



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
October 2, 2025, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, October 2, 2025, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. CONSENT ITEMS

2.1. Approval of the August 7th, 2025 Development Review Committee Meeting Minutes

3. BUSINESS ITEMS

3.1. Utah City Parcel E Subdivision Plat E

Bronson Tatton with Flagborough is requesting approval of PLANPLAT25-0013 Utah City Parcel E Subdivision Plat.

4. WORK SESSION

4.1. Utah City Temporary District Energy Site Plan Application

Bronson Tatton with Flagborough is requesting review of PLAN25-0026 - Temporary District Energy Plant

5. STAFF AND COMMISSION REPORTS

6. ADJOURNMENT

The next regularly scheduled meeting is October 16th, 2025.

This meeting may be held in a way that will allow a committee member to participate electronically.

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

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, delivered electronically to city staff and each member of

the DRC

AGENDA NOTICING COMPLETED ON:

September 30th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
August 7, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Chair Brian Vawdrey, Parks and Recreation Director; Vice-Chair Cris Johnson, Building Official; Naseem Ghandour, City Engineer and Public Works Director; Brandon Valley, Deputy Fire Marshall; Eric Ellis, City Manager; Anthony Fletcher, representative for Community Development Director Morgan Brim

STAFF PRESENT: Madison Reed, Planning Technician

OTHERS PRESENT: Bronson Tatton

1. CALL TO ORDER

Chair Brian Vawdrey called the meeting to order at 9:06am.

2. CONSENT ITEMS

2.1. Approval of the May 15th, 2025 Development Review Committee Meeting Minutes

 Motion: CITY ENGINEER AND PUBLIC WORKS DIRECTOR NASEEM GHANDOUR MOTIONED TO APPROVE THE MAY 15TH, 2025 DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:06AM. CITY MANAGER ERIC ELLIS SECONDED. ALL IN FAVOR VOTED YES: FLETCHER, ELLIS, VAWDREY, JOHNSON, GHANDOUR, AND VALLEY. THE VOTE CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1. Vacation of a Portion of 1600 North Road

 Planner Anthony Fletcher presented the plat and discussed the changes and comments.

 Director Ghandour asked about the process of the land ownership.

Planner Fletcher noted he is unaware.

Director Ghandour discussed the process.

 **Motion:** DIRECTOR GHANDOUR MOTIONED TO APPROVE ITEM 3.1. AT 9:11AM. BUILDING OFFICIAL CRIS JOHNSON SECONDED. ALL IN FAVOR VOTED YES: FLETCHER, ELLIS, VAWDREY, JOHNSON, GHANDOUR, AND VALLEY. THE VOTE CARRIED UNANIMOUSLY.

3.2. **The Lochs at Waters Edge Plat "G"**

 Planner Fletcher briefed the plat and background.

Deputy Fire Marshall Brandon Valley asked about the process after approval.

 Building Official Johnson discussed the review.

Director Ghandour made a note on a typo.

 **Motion:** CITY MANAGER ERIC ELLIS MOTIONED TO APPROVE ITEM 3.2. AT 9:16AM. DEPUTY FIRE MARSHALL VALLEY SECONDED. ALL IN FAVOR VOTED YES: FLETCHER, ELLIS, VAWDREY, JOHNSON, GHANDOUR, AND VALLEY. THE VOTE CARRIED UNANIMOUSLY.

4. **WORK SESSION**

No work items were submitted.

5. **STAFF AND COMMISSION REPORTS**

 Planner Fletcher requested suggestions for getting more public to attend these meetings.

City Manager Ellis noticed that DRC is administrative, the other meetings may need to get more word out.

Director Ghandour noted that it is also a hybrid in-person and virtual option.

Chair Vawdrey noted that the board members could also be more forward.

 Deputy Fire Marshall Valley asked about the current noticing practices.

Planner Fletcher discussed the city processes.

93 Deputy Fire Marshall Valley asked if the city has a PR to remind the importance of the meetings.

94
95 Discussion ensued.

96
97
98 6. **ADJOURNMENT**

99
100 Chair Vawdrey adjourned the meeting at 9:24am.

101
102
103
104 **MINUTES CERTIFIED COMPLETE ON:**

105
106
107 **CERTIFIED (NOTICED) BY:** /s/. Madison Reed
108 Madison Reed, Planning Technician
109



STAFF REPORT

Meeting October 2, 2025
Date:
Agenda Utah City Parcel E Subdivision Plat E
Item:
Department:
Presenter: Cache Hancey

Background/Discussion:

PLANPLAT25-0013 - This final plat application divides block 5 of the Green Line into 5 unique parcels, E1, E2, E3, E4,E5.

Fiscal Impact:

NA

Recommendation:

Staff recommends approval of the final plat application with the following conditions:

The vicinity map is updated.

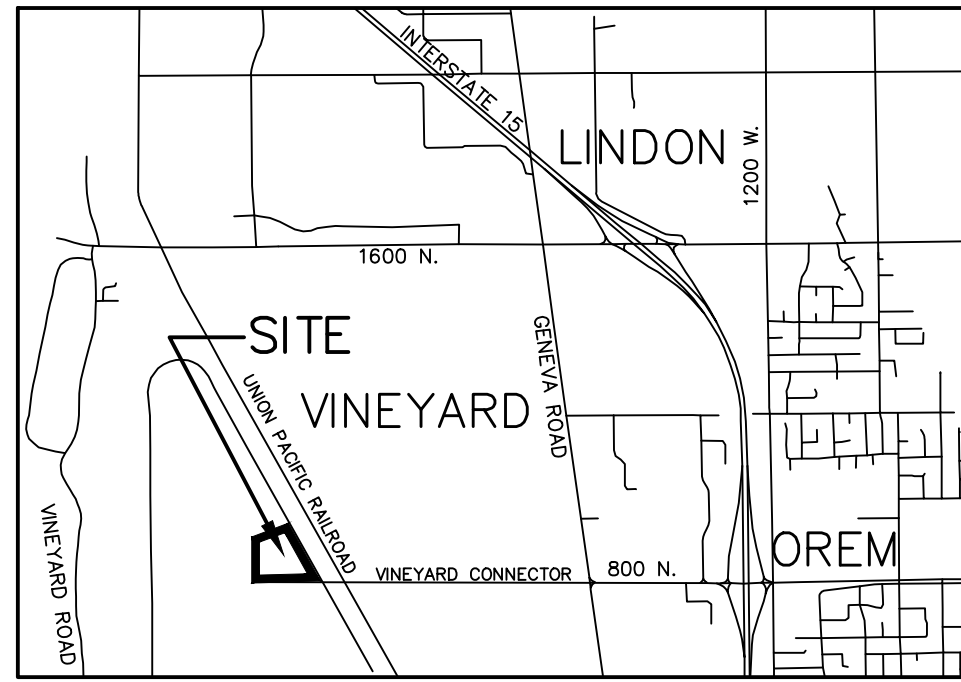
Sample Motion:

"I move to approve the final plat application as presented"

Attachments:

1. Parcel E Final Plat

AMENDING PARCEL E OF UTAH CITY PHASE THREE
AMENDED SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 7,
OWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE
& MERIDIAN UTAH COUNTY, UTAH

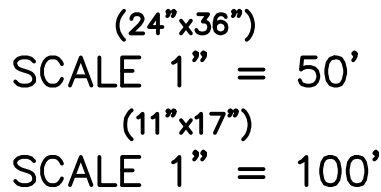


-NTS-

CURVE TABLE

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

1. ALL LANDSCAPING MAINTENANCE ALONG PUBLIC RIGHTS-OF-WAY SHALL BE PRIVATELY MAINTAINED UNTIL DEEDED TO THE CITY
2. ALL STREETS AND RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.
3. IN ACCORDANCE WITH SECTION 3.06.010 OF THE REVISED ORDINANCES OF VINEYARD CITY, ALL PRIVATE ROADS SHALL BE AVAILABLE FOR PUBLIC USE AT ALL TIMES.



SHEET 1 OF 2

I, KENNETH E. BARNEY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 127262 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PARCELS AND ROADS, HEREINAFTER TO BE KNOWN AS UTAH CITY PHASE THREE LAND SURVEY AT UTAH CITY THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-2-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE _____

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE S.89°23'17"W. A DISTANCE OF 1537.88 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2875.35 FEET TO THE REAL POINT OF BEGINNING.

THENCE S.83°57'01"W. A DISTANCE OF 544.23 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 1376.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.21 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 02°25'25" AND A CHORD THAT BEARS N.23°05'34"W. A DISTANCE OF 58.20 FEET; THENCE S.68°05'51"W. A DISTANCE OF 69.64 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 1447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 369.91 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 14°38'30" AND A CHORD THAT BEARS N.14°33'37"W. A DISTANCE OF 368.90 FEET; THENCE N.88°43'52"E. A DISTANCE OF 688.98 FEET; THENCE S.05°25'57"E. A DISTANCE OF 344.06 FEET TO THE POINT OF BEGINNING

CONTAINING 5.57 ACRES.

