NOTICE OF A DEVELOPMENT REVIEW COMMITTEE SPECIAL SESSION MEETING
March 12, 2026, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a Development Review Committee Special Session meeting on Thursday, March 12, 2026, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

[IGNORE_INDENT]

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

2. **CONSENT ITEMS**
   - **2.1. Approval of the January 22nd, 2026 Development Review Committee Meeting Minutes**

3. **BUSINESS ITEMS**
   - **3.1. Chair and Vice-Chair Re-election**
     The Committee will nominate and then elect a new chair and vice-chair position for the remainder of the 2026 calendar.
   - **3.2. PLANPLAT26-0015 Subdivision - Final Plat Holdaway Fields - Phase 2b**

4. **WORK SESSION**
   - **4.1. PLAN26-0003 Site Plan Huntsman Cancer Institute Vineyard Clinic and Research**

5. **STAFF AND COMMISSION REPORTS**

6. **ADJOURNMENT**

The next regularly scheduled meeting is March 19th, 2026.

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: March 9th, 2026

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician

MINUTES OF A DEVELOPMENT REVIEW COMMITTEE MEETING
January 22, 2026, at 9:00 AM

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Vice-chair Naseem Ghandour, City Engineer and Public Works Director; Brian Vawdrey, Parks and Recreation Director; Cache Hancey, Representative for Community Development Director Morgan Brim; and Patricia Abdullah, Representative for Building Official Cris Johnson

STAFF PRESENT: Madison Reed, Planning Technician; Anthony Fletcher, Planner; Patrick James, Assistant City Engineer

OTHERS PRESENT: Andrew Delpivo, Steve Isaacson, Kevin Hart, Ryan Bybee, and Hunter Smith

1. CALL TO ORDER

City Engineer and Public Works Director Naseem Ghandour called the meeting to order at 9:05am. He prompted roll call and introduced other staff.

2. CONSENT ITEMS

2.1. Approval of the December 4th, 2025 Development Review Committee Meeting Minutes

Motion: SENIOR PLANNER CACHE HANCEY MOTIONED TO APPROVE THE DECEMBER 4TH, 2025 DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:08AM. PARKS AND RECREATION DIRECTOR BRIAN VAWDREY SECONDED. ALL IN FAVOR VOTED YES: HANCEY, VAWDREY, GHANDOUR, AND ABDULLAH. THE VOTE CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1. PLANPLAT25-0007 - Holdaway Fields Phase 2A

Planner Anthony Fletcher introduced the development and provided the plat. He provided a description of the plat and compliance with the development agreement. Planner Fletcher noted that all of the city requirements have been met.

Director Ghandour asked if the applicants had comments.

Assistant City Engineer Patrick James requested for a language edit for roads.

Senior Planner Hancey supported this item.

Plans Examiner Patricia Abdullah clarified if this was a final plat approval. She asked about the separation between 2A and 2B.

Planner Fletcher clarified that it was a final plat. He noted that they are moving separately.

Director Ghandour confirmed that the plats are independent to each other. He made a comment about language in the plat notes.

Discussion ensued.

Examiner Abdullah provided the date of a previous plat approval.

Motion: DIRECTOR GHANDOUR MOTIONED TO APPROVE HOLDAWAY FIELDS PHASE 2A FINAL PLAT WITH A DATE WRITTEN INTO THE PLAT NOTE AND THE INCLUSION OF "PUBLIC" ON THE STREETS ON THE PLAT AT 9:17AM. SENIOR PLANNER HANCEY SECONDED. ALL IN FAVOR VOTED YES: HANCEY, VAWDREY, GHANDOUR, AND ABDULLAH. THE VOTE CARRIED UNANIMOUSLY.

3.2. PLANPLAT25-0012 Subdivision - 450 South Geneva Road Castro Tire Shop Plaza

Planner Fletcher introduced the applicant and presented the plat. He noted that it meets all requirements.

Examiner Abdullah clarified if this was a final plat.

Planner Fletcher noted it was considered a final plat.

Examiner Abdullah clarified the name.

Director Ghandour discussed the name and access.

Engineer James commented on the access line and discussed plat recordation and a public infrastructure bond.

Andrew Delpivo with Atlas Engineering noted that they met with UDOT and gave an update on the permit status.

Director Ghandour discussed the City's process with UDOT.

Discussion ensued.

Examiner Abdullah clarified the process.

Engineer James called out an easement.

Discussion ensued about addressing.

Planner Fletcher provided context on the site for addressing.

Motion: SENIOR PLANNER HANCEY MOTIONED TO APPROVE THE 450 SOUTH GENEVA ROAD CASTRO TIRE SHOP PLAZA FINAL PLAT AT 9:35AM. DIRECTOR VAWDREY SECONDED. ALL IN FAVOR VOTED YES: HANCEY, VAWDREY, GHANDOUR, AND ABDULLAH. THE VOTE CARRIED UNANIMOUSLY.

4. WORK SESSION

4.1 Holdaway Fields Development - Cottage Lot adjustment

Planner Fletcher provided a background for situational awareness. He discussed the Development Agreement and the requested amendment.

Senior Planner Hancey discussed the reconfiguration rather than resizing.

Director Ghandour discussed the lot sizing.

Discussion ensued.

Planner Fletcher discussed what makes this a minor adjustment.

Examiner Abdullah asked about the current configurations and Accessory Dwelling Units.

Discussion ensued.

Examiner Abdullah asked about the development agreement amendment.

Engineer James noted that the infrastructure for this phase is already in construction.

Discussion ensued.

Planner Fletcher noted the comments made during this work session.

Director Ghandour closed the item.

5. STAFF AND COMMISSION REPORTS

Planner Fletcher appreciated the comments and discussion.

Director Ghandour noted that the City Manager is the chair and that the chair is a position not the person.

6. ADJOURNMENT

Director Ghandour adjourned the meeting at 10:04am.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician

DRAFT

STAFF REPORT

Meeting Date:	March 12, 2026
Agenda Item:	PLANPLAT26-0015 Subdivision - Final Plat Holdaway Fields - Phase 2b
Department:	Community Development
Presenter:	Anthony Fletcher

Background/Discussion:
This application requests approval of Phase 2B of the Holdaway Fields development, which is currently under construction. The Phase 2B plat includes 25 single-family residential lots and the eastern terminus of Still Water Street (520 S). According to the development agreement, the eastern terminus of 400 South is required to be platted with phase 2. The eastern terminus of 400 South has already been platted with phase 2A which has also been approved by the DRC since January 22, 2026. Plat 2A has not yet been recorded.
All public streets within this plat, including Still Water Street and Lucerne Street (50 E), will be dedicated to the City upon recordation.

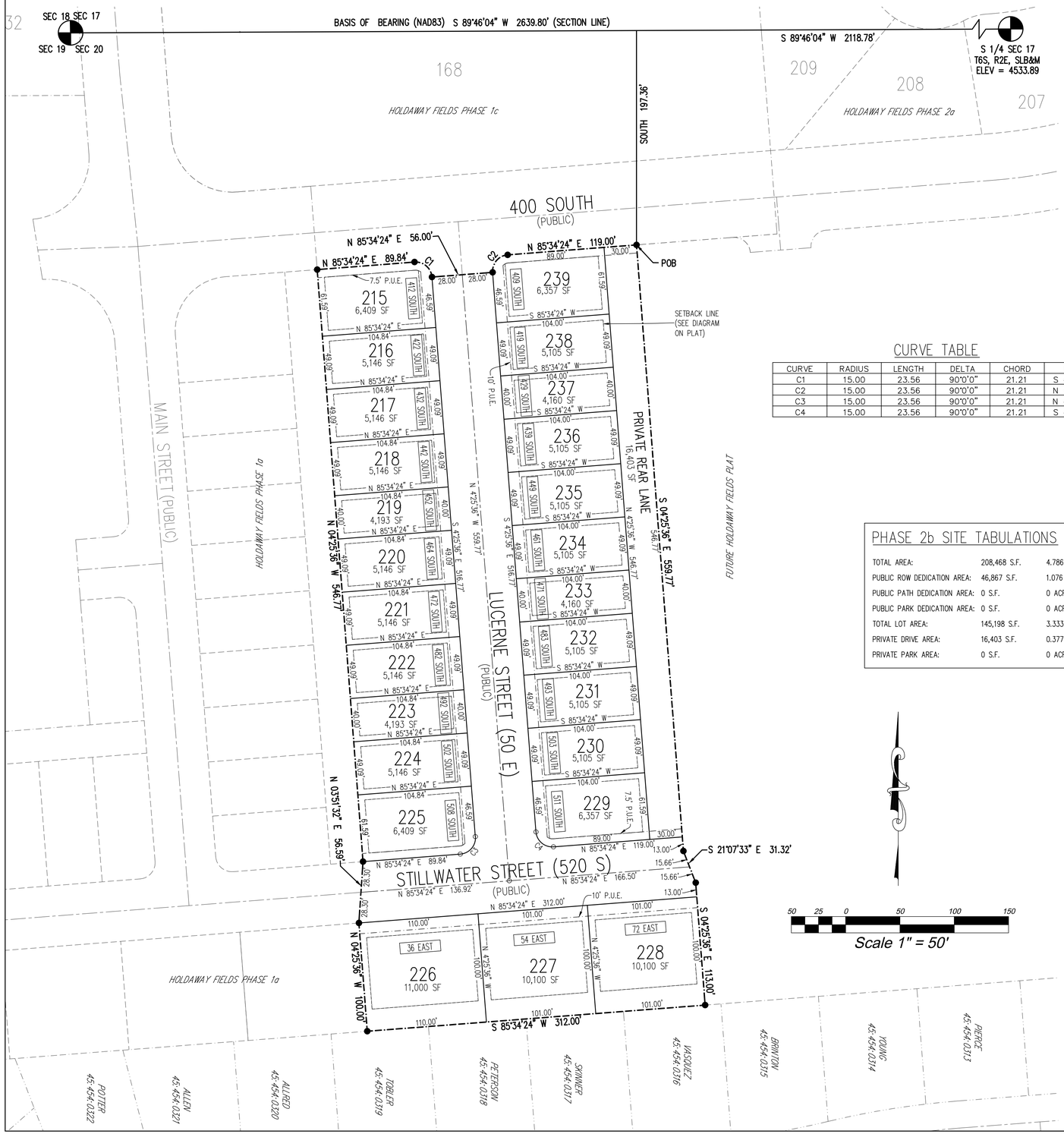
Fiscal Impact:

Recommendation:
Staff recommends that the plat be approved with the following conditions:
1. Require the provisions of the Development Agreement regarding the eastern terminus of 400 South be satisfied.
2. Provide a separate document showing the as-built utilities overlayed on the updated plat to show the utilities will still work with the updated property lines.

Sample Motion:
"I move to approve the application for the Holdaway Fields Phase 2B final plat with the conditions discussed."

Attachments:
1. Holdaway_Fields_Plat_2B 03.09.2026

HOLDAWAY FIELDS PHASE 2b



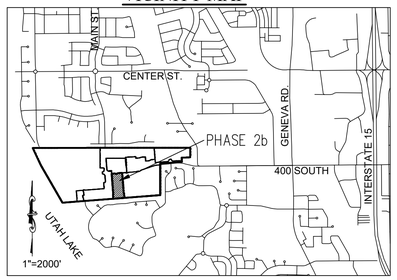
CURVE TABLE

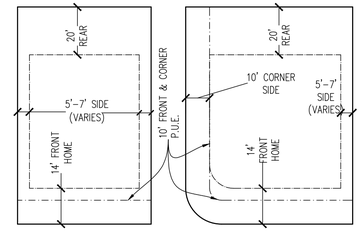
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	90°0'0"	21.21	S 49°25'36" E
C2	15.00	23.56	90°0'0"	21.21	N 40°34'24" E
C3	15.00	23.56	90°0'0"	21.21	N 40°34'24" E
C4	15.00	23.56	90°0'0"	21.21	S 49°25'36" E

PHASE 2b SITE TABULATIONS

TOTAL AREA:	208,468 S.F.	4.786 ACRES
PUBLIC ROW DEDICATION AREA:	46,867 S.F.	1.076 ACRES
PUBLIC PATH DEDICATION AREA:	0 S.F.	0 ACRES
PUBLIC PARK DEDICATION AREA:	0 S.F.	0 ACRES
TOTAL LOT AREA:	145,198 S.F.	3.333 ACRES
PRIVATE DRIVE AREA:	16,403 S.F.	0.377 ACRES
PRIVATE PARK AREA:	0 S.F.	0 ACRES

VICINITY MAP

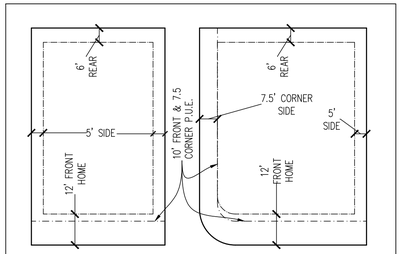




SETBACK & EASEMENT DIAGRAM

ESTATE LOTS (10,000+ S.F.)

NOTE: THE COMBINED TOTAL WIDTH OF ADJACENT INTERIOR SIDE YARDS SHALL NOT BE LESS THAN 12 FEET WITH NO ONE INTERIOR SIDE YARD BEING LESS THAN 5 FEET.



SETBACK & EASEMENT DIAGRAM

COTTAGE LOTS (5,000 TO 6,000 S.F.)

PLAT NOTES:

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF THE 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.
10. LANDSCAPE MAINTENANCE NOTE:
    -AN HOA WILL MAINTAIN THE PARK STRIPS LOCATED ALONG THE FRONTAGES OF LOTS 215-225 & 229-239.
    -LOT OWNERS WILL MAINTAIN THE PARK STRIPS LOCATED ALONG FRONTAGES OF LOTS 226-228.

SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located South 89°46'04" West along the section line 2,118.78 feet and South 197.36 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence South 04°25'36" East 559.77 feet; thence South 21°07'33" East 31.32 feet; thence South 04°25'36" East 113.00 feet; thence South 85°34'24" West 312.00 feet; thence North 04°25'36" West 100.00 feet; thence North 03°51'32" East 56.59 feet; thence North 04°25'36" West 546.77 feet; thence North 85°34'24" East 89.84 feet; thence along the arc of a 15.00 feet radius curve to the right 23.56 feet through a central angle of 90°00'00" (chord bears South 49°25'36" East 21.21 feet); thence North 85°34'24" East 56.00 feet; thence along the arc of a 15.00 feet radius curve to the right 23.56 feet through a central angle of 90°00'00" (chord bears North 40°34'24" East 21.21 feet); thence North 85°34'24" East 119.00 feet to the point of beginning.

Containing 208,468 square feet or 4.786 acres, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ , THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOW AS

HOLDAWAY FIELDS PHASE 2b

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET THIS ____ DAY OF _____, A.D. 20__

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the _____ day of _____, 20__, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC SIGNATURE

_____ _____
COMMISSION NUMBER PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY THE CITY OF VINEYARD

THE CITY OF VINEYARD, COUNTY OF UTAH, 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, WHICH SPECIFICALLY ARE INCLUDED WITHIN THE BOUNDARY DESCRIBED IN THIS PLAT. THIS _____ DAY OF _____, 20__.

APPROVED: _____ APPROVED: _____
VINEYARD ENGINEER DATE CITY CLERK/ RECORDER DATE

APPROVED: _____ APPROVED: _____
VINEYARD ATTORNEY DATE CITY PLANNER DATE

APPROVED: _____
CITY MANAGER DATE

FINAL PLAT

HOLDAWAY FIELDS PHASE 2b

SUBDIVISION

LOCATED IN SECTION 20 OF TOWNSHIP 6S, RANGE 2E, S.L.B.&M.

VINEYARD UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal

STAFF REPORT

Meeting Date:	March 12, 2026
Agenda Item:	PLAN26-0003 Site Plan Huntsman Cancer Institute Vineyard Clinic and Research
Department:	Development Services
Presenter:	Anthony Fletcher, Patrick James

Background/Discussion:

The University of Utah is proposing to construct a new **Huntsman Cancer Institute facility** on approximately 15 acres within Vineyard City. The proposed development includes two primary buildings:

- **Clinic and Research Building**, which will house patient care services and research activities.
- **Central Utility Plant**, which will support the campus infrastructure and include a service/loading dock.

Access to the site is anticipated through future roadway connections to **3rd Street, Fishers Street, and 1200 North**.

The purpose of this work session is for the Development Review Committee to review the submitted civil and landscape plans and provide preliminary comments related to: Site access and circulation, Infrastructure coordination, Landscape and site design, and Integration with future city roadways and development.

At this stage, the applicant has submitted **preliminary civil construction and landscape plans** for review.

Because the project is being developed by the **University of Utah**, a state institution, building permits and construction approvals will be issued through the **Utah Division of Facilities Construction and Management (DFCM)**.

Vineyard City does not have permitting authority over this development. However, the project team has voluntarily submitted plans to **Vineyard Development Services for courtesy review, so** the city can provide comments related to planning, infrastructure coordination, and compatibility with surrounding development.

All comments provided by the city will be **advisory** as the project proceeds through the DFCM review process.

Fiscal Impact:

Recommendation:

This item is scheduled as a **DRC work session only**, and no formal action is required. Staff recommends that the committee review the materials and provide comments to be shared with the project team.

Sample Motion:
No motion required.

Attachments:
1. HCI_Vineyard_Civil_Plans
2. HCI_Vineyard_Landscape_Plans
3. HCI_Vineyard_Site_Plan
4. Title_Commitment_Parcel_1A_1B_2

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY VINEYARD CITY, THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLESTANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE VINEYARD CITY PUBLIC WORKS INSPECTOR AND WITH THE DEPARTMENT OF TRANSPORTATION INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATIONTO BE PROVIDED BY ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE VINEYARD CITY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOSTRATA DATED JULY 1, 2024. SHOULD CONFLICTING INFORMATION BE FOUND BETWEEN GEOTECHNICAL REPORT, SPECIFICATIONS AND THESE PLANS, THE MORE CONSERVATIVE SHALL GOVERN.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE VINEYARD CITY PUBLIC WORKS INSPECTOR AND UNIVERSITY OF UTAH FACILITIES AT ALL TIMES. AS-BUILT INFORMATION TO BE GIVEN TO ENGINEER UPON PROJECT COMPLETION.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
16. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 11:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY.
17. IN GENERAL, LIMITS OF SITE WORK ARE UP TO FIVE FEET FROM FACE OF BUILDING.
18. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PATIO, EXIT PORCHES, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
19. CONTRACTOR TO MAINTAIN ALL SHRUB AND GROUND COVER AREAS FREE FROM WEEDS AND UNDESIRABLE VEGETATION THROUGH MAINTENANCE PERIOD.
20. ALL LANDSCAPING, CONCRETE, ASPHALT, STAIRWAYS OR OTHER SURFACE IMPROVEMENT REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO EQUAL CONDITION/QUALITY OR BETTER WHETHER SPECIFICALLY INDICATED ON THE PLANS OR NOT.

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON DESIGN INFORMATION PROVIDED BY THE UTAH CITY DEVELOPER AND IS NOT BASED ON AS-BUILT INFORMATION. INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL CALL BLUE STAKES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD MARKINGS OF THE UTILITIES WITHIN THE PUBLIC ROW.
3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH SALT LAKE CITY, UNIVERSITY OF UTAH FACILITIES AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
4. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, CLEANOUTS, ETC TO FINISHED GRADE AS APPLICABLE, WHETHER OR NOT INDICATED ON THE PLANS
5. ALL WATERLINES TO BE BURIED WITH A MINIMUM OF 60 INCHES OF COVER
6. ALL UTILITIES ARE TO BE AS-BUILT HORIZONTALLY AND VERTICALLY.
7. STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. PIPE SHALL BE CUT OFF AND MADE FLUSH WITH THE INSIDE OF THE BOX
8. ALL STORM DRAIN PIPES AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER, TELEPHONE AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. ALL STORM DRAIN LINES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) ADS N-12.
13. ALL WATERLINES SHALL BE PVC C-900.
14. ALL SANITARY SEWER LINES SHALL BE PVC SDR-35.

GRADING NOTES

1. IN THE EVENT THAT UNFORSEEN CONDITIONS ARE ENCOUNTERED DURING EXCAVATION AND GRADING OPERATIONS, THE OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR DIRECTION.
2. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR STRUCTURES AND/OR CAVING OF THE EXCAVATION.
3. MATERIAL LEFTOVER FOLLOWING EARTHWORK OPERATIONS SHALL BE DISPOSED OF BY CONTRACTOR IN A LEGAL OFF-SITE LOCATION APPROVED BY THE ENGINEER.
4. FINISHED GRADES SHOWN ON THE PLANS ARE TO FINISHED SURFACE. CONTRACTOR TO DEDUCT APPROPRIATE PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATION.
5. ALL CONSTRUCTION ALONG ADA ACCESSIBLE PATHS OF TRAVEL AND IN ADA PARKING STALLS SHALL BE CONSTRUCTED ACCORDING TO THE LATEST EDITION OF THE ADA ACCESSIBILITY STANDARDS AND THE BUILDING CODE. ALL FINISHED GRADES WILL BE CHECKED FOR COMPLIANCE WITH A 4-FOOT DIGIATAL SMART LEVEL. AREAS FOUND OUT OF COMPLIANCE WILL BE REQUIRED TO BE REMOVED AND REPLACED OR BROUGHT INTO COMPLIANCE.

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CU501	UTILITY DETAILS
CU500	UTILITY DETAILS

ABBREVIATIONS

AC	ACRES
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ASPH	ASPHALT
ASSY	ASSEMBLY
BDRY	BOUNDARY
BFV	BUTTERFLY VALVE
BLDG	BUILDING
BM	BENCHMARK
BOW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CDSD	CENTRAL DAVIS SEWER DISTRICT
CL	CENTER LINE
CO	CLEANOUT
COMM	COMMUNICATION
CONC	CONCRETE
CONC DB	CONCRETE DUCT BANK
COR	CORNER
CTR	CENTER
CTRL	CONTROL
CU FT	CUBIC FEET
CU YD	CUBIC YARD
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
E	ELECTRIC
EC	EDGE OF CURB
EG	EXISTING GRADE
EL	ELEVATION
EQUIP	EQUIPMENT
EXIST	EXISTING
F	FIRE
FF EL	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FT	FEET OR FOOT
FUT	FUTURE
FW	FIRE WATER
G	GROUND
GV	GATE VALVE
HC	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
INV	INVERT
LATL	LATERAL
LOD	LIMIT OF DISTURBANCE
LS	LANDSCAPE
LF	LINEAR FEET (FOOT)
MAX	MAXIMUM
MECH RM	MECHANICAL ROOM
MH	MANHOLE
MON	MONUMENT
N/A	NOT APPLICABLE
NPW	NON-POTTABLE WATER
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PCC	PRECAST CONCRETE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PROP	PROPERTY
PSL	PIPE SLEEVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE (PLASTIC)
RAD	RADIUS
RAD PT	RADIUS POINT
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
RD	ROOF DRAIN
RDC	REDUCER
REV	REVISION
RMP	ROCKY MOUNTAIN POWER
ROW	RIGHT OF WAY
SCHEM	SCHEMATIC
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SECT	SECTION
SQ FT.	SQUARE FEET (FOOT)
SP EL	SPOT ELEVATION
SPEC	SPECIFICATION
SQ	SQUARE
SQ YD	SQUARE YARD
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SURF	SURFACE
SURV	SURVEY
SW	SIDEWALK
SWR	SEWER
SYM	SYMBOL
SYS	SYSTEM
T	TOWNSHIP
TC	TOP BACK OF CURB
TEMP	TEMPORARY
TOC	TOP OF CONCRETE
TOP	TOP OF PAVEMENT
TOPO	TOPOGRAPHY
TOW	TOP OF WALL
TYP	TYPICAL
UGND	UNDERGROUND
UTIL	UTILITY
VC	VERTICAL CURVE
VERT	VERTICAL
W	WATER
W/	WITH
W/O	WITHOUT
WM	WATER METER
WW	WATERWAY

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Vineyard Campus

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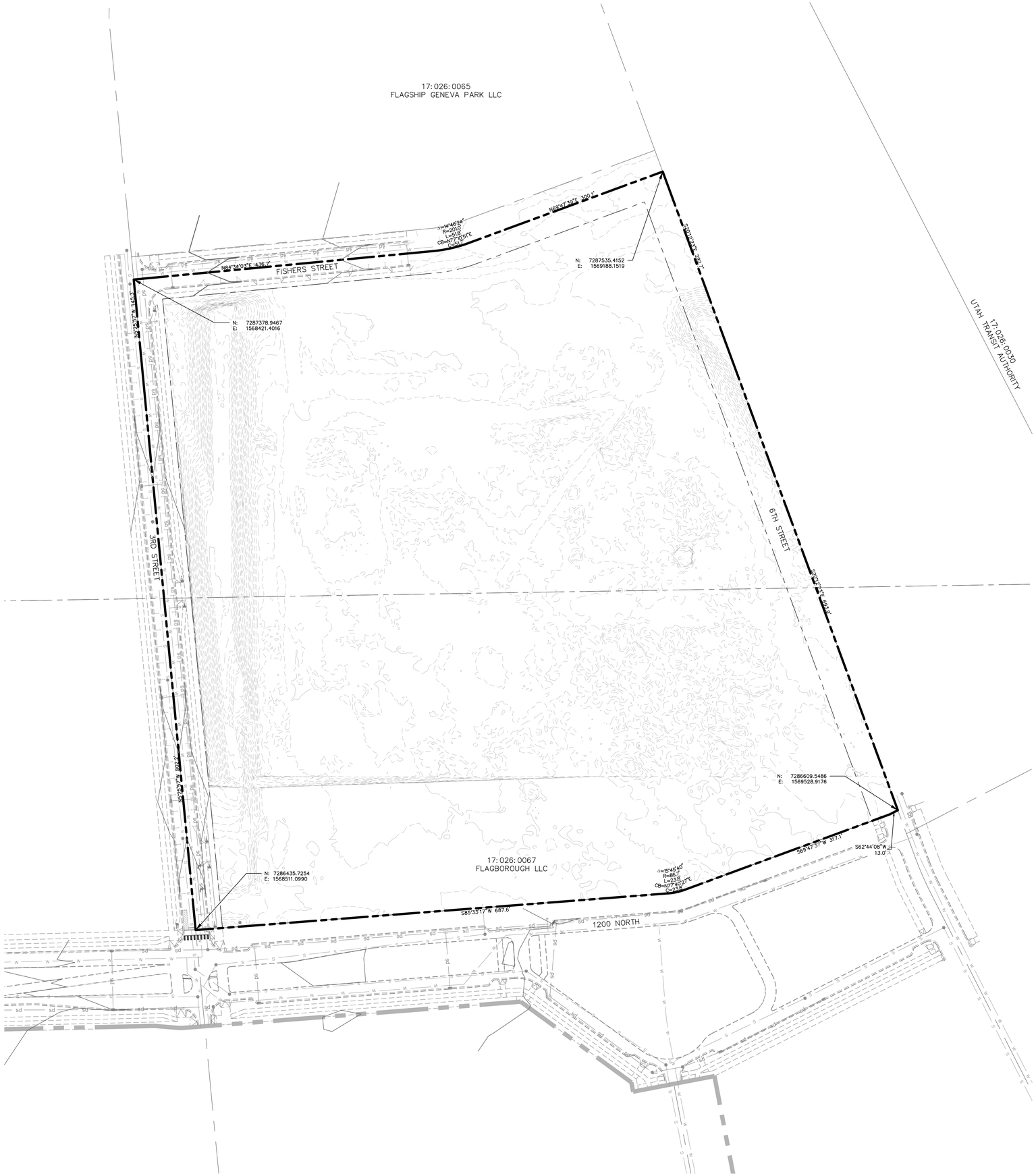
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GENERAL NOTES

C100



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
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3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITON OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

DEMOLITION NOTES

1. REMOVE EXISTING CONCRETE PAVEMENT
2. REMOVE EXISTING ASPHALT PAVEMENT
3. REMOVE EXISTING FENCE
4. REMOVE EXISTING TREE

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- UTILITY TO BE REMOVED
- EXISTING A.C. PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED

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NORTH

0 60' 120' 240'
SCALE: 1" = 60'

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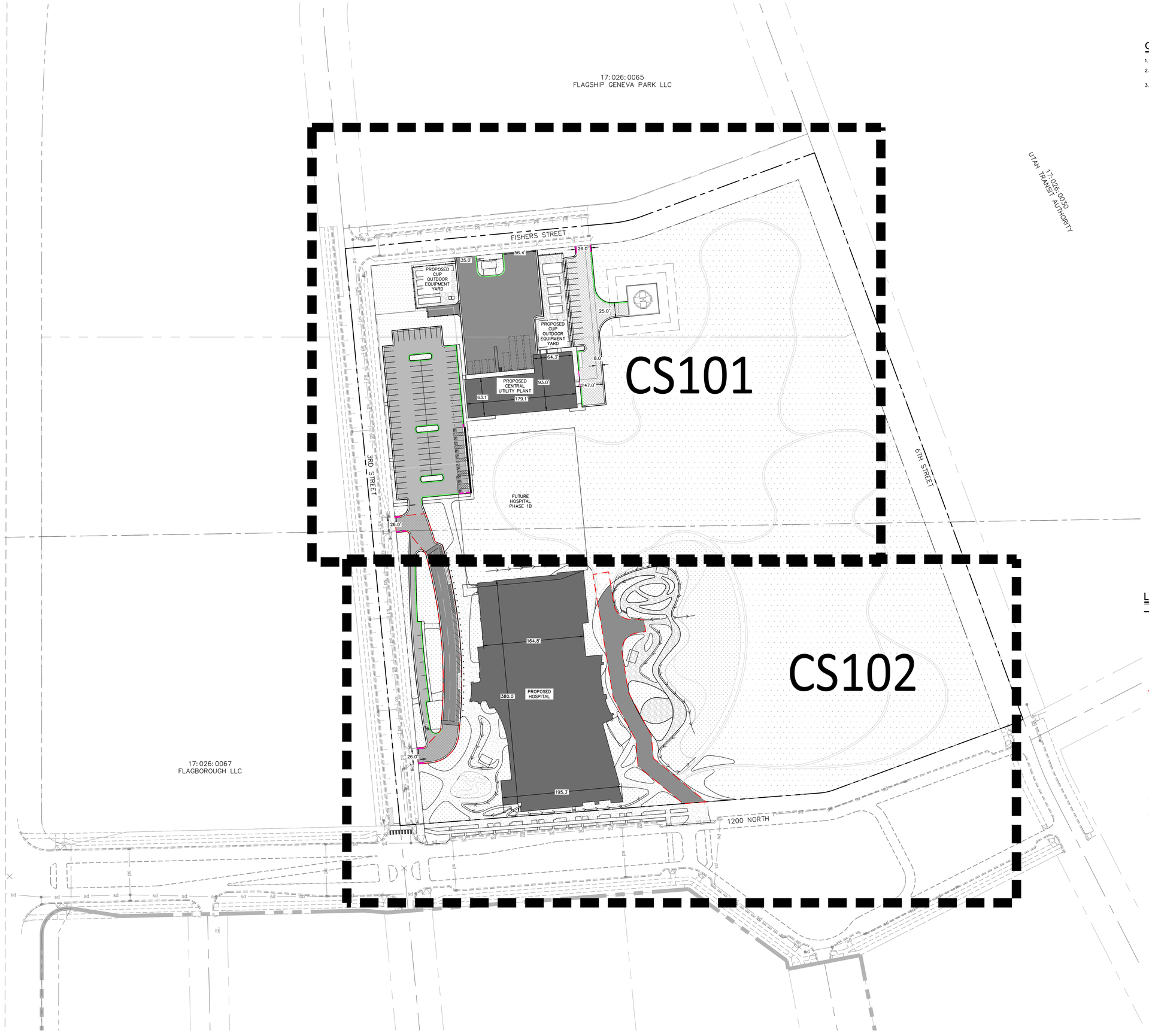
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EXISTING CONDITIONS

C101



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LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- PROPOSED CONCRETE SIDEWALK. (SEE SHEET CS501 FOR DETAILS)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- PROPOSED LANDSCAPE(SEE LANDSCAPE PLANS FOR DETAILS)
- HYDROSEEDED AREA
- PROPOSED FIRE ACCESS
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET CS501 FOR DETAILS)
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- CONCRETE EQUIPMENT PADS (SEE STRUCTURAL PLANS)
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- PROPOSED ADA PATH
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

NORTH

0 60' 120' 240'

SCALE: 1" = 60'

