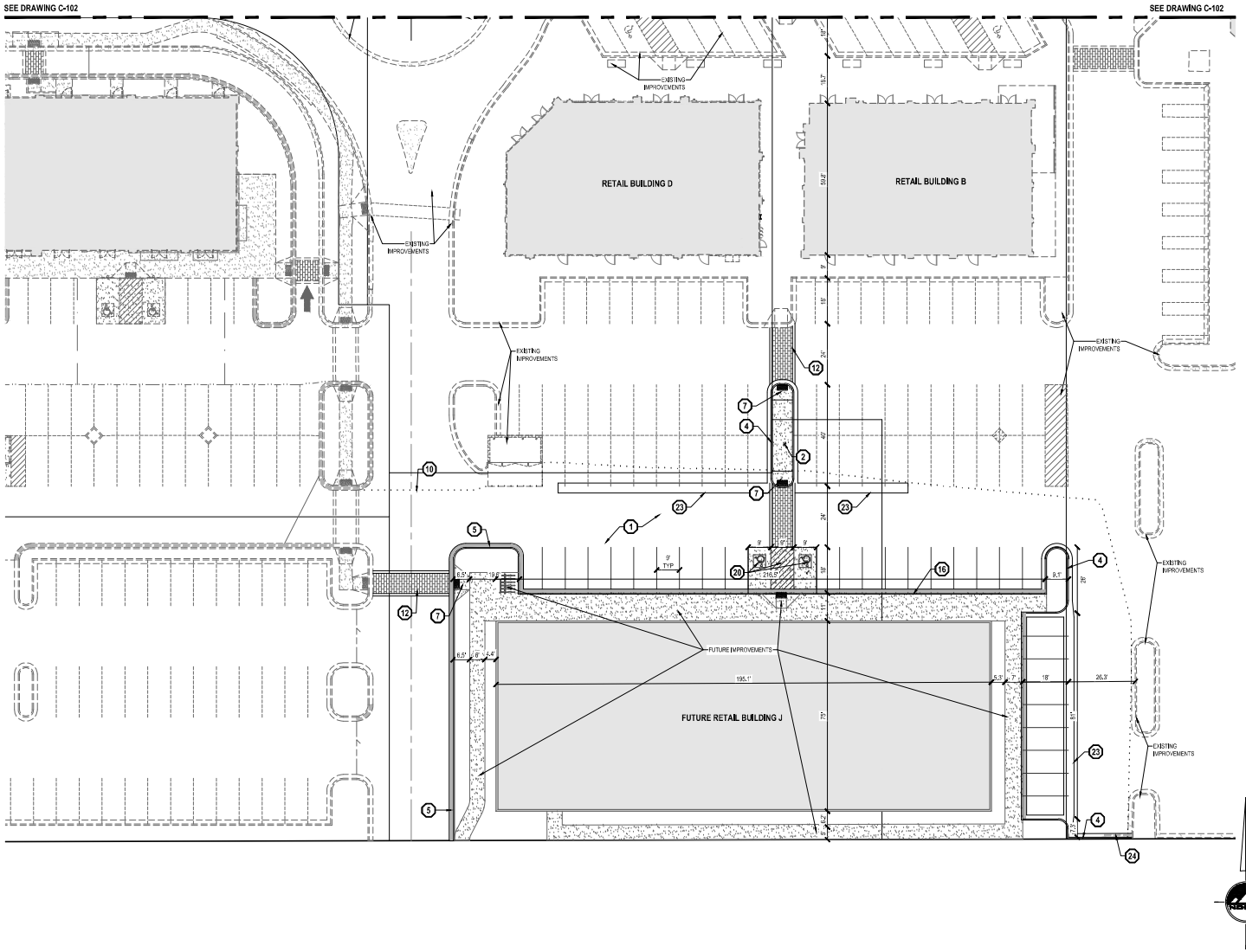
811 Know what's below. Call before you dig.

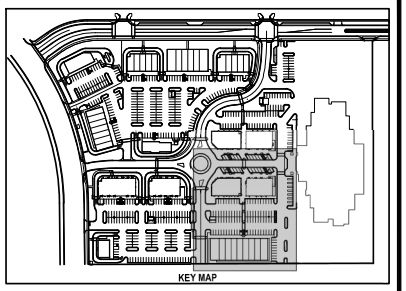
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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

ELEVATION = 4650.50




KEY MAP

GENERAL NOTES

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

1. ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3.
2. 4" THICK CONCRETE SIDEWALK/PAVING PER TOWN OF VINEYARD STANDARD DRAWING #4.
3. CONCRETE PAVING: 5" THICK CONCRETE PAVING OVER 8" BASE COURSE PER GEOTECHNICAL REPORT SECTION G.2 AND SECTION G.3, JOINTING PER GEOTECH REPORT SECTION G.4 AND APWA STD. PLAN #261.3, TYPE D JOINT AND SPECIFICATIONS.
4. 24" COLLECTION CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #5.
5. 24" REVERSE PAN CURB AND GUTTER TOWN OF VINEYARD STANDARD DRAWING #6.
6. INSTALL STOP SIGN PER TOWN OF VINEYARD STANDARD DRAWING #25.
7. HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7B.
8. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
9. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
10. SAW CUT LINE FOR NEW ASPHALT PAVING
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12. TINTED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING).
13. NEW TRASH ENCLOSURE PER DETAILS S. 6 AND 7/C-505. CONSTRUCT PER VINEYARD TOWN STANDARDS AND REGULATIONS.
14. NEW DUMPSTER APRON PER DETAIL 8/C-505.
15. CONCRETE STREET APPROACH WITH 9" WATERWAY PER APWA STANDARD PLAN 215 AND SPECIFICATIONS.
16. CONSTRUCT MONOLITHIC CURB PER DETAIL 10/C-505.
17. BIKE PARKING PER DETAIL 10/C-505.
18. CONSTRUCT 5' X 5' TREE ISLAND WITH CURB WALL PER TOWN OF VINEYARD STANDARD DRAWING #6.
19. HANDICAP ACCESS RAMP PER TOWN OF VINEYARD STANDARD DRAWING #7A.
20. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
21. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
22. PAINTED LANE-USE ARROW PER M.U.T.C.D. STANDARD PLANS.
23. 4.0' WATER WAY PER APWA STD. PLAN #211 AND SPECIFICATIONS
24. TRANSITION FROM COLLECTION CURB AND GUTTER TO REVERSE PAN CURB AND GUTTER.
25. 8" WIDE CURB WALL AROUND ADA RAMP LANDING.
26. CUT THROUGH REFUGE ISLAND PER APWA STANDARD PLAN 237 AND SPECIFICATIONS.
27. ADA ACCESS RAMP PER TOWN ON VINEYARD STANDARD DRAWING #7.
28. MASONRY BLOCK RETAINING WALL. SEE ELEVATIONS ON C-200 DRAWINGS AND INSTALL PER MANUFACTURER RECOMMENDATIONS.
29. ADA ACCESS RAMP PER APWA STANDARD PLAN NUMBER 235.1 AND SPECIFICATIONS.
30. SPLITTER ISLAND WITH CURB PER APWA PLAN #209 TYPE R. FILL INSIDE OF CURB WITH CONCRETE.
31. "NO LEFT TURN" SIGN (R3-2) PER MUTCD STANDARDS AND SPECIFICATIONS.
32. REMOVE EXISTING SOLID STRIPING AT OUTSIDE TRAVEL LANE AND RE-STRIPE WITH DASHED LINE ACROSS NEW DRIVEWAY.
33. 3.0' WATER WAY SIMILAR TO APWA STD. PLAN #211 AND SPECIFICATIONS.
34. DRIVE THROUGH ENTRY SIGN BY BUILDING TENANT WITH DRIVE THROUGH WINDOW.
35. STOP BAR AND "DO NOT ENTER" PAVEMENT MARKINGS.

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2021 IN WORKING/CITY COM	BDM
2	5/11/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING F UPDATES	BDM
4	8/5/2022	BLDG. TRASH MODIFY	BDM
5	10/4/2022	CROSSWALK CROSSING UPDATES	BJV
6			
7			
8			

SITE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [MARK]
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-103

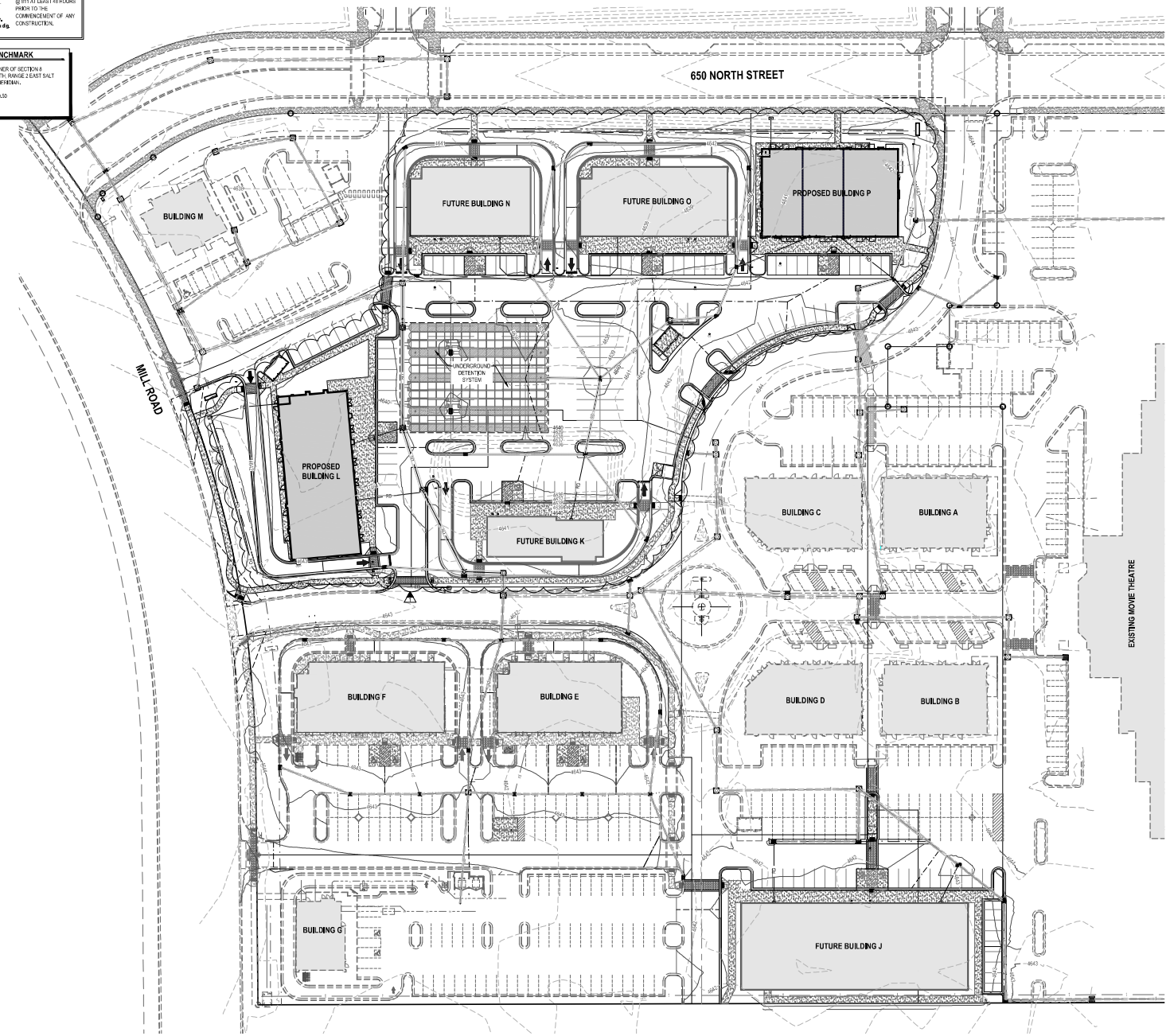
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

BENCHMARK

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

ELEVATION = 4650.50



GENERAL NOTES

1. ALL WORK TO COMPLY WITH VINEYARD CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR ACTIVITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
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   - 8.1. SDCB BOXES SHALL BE PER VINEYARD CITY STANDARD DRAWING 6.
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13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC, UNLESS OTHERWISE NOTED ON THESE PLANS.

OVERALL SITE GRADING LOWERED BY 6"

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ. 1 inch = 40 ft.

ENSIGN
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CONTACT:
ERIC TOWNER
PHONE: 801-598-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/4/2022	2021 IN INCLUDING CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/4/2022	BUILDING P UPDATES	BDM
4	6/5/2022	BLDG L TRASH ENCLOSURE	BDM
5	7/14/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [MARINI]
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-200

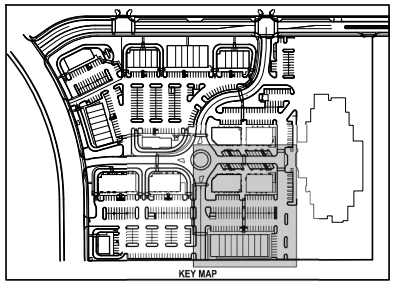
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BENCHMARK

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

ELEVATION = 4650.50



KEY MAP

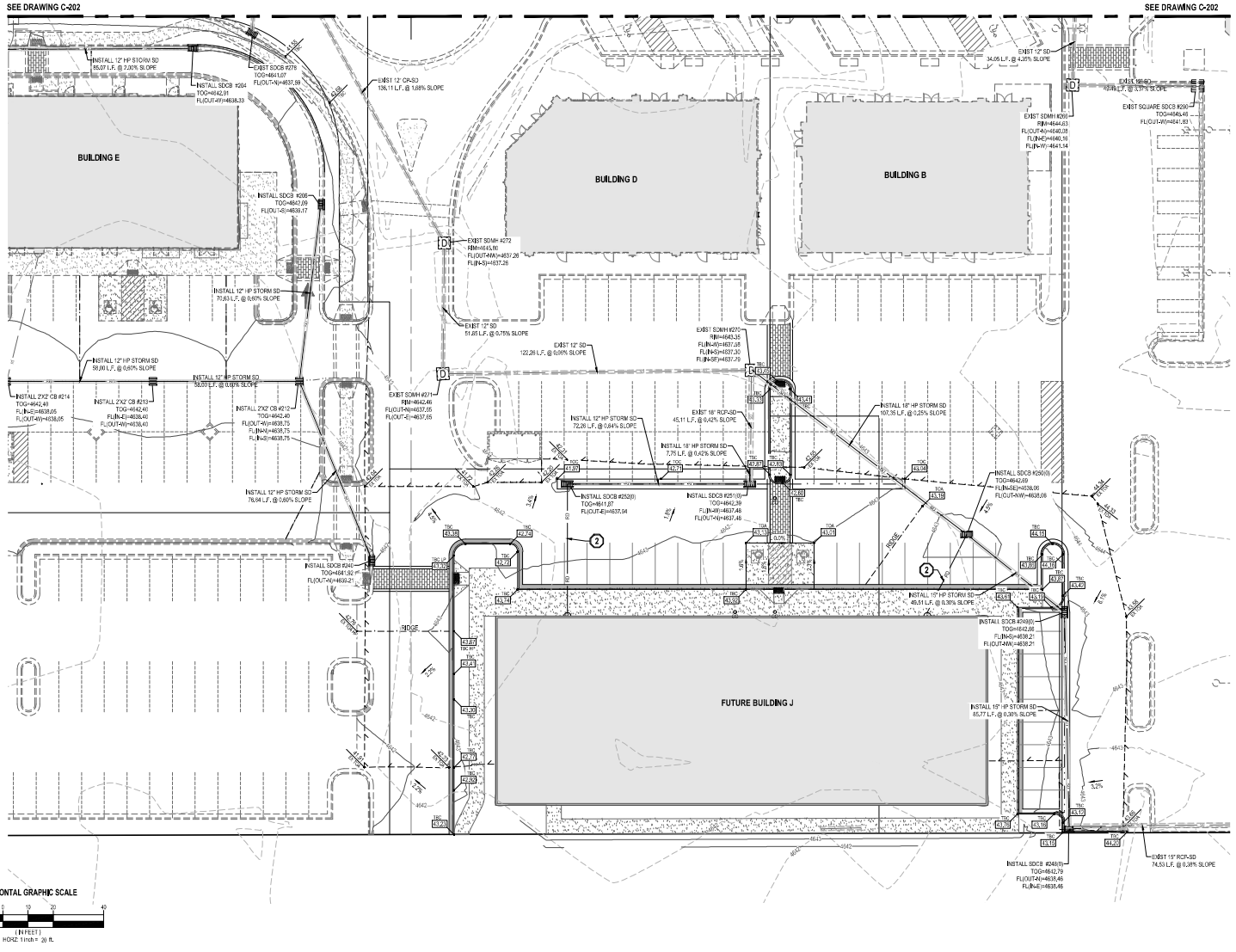
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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY, 4500 REPRESENTS AN ELEVATION OF 4645.00 ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
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SCOPE OF WORK:

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

1. CONSTRUCT 16" WIDE BLOCKOUT @ BACK OF TRASH ENCLOSURE TO ALLOW DRAINAGE TO PASS THROUGH.
2. INSTALL 4" SDR-35 PVC ROOF DRAIN LINE @ 2.0% SLOPE MIN. LENGTH AS SHOWN ON PLAN.
3. PROPOSED UNDERGROUND DETENTION SYSTEM SHALL BE CONTECH CHAMBER SYSTEM OR ENGINEER APPROVED EQUAL (DESIGN BUILD BY CONTRACTOR).
   25-YR HIGH WATER ELEVATION = 4637.31'
   INVERT OF PIPE = 4632.59'
   VOLUME REQUIRED = 39,384 CUBIC FEET
4. 7.0" Ø ORIFICE PLATE PER DETAIL 11/C-500 INSTALLED ON NORTHWEST SIDE OF STORM DRAIN BOX #222.
5. CONTRACTOR TO INSTALL PROPOSED STRUCTURE AND CONNECT TO EXISTING PIPE.



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CONTACT:
ERIC TOWNER
PHONE: 801-598-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2022 PLAN RESUBMITTAL/CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING F UPDATES	BDM
4	6/5/2022	PLOG, TRASH MODIFY	BDM
5	10/4/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [MARK]
CHECKED BY: S. MORRIS
PROJECT MANAGER: S. MORRIS

C-203

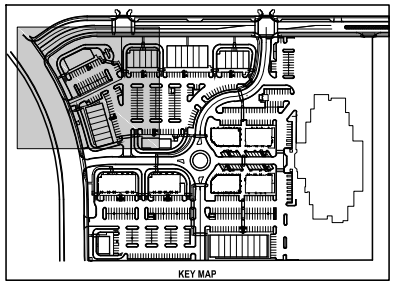
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTHEAST CORNER OF SECTION 8 TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN.

ELEVATION = 4650.50



KEY MAP

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5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 45.00 REPRESENTS AN ELEVATION OF 4645.00 ON THESE PLANS.
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SCOPE OF WORK:

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

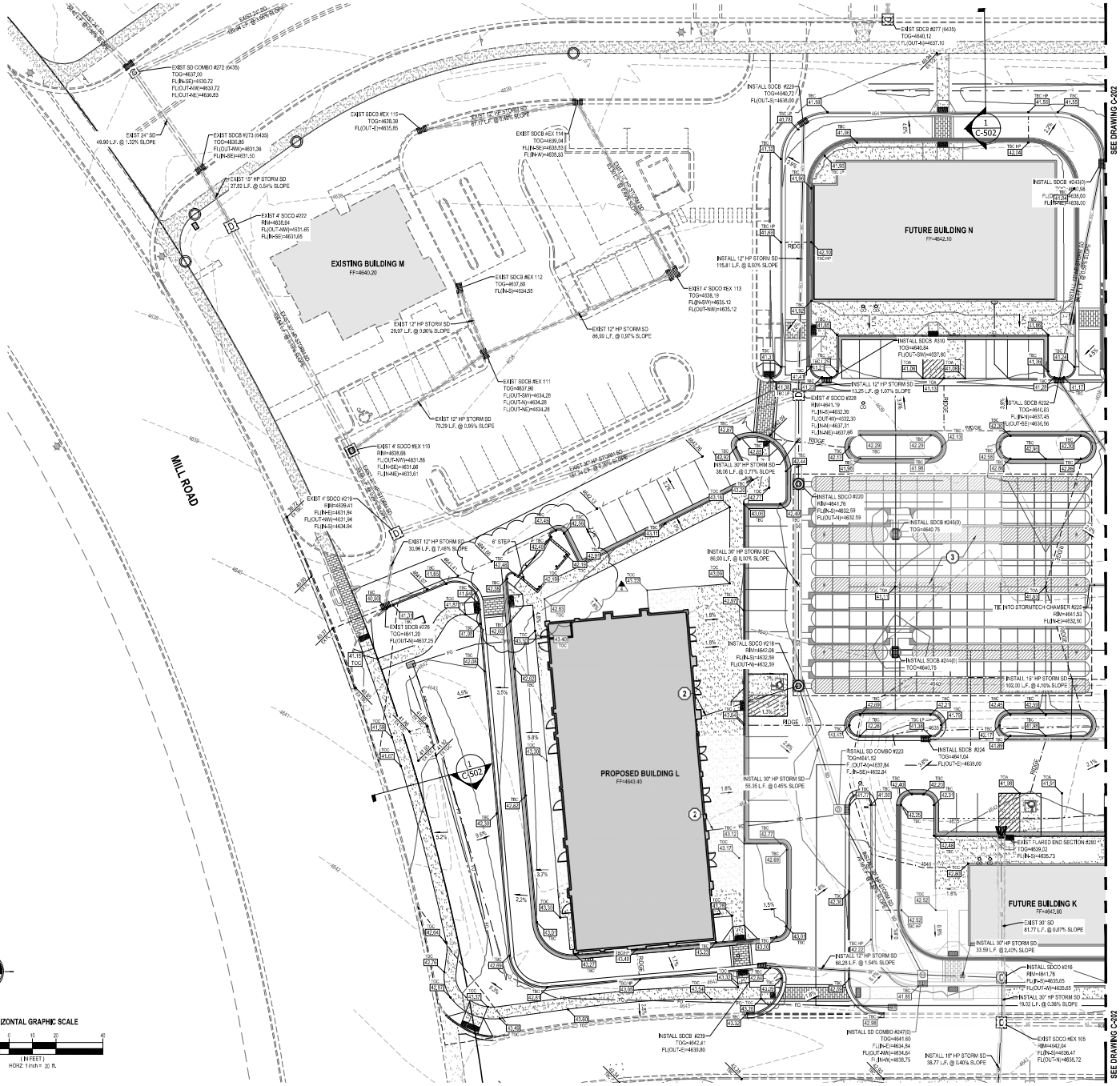
1. CONSTRUCT 10" WIDE BLOCKOUT @ BACK OF TRASH ENCLOSURE TO ALLOW DRAINAGE TO PASS THROUGH.
2. INSTALL 4" SDR-35 PVC ROOF DRAIN LINE @ 2.0% SLOPE MIN. LENGTH AS SHOWN ON PLAN.
3. PROPOSED UNDERGROUND DETENTION SYSTEM SHALL BE CONTECH CHAMBER SYSTEM OR ENGINEER APPROVED EQUAL (DESIGN BUILD BY CONTRACTOR).
   - 25-YR HIGH WATER ELEVATION = 4637.31
   - INVERT OF PIPE = 4632.59'
   - VOLUME REQUIRED = 50,384 CUBIC FEET
4. 7.0" Ø ORIFICE PLATE PER DETAIL 11IC-600 INSTALLED ON NORTHWEST SIDE OF STORM DRAIN BOX #222.
5. CONTRACTOR TO INSTALL PROPOSED STRUCTURE AND CONNECT TO EXISTING PIPE.