ADMINISTRATIVE LAND USE AUTHORITY

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

DATE: ____/____/____

DATE: ____/____/____

DATE: / /

DATE: ____/____/____

DATE: / /

AMENDING PARCELS OF UTAH CITY PHASE THREE AMENDED SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH
VINEYARD CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

CLERK-RECORDER SEARCHED _____

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

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

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

UTAH CITY
PARCEL E
SUBDIVISION PLAT
AMENDING PARCEL E OF UTAH CITY PHASE THREE
AMENDED SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE
& MERIDIAN UTAH COUNTY, UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO THE CITY, SUBJECT TO THE RESERVATIONS IN THIS DEDICATION, SUCH PUBLIC STREETS AND A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS ON AND WITHIN THIS PLAT, WHICH PUBLIC UTILITY EASEMENTS MAY BE UTILIZED BY CITY AND PUBIC UTILITIES FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINE APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO. THE UNDERSIGNED OWNERS RESERVE TO ITSELF/THEMSELVES PERPETUAL AIR SPACE EASEMENTS, INCLUDING EASEMENTS FOR SUPPORT AND ENCROACHMENT WITHIN THE ABOVE DEDICATED PUBLIC EASEMENTS AND STREETS, FOR THE FOLLOWING USES: 1) THE ENCROACHMENT OF BUILDING IMPROVEMENTS, INCLUDING LIVABLE AND OTHERWISE HABITABLE SPACE FOR SALE OR LEASE, WITHIN AND ABOVE SUCH AREAS DEDICATED HEREIN INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, LEDGES, BALCONIES, BUILDING AREAS, AND BALCONIES; AND 2) SUPPORTS AND COLUMNS FROM SUCH STRUCTURES EXTENDING TO THE GROUND LEVEL WITHIN THE AREAS DEDICATED HEREIN FOR THE PURPOSE OF SUPPORTING OR OTHERWISE FACILITATING THE DEVELOPMENT OF USES DESCRIBED IN ITEMS 1) AND 2) HEREIN.

FLAGBOROUGH, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: WOODBURY CORPORATION, A UTAH CORPORATION,
MANAGER

BY: _____

BY: _____

BY: _____
NATE HUTCHINSON, MANAGER

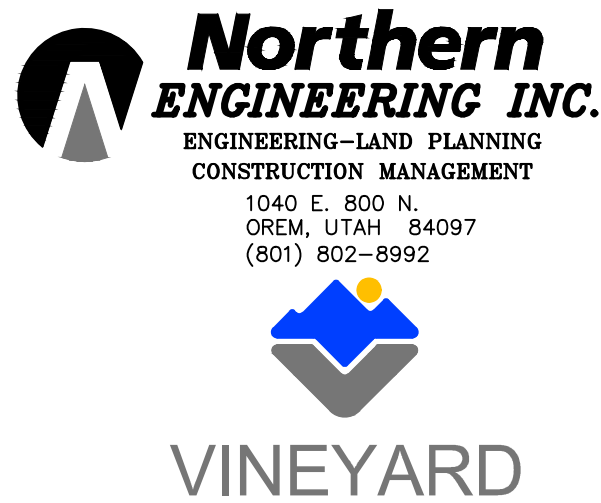
ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } s.s.

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

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

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY _____



UTAH CITY
PARCEL E
SUBDIVISION PLAT
AMENDING PARCEL E OF UTAH CITY PHASE THREE AMENDED SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH

VINEYARD CITY, _____ UTAH COUNTY, UTAH



STAFF REPORT

Meeting October 2, 2025

Date:

Agenda Utah City Temporary District Energy Site Plan Application

Item:

Department: Community Development Department

Presenter: Cache Hancey

Background/Discussion:

From the Scope of Work:

"As we strive to create a sustainable community, we have partnered with Corix who is bringing district energy to Utah City. District Energy is a very efficient heating and cooling alternative to individual cooling condensers and furnaces for each residential unit and commercial tenants. This reduces energy consumption and increases reliability and efficiency. This site plan application represents the first district energy plant to service buildings for the next several years. This plant is modular so it can move from one site to another until a permanent plant is constructed once the demand gets high enough. The plant will consist of 4 modular containers that will house boiler systems and control systems. From this plant hot and cold water will be distributed throughout Utah City to heat and cool the buildings. The district piping has already begun on Buildings 8a and 14d. The resort pool will also be serviced from this plant. Pools will be heated with district energy as well as the Wellness Center. Perimeter water-wise landscaping will provide a buffer to the street and surrounding edges. The north side will remain serviceable from a future parking lot"

Fiscal Impact:

NA

Recommendation:

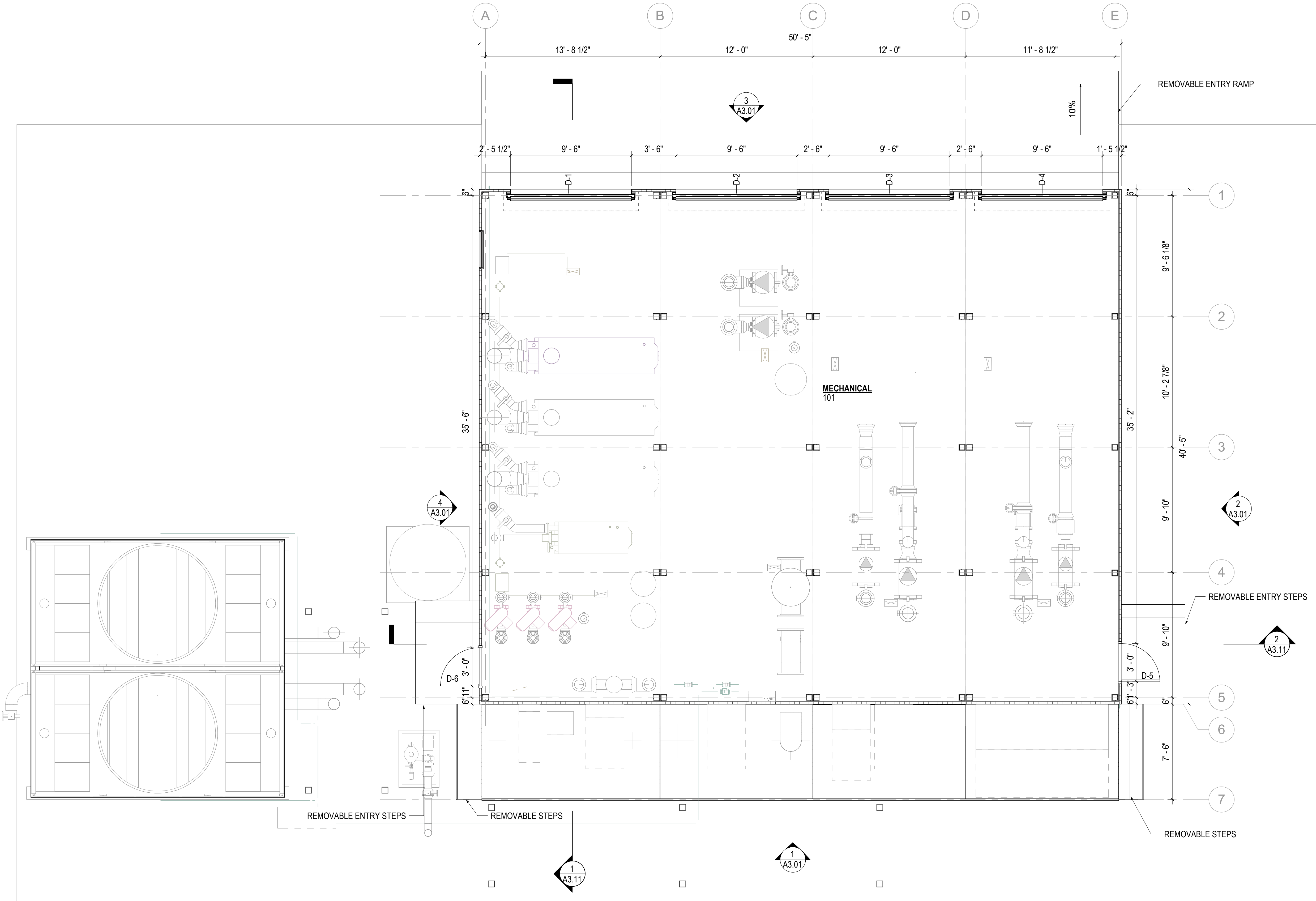
NA

Sample Motion:

NA

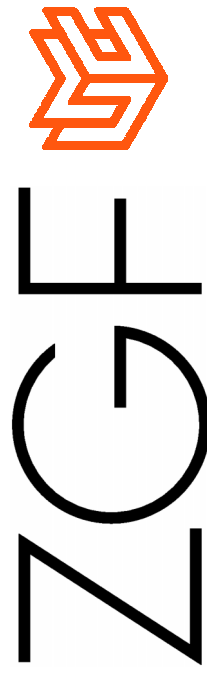
Attachments:

1. District Energy Elevations
2. District Energy Scope of Work
3. District Energy Site Plan

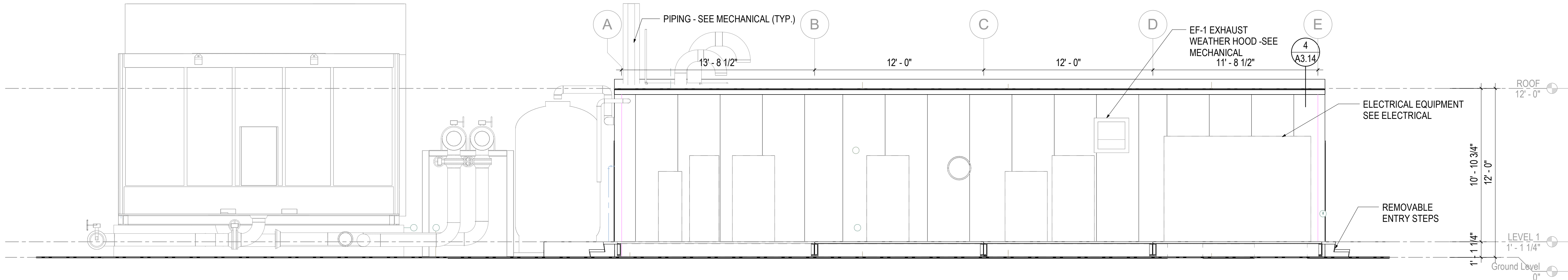


1
A2.01
LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

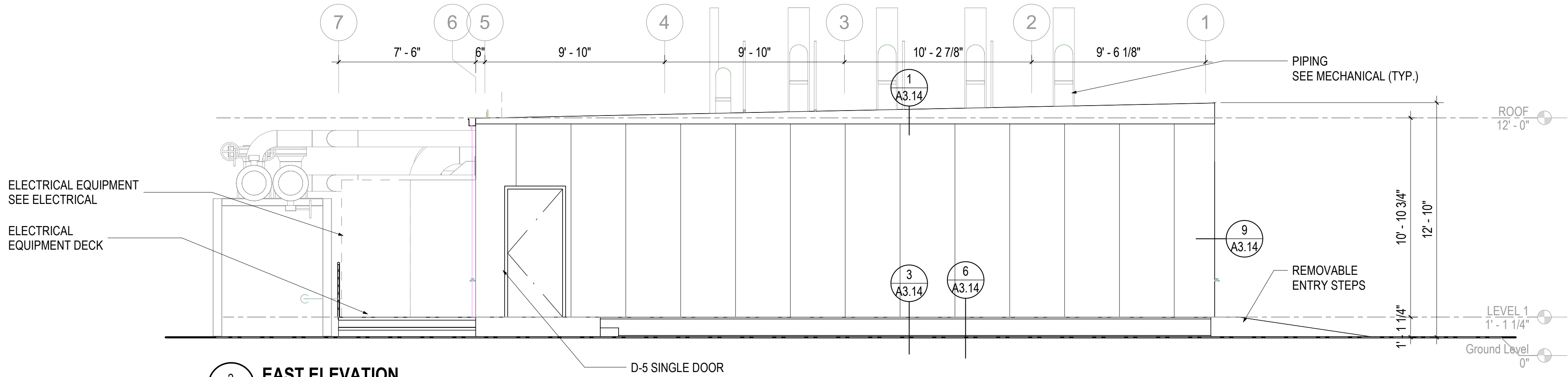
DRAFT

5/19/2023		Project Status		Issue: No.		Rev. Desc.		Date	
Project/Owner Information		UTAH CITY DE PHASE 1 - INTERIM ENERGY CENTER #1		Project Address: ROCKY MOUNTAIN STREET WINEYARD, UTAH		Owner: CORIX DISTRICT ENERGY HOLDINGS			
Title		LEVEL 1 FLOOR PLAN		 ZIMMER GUNSUL FRASCA ARCHITECTS LP		 umci.com			
Drawn By		Author		Checked By		Checker			
Original Issue Date		Issue Date		Job No.		S27166			
Scale:		1/4" = 1'-0"		Sheet No.		A2.01			

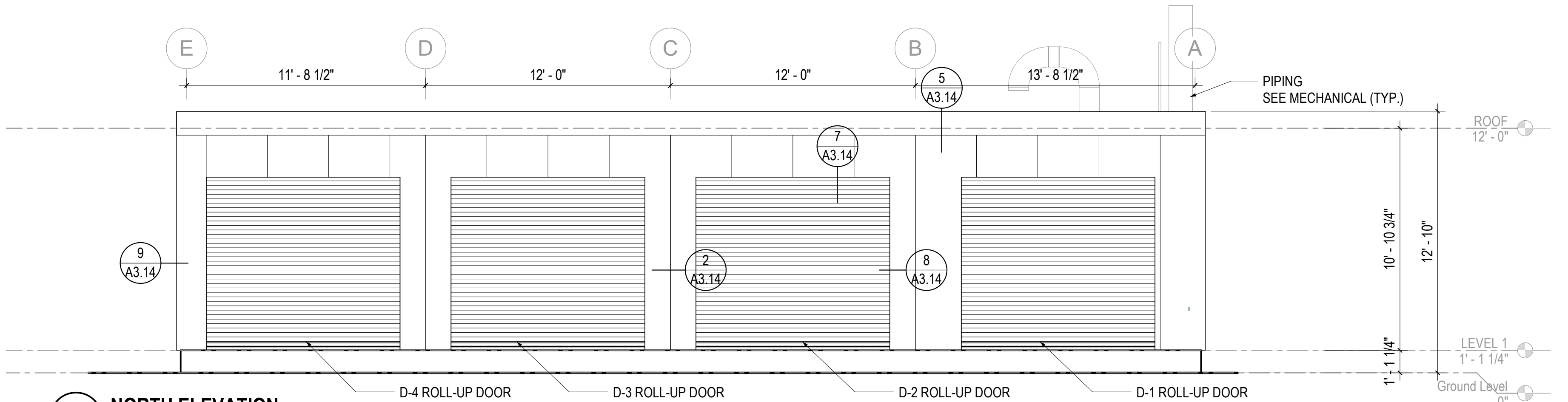
5/19/2025 4:21:09 PM Autodesk Docs://S27166 - Utah City IEC-1/S27166_ARCH_ZGF_R23.rvt



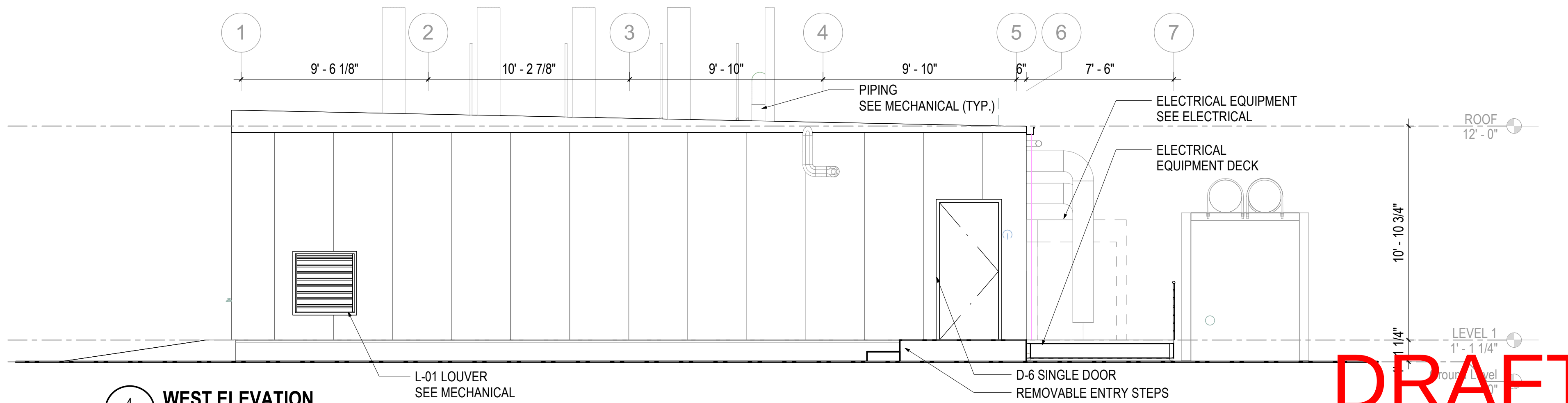
1 SOUTH ELEVATION
A3.01 1/4" = 1'-0"