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OVERALL SITE PLAN

CS100



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CONSTRUCTION NOTES

1. PROPOSED 6" CONCRETE SIDEWALK PER APWA DETAIL 231 SEE SHEET CS501
2. CONNECT TO EXISTING PAVEMENT
3. PROPOSED RETAINING WALL. REFER TO STRUCTURAL PLANS FOR DETAILS
4. PROPOSED STAIRS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
5. PROPOSED FIRE ACCESS
6. CONSTRUCT MID BLOCK CURB CUT ASSEMBLY PER APWA DETAIL 236.3 SEE SHEET CS501
7. CONSTRUCT TYPE A CURB AND GUTTER PER APWA DETAIL 221 SEE SHEET CS501
8. CONSTRUCT FLARED DRIVEWAY APPROACH PER APWA DETAIL 221 SEE SHEET CS501
9. PROPOSED SHADE STRUCTURE. SEE LANDSCAPING AND ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS. SEE STRUCTURAL PLANS FOR EQUIPMENT PAD REINFORCEMENT DETAILS.
11. EV CHARGING STALLS. REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS.
12. PROPOSED BOLLARDS. SEE LANDSCAPE PLANS FOR DETAILS
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14. PROPOSED LANDSCAPE ISLAND. SEE DETAIL 7 ON SHEET CS501 REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
15. PROPOSED DETECTABLE WARNING SURFACE PER APWA STD PLAN 238.
16. CONSTRUCT CURB PER APWA TYPE A – STANDARD DETAIL 205.1
17. PROPOSED LANDSCAPE CURB. SEE LANDSCAPE PLANS FOR DETAIL.
18. PROPOSED ZERO CURB. SEE DETAIL ON SHEET CS501
19. PROPOSED SPILL CURB. SEE DETAIL ON SHEET CS501

STRIPING NOTES

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LEGEND

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- PROPOSED CURB TRANSITION
- PROPOSED FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE 1"=30'

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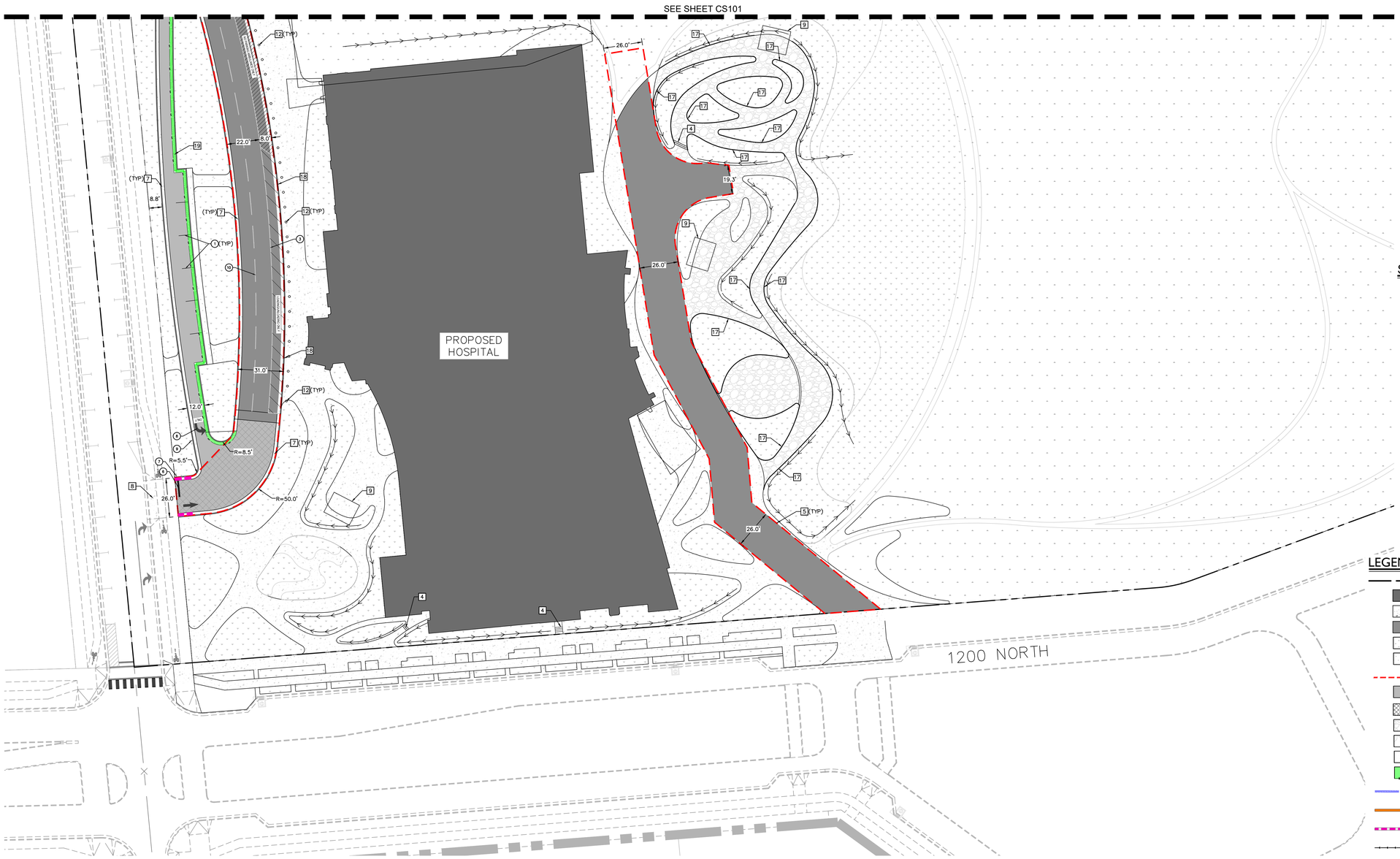
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SITE PLAN NORTH

CS101



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SITE PLAN SOUTH

CS102

STORM WATER POLLUTION PREVENTION PLAN MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THE THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTIONS ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREAS SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
8. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
9. ALL TEMPORARY SEDIMENT TRAP AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED DAILY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. SEDIMENT DEPOSITION SHALL BE REMOVED PERIODICALLY TO ENSURE FULL VOLUME IS AVAILABLE IN THE POND.
10. THE CONTRACTOR SHALL ENSURE THAT OFF-SITE AREAS USED FOR BORROW OR SPOIL OF MATERIALS USED FOR THIS PROJECT ARE PERMITTED IN ACCORDANCE WITH UPDES REQUIREMENTS AND APPROPRIATE EROSION CONTROL MEASURE AND BMP'S BE PLACED TO ENSURE THAT EROSION SEDIMENT IS CONTAINED.

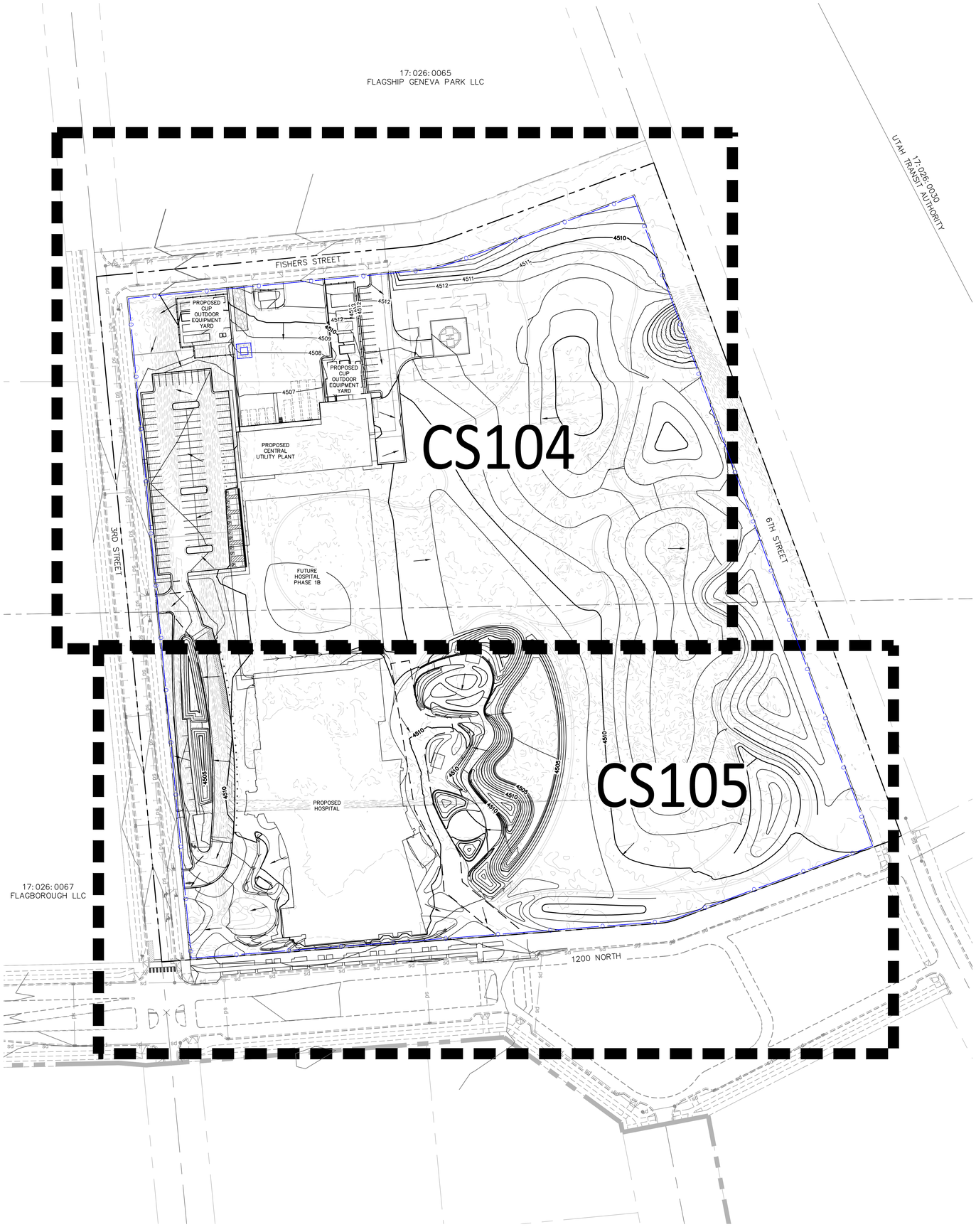
SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY SEDIMENT CONTROLS																		
CLEAR AND GRUB SITE																		
MASS GRADING																		
EXCAVATE UTILITIES, BLDG. FOUNDATION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES EROSION CONTROL GENERAL NOTES

1. THE STORMWATER MANAGEMENT PLAN IN COMPRISED OF THESE DRAWINGS ("SITE MAP"). THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATION SECTION 02370 ("STORMWATER MANAGEMENT PLAN"). PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER MANAGEMENT SHALL OBTAIN A COPY OF THE STORMWATER MANAGEMENT PLAN AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (UPDES) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATE BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON-SITE OR SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS, MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THOUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORMWATER MANAGEMENT MEASURES PRESENTED ON THIS PLAN, AND IN THE STORMWATER MANAGEMENT PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DOWNSTREAM DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS HALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. THE CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DIVERSION SWALES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OF SALT LAKE CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
23. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HALL BE DISPOSED OD WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED HEN ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% HAS BEEN EMPLOYED.
25. THE SITE IS LOCATED WITHIN ZONE X. ZONE X IS AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. ZONING INFORMATION IS BASED ON FEMA MAP #49035C0163G.
26. THERE WILL BE NO ASPHALT OR CONCRETE BATCH PLANTS ON SITE.
27. THE POTENTIAL FOR SOIL EROSION FOR THIS SITE IS SLIGHT TO MODERATE.
28. DAILY INSPECTIONS BY THE PROJECT SUPERINTENDENT, BI-WEEKLY INSPECTIONS BY THE CONTRACTOR'S COMPLIANCE OFFICER, AND MONTHLY INSPECTIONS BY THE OWNER'S CONSTRUCTION MANAGER MUST BE MADE TO DETERMINE THE EFFECTIVENESS OF THE SWPPP.



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DISTURBED (PROPOSED AND EXISTING) SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER BOUNDARY SEDIMENT CONTROLS INCLUDING: STABILIZED CONSTRUCTION EXIT(S), SWPPP INFORMATION SIGN, HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, SEDIMENT POND, ETC.) AND SILT FENCING.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. DEMOLITION OF EXISTING IMPROVEMENTS PER SITE PLAN.
4. START MASS GRADING THE SITE AND CONSTRUCTION OF ROADS.
5. TEMPORARILY SEED ANY DENUDED AREAS. MAINTAIN SITE PROTECTION AND STABILIZED CONSTRUCTION EXITS.
6. EXCAVATE AND INSTALL UTILITIES, BUILDING FOUNDATION, ETC.
7. START VERTICAL CONSTRUCTION OF THE BUILDING.
8. FINAL GRADING OF THE SITE.
9. INSTALL CURB AND GUTTER, AND SIDEWALKS.
10. INSTALL ASPHALT PARKING LOT.
11. FINAL STABILIZATION AND LANDSCAPING.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
2. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
3. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
4. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- DIRECTION OF STORMWATER FLOW
- INSTALL VEHICLE TRACKING CONTROL – SEE DETAIL 3, SHEET C2.20
- INSTALL SILT FENCE – SEE DETAIL 1 & DETAIL 2, SHEET C2.20
- PROPOSED CONCRETE WASHOUT AREA – SEE DETAIL 4, SHEET C2.20
- CONSTRUCT DROP INLET PROTECTION – SEE DETAIL 5, SHEET C2.20

NORTH

0 60' 120' 240'

SCALE: 1" = 60'

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

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NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

OVERALL EROSION CONTROL PLAN

CS103

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

   ENGINEER: GeoStrata
   ADDRESS: 14425 SOUTH CENTER POINT WAY BLUFFDALE, UT 84065
   PHONE: (801)501-0583 07/01/24
   PROJECT No.: GeoStrata No. 1872-001

4. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

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FISHERS STREET
6TH STREET
3RD STREET
PROPOSED CUP OUTDOOR EQUIPMENT YARD
PROPOSED CUP OUTDOOR EQUIPMENT YARD
PROPOSED CENTRAL UTILITY PLANT FFE 4510.50
FUTURE HOSPITAL PHASE 1B
VTC
SF
IP
MATCHLINE
SEE SHEET CS105

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- DIRECTION OF STORMWATER FLOW
- INSTALL VEHICLE TRACKING CONTROL – SEE DETAIL 3, SHEET C2.20
- INSTALL SILT FENCE – SEE DETAIL 1 & DETAIL 2, SHEET C2.20
- PROPOSED CONCRETE WASHOUT AREA – SEE DETAIL 4, SHEET C2.20
- CONSTRUCT DROP INLET PROTECTION – SEE DETAIL 5, SHEET C2.20

#	Date	Revision

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE 1"=30'

PERMIT SET

NEXUS PROJ. #: 23044.02
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DRAWN BY: CSA
DATE: 2/11/2026

EROSION CONTROL PLAN NORTH

CS104

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

   ENGINEER: GeoStrata
   ADDRESS: 14425 SOUTH CENTER POINT WAY BLUFFDALE, UT 84065
   PHONE: (801)501-0583 07/01/24
   PROJECT No.: GeoStrata No. 1872-001

4. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

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LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- DIRECTION OF STORMWATER FLOW
- INSTALL VEHICLE TRACKING CONTROL – SEE DETAIL 3, SHEET C2.20
- INSTALL SILT FENCE – SEE DETAIL 1 & DETAIL 2, SHEET C2.20
- PROPOSED CONCRETE WASHOUT AREA – SEE DETAIL 4, SHEET C2.20
- CONSTRUCT DROP INLET PROTECTION – SEE DETAIL 5, SHEET C2.20

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE 1"=30'

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EROSION CONTROL PLAN SOUTH

CS105



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- PROPOSED CONCRETE SIDEWALK. (SEE SHEET CS501 FOR DETAILS)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- PROPOSED LANDSCAPE(SEE LANDSCAPE PLANS FOR DETAILS)
- HYDROSEEDED AREA
- PROPOSED FIRE ACCESS
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- GRAVEL PATH (SEE LANDSCAPE PLANS FOR DETAILS)
- GRAVEL EQUIPMENT YARD
- CONCRETE EQUIPMENT PADS (SEE STRUCTURAL PLANS)
- PROPOSED SPILL CURB

NORTH

0 60' 120' 240'

SCALE: 1" = 60'

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VINEYARD, UT 84059

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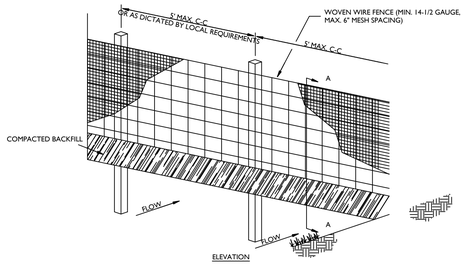
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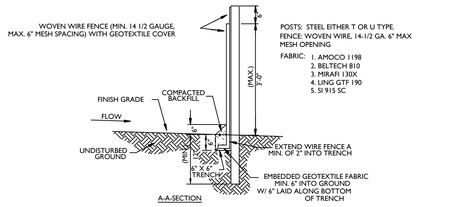
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TRUCK TURN PLAN

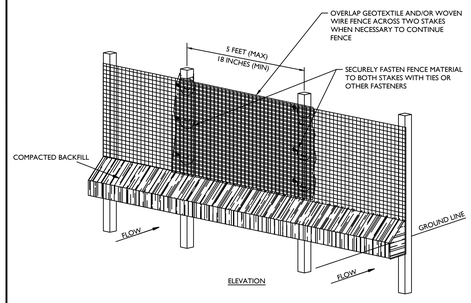
CS106





1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

1 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT SCALE: NTS

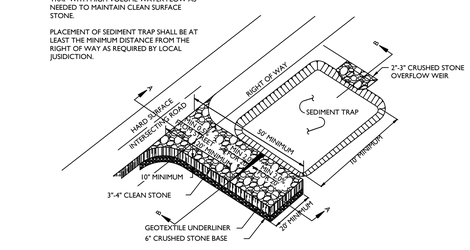


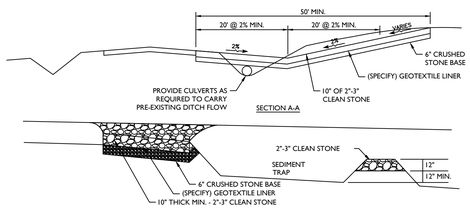
2 SILT FENCE OVERLAP DETAIL SCALE: NTS

PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.

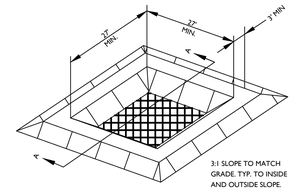
FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.

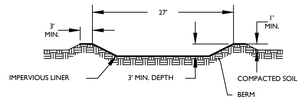
PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.





3 VEHICLE TRACKING CONTROL SCALE: NTS

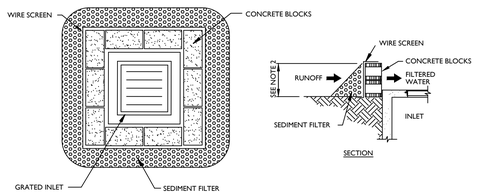




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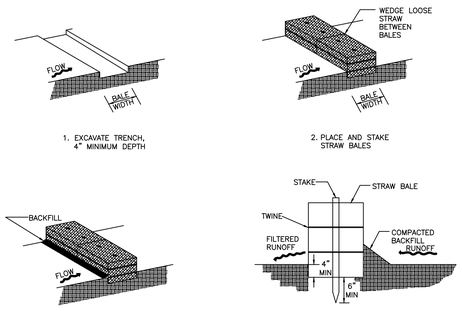
1. IMPERVIOUS LINER SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

4 CONCRETE WASHOUT DETAIL SCALE: NTS



1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

5 BLOCK AND AGGREGATE DROP INLET SEDIMENT FILTER DETAIL SCALE: NTS



NOTES:

1. WHEN USED AS A CONTINUOUS PERIMETER FILTER BARRIER THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF BARRIER.
2. INSPECT, REPAIR, AND REPLACE (IF NECESSARY) THE FILTERS AFTER EACH STORM EVENT.
3. ALL BALES MUST BE REPLACED AFTER 12 MONTHS UNLESS APPROVAL IS GRANTED BY THE ENGINEERING DIVISION FOR LONGER USE.

6 STRAW BALE DIKE SCALE: NTS

7 NOT USED SCALE: NTS

8 NOT USED SCALE: NTS

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

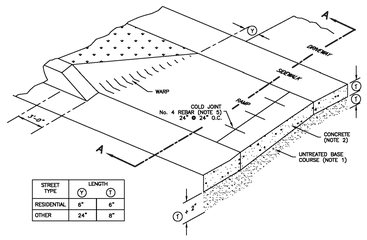
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NEXUS PROJ. #: 23044.02
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DATE: 2/11/2026

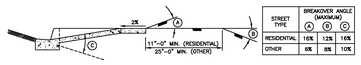
EROSION CONTROL DETAILS

CS500



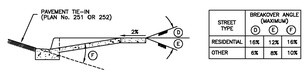
STREET TYPE	LENGTH (T)	LENGTH (T)
RESIDENTIAL	6"	6"
OTHER	24"	6"

OBLIQUE



STREET TYPE	BREAKOVER ANGLE (MAXIMUM) A	B	C
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A–A – APPROACH REQUIRING SERVICE TRUCK ACCESS



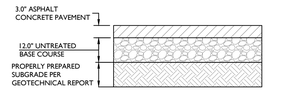
STREET TYPE	BREAKOVER ANGLE (MAXIMUM) D	E	F
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A–A – TYPICAL DRIVEWAY APPROACH

Flare driveway approach - type A

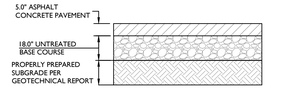
December, 2005 39 Plan No. **221** Drawing 1 of 2

1 DRIVEWAY APPROACH SCALE: NTS



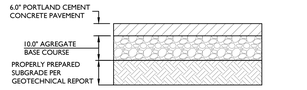
STANDARD DUTY ASPHALT CONCRETE PAVEMENT SECTION

NOT TO SCALE



HEAVY DUTY ASPHALT CONCRETE PAVEMENT SECTION

NOT TO SCALE



HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT SECTION

NOT TO SCALE

NOTE
1. STRUCTURAL FILL AND SUBGRADE SHALL BE PREPARED, PLACED, AND COMPACTED ACCORDING TO THE GEOTECHNICAL REPORT PREPARED BY GEOSTRATA, TITLED 22767 HCI VINEYARD, DATED JULY 1, 2024

2 PAVEMENT SECTIONS SCALE: NTS



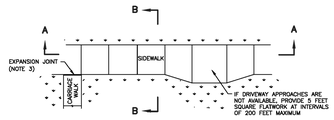
Backfill Behind Curb Before Paving Against Lip of Gutter

APWA AMERICAN PUBLIC WORKS ASSOCIATION

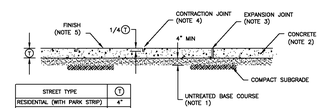
Type A Curb and Gutter

Plan **205.1** Revised January 2025

3 CURB AND GUTTER SCALE: NTS



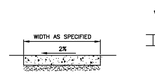
PLAN



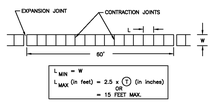
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACEMENTS	MATCH EXISTING, 4" MIN.

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A–A



SECTION B–B



SIDEWALK JOINT DETAIL

Concrete sidewalk

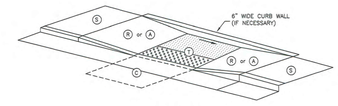
December 2005 51 Plan No. **231**

4 CONCRETE SIDEWALK DETAIL SCALE: NTS

GENERAL NOTES

1. AMERICAN PUBLIC WORK ASSOCIATION (APWA) DETAILS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO FOLLOW DETAILS AND SPECIFICATIONS IN THE 2025 APWA UTAH CHAPTER MANUAL OF STANDARD PLANS AND MANUAL OF STANDARD SPECIFICATIONS.

TURNING SPACE AT STREET LEVEL

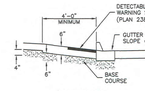


EXAMPLE 5

ELEMENT		DIMENSION
A	A	4 FEET WIDE MINIMUM
B	B	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2
CLEAR SPACE	C	5	STREET GRADE
SIDEWALK	S	STREET GRADE	2
APPROACHE	A	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

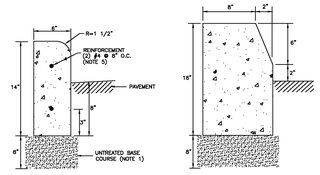
SLOPE TABLE

APWA Utah Chapter

Mid-block curb cut assembly

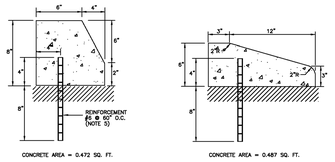
Plan **236.3** September 2011

5 MID-BLOCK CURB CUT SCALE: NTS



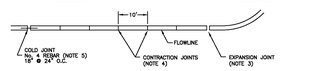
TYPE P

TYPE Q



TYPE R

TYPE S

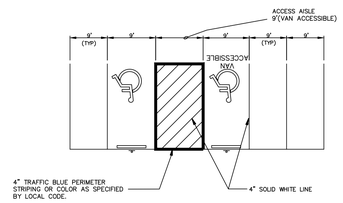


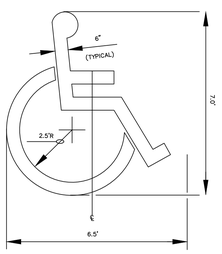
JOINT SPACING DETAIL

Curbs

May 2005 29 Plan No. **209**

6 TYPE P CURB SCALE: NTS



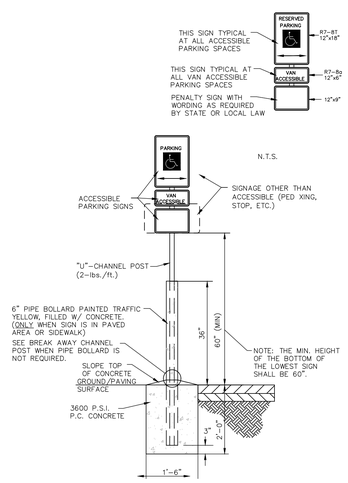


ACCESSIBLE PARKING SYMBOL

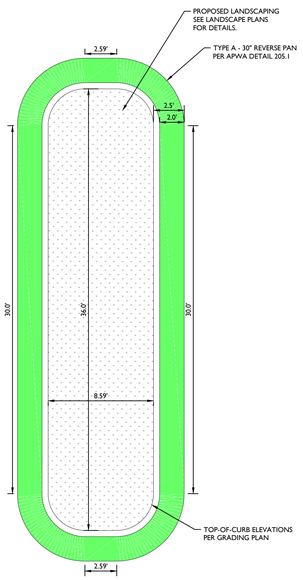
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

NOTES:
1. SEE SITE PLAN FOR TOTAL LAYOUT
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
3. 8' ACCESS AISLE SHALL BE PLACED ON THE PASSENGER SIDE OF A VAN ACCESSIBLE SPACE
4. ALL DIMENSIONS ARE TO OF STRIPE UNLESS OTHERWISE INDICATED

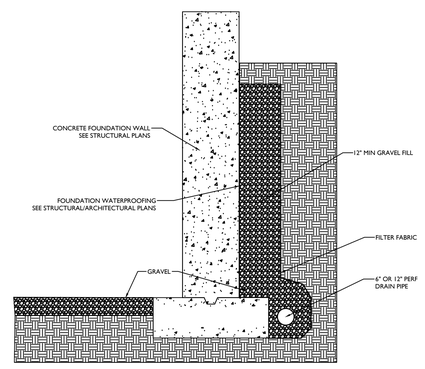
7 ADA PARKING DETAIL SCALE: NTS



8 ADA SIGN DETAIL SCALE: NTS



9 PARKING ISLAND DETAIL SCALE: NTS



10 PERFORATED PIPE FOUNDATION DRAIN SCALE: NTS

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

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NEXUS PROJ. #: 23044.02
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DRAWN BY: CSA
DATE: 2/11/2026

SITE DETAILS

CS501



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

   ENGINEER: GeoStrata
   ADDRESS: 14425 SOUTH CENTER POINT WAY BLUFFDALE, UT 84065
   PHONE: (801)501-0583 07/01/24
   PROJECT No.: GeoStrata No. 1872-001
4. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SPILL CURB
- PROPOSED FOUNDATION DRAIN
- PROPOSED SWALE
- EXISTING GRADE SPOT ELEVATION
- PROPOSED GRADE SPOT ELEVATION
- PROPOSED ADA PATH
- PROPOSED SPILL CURB

ABREVIATIONS

- FINISHED GRADE SPOT ELEVATION
- FINISHED FLOOR SPOT ELEVATION
- TOP OF CURB SPOT ELEVATION
- FLOW LINE SPOT ELEVATION
- HIGH POINT SPOT ELEVATION
- TOP OF WALL SPOT ELEVATION
- BOTTOM OF WALL SPOT ELEVATION
- TOP OF CONCRETE SPOT ELEVATION

NORTH

0 60' 120' 240'

SCALE: 1" = 60'

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Vineyard Campus - Phase 1A
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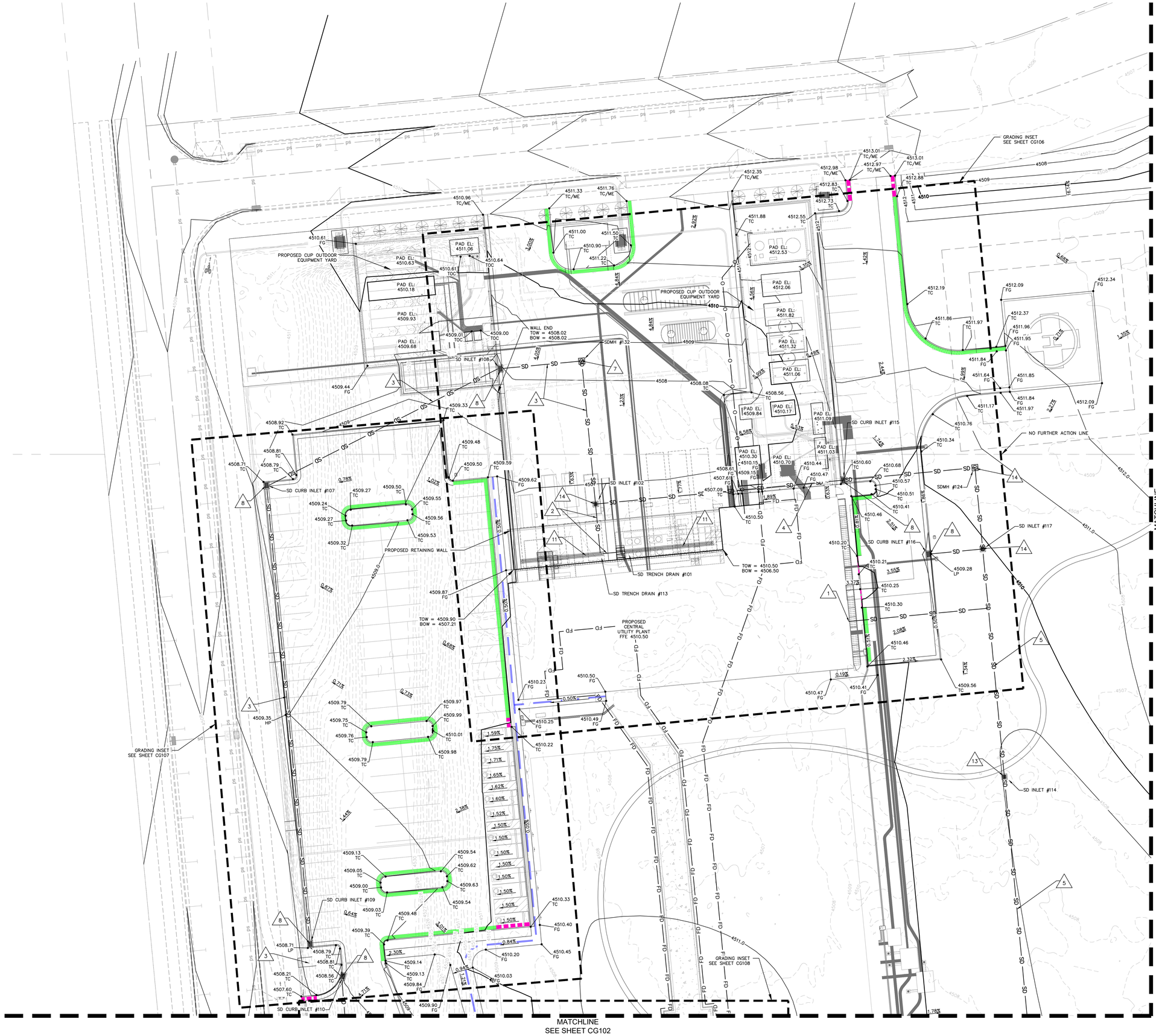
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NEXUS PROJ. #: 23044.02
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DRAWN BY: CSA
DATE: 2/11/2026

OVERALL GRADING AND DRAINAGE PLAN

CG100



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
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   PHONE: (801)501-0583 07/01/24
   PROJECT No.: GeoStrata No. 1872-001
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STORM DRAIN NOTES