HORIZONTAL GRAPHIC SCALE

0 10 20 40

(IN FEET)

HORZ 1 inch = 20 ft.



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SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-566-5255

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/24/2022	2022 PLAN RESUBMISSION/CITY COM	BDM
2	5/19/2022	CITY COMMENTS	BDM
3	6/3/2022	BUILDING UPDATES	BDM
4	6/23/2022	BLDG L TRASH MODIFY	BDM
5	10/4/2022	SIDEWALK CROSSING UPDATES 10/10	
6			
7			
8			

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 6439H
PRINT DATE: 10/5/22
DRAWN BY: [MAERK]
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-201

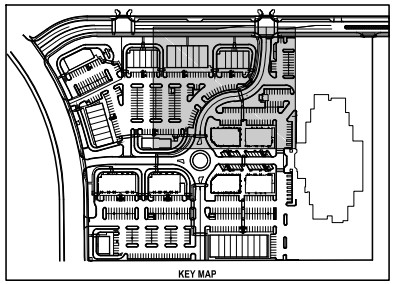
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

BENCHMARK

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

ELEVATION = 4650.50



KEY MAP

GENERAL NOTES

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SCOPE OF WORK:

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

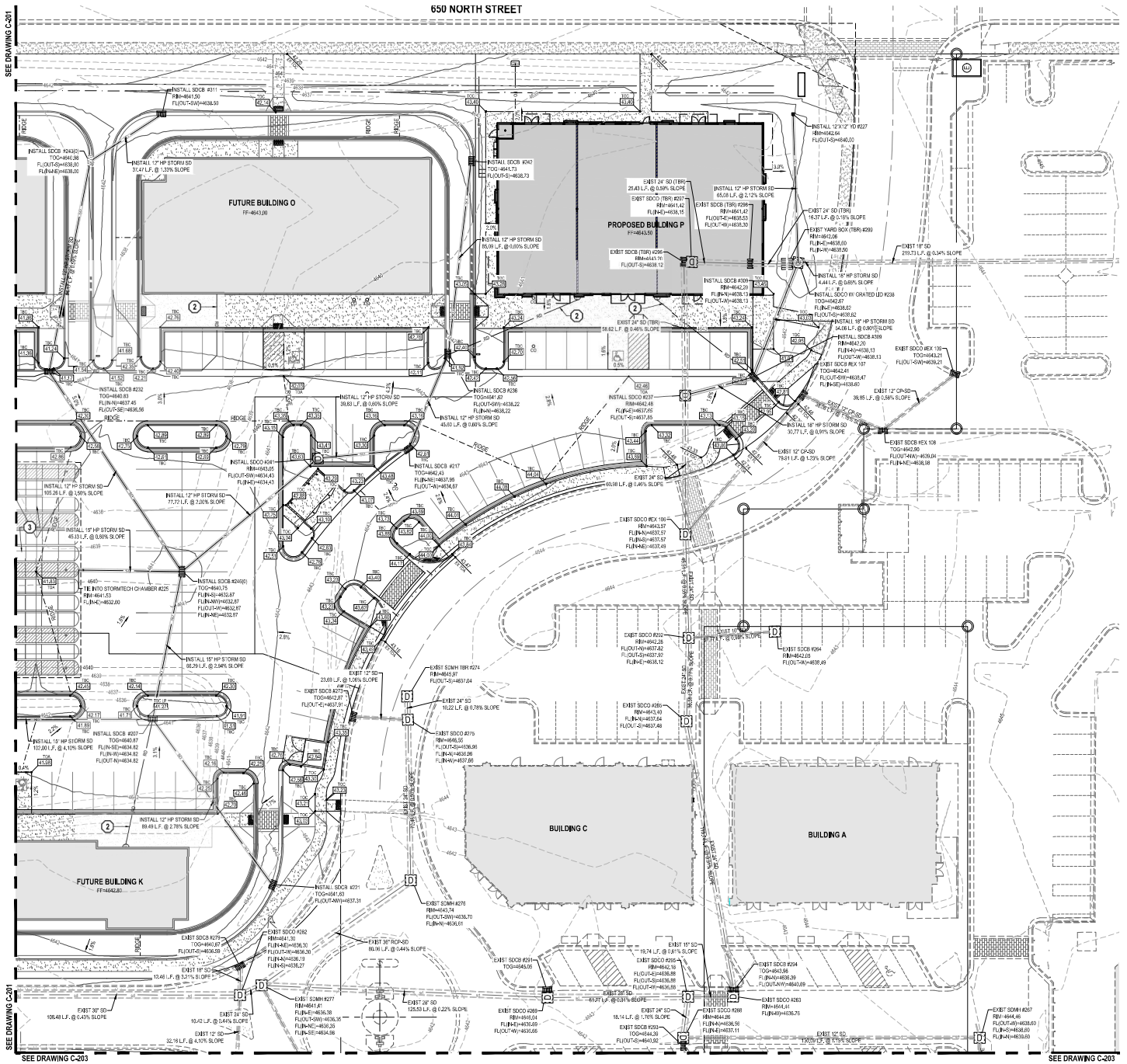
1. CONSTRUCT 16" WIDE BLOCKOUT @ BACK OF TRASH ENCLOSURE TO ALLOW DRAINAGE TO PASS THROUGH.
2. INSTALL 4" SDR-35 PVC ROOF DRAIN LINE @ 2.0% SLOPE MIN. LENGTH AS SHOWN ON PLAN.
3. PROPOSED UNDERGROUND DETENTION SYSTEM SHALL BE CONTECH CHAMBER SYSTEM OR ENGINEER APPROVED EQUAL (DESIGN BUILD BY CONTRACTOR).
   25-YR HIGH WATER ELEVATION = 4637.31'
   INVERT OF PIPE = 4632.09'
   VOLUME REQUIRED = 30,384 CUBIC FEET
4. 7.0" Ø ORIFICE PLATE PER DETAIL 11/C-600 INSTALLED ON NORTHWEST SIDE OF STORM DRAIN BOX #222.
5. CONTRACTOR TO INSTALL PROPOSED STRUCTURE AND CONNECT TO EXISTING PIPE.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

IN FEET

HORZ: 1 inch = 20 ft.



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TOOELE
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

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OWNER:
SAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/26/2022	2022 PLAN REVIEW/CITY COM	BDM
2	5/19/2022	CITY COMMENTS	BDM
3	6/3/2022	BUILDING F UPDATES	BDM
4	6/23/2022	BLDG. TRASH MODIFY	BDM
5	10/4/2022	ORDERS & CROSSING UPDATES	LTF
6			
7			
8			

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 6439H
PRINT DATE: 10/5/22
DRAWN BY: L.MAERO
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-202

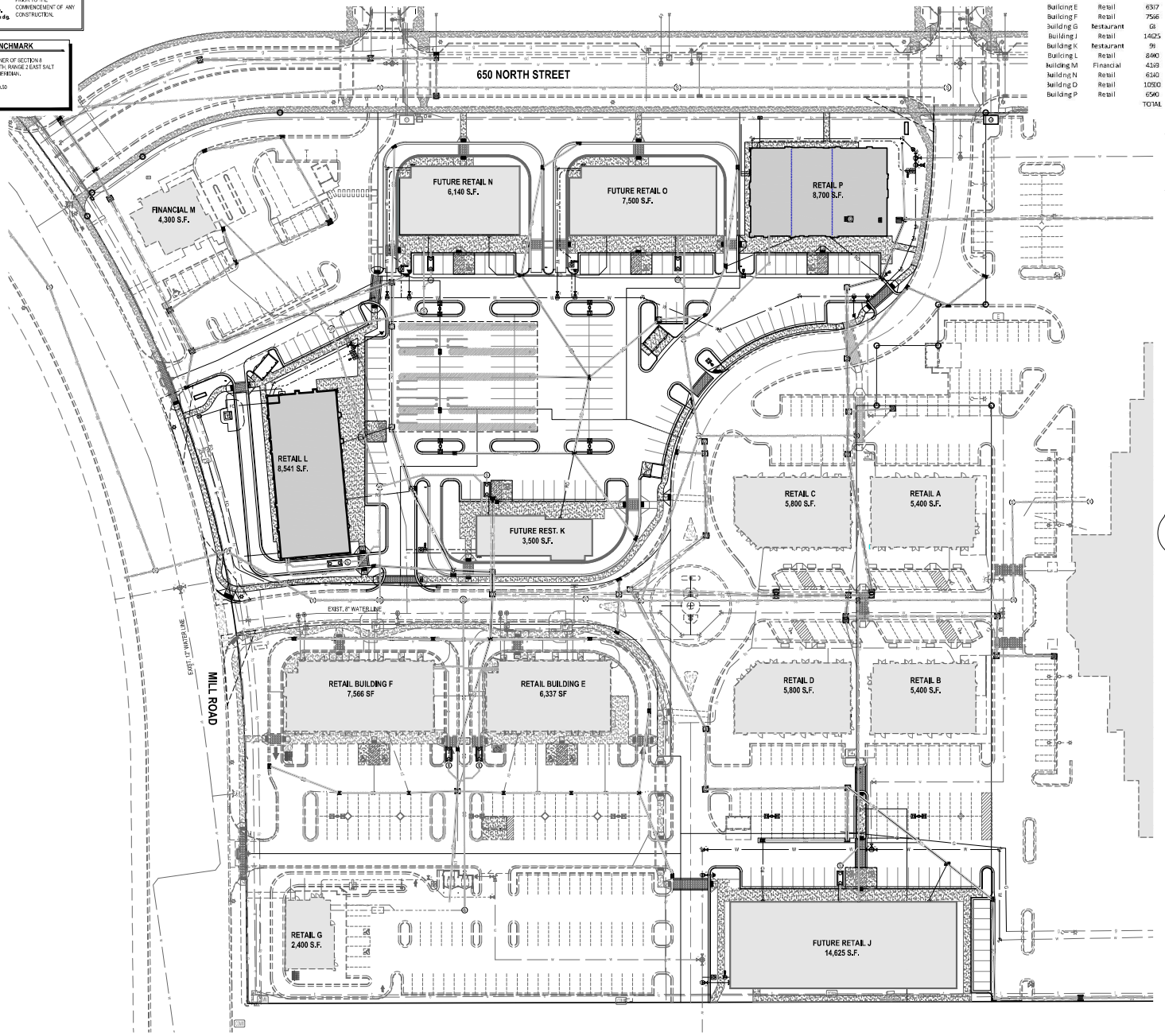
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

BENCHMARK

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

ELEVATION = 4650.50



SEWER FLOW CALCULATIONS

	Building Use	SF/Seats	# ERU's	Average Daily Fow Rate		Peaking Factor	Maximum Design Flow Rate
			ERU	(GPM)	(GPD)		(GPM)
Building E	Retail	6317	1	0	350	4	1
Building F	Retail	7566	1	0	350	4	1
Building G	Restaurant	68	1	2	2,450	4	7
Building J	Retail	1425	2	0	700	4	2
Building K	Restaurant	99	36	2	1,500	4	11
Building L	Retail	8490	2	0	700	4	2
Building M	Financial	4169	1	0	350	4	1
Building N	Retail	6140	1	0	350	4	1
Building O	Retail	10500	2	0	700	4	2
Building P	Retail	8590	1	0	350	4	1
		TOTAL	28	7	9,800		30

FIRE FLOW CALCULATION

LARGEST BUILDING CONSTRUCTION TYPE (RETAIL BUILDING J)- TYPE IB CONSTRUCTION
APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE - 15,000 SQUARE FEET
ASSUMED DEMAND REDUCTION DUE TO INDOOR FIRE SPRINKLER SYSTEM - 50%
REDUCED FIRE FLOW DEMAND - 1,250 GPM

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER TOWN OF VINEYARD OR TIMPANOGOS SPECIAL SERVICE DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER TOWN OF VINEYARD OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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13. ALL FIRE LINE AND FIRE HYDRANT VALVES SHALL HAVE A VALVE BOX LID LABELED "FIRE". TRACER WIRE REQUIRED ON ALL WATER LINES, FIRE LINES AND INTO THE METER BOXES. METERS 1.5" AND LARGER MUST BE INSTALLED WITH THE METER SETTER. ALL METERS AN FIRE HYDRANTS TO HAVE MINIMUM 10' CLEARANCE FROM ALL DEEP-ROOTED VEGETATION.

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORIZ. 1 inch = 40 ft.

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MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/4/2022	2021 IN VICINITY CODE	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING P UPDATES	BDM
4	6/23/2022	BLDG L TRASH MOD'N	BDM
5	7/14/2022	SIDEWALK CROSSING UPDATES	EJT
6			
7			
8			

OVERALL UTILITY PLAN

PROJECT NUMBER: 6415H
PRINT DATE: 7/14/22
DRAWN BY: J. WARING
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-300

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

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

BENCHMARK

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

ELEVATION = 4650.50

KEY MAP

GENERAL NOTES

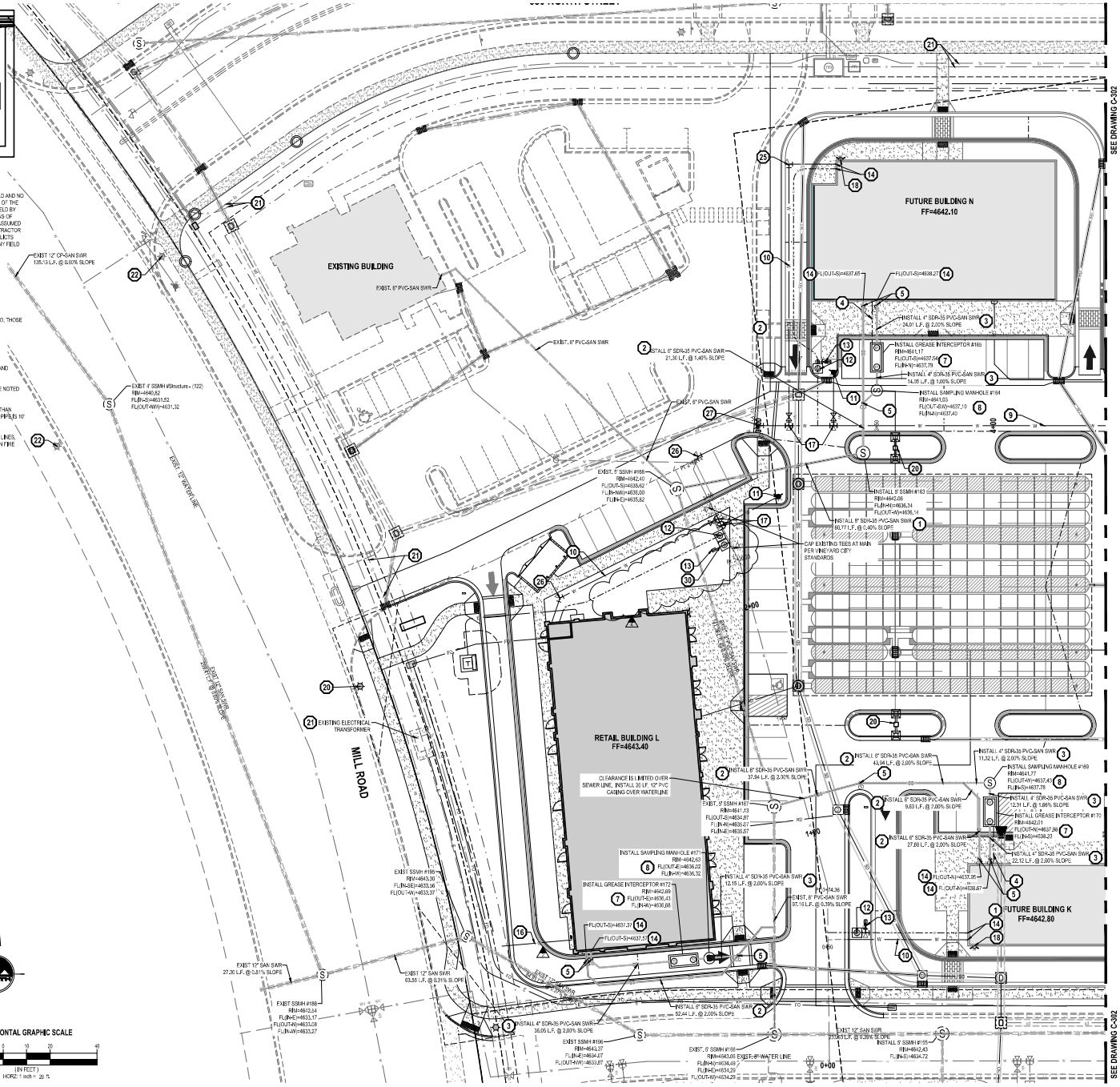
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SCOPE OF WORK:

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

1. 8" SDR-35 PVC SANITARY SEWER MAIN, INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. 8" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
3. 4" SDR-35 PVC GREASE LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
4. 3" SDR-35 PVC GREASE TRAP VENT. EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
5. SANITARY SEWER CLEANOUT PER VINEYARD CITY STANDARDS AND SPECIFICATIONS.
6. CONNECT TO EXISTING SEWER INFRASTRUCTURE PER VINEYARD CITY STANDARD DRAWING 14A "TYPICAL MANHOLE ON EXISTING PIPE" OR CONNECT TO EXISTING SSMH AND SPECIFICATIONS.
7. 1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS.
8. SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS.
9. 8" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #16 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS.

   6" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #16 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE". COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON WATER LINE ONCE IT ENTERS THE BUILDING.
10. FIRE HYDRANT ASSEMBLY COMPLETE PER TOWN OF VINEYARD STANDARD DRAWING #17 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE".
11. 2" CULINARY WATER METER AND CONCRETE VAULT PER TOWN OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS. COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON CULINARY SERVICE LINE ONCE IT ENTERS THE BUILDING.
12. 1.5" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
13. SEE MECHANICAL PLANS FOR CONTINUATION.
14. ELECTRICAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
15. GAS LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
16. 6"X6" TEE W/ THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
17. FIRE DEPARTMENT CONNECTION.
18. NEW CITY PROVIDED STREET LIGHT.
19. LIGHT. SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS.
20. PROTECT EXISTING UTILITIES IN PLACE.
21. EXISTING LIGHT.
22. RELOCATE EXISTING STREET LIGHT (VINEYARD CITY TO PAY FOR THIS RELOCATION).
23. TEMPORARY BLOWOFF WITH CAP AND THRUST BLOCK PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. MARK FOR FUTURE CONNECTION.
24. 90° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
25. 45° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
26. 22.5° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECS.
27. 11.25° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECS.
28. CONCRETE PIER PER APWA STANDARD PLAN 373 AND SPECIFICATIONS DUE TO LIMITED V. VERTICAL SEPARATION.
29. 1.5" CULINARY WATER METER AND CONCRETE VAULT PER TOWN OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS. COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON CULINARY SERVICE LINE ONCE IT ENTERS THE BUILDING.
30. 2" POLY WATER LATERAL TO BUILDING.



HORIZONTAL GRAPHIC SCALE

20 0 5 10 20 40

(IN FEET)

HORIZ 1 inch = 20 ft.

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MILL TOWN COMMERCIAL YARD A

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VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2ND PLAN SUBMISSION/CITY COM	BDM
2	5/14/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING F UPDATES	BDM
4	8/5/2022	BLDG L TRASH MOD'FY	BDM
5	10/4/2022	TIMPANOGOS CROSSING UPDATES	EJT
6			
7			
8			

UTILITY PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: J.WARING
CHECKED BY: S. MORRIS
PROJECT MANAGER: S. MORRIS

C-301

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

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

KEY MAP

SEE DRAWING C-301

BENCHMARK

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

ELEVATION = 4650.50

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SCOPE OF WORK

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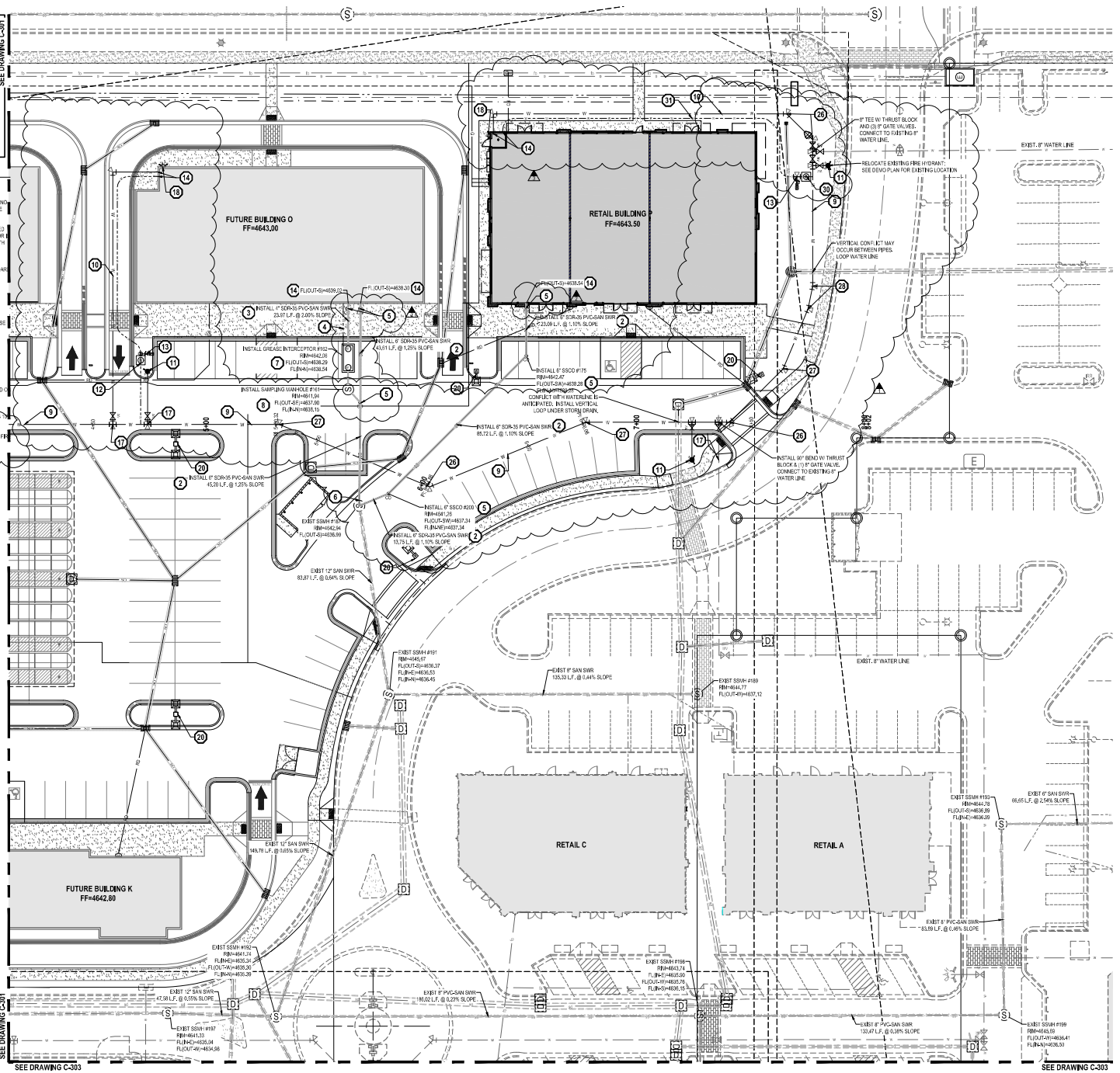
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15. ELECTRICAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
16. GAS LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
17. 8"X6" TEE W/ THRUST BLOCK, SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
18. FIRE DEPARTMENT CONNECTION.
19. NEW CITY PROVIDED STREET LIGHT.
20. LIGHT, SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS.
21. PROTECT EXISTING UTILITIES IN PLACE.
22. EXISTING LIGHT.
23. RELOCATE EXISTING STREET LIGHT (VINEYARD CITY TO PAY FOR THIS RELOCATION).
24. TEMPORARY BLOWOFF WITH CAP AND THRUST BLOCK PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. MARK FOR FUTURE CONNECTION.
25. 90° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
26. 45° BEND WITH THRUST BLOCK, SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
27. 22.5° BEND WITH THRUST BLOCK, SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECS.
28. 11.25° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECS.
29. CONCRETE PIER PER APWA STANDARD PLAN 373 AND SPECIFICATIONS DUE TO LIMITED V VERTICAL SEPARATION.
30. 1.5" CULINARY WATER METER AND CONCRETE VAULT PER TOWN OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS. COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON CULINARY SERVICE LINE ONCE IT ENTERS THE BUILDING.
31. 2" POLY WATER LATERAL TO BUILDING.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.



ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
ERIC TOWNER
PHONE: 801-598-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/4/2022	2022 % WORKING/CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/4/2022	BUILDING FOOTPRINTS	BDM
4	6/5/2022	PLOW / TRASH HISTORY	BDM
5	10/4/2022	SIDEWALK CROSSING UPDATES	EJV
6			
7			
8			

UTILITY PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [MARINI]
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-302

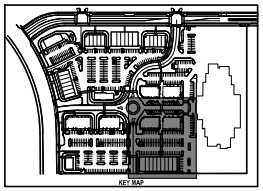
811 Know what's below. Call before you dig.

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

BENCHMARK

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

ELEVATION = 4650.30



GENERAL NOTES

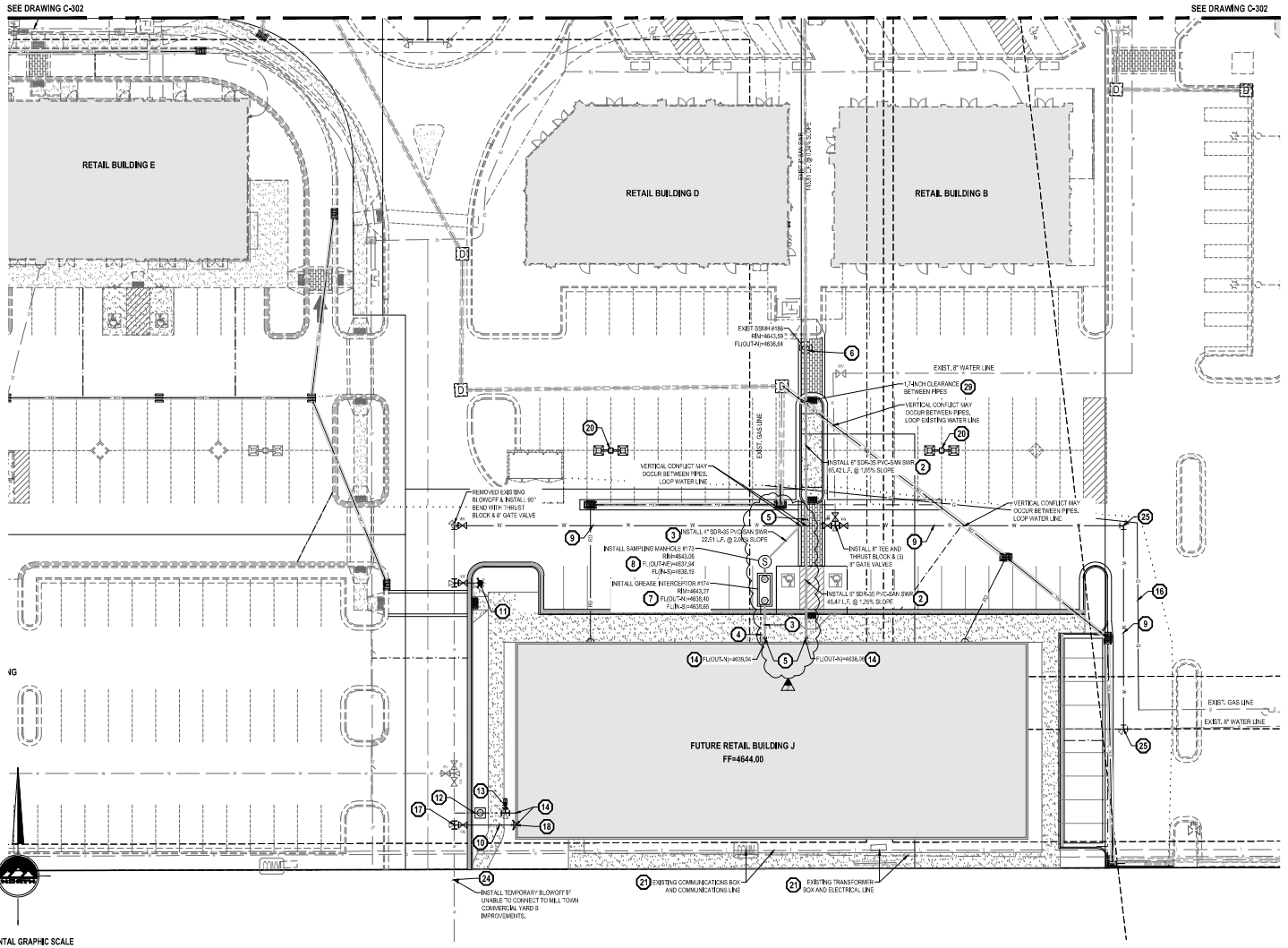
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER TOWN OF VINEYARD OR TIMPANOGOS SPECIAL SERVICE DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER TOWN OF VINEYARD OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.
12. WHERE WATER LINE IS TO BE LOOPED BELOW SEWER, A 20 FOOT LONG SOLID C-900 PURPLE COLOR PVC CASING PIPE 4" LARGER THAN WATER MAIN SHALL BE INSTALLED OVER SEWER PIPE. CASING PIPE SHALL SPLIT DISTANCE OF CROSSING SO THE END OF CASING PIPE IS 10' OFF AT CROSSING POINT.
13. ALL FIRE LINE AND FIRE HYDRANT VALVES SHALL HAVE A VALVE BOX LID LABELED "FIRE". TRACER WIRE REQUIRED ON ALL WATER LINES. FIRE LINES AND INTO THE METER BOXES. METERS 1.5" AND LARGER MUST BE INSTALLED WITH THE METER SETTER. ALL METERS AN FIRE HYDRANTS TO HAVE MINIMUM 10' CLEARANCE FROM ALL DEEP-ROOTED VEGETATION.

SCOPE OF WORK:

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

1. 8" SDR-35 PVC SANITARY SEWER MAIN, INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
3. 4" SDR-35 PVC GREASE LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
4. 3" SDR-35 PVC GREASE TRAP VENT, EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
5. SANITARY SEWER CLEANOUT PER VINEYARD CITY STANDARDS AND SPECIFICATIONS.
6. CONNECT TO EXISTING SEWER INFRASTRUCTURE PER VINEYARD CITY STANDARD DRAWING 14A "TYPICAL MANHOLE ON EXISTING PIPE" OR CONNECT TO EXISTING SSMH AND SPECIFICATIONS.
7. 1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS.
8. SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS.
9. 8" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS.

   6" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TOWN OF VINEYARD STANDARD DRAWING #18 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TOWN OF VINEYARD STANDARD DRAWING #13 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE". COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON WATER LINE ONCE IT ENTERS THE BUILDING.
10. FIRE HYDRANT ASSEMBLY COMPLETE PER TOWN OF VINEYARD STANDARD DRAWING #17 AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE".
11. 2" CULINARY WATER METER AND CONCRETE VAULT PER TOWN OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS. COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON CULINARY SERVICE LINE ONCE IT ENTERS THE BUILDING.
12. 1.5" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
13. SEE MECHANICAL PLANS FOR CONTINUATION.
14. ELECTRICAL PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
15. GAS LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
16. 8"X6" TEE W/ THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
17. FIRE DEPARTMENT CONNECTION.
18. NEW CITY PROVIDED STREET LIGHT.
19. LIGHT. SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS.
20. PROTECT EXISTING UTILITIES IN PLACE.
21. EXISTING LIGHT.
22. RELOCATE EXISTING STREET LIGHT (VINEYARD CITY TO PAY FOR THIS RELOCATION).
23. TEMPORARY BLOWOFF WITH CAP AND THRUST BLOCK PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. MARK FOR FUTURE CONNECTION.
24. 90° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
25. 45° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECIFICATIONS.
26. 22.5° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECS.
27. 11.25° BEND WITH THRUST BLOCK. SEE VINEYARD CITY STANDARD DRAWING NUMBER 18 AND SPECS.
28. CONCRETE PER PER APWA STANDARD PLAN 373 AND SPECIFICATIONS DUE TO LIMITED V VERTICAL SEPARATION.
29. 1.5" CULINARY WATER METER AND CONCRETE VAULT PER TOWN OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS. COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON CULINARY SERVICE LINE ONCE IT ENTERS THE BUILDING.
30. 2" POLY WATER LATERAL TO BUILDING.



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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CONTACT:
ERIC TOWNER
PHONE: 801-598-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2021% WILDING/CITY COM	BDM
2	5/13/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING F UPDATES	BDM
4	6/23/2022	BLDG L TRASH MODIFY	BDM
5	7/14/2022	TIMPANOGOS CROSSING UPDATES	BJV
6			
7			
8			

UTILITY PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: J. WARING
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-303

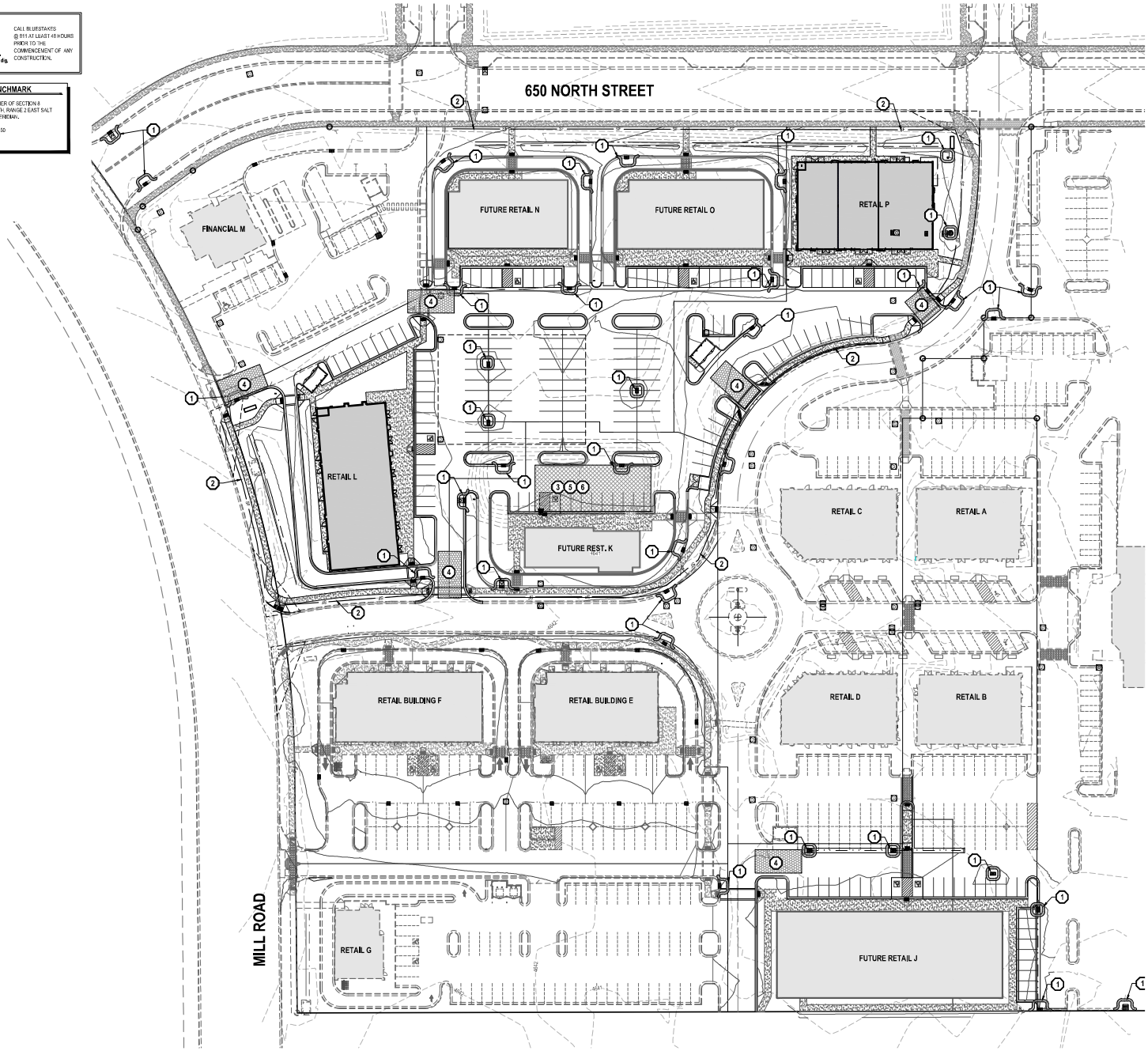
811 Know what's below. Call before you dig.

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

BENCHMARK

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

ELEVATION = 4650.30



GENERAL NOTES

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

SCOPE OF WORK:

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

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

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORIZ. 1 inch = 40 ft.

ENSIGN
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BAJE DEVELOPMENT
9537 S. 700 E.
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CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2021 IN WORK/CITY COM	BDM
2	5/14/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING F UPDATES	BDM
4	6/23/2022	BLDG. TRASH MODIFY	BDM
5	7/14/2022	CROSSFIELD CROSSING UPDATES	BJV
6			
7			
8			

EROSION CONTROL PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: J. MARINO
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-400

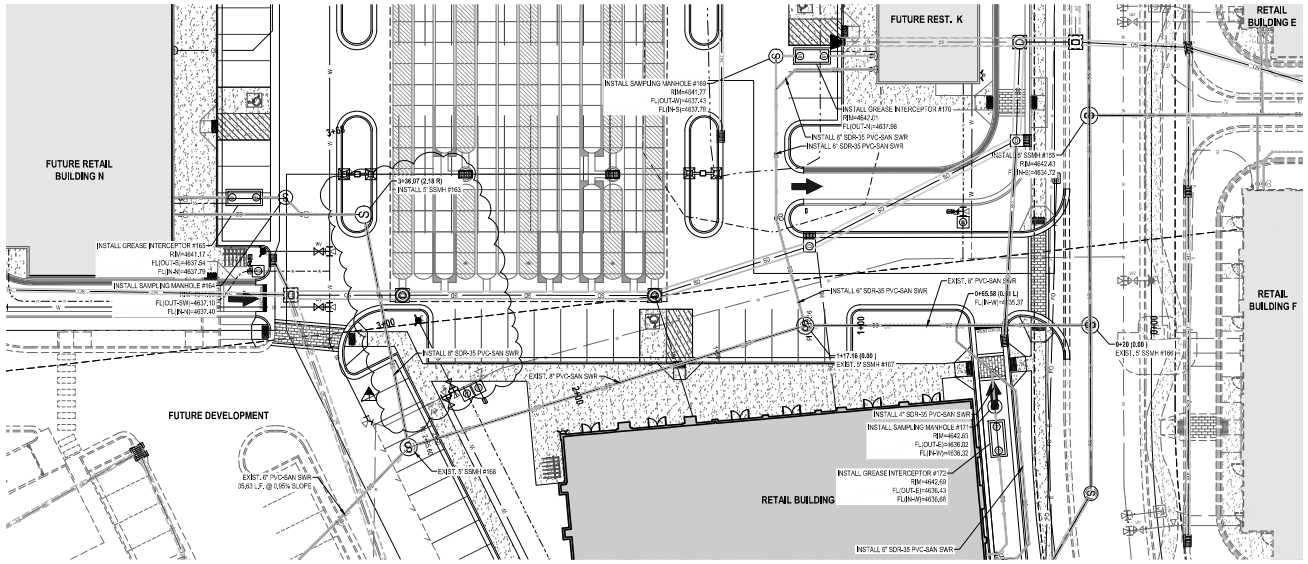
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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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

ELEVATION = 4650.50



GENERAL NOTES

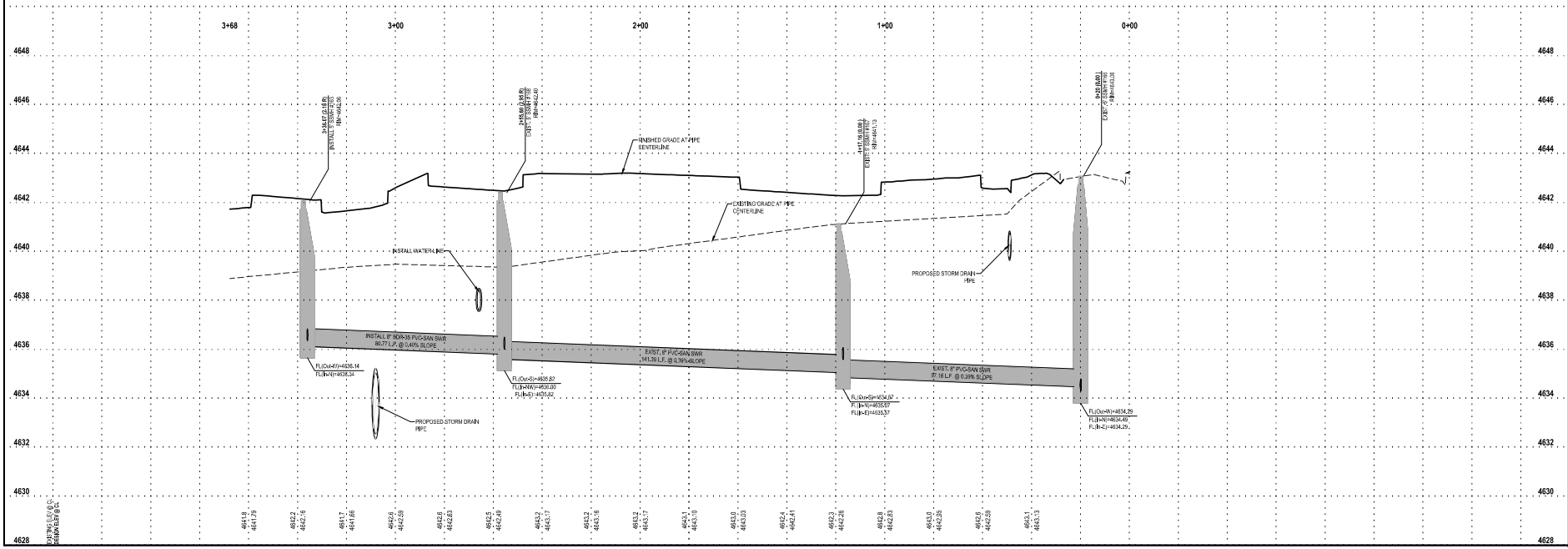
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGNECY OR APWA STANDARD PLANS AND SPECIFICATIONS.
4. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
5. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

8" SANITARY SEWER



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PHONE: 801-598-0250

MILL TOWN COMMERCIAL YARD A

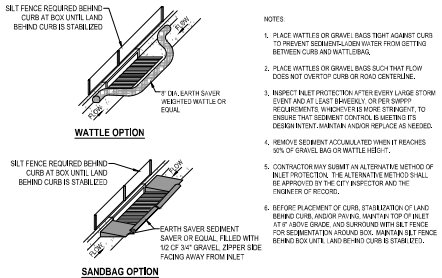
586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2021 IN VICINITY CODE	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/6/2022	BUILDING UPDATES	BDM
4	6/23/2022	SLOPE, TRASH MODIFY	BDM
5	7/14/2022	CROSSPAN CROSSING UPDATES	BJV
6			
7			
8			

SANITARY SEWER PLAN & PROFILE

PROJECT NUMBER: 6435H
PRINT DATE: 7/14/22
DRAWN BY: J. MARTIN
CHECKED BY: S. MORRIS
PROJECT MANAGER: S. MORRIS

PP-1

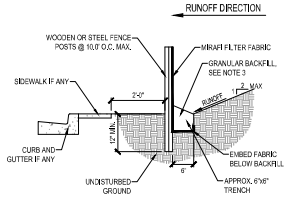


NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BIWEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION. AROUND BOX, MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE

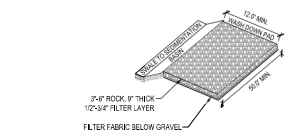


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

2 TEMPORARY SILT FENCE

SCALE: NONE

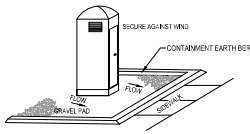


NOTE:

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

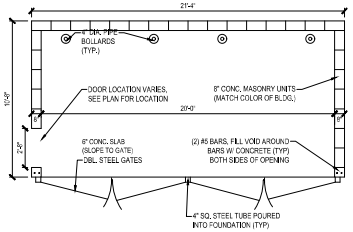
3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



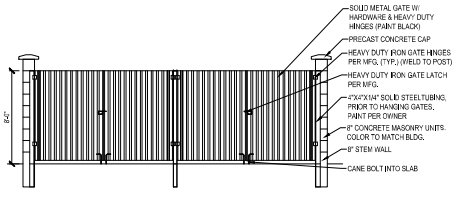
4 PORTABLE TOILET

SCALE: NONE



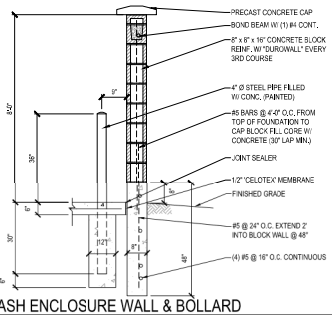
5 TRASH ENCLOSURE (TYP.)

SCALE: NONE



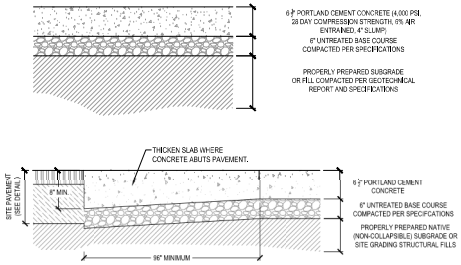
6 TRASH ENCLOSURE ELEVATION

SCALE: NONE



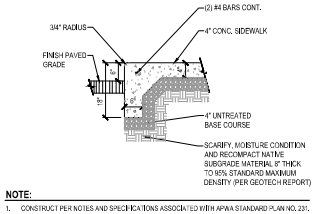
7 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE



8 DUMPSTER PAD / APRON SECTION

SCALE: NONE

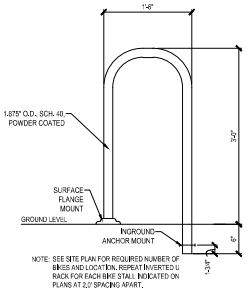


NOTE:

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

9 MONOLITHIC CURB

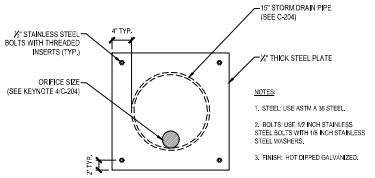
SCALE: NONE



NOTE: SEE SITE PLAN FOR REQUIRED NUMBER OF BIKES AND LOCATION. REPEAT INVERTED U RACK FOR EACH BIKE STALL INDICATED ON PLANS AT 2.0' SPACING APART.