2 EAST ELEVATION
A3.01 1/4" = 1'-0"

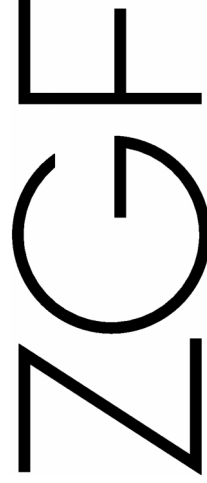


3 NORTH ELEVATION
A3.01 1/4" = 1'-0"



4 WEST ELEVATION
A3.01 1/4" = 1'-0"

DRAFT

5/19/2023		Date	
Project Status		Rev. Desc.	
Issue: No.		Rev. Desc.	
Project/Owner Information		UTAH CITY DE PHASE 1 - INTERIM ENERGY CENTER #1 Project Address: 10000 S. 10000 E. STREET, WINEYARD, UTAH Owner: CORIX DISTRICT ENERGY HOLDINGS	
ELEVATIONS, EXTERIOR		  ZIMMER GUNSUL FRASCA ARCHITECTS LP umcl.com	
Title			
Drawn By		Author	
Checked By		Checker	
Original Issue Date		Issue Date	
Job No.		S27166	
Scale:		1/4" = 1'-0"	
Sheet No.		A3.01	

Initial District Energy Plant

Scope of Work Narrative

As we strive to create a sustainable community, we have partnered with Corix who is bringing district energy to Utah City. District Energy is a very efficient heating and cooling alternative to individual cooling condensers and furnaces for each residential unit and commercial tenants. This reduces energy consumption and increases reliability and efficiency. This site plan application represents the first district energy plant to service buildings for the next several years. This plant is modular so it can move from one site to another until a permanent plant is constructed once the demand gets high enough.

The plant will consist of 4 modular containers that will house boiler systems and control systems. From this plant hot and cold water will be distributed throughout Utah City to heat and cool the buildings. The district piping has already begun on Buildings 8a and 14d. The resort pool will also be serviced from this plant. Pools will be heated with district energy as well as the Wellness Center.

Perimeter water-wise landscaping will provide a buffer to the street and surrounding edges. The north side will remain serviceable from a future parking lot.

Best,



Bronson Tatton, PLA, ASLA
Director.of.Planning.™.Design
www.utahcity.com
c | 435.218.5656

1.1 COMPLIANCE

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

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

[illegible]

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.

3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHIELDING, EROSION, AND EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS DURING A DISTURBANCE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES THE PROTECTION OF VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING AGENCY AND/OR INDIVIDUAL PROPERTY OWNERS) FOR ANY STAGING OR STAGING OUTSIDE THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLAGGERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNAGE, BARRICADES, AND FLAGGERS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFY CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PREPARE PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF, EROSION, OR DEPOSITION OF SOILS AND SEDIMENT. CONTRACTOR SHALL CONSTRUCT A DITCH IN PUBLIC STRIP, SUBJECT A STORMWATER POLLUTION PREVENTION PLAN TO THE CITY ENGINEER.
11. WORK IN CONSTRUCTION SITES, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE GENERAL PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW EXISTING AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND MINOR INGRESS AND EGRESS TO ADJACENT PROPERTIES.
13. NATURAL TREES, TREES UNDER SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE APPROACH ROAD. THE SITE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS AND LANDSCAPES AND ALL SUCH IMPROVEMENTS SHALL BE ENGINEERED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR REPLACED TO THE ORIGINAL CONDITION AND OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1. SITE CONDITION SHALL BE A MINIMUM 5 BAG NO. 4000 P/1 (8" DAYS) X MAXIMUM SLURRY OF 1/2" OR AN ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION.
2. SLABS ON-GRADE WILL BE TYPICALLY SCORING 1/4" DEEP AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR THICKNESS, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED 4' ON CENTER OR OBJECT TO BE AVOIDED. CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
3. CONCRETE WATERWAYS, CURBWAYS, MOWSTRIPS, CURE AND GUTTER, ETC. WILL TYPICALLY BE SCORING 1/4" DEEP AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS 4' ON CENTER OR OBJECT TO BE AVOIDED.
4. UNLESS OTHERWISE NOTED, ALL SLABS ON-GRADE WILL HAVE A MINIMUM 6" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
5. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRADE OR OVER A WELL COMPACTED (95% SUBGRADE).
6. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
7. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS) WILL BE SEALED WITH A ONE PART POLYURETHANE JOINT SEALER.
8. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 5" OVER OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR "D" SHIELT G500.
9. ASPHALT COMPACTION SHALL BE A MINIMUM 90% (MAY BE LESS).
10. SURFACE SCOUR SHALL BE 1/2" MINIMUM. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
11. AC PAVEMENT TO BE A MINIMUM 4" OVER OF COMPACTED (95%) SUBGRADE.
12. THICKNESSES OVER 2" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINIMUM DESIGN.

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, UNDESIRABLE OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPECTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING AND AREA AREAS TO BE PAVED, HAVE BEEN COMPACTION IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, ETC.
6. ALL EXISTING WALLS, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

1. THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND BE RESPONSIBLE TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH THE LOCAL UTILITY BOARD TO OBTAIN THE NECESSARY INFORMATION TO LOCATE UTILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATION TO BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THE UTILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR SHALL START AT END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED WITH SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION POINT. CONTRACTOR SHALL NOT EXCEED THE ALLOWED FLOW RATE OF 100 GPM PER HOUR. WORK HAVING TO BE REDUCED DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO BE DONE TO THE CONTRACTOR'S OWN RISK AND LIABILITY. ALL EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. LITWARTY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. ALL SEWER LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND PROPER SLOPES.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUDED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. ALL PENETRATIONS SHALL BE GROUDED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS SHALL BE CLEANED AND FREE OF DEBRIS, ROOTS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

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

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
"ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE."
"ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE."
"RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE."
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
		FENCE LINE
		ATMS CABLE
		CABLE TV LINE
		COMMUNICATIONS LINE
		FIBER OPTIC CABLE
		FIRE LINE
		IRRIGATION LINE
		NATURAL GAS LINE
		OVERHEAD COMMUNICATION LINE
		OVERHEAD POWER LINE
		OVERHEAD TELEPHONE LINE
		OVERHEAD TELEVISION LINE
		POWER LINE
		POWER/COMMUNICATIONS LINE
		POWER/TELEPHONE LINE
		POWER/TELEPHONE/COMMUNICATION LINE
		ROOF DRAIN LINE
		SECONDARY WATER LINE
		SANITARY SEWER LINE
		STEAM LINE
		STORM DRAIN LINE
		TELEPHONE LINE
		TELEPHONE/COMMUNICATION LINE
		UNDERDRAIN
		UNDERGROUND COMMUNICATION LINE
		UNDERGROUND POWER LINE
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND TELEVISION LINE
		WATER LINE
		CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

[illegible]

AC	ACRE	DIP	DUCTILE IRON PIPE	GM
ADA	AMERICAN DISABILITIES ACT	DITREE	DECIDUOUS TREE	GMV
ADMS	ADVANCED TRAFFIC MGMT. SYSTEM	DY	DEEP YELLOW LINE	GV
B&C	BAR & CAP	E	EAST	GV
BC	BUILDING CORNER	EB	ELECTRIC BOX	HOP
BL	BL	EC	EDGE	HQ
BLU	BLU BOTTOM FINISH GRADE	ECL	ELECTRIC CABLE	HQ
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HQL
BLUFO	BLUE STAKED FIRE OPTIC	EM	ELECTRIC METER	HQ
BLUS	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MHOLE	HQ
BLUIR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICV
BLUSS	BLUE STAKED SANITARY SEWER	EOL	EDGE OF LAWN	ICV
BLUW	BLUE STAKED TIE	EX or EXIST	EXISTING	IR
BLUWH	BLUE STAKED WATER	F	FIRE	IP
BM	BENCHMARK	FC	FOUNDATION CORNER	LP
BO	BO BOTTOM OF FOOTING	FD	FOUND OR FOUNDATION DRAIN	LP
BOB	BO BOTTOM OF BOX	FDC	FIRE DEPT. CONNECTION	MAX
BOV	BOV BOLLARD	FDM	FINDING MARK	MAX
BOC	BOC BOLLARD	FDS	FINDING SECTION	MAX
BOB	BOV BLOW-OFF VALVE	FDE	FINISHED FLOOR ELEVATION	MP
BOV	BOV BLOW OFF VALVE	FG	FINISHED GRADE	N
BOW	BOW BACK OF WALL	FI	FIRE HYDRANT	NW
BW	BW FINISH GRADE AT BOTTOM OF WALL	FL	FLOW LINE	NG
CA	CENTERLINE	FL	FLOW LINE	NG
CATV	CABLE TELEVISION	FNC	FENCE	NK
CVR	CORNER BARRIER	FNCL	CHAIN LINK FENCE LINE	NK
CC	CURB CUT	FNCLR	IRON FENCE	NK
COL	COLUMN	FNCLV	VINYL FENCE	NLS
CM	COMMUNICATIONS	FNWD	WOOD FENCE	OS
CONC	CONCRETE	FNWR	WIRE FENCE	OH
CONC	CONCRETE	FO	FIBER OPTIC	OH
CMP	CORRUGATED METAL PIPE	FRONT OF WALK	FRONT OF WALK	CHP
CP	CORNER POINT	FT	FEET	OT
CFT	CONCRETE TIE	G	NATURAL GAS	TH
CU	CUBIC FOOT	GA	GARAGE	RL
CU	CUBIC YARD	GB	GRADE BREAK	RL
DEL	DELINEATOR	GL	GROUND LIGHT	PC
DI	DIAMETER			