1. STUB FOR ROOF DRAIN CONNECTION. SEE MEP PLANS FOR CONTINUATION
2. INSTALL 12" HDPE STORM DRAIN LINE
3. INSTALL 15" HDPE STORM DRAIN LINE
4. INSTALL 18" HDPE STORM DRAIN LINE
5. INSTALL 24" HDPE STORM DRAIN LINE
6. INSTALL 36" HDPE STORM DRAIN LINE
7. INSTALL 5' STORM DRAIN MANHOLE. SEE DETAIL ON SHEET CU501.
8. INSTALL STORM DRAIN CURB INLET. SEE DETAIL ON SHEET CU500.
9. INSTALL FLARED END SECTION. SEE DETAIL ON SHEET CU501.
10. CONNECT TO EXISTING STORM DRAIN
11. INSTALL TRENCH DRAIN. SEE DETAIL ON SHEET CU501.
12. INSTALL SNOUT IN MANHOLE. SEE DETAIL ON SHEET CU501.
13. INSTALL AREA DRAIN STORM INLET. SEE DETAIL ON SHEET CU500.
14. INSTALL STORM DRAIN BOX. SEE DETAIL ON SHEET CU500.
15. INSTALL DEWATERING SUMP.
16. PROPOSED 12" NYLOPLAST AREA DRAIN. SEE DETAIL 6 ON SHEET CU501

LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SPILL CURB
- PROPOSED FOUNDATION DRAIN
- PROPOSED SWALE
- EXISTING GRADE SPOT ELEVATION
- PROPOSED GRADE SPOT ELEVATION
- PROPOSED ADA PATH
- PROPOSED GRADE BREAK
- PROPOSED SPILL CURB
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

ABREVIATIONS

- FINISHED GRADE SPOT ELEVATION
- FINISHED FLOOR SPOT ELEVATION
- TOP BACK OF CURB SPOT ELEVATION
- FLOW LINE SPOT ELEVATION
- HIGH POINT SPOT ELEVATION
- TOP OF WALL SPOT ELEVATION
- BOTTOM OF WALL SPOT ELEVATION
- TOP OF CONCRETE SPOT ELEVATION
- TOP OF STAIRS SPOT ELEVATION
- BOTTOM OF STAIRS SPOT ELEVATION
- LOW POINT SPOT ELEVATION
- MATCH EXISTING ELEVATION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

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VINEYARD, UT 84059

#	Date	Revision

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CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

GRADING AND DRAINAGE PLAN 1

CG101



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
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STORM DRAIN NOTES

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3. INSTALL 15" HDPE STORM DRAIN LINE
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8. INSTALL STORM DRAIN CURB INLET. SEE DETAIL ON SHEET CU500.
9. INSTALL FLARED END SECTION. SEE DETAIL ON SHEET CU501.
10. CONNECT TO EXISTING STORM DRAIN
11. INSTALL TRENCH DRAIN. SEE DETAIL ON SHEET CU501.
12. INSTALL SNOUT IN MANHOLE. SEE DETAIL ON SHEET CU501.
13. INSTALL AREA DRAIN STORM INLET. SEE DETAIL ON SHEET CU500.
14. INSTALL STORM DRAIN BOX. SEE DETAIL ON SHEET CU500.
15. INSTALL DEWATERING SUMP.
16. PROPOSED 12" NYLOPLAST AREA DRAIN. SEE DETAIL 6 ON SHEET CU501

LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
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- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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- PROPOSED SWALE
- EXISTING GRADE SPOT ELEVATION
- PROPOSED GRADE SPOT ELEVATION
- PROPOSED ADA PATH
- PROPOSED GRADE BREAK
- PROPOSED SPILL CURB
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

ABREVIATIONS

- FG — FINISHED GRADE SPOT ELEVATION
- FF — FINISHED FLOOR SPOT ELEVATION
- TC — TOP BACK OF CURB SPOT ELEVATION
- FL — FLOW LINE SPOT ELEVATION
- HP — HIGH POINT SPOT ELEVATION
- TOW — TOP OF WALL SPOT ELEVATION
- BOW — BOTTOM OF WALL SPOT ELEVATION
- TOC — TOP OF CONCRETE SPOT ELEVATION
- TS — TOP OF STAIRS SPOT ELEVATION
- BS — BOTTOM OF STAIRS SPOT ELEVATION
- LP — LOW POINT SPOT ELEVATION
- ME — MATCH EXISTING ELEVATION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

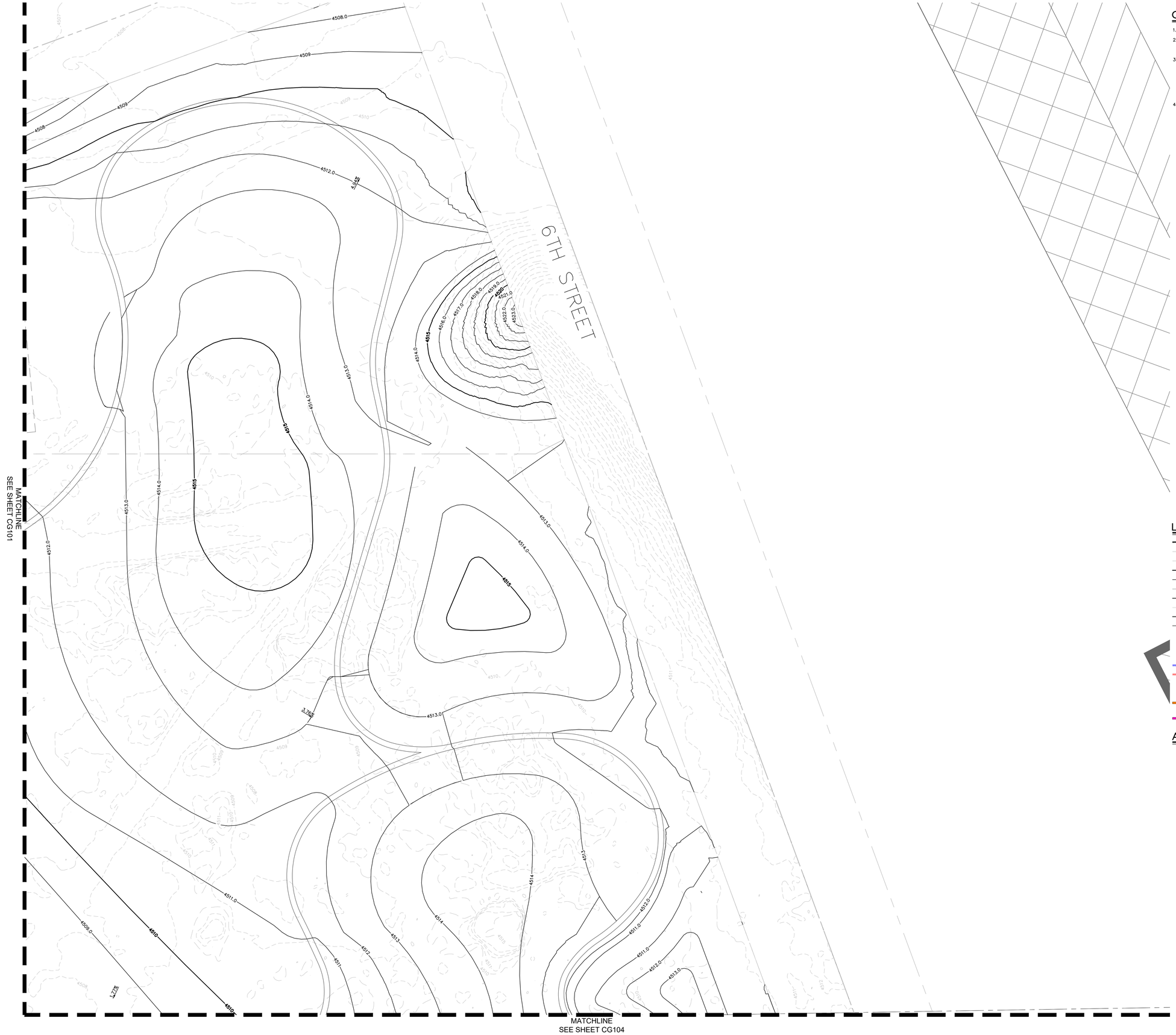
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CHECKED BY: LFM
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DATE: 2/11/2026

GRADING AND DRAINAGE PLAN 2

CG102



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

   ENGINEER: GeoStrata
   ADDRESS: 14428 SOUTH CENTER POINT WAY BLUFFDALE, UT 84065
   PHONE: (801)501-0583 07/01/24
   PROJECT No.: GeoStrata No. 1872-001
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STORM DRAIN NOTES

1. STUB FOR ROOF DRAIN CONNECTION. SEE MEP PLANS FOR CONTINUATION
2. INSTALL 12" HDPE STORM DRAIN LINE
3. INSTALL 15" HDPE STORM DRAIN LINE
4. INSTALL 18" HDPE STORM DRAIN LINE
5. INSTALL 24" HDPE STORM DRAIN LINE
6. INSTALL 36" HDPE STORM DRAIN LINE
7. INSTALL 5' STORM DRAIN MANHOLE. SEE DETAIL ON SHEET CU501.
8. INSTALL STORM DRAIN CURB INLET. SEE DETAIL ON SHEET CU500.
9. INSTALL FLARED END SECTION. SEE DETAIL ON SHEET CU501.
10. CONNECT TO EXISTING STORM DRAIN
11. INSTALL TRENCH DRAIN. SEE DETAIL ON SHEET CU501.
12. INSTALL SNOUT IN MANHOLE. SEE DETAIL ON SHEET CU501.
13. INSTALL AREA DRAIN STORM INLET. SEE DETAIL ON SHEET CU500.
14. INSTALL STORM DRAIN BOX. SEE DETAIL ON SHEET CU500.
15. INSTALL DEWATERING SUMP.
16. PROPOSED 12" NYLOPLAST AREA DRAIN. SEE DETAIL 6 ON SHEET CU501

LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SPILL CURB
- PROPOSED FOUNDATION DRAIN
- PROPOSED SWALE
- EXISTING GRADE SPOT ELEVATION (96.34 FG)
- PROPOSED GRADE SPOT ELEVATION (97.66 FG)
- PROPOSED ADA PATH
- PROPOSED GRADE BREAK
- PROPOSED SPILL CURB
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

ABREVIATIONS

- 97.66 FG — FINISHED GRADE SPOT ELEVATION
- 97.66 FF — FINISHED FLOOR SPOT ELEVATION
- 97.66 TC — TOP BACK OF CURB SPOT ELEVATION
- 97.66 FL — FLOW LINE SPOT ELEVATION
- 97.66 HP — HIGH POINT SPOT ELEVATION
- 97.66 TOW — TOP OF WALL SPOT ELEVATION
- 97.66 BOW — BOTTOM OF WALL SPOT ELEVATION
- 97.66 TOC — TOP OF CONCRETE SPOT ELEVATION
- 97.66 TS — TOP OF STAIRS SPOT ELEVATION
- 97.66 BS — BOTTOM OF STAIRS SPOT ELEVATION
- 97.66 LP — LOW POINT SPOT ELEVATION
- 97.66 ME — MATCH EXISTING ELEVATION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

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Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059

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GRADING AND DRAINAGE PLAN 3

CG103



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

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   BLUFFDALE, UT 84065
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STORM DRAIN NOTES

1. STUB FOR ROOF DRAIN CONNECTION. SEE MEP PLANS FOR CONTINUATION
2. INSTALL 12" HDPE STORM DRAIN LINE
3. INSTALL 15" HDPE STORM DRAIN LINE
4. INSTALL 18" HDPE STORM DRAIN LINE
5. INSTALL 24" HDPE STORM DRAIN LINE
6. INSTALL 36" HDPE STORM DRAIN LINE
7. INSTALL 5' STORM DRAIN MANHOLE. SEE DETAIL ON SHEET CU501.
8. INSTALL STORM DRAIN CURB INLET. SEE DETAIL ON SHEET CU500.
9. INSTALL FLARED END SECTION. SEE DETAIL ON SHEET CU501.
10. CONNECT TO EXISTING STORM DRAIN
11. INSTALL TRENCH DRAIN. SEE DETAIL ON SHEET CU501.
12. INSTALL SNOUT IN MANHOLE. SEE DETAIL ON SHEET CU501.
13. INSTALL AREA DRAIN STORM INLET. SEE DETAIL ON SHEET CU500.
14. INSTALL STORM DRAIN BOX. SEE DETAIL ON SHEET CU500.
15. INSTALL DEWATERING SUMP.
16. PROPOSED 12" NYLOPLAST AREA DRAIN. SEE DETAIL 6 ON SHEET CU501

LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SPILL CURB
- PROPOSED FOUNDATION DRAIN
- PROPOSED SWALE
- (96.34) FG — EXISTING GRADE SPOT ELEVATION
- 97.66 FG — PROPOSED GRADE SPOT ELEVATION
- PROPOSED ADA PATH
- PROPOSED GRADE BREAK
- PROPOSED SPILL CURB
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

ABREVIATIONS

- 97.66 FG — FINISHED GRADE SPOT ELEVATION
- 97.66 FF — FINISHED FLOOR SPOT ELEVATION
- 97.66 TC — TOP BACK OF CURB SPOT ELEVATION
- 97.66 FL — FLOW LINE SPOT ELEVATION
- 97.66 HP — HIGH POINT SPOT ELEVATION
- 97.66 TOW — TOP OF WALL SPOT ELEVATION
- 97.66 BOW — BOTTOM OF WALL SPOT ELEVATION
- 97.66 TOC — TOP OF CONCRETE SPOT ELEVATION
- 97.66 TS — TOP OF STAIRS SPOT ELEVATION
- 97.66 BS — BOTTOM OF STAIRS SPOT ELEVATION
- 97.66 LP — LOW POINT SPOT ELEVATION
- 97.66 ME — MATCH EXISTING ELEVATION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059

GRADING AND DRAINAGE PLAN 4

CG104



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

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   PROJECT No.: GeoStrata No. 1872-001
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FOUNDATION DRAIN NOTES

1. 6" HDPE PIPE FOUNDATION DRAIN. SEE DETAIL THIS SHEET. SLOPE = 0.5% MIN
2. FOUNDATION DRAIN HIGH POINT. SLOPE OPPOSITE DIRECTIONS FROM THIS POINT.
3. TRANSITION FROM 6" PERFORATED PIPE FOUNDATION DRAIN TO 6" SOLID HDPE PIPE.
4. 12" HDPE PIPE FOUNDATION DRAIN. SEE DETAIL THIS SHEET. SLOPE = 0.25% MIN.
5. TRANSITION FROM 12" PERFORATED FOUNDATION DRAIN TO 12" SOLID HDPE PIPE. SEE STORM DRAIN PLAN AND PROFILE SHEETS FOR CONTINUATION.

LEGEND

- LIMITS OF DISTURBANCE
- 4200 EXISTING MAJOR CONTOUR
- 4201 EXISTING MINOR CONTOUR
- 4200 PROPOSED MAJOR CONTOUR
- 4201 PROPOSED MINOR CONTOUR
- sd EXISTING STORM DRAIN
- SD PROPOSED STORM DRAIN
- (96.34) FG EXISTING GRADE SPOT ELEVATION
- 97.66 FG PROPOSED GRADE SPOT ELEVATION
- PROPOSED PERFORATED FOUNDATION DRAIN
- PROPOSED SOLID FOUNDATION DRAIN

NORTH

0 60' 120' 240'

SCALE: 1" = 60'

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Vineyard Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059

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DRAWN BY: CSA
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FOUNDATION DRAIN PLAN

CG105

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
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LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SPILL CURB
- PROPOSED FOUNDATION DRAIN
- PROPOSED SWALE
- (96.34) FG — EXISTING GRADE SPOT ELEVATION
- 97.66 FG — PROPOSED GRADE SPOT ELEVATION
- PROPOSED ADA PATH
- PROPOSED GRADE BREAK
- PROPOSED SPILL CURB
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

ABREVIATIONS

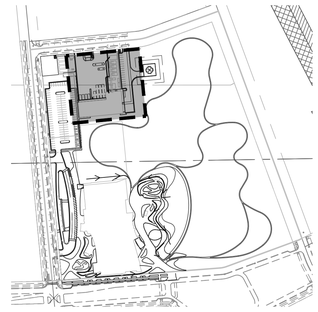
97.66 FG	FINISHED GRADE SPOT ELEVATION
97.66 FF	FINISHED FLOOR SPOT ELEVATION
97.66 TC	TOP BACK OF CURB SPOT ELEVATION
97.66 FL	FLOW LINE SPOT ELEVATION
97.66 HP	HIGH POINT SPOT ELEVATION
97.66 TOW	TOP OF WALL SPOT ELEVATION
97.66 BOW	BOTTOM OF WALL SPOT ELEVATION
97.66 TOC	TOP OF CONCRETE SPOT ELEVATION
97.66 TS	TOP OF STAIRS SPOT ELEVATION
97.66 BS	BOTTOM OF STAIRS SPOT ELEVATION
97.66 LP	LOW POINT SPOT ELEVATION
97.66 ME	MATCH EXISTING ELEVATION

GRAPHIC SCALE IN FEET
0 5 10 20
SCALE 1"=10'

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GRADING AND DRAINAGE INSET 1

CG106

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
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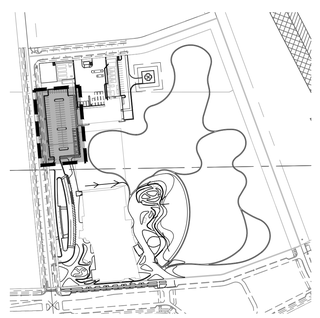
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LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SPILL CURB
- PROPOSED FOUNDATION DRAIN
- PROPOSED SWALE
- EXISTING GRADE SPOT ELEVATION
- PROPOSED GRADE SPOT ELEVATION
- PROPOSED ADA PATH
- PROPOSED GRADE BREAK
- PROPOSED SPILL CURB
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

ABREVIATIONS

FG	FINISHED GRADE SPOT ELEVATION
FF	FINISHED FLOOR SPOT ELEVATION
TC	TOP BACK OF CURB SPOT ELEVATION
FL	FLOW LINE SPOT ELEVATION
HP	HIGH POINT SPOT ELEVATION
TOW	TOP OF WALL SPOT ELEVATION
BOW	BOTTOM OF WALL SPOT ELEVATION
TOC	TOP OF CONCRETE SPOT ELEVATION
TS	TOP OF STAIRS SPOT ELEVATION
BS	BOTTOM OF STAIRS SPOT ELEVATION
LP	LOW POINT SPOT ELEVATION
ME	MATCH EXISTING ELEVATION



GRAPHIC SCALE IN FEET
0 5 10 20
SCALE 1"=10'

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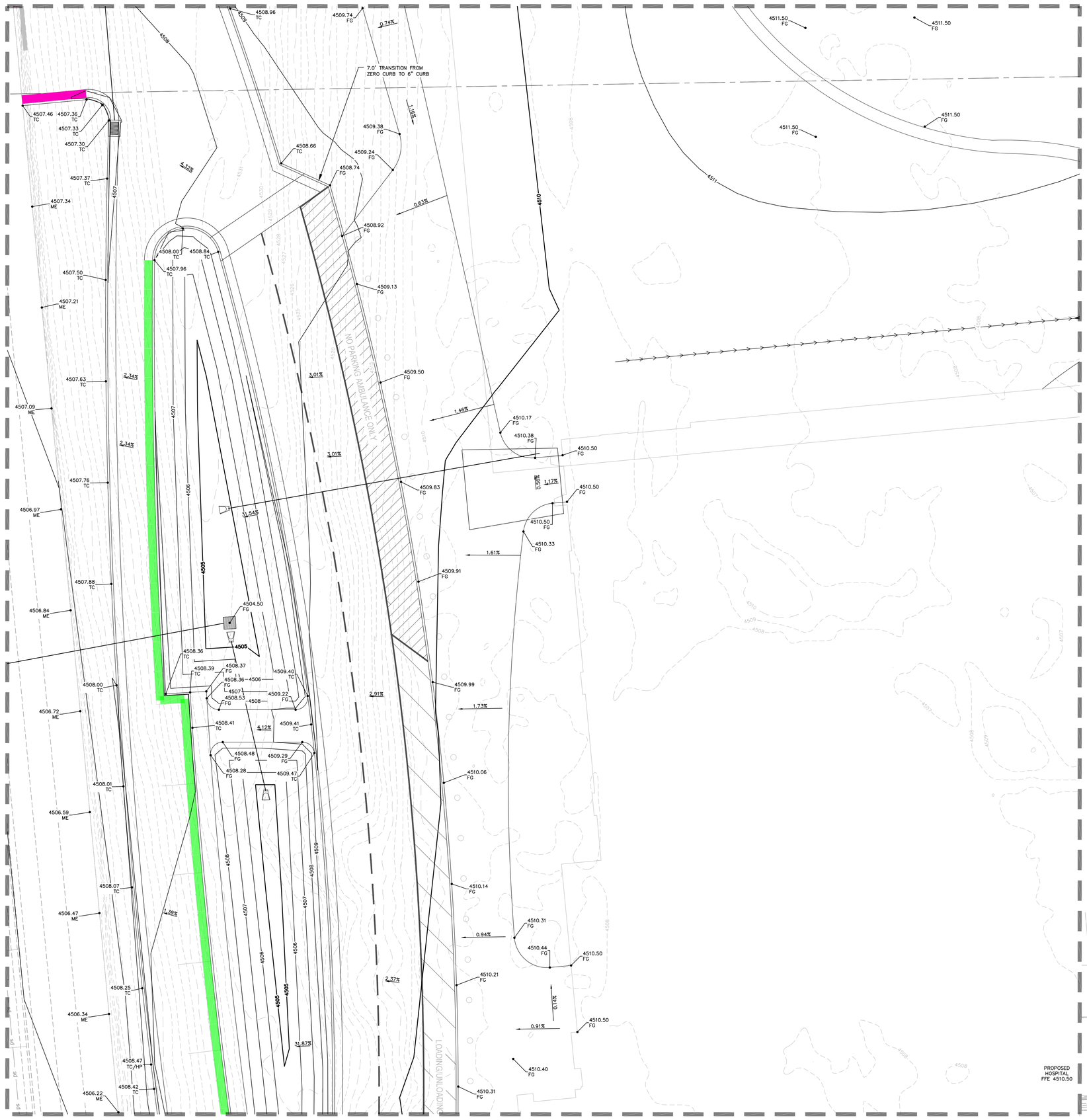
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DATE: 2/11/2026

GRADING AND DRAINAGE INSET 2

CG107


7.0' TRANSITION FROM ZERO CURB TO 6" CURB
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4510.50 FG
4508.54 FG
4508.38 FG
4508.15 FG
4508.41 FG
4508.13 FG
4509.59 FG
4510.23 FG
4510.26 TS
4510.25 FG
4510.50 FF
4510.50 FG
4508.16 FG
4509.53 FG
4509.18 BS
4510.26 TS
4509.18 BS
4508.74 FG/HP
4508.44 FG
4508.57 FG
4508.39 FG
4508.86 FG
4508.53 FG
4508.40 FG
4508.41 FG
4508.30 FG
4508.08 FG
4508.01 FG
4508.71 FG
4508.23 FG
4508.18 FG
4508.14 FG
4508.12 FG
4508.08 FG
4508.03 FG
4507.92 FG
4507.91 FG
4508.12 FG
4508.15 FG
4508.04 FG
4507.67 FG
4507.56 FG
4507.77 FG
4507.79 FG
4507.68 FG
4507.55 FG
4508.72 FG
4508.60 FG
4508.42 FG
4508.44 FG
4508.10 FG
4508.00 FG
4507.97 FG
4507.99 FG
4507.65 FG
4507.66 FG
4508.52 FG
4507.75 FG
4507.80 FG
4508.49 FG
4508.25 FG
4508.34 FG
4508.35 FG
4508.41 FG
4508.43 FG
4508.48 FG
4508.26 FG
4507.78 FG
4507.87 FG
4507.93 FG
4507.95 FG
4507.84 FG
4507.82 FG
4507.69 FG
4507.67 FG
4507.60 FG
4507.59 FG
4507.53 FG
4507.54 FG
4507.41 FG
4507.40 FG
4507.31 FG
4507.30 FG
4507.19 FG
4507.53 FG
4507.50 FG
4507.61 FG
4507.63 FG
4507.04 FG
4507.49 FG
4507.23 FG
4507.16 ME
4507.01 FG
4507.31 FG
4506.89 FG
4507.20 FG
4507.07 ME
4507.09 ME
4506.69 ME
4507.04 ME
4507.19 ME
4507.81 FG
4507.68 FG
4507.12 FG
4507.25 FG
4507.96 FG
4507.29 FG
4507.33 FG
4508.00 FG
4508.12 FG
4507.48 FG
4507.74 FG
4507.85 FG
4508.55 FG
4508.18 FG
4508.04 FG
4508.08 FG
4506.91 TC
4506.85 TC
4506.51 TC/ME
4506.94 FG
4507.39 FG
4507.73 FG
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4506.59 FG
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4508.13 FG
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4509.18 BS
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4508.41 FG
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4508.71 FG
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4508.08 FG
4508.03 FG
4507.92 FG
4507.91 FG
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4508.15 FG
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4508.72 FG
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4508.44 FG
4508.10 FG
4508.00 FG
4507.97 FG
4507.99 FG
4507.65 FG
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4508.52 FG
4507.75 FG
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4508.25 FG
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4507.50 FG
4507.61 FG
4507.63 FG
4507.04 FG
4507.49 FG
4507.23 FG
4507.16 ME
4507.01 FG
4507.31 FG
4506.89 FG
4507.20 FG
4507.07 ME
4507.09 ME
4506.69 ME
4507.04 ME
4507.19 ME
4507.81 FG
4507.68 FG
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4507.25 FG
4507.96 FG
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4507.33 FG
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4508.08 FG
4506.91 TC
4506.85 TC
4506.51 TC/ME
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4507.77 FG
4507.79 FG
4507.68 FG
4507.55 FG
4508.72 FG
4508.60 FG
4508.42 FG
4508.44 FG
4508.10 FG
4508.00 FG
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4507.40 FG
4507.31 FG
4507.30 FG
4507.19 FG
4507.53 FG
4507.50 FG
4507.61 FG
4507.63 FG
4507.04 FG
4507.49 FG
4507.23 FG
4507.16 ME
4507.01



GENERAL NOTES

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3. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

   ENGINEER: GeoStrata
   ADDRESS: 14425 SOUTH CENTER POINT WAY BLUFFDALE, UT 84065
   PHONE: (801)501-0583 07/01/24
   PROJECT No.: GeoStrata No. 1872-001
4. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SPILL CURB
- PROPOSED FOUNDATION DRAIN
- PROPOSED SWALE
- (96.14) FG — EXISTING GRADE SPOT ELEVATION
- 97.66 FG — PROPOSED GRADE SPOT ELEVATION
- PROPOSED ADA PATH
- PROPOSED GRADE BREAK
- PROPOSED SPILL CURB
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

ABREVIATIONS

- 97.66 FG — FINISHED GRADE SPOT ELEVATION
- 97.66 FF — FINISHED FLOOR SPOT ELEVATION
- 97.66 TC — TOP BACK OF CURB SPOT ELEVATION
- 97.66 FL — FLOW LINE SPOT ELEVATION
- 97.66 HP — HIGH POINT SPOT ELEVATION
- 97.66 TOW — TOP OF WALL SPOT ELEVATION
- 97.66 BOW — BOTTOM OF WALL SPOT ELEVATION
- 97.66 TOC — TOP OF CONCRETE SPOT ELEVATION
- 97.66 TS — TOP OF STAIRS SPOT ELEVATION
- 97.66 BS — BOTTOM OF STAIRS SPOT ELEVATION
- 97.66 LP — LOW POINT SPOT ELEVATION
- 97.66 ME — MATCH EXISTING ELEVATION

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
SCALE 1"=10'

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A Clininc & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

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NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

GRADING AND DRAINAGE INSET 3

CG108

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
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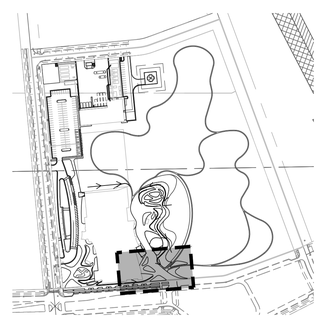
   ENGINEER: GeoStrata
   ADDRESS: 14428 SOUTH CENTER POINT WAY BLUFFDALE, UT 84065
   PHONE: (801)501-0583 07/01/24
   PROJECT No.: GeoStrata No. 1872-001
4. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SPILL CURB
- PROPOSED FOUNDATION DRAIN
- PROPOSED SWALE
- EXISTING GRADE SPOT ELEVATION
- PROPOSED GRADE SPOT ELEVATION
- PROPOSED ADA PATH
- PROPOSED GRADE BREAK
- PROPOSED SPILL CURB
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

ABREVIATIONS

- FG — FINISHED GRADE SPOT ELEVATION
- FF — FINISHED FLOOR SPOT ELEVATION
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- FL — FLOW LINE SPOT ELEVATION
- HP — HIGH POINT SPOT ELEVATION
- TOW — TOP OF WALL SPOT ELEVATION
- BOW — BOTTOM OF WALL SPOT ELEVATION
- TOC — TOP OF CONCRETE SPOT ELEVATION
- TS — TOP OF STAIRS SPOT ELEVATION
- BS — BOTTOM OF STAIRS SPOT ELEVATION
- LP — LOW POINT SPOT ELEVATION
- ME — MATCH EXISTING ELEVATION



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
SCALE 1"=10'

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

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NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

GRADING AND DRAINAGE INSET 6

CG111

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
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   PHONE: (801)501-0583 07/01/24
   PROJECT No.: GeoStrata No. 1872-001

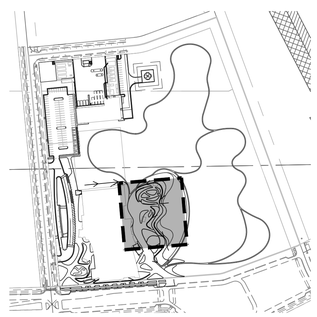
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LEGEND

- LIMITS OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SPILL CURB
- PROPOSED FOUNDATION DRAIN
- PROPOSED SWALE
- (96.34) FG — EXISTING GRADE SPOT ELEVATION
- 97.66 FG — PROPOSED GRADE SPOT ELEVATION
- PROPOSED ADA PATH
- PROPOSED GRADE BREAK
- PROPOSED SPILL CURB
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

ABREVIATIONS

- 97.66 FG — FINISHED GRADE SPOT ELEVATION
- 97.66 FF — FINISHED FLOOR SPOT ELEVATION
- 97.66 TC — TOP BACK OF CURB SPOT ELEVATION
- 97.66 FL — FLOW LINE SPOT ELEVATION
- 97.66 HP — HIGH POINT SPOT ELEVATION
- 97.66 TOW — TOP OF WALL SPOT ELEVATION
- 97.66 BOW — BOTTOM OF WALL SPOT ELEVATION
- 97.66 TOC — TOP OF CONCRETE SPOT ELEVATION
- 97.66 TS — TOP OF STAIRS SPOT ELEVATION
- 97.66 BS — BOTTOM OF STAIRS SPOT ELEVATION
- 97.66 LP — LOW POINT SPOT ELEVATION
- 97.66 ME — MATCH EXISTING ELEVATION



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
SCALE 1"=10'

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

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NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

GRADING AND DRAINAGE INSET 5

CG110



GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
2. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE ELEVATIONS.
3. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
5. ALL UTILITY TRENCHING MUST BE PER SLCDPU STANDARD PRACTICE NO. 1.
6. POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.
7. ALL UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FUTURE BID PACKAGE(S). SEE FUTURE PACKAGE FOR FINAL UTILITY LOCATIONS BEFORE CONSTRUCTION.