10 TYPICAL BIKE RACK DETAIL

SCALE: NONE



NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

11 ORIFICE PLATE

SCALE: NONE

Concrete pavement joints

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

261.3

DOWEL JOINTS

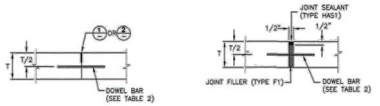
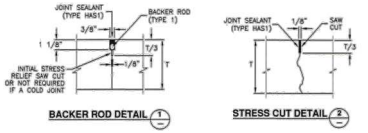


TABLE 2			
PAVEMENT THICKNESS (T)	DOWEL DIAMETER	LENGTH	SPACING O.C.
LESS THAN 9"	1"	18"	12"
≥ 9" AND < 11"	1.25"	18"	12"
11" OR GREATER	1.5"	18"	12"

O.C. = ON CENTER



APWA Utah Chapter

Concrete pavement joints

Plan **261.3** July 2016

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9537 S. 700 E.
SANDY, UT. 84070
CONTACT:
ERIC TOWNER
PHONE: 801-688-3250

MILL TOWN COMMERCIAL YARD A

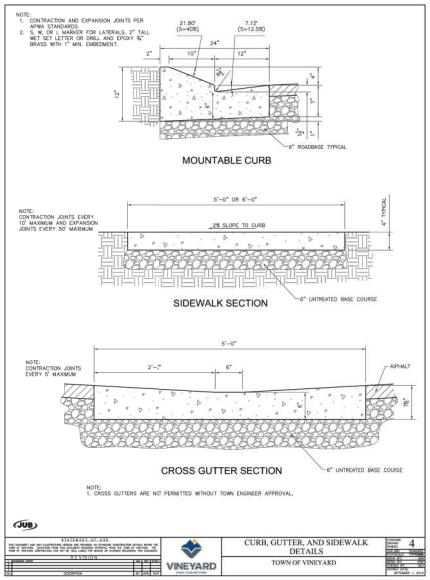
586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REMARKS	BY
1	4-20-2022	2022PLANREVIEWSMITH COM	BDW
2	5-11-2022	CITY COMMENTS	BDW
3	5-17-2022	BUILDING FOOTINGS	BDW
4	6-23-2022	R.O.W. FINISH MODIFY	BDW
5	9-14-2022	SIDEWALK CROSSING UPDATES	LM
6			
7			
8			

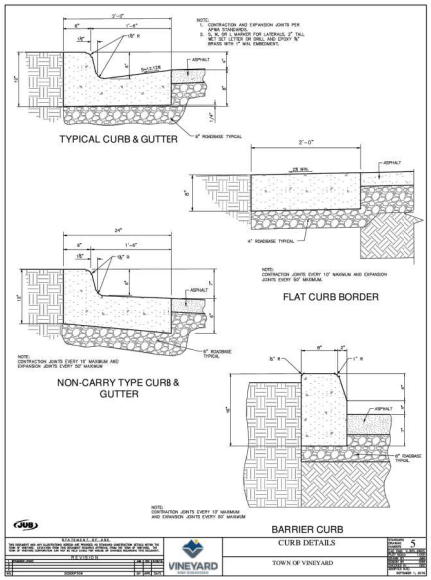
CIVIL DETAILS

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PRINT DATE: 10/4/22
DRAWN BY: L.WARING
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

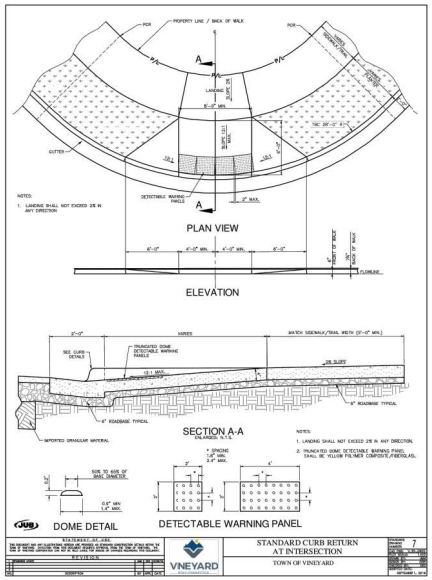
C-500



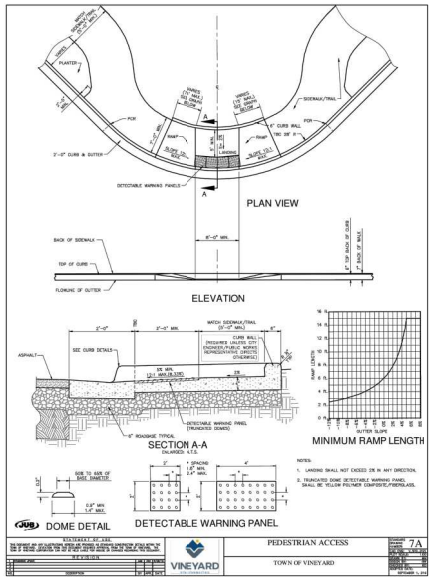
CURB, GUTTER, AND SIDEWALK DETAILS — TOWN OF VINEYARD — 4



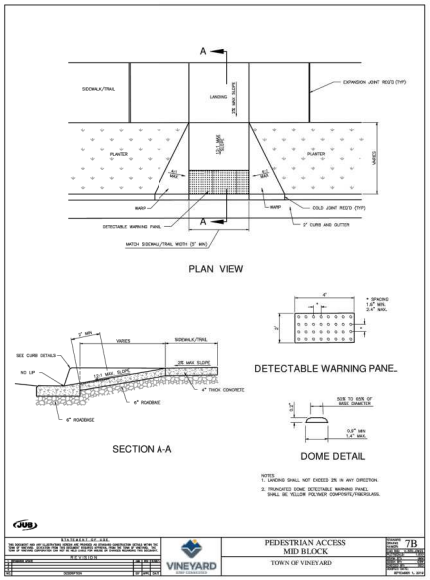
CURB DETAILS — TOWN OF VINEYARD — 5



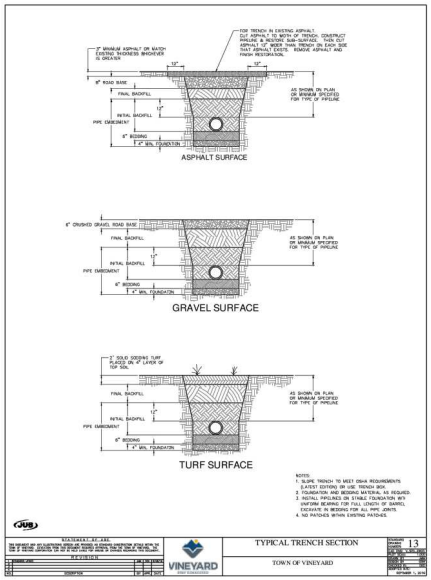
STANDARD CURB RETURN AT INTERSECTION — TOWN OF VINEYARD — 7



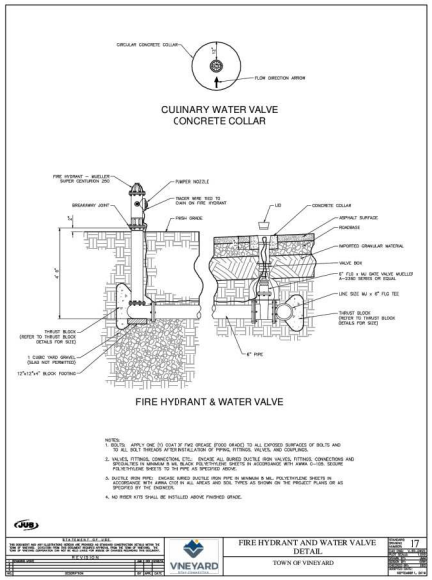
PEDESTRIAN ACCESS — TOWN OF VINEYARD — 7A



PEDESTRIAN ACCESS MID BLOCK — TOWN OF VINEYARD — 7B



TYPICAL TRENCH SECTION — TOWN OF VINEYARD — 13



FIRE HYDRANT AND WATER VALVE DETAIL — TOWN OF VINEYARD — 17

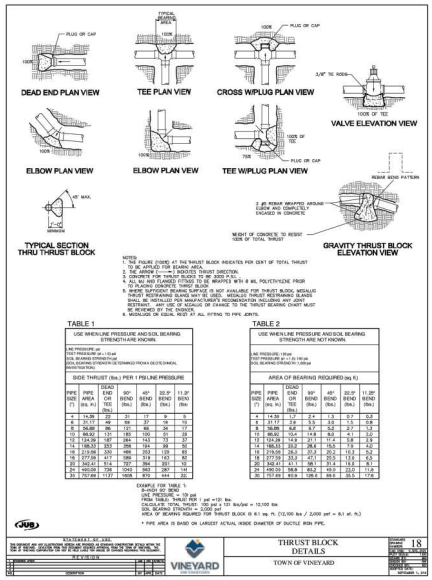


TABLE 1

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE KNOWN.

LINE PRESSURE (psi)
TEST PRESSURE (1.5 x LP) psi
SOIL BEARING STRENGTH (psf)
SAFETY FACTOR

SIDE THRUST (lbs.) PER 1 PSI LINE PRESSURE

PIPE SIZE (in)	PIPE AREA (sq. ft.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	22	31	17	9	5
6	31.17	48	68	37	19	10
8	56.80	86	123	66	34	17
10	89.92	137	195	105	53	27
12	129.54	197	281	151	77	39
14	166.33	253	360	194	98	50
16	213.06	325	462	249	126	63
18	277.59	417	589	318	163	82
20	342.41	513	727	394	201	102
24	490.09	736	1043	563	287	146
30	757.64	1137	1611	872	445	226

TABLE 2

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

LINE PRESSURE = 150 psi
TEST PRESSURE (1.5 x 150 psi)
SOIL BEARING STRENGTH = 1,000 psf

AREA OF BEARING REQUIRED (sq. ft.)

PIPE SIZE (in)	PIPE AREA (sq. ft.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	1.7	2.4	1.3	0.7	0.4
6	31.17	3.9	5.5	3.0	1.5	0.8
8	56.80	6.8	9.7	5.2	2.7	1.3
10	89.92	10.4	14.8	8.0	4.1	2.0
12	129.54	15.0	21.4	11.5	5.9	2.9
14	166.33	19.2	26.8	15.0	7.6	3.8
16	213.06	24.6	27.8	20.3	10.3	5.2
18	277.59	23.3	42.1	20.5	12.8	6.5
20	342.41	47.1	58.1	31.4	15.8	8.1
24	490.09	56.8	83.2	49.0	23.0	11.8
30	757.64	43.9	128.4	69.5	35.5	17.8

EXAMPLE FOR TABLE 1:
LINE PRESSURE = 100 psi
TEST PRESSURE = 150 psi
FROM TABLE: THRUST PER 1 psi =131 lbs
THRUST FOR 100 psi = 131 lbs x 100 psi = 13,100 lbs
SOIL BEARING STRENGTH = 2,000 psf
AREA OF BEARING REQUIRED FOR THRUST BLOCK IS 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sf, ft.)

* PIPE AREA IS BASED ON LARGEST ACTUAL INSIDE DIAMETER OF DUCTILE IRON PIPE.

THRUST BLOCK DETAILS — TOWN OF VINEYARD — 18

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9537 S. 700 E.
SANDY, UT 84070

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PHONE: 801-566-5250

MILL TOWN COMMERCIAL YARD A

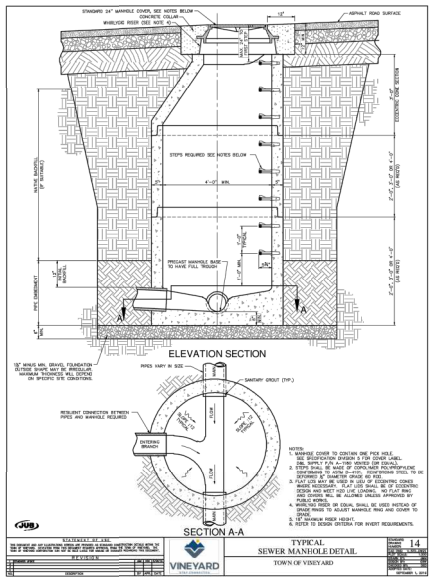
586 EAST MILL ROAD
VINEYARD, UTAH

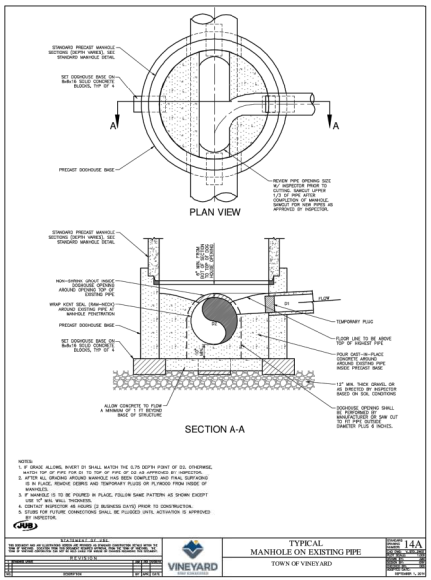
NO.	DATE	REVISION	BY
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2	5-13-2022	CITY COMMENTS	EDM
3	9-7-2022	BUILDING FOOTATES	EDM
4	9-23-2022	BLDG L TRASH MODIFY	EDM
5	10-4-2022	SIDEWALK CROSSING UPDATES	LAH
6			
7			
8			

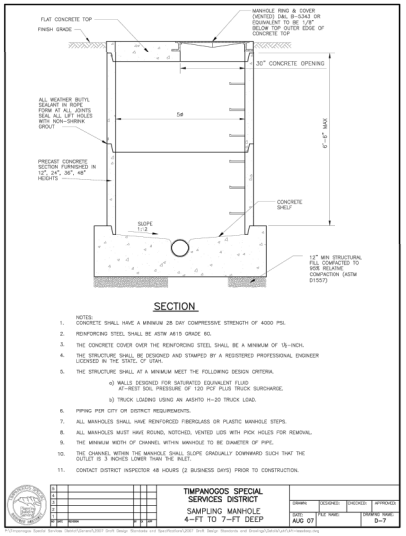
CIVIL DETAILS

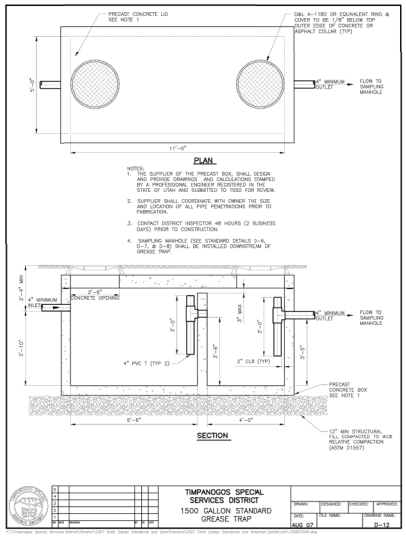
PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: I. MAENO
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

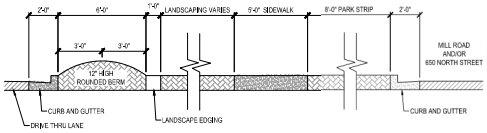
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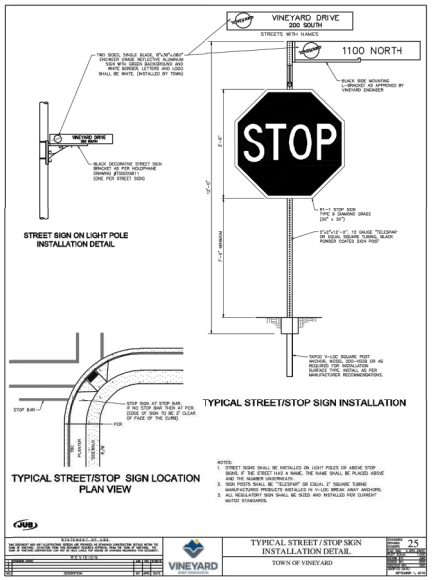






1 TYPICAL LANDSCAPE BERM SECTION

SCALE: NONE



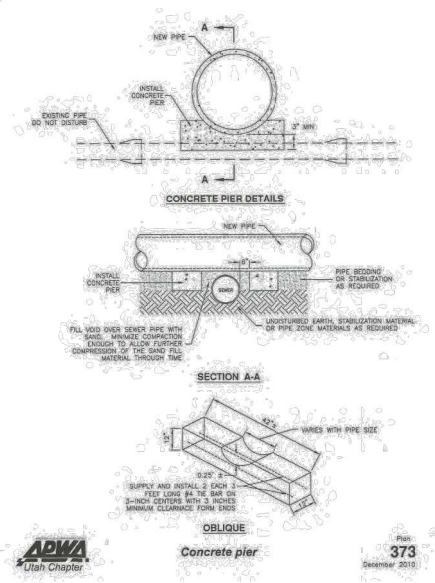
373

Concrete pier

1. **GENERAL**
   A. The purpose for provicing piers is to protect the underlying pipeline from current and future loads imposed by the backfilling operation.

2. **PRODUCTS**
   A. Sand: APWA Section 31 05 13.
   B. Concrete: Class 4000, APWA Section 03 30 04.

3. **EXECUTION**
   A. Use caution when crossing over buried pipeline or conduit.
   B. Do not compact sand between pier installations.



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SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-688-5250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REMARKS	BY
1	4-20-2022	2022PLANSUBMISSION#1 COM	BDW
2	5-11-2022	CITY COMMENTS	BDW
3	5-27-2022	BUILDING POINTS	BDW
4	6-23-2022	ROLL RESPONSE	BDW
5	9-14-2022	SIDEWALK GRADING UPDATES	LM
6			
7			
8			

CIVIL DETAILS

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: LWARNY
CHECKED BY: B.MORRIS
PROJECT MANAGER: B.MORRIS

C-502

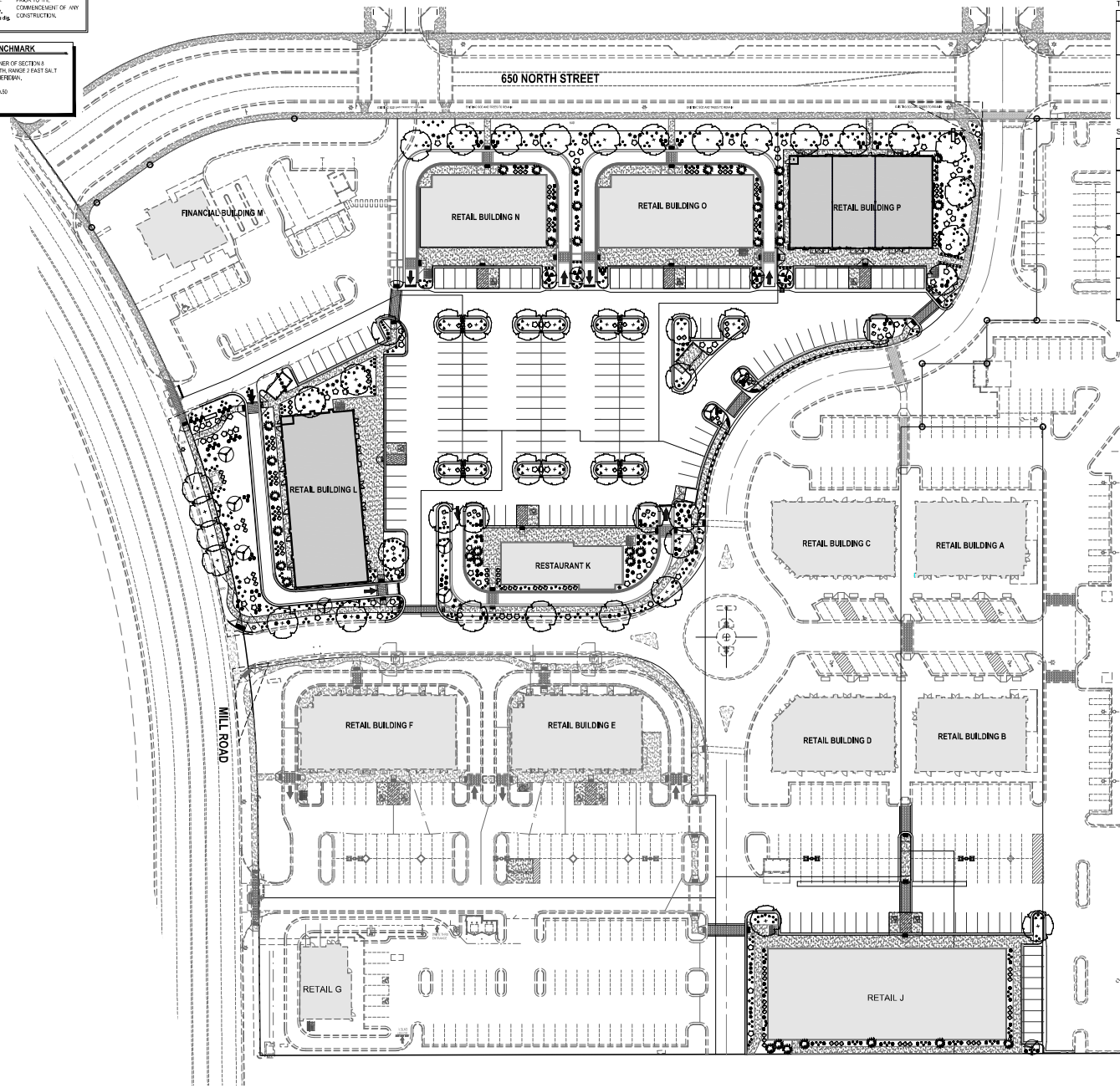
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

BENCHMARK

SOUTHEAST CORNER OF SECTION 8 TOWNSHIP 3 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.

ELEVATION = 4650.50



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
13		Flowering Crabapple	Malus 'Amberina'	2" Cal.
52		Honeylocust, Sunburst	Gleditsia triacanthos var. inermis 'Suncole'	2" Cal.
35		Spruce, Cupressina Colorado	Picea abies "Cupressina'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
84		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
125		Dogwood, Ivory Halo	Cornus alba 'Bailhalo'	5 Gallon
84		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
218		Caryopteris, Blue Mist	Caryopteris clandonensis	5 Gallon
211		Undaunted Ruby Muhly	Muhlenbergia reverchonii	5 Gallon
187		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
122		Balloon Flower	Platycodon grandiflorus	5 Gallon
125		Columbine Flower	Aquilegia	5 Gallon

PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

ONSITE LANDSCAPING
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

MILL ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
41* STREET FRONTAGE
21 TREES REQUIRED
206 SHRUBS REQUIRED

650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
456' STREET FRONTAGE
23 TREES REQUIRED
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 81 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 139 TREES
TOTAL SHRUBS PROVIDED = 1,270 SHRUBS

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORIZ. 1 inch = 40 ft.