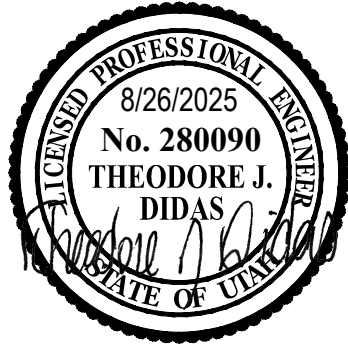
[illegible]

	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	STREET MONUMENT
	BRASS CAP MONUMENT
	POWER POLE
	UTILITY POLE
	GUY ANCHOR
	POWER TRANSFORMER
	TRAFFIC SIGNAL CABINET
	LIGHT POLE
	TELEPHONE RISER
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL BOX
	WATER MANHOLE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	STORM DRAIN CATCH BASIN
	STORM DRAIN CLEANOUT
	STORM DRAIN COMBO BOX
	MAILBOX
	SIGN
	FLOW DIRECTION
	SPOT ELEVATION
	CONIFEROUS TREE
	DECIDUOUS TREE

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com



DISTRICT ENERGY

**DOVER STREET
VINEYARD, UT**

[illegible]

PROJECT NO: 23067.G

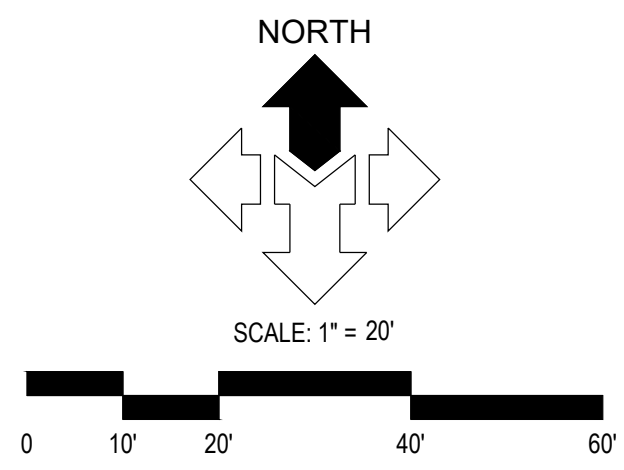
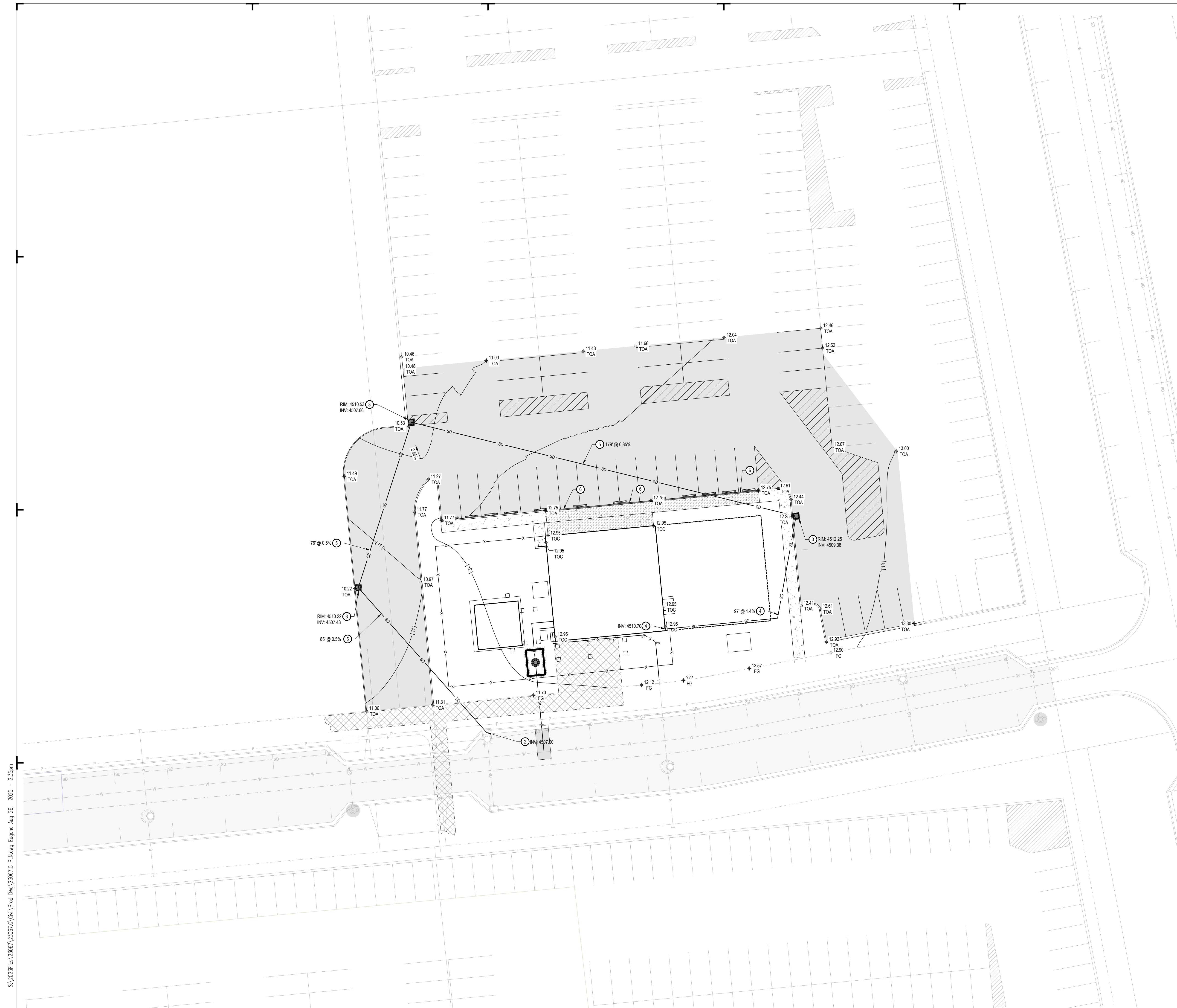
DRAWN BY: C

CHECKED BY: TJD

DATE: 08/26/25

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01



GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT, ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 80% OF THE PROPOSED PROXIMUM MAXIMUM DENSITY PER ASTM TEST D-1557 OR 95% UNDER LABORATORY CONDITIONS. THERE SHALL BE 98% FIRM OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

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

- ① GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- ② CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
- ③ STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A1', SHEET CS.01.
- ④ 6" DIAMETER HDPE STORM DRAIN LINE. SEE TOWN OF VINEYARD STANDARD 13 FOR TRENCHING DETAIL.
- ⑤ 12" DIAMETER HDPE STORM DRAIN LINE. SEE TOWN OF VINEYARD STANDARD 13 FOR TRENCHING DETAIL.
- ⑥ ASPHALT FLUSH WITH CONCRETE

COMMON GRADING ABBREVIATIONS:

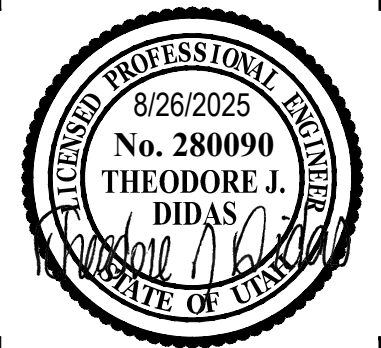
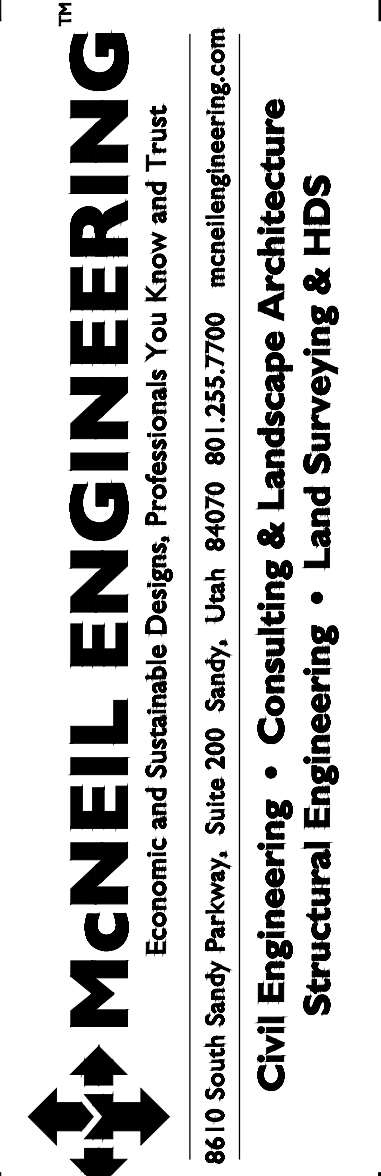
SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- FAS	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GS	GRADE BREAK
- HP	HIGH POINT
- LG	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDOB	STORM DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- BAC	BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRADE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY



NOTICE!