LEGEND

LIMITS OF DISTURBANCE	
EXISTING WATER LINE	w
PROPOSED WATER LINE	W
PROPOSED FIRE PROTECTION PIPE	FW
EXISTING SANITARY SEWER LINE	s
PROPOSED SANITARY SEWER LINE	S
EXISTING GAS LINE	g
PROPOSED GAS LINE	G
EXISTING POWER LINE	ohe
EXISTING ELECTRIC LINE	e
PROPOSED ELECTRIC LINE	E
EXISTING STORM DRAIN LINE	sd
PROPOSED STORM DRAIN LINE	SD
EXISTING COMM LINE	com
PROPOSED COMM LINE	COM
PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)	

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE 1"=20'

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clininc & Research
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VINEYARD, UT 84059

#	Date	Revision

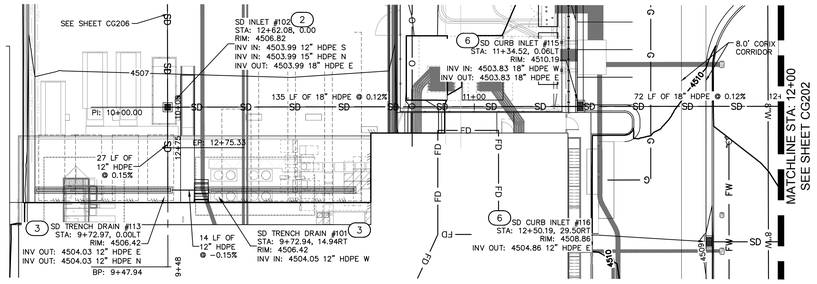
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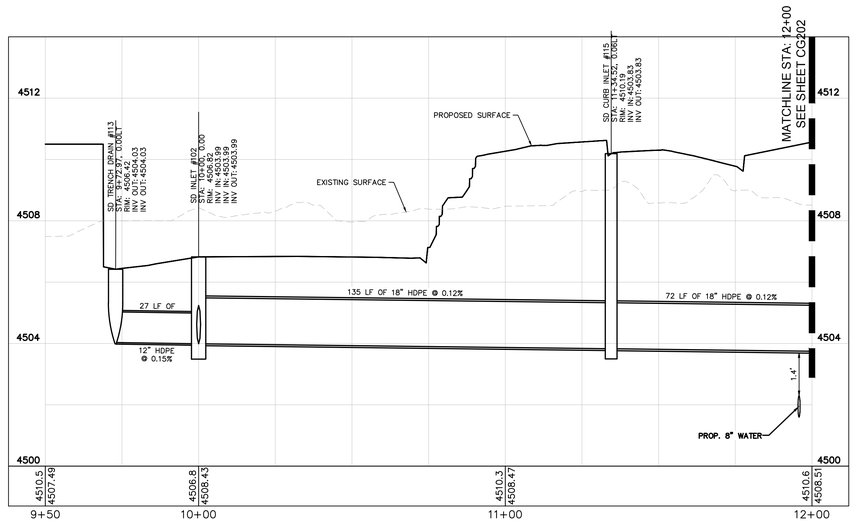
NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

STORM DRAIN PLAN AND PROFILE INDEX

CG200



STORM DRAIN
PLAN



STORM DRAIN
PROFILE
HORIZ.: 1" = 20'
VERT.: 1" = 2'

GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
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LEGEND

	LIMITS OF DISTURBANCE
w w	EXISTING WATER LINE
W W	PROPOSED WATER LINE
FW FW	PROPOSED FIRE PROTECTION PIPE
s s	EXISTING SANITARY SEWER LINE
S S	PROPOSED SANITARY SEWER LINE
g g	EXISTING GAS LINE
G G	PROPOSED GAS LINE
ohe ohe	EXISTING POWER LINE
e e	EXISTING ELECTRIC LINE
E E	PROPOSED ELECTRIC LINE
sd sd	EXISTING STORM DRAIN LINE
SD SD	PROPOSED STORM DRAIN LINE
com com	EXISTING COMM LINE
COM	PROPOSED COMM LINE
	PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)

STORM DRAIN NOTES

1. INSTALL STORM DRAIN MANHOLE PER APWA DETAIL 341.1
2. INSTALL STORM DRAIN INLET BOX PER APWA DETAIL 332
3. INSTALL ACO K200 SLOPED TRENCH DRAIN OR EQUIVALENT. SEE DETAIL ON SHEET CU500
4. STUB FOR CONNECTION TO ROOF DRAIN. SEE MEP PLANS FOR CONTINUATION.
5. INSTALL 8" HDPE ROOF DRAIN LINE. MIN. SLOPE = 2.0%
6. INSTALL STORM DRAIN CURB INLET PER APWA DETAIL 315.1
7. PROPOSED 12" NYLOPLAST AREA DRAIN. SEE DETAIL 6 ON SHEET CU501
8. INSTALL SNOUT IN MANHOLE. SEE DETAIL ON SHEET CU501.

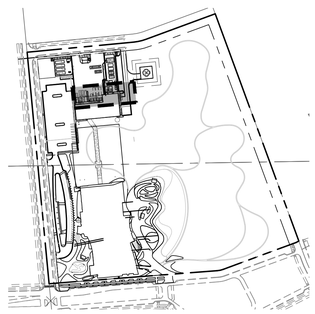
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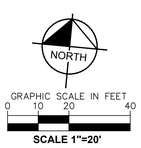
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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059



#	Date	Revision

NOT FOR CONSTRUCTION

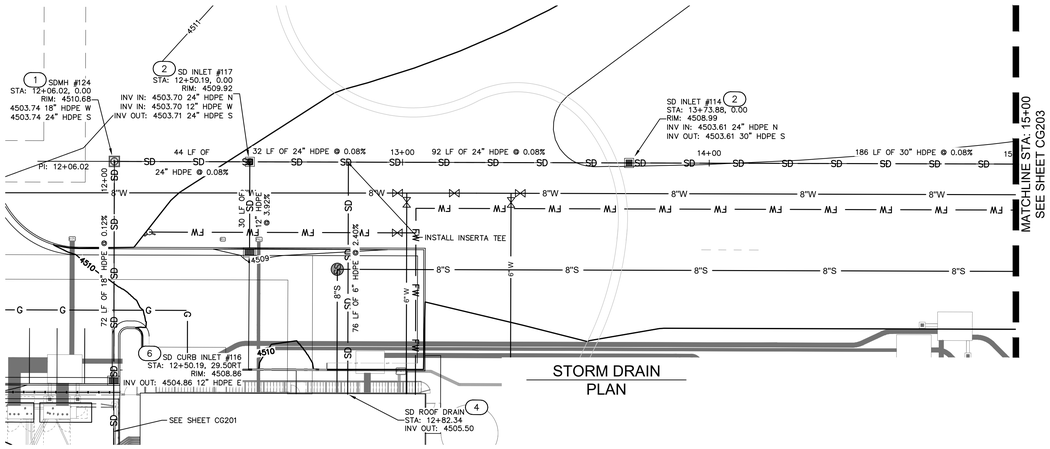


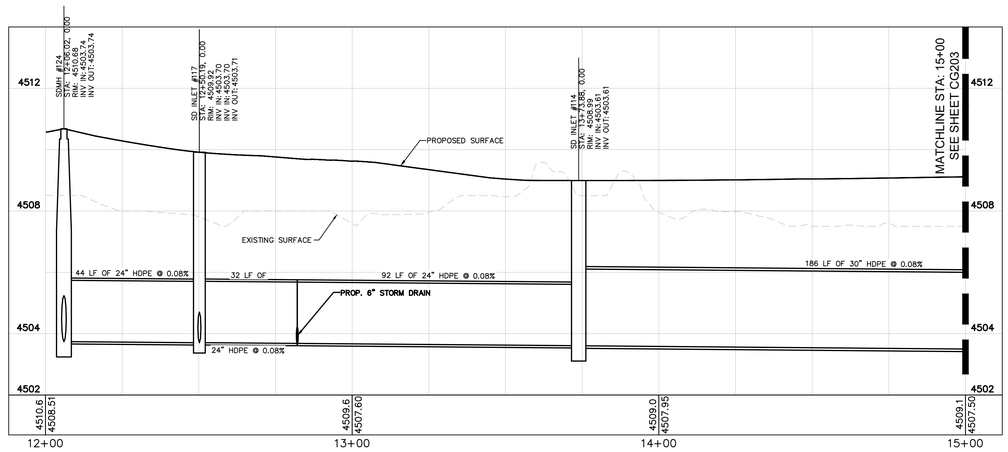
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CHECKED BY: LFM
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DATE: 2/11/2026

STORM DRAIN PLAN AND PROFILE 1

CG201





STORM DRAIN
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

GENERAL NOTES

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LEGEND

- LIMITS OF DISTURBANCE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION PIPE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING POWER LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING COMM LINE
- PROPOSED COMM LINE
- PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)

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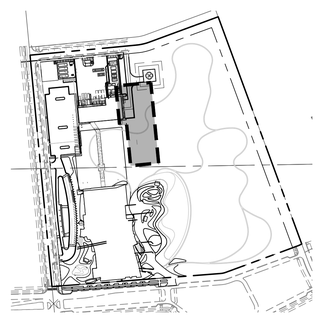
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Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059



#	Date	Revision

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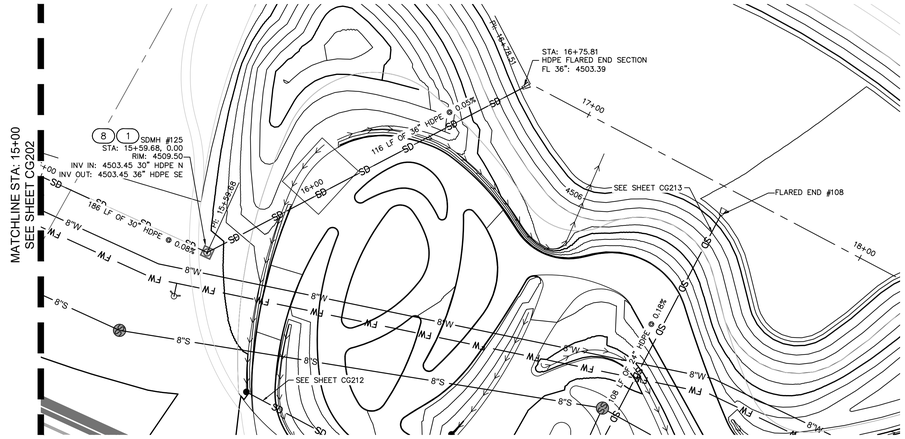
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DATE: 2/11/2026

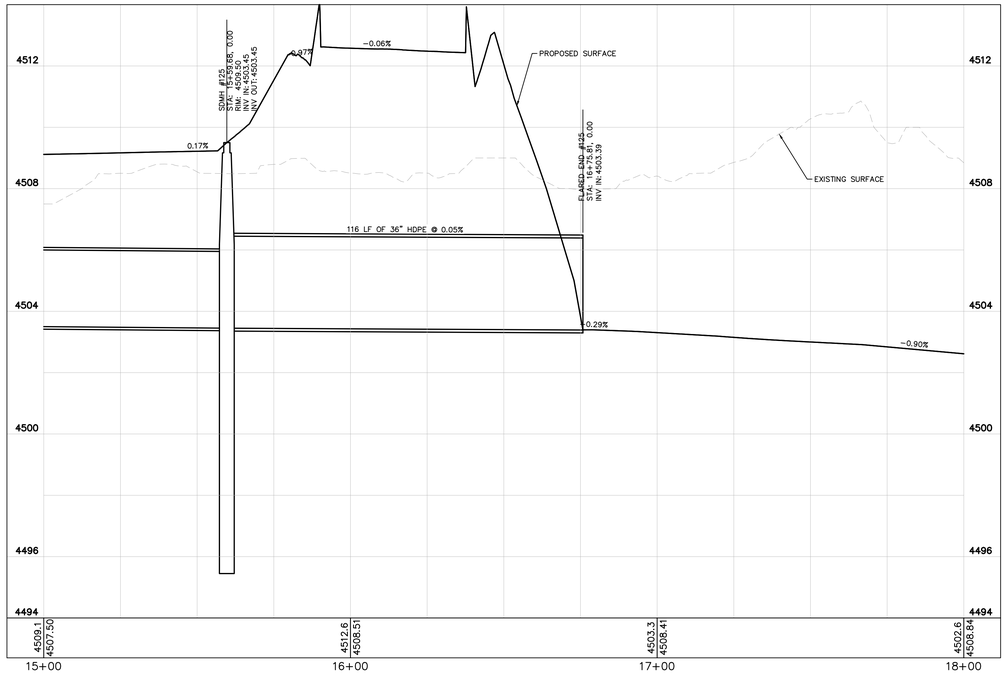
STORM DRAIN PLAN AND PROFILE 2

NORTH
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

CG202



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

GENERAL NOTES

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LEGEND

LIMITS OF DISTURBANCE	
w w	EXISTING WATER LINE
W W	PROPOSED WATER LINE
FW FW	PROPOSED FIRE PROTECTION PIPE
s s	EXISTING SANITARY SEWER LINE
S S	PROPOSED SANITARY SEWER LINE
g g	EXISTING GAS LINE
G G	PROPOSED GAS LINE
ohe ohe	EXISTING POWER LINE
e e	EXISTING ELECTRIC LINE
E E	PROPOSED ELECTRIC LINE
sd sd	EXISTING STORM DRAIN LINE
SD SD	PROPOSED STORM DRAIN LINE
com com	EXISTING COMM LINE
COM	PROPOSED COMM LINE
	PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)

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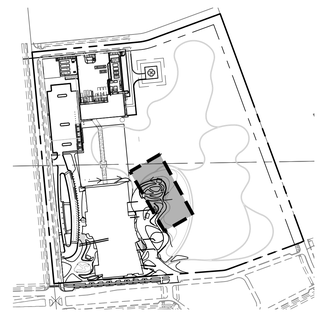
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Clinic & Research
100 West 1200 North
VINEYARD, UT 84059



#	Date	Revision

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NORTH

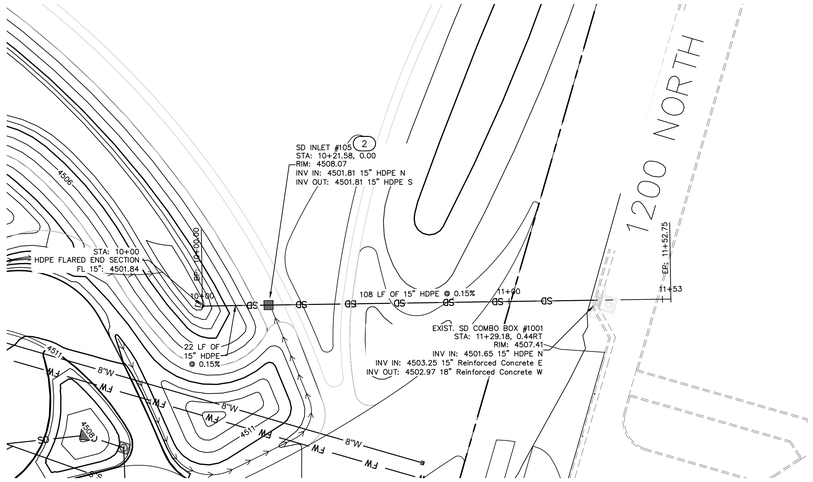
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SCALE 1"=20'

PERMIT SET

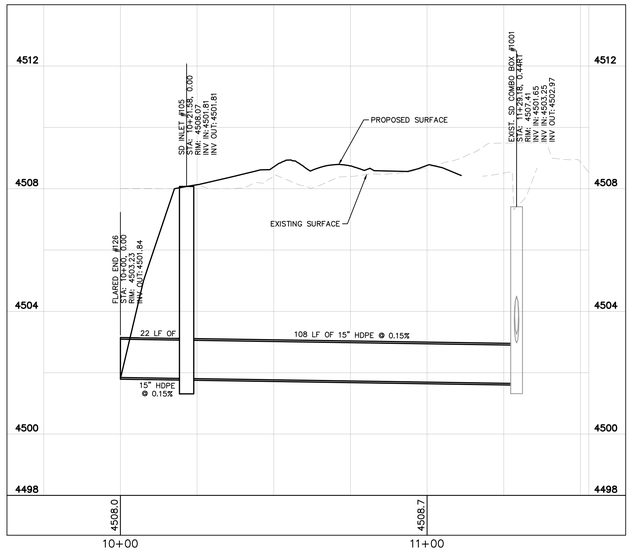
NEXUS PROJ. #: 23044.02
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DRAWN BY: CSA
DATE: 2/11/2026

STORM DRAIN PLAN AND PROFILE 3

CG203



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

GENERAL NOTES

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LEGEND

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W W	PROPOSED WATER LINE
FW FW	PROPOSED FIRE PROTECTION PIPE
s s	EXISTING SANITARY SEWER LINE
S S	PROPOSED SANITARY SEWER LINE
g g	EXISTING GAS LINE
G G	PROPOSED GAS LINE
ohe ohe	EXISTING POWER LINE
e e	EXISTING ELECTRIC LINE
E E	PROPOSED ELECTRIC LINE
sd sd	EXISTING STORM DRAIN LINE
SD SD	PROPOSED STORM DRAIN LINE
com com	EXISTING COMM LINE
COM	PROPOSED COMM LINE
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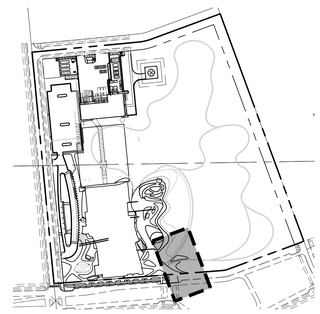
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Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059



#	Date	Revision

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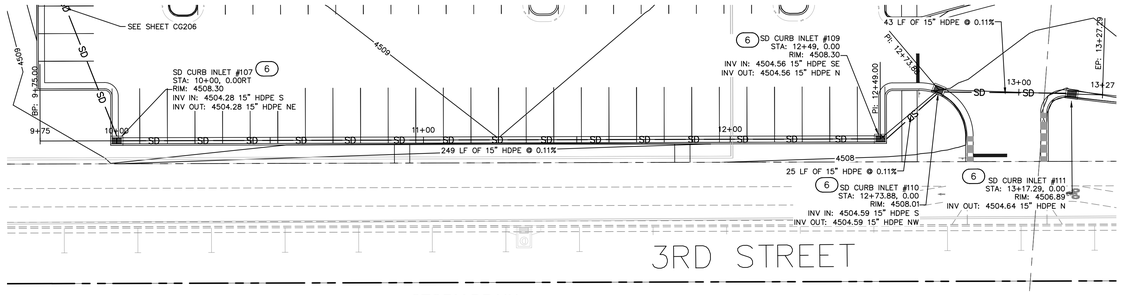
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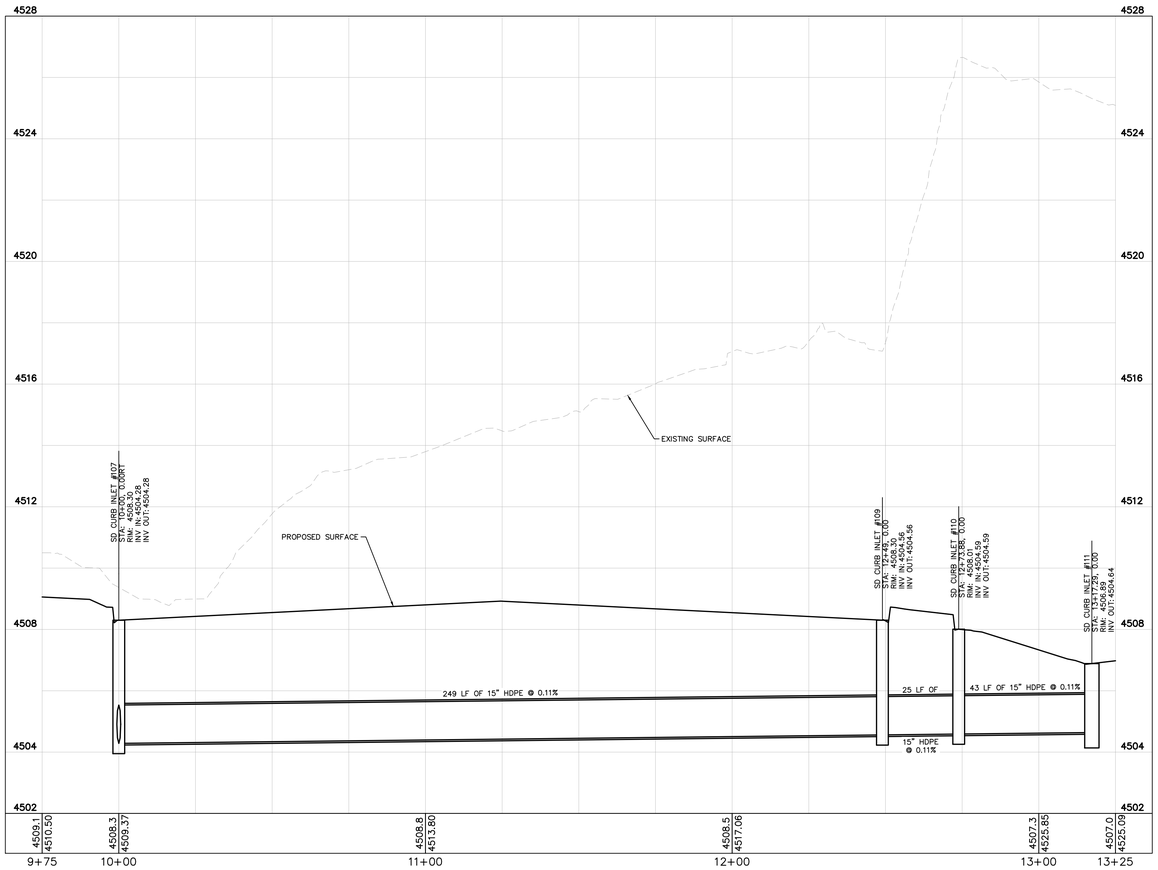
NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

STORM DRAIN PLAN AND PROFILE 4

CG204



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

HORIZ.: 1" = 10'
VERT.: 1" = 2'

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LEGEND

- LIMITS OF DISTURBANCE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION PIPE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING POWER LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING COMM LINE
- PROPOSED COMM LINE
- PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)

SEE SHEET CG206 - STORM DRAIN PLAN AND PROFILE 6

MATCHLINE STA: 12+00

STORM DRAIN NOTES

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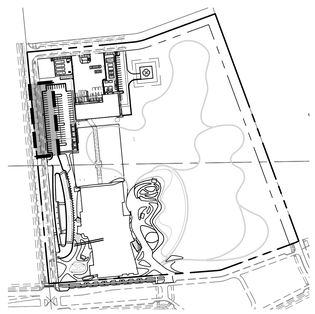
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VINEYARD, UT 84059



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=10'

#	Date	Revision

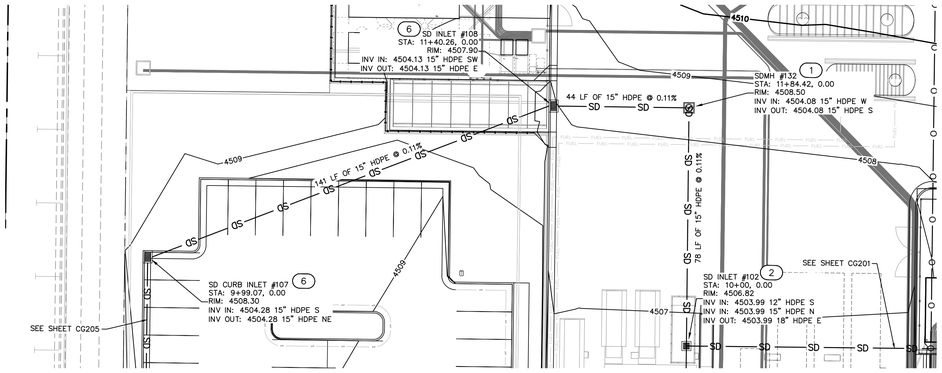
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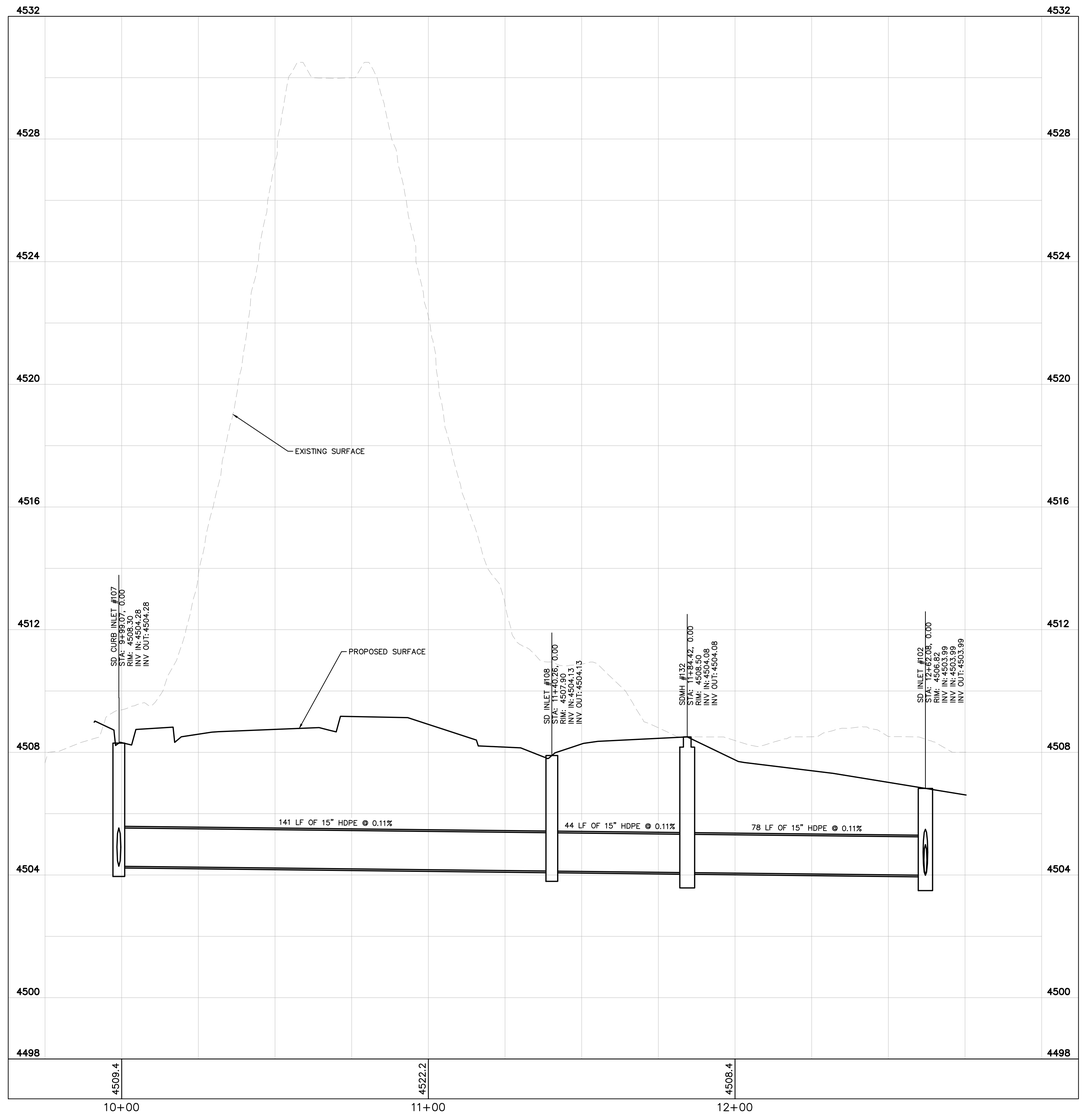
NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

STORM DRAIN PLAN AND PROFILE 5

CG205



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

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LEGEND

— — —	LIMITS OF DISTURBANCE
w — w	EXISTING WATER LINE
W — W	PROPOSED WATER LINE
FW — FW	PROPOSED FIRE PROTECTION PIPE
s — s	EXISTING SANITARY SEWER LINE
S — S	PROPOSED SANITARY SEWER LINE
g — g	EXISTING GAS LINE
G — G	PROPOSED GAS LINE
ohe — ohe	EXISTING POWER LINE
e — e	EXISTING ELECTRIC LINE
E — E	PROPOSED ELECTRIC LINE
sd — sd	EXISTING STORM DRAIN LINE
SD — SD	PROPOSED STORM DRAIN LINE
com — com	EXISTING COMM LINE
COM	PROPOSED COMM LINE
	PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)

STORM DRAIN NOTES

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2. INSTALL STORM DRAIN INLET BOX PER APWA DETAIL 332
3. INSTALL ACO K200 SLOPED TRENCH DRAIN OR EQUIVALENT. SEE DETAIL ON SHEET CU500
4. STUB FOR CONNECTION TO ROOF DRAIN. SEE MEP PLANS FOR CONTINUATION.
5. INSTALL 8" HDPE ROOF DRAIN LINE. MIN. SLOPE = 2.0%
6. INSTALL STORM DRAIN CURB INLET PER APWA DETAIL 315.1
7. PROPOSED 12" NYLOPLAST AREA DRAIN. SEE DETAIL 6 ON SHEET CU501
8. INSTALL SNOUT IN MANHOLE. SEE DETAIL ON SHEET CU501.