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Phone: 435.843.3590

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Phone: 435.865.1453

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OWNER:
SAJE DEVELOPMENT
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SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-566-5255

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	10/4/2022	2022 PLAN REVIEW/CITY COM	BDM
2	5/19/2022	CITY COMMENTS	BDM
3	5/3/2022	BUILDING UPDATES	BDM
4	4/25/2022	BLDG, TRASH MODIFY	BDM
5	3/24/2022	SIDEWALK CROSSING UPDATES	LW
6			
7			
8			

OVERALL LANDSCAPE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 11/3/22
DRAWN BY: L.WARD
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-100

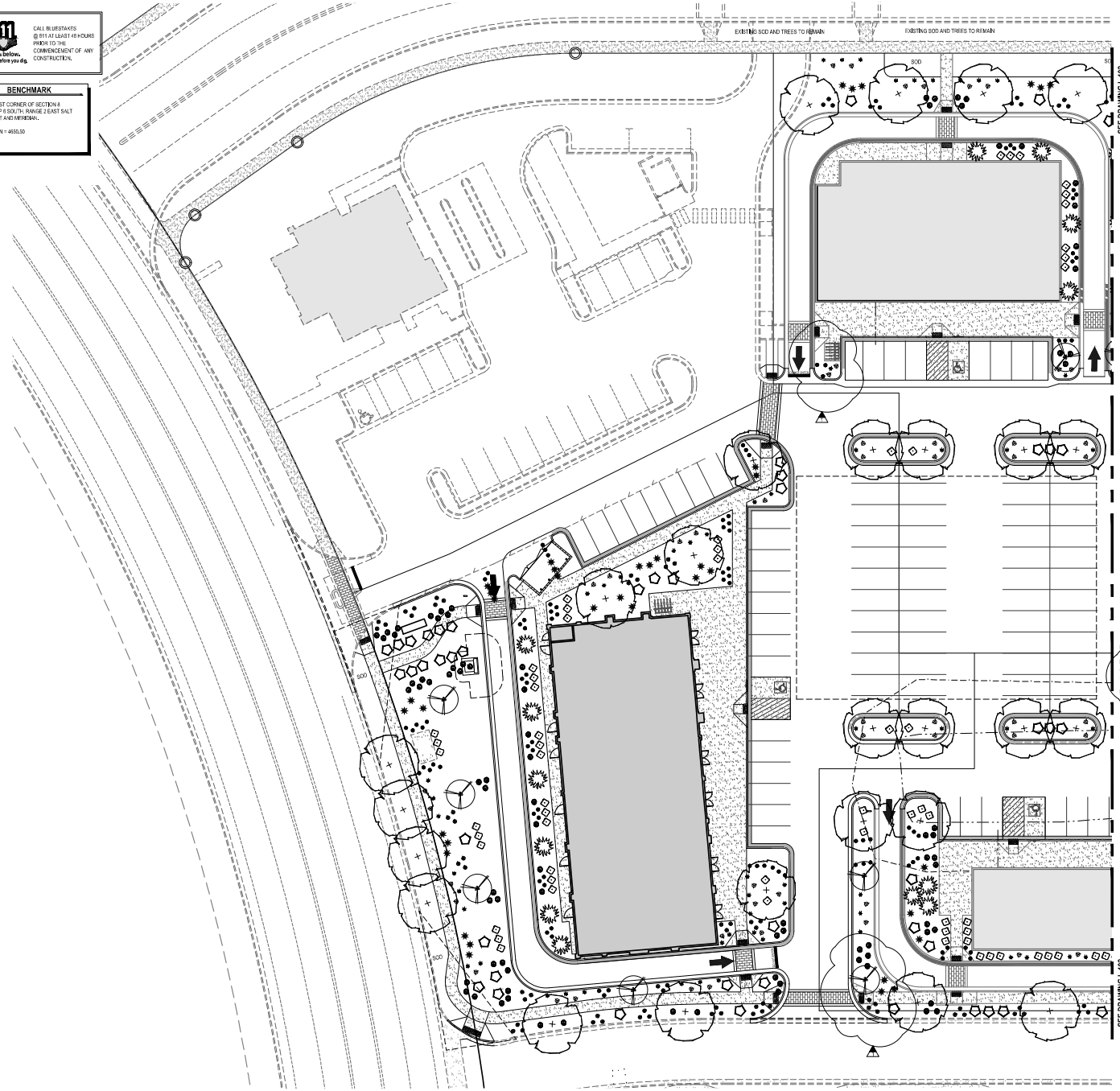
811
Know what's below. Call before you dig.

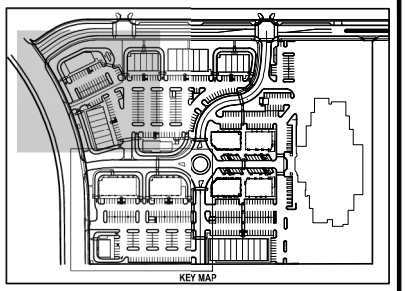
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 8 TOWNSHIP 8 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

ELEVATION = 4650.50





Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
13		Flowering Crabapple	Malus 'Amberina'	2" Cal.
52		Honeylocust, Sunburst	Gleditsia triacanthos var. inermis 'Suncole'	2" Cal.
35		Spruce, Cupressina Colorado	Picea abies 'Cupressina'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
84		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
125		Dogwood, Ivory Halo	Cornus alba 'Bailhalo'	5 Gallon
84		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
218		Caryopteris, Blue Mist	Caryopteris dandonensis	5 Gallon
211		Undaunted Ruby Muhly	Muhlenbergia reverchonii	5 Gallon
187		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
122		Balloon Flower	Platycodon grandiflorus	5 Gallon
125		Columbine Flower	Aquilegia	5 Gallon

Landscape Notes: 1) Lawn/tree bed areas shall 4" deep 2" dia. Basalt rock 2) Weed barrier: Soumtex or equal under decorative rock over weed barrier.

Pruning and Corner Clearance: Any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of at least 13 feet above streets and at least eight feet above sidewalks.

Meter and Fire Hydrant Clearance: All trees will be planted at least 10 feet away from all fire hydrants and meters.

PLANTING DATA SHEET

PROJECT NAME: MILL TOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

ONSITE LANDSCAPING:
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

MILL ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
411' STREET FRONTAGE
21 TREES REQUIRED
206 SHRUBS REQUIRED

650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
458' STREET FRONTAGE
23 TREES REQUIRED
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 81 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 139 TREES
TOTAL SHRUBS PROVIDED = 1,270 SHRUBS

HORIZONTAL GRAPHIC SCALE

30 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/4/2022	2021 IN WORK/CITY COM	BDM
2	5/14/2022	CITY COMMENTS	BDM
3	6/4/2022	BUILDING FOOTPRINTS	BDM
4	6/23/2022	BLDG, TRASH MODIFY	BDM
5	7/14/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

LANDSCAPE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [illegible]
CHECKED BY: S. MORRIS
PROJECT MANAGER: S. MORRIS

L-101

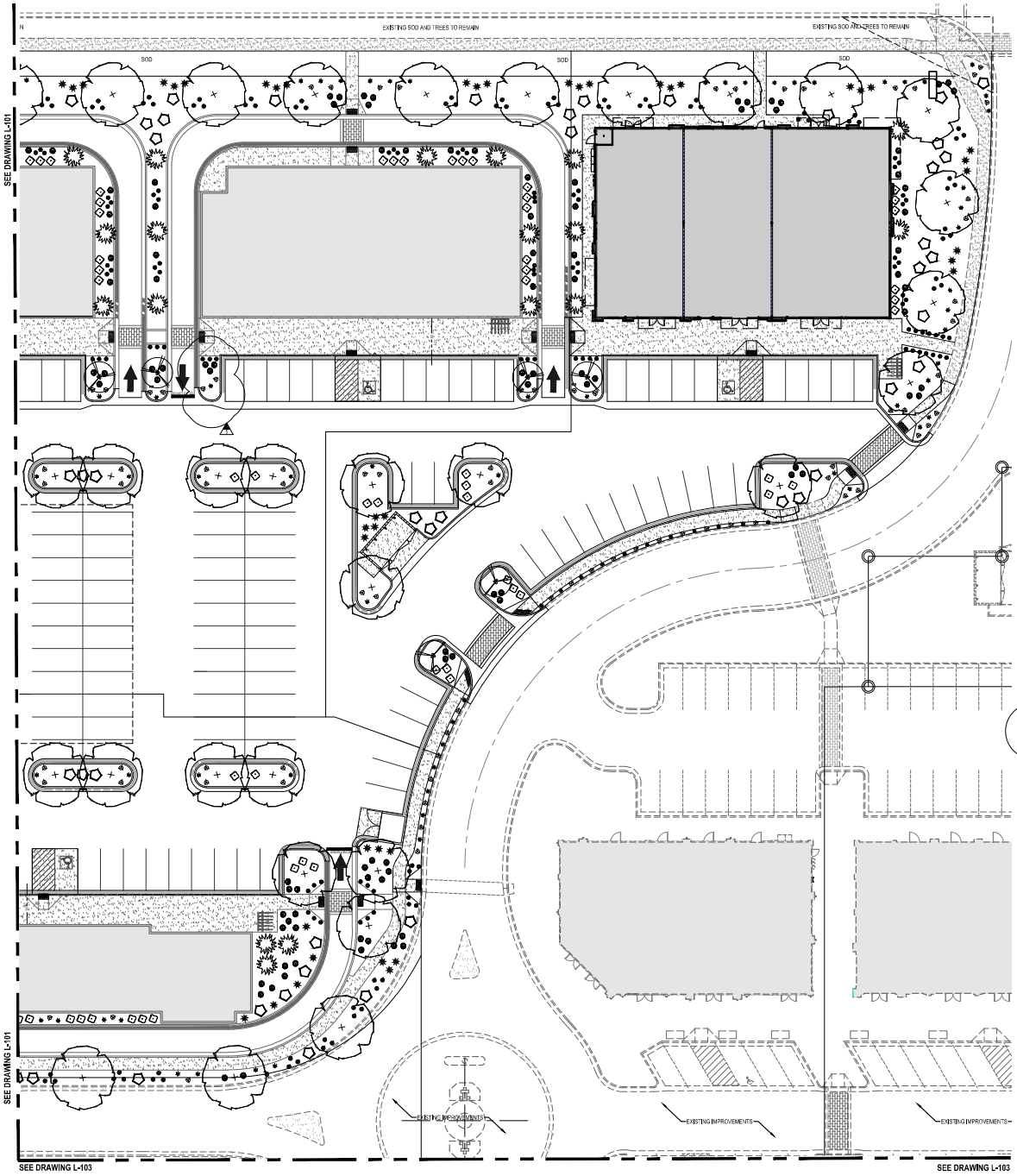
811 Know what's below. Call before you dig.

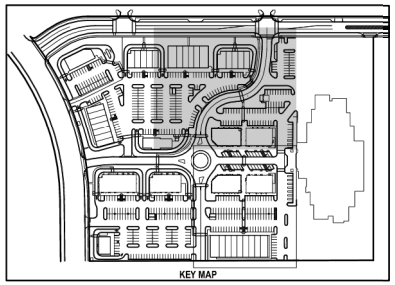
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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

ELEVATION = 4650.30





Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
13		Flowering Crabapple	Malus 'Amberina'	2" Cal.
52		Honeylocust, Sunburst	Gleditsia triacanthos var. inermis 'Suncole'	2" Cal.
35		Spruce, Cupressina Colorado	Picea abies 'Cupressina'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
84		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
125		Dogwood, Ivory Halo	Cornus alba 'Bailhalo'	5 Gallon
84		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
218		Caryopteris, Blue Mist	Caryopteris clandonensis	5 Gallon
211		Undaunted Ruby Muhly	Muhlenbergia reverchonii	1 Gallon
187		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
122		Balloon Flower	Platycodon grandiflorus	5 Gallon
125		Columbine Flower	Aquilegia	5 Gallon

Landscape Notes: Install all new sod edges, planting beds and trees adjacent to asphalt or curb. Beds shall be edged with a 4" deep, 4" wide Rock Mulch Edge. Boulders or equal, become a rock dam weed barrier.

Pruning and Corner Clearance: Any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of at least 13 feet above streets and at least eight feet above sidewalks.

Meter and Fire Hydrant Clearance: All trees will be planted at least 10 feet away from all fire hydrants and meters.

PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL/ RESTAURANT/ MIX

ONSITE LANDSCAPING:
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

MILL ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
411' STREET FRONTAGE
21 TREES REQUIRED
206 SHRUBS REQUIRED

650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
456' STREET FRONTAGE
23 TREES REQUIRED
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 81 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 139 TREES
TOTAL SHRUBS PROVIDED = 1,270 SHRUBS

HORIZONTAL GRAPHIC SCALE

0 5 10 20 40

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

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
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RICHFIELD
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WWW.ENSIGNENG.COM

FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-598-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/24/2022	2021 N. VINEYARD CITY COM	BDM
2	5/14/2022	CITY COMMENTS	BDM
3	6/4/2022	BUILDING FOOTPRINTS	BDM
4	6/23/2022	PLOT, TRASH MOD'S	BDM
5	7/14/2022	CROSSWALK CROSSING UPDATES	BJV
6			
7			
8			

LANDSCAPE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [ILLEGIBLE]
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-102

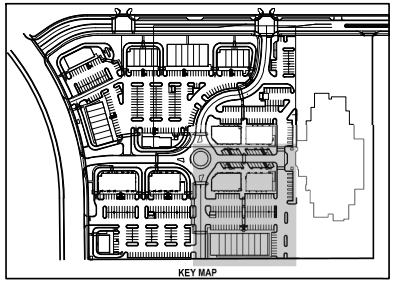
811 Know what's below. Call before you dig.

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BENCHMARK

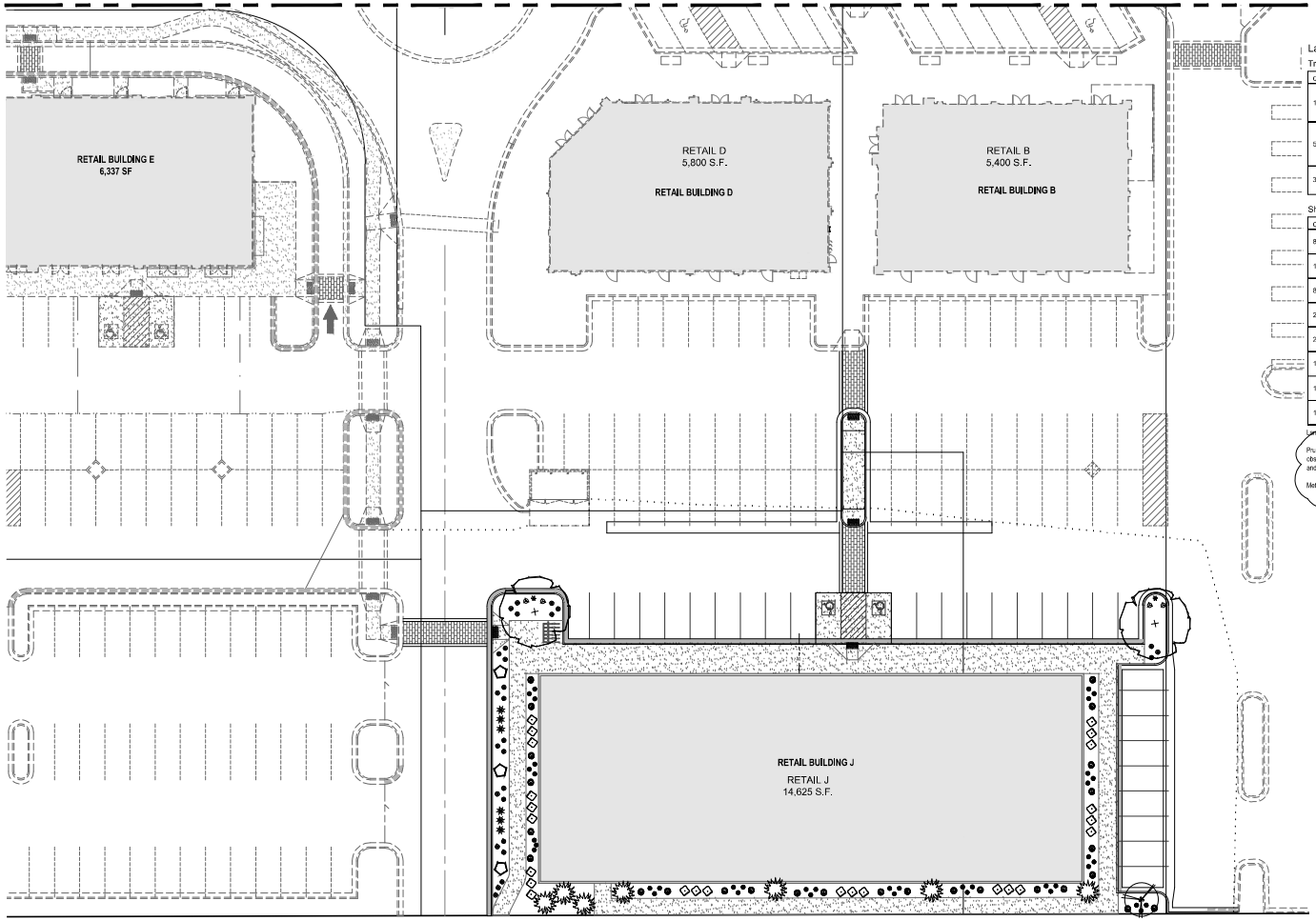
SOUTHEAST CORNER OF SECTION 8 TOWNSHIP 8 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.

ELEVATION = 4650.30



SEE DRAWING L-102

SEE DRAWING L-102



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
13		Flowering Crabapple	Malus 'Amberina'	2" Cal.
52		Honeylocust, Sunburst	Gleditsia triacanthos var. inermis 'Suncole'	2" Cal.
35		Spruce, Cupressina Colorado	Picea abies 'Cupressina'	6' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
84		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon
125		Dogwood, Ivory Halo	Cornus alba 'Bailhalo'	5 Gallon
84		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon
218		Caryopteris, Blue Mist	Caryopteris clandonensis	5 Gallon
211		Undaunted Ruby Muhly	Muhlenbergia reverchonii	5 Gallon
187		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	5 Gallon
122		Balloon Flower	Platycodon grandiflorus	5 Gallon
125		Columbine Flower	Aquilegia	5 Gallon

Landscape Notes: In all planter bed areas install 4" deep 2"-3" dia. Desert Rock & Gravel color Southwest" or equal, provide commercial grade weed barrier.

Pruning and Corner Clearance: Any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of at least 13 feet above streets and at least eight feet above sidewalks.

Meter and Fire Hydrant Clearance: All trees will be planted at least 10 feet away from all fire hydrants and meters.

PLANTING DATA SHEET

PROJECT NAME: MILLTOWN COMMERCIAL YARD A
PROPOSED USE: RETAIL / RESTAURANT MIX

ONSITE LANDSCAPING:
1 TREE PER DIAMOND / LANDSCAPE MEDIAN
37 TREE DIAMONDS / LANDSCAPE MEDIANS
37 TREES REQUIRED

MILL ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
411' STREET FRONTAGE
21 TREES REQUIRED
206 SHRUBS REQUIRED

650 NORTH ROAD LANDSCAPING
1 TREE AND 10 SHRUBS PER 20 FEET STREET FRONTAGE
456' STREET FRONTAGE
23 TREES REQUIRED
228 SHRUBS REQUIRED

TOTAL TREES REQUIRED = 81 TREES
TOTAL SHRUBS REQUIRED = 434 SHRUBS

TOTAL TREES PROVIDED = 139 TREES
TOTAL SHRUBS PROVIDED = 1,270 SHRUBS

HORIZONTAL GRAPHIC SCALE

30 0 10 20 40

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

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2021 IN WORKING/CITY COM	BDM
2	5/14/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING F UPDATES	BDM
4	6/23/2022	BLDG. TRASH MODIFY	BDM
5	7/14/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

LANDSCAPE PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [MARK]
CHECKED BY: S. MORRIS
PROJECT MANAGER: S. MORRIS

L-103

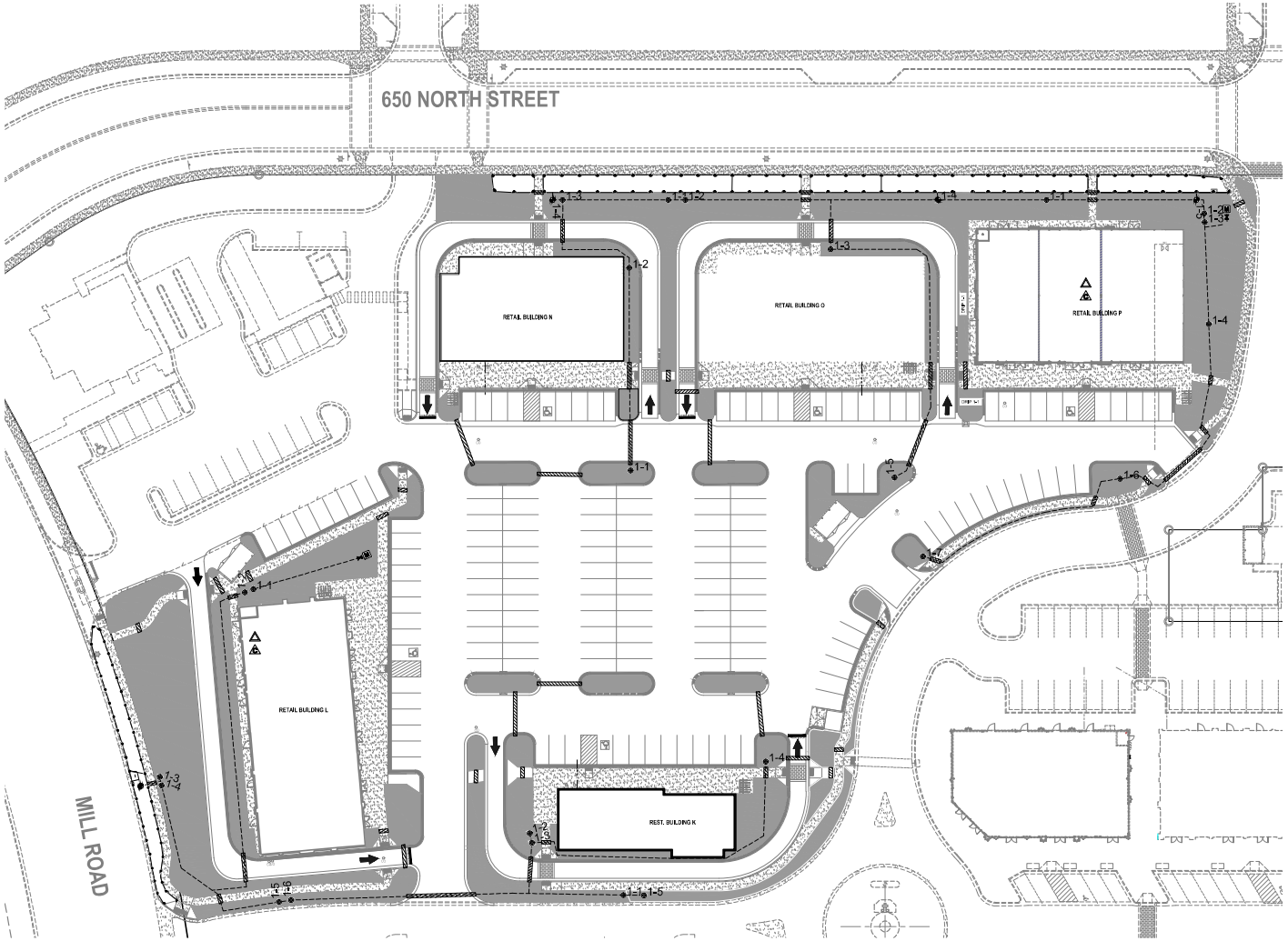
811
Know what's below. Call before you dig.