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



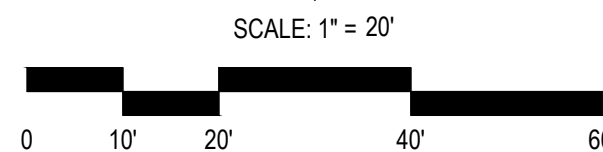
District Energy

[illegible]

PROJECT NO:	23067.G
DRAWN BY:	GBL
CHECKED BY:	TJD
DATE:	08/26/25

GRADING AND DRAINAGE PLAN

C2.01



GENERAL NOTES:
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL

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

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING

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

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

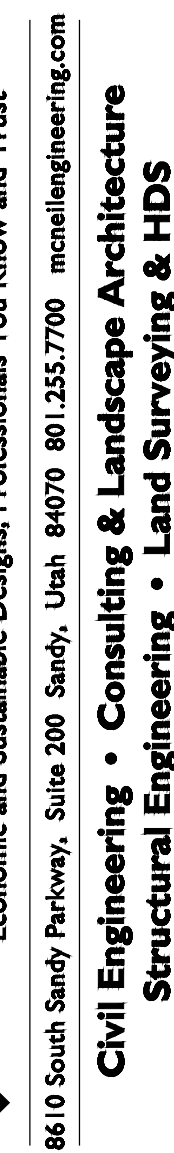
CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

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

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

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

- 
- FLOW PATH OF 100-YEAR STORM EVENT



**DOVER STREET
VINEYARD, UT**

PROJECT NO: 23067.G

DRAWN BY: GBL

CHECKED BY: TJD

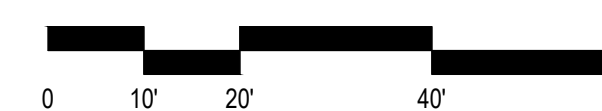
DATE: 08/26/25

EROSION CONTROL PLAN

C2.10



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





ASPHALTIC PAVEMENT SECTION

SCALE: N.T.S.



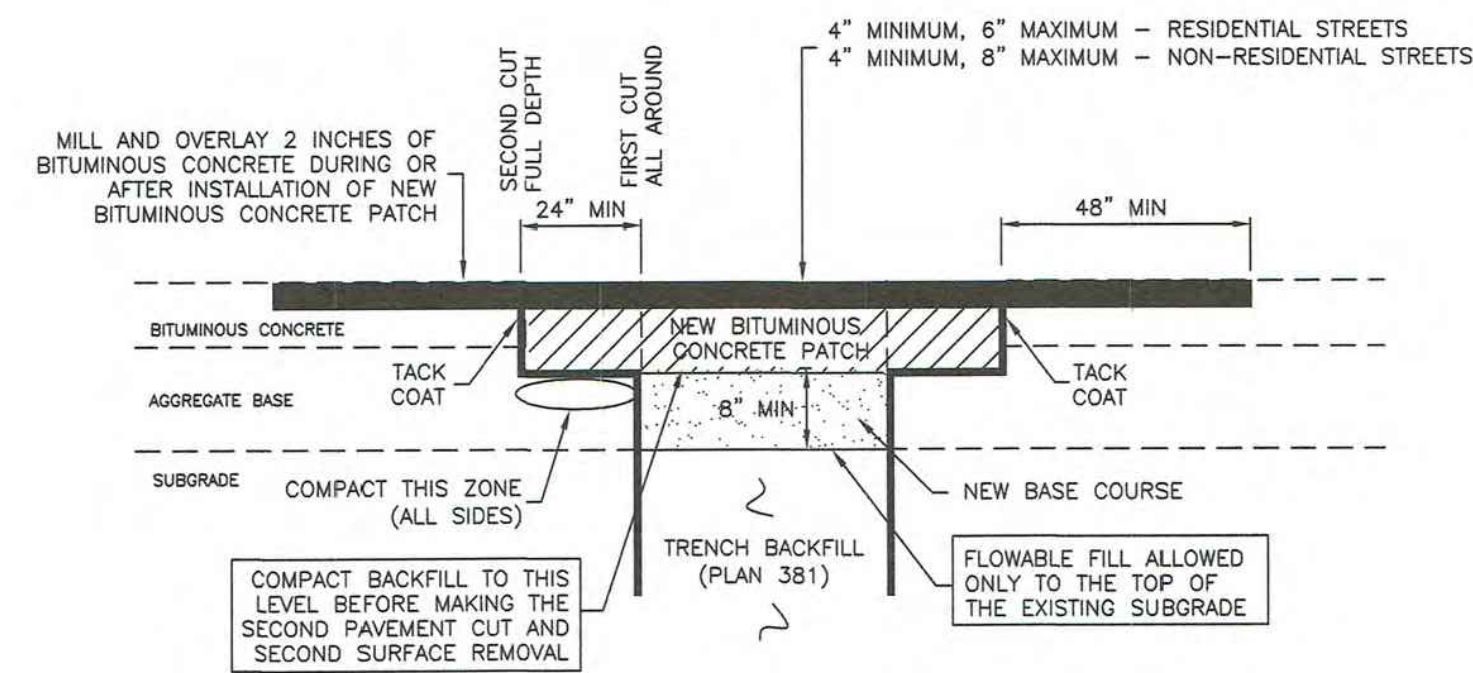
CONCRETE PAVEMENT SECTION

SCALE: N.T.S.

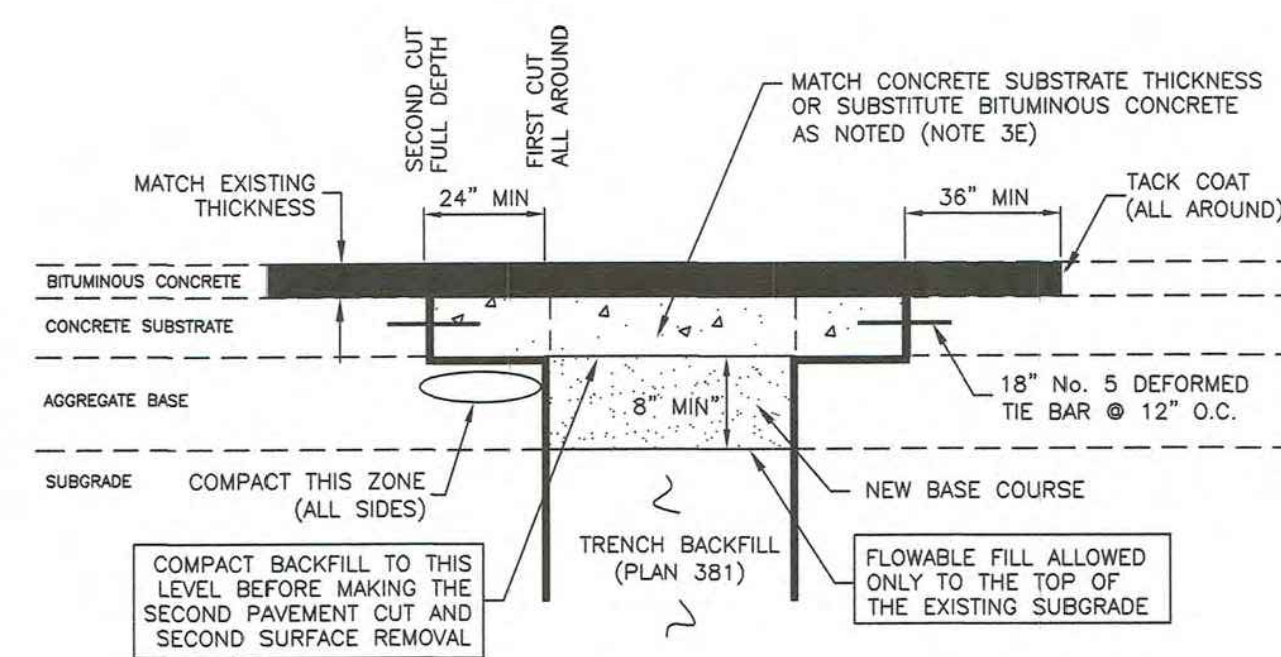


CURB WALL DETAIL

SCALE: N.T.S.