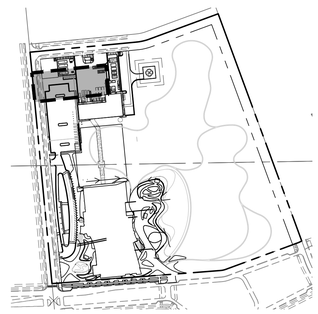
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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059



#	Date	Revision

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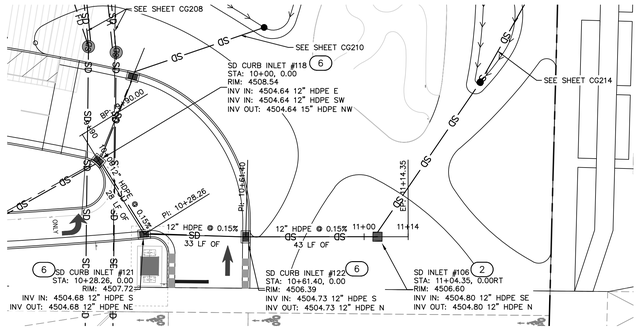
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DATE: 2/11/2026

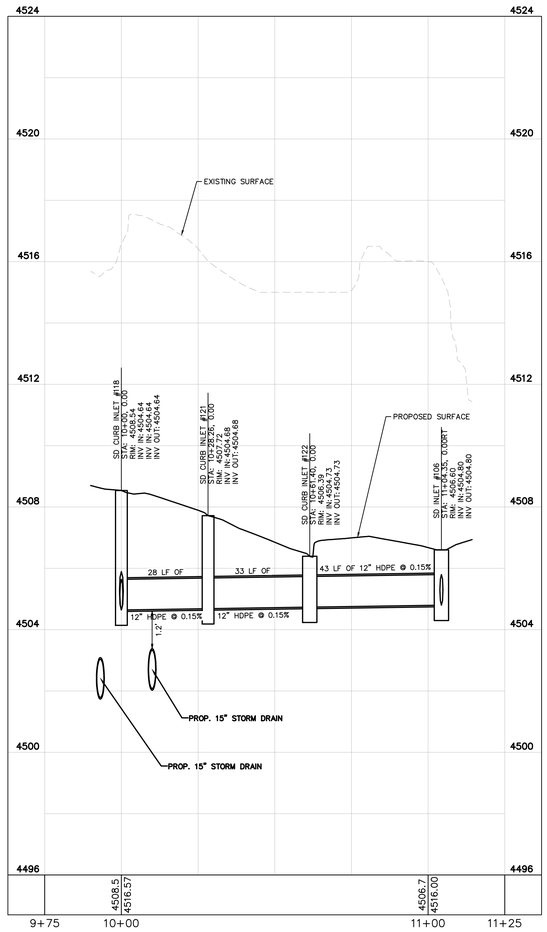
STORM DRAIN PLAN AND PROFILE 6

NORTH
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

CG206



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

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g g	EXISTING GAS LINE
G G	PROPOSED GAS LINE
ohe ohe	EXISTING POWER LINE
e e	EXISTING ELECTRIC LINE
E E	PROPOSED ELECTRIC LINE
sd sd	EXISTING STORM DRAIN LINE
SD SD	PROPOSED STORM DRAIN LINE
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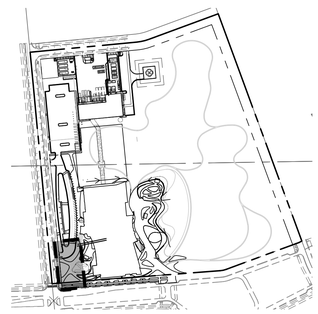
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Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059



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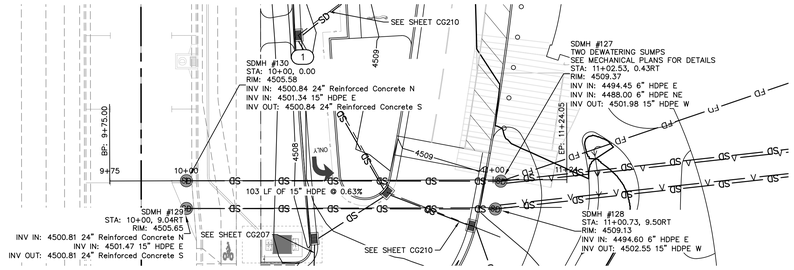
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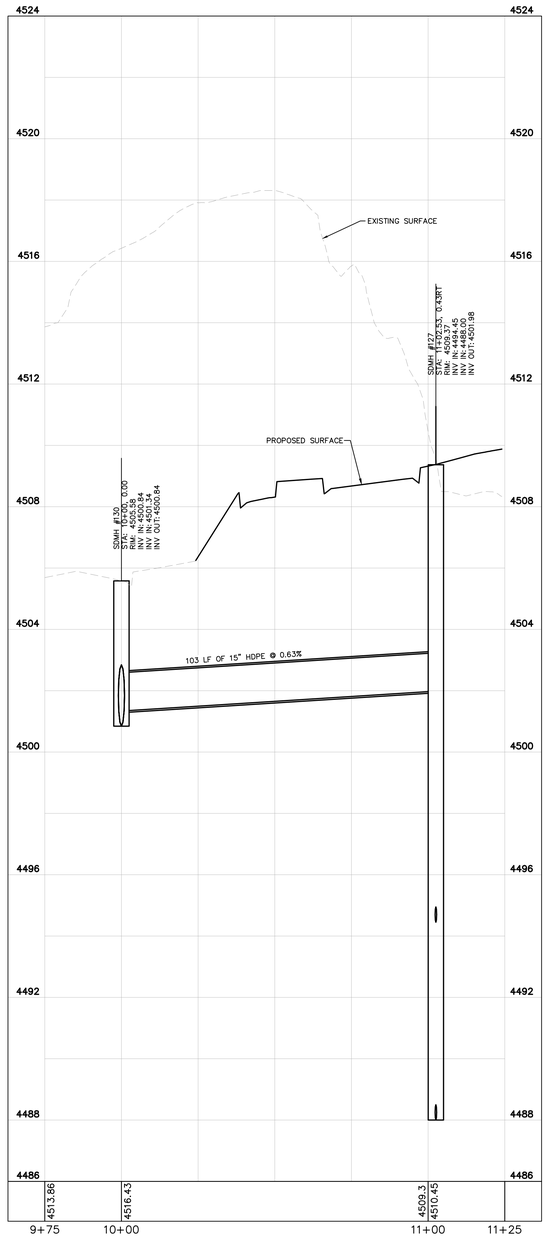
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

STORM DRAIN PLAN AND PROFILE 7

CG207



STORM DRAIN
PLAN



STORM DRAIN
PROFILE
HORIZ.: 1" = 20'
VERT.: 1" = 2'

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G G	PROPOSED GAS LINE
ohe ohe	EXISTING POWER LINE
e e	EXISTING ELECTRIC LINE
E E	PROPOSED ELECTRIC LINE
sd sd	EXISTING STORM DRAIN LINE
SD SD	PROPOSED STORM DRAIN LINE
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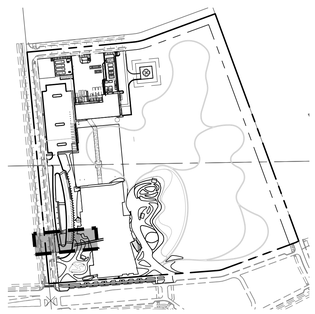
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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059



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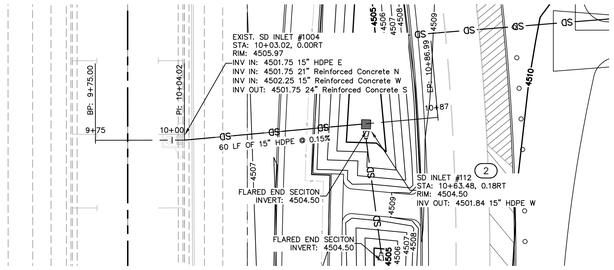
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DATE: 2/11/2026

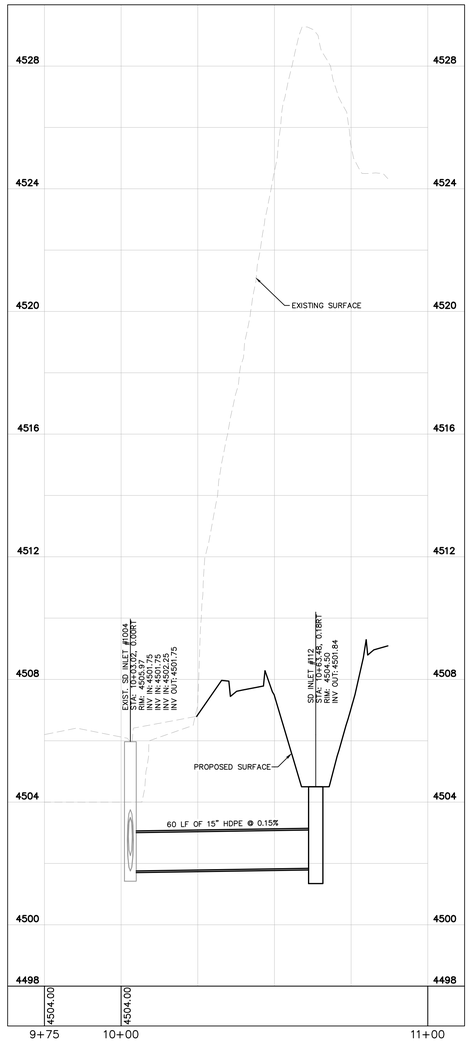
STORM DRAIN PLAN AND PROFILE 8

NORTH
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

CG208



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

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G G	PROPOSED GAS LINE
ohe ohe	EXISTING POWER LINE
e e	EXISTING ELECTRIC LINE
E E	PROPOSED ELECTRIC LINE
sd sd	EXISTING STORM DRAIN LINE
SD SD	PROPOSED STORM DRAIN LINE
com com	EXISTING COMM LINE
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STORM DRAIN NOTES

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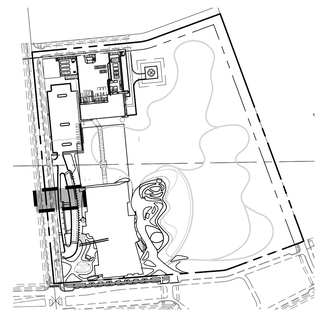
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Clininc & Research
100 West 1200 North
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#	Date	Revision

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NORTH

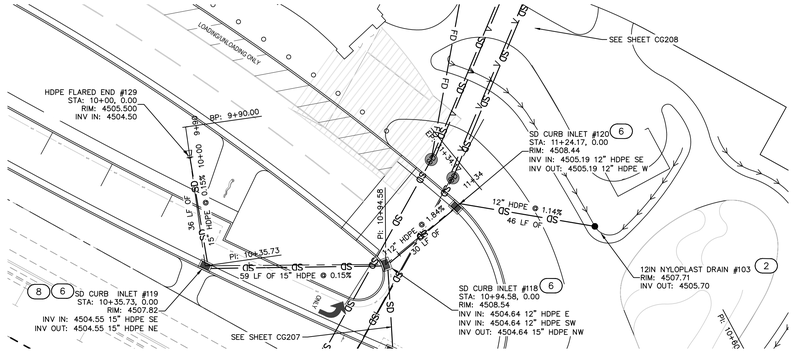
GRAPHIC SCALE IN FEET
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SCALE 1"=20'

PERMIT SET

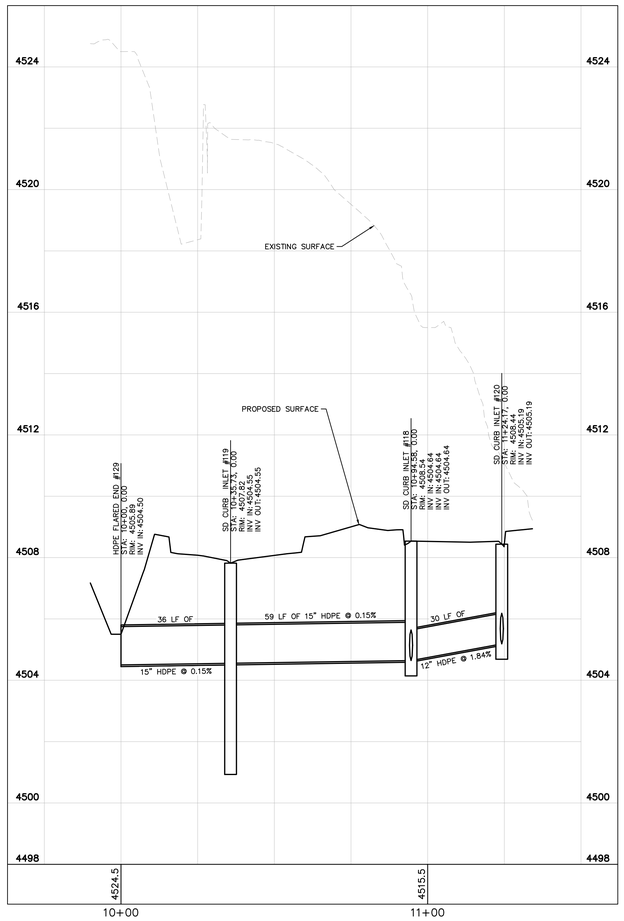
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DRAWN BY: CSA
DATE: 2/11/2026

STORM DRAIN PLAN AND PROFILE 9

CG209



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

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SD SD	PROPOSED STORM DRAIN LINE
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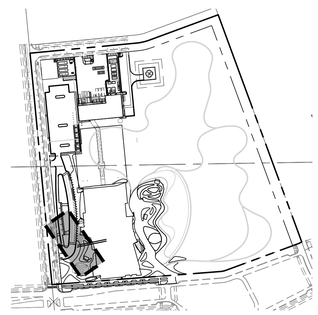
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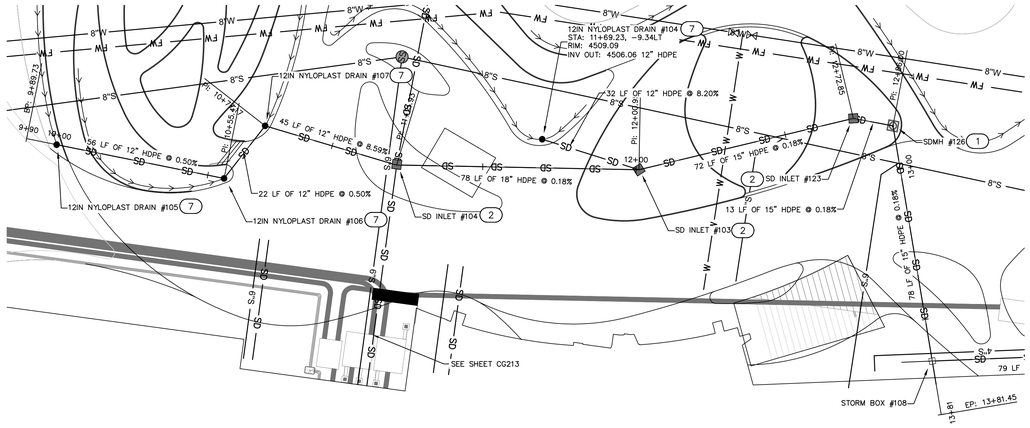
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DRAWN BY: CSA
DATE: 2/11/2026

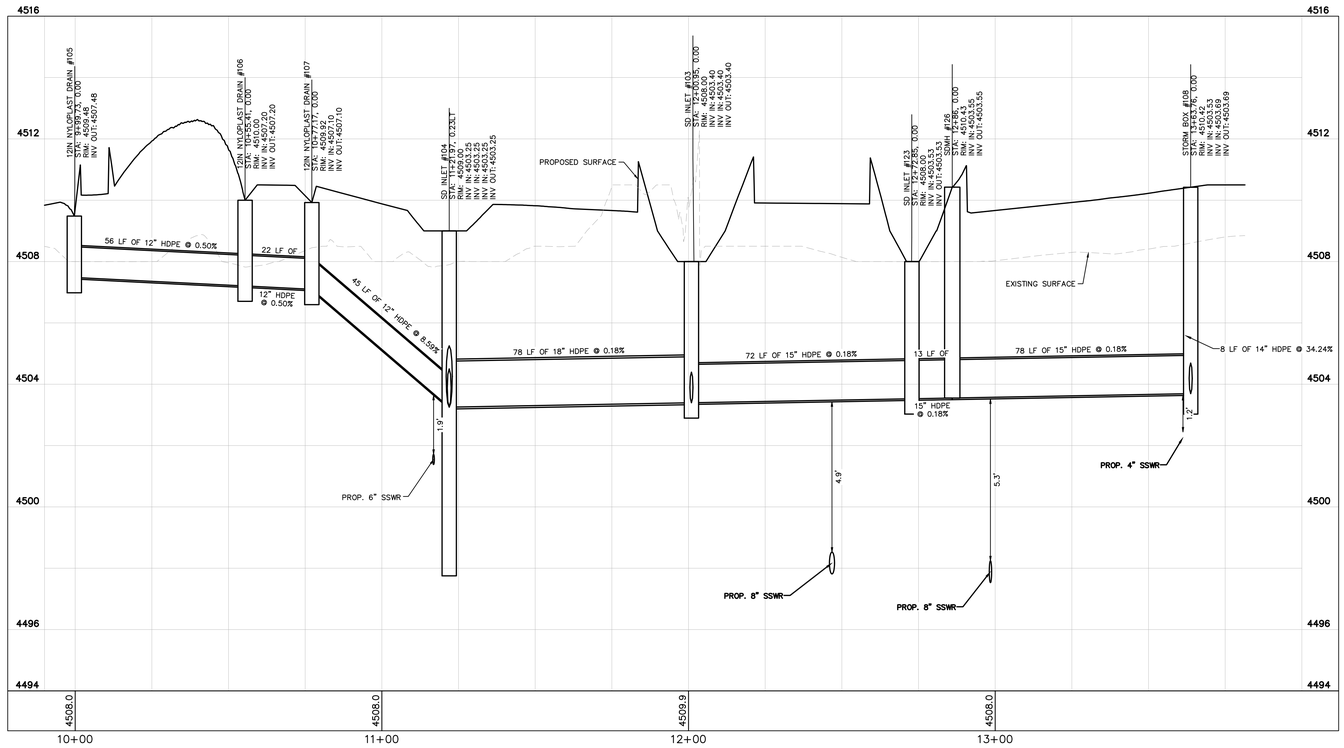
STORM DRAIN PLAN AND PROFILE 10

NORTH
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

CG210



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
2. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE ELEVATIONS.
3. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
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7. ALL UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FUTURE BID PACKAGE(S). SEE FUTURE PACKAGE FOR FINAL UTILITY LOCATIONS BEFORE CONSTRUCTION.

LEGEND

	LIMITS OF DISTURBANCE
w w	EXISTING WATER LINE
W W	PROPOSED WATER LINE
FW FW	PROPOSED FIRE PROTECTION PIPE
s s	EXISTING SANITARY SEWER LINE
S S	PROPOSED SANITARY SEWER LINE
g g	EXISTING GAS LINE
G G	PROPOSED GAS LINE
ohe ohe	EXISTING POWER LINE
e e	EXISTING ELECTRIC LINE
E E	PROPOSED ELECTRIC LINE
sd sd	EXISTING STORM DRAIN LINE
SD SD	PROPOSED STORM DRAIN LINE
chw chw	EXISTING CHILLED WATER LINE
CW CW	PROPOSED CHILLED WATER LINE
com com	EXISTING COMM LINE
COM	PROPOSED COMM LINE
	PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)

STORM DRAIN NOTES

1. INSTALL STORM DRAIN MANHOLE PER APWA DETAIL 341.1
2. INSTALL STORM DRAIN INLET BOX PER APWA DETAIL 332
3. INSTALL ACO K200 SLOPED TRENCH DRAIN OR EQUIVALENT. SEE DETAIL ON SHEET CU500
4. STUB FOR CONNECTION TO ROOF DRAIN. SEE MEP PLANS FOR CONTINUATION.
5. INSTALL 8" HDPE ROOF DRAIN LINE. MIN. SLOPE = 2.0%
6. INSTALL STORM DRAIN CURB INLET PER APWA DETAIL 315.1
7. PROPOSED 12" NYLOPLAST AREA DRAIN. SEE DETAIL 6 ON SHEET CU501
8. INSTALL SNOUT IN MANHOLE. SEE DETAIL ON SHEET CU501.

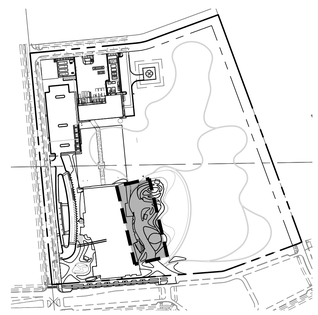
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Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059



#	Date	Revision

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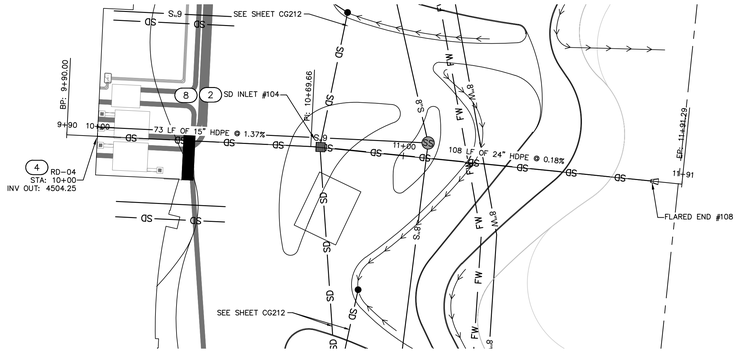
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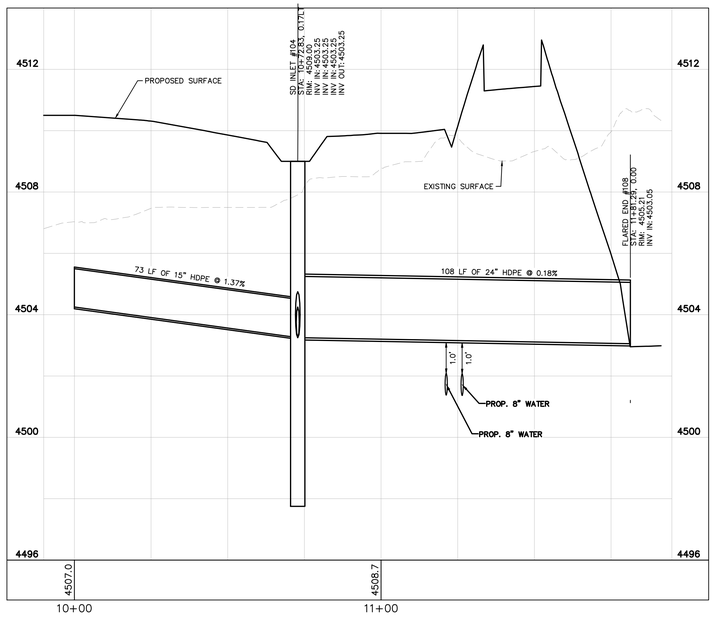
STORM DRAIN PLAN AND PROFILE 12

NORTH
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

CG211



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

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LEGEND

LIMITS OF DISTURBANCE	
EXISTING WATER LINE	w w
PROPOSED WATER LINE	W W
PROPOSED FIRE PROTECTION PIPE	FW FW
EXISTING SANITARY SEWER LINE	s s
PROPOSED SANITARY SEWER LINE	S S
EXISTING GAS LINE	g g
PROPOSED GAS LINE	G G
EXISTING POWER LINE	ohe ohe
EXISTING ELECTRIC LINE	e e
PROPOSED ELECTRIC LINE	E E
EXISTING STORM DRAIN LINE	sd sd
PROPOSED STORM DRAIN LINE	SD SD
EXISTING CHILLED WATER LINE	chw chw
PROPOSED CHILLED WATER LINE	CW CW
EXISTING COMM LINE	com com
PROPOSED COMM LINE	COM
PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)	

STORM DRAIN NOTES

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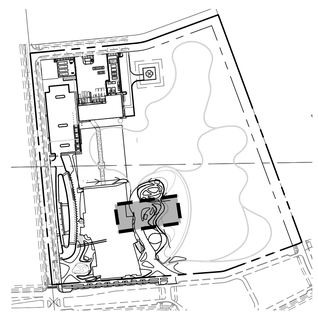
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VINEYARD, UT 84059



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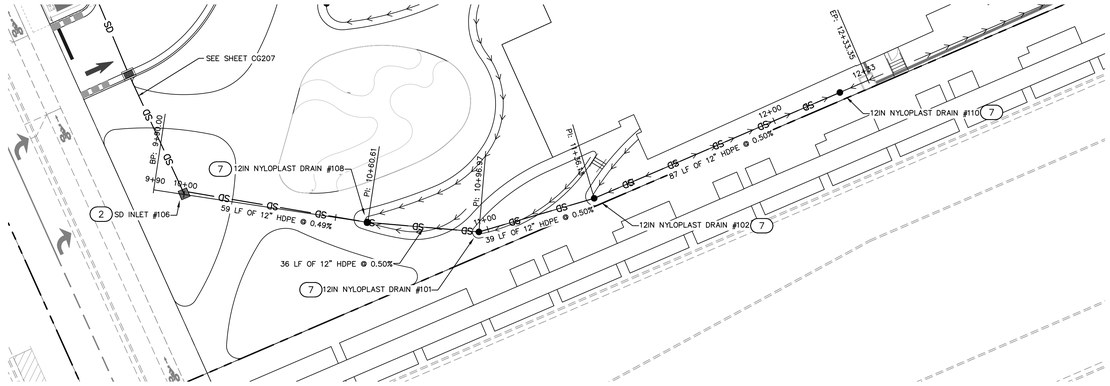
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DRAWN BY: CSA
DATE: 2/11/2026

NORTH

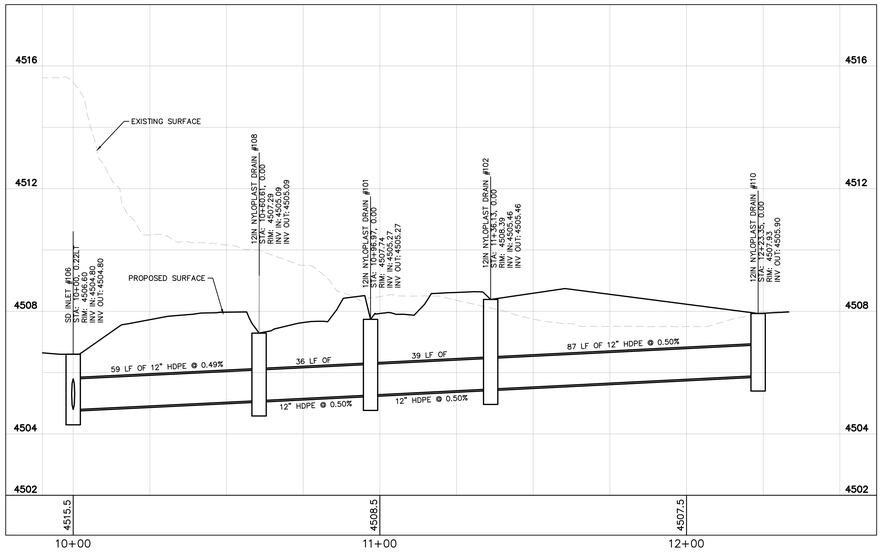
GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

STORM DRAIN PLAN AND PROFILE 13

CG212



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

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VERT.: 1" = 2'

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S S	PROPOSED SANITARY SEWER LINE
g g	EXISTING GAS LINE
G G	PROPOSED GAS LINE
ohe ohe	EXISTING POWER LINE
e e	EXISTING ELECTRIC LINE
E E	PROPOSED ELECTRIC LINE
sd sd	EXISTING STORM DRAIN LINE
SD SD	PROPOSED STORM DRAIN LINE
chw chw	EXISTING CHILLED WATER LINE
CW CW	PROPOSED CHILLED WATER LINE
com com	EXISTING COMM LINE
COM	PROPOSED COMM LINE
	PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)
	PROPOSED SPILL CURB

STORM DRAIN NOTES

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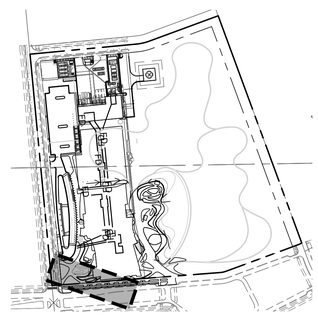
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Vineyard Campus - Phase 1A
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VINEYARD, UT 84059



#	Date	Revision

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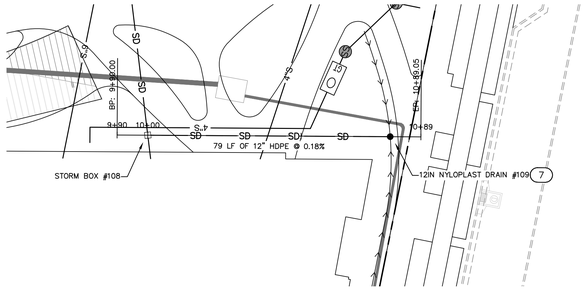
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DATE: 2/11/2026

STORM DRAIN PLAN AND PROFILE 14

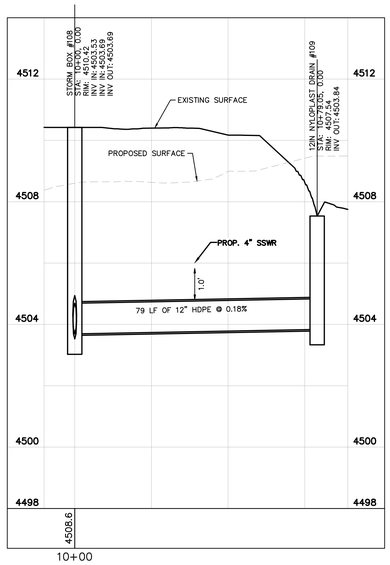
NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

CG213



STORM DRAIN
PLAN



STORM DRAIN
PROFILE

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VERT.: 1" = 2'

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LEGEND

LIMITS OF DISTURBANCE	
EXISTING WATER LINE	
PROPOSED WATER LINE	
PROPOSED FIRE PROTECTION PIPE	
EXISTING SANITARY SEWER LINE	
PROPOSED SANITARY SEWER LINE	
EXISTING GAS LINE	
PROPOSED GAS LINE	
EXISTING POWER LINE	
EXISTING ELECTRIC LINE	
PROPOSED ELECTRIC LINE	
EXISTING STORM DRAIN LINE	
PROPOSED STORM DRAIN LINE	
EXISTING CHILLED WATER LINE	
PROPOSED CHILLED WATER LINE	
EXISTING COMM LINE	
PROPOSED COMM LINE	
PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)	
PROPOSED SPILL CURB	

STORM DRAIN NOTES

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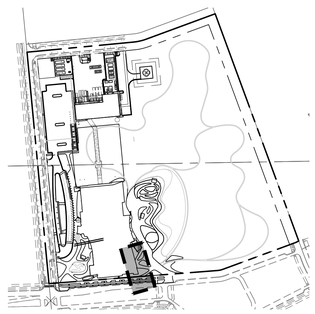
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VINEYARD, UT 84059



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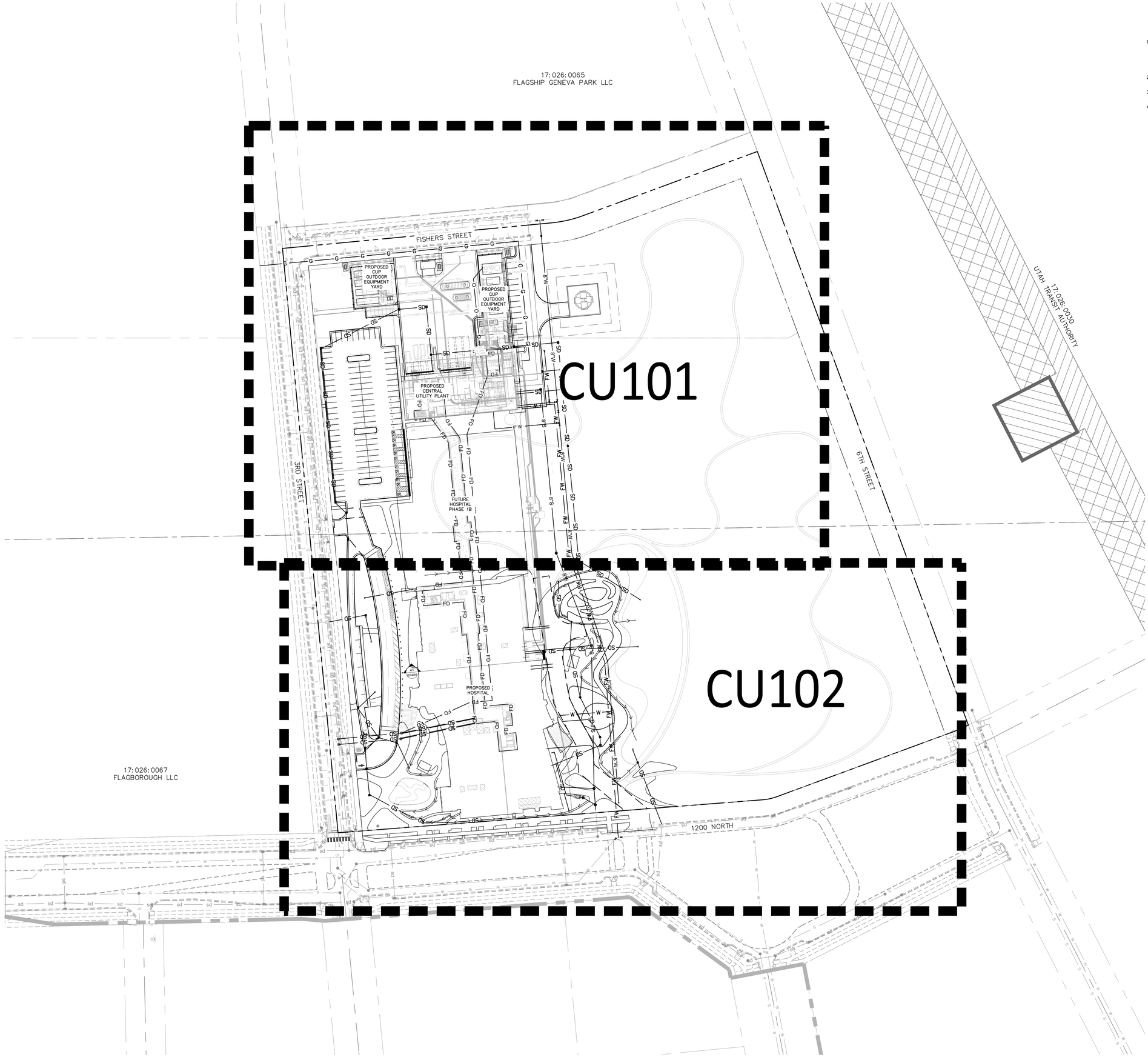
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CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

STORM DRAIN PLAN AND PROFILE 15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

CG214



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LEGEND

PROPOSED DISTURBANCE	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EXISTING WATER LINE	
PROPOSED WATER LINE	
EXISTING FIRE PROTECTION PIPE	
PROPOSED FIRE PROTECTION PIPE	
EXISTING ELECTRICAL	
PROPOSED ELECTRICAL	
EXISTING COMMUNICATIONS LINE	
PROPOSED COMMUNICATIONS LINE	
EXISTING IRRIGATION LINE	
PROPOSED IRRIGATION LINE	
EXISTING GAS PIPE	
PROPOSED GAS PIPE	
PROPOSED FOUNDATION DRAIN	

NORTH

0 60' 120' 240'

SCALE: 1" = 60'

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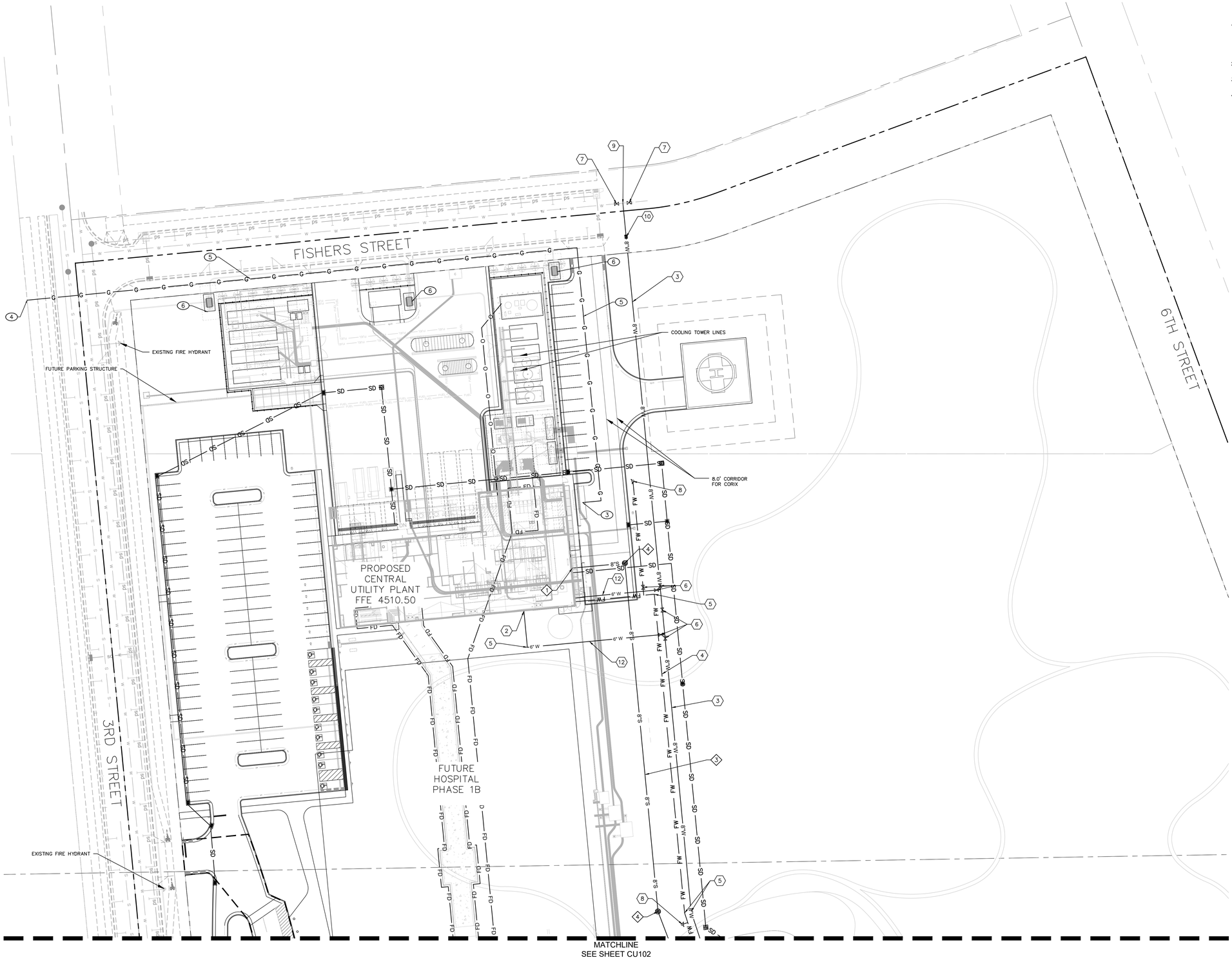
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OVERALL UTILITY PLAN

CU100



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SANITARY SEWER NOTES

1. STUB FOR SANITARY SEWER SERVICE, SEE MEP PLANS FOR CONTINUATION
2. INSTALL 6" PVC SDR-35 SANITARY SEWER PIPE
3. INSTALL 8" PVC SDR-35 SANITARY SEWER PIPE
4. INSTALL 5' SANITARY SEWER MANHOLE PER DETAIL 8 ON SHEET CU500
5. CONNECT TO EXISTING SANITARY SEWER MANHOLE
6. INSTALL 2000 GALLON GREASE INTERCEPTOR PER DETAIL ON SHEET CU500
7. INSTALL SAMPLING MANHOLE
8. CONNECT TO EXISTING SANITARY SEWER STUB
9. INSTALL CLEANOUT PER DETAIL ON CU500. SIZE PER PLAN
10. INSTALL 4" PVC SDR-35 SANITARY SEWER PIPE

WATER NOTES

1. STUB FOR DOMESTIC WATER SERVICE, SEE MEP PLANS FOR CONTINUATION
2. STUB FOR FIRE WATER SERVICE, SEE MEP PLANS FOR CONTINUATION
3. INSTALL 8" PVC C-900 DOMESTIC WATERLINE
4. INSTALL 10" PVC C-900 FIRE SERVICE LINE
5. INSTALL BEND AND THRUST BLOCK PER DETAIL ON CU500
6. INSTALL TEE AND THRUST BLOCK PER DETAIL ON CU500
7. INSTALL GATE VALVE. SIZE PER PLAN.
8. INSTALL FIRE HYDRANT ASSEMBLY PER DETAIL ON CU500
9. CONNECT TO EXISTING WATERLINE
10. INSTALL 4" DOMESTIC WATER METER PER DETAIL ON CU500
11. INSTALL DETECTOR CHECK VALVE AND VAULT. PER DETAIL ON CU501.
12. INSTALL 6" PVC C-900 DOMESTIC WATERLINE

DRY UTILITY NOTES

1. INSTALL TELECOM LINE. REFER TO MEP PLANS FOR DETAILS.
2. INSTALL ELECTRICAL LINE. REFER TO MEP PLAN FOR DETAILS.
3. INSTALL NATURAL GAS METER
4. CONNECT TO EXISTING GAS LINE. PROVIDE 2" VALVE ON LATERAL.
5. INSTALL 2" NATURAL GAS LINE
6. ELECTRICAL SWITCH. REFER TO MEP PLAN FOR DETAILS.