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

BENCHMARK

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

ELEVATION = 4650.30



HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORIZ. 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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Phone: 435.896.2983

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FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2021 IN WOUNDING CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING P UPDATES	BDM
4	9/5/2022	BLDG. TRASH MODIFY	BDM
5	10/4/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

OVERALL IRRIGATION PLAN

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: J. MARINO
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-200

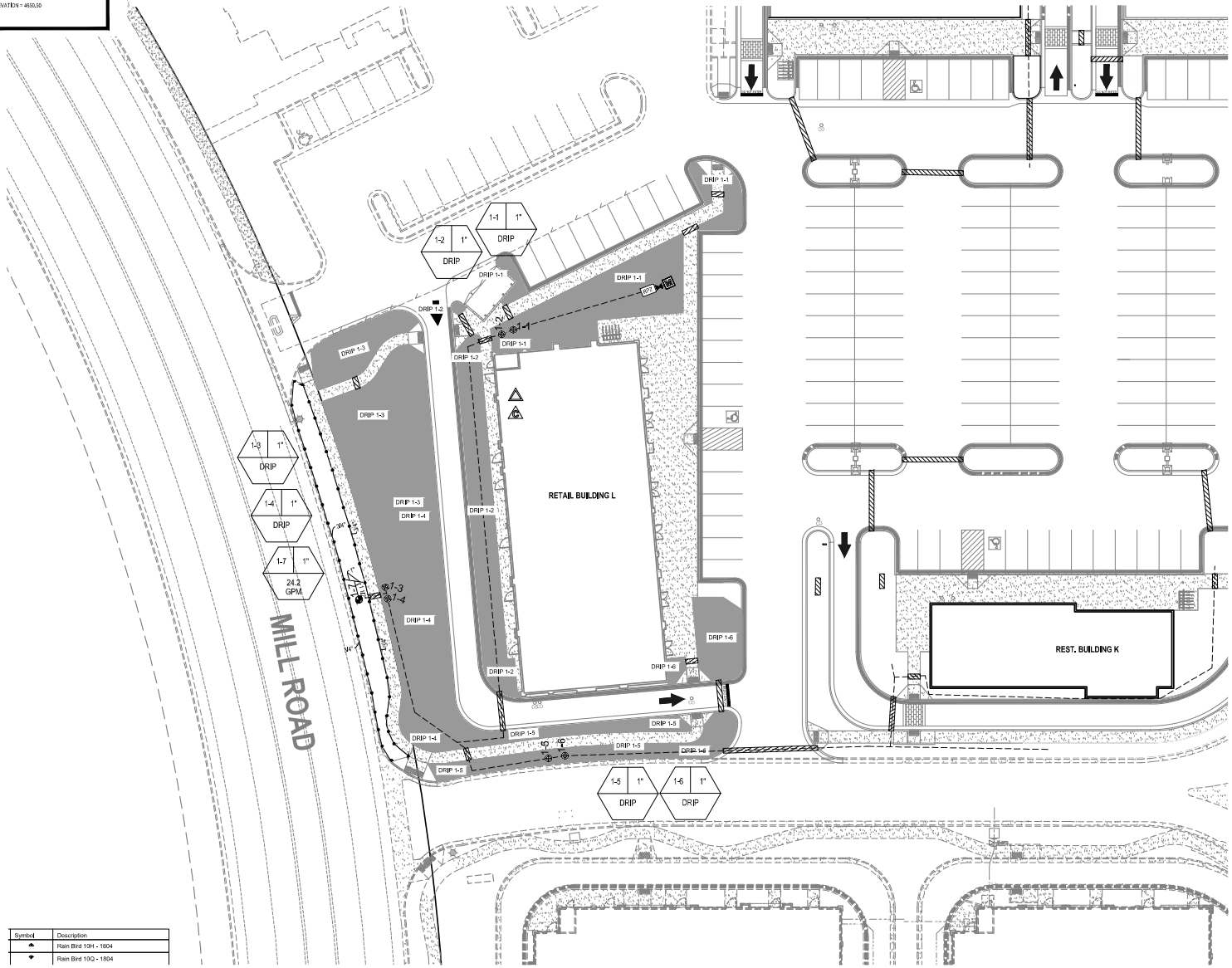
811 Know what's below. Call before you dig.

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

BENCHMARK

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

ELEVATION = 4650.30



Irrigation

Qty	Symbol	Description
39	●	Rain Bird 8H - 1804
4	◆	Rain Bird 8Q - 1804
6	⊕	Rain Bird XCZ-100 COM
1	⊕	Rain Bird 100-PGA Globe
1	▣	1 1/2" Meter
1	△	Rain Bird RSD-BEx Rain Sensor
1	△	Rain Bird ESP-8LX Plus Controller
1	⧗	Mueller 1 1/2" Brass Stop and Waste
1	RPZ	RPZ Backflow Prevention Device
	▨	Pipe Sleeve - 2x Pipe Diameter
	———	Lateral - Schedule 40 PVC
	– – –	Mainline - 1 1/2" Schedule 40 PVC
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **

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

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.

VALVE # X X VALVE SIZE
XX GPM

Symbol	Description
◆	Rain Bird 10H - 1804
◆	Rain Bird 10Q - 1804

HORIZONTAL GRAPHIC SCALE

0 5 10 20 40
(IN FEET)
HORIZ. 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
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FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2022 PLAN REVIEW/CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING P UPDATES	BDM
4	6/23/2022	BLDG L TRASH MOD'N	BDM
5	7/14/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

IRRIGATION PLAN BUILDING L

PROJECT NUMBER: 6435H
PRINT DATE: 7/14/22
DRAWN BY: J. MARINI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-201

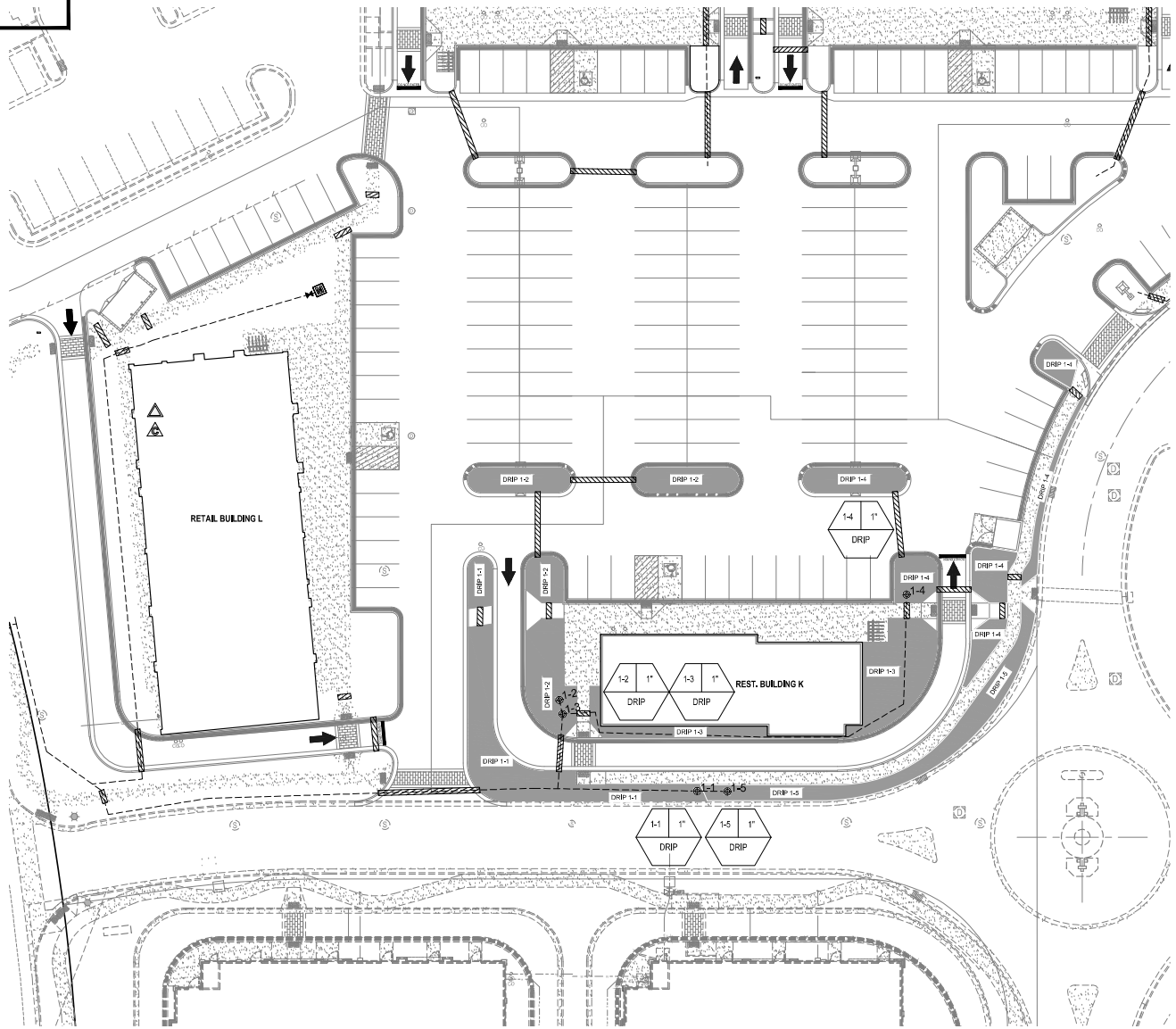
811 Know what's below. Call before you dig.

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

BENCHMARK

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

ELEVATION = 4650.50



Irrigation

Qty	Symbol	Description
5	●	Rain Bird XCZ-100 COM
	▨	Pipe Sleeve - 2x Pipe Diameter
	— — —	Mainline - 1 1/2" Schedule 40 PVC
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

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

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.

VALVE # | VALVE SIZE
X.X GPM

NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORIZ. 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
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FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

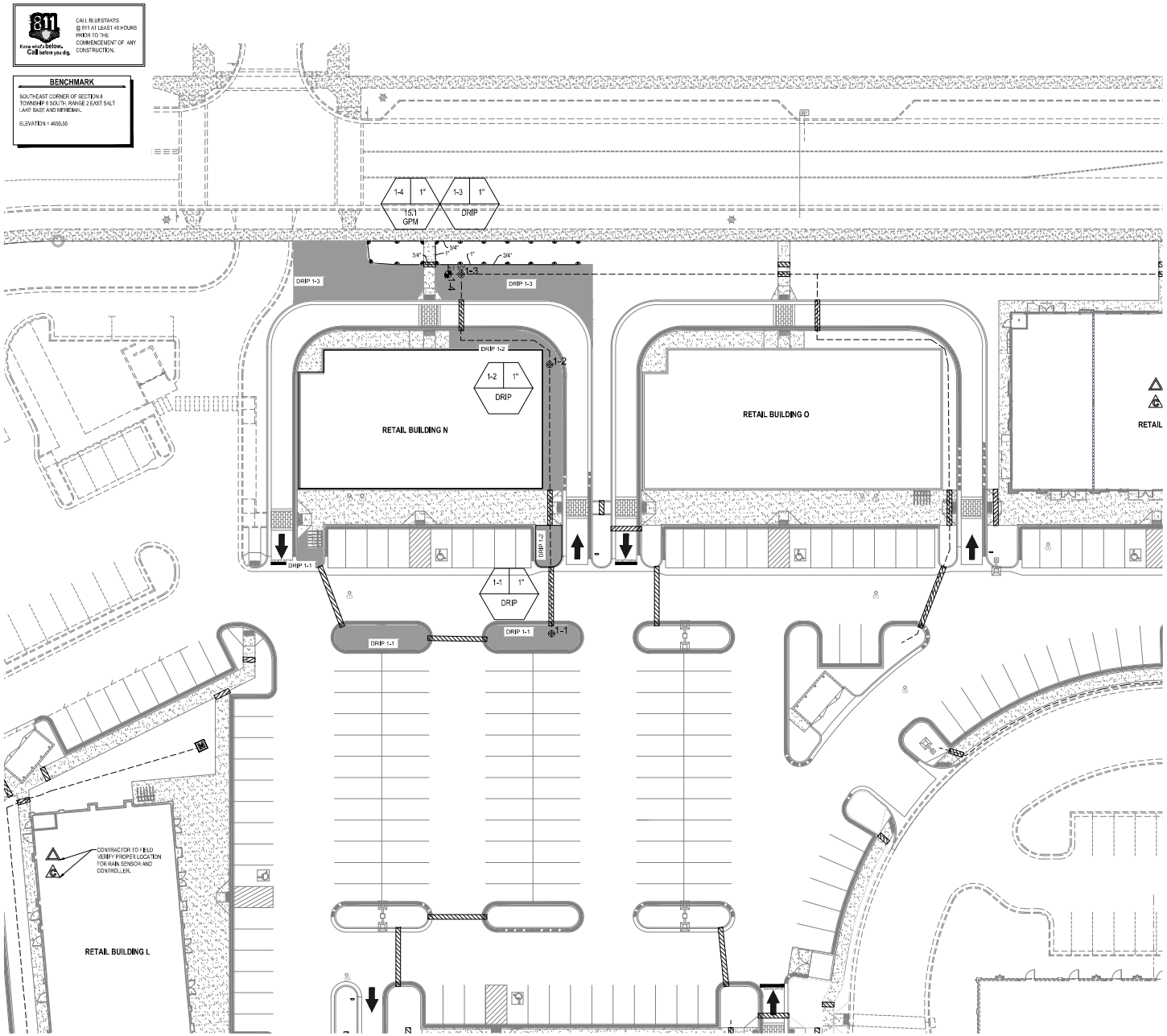
586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2021 IN WORKING/CITY COM	BDM
2	5/16/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING P UPDATES	BDM
4	8/5/2022	BLDG L TRASH MOD'NS	BDM
5	10/4/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

IRRIGATION PLAN BUILDING K

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: J. MARINI
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-202



Irrigation

Qty	Symbol	Description
14		Rain Bird 10H - 1804
6		Rain Bird 10Q - 1804
1		Rain Bird 100-PGA Globe
3		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Lateral - Schedule 40 PVC
		Mainline - 1 1/2" Schedule 40 PVC
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

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

COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.

VALVE # X VALVE SIZE X GPM

NORTH

HORIZONTAL GRAPHIC SCALE
30 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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FOR:
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SANDY, UT 84070

CONTACT:
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PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

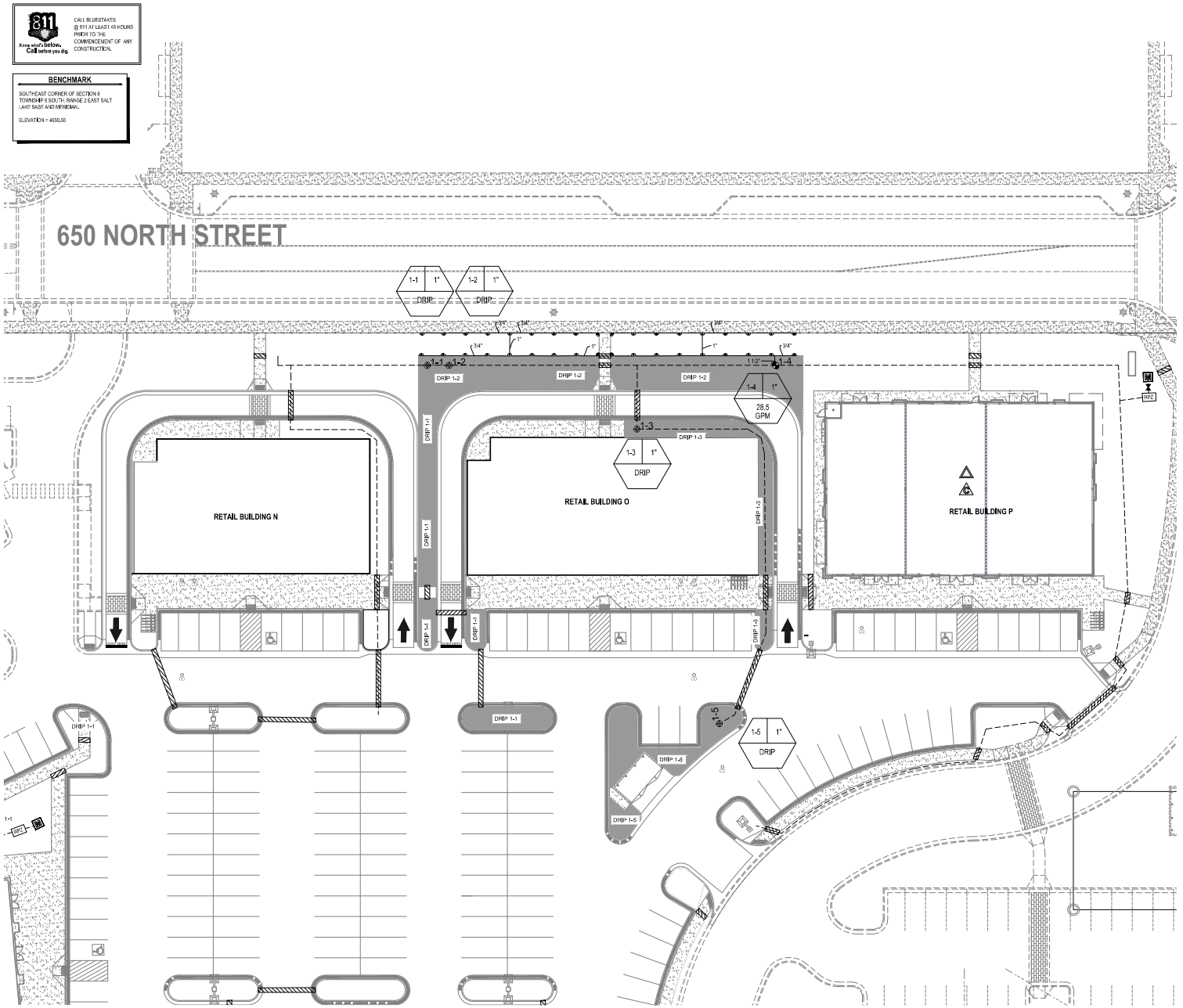
586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/4/2022	2022 VINEYARD CITY COM	BDM
2	5/4/2022	CITY COMMENTS	BDM
3	6/4/2022	BUILDING P UPDATES	BDM
4	6/5/2022	BLDG L TRASH MOD'N	BDM
5	7/14/2022	SIDEWALK CROSSING UPDATES	BJV
6			
7			
8			

IRRIGATION PLAN BUILDING N

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: J. MARINO
CHECKED BY: S. MORRIS
PROJECT MANAGER: S. MORRIS

L-203



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

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

BENCHMARK

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

ELEVATION = 4650.30

Irrigation

Qty	Symbol	Description
32		Rain Bird 10H - 1804
4		Rain Bird 10Q - 1804
1		Rain Bird 100-PGA Globe
4		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Lateral - Schedule 40 PVC
		Mainline - 1 1/2" Schedule 40 PVC
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **

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

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.

VALVE # X X VALVE SIZE
XX GPM

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BAJE DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-04-2022	2021 IN WORKING CITY COM	BDM
2	5-04-2022	CITY COMMENTS	BDM
3	6-9-2022	BUILDING P UPDATES	BDM
4	9-23-2022	BLDG L TRASH MODIFY	BDM
5	10-4-2022	CROSSWALK CROSSING UPDATES	BJV
6			
7			
8			

IRRIGATION PLAN BUILDING O

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: J. MARINO
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

L-204

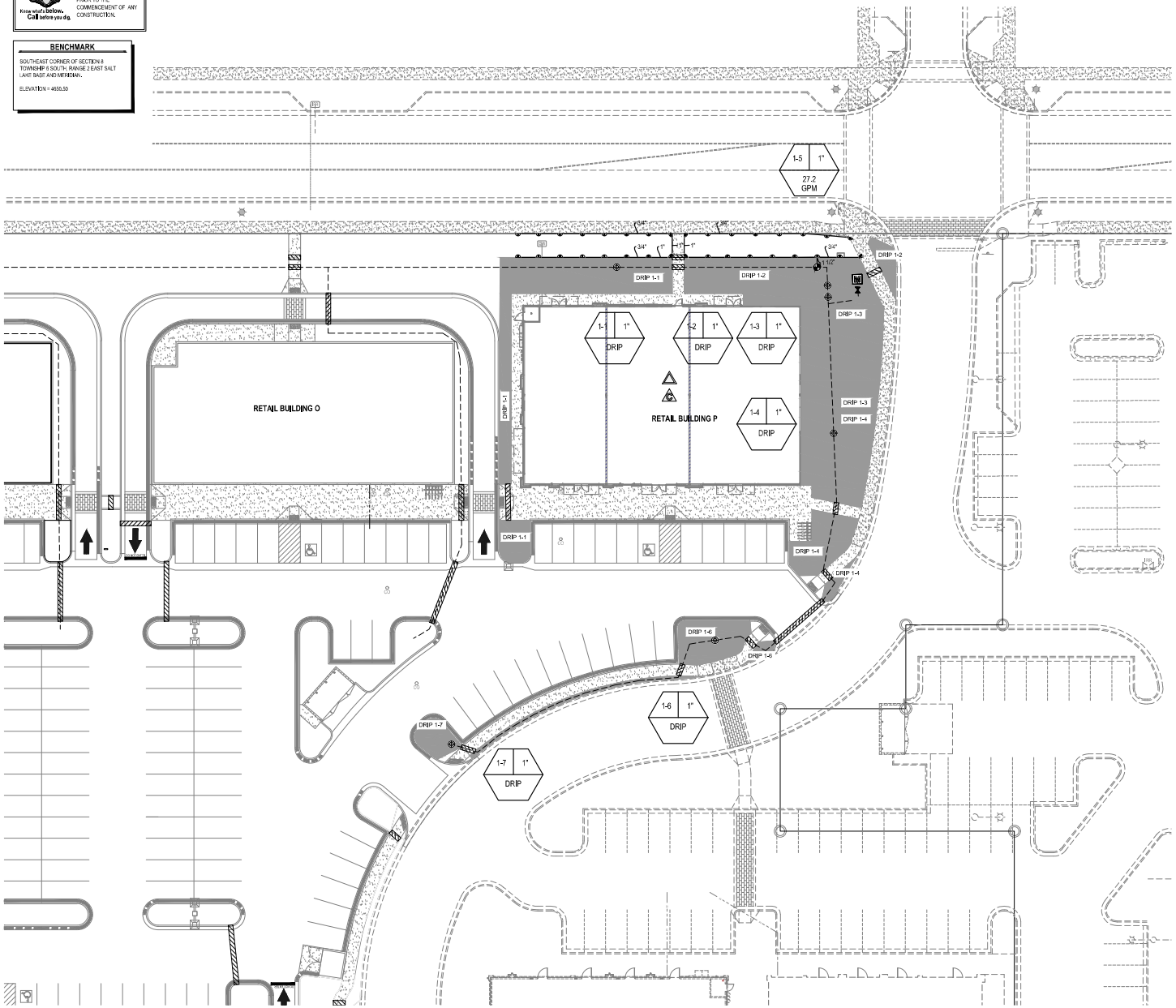
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTHEAST CORNER OF SECTION 8 TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN.