BITUMINOUS CONCRETE RESTORATION



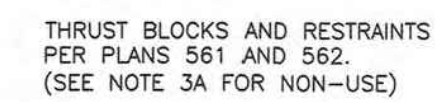
COMPOSITE RESTORATION



Bituminous pavement T-patch

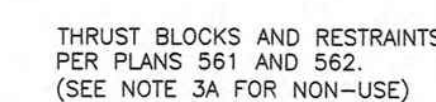
Plan
255
November 2015

STYLE B AND C



OBSTRUCTION	(A)	(B)
SEWER	18" MIN	20' MIN
OTHER	12" MIN	O.D. + 48

STYLE B



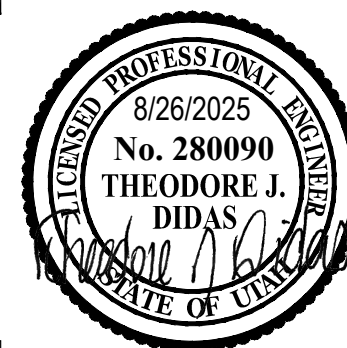
OBSTRUCTION	(A)
SEWER	18" MIN
OTHER	12" MIN

STYLE C

Water main line loop



Plan
543.2
March 2011



DISTRICT ENERGY

**DOVER STREET
VINEYARD, UT**

[illegible]

PROJECT NO: 23067.G

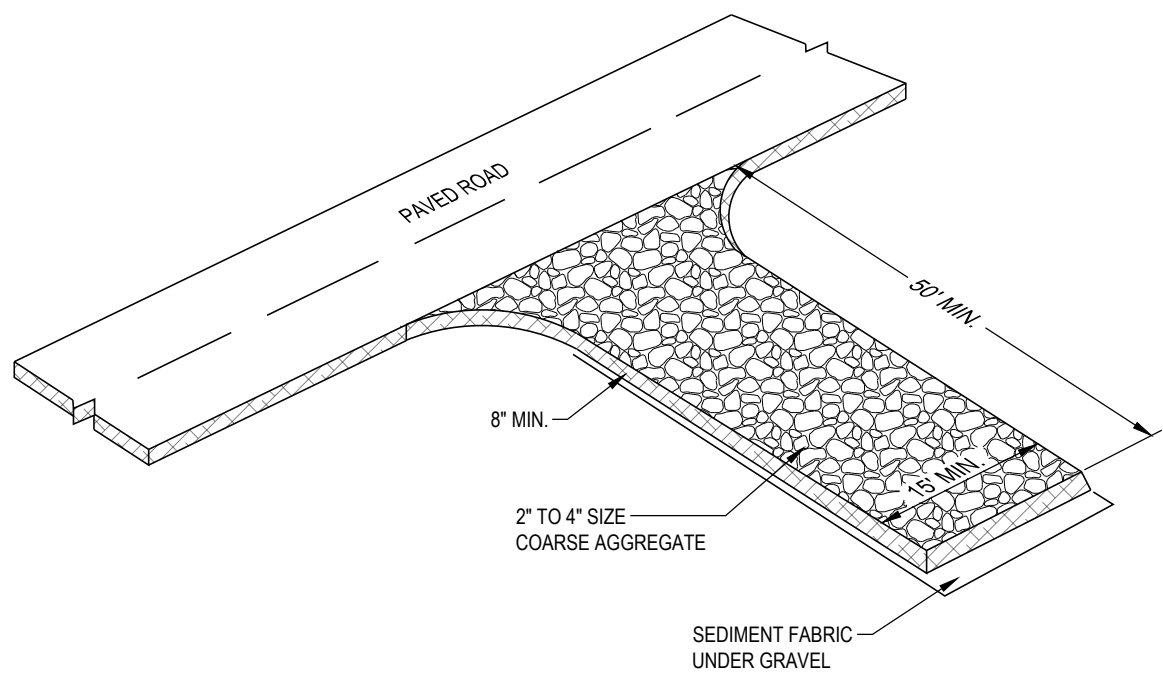
DRAWN BY: GBL

CHECKED BY:	TJD
DATE:	08/26/25

CIVIL DETAILS

C5.01

S:\2023files\23067\23067-01 Civil Prod Dwg\23067-01 PLN.dwg Engineer Aug 26, 2025 - 2:15pm



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

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

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

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

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

OBJECTIVES

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

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

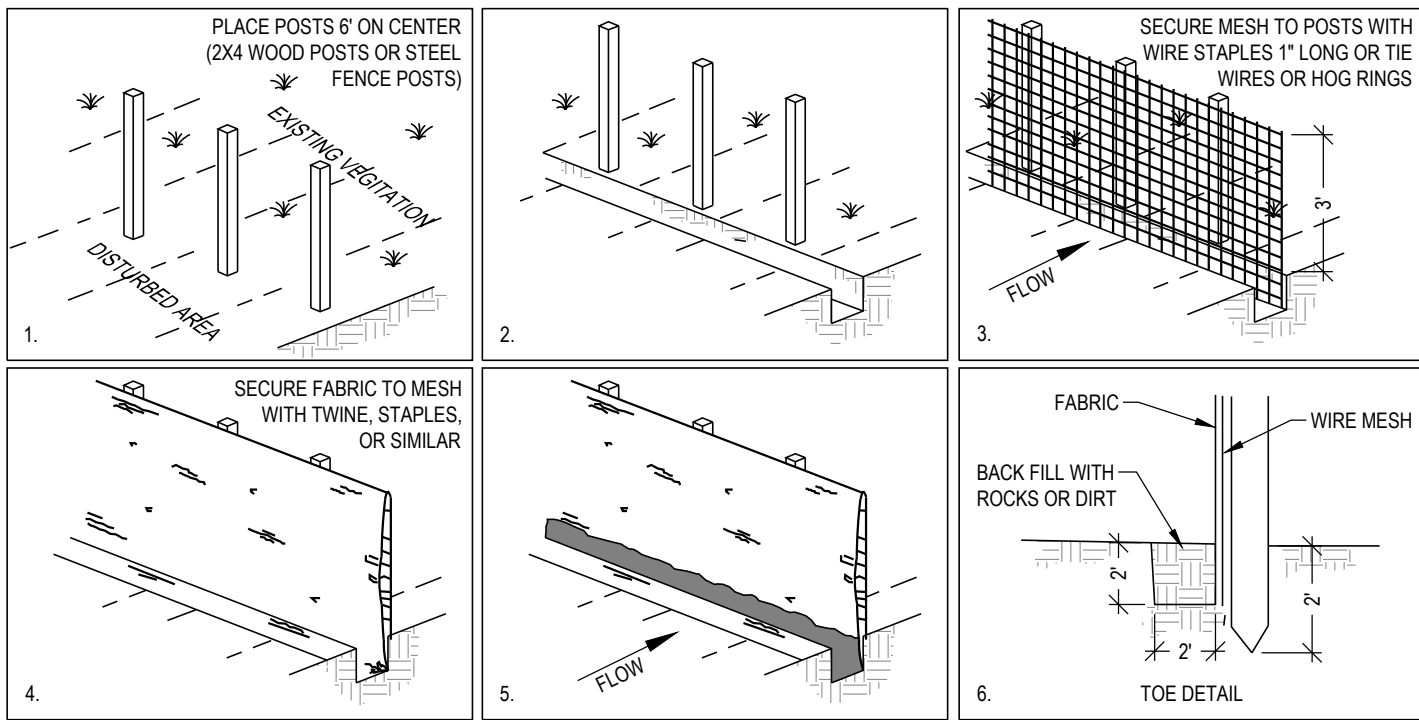
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

C1



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

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

INSTALLATION/APPLICATION CRITERIA:
• PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
• SECURE WIRE MESH (1/4 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
• CUT FABRIC TO REQUIRED WIDTH. UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
• BACKFILL OVER FILTER FABRIC TO ANCHOR.