LEGEND

- PROPOSED DISTURBANCE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE PROTECTION PIPE
- PROPOSED FIRE PROTECTION PIPE
- EXISTING ELECTRICAL
- PROPOSED ELECTRICAL
- EXISTING COMMUNICATIONS LINE
- PROPOSED COMMUNICATIONS LINE
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- EXISTING GAS PIPE
- PROPOSED GAS PIPE
- PROPOSED FOUNDATION DRAIN

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE 1"=30'

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Date Revision

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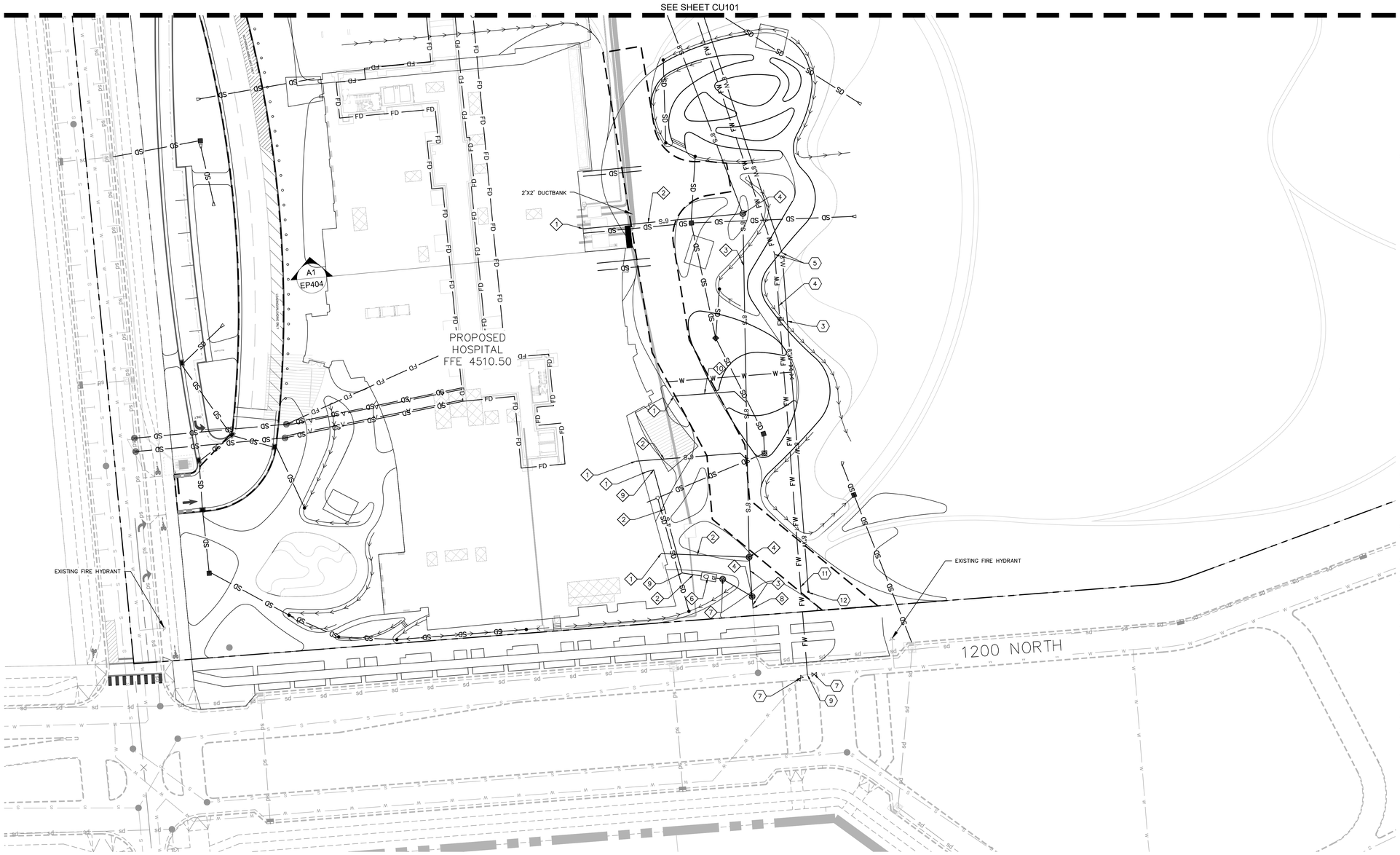
Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059

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NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

UTILITY PLAN NORTH

CU101



GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
2. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE ELEVATIONS.
3. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.

SANITARY SEWER NOTES

1. STUB FOR SANITARY SEWER SERVICE, SEE MEP PLANS FOR CONTINUATION
2. INSTALL 6" PVC SDR-35 SANITARY SEWER PIPE
3. INSTALL 8" PVC SDR-35 SANITARY SEWER PIPE
4. INSTALL 5' SANITARY SEWER MANHOLE PER DETAIL 8 ON SHEET CU500
5. CONNECT TO EXISTING SANITARY SEWER MANHOLE
6. INSTALL 2000 GALLON GREASE INTERCEPTOR PER DETAIL ON SHEET CU500
7. INSTALL SAMPLING MANHOLE
8. CONNECT TO EXISTING SANITARY SEWER STUB
9. INSTALL CLEANOUT PER DETAIL ON CU500. SIZE PER PLAN
10. INSTALL 4" PVC SDR-35 SANITARY SEWER PIPE

WATER NOTES

1. STUB FOR DOMESTIC WATER SERVICE, SEE MEP PLANS FOR CONTINUATION
2. STUB FOR FIRE WATER SERVICE, SEE MEP PLANS FOR CONTINUATION
3. INSTALL 8" PVC C-900 DOMESTIC WATERLINE
4. INSTALL 10" PVC C-900 FIRE SERVICE LINE
5. INSTALL BEND AND THRUST BLOCK PER DETAIL ON CU500
6. INSTALL TEE AND THRUST BLOCK PER DETAIL ON CU500
7. INSTALL GATE VALVE. SIZE PER PLAN.
8. INSTALL FIRE HYDRANT ASSEMBLY PER DETAIL ON CU500
9. CONNECT TO EXISTING WATERLINE
10. INSTALL 4" DOMESTIC WATER METER PER DETAIL ON CU500
11. INSTALL DETECTOR CHECK VALVE AND VAULT. PER DETAIL ON CU501.
12. INSTALL 6" PVC C-900 DOMESTIC WATERLINE

DRY UTILITY NOTES

1. INSTALL TELECOM LINE. REFER TO MEP PLANS FOR DETAILS.
2. INSTALL ELECTRICAL LINE. REFER TO MEP PLAN FOR DETAILS.
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5. INSTALL 2" NATURAL GAS LINE
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LEGEND

	PROPOSED DISTURBANCE
S	EXISTING SANITARY SEWER
S SS S	PROPOSED SANITARY SEWER
SD	EXISTING STORM DRAIN
SD SD SD	PROPOSED STORM DRAIN
W	EXISTING WATER LINE
W W W	PROPOSED WATER LINE
FW	EXISTING FIRE PROTECTION PIPE
FW FW	PROPOSED FIRE PROTECTION PIPE
E	EXISTING ELECTRICAL
E E E	PROPOSED ELECTRICAL
COM	EXISTING COMMUNICATIONS LINE
COM	PROPOSED COMMUNICATIONS LINE
IRR	EXISTING IRRIGATION LINE
IRR IRR	PROPOSED IRRIGATION LINE
G	EXISTING GAS PIPE
G G G	PROPOSED GAS PIPE
FD FD FD	PROPOSED FOUNDATION DRAIN

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE 1"=30'

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Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

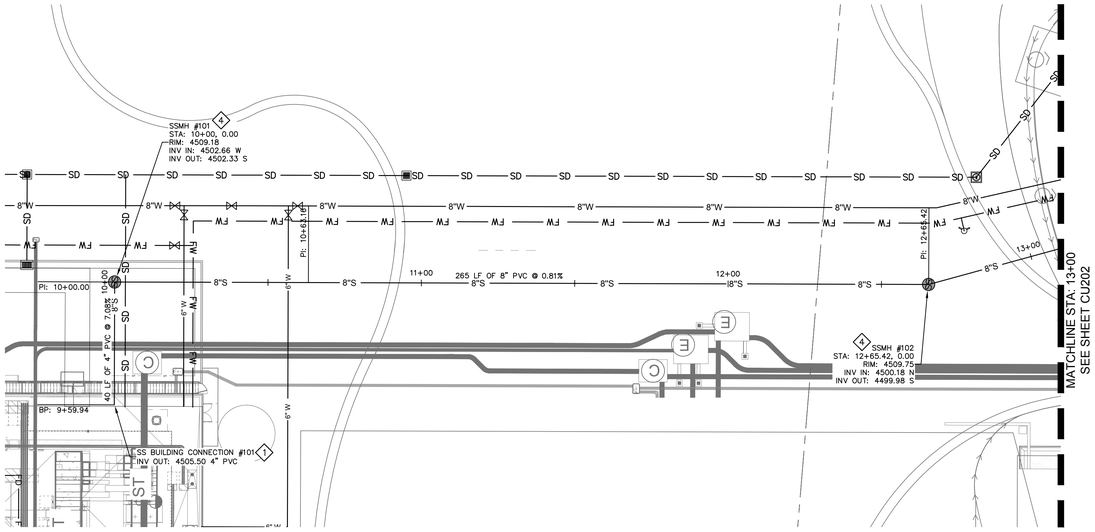
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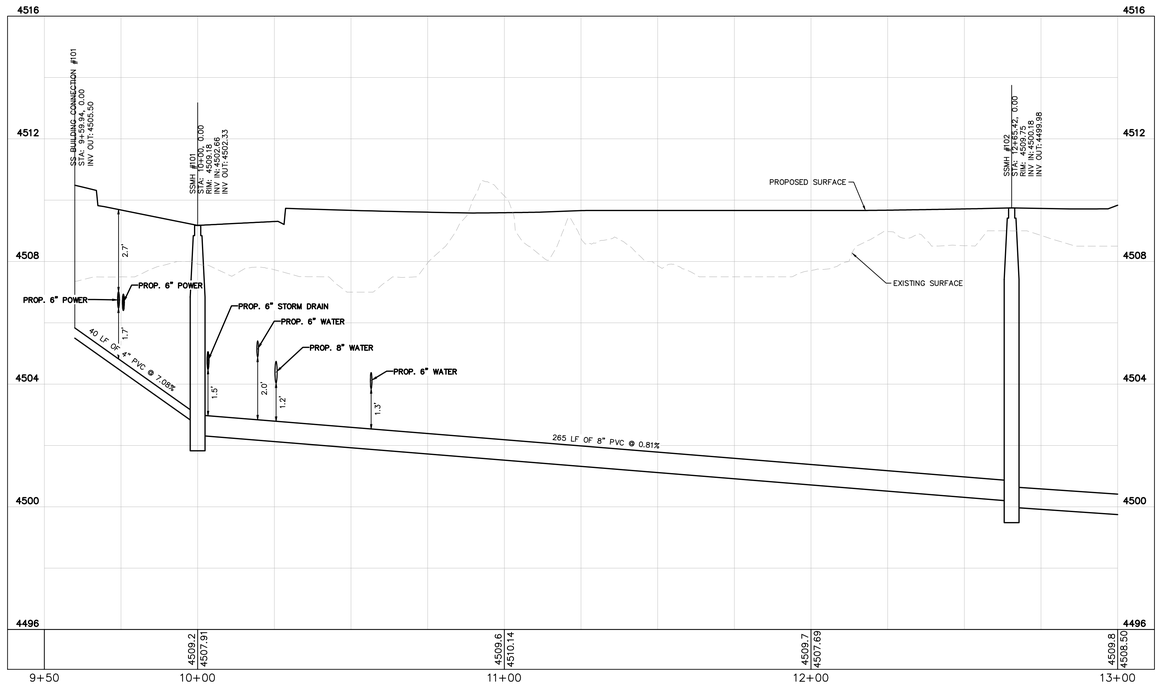
NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

UTILITY PLAN SOUTH

CU102



SANITARY SEWER
PLAN



SANITARY SEWER
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

GENERAL NOTES

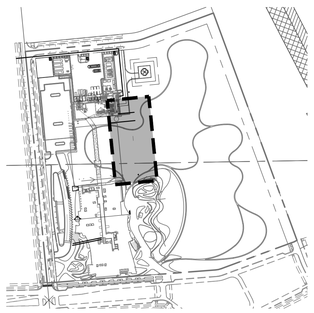
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5. ALL UTILITY TRENCHING MUST BE PER SLCDPU STANDARD PRACTICE NO. 1.
6. POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.
7. ALL UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FUTURE BID PACKAGE(S). SEE FUTURE PACKAGE FOR FINAL UTILITY LOCATIONS BEFORE CONSTRUCTION.

LEGEND

— — —	LIMITS OF DISTURBANCE
w	EXISTING WATER LINE
W	PROPOSED WATER LINE
FW	PROPOSED FIRE PROTECTION PIPE
s	EXISTING SANITARY SEWER LINE
S	PROPOSED SANITARY SEWER LINE
g	EXISTING GAS LINE
G	PROPOSED GAS LINE
ohe	EXISTING POWER LINE
e	EXISTING ELECTRIC LINE
E	PROPOSED ELECTRIC LINE
sd	EXISTING STORM DRAIN LINE
SD	PROPOSED STORM DRAIN LINE
com	EXISTING COMM LINE
COM	PROPOSED COMM LINE
	PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)

SANITARY SEWER NOTES

1. STUB FOR SANITARY SEWER SERVICE, SEE MEP PLANS FOR CONTINUATION
2. INSTALL 6" PVC SDR-35 SANITARY SEWER PIPE
3. INSTALL 8" PVC SDR-35 SANITARY SEWER PIPE
4. INSTALL 5' SANITARY SEWER MANHOLE PER DETAIL ON SHEET CU500
5. CONNECT TO EXISTING SANITARY SEWER MANHOLE
6. INSTALL 2000 GALLON GREASE INTERCEPTOR PER DETAIL ON SHEET CU500
7. INSTALL SAMPLING MANHOLE
8. CONNECT TO EXISTING SANITARY SEWER STUB



GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

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100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

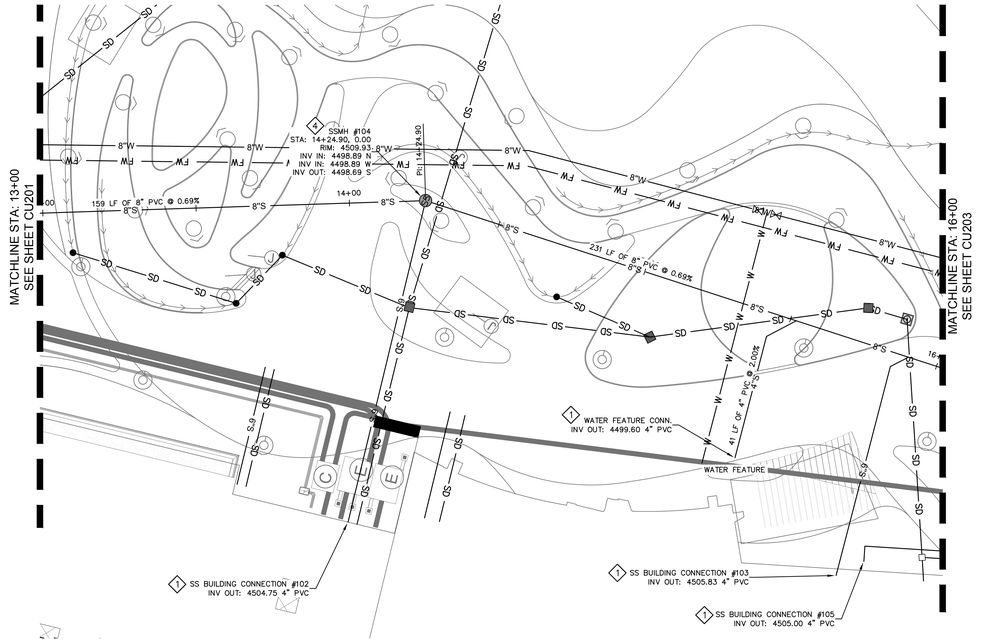
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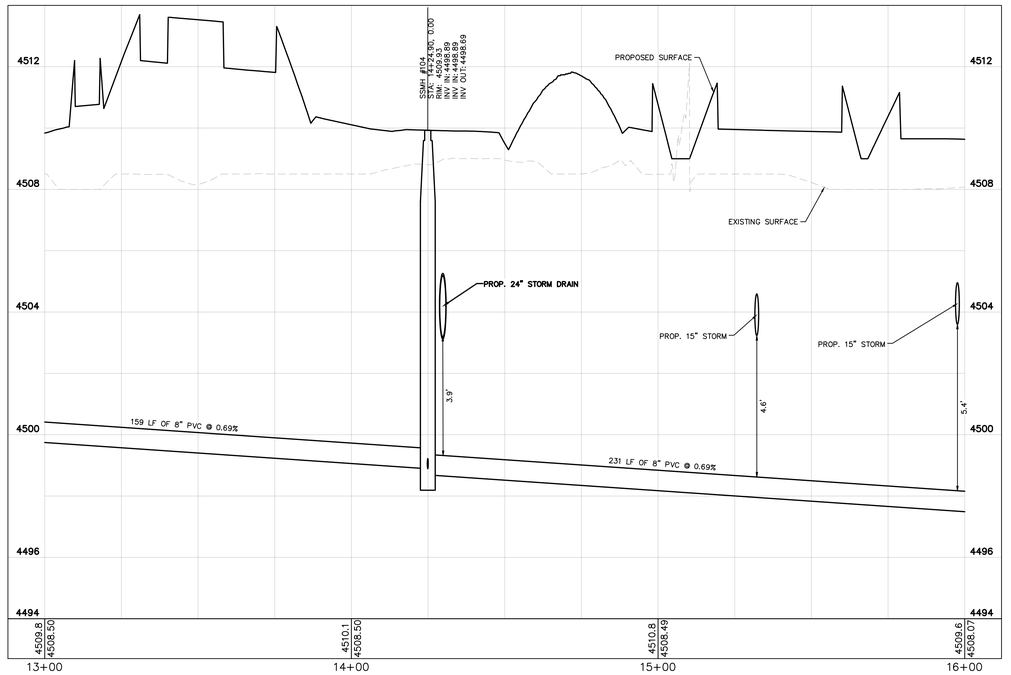
NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

SANITARY SEWER PLAN AND PROFILE 1

CU201



SANITARY SEWER
PLAN



SANITARY SEWER
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

GENERAL NOTES

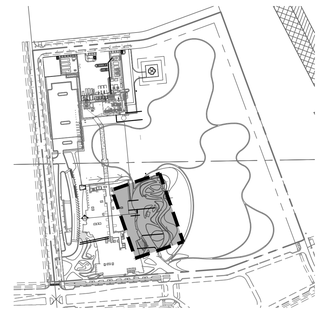
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LEGEND

	LIMITS OF DISTURBANCE
w w	EXISTING WATER LINE
W W	PROPOSED WATER LINE
FW FW	PROPOSED FIRE PROTECTION PIPE
s s	EXISTING SANITARY SEWER LINE
S S	PROPOSED SANITARY SEWER LINE
g g	EXISTING GAS LINE
G G	PROPOSED GAS LINE
ohe ohe	EXISTING POWER LINE
e e	EXISTING ELECTRIC LINE
E E	PROPOSED ELECTRIC LINE
sd sd	EXISTING STORM DRAIN LINE
SD SD	PROPOSED STORM DRAIN LINE
com com	EXISTING COMM LINE
COM	PROPOSED COMM LINE
	PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)

SANITARY SEWER NOTES

1. STUB FOR SANITARY SEWER SERVICE, SEE MEP PLANS FOR CONTINUATION
2. INSTALL 6" PVC SDR-35 SANITARY SEWER PIPE
3. INSTALL 8" PVC SDR-35 SANITARY SEWER PIPE
4. INSTALL 5' SANITARY SEWER MANHOLE PER DETAIL ON SHEET CU500
5. CONNECT TO EXISTING SANITARY SEWER MANHOLE
6. INSTALL 2000 GALLON GREASE INTERCEPTOR PER DETAIL ON SHEET CU500
7. INSTALL SAMPLING MANHOLE
8. CONNECT TO EXISTING SANITARY SEWER STUB



GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

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Clininc & Research
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VINEYARD, UT 84059

#	Date	Revision

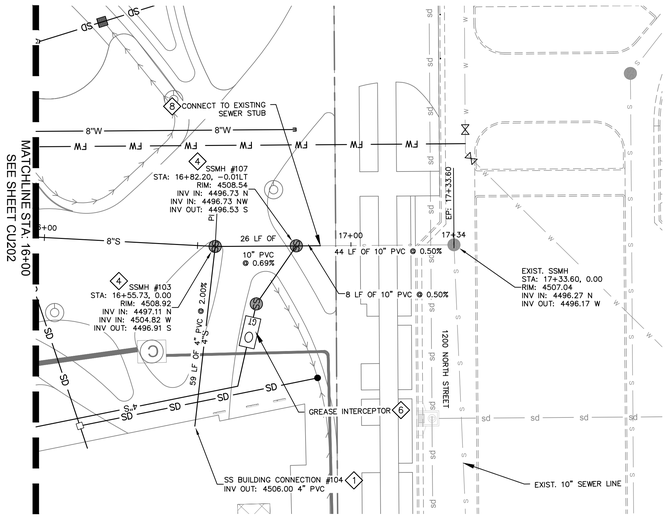
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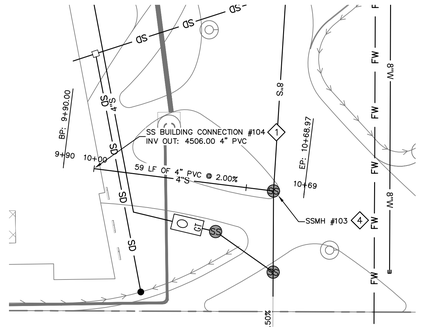
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CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

SANITARY SEWER PLAN AND PROFILE 2

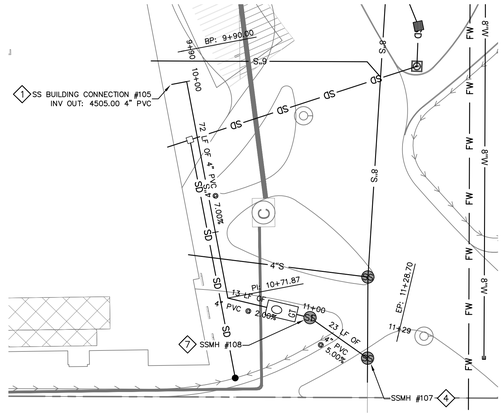
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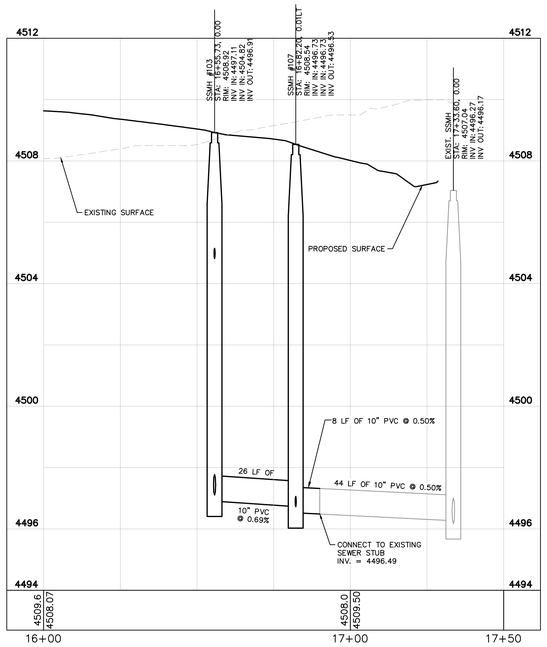
SANITARY SEWER
PLAN A



SANITARY SEWER
PLAN B

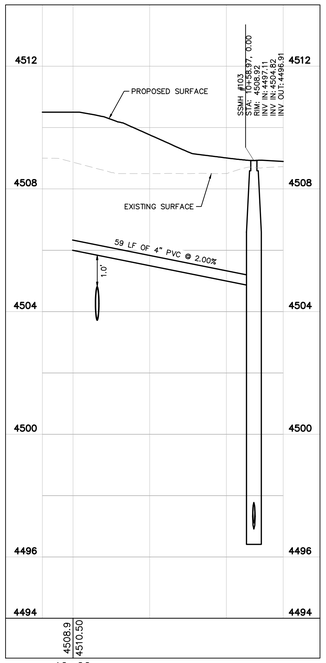


SANITARY SEWER
PLAN C



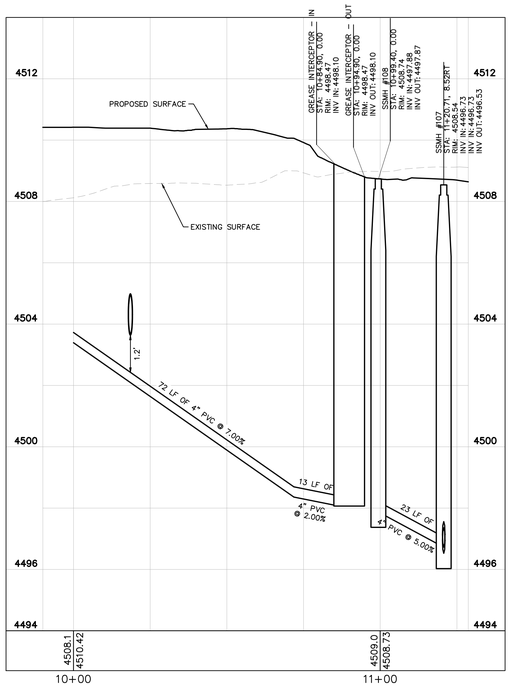
SANITARY SEWER
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'



SANITARY SEWER
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'



SANITARY SEWER
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

GENERAL NOTES

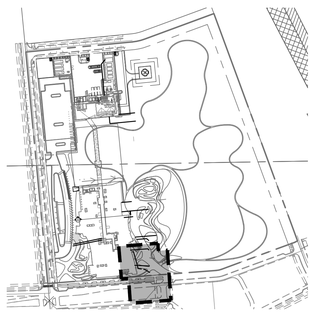
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LEGEND

- LIMITS OF DISTURBANCE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION PIPE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING POWER LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING COMM LINE
- PROPOSED COMM LINE
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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

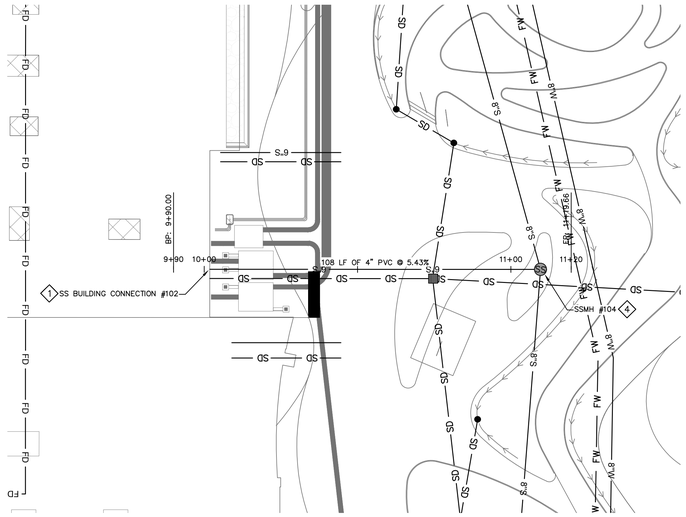
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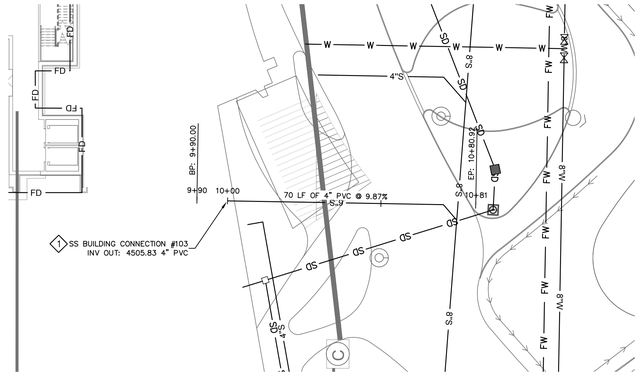
NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

SANITARY SEWER PLAN AND PROFILE 3

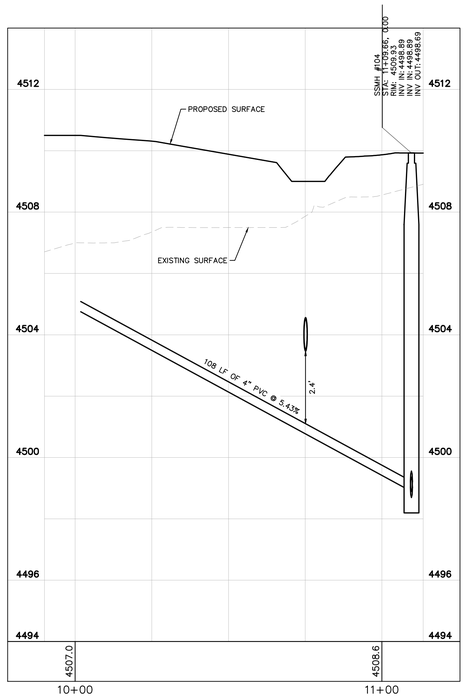
CU203



SANITARY SEWER
PLAN D

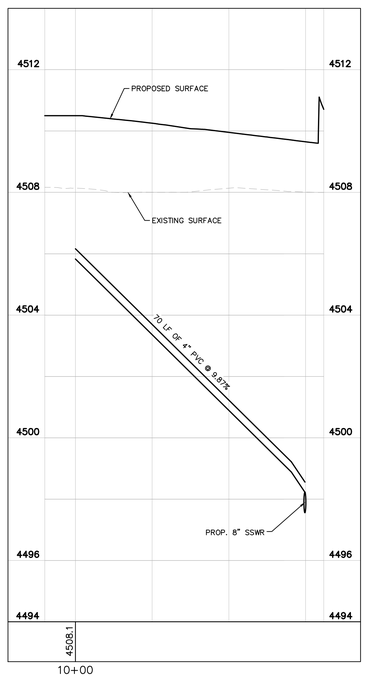


SANITARY SEWER
PLAN E



SANITARY SEWER
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'



SANITARY SEWER
PROFILE

HORIZ.: 1" = 20'
VERT.: 1" = 2'

GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
2. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE ELEVATIONS.
3. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
5. ALL UTILITY TRENCHING MUST BE PER SLCDPU STANDARD PRACTICE NO. 1.
6. POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.
7. ALL UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FUTURE BID PACKAGE(S). SEE FUTURE PACKAGE FOR FINAL UTILITY LOCATIONS BEFORE CONSTRUCTION.