ELEVATION = 4650.50



Irrigation

Qty	Symbol	Description
28		Rain Bird 10H - 1804
5		Rain Bird 10Q - 1804
1	M	1 1/2" Meter
1		Rain Bird RSD-BEx Rain Sensor
1		Rain Bird ESP-8LX Plus Controller
1		Rain Bird 10Q-PGA Globe
6		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Lateral - Schedule 40 PVC
		Mainline - 1 1/2" Schedule 40 PVC
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

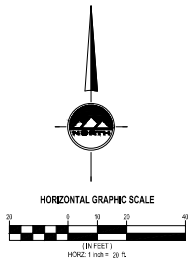
*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **

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COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.





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PHONE: 801-568-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4/5/2022	2022 PLAN REVIEW/CITY COM	BDM
2	5/16/2022	CITY COMMENTS	BDM
3	6/9/2022	BUILDING P UPDATES	BDM
4	6/23/2022	BLDG. TRASH MODIFY	BDM
5	7/14/2022	CROSSWALK CROSSING UPDATES	BJV
6			
7			
8			

IRRIGATION PLAN BUILDING P

PROJECT NUMBER: 6435H
PRINT DATE: 10/4/22
DRAWN BY: [MARINI]
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

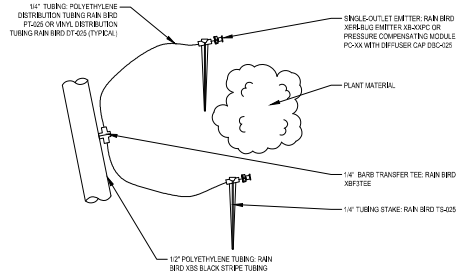
L-205

GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC, OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
2. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
3. NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
4. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERILIZER.
5. MULCH, PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
6. LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
7. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1996)
8. CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE, IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER
9. PROVIDE THE FOLLOWING TOP SOIL MINIMUMS:
   A. 4" TOPSOIL IN ALL SOD AREAS
   B. 6" TOP SOIL IN ALL PLANTER BEDS
10. WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECCOMMENDATIONS.

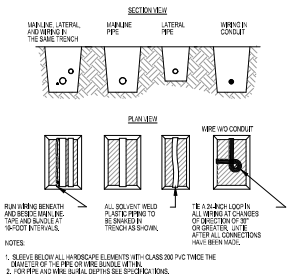
IRRIGATION NOTES:

1. IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
2. CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
3. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH; PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
4. TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER, ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
5. ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
6. ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
7. DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DR4-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPERATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
8. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES - MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
10. ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
11. FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
12. CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCABLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
13. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



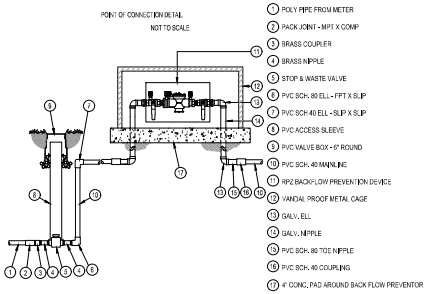
8 DRIP DETAIL

SCALE: NONE



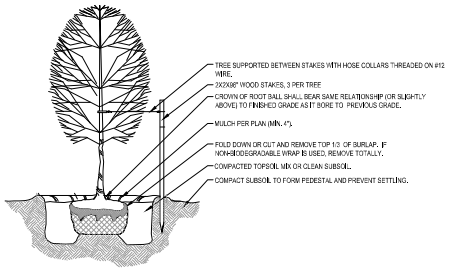
5 PIPE AND WIRE TRENCHING

SCALE: NONE



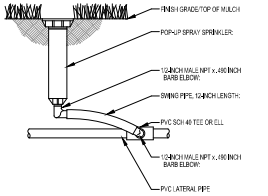
1 BACKFLOW PREVENTER

SCALE: NONE



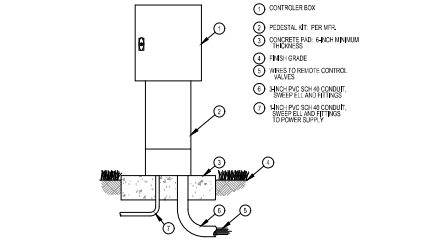
9 TREE PLANTING DETAIL

SCALE: NONE



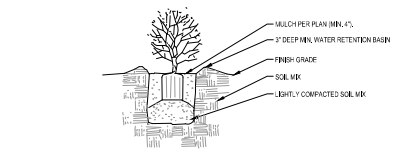
6 POP-UP SPRAY SPRINKLER

SCALE: NONE



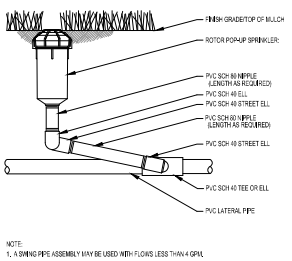
2 IRRIGATION CONTROLLER

SCALE: NONE



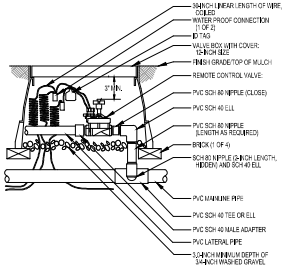
10 SHRUB PLANTING DETAIL

SCALE: NONE



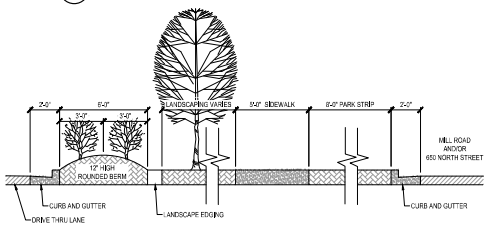
7 ROTOR POP-UP HEAD

SCALE: NONE



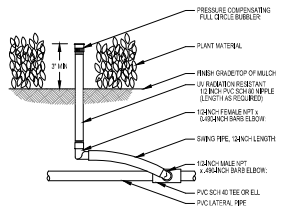
3 CONTROL VALVE

SCALE: NONE



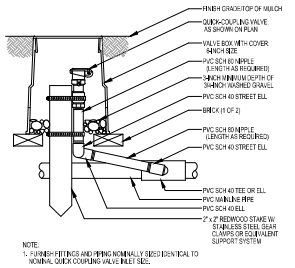
11 TYPICAL LANDSCAPE BERM SECTION

SCALE: NONE



8 BUBBLER DETAIL

SCALE: NONE



4 QUICK-COUPLING VALVE

SCALE: NONE

ENSIGN
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ERIC TOWNER
PHONE: 801-566-0250

MILL TOWN COMMERCIAL YARD A

586 EAST MILL ROAD
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1	4-21-2022	PER PROVIDE AS AVAILABILITY ITEM	BDM
2	5 - 1-2022	CITY COMMENTS	BDM
3	5 - 4-2022	BUILDING UPDATES	BDM
4	9-23-2022	BLDG. TRASH MODIFY	BDM
5	11-4-2022	SIDEWALK CROSSING UPDATES	BDM
6			
7			
8			

LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER: 6439H
PRINT DATE: 10/4/22
DRAWN BY: L.MAEDA
CHECKED BY: S. MORRIS
PROJECT MANAGER: S. MORRIS

L-300

Planning Commission Calendar 2023

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

December						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Scheduled Planning Commission Meeting

Community Development

Date: Wednesday, November 16, 2022
From: Cache Hancey, Planner & Business Advocate
To: Planning Commission
Item: The Forge Work Session
Address: The Forge
Owner(s): Dakota Pacific

BACKGROUND
Jeff Gochnour with Dakota Pacific will present an updated site plan for the Forge Development.

ATTACHMENTS
Site Plan

Stewardship. Integrity. Commitment.



DAKOTA PACIFIC
Real Estate



The Forge – Master Plan Discussion with Vineyard Planning Commission

November 16, 2022

Confidential Information – Not for Distribution or Circulation

FORGE MIXED USE ZONING EXCERPTS

4.02 Purpose

The Forge Mixed Use ("MU") District is intended to encourage a **mixture of commercial, office and residential uses within an urban neighborhood** atmosphere. Development in the Forge MU District is intended to provide a **pedestrian oriented**, safe and attractive **streetscape**, and a controlled and compatible setting for residential and commercial development. The standards are intended to achieve established objectives for **urban** and traditional design, pedestrian amenities and land use regulation.



4.08.3

Residential Intensity. The quantity of residential uses approved or constructed shall never exceed one half (1/2) of the quantity of non-residential uses approved or constructed, as measured in total floor area (square feet).

FORGE CURRENT STATE

Leasing and Inquiry Activity

Office build-to-suit has been marketed for ~3 years by a Utah County top office broker

No viable market interest to-date due to

1) Work from home
2) Location (not Lehi)
3) Required viable lease rates-based construction costs

Commercial Office Challenges

- Construction cost growth of 30-40% since 2020 has exceeded office rent growth.
- Structured parking adds $75-$90/rentable foot to the office of investment. This in turns requires $5-$6 more per foot in annual rent vs a surface parked office building. This market cannot achieve sufficient rents in the early phases.

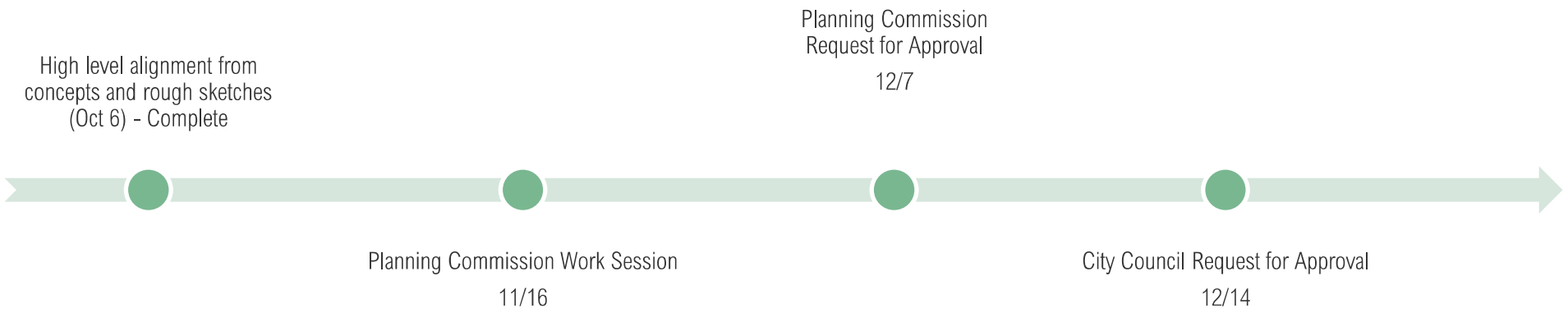
After discussing with the Mayor and Staff, it was recommended we provide a master plan framework whereby a developable solution, which meets key City's objectives, can be agreed to through a development agreement.

MASTER PLAN AND DEVELOPMENT AGREEMENT SCHEDULE

OBJECTIVES

- Master planned open space, pedestrian connectivity, and thematic elements to ensure a cohesive, impactful experience
- Create flexible framework resulting in a destination, mixed use project that will attract economic drivers for the city
- Provide pedestrian focused design, encourage active street environment, and enable larger gatherings such as festivals
- Establish a sense of arrival along Vineyard Connector
- Enable early phases to gain momentum for the project

ANTICIPATED TIMELINE



MASTER PLAN

INSPIRATION














MASTER PLAN

PLAN VIEW



1) Building footprint is shown for conceptual purposes only. Building plans to be approved through site plan process, subject to the development agreement.

2) Block H (Lot 10) is not shown, but is part of the Forge Mixed Use District.

- 8.0 acres of programmed open and green space, inclusive of a 2.2-acre central plaza and urban park
- 22.0 acres of building pads
- Ability to close Cauldron at middle blocks, creating approx. 5-acre area for festivals and events
- Strong presence on entirety of Vineyard Connector, including corners
- Inviting pedestrian pathway from the theater and entertainment district (south)
- Attract quality dining, name brand retailers, and experiential services to the commercial mix
- Mix of hardscapes and softscapes for a variety of experiences and types of places
- Quality and quantity assured through the development agreement design requirements

MASTER PLAN

PLAN VIEW



* Building footprint is shown for conceptual purposes only. Building plans to be approved through site plan process, subject to the development agreement.

MASTER PLAN

CONCEPT ELEVATION OF CENTRAL PLAZA AND SHARED STREET



MASTER PLAN

CONCEPT ELEVATION OF CENTRAL PLAZA AND SHARED STREET



MASTER PLAN

FACING NORTHEAST



* Vertical structures shown for massing purposes only. Actual vertical structures to be approved through site plan process, subject to the development agreement and zoning.

MASTER PLAN

FACING EAST



* Vertical structures shown for massing purposes only. Actual vertical structures to be approved through site plan process, subject to the development agreement and zoning.

KEY CHANGES REQUESTED TO ZONING

TOPIC	CURRENT	*REQUESTED CHANGE*
Residential Intensity	The quantity of residential uses approved or constructed shall never exceed one half (1/2) of the quantity of non-residential uses approved or constructed, as measured in total floor area (square feet).	**Ground floor area shall be at least 50% non-residential.** The non-residential to residential ground floor ratio shall **not be less than 20% at any point in the development timeline**. However, up to 3 acres or 300 dwelling units, whichever comes first, may be constructed in an initial phase without constructing non-residential. Key streets will be required to have non-residential on both sides of the ground floor. **Maximum residential dwelling units is 1,500**
Open Space	A minimum of twenty percent (20%) of the net site area of the development shall be set aside for open space with the possibility of reducing it to not less than ten percent (10%) through open space enhancements. Such areas shall be used for plaza areas, outdoor seating areas, pedestrian ways, landscape areas, recreation areas, or other similar uses as approved by the Vineyard Planner.	Master plan **provides 8 acres (25%+) of programed open space**. This exceeds the 3 to 6 acres currently required in code and includes open many space enhancements.

KEY CHANGES REQUESTED TO ZONING

TOPIC	CURRENT	*REQUESTED CHANGE*
Parking	Parking structures are envisioned as the primary parking strategy for The Forge MU District Conversion of Parking Lots to Structures: It is anticipated that surface parking lots may be provided in the initial phases of development, in many cases to eventually be replaced by structured parking.	**Maintain use of parking structures** as primary parking strategy. Allow surface lot at Mill Road / 650 N in support of a ground floor grocer and other detached commercial buildings.
Tax Increment Financing	No Tax Increment Financing is under a participation agreement. However, in 2018 TIF was approved by the RDA for parking structure (estimated $9.9M).	**TIF commitment** for performance-based increment (75%) which will be made available for reimbursement of public accessible, common areas and parking structures to enable the Urban program.

MASTER PLAN – RESIDENTIAL INTENSITY

RESIDENTIAL INTENSITY PROPOSAL

- Ground floor commercial at main streets and other key areas (blue dashed line)
- Ground floor area shall be 50% or more commercial. Ground floor area does not include roads, surface parking, or common area open space
- The commercial-to-residential ground floor ratio shall not be less than 20% at any point in the development timeline
- However, up to 3 acres or 300 dwelling units, whichever comes first, may be constructed in an initial phase without constructing commercial.



Example Layout based on current vertical development framework

Requires Ground Floor Commercial
Commercial Floor Area
Commercial Floor Area Parking
Residential Floor Area
Residential Floor Area Parking

MASTER PLAN

CURRENT FRAMEWORK FOR RESIDENTIAL VS NON-RESIDENTIAL PROGRAM



Red = Non-Residential

* Vertical structures shown for massing purposes only. Actual vertical structures to be approved through site plan process, subject to the development agreement.

OTHER VARIANCES TO CURRENT ZONING

4.08.10.a Parking: Add Commercial Lodging to the table: Commercial Lodging, 1 space per guest room.

4.08.10.b: Replace the current text which states

> "All parking stalls associated with a land use, whether shared or individually reserved, shall be located on the same block as the use for which they are intended"
>
> with
>
> "Shared parking on adjacent blocks may be utilized for commercial parking requirements, provided the route of travel from the nearest parking space to the commonly used entrance of the principal use served is within 750 linear feet.

4.10.4.d.ii Building Height and Stepbacks: Modify as follows (additions in underline):

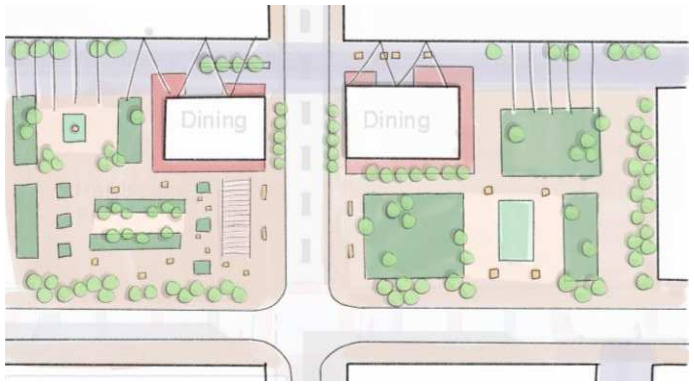
> Buildings can range from a minimum of twenty feet (20') to a maximum of one hundred-twenty five feet (125') for flat roofs or one hundred forty feet (140') for pitched roofs. Staff may approve a minimum fifteen-foot (15') building height for retail stand-alone buildings less than 10,000 square feet. Any stories above the fourth story should stepback a minimum of ten feet (10') from the right of way line (Figure: Building Stepback) for no less than 50% of lineal feet of those building facades that face a Commercial Street or Stroll Street.

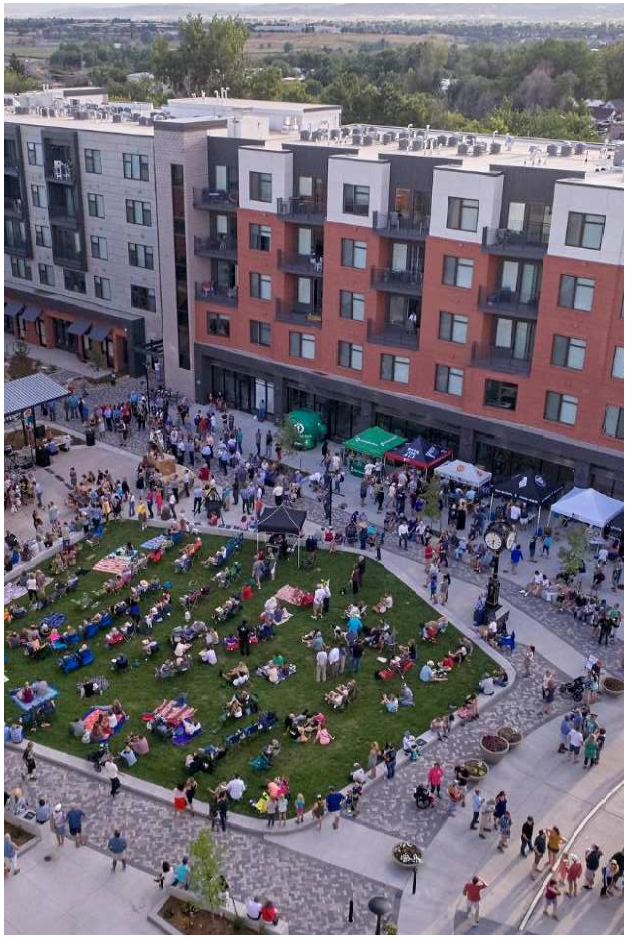
4.10.10.iii: Staff may approve the removal of parallel parking along Frontage Street sections.

MASTER PLAN DESIGN CONCEPTS

CENTRAL SHARED STREET AND PLAZAS









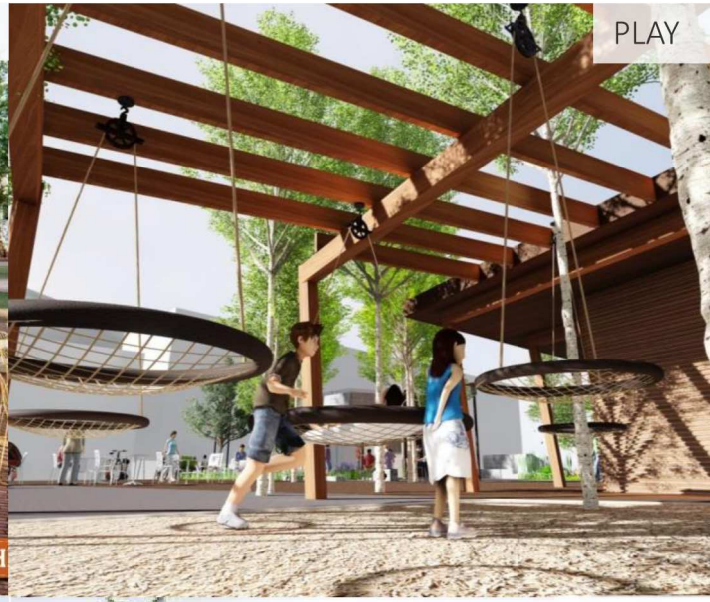
CENTER | ART | GATHER | RELAX | PARTY | PARK | SUN | SHADE | PLAY | MEET | EAT | SHOP | WALK