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

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

OBJECTIVES

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

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

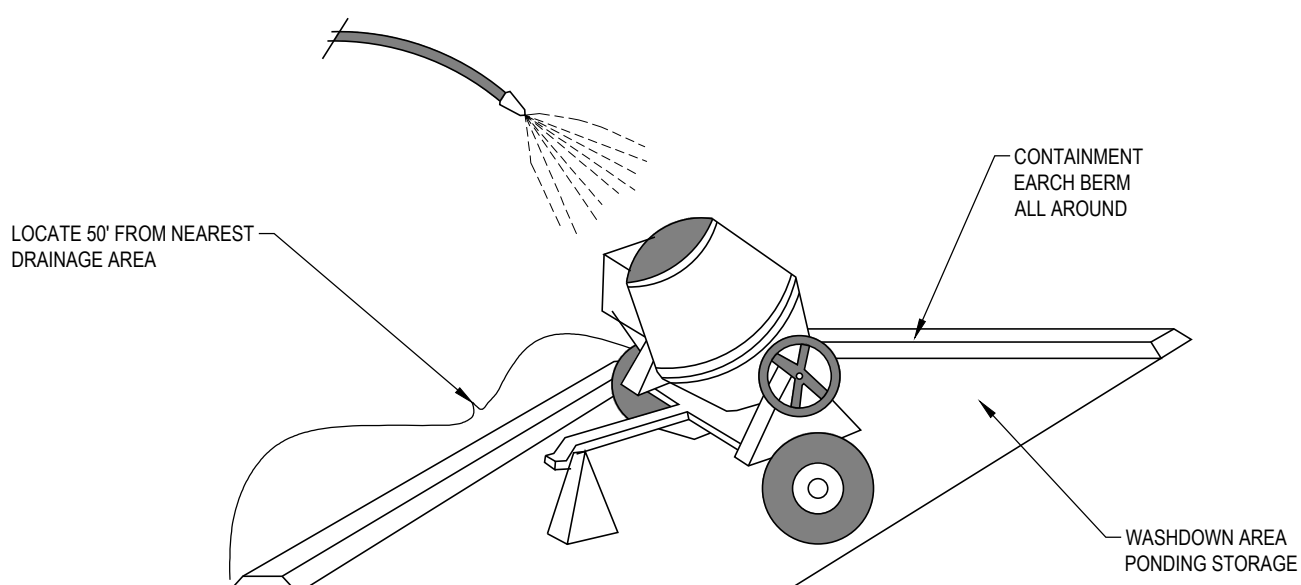
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

SILT FENCE

SCALE: N.T.S.

C3



OBJECTIVES

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

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

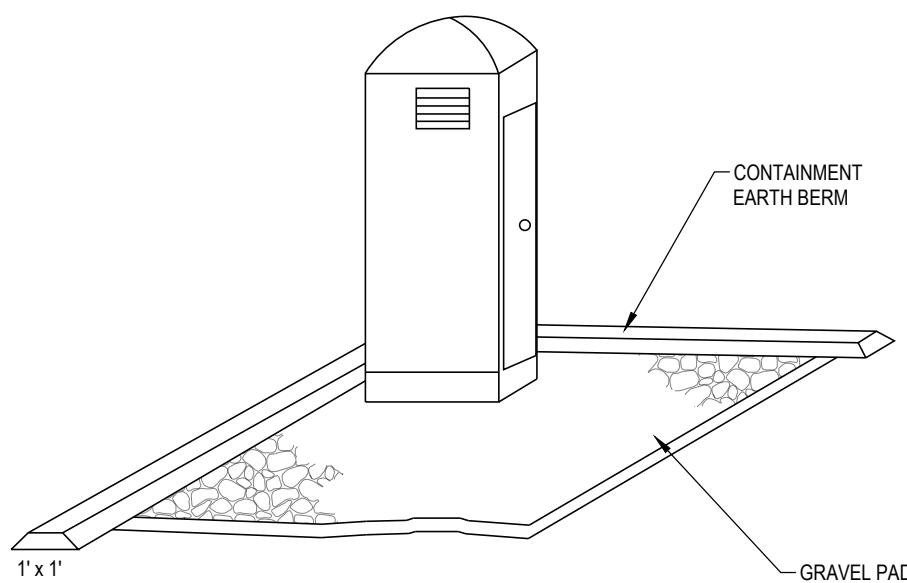
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.

A3



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

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

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

LIMITATIONS:
• NO LIMITATIONS

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

OBJECTIVES

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

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

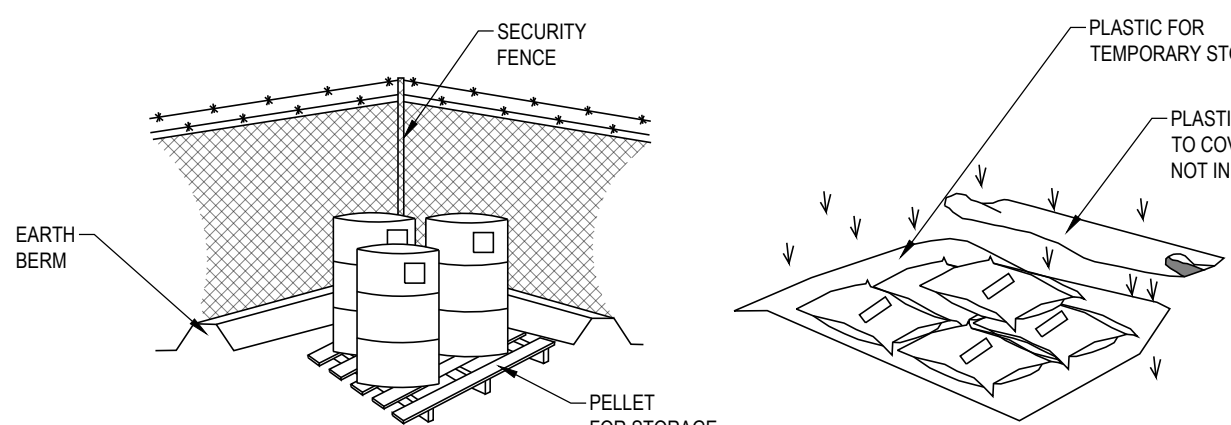
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

PORTABLE TOILETS

SCALE: N.T.S.

C5



OBJECTIVES

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

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

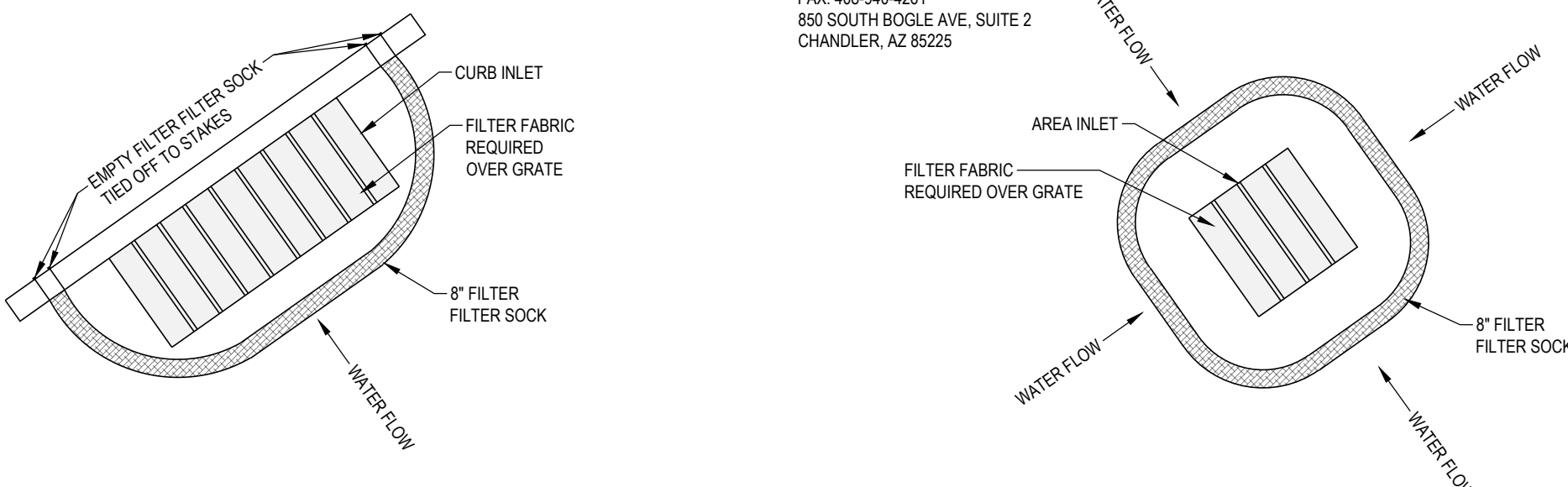
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

MATERIALS STORAGE

SCALE: N.T.S.

A5

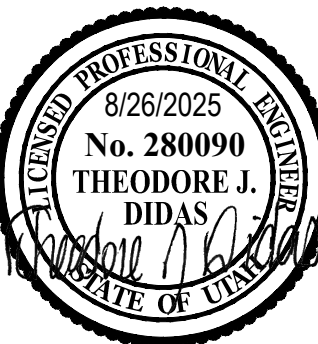


SEDIMENT BARRIER / FILTER SOCK PROTECTION

SCALE: N.T.S.

REPLENISH

A1



DISTRICT ENERGY

DOVER STREET VINEYARD, UT

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23067.G

DRAWN BY: GBL

CHECKED BY: TJD

DATE: 08/26/25

CIVIL DETAILS

C5.03