LEGEND

	LIMITS OF DISTURBANCE
w — w	EXISTING WATER LINE
W — W	PROPOSED WATER LINE
FW — FW	PROPOSED FIRE PROTECTION PIPE
s — s	EXISTING SANITARY SEWER LINE
S — S	PROPOSED SANITARY SEWER LINE
g — g	EXISTING GAS LINE
G — G	PROPOSED GAS LINE
ohe — ohe	EXISTING POWER LINE
e — e	EXISTING ELECTRIC LINE
E — E	PROPOSED ELECTRIC LINE
sd — sd	EXISTING STORM DRAIN LINE
SD — SD	PROPOSED STORM DRAIN LINE
com — com	EXISTING COMM LINE
COM	PROPOSED COMM LINE
	PROPOSED RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)

SANITARY SEWER NOTES

1. STUB FOR SANITARY SEWER SERVICE, SEE MEP PLANS FOR CONTINUATION
2. INSTALL 6" PVC SDR-35 SANITARY SEWER PIPE
3. INSTALL 8" PVC SDR-35 SANITARY SEWER PIPE
4. INSTALL 5' SANITARY SEWER MANHOLE PER DETAIL ON SHEET CU500
5. CONNECT TO EXISTING SANITARY SEWER MANHOLE
6. INSTALL 2000 GALLON GREASE INTERCEPTOR PER DETAIL ON SHEET CU500
7. INSTALL SAMPLING MANHOLE
8. CONNECT TO EXISTING SANITARY SEWER STUB

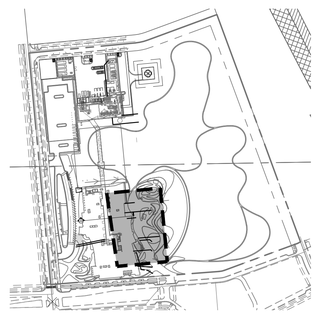
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www.kimley-horn.com

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Vineyard Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059



#	Date	Revision

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GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1"=20'

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SANITARY SEWER PLAN AND PROFILE 4

CU204

PIPE PASS THROUGH BASE

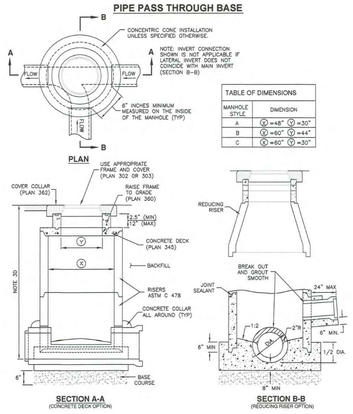


TABLE OF DIMENSIONS		
MANHOLE STYLE	DIMENSION	
A	X =48"	Y =30"
B	X =60"	Y =44"
C	X =60"	Y =30"

ADWA Utah Chapter

Precast manhole

Plan **341.2**
November 2010

1 STORM MANHOLE — SCALE: NTS

ZURN Z882
12 [305] WIDE REVEAL TRENCH DRAIN SYSTEM WITH STEEL FRAME

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

ENGINEERING SPECIFICATION: Zurn Z882
Channels shall be 96" [2438mm] long, 12" [305mm] wide reveal and have a 9-1/4" [235mm] throat. Modular channel sections shall be made of 0% water absorption, high density polymer concrete. The top of the channel shall be 1/4" [6mm] below the finished floor and shall be sloped to the center for installation and shall mechanically lock into the concrete surround every 12" [305mm]. Channel sections shall weigh less than 5.05 lbs. [2.29kg] per linear foot, have a smooth, 3" [76mm] reduced self cleaning bottom with a Manning's coefficient of 0.009 and 1.04% or neutral 0% built in slope. Channels shall have rebar clips standard to secure trench in its final location. Shall be provided with standard DOC grates that lock down to frame. Zurn 12" [305mm] wide reveal ductile iron slotted grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 and has a minimum clear open area of 50.0 sq. in./per ft. [1057 sq. mm per meter]. The 12" [305mm] thick grate has a minimum clear open area of 60.8 sq. in./per ft. [1271.527 sq. mm per meter]. The 1/4" [6mm] thick heavy-duty carbon steel frame assembly conforms to ASTM specification A36 with 10 - 4" [102mm] long concrete anchors per 96" [2438mm]. Grate lockdown bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames Shall be produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)
— Z Polyethylene (HDPE) Polyethylene (HDPE) Channel, Heavy-Duty Frame with Anchor Studs

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each
— -6 4 [102] No-Hub End Outlet
— -6A 4 [102] No-Hub Bottom Outlet
— -6B 6 [152] No-Hub End Outlet
— -6C 6 [152] No-Hub Bottom Outlet
— -6R 8 [203] No-Hub End Outlet
— -6S 8 [203] No-Hub Bottom Outlet

Grate Options (Load Classifications are per DIN EN1433)
— -BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
— -BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
— -BDF Black Acid Resistant Epoxy Coated Ductile Grate - Class F
— -DC Ductile Iron Solid Cover - Class E
— -DGC Ductile Iron Slotted Grate - Class C
— -DGE Ductile Iron Slotted Grate - Class E
— -DGF Ductile Iron Slotted Grate - Class F
— -GDC Galvanized Ductile Slotted Grate - Class C
— -GDE Galvanized Ductile Slotted Grate - Class E
— -GDF Galvanized Ductile Slotted Grate - Class F
— -GHPD Galvanized Heel-Proof Ductile Grate - Class B
— -GHPE Galvanized Heel-Proof Ductile Grate - Class E
— -HPD Heel-Proof Ductile Slotted Grate - Class B
— -HPDE Heel-Proof Ductile Slotted Grate - Class E
— -HPDE Heel-Proof Ductile Slotted Grate - Class E
— -RPDC Reinforced Slotted Galvanized Grate - Class C
— -RPDE Reinforced Slotted Galvanized Grate - Class A or C
— -RPGRC Reinforced Perforated Galvanized Reverse Punch Grate - Class C

MADE in the U.S.A.
— -ADA-USA Meets Americans with Disabilities Act
— -GDC-USA Ductile Iron Slotted Grate - Class C
— -GDE-USA Ductile Iron Slotted Grate - Class E
— -GDF-USA Ductile Iron Slotted Grate - Class F
— -FS Fabricated Galvanized Steel Slotted Grate - Class A
— -FG Fabricated Galvanized Steel Slotted Grate - Class A
— -GADA-USA Galvanized Ductile ADA Slotted Grate - Class C
— -GDC-USA Galvanized Ductile Slotted Grate - Class C
— -GDE-USA Galvanized Ductile Slotted Grate - Class E
— -GHPDE-USA Galvanized Ductile Slotted Grate - Class E
— -HPDE-USA Heel-Proof Ductile Slotted Grate - Class E
— -GG Fiberglass Grate - Class A
— -PG Perforated Galvanized Steel Grate - Class A
— -PS Perforated Stainless Steel Grate - Class A
— -SBG-L Stainless Steel Bar Grate - Class C

Miscellaneous Options
— -DB Bottom Dome Strainer

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	Flow (gpm)
8201	8.25 [159]	7.25 [184]	1.241	557
8202	8.25 [210]	7.25 [235]	2.482	1114
8203	8.25 [210]	9.25 [235]	3.235	989
8209N	9.25 [235]	9.25 [235]	-	-
8204	9.25 [235]	10.25 [260]	2.745	1232
8205	10.25 [260]	11.25 [286]	3.271	1468
8206	11.25 [286]	12.25 [311]	3.808	1709
8209N	12.25 [311]	13.25 [337]	-	-
8207	13.25 [337]	14.25 [362]	4.347	1951
8208	13.25 [337]	14.25 [362]	4.893	2196
8209	14.25 [362]	15.25 [387]	5.443	2443
8209N	15.25 [387]	16.25 [387]	-	-
8210	15.25 [387]	16.25 [413]	5.998	2691
8211	16.25 [413]	17.25 [438]	6.551	2940
8212	17.25 [438]	18.25 [464]	7.106	3189

— -RPSC Reinforced Perforated Stainless Steel Grate - Class C
— -RPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options
— -CBF Black Acid Resistant Coated Top Frame
— -JCV Joint Connector
— -SW1 Single Sidewall Extensions - 11 [279] High
— -SW2 Double Sidewall Extensions - 22 [559] High
— -VP Vandal-Proof Lockdown

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 · Ph. 800-883-6876, Fax 814-454-7929
In Canada | Zurn Industries Limited
3344 Nashua Drive, Mississauga, Ontario L4V 1L2 · Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev G
Date: 12/15/17
C.N. No. 139333
Prod. | Dwg. No. Z882

2 TRENCH DRAIN — SCALE: NTS

ROUND WITH FLARE

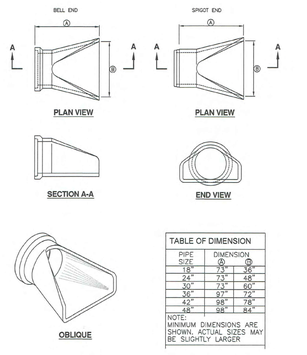


TABLE OF DIMENSION		
PIPE SIZE	DIMENSION Ⓐ	Ⓑ
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	98"	78"
48"	98"	84"

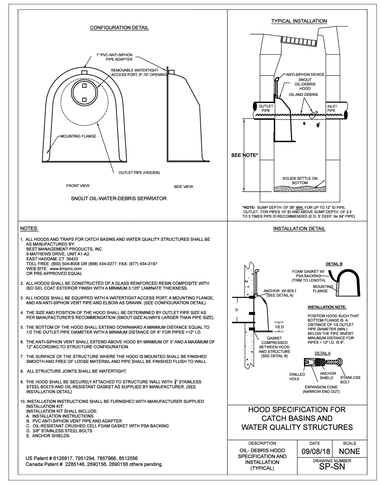
NOTE: MINIMUM DIMENSIONS ARE SHOWN, ACTUAL SIZES MAY BE SLIGHTLY LARGER

ADWA Utah Chapter

Pipe outfall

Plan **323.1**
November 2010

3 FLARED END SECTION — SCALE: NTS

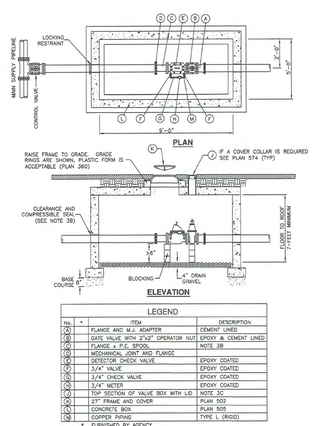


NOTES:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
BEST MANAGEMENT PRODUCTS, INC.
1111 EAST MAIN ST., SUITE A2
EAST HADDAM, CT 06423
TOLL FREE: (800) 504-8006 OR (888) 434-0377, FAX: (877) 434-3197
OR APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO-GEL CONT EXTERIOR FINISH WITH A MINIMUM 0.1 55" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARDS A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 5" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH: ¾" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED HOOD AND INCLUDE:
INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

US Patent # 8126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2680156, 2690156 others pending

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
	DRAWING NUMBER	SP-SN

4 SNOUT — SCALE: NTS



LEGEND			
No.	*	ITEM	DESCRIPTION
A		FLANGE AND M.J. ADAPTER	CEMENT LINED
B		GATE VALVE WITH 2"x2" OPERATOR NUT	EPOXY & CEMENT LINED
C		FLANGE x P.E. SPOOL	NOTE 3B
D		MECHANICAL JOINT AND FLANGE	
E		DETECTOR CHECK VALVE	EPOXY COATED
F		3/4" VALVE	EPOXY COATED
G		3/4" CHECK VALVE	EPOXY COATED
H		3/4" METER	EPOXY COATED
J		TOP SECTION OF VALVE BOX WITH LID	NOTE 3C
K		27" FRAME AND COVER	PLAN 502
L		CONCRETE BOX	PLAN 505
M		COPPER PIPING	TYPE L (ASTM)
N	*	FURNISHED BY AGENCY	

ADWA Utah Chapter

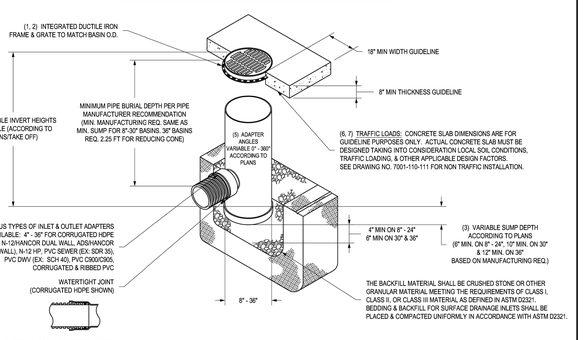
Detector check valve with 3/4" bypass meter

Plan **572**
May 2006

5 DETECTOR CHECK — SCALE: NTS

6 NYLOPLAST DRAIN — SCALE: NTS

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DRAWN BY	EBC	MATERIAL	
DATE	1-23-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	

ADS Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-144 REV J

7 WATER METER VAULT — SCALE: NTS

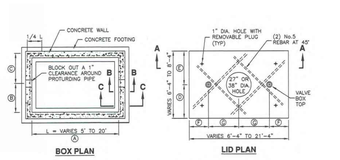


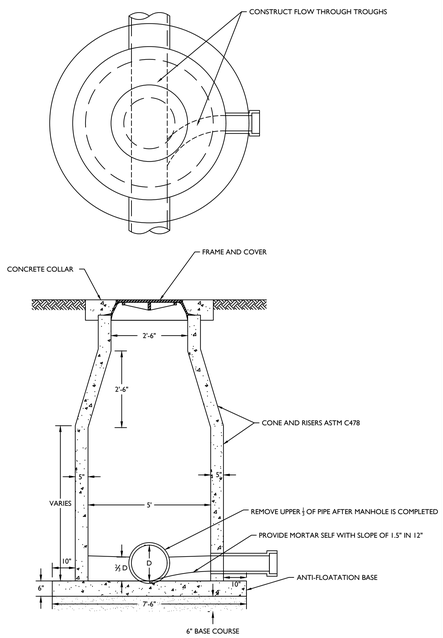
TABLE OF DIMENSION					
	METER SIZE				
No.	10"	8"	6"	3" & 4"	1 1/2" & 2"
Q	20'-0"	11'-0"	11'-0"	9'-0"	5'-0"
R	3'-10"	3'-5"	3'-5"	3'-0"	3'-6"
S	6'-3"	3'-5"	3'-5"	2'-0"	2'-6"
T	4'-8"	4'-1"	4'-1"	3'-8"	2'-6"
U	6'-10"	4'-1"	4'-1"	3'-8"	2'-6"
V	4'-8"	3'-5 3/4"	3'-10 1/4"	3'-5 1/2"	CENTER
W	5'-4"	2'-8 1/4"	2'-3 3/4"	1'-8 1/2"	

ADWA Utah Chapter

Concrete meter boxes

Plan **505**
August 2001

8 5' ANTI-FLOAT SANITARY SEWER MANHOLE — SCALE: NTS



SANITARY SEWER MANHOLE WITH ANTI-FLOATATION BASE

9 NOT USED — SCALE: NTS

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http://www.archnexus.com

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Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059

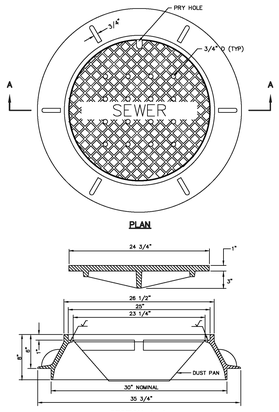
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DATE: 2/11/2026

UTILITY DETAILS

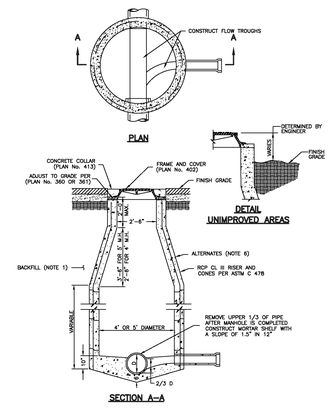
CU501



30" Frame and cover

April 1997 | 187 | Plan No. **402**

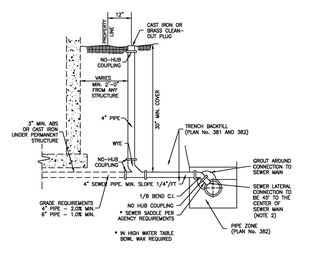
1 SEWER MANHOLE COVER — SCALE: NTS



Sanitary sewer manhole

April 1997 | 189 | Plan No. **411**

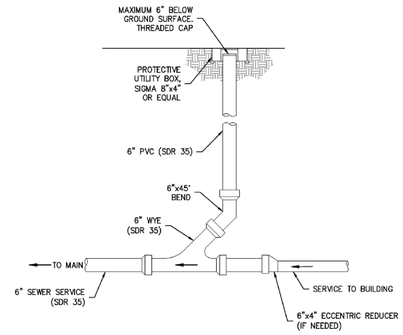
2 SANITARY SEWER MANHOLE — SCALE: NTS



Sewer lateral connection

April 1997 | 195 | Plan No. **431**

3 SANITARY SEWER LATERAL CONNECTION — SCALE: NTS

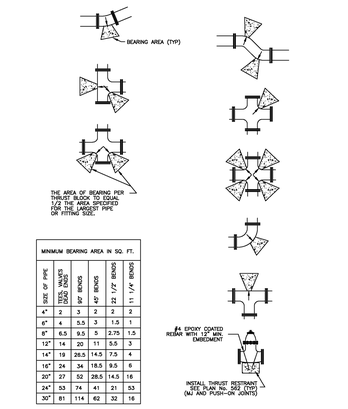


Sanitary sewer cleanout

4 SANITARY SEWER CLEANOUT — SCALE: NTS

GENERAL NOTES

1. AMERICAN PUBLIC WORK ASSOCIATION (APWA) DETAILS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO FOLLOW DETAILS AND SPECIFICATIONS IN THE 2025 APWA UTAH CHAPTER MANUAL OF STANDARD PLANS AND MANUAL OF STANDARD SPECIFICATIONS.

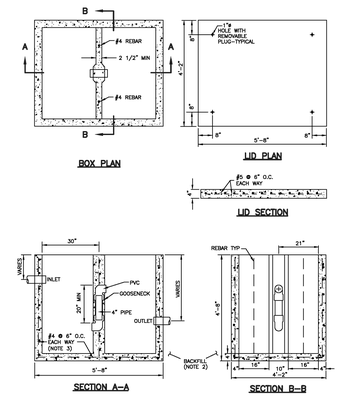


MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES AND DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	8.0	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

Direct bearing thrust block

April 1997 | 239 | Plan No. **561**

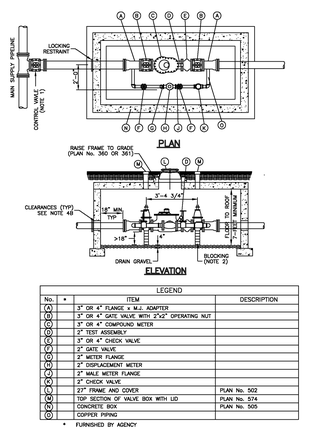
5 THRUST BLOCK DETAIL — SCALE: NTS



Grease trap

April 1997 | 201 | Plan No. **441**

6 GREASE TRAP — SCALE: NTS



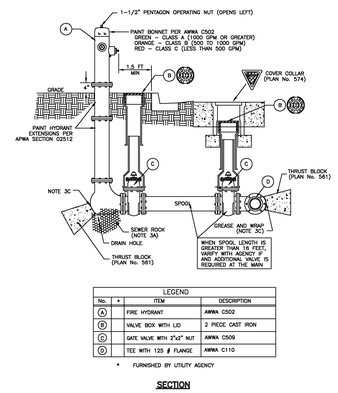
LEGEND			
No.	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE x M.J. ADAPTER	
B		3" OR 4" GATE VALVE WITH 2"x2" OPERATING NUT	
C		3" OR 4" COMPOUND METER	
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE	
G		2" METER FLANGE	
H		2" DISPLACEMENT METER	
I		2" MALE METER FLANGE	
K		2" CHECK VALVE	
L		27" FRAME AND COVER	PLAN No. 502
M		TOP SECTION OF VALVE BOX WITH LID	PLAN No. 574
N		CONCRETE BOX	PLAN No. 505
O		COPPER PIPING	

* FURNISHED BY AGENCY

3" and 4" Compound meter with 2" bypass

August 2001 | 219 | Plan No. **523**

7 WATER METER — SCALE: NTS



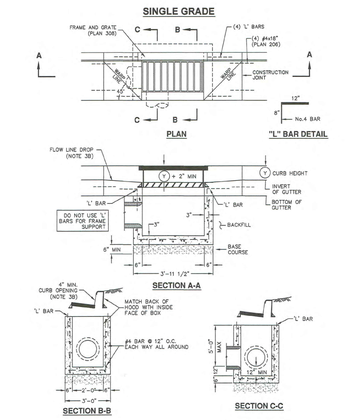
LEGEND			
No.	*	ITEM	DESCRIPTION
A		FIRE HYDRANT	AWWA C502
B		VALVE BOX WITH LID	2 PIECE CAST IRON
C		GATE VALVE WITH 2"x2" NUT	AWWA C509
D		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

Fire hydrant with valve

January 2003 | 213 | Plan No. **511**

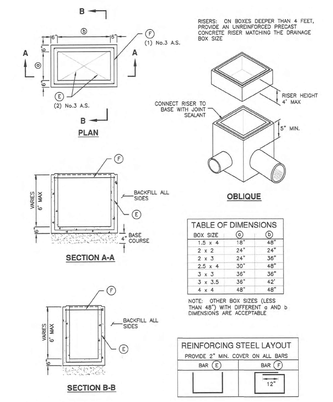
8 FIRE HYDRANT ASSEMBLY — SCALE: NTS



Catch basin

Plan **315.1** | September 2010

9 STORM DRAIN CURB INLET — SCALE: NTS



Precast box

Plan **332** | June 2010

10 STORM INLET — SCALE: NTS

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STAMP

Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

NOT FOR CONSTRUCTION

NEXUS PROJ. #: XXXXX.XX
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

UTILITY DETAILS

CU500

GENERAL NOTES

1. REFERENCES IN THESE NOTES TO APPLICABLE CODES SHALL INCLUDE COMPREHENSIVELY THE LATEST EDITION OF ALL FEDERAL, REGIONAL, STATE, CITY, FIRE DEPARTMENT AND LOCAL CODES, LAWS, ORDINANCES, ORDERS, RULES, AND GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY WITH THE APPLICABLE CODES AND COMPLY FULLY AS REQUIRED.
2. REFERENCES IN THESE NOTES TO THE CONTRACTOR SHALL APPLY TO THE CONTRACTOR, THEIR AGENTS, ALL SUBCONTRACTORS AND ALL OTHERS EMPLOYED BY THE CONTRACTOR FOR THE PURPOSE OF THE EXECUTION OF THE WORK.
3. REFERENCES IN THESE NOTES TO THE BUILDING OWNER OR ARCHITECT SHALL INCLUDE ALL CONSULTING ENGINEERS AND AUTHORIZED AGENTS OR REPRESENTATIVES OF THESE PARTIES.
4. REFERENCES IN THESE NOTES TO THE WORK SHALL INCLUDE ALL ELEMENTS AND COMPONENTS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS WHETHER OR NOT SPECIFICALLY IDENTIFIED.
5. WHERE DISCREPANCIES OR CONFLICTS OCCUR BETWEEN APPLICABLE CODES AND/OR THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY UNLESS AGREED TO IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
6. PROPERTY LINES, EXISTING UTILITY INFORMATION AND TOPOGRAPHY INFORMATION TAKEN FROM THE PLAN ENTITLED EXISTING CONDITIONS PLAN, EX SERIES, PREPARED BY POWER SURVEYING COMPANY, INC., DATED FEBRUARY 16, 2024.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES IN THE FIELD. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES AND THE ARCHITECT SHALL BE NOTIFIED, IN WRITING, OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTIONS TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
9. BORINGS WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.
10. NO WETLANDS ARE LOCATED WITHIN THE PROJECT BASED ON FIELD INVESTIGATIONS BY ERO RESOURCES CORP. ON NOVEMBER 30, 2023.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK.
12. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL PERMITS AS REQUESTED BY THE BUILDING OWNER OR THE ARCHITECT.
13. THE CONTRACTOR SHALL CONTACT THE OWNER TO DETERMINE ALL RULES GOVERNING THE EXECUTION OF THE WORK WITHIN THE PROJECT AREA AND SHALL FULLY COMPLY WITH SUCH RULES TO THE SATISFACTION OF THE BUILDING OWNER THROUGHOUT THE COURSE OF CONSTRUCTION.
14. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR THE COORDINATION OF THE WORK WITH ALL CONDITIONS AND DIMENSIONS OF THE PROJECT SITE AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION OF THE PLANS PRIOR TO THE SUBMITTAL OF CONSTRUCTION BIDS FOR THE WORK.
15. SUBMITTAL OF CONSTRUCTION BIDS SHALL BE DEEMED AS EVIDENCE THAT THE CONTRACTOR HAS REVIEWED THE EXISTING CONDITIONS AND HAS INCLUDED COSTS FOR THE INHERENT CONDITIONS AND/OR DIFFICULTIES WHICH AFFECT THE EXECUTION AND COMPLETION OF THE WORK.
16. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF THE WORK, AND UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM THE ACCUMULATION OF RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ABATE DUST NUISANCE AS NECESSARY. ALL RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF AS LAWFULLY REQUIRED.
17. ALL DETAILS, SECTIONS AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OTHERWISE. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
18. DIMENSIONS ARE CONSIDERED TO BE "NOMINAL" UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED.
19. IN THE EVENT THAT QUESTIONS ARISE WITH RESPECT TO THE INTENT OF THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION OF THE INTENT.
20. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ANY REQUESTS FOR MODIFICATIONS TO THE CONTRACT DOCUMENTS IN THE FORM OF FIELD DRAWINGS, SHOP DRAWINGS, SAMPLES OR OTHER MEANS APPROPRIATE WITH SPECIFIC CHANGES IDENTIFIED FOR REVIEW.
21. THE CONTRACTOR SHALL PROTECT ALL COMPLETED WORK FROM THE DETRIMENTAL EFFECTS OF THE SUBSEQUENT PHASES OR TRADES AS NECESSARY TO PREVENT DAMAGE AND DEFECTS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL, REPAIR, AND REPLACEMENT OF ALL DAMAGED AND DEFECTIVE MATERIALS AND WORKMANSHIP TO THE SATISFACTION OF THE BUILDING OWNER AND THE ARCHITECT.
23. ALL MATERIALS AND EQUIPMENT ARE TO BE NEW, UNLESS OTHERWISE NOTED.
24. THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT SITE AT ALL TIMES DURING THE EXECUTION OF THE WORK.
25. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ARCHITECT OR TO THE OWNER SHOP DRAWINGS, PROJECT DATA, SAMPLES AND SIMILAR SUBMITTALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR OF SEPARATE CONTRACTORS. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SUBMITTAL SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT AND/OR CONSULTING ARCHITECTS. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
26. SAMPLES OF ALL FINISHES, COLORS AND MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OF PRODUCTS OR COMMENCING RELATED WORK.

GRADING NOTES

1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE SURVEY.
2. SAWCUT AND REMOVE ALL EXISTING PAVEMENT IN AREAS WHERE THE PROPOSED GRADES ARE LESS THAN 1 INCH GREATER THAN THE EXISTING GRADES.
3. 3 INCH DIAMETER HOLES SHALL BE PUNCHED OR DRILLED THROUGH THE EXISTING PAVEMENT IN FILL AREAS WHERE EXISTING PAVEMENT IS TO REMAIN. NO HOLES SHALL BE MORE THAN 50 FEET APART.
4. PATHWAY LONGITUDINAL SLOPES SHALL NOT EXCEED 5%. PATHWAY CROSS-SLOPES AND PLAZA SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION. ADA RAMP LONGITUDINAL SLOPE SHALL NOT EXCEED 8.3%. ALL PAVED AREAS SHALL BE SLOPED TO DRAIN WITH A MINIMUM SLOPE OF 0.5%. PLANTED AREAS SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 33%. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE RULES AND GIVEN SPOT GRADES.
5. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 1% AND A MAXIMUM 3:1 (33%) GRADIENT UNLESS OTHERWISE NOTED.
6. HOLD FINISHED GRADES INCLUDING THE MULCH LAYER FOR SHRUB AND GROUNDCOVER AREAS 1/4 INCH BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
8. RETAIN A 1 FOOT MIN SHOULDER (5% SLOPE OR LESS) ADJACENT TO ALL WALKWAYS AND UTILITY TABS, UNLESS OTHERWISE NOTED.
9. VERIFY ACCURACY OF ALL EXISTING GRADES AT AREAS TO REMAIN, PRIOR TO STARTING CONSTRUCTION OF ADJUSTMENT IMPROVEMENTS. NOTIFY CLIENT AND DESIGN TEAM OF DISCREPANCIES.
10. HOLD TOPS OF WALLS LEVEL UNLESS NOTED OTHERWISE.
11. COORDINATE ALL EXISTING MANHOLES, CATCH BASINS, UTILITY BOXES, CLEANOUTS, VAULTS, FIRE HYDRANTS, ETC., TO MATCH NEW FINISHED GRADES.
12. IN FILL AREAS WHERE PROPOSED GRADES ARE 1 TO 3 INCHES HIGHER THAN THE EXISTING PAVEMENT, THE PROPOSED GRADES SHALL BE MET BY ADDING PAVEMENT OVERLAYS (1.5 INCH MAXIMUM THICKNESS EACH LIFT) TO EXISTING PAVEMENT.