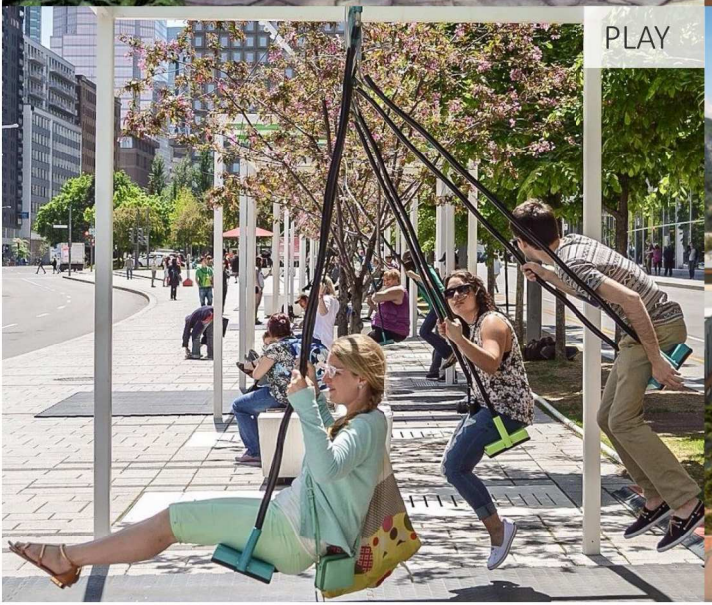
MASTER PLAN DESIGN CONCEPTS

CENTRAL PLAZAS - INSPIRATION

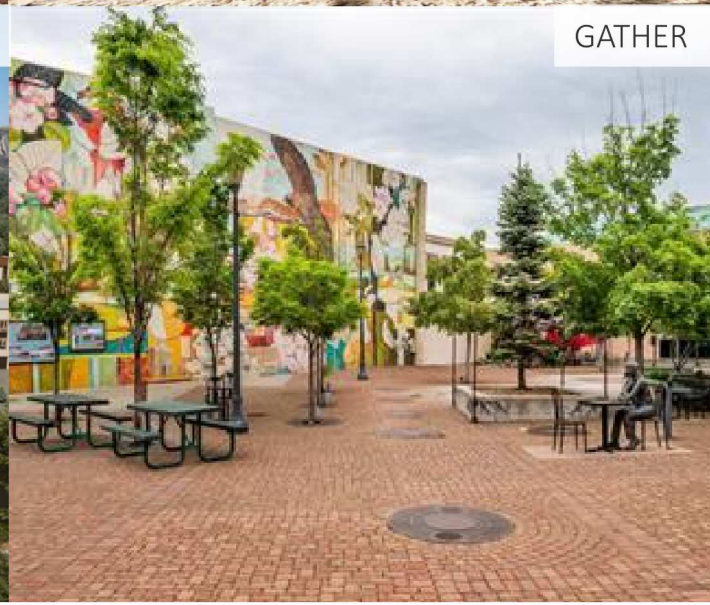






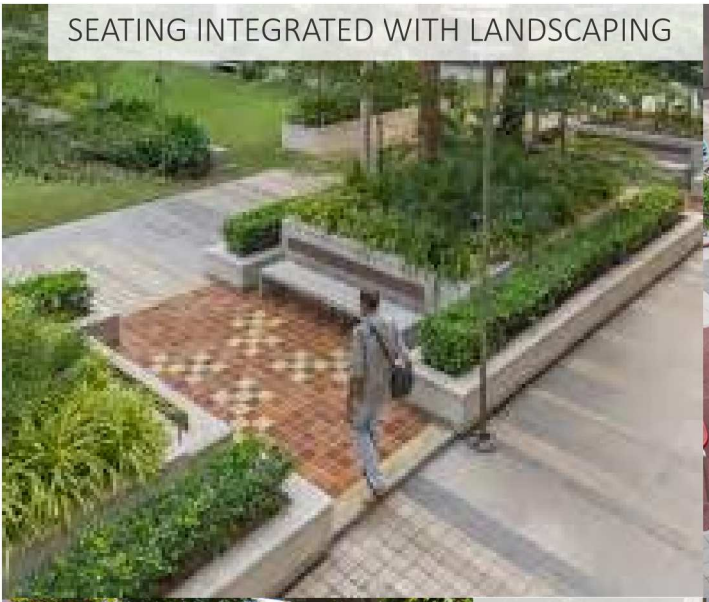






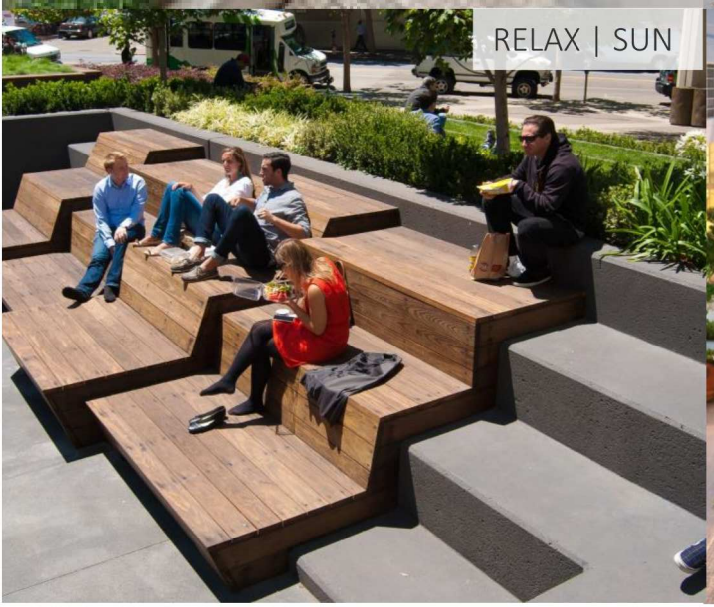
MASTER PLAN DESIGN CONCEPTS

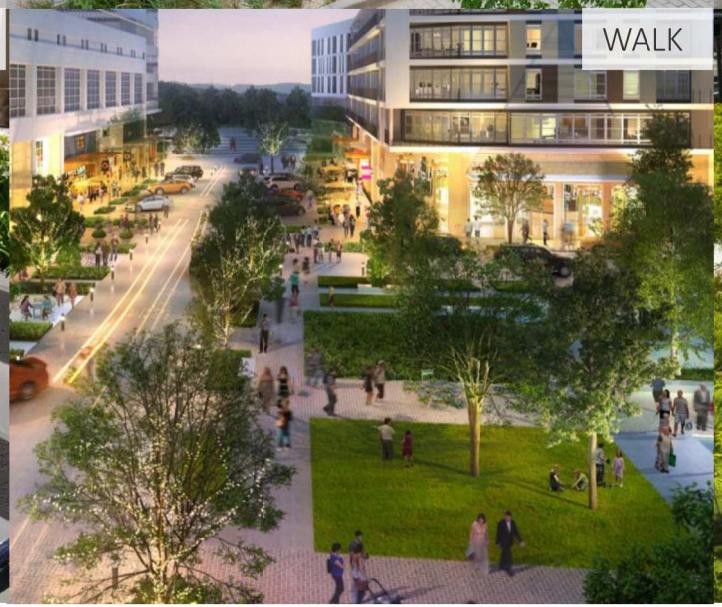
CENTRAL PLAZAS - INSPIRATION

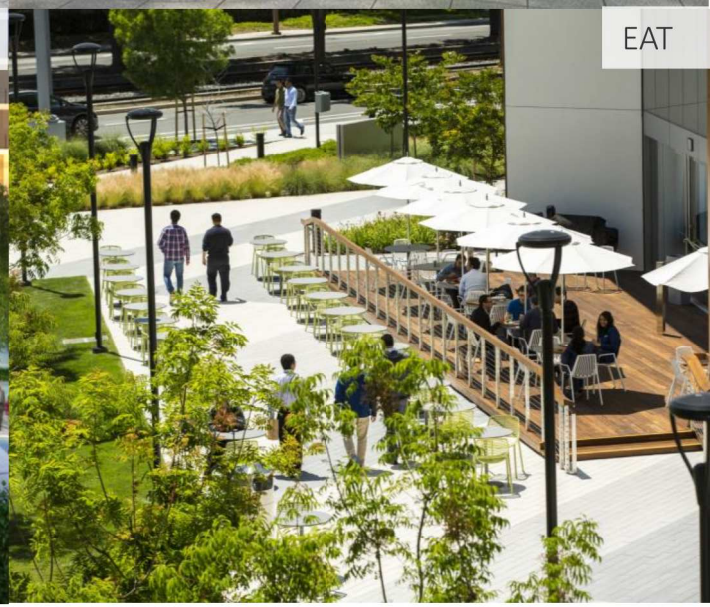












MASTER PLAN DESIGN CONCEPTS

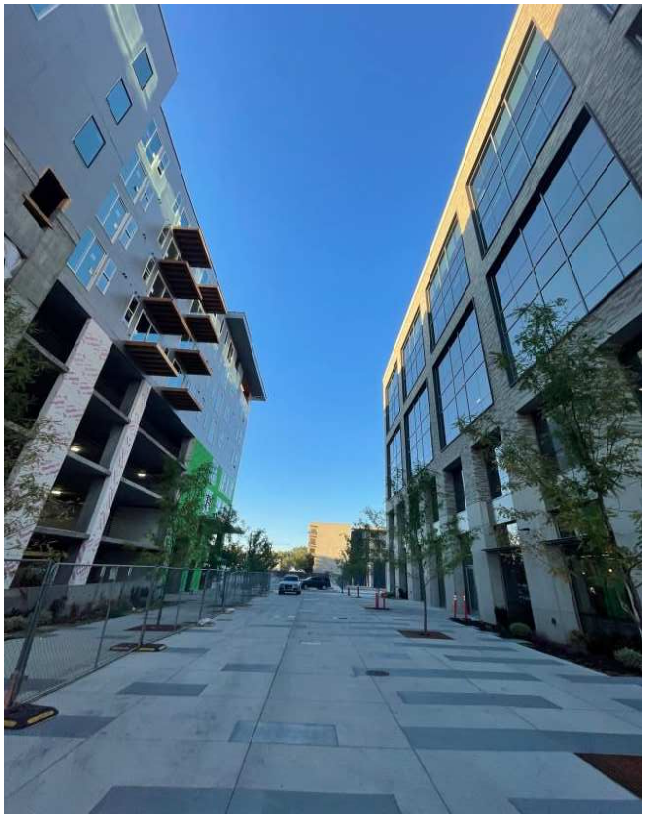
SHARED STREET

woonerf
noun

- a road that is designed with special features to reduce the amount of traffic using it, or to make the traffic go slower
- Woonerf is Dutch for "living street," and refers to a new way of designing streets to be people-friendly open spaces







Dakota Pacific's South City Project
South Salt Lake City, Utah





MASTER PLAN DESIGN CONCEPTS

RETAIL PLAZA











MASTER PLAN DESIGN CONCEPTS

INTERNAL ALLEY









MASTER PLAN DESIGN CONCEPTS

EAST GATEWAY









MASTER PLAN DESIGN CONCEPTS

WEST GATEWAY









LOT 10 / BLOCK H (LOCATED BEHIND THEATER)











POTENTIAL USES

1) Mix of 70-80 dwelling units in mixed residential including flats and townhomes. Commercial on corner of 650 N and Geneva.

2) Attract entertainment-based commercial such as ropes course, climbing gym, ninja course gym, pickle ball center, indoor racing, trampoline park, fun center, etc.

3) Single story small office fronting Geneva Road

REQUESTED ZONING VARIANCES

4.04 Uses: Commercial EV charging station is an allowed use on Block H

4.08.6 Setbacks: Setbacks along Mill Road, Vineyard Connector, and Geneva Road may be approved for common area open space as shown in Master Plan. Block H/Lot 10 shall be allowed rear and side setbacks up to 10 feet.

4.10.12.c: Block H may utilize surface parking, subject to screening requirements 4.10.11.f.

SIGNAGE

INSPIRATION



Mountain View Village, Riverton



City Creek, SLC

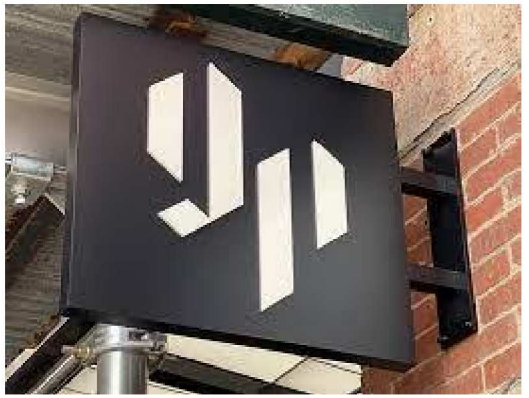


Station Park, Farmington



The Gateway, SLC

















We plan to engage a signage designer to create a consistent brand and aesthetic for all signage within the Forge.

PHASE 1

PHASE 1 PRELIMINARY PLANNING

Start Date for Site Planning: After achieving high confidence in entitlement and TIF, estimated November 2022

Site Plan Approved: 2Q 2023

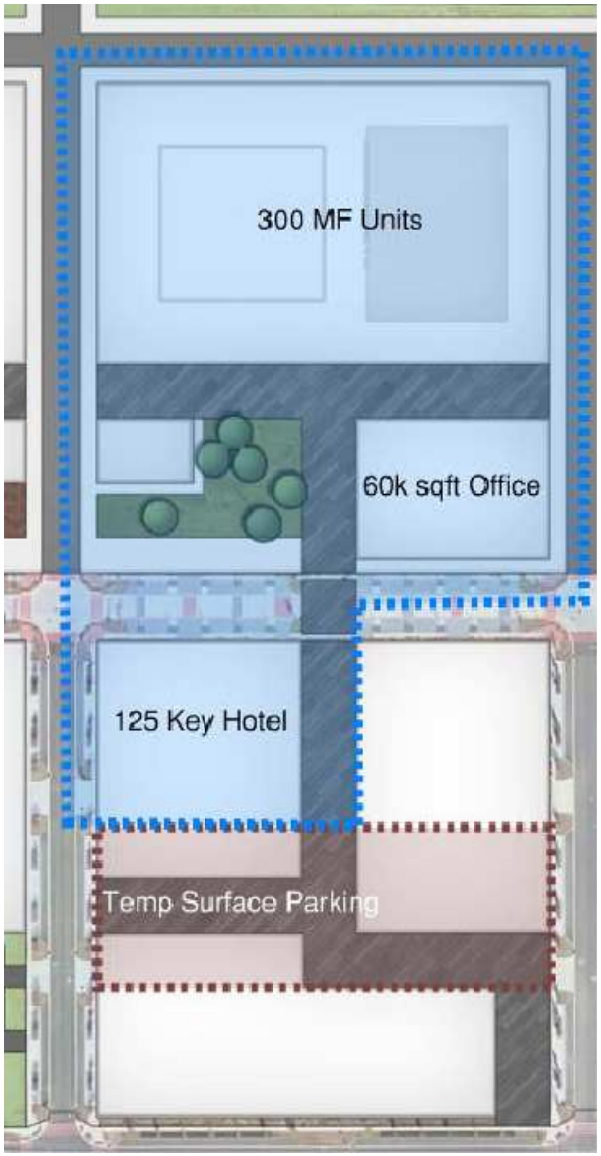
Construction Permits Submitted: 4Q 2023

Construction Start:

- Multi-Family 1Q 2024
- Hotel 3Q 2024
- Office 1Q 2025

Construction Finish: Mid 2026





Office



Hotel

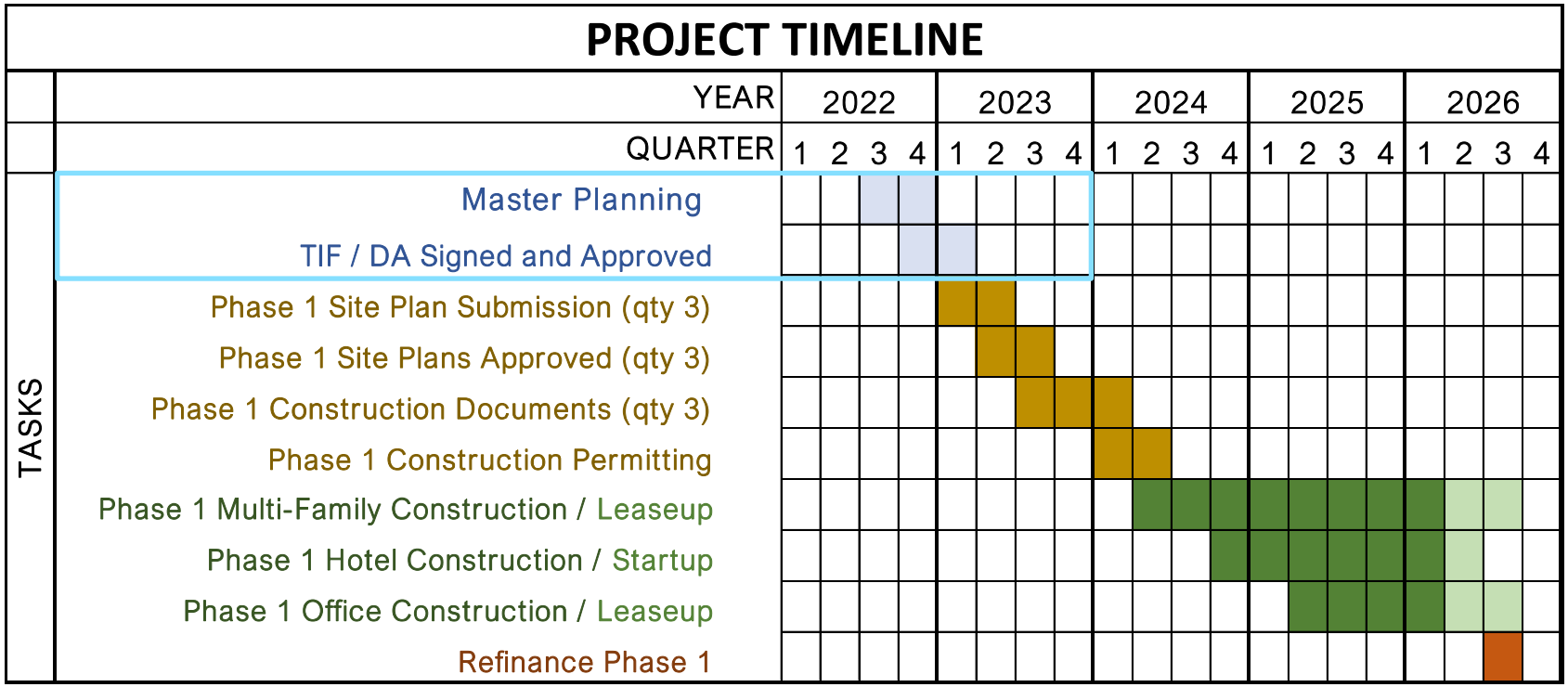


Apartments



PHASE 1

PROJECT TIMELINE – THROUGH PHASE 1 ONLY



Phases 2-7: through 2032



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APPENDIX: COMMON AREA DESIGN GUIDELINES

The Development Agreement shall include an exhibit which identifies intent, design features, and other minimum required specifications for the master plan common areas. The slides that follow, provide examples and the preliminary content of the exhibit.



Confidential Information – Not for Distribution or Circulation

COMMON AREA DESIGN GUIDELINES - GENERAL

Landscaping: align with the requirements used in the Downtown form-based code.

Site Lighting:

i) Site lighting shall provide safe and enjoyable experiences for pedestrian or community activity at night.

ii) Site lighting shall be at a pedestrian scale and should help define the functional areas of a property.

iii) Site lighting shall be scaled appropriately for the commercial or residential property on which it is located.

iv) Site lighting to be dark sky compliant

Bicycle Parking: align with the Downtown form-based code

Signage: Prior to the first construction of open space, developer shall submit to the City a master signage plan for approval. The plan shall provide for consistent thematic environmental and wayfinding signage design as well as provide guidelines for building and monument signage for the overall development.

COMMON AREA DESIGN GUIDELINES – CENTRAL PLAZA

Intent. The Central Plaza will be the center point of outdoor activity for the development. It will provide a variety of functional spaces and integrate with the commercial and residential uses surrounding it.

Key design features:

i) Provide at least 1 art feature, sculpture, water feature, or primary point of interest.

ii) Accommodations for events such as music festivals, art festivals, corporate events, and community gatherings.

iii) Provide a variety outdoor seating options which integrate with the landscaping.

Landscaping:

i) Create a variety of both hardscapes and softscapes.

ii) Install a minimum of 1 tree per 3,000 square feet of landscaped area.

iii) Paving. Paving shall create interest and avoid large sections of monolithic patterns and color. It shall include color and may include a mix of various types of surfaces such as colored concrete with patterned cut lines, mixed pavers, stone, or another decorative hardscape approved by the City.

COMMON AREA DESIGN GUIDELINES – CENTRAL SHARED STREET

Intent:

i) Shared street used by multiple modes of transportation including pedestrians, bicycles, and vehicles activated by protruding landscape areas with seating.

ii) Establish a living street where a mix of functional and recreational uses can work together to create interest and vibrancy.

iii) Encourage slow vehicle traffic (4-5 mph) through purposeful design.

iv) Minimal parking and loading areas.

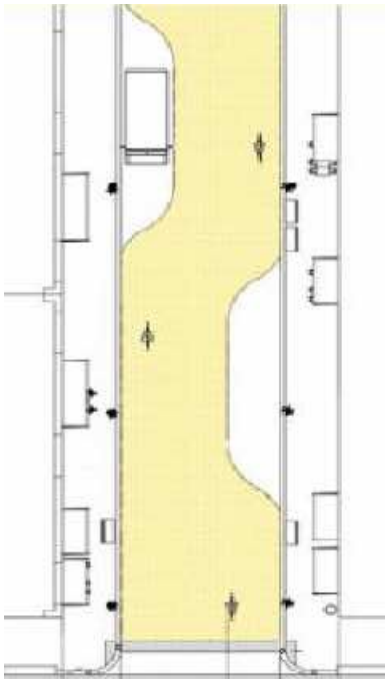


Figure 1 - Central Shared Commercial Street designed to slow traffic.

Key design features:

i) Furniture, paving materials and markings, trees, bollards, bicycle parking, patios, and planters shall be placed in such way as to emphasize pedestrian and micro-mobility flow and, reduce vehicular speeds, and subtlety delineate various uses on the street.

ii) Provide street signage at entrances indicating shared street and a low-speed designations.

iii) Provide provisions to close off street to vehicles through moveable planters, bollards, or other appropriate means.

iv) Minimum width of TBD.



Figure 2 - Precedent Image of Central Shared Commercial Street

COMMON AREA DESIGN GUIDELINES – CENTRAL SHARED STREET

Paving:

i. Paving shall create interest and avoid large sections of monolithic patterns and color. It shall include color and may include a mix of various types of surfaces such as colored concrete with patterned cut lines, mixed pavers, stone, or another decorative hardscape approved by the City.

ii. Street paving shall be flush with the curb and reinforce pedestrian priority.

Landscaping:

i) Street furniture to be integrated into the design.

ii) Tree spacing to be a maximum of 120' on center and can be on either side of the shared street.

COMMON AREA DESIGN GUIDELINES – RETAIL PLAZA

Intent: The Retail Plaza creates interest and an activity center near the entrance to the Forge from Mill Road. It will encourage outdoor gatherings and focus on complimenting the nearby dining and retail uses.

Key design features:

i) Create seating and gathering spaces that accommodate groups that size from 2 to 15 people.

ii) Outdoor lighting that creates interest and ambiance at evenings.

iii) A variety of seating and grouping options.

Paving: Paving shall create interest and avoid large sections of monolithic patterns and color. It shall include color and may include a mix of various types of surfaces such as colored concrete with patterned cut lines, mixed pavers, stone, crushed stone, or another decorative hardscape approved by the City.

Landscaping:

i) Install a minimum of 1 tree per 3,000 square feet on average.

COMMON AREA DESIGN GUIDELINES – EAST GATEWAY LINEAR PARK

Intent:

i) Provide a welcoming public edge and view corridor from Geneva Road into the Shared Streets, drawing the eye into the center of the development.

ii) Create rest and play areas along the future Geneva trail.

iii) Integrate with the future Geneva trail system, providing an inviting and appropriate transition from the trail into the development's primary east / west pedestrian and micro mobility pathway.

iv) Add to the network of open and green spaces within the Project and provide key meaningful connection to network outside the Project.

Key design features:

i) Provide a minimum width of 50' for the linear park from the facade of the adjacent building(s) towards Geneva Road. It is acceptable for all, or portions, of the linear park to be built on public land, in which case the Developer will contribute to the City (or other jurisdictional entity constructing the park) the cash-in-lieu for that portion of improvements which would have been constructed on the Developers land if public land had not been available.

ii) Play area to use natural or themed artistic forms rather than traditional playground equipment. A partnership with the UVU art department or other public art commission opportunity is encouraged.

iii) Provide various types of seating such as concrete seat walls, natural elements (boulders), and benches.

iv) Continuation of the future Geneva Trail through the linear park as well as connection to the east / west pedestrian corridor through the Project.

COMMON AREA DESIGN GUIDELINES – EAST GATEWAY LINEAR PARK

Landscaping:

i) Provide a variety of ground covers such as turf, native landscaping, mulch, and pavers.

ii) Provide dense grouping of trees and provide an average of 1 tree per 3,000 sqft of landscaped area, inclusive of any required street trees (if required).



Figure 4 - Concept and Precedent Images for the East Gateway Park