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY (TRIANGULARLY) AS SHOWN.
3. INSTALL ALL TREES A MINIMUM OF 3 FEET/1 METER FROM BACK OF CURB, EDGE OF WALL OR PAVING.
4. FORM MINIMUM 3 INCH/75 MILLIMETER WATERING BASIN AROUND ALL TREES NOT INSTALLED PAVED AREAS. FILL TREE RING WITH A 3 INCH/75 MILLIMETER LAYER OF MULCH.
5. NO MULCH OR SOIL TO BE LEFT DIRECTLY ON ROOT CROWN.
6. REMOVE ALL GIRDLING ROOTS FROM NEW TREE MATERIAL.
7. REMOVE TOP AND SIDES OF B&B TREES BURLAP AND WIRE FRAMES, REMOVE ANY EXCESS SOIL FROM AROUND ROOT CROWNS.
8. FOR BOXED TREES, REMOVE FOUR VERTICAL SIDES OF BOX, LEAVING BOTTOM OF BOX INTACT IN TREE PIT.
9. FOR BARE-ROOT OR MISSOURI GRAVEL TREES, FOLLOW CLIMATE CONTROL RECOMMENDATIONS OF SUPPLIER, SOAK HYDROGEL SPRAYED ROOTS FOR ONE HOUR BEFORE PLANTING. SEE ROOT CROWN 1/2 INCH /13 MILLIMETERS ABOVE ADJACENT SOIL, AND EVENLY SPREAD OUT ROOTS AND BACKFILL OF SOIL TO AVOID GROUPING OF ROOTS OR FINE ROOTS, BUT RATHER RADIALLY ARRANGING ROOTS WITHIN TREE PIT.
10. GENTLY LOOSEN OR CUTAWAY PLASTIC CONTAINERS FROM CONTAINER STOCK PLANTINGS. FOR HIGHLY ROOT-BOUND CONTAINERS, SHAVING ROOTS CUTTING FINE ROOTS FOR THE OUTER 1/4 INCH/7 MILLIMETER OF CONTAINER, FOR MILDLY ROOT-BOUND CONTAINERS, HAND LOOSEN BEFORE PLANTING.
11. EACH LOCATION OF TREE SHALL BE STAKED AT APPROXIMATE FINISH ELEVATION BY CONTRACTOR FOR REVIEW BY LANDSCAPE ARCHITECT AND APPROVAL PRIOR TO FINAL INSTALLATION. ALL TREES IN AREA SHALL BE STAKED FOR REFERENCE AND LIMITS OF PLANT BEDS AND PAVING CLEARLY MARKED AT A MINIMUM.
12. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR KEY AND CLASSIFICATION.
13. ALL TREES TO HAVE A 3 INCH/75 MILLIMETER THICK LAYER OF MULCH, AND SHRUB OR HERBACEOUS PLANTING AREAS TO RECEIVE 2 INCH/50 MILLIMETER THICK LAYER OF MULCH, SEE SPECIFICATIONS.
14. DO NOT PLANT GROUND COVERS, HEDGES, OR FLOWERING PLANTS WITHIN 3 FEET/1 METER OF ANY EXISTING AND/OR PROPOSED HYDRANTS, PIV, FDC, DCDA, ETC.
15. SEE SPECIFICATIONS FOR ANCHOR, TREE COLLARS, GUY-WIRING AND ADDITIONAL PRODUCTS AND REQUIREMENTS NEEDED FOR PLANTING.
16. THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN IN THE PLANS.
17. IN THE EVENT OF A DISCREPANCY IN PLANT MATERIAL QUANTITIES BETWEEN THE DRAWINGS AND PLANT LISTS, THE LARGER QUANTITY SHALL BE REQUIRED.
18. ALL PLANT MATERIAL SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ITS ARRIVAL TO THE SITE. NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO THE ARRIVAL OF THE PLANT MATERIAL ON SITE.
19. ALL TREES SHALL BE APPROVED BY ARCHITECT. PRIOR TO TAGGING TREES THE CONTRACTOR MUST PROVIDE REPRESENTATIVE PHOTOGRAPHS AND THE TOTAL NUMBER OF TREES AVAILABLE OF EACH SPECIES THAT MEET THE SIZE AND QUALITY REQUIREMENTS FOR TAGGING AT EACH NURSERY. ONCE APPROVED BY ARCHITECT, TREE TAGGING CAN BE SCHEDULED AT APPROVED NURSERIES BASED ON DIRECTION FROM THE ARCHITECT.
20. IF THE LANDSCAPE ARCHITECT SHOWS UP TO A NURSERY TO TAG TREES THAT WHERE SAID TO HAVE MATERIAL THAT MEETS THE QUALITY, SIZE AND QUANTITY AND THAT IS NOT THE CASE OR THERE ARE INSUFFICIENT QUANTITIES, THE ARCHITECT MAY CHOOSE TO TAG LARGER THAN SPECIFIED MATERIAL AT NO ADDITIONAL COST TO THE OWNER.
21. THE CONTRACTOR SHALL PROVIDE REPRESENTATIVE PHOTOGRAPHS OF ALL SHRUBS TO BE INSTALLED ON-SITE FOR FOR THE ARCHITECT'S APPROVAL.
22. IF SPECIFIED PLANTS ARE UNABLE TO BE SOURCED, CONTRACTOR SHALL SUBMIT PROPOSED PLANT SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. IN THIS CASE, DOCUMENTATION OF EXTENSIVE SEARCH FOR UNAVAILABLE PLANTS SHALL BE PROVIDED TO ARCHITECT. IF DOCUMENTED SEARCH APPEARS INSUFFICIENT, ARCHITECT MAY REQUIRE SEARCH TO BE CONTINUED FOR SPECIFIED PLANTS.
23. PLANT MATERIALS SHALL BE FROM REGIONALLY GROWN. IF PLANT MATERIALS ARE GROWN/SOURCED OUT OF AN ACCEPTABLE RANGE AS DETERMINED BY THE LANDSCAPE ARCHITECT, THEY MAY REQUIRE THE CONTRACTOR TO SOURCE ELSEWHERE.
24. THE ARCHITECT SHALL APPROVE ROUGH AND FINISHED GRADES IN FIELD PRIOR TO THE CONTRACTOR STAKING TREES AND UTILITIES FOR ARCHITECTS REVIEW.
25. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING AND PROPOSED UTILITIES TO VERIFY PROPOSED PLANT LOCATIONS AND SHALL REPORT ANY CONFLICTS TO THE ARCHITECT TO DETERMINE ALTERNATE PLANTING LOCATIONS.
26. CONTRACTOR SHALL STAKE ALL PROPOSED TREE PLANTINGS FOR REVIEW AND POTENTIAL ADJUSTMENT BY THE ARCHITECT.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANT MATERIALS AGAINST DAMAGE DURING THE CONSTRUCTION PERIOD. PROTECTION SHALL BEGIN FROM THE TIME THE PLANT IS DELIVERED TO SITE AND CONTINUE UNTIL FORMAL ACCEPTANCE OF THE PROJECT.
28. COORDINATE ALL EXISTING AND PROPOSED UTILITY WORK WITH PROPOSED PLANTING. NOTIFY ARCHITECT IMMEDIATELY WITH ANY CONFLICTS.
29. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS, STONE, EXCESS BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS, ROOTS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS.
30. THE CONTRACTOR IS RESPONSIBLE FOR MOWING, WEEDING AND MAINTAINING THE PROJECT SITE UNTIL FINAL ACCEPTANCE.
31. ALL PLANTS SHALL HAVE A MINIMUM ONE YEAR WARRANTY FROM THE TIME OF FINAL ACCEPTANCE.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISTICTION
ALUM	ALUMINUM
AWG	AMERICAN WIRE GAUGE
B&B	BALLED & BURLAP TREE
BB	BOTTOM OF BASIN
BC	BOTTOM OF CURB
BF	BOTTOM OF FENCE
BIO	BIORETENTION BASIN
BLDG	BUILDING
BM	BENCHMARK
BOM	BILL OF MATERIAL
BOT	BOTTOM
BOX	BOXED TREE
BP	BLUEPRINT
BR	BOTTOM OF RAMP
BRT	BAREROOT TREE
BS	BOTTOM OF STEP
BV	BUTTERFLY VALVE
BW	BOTTOM OF WALL
CAD	COMPUTER-AIDED DRAWING
CAL	CALIPER
CB	CATCH BASIN
CC	CENTER TO CENTER
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTAINER
CONT.	CONTINUOUS
CP	CENTER POINT
CF	CUBIC FEET
CY	CUBIC YARD
CRZ	CRITICAL ROOT ZONE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EXT	EXISTING
EA	EACH
ED	EDGE DISTANCE
EJ	EXPANSION JOINT
EMT	EASEMENT
EQ	EQUAL
EW	EACH WAY
EXC	EXCAVATE
FAO	FINISH ALL OVER
FB	FREEBOARD
FF	FRONT FACE
FFE	FINISH FLOOR ELEVATION
FFL	FINISHED FLOOR LEVEL
FG	FINISHED GRADE
FGH	FINISH GRADE HIGH
FGL	FINISH GRADE LOW
FL	FLOW LINE
FP	FIREPROOF
FS	FAR SIDE
FT	FEET
FZ	FALL ZONE
GAL	GALLON
GALV	GALVANIZED STEEL
GB	GRADE BREAK
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HB	HOSE BIB
HDG	HOT DIPPED GALVANIZED STEEL
HDPE	HIGH-DENSITY POLYETHYLENE
HDR	HEADER
HP	HIGH POINT
HRS	HOT ROLLED STEEL
HV	HIGH VOLTAGE
HYS	HYDROSEED
ID	INSIDE DIAMETER
IN	INCHES
INSUL	INSULATION
INV	INVERT ELEVATION
INV. HP	INVERT HIGH POINT
INV. IN	INVERT INLET
INV. OUT	INVERT OUT
JCT	JUNCTION
LBC	LOCAL BUILDING CODE
LF	LINEAR FOOT
LL	LIVE LOAD
LM	LIST OF MATERIALS
LOW	LIMIT OF WORK
LP	LOW POINT
LVL	LEVEL
MAX	MAXIMUM
MFG	MANUFACTURER
MIN	MINIMUM
MULTI	MULTI-STEM TREE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAL	OVERALL LENGTH
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OWL	OPERATING WATER LEVEL
OP	ORIGIN POINT
PA	PLANTING AREA
PG	PLUGS
PGR	PER GEOTECHNICAL REPORT
PIP	POURED IN PLACE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CURVATURE
POT	POINT OF TANGENCY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RAD	RADIUS
REBAR	REINFORCING BAR
REQD	REQUIRED
REINF	REINFORCED
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SAN	SANITARY
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SD RIM	TOP OF SLOT DRAIN CATCH BASIN
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT
SIM	SIMILAR
SJ	SCORE JOINT
SL	SWALE LINE
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FT
SI	SQUARE INCHES
STD	STANDARD
SY	SQAURE YARDS
SS	STAINLESS STEEL
T&B	TOP AND BOTTOM
TB	TOP OF BANK
TBD	TO BE DETERMINED
TC	TOP OF CURB
TF	TOP OF FENCE
TH	THRESHOLD
TO	TOP OF
TOF	TOP OF FOOTING
TOS	TOP OF SLAB
TP	TOP OF PAVEMENT
TPZ	TREE PROTECTION ZONE
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VA	VOLTAGE
VIF	VERIFY IN FIELD
WL	WATER LINE
W/O	WITHOUT
WT	WEIGHT

PROFESIONAL ORG. & STANDARDS ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADA	AMERICANS WITH DISABILITIES ACT OF 1992
AIA	AMERICAN INSTITUTE OF ARCHITECTS
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN AND STEEL INSTITUTE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASLA	AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
IBC	INTERNATIONAL BUILDING CODE
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
ISO	INTERNATIONAL ORGANIZATION FOR STANDARDS
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
NEC	NATIONAL ELECTRICAL CODE
SITES	SUSTAINABLE SITE INITIATIVE

Sheet List Table

Sheet Number	Sheet Title
G0.00	COVER SHEET
L2.00	OVERALL LAYOUT PLAN
L2.01	LAYOUT PLAN - 1
L2.02	LAYOUT PLAN - 2
L2.03	LAYOUT PLAN - 3
L2.04	LAYOUT PLAN - 4
L2.05	LAYOUT TABLE
L3.00	OVERALL MATERIALS PLAN
L3.01	MATERIALS PLAN - 1
L3.02	MATERIALS PLAN - 2
L3.03	MATERIALS PLAN - 3
L3.04	MATERIALS PLAN - 4
L4.00	OVERALL GRADING PLAN
L4.01	GRADING PLAN - 1
L4.02	GRADING PLAN - 2
L4.03	GRADING PLAN - 3
L4.04	GRADING PLAN - 4
L4.11	SOILS PREPARATION PLAN - 1
L4.12	SOILS PREPARATION PLAN - 2
L4.13	SOILS PREPARATION PLAN - 3
L4.14	SOILS PREPARATION PLAN - 4
L5.00	OVERALL PLANTING PLAN
L5.00B	PLANTING SCHEDULE
L5.01	PLANTING PLAN - TREES 1
L5.02	PLANTING PLAN - TREES 2
L5.03	PLANTING PLAN - TREES 3
L5.04	PLANTING PLAN - TREES 4
L5.11	PLANTING PLAN - UNDERSTORY - 1
L5.12	PLANTING PLAN - UNDERSTORY - 2
L5.13	PLANTING PLAN - UNDERSTORY - 3
L5.14	PLANTING PLAN - UNDERSTORY - 4
L7.01	SITE SECTIONS
L7.02	SITE SECTIONS
L8.01	SITE DETAILS
L8.02	SITE DETAILS
L8.03	SITE DETAILS - SEAT WALL
L8.04	SITE DETAILS - SEAT WALL
L8.11	SITE DETAILS - FURNISHINGS
L8.12	SITE DETAILS - FURNISHINGS
L9.01	PLANTING DETAILS
L9.02	PLANTING DETAILS

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research

100 West 1200 North
Vineyard, UT 84059

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CONTRACT DOCUMENTS

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DATE: 01.16.26

AGENCY APPROVAL

COVER SHEET

G0.00

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SHEET #01

SHEET #02

SHEET #03

SHEET #04

MATCHLINE: SHEET #03
MATCHLINE: SHEET #01

MATCHLINE: SHEET #01
MATCHLINE: SHEET #02

MATCHLINE: SHEET #04
MATCHLINE: SHEET #02

MATCHLINE: SHEET #03
MATCHLINE: SHEET #04

UTILITY YARD
SEE CIVIL DRAWINGS

HELIPAD
SEE CIVIL DRAWINGS

SERVICE ROAD
SEE CIVIL DRAWINGS

UTILITY YARD
SEE CIVIL DRAWINGS

CUP
SEE ARCH DRAWINGS

SURFACE PARKING, SEE CIVIL DRAWGS

OUTPATIENT CLINIC

PROPOSED BUILDING

POND

ESSEX BLVD/ 1200 N STREET

3rd AVE

6th AVE

GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

LAYOUT LEGEND

- SCORE JOINT
- CJ — CONTROL JOINT
- EJ — EXPANSION JOINT
- ALIGNMENT LINE
- CENTER ALIGNMENT LINE
- XX'-XX" — LENGTH DIMENSION
- XX'-XX" — ARC DIMENSION
- XX° — ANGLE DIMENSION
- RXX'-XX" — RADIUS DIMENSION
- XXX — NORTHING & EASTING POINT
- LXXX — LINE TAG
- CXXX — CURVE TAG
- ALIGN — ALIGN SYMBOL
- P.O.B — POINT OF BEGINNING

LAYOUT ABBREVIATIONS

CL	CENTERLINE
EQ	EQUAL
OC	ON CENTER
STD	STANDARD
TYP	TYPICAL

NOTE:
REFER TO SHEET L2.05 FOR LAYOUT CURVE AND LINE TABLE

SCALE: 1" = 40'

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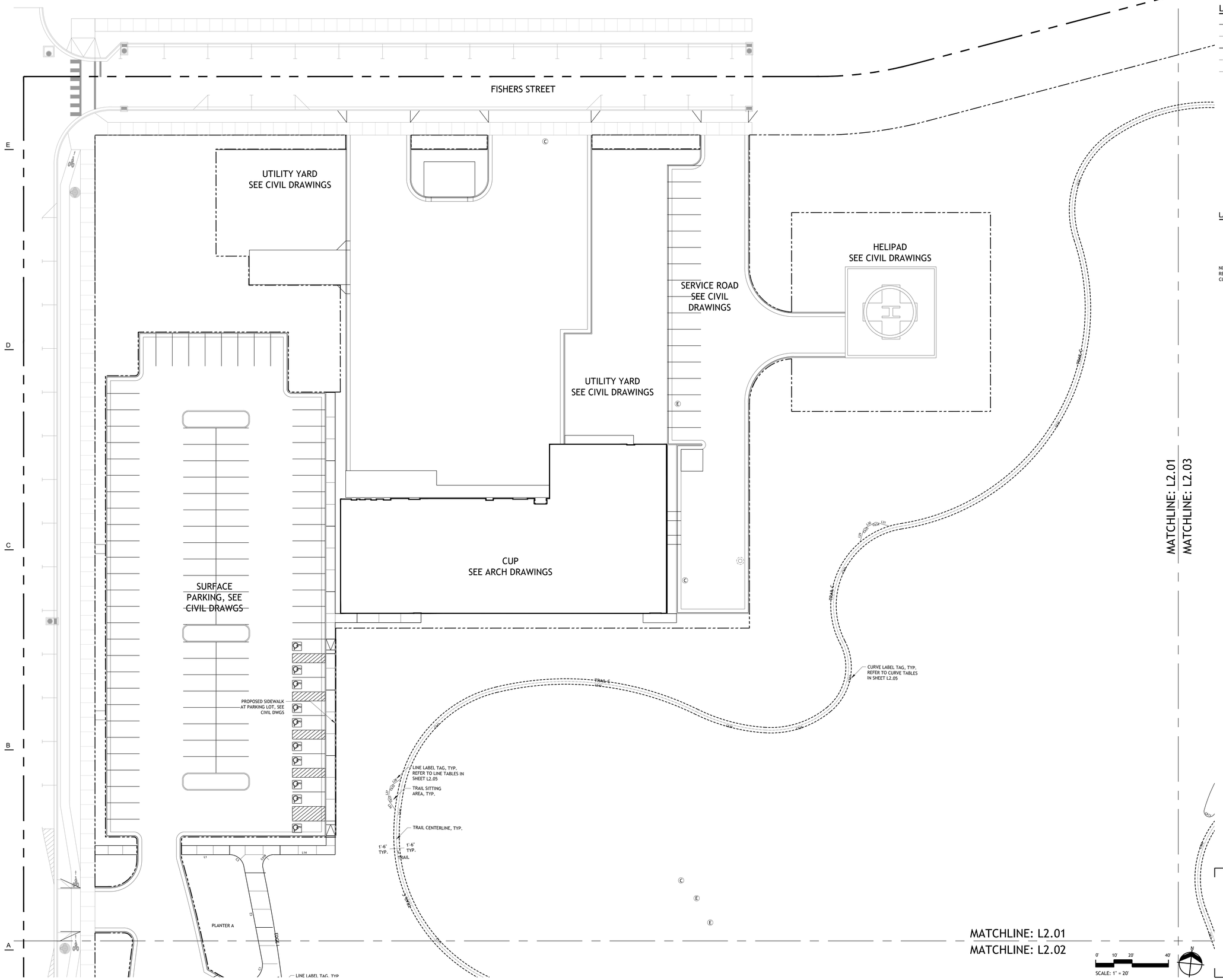
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OVERALL LAYOUT PLAN

L2.00

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GENERAL LEGEND

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LAYOUT ABBREVIATIONS

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EQ	EQUAL
OC	ON CENTER
STD	STANDARD
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NOTE:
REFER TO SHEET L2.05 FOR LAYOUT
CURVE AND LINE TABLE

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LAYOUT PLAN - 1

L2.01

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MATCHLINE: L2.01
MATCHLINE: L2.02

MATCHLINE: L2.02
MATCHLINE: L2.04

OUTPATIENT CLINIC

PROPOSED BUILDING

3rd AVE

ESSEX BLVD/ 1200 N STREET

PLANTER A
PLANTER B
PLANTER C
PLANTER D
PLANTER E
PLANTER F
PLANTER G
PLANTER H
PLANTER I
PLANTER J
PLANTER K
PLANTER L
PLANTER M
PLANTER N
PLANTER P
PLANTER Q
PLANTER R

GARDEN A
GARDEN B
GARDEN C
GARDEN D
GARDEN E
GARDEN F
GARDEN G
GARDEN H
GARDEN I
GARDEN J
GARDEN K
GARDEN L
GARDEN M

HILL A
HILL B
POND
LAWN

WILDFLOWER MEADOW MIX A
WILDFLOWER MEADOW MIX B
WILDFLOWER MEADOW MIX F

TRAIL A
TRAIL B
TRAIL C
TRAIL D
TRAIL E
TRAIL F
TRAIL G

TRAIL SITTING AREA, TYP.
TRAIL CENTERLINE, TYP.

FIRE LANE BOUNDARY, SEE CIVIL DWGS

LINE LABEL TAG, TYP. REFER TO LINE TABLES IN SHEET L2.05

CURVE LABEL TAG, TYP. REFER TO CURVE TABLES IN SHEET L2.05

PROPOSED ROADWAY CURB & GUTTER, SEE CIVIL DWGS

ENTRY LOOP DRIVE PLANTER

6 L8.03 C.I.P. CONC SEAT WALL TYPE2 - PLAN

PARKING LINE
PARKING LINE

GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

LAYOUT LEGEND

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LAYOUT ABBREVIATIONS

CL	CENTERLINE
EQ	EQUAL
OC	ON CENTER
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TYP	TYPICAL

NOTE:
REFER TO SHEET L2.05 FOR LAYOUT CURVE AND LINE TABLE

SCALE: 1" = 20'

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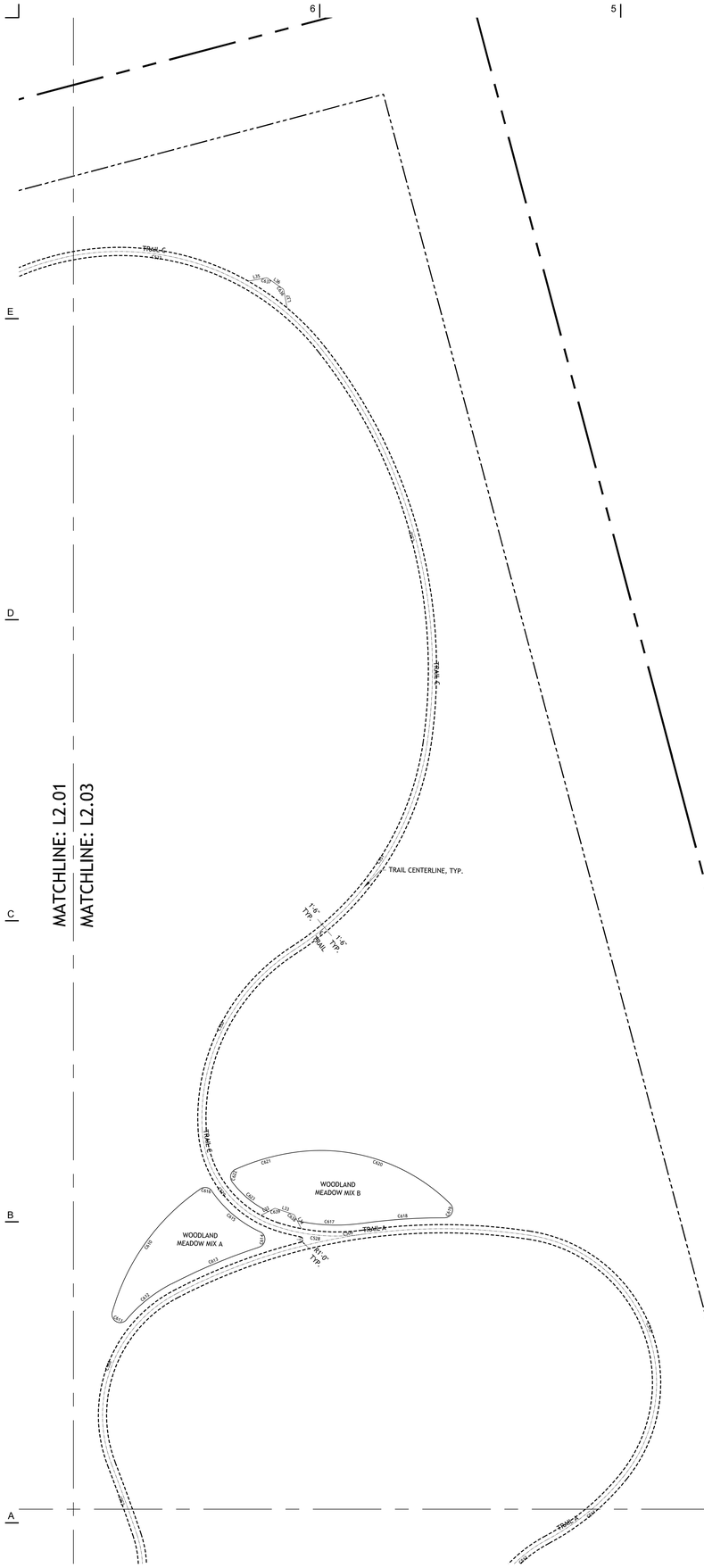
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LAYOUT PLAN - 2

L2.02

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GENERAL LEGEND

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- PROPERTY LINE

LAYOUT LEGEND

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- CJ — CONTROL JOINT
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LAYOUT ABBREVIATIONS

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OC	ON CENTER
STD	STANDARD
TYP	TYPICAL

NOTE:
REFER TO SHEET L2.05 FOR LAYOUT CURVE AND LINE TABLE

SCALE: 1" = 20'

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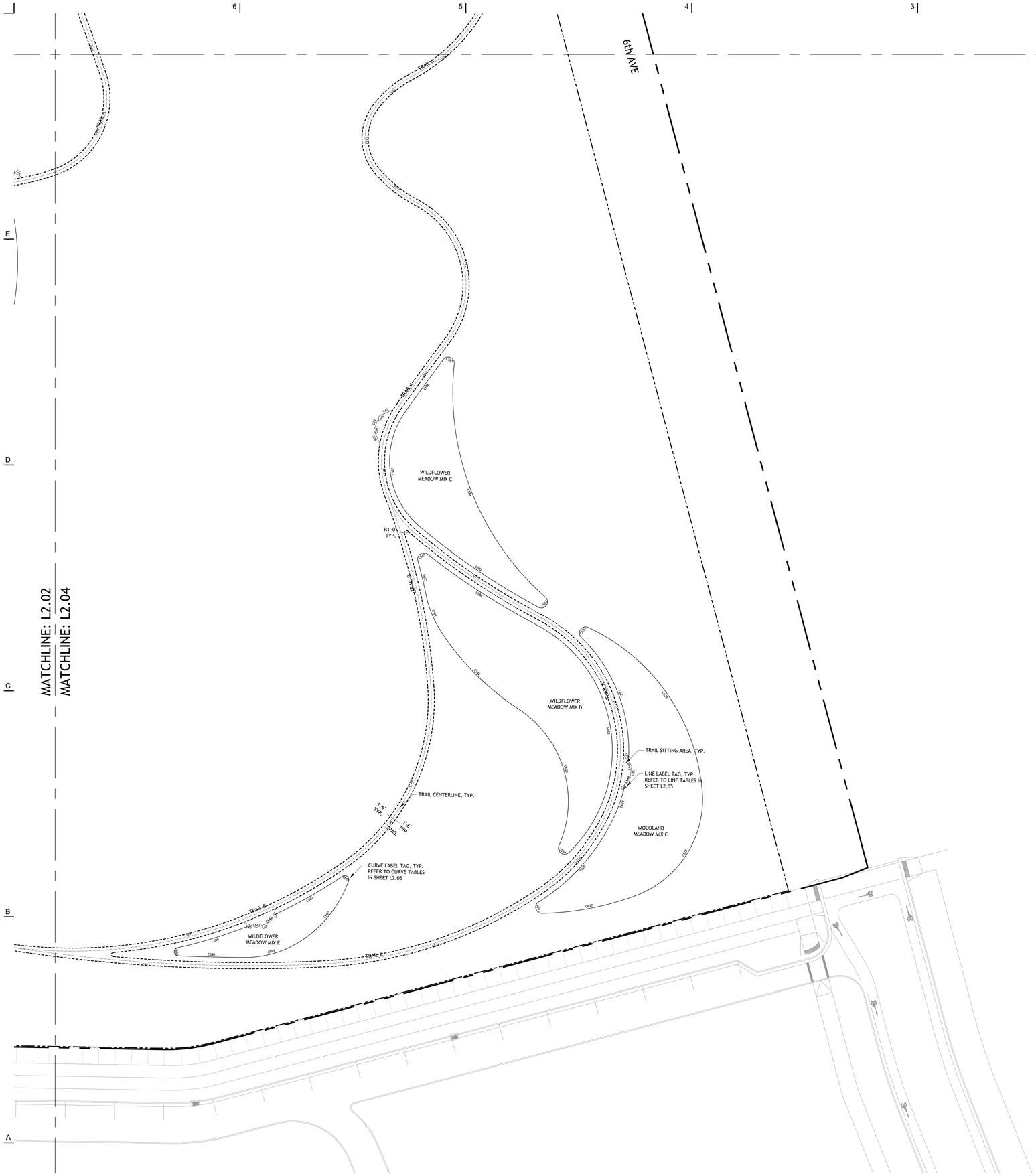
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LAYOUT PLAN - 3

L2.03

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MATCHLINE: L2.03
MATCHLINE: L2.04
MATCHLINE: L2.02
MATCHLINE: L2.04
6th AVE
TRAIL A
TRAIL B
WILDFLOWER MEADOW MIX C
WILDFLOWER MEADOW MIX D
WILDFLOWER MEADOW MIX E
WOODLAND MEADOW MIX C
TRAIL CENTERLINE, TYP.
TRAIL SITTING AREA, TYP.
LINE LABEL TAG, TYP. REFER TO LINE TABLES IN SHEET L2.05
CURVE LABEL TAG, TYP. REFER TO CURVE TABLES IN SHEET L2.05
R1'-0" TYP.
1'-6" TYP.
6' ASPHALT TRAIL
6' CONC. LIP
1'-6" CONC. LIP
1'-6" TYP.
1'-6" TYP.
1'-6" TYP.

6 5 4 3 2 1

E D C B A

PLANTER SERIES

PLANTER A			Line Table		
Line #	Start Northing	Start Easting	End Northing	End Easting	
L1	7286964.04	1568574.32	7286961.51	1568547.73	
L2	7286882.82	1568583.92	7286898.62	1568596.03	

Curve Table					
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C1	53.6°	9.4'	10.0'	7286898.62	1568596.03
C2	0.4°	53.0'	6885.7'	7286907.48	1568597.70
C3	78.8°	11.0'	8.0'	7286958.36	1568582.74

PLANTER B			Line Table		
Line #	Start Northing	Start Easting	End Northing	End Easting	

Curve Table					
Curve #	Delta	Length	Radius	Start Northing	Start Easting

PLANTER C			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C7	59.1°	20.6'	20.0'	7286634.56	1568641.86
C8	41.1°	21.5'	30.0'	7286617.89	1568652.40

PLANTER D			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C9	78.2°	68.9'	50.5'	7286538.18	1568561.74
C10	1.9°	27.1'	800.0'	7286582.81	1568607.15
C11	140.4°	12.2'	5.0'	7286609.83	1568609.72
C12	11.3°	13.2'	67.0'	7286612.32	1568618.79
C13	31.9°	13.9'	25.0'	7286600.82	1568625.30
C14	39.8°	66.0'	95.0'	7286587.22	1568627.19
C15	51.6°	18.0'	20.0'	7286530.05	1568596.87
C16	26.8°	23.9'	51.0'	7286525.15	1568580.17
C17	138.3°	4.8'	2.0'	7286534.35	1568558.36

PLANTER E			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C18	16.4°	6.6'	23.0'	7286543.19	1568668.80
C19	55.0°	11.5'	12.0'	7286538.38	1568664.32
C20	22.6°	11.4'	29.0'	7286536.20	1568653.46
C21	82.3°	14.4'	10.0'	7286541.45	1568643.37
C22	9.2°	36.9'	230.0'	7286554.41	1568641.07
C23	81.8°	28.6'	20.0'	7286587.38	1568657.51
C24	5.9°	6.7'	65.0'	7286612.14	1568648.99
C25	134.5°	7.0'	3.0'	7286615.20	1568643.03
C26	13.8°	15.9'	66.0'	7286611.42	1568638.99
C27	29.4°	18.0'	35.0'	7286595.97	1568642.68
C28	3.7°	40.5'	629.0'	7286578.39	1568640.15
C29	103.6°	14.5'	8.0'	7286541.65	1568623.24
C30	19.2°	33.2'	99.0'	7286530.28	1568628.61
C31	50.3°	8.8'	10.0'	7286528.36	1568661.58
C32	23.1°	9.7'	24.0'	7286532.79	1568668.83
C33	155.7°	5.4'	2.0'	7286541.69	1568672.41

PLANTER F			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C34	28.1°	4.1'	8.4'	7286605.66	1568677.49
C35	22.8°	3.2'	8.0'	7286602.33	1568675.17
C36	3.5°	17.5'	284.0'	7286599.21	1568674.65
C37	93.2°	4.9'	3.0'	7286581.71	1568675.80
C38	26.6°	6.5'	14.0'	7286579.03	1568679.24

PLANTER G			Line Table		
Line #	Start Northing	Start Easting	End Northing	End Easting	
L5	7286469.48	1568678.60	7286469.57	1568679.54	

Curve Table					
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C39	41.1°	10.8'	15.0'	7286571.64	1568687.17
C40	50.6°	10.6'	12.0'	7286565.36	1568678.71
C41	58.7°	30.8'	30.0'	7286555.19	1568677.37
C42	58.6°	20.5'	20.0'	7286526.36	1568671.46
C43	69.0°	30.1'	25.0'	7286507.17	1568667.51
C44	35.2°	21.5'	35.0'	7286480.05	1568659.30
C45	8.6°	25.0'	167.0'	7286472.46	1568639.57
C46	147.1°	7.7'	3.0'	7286472.81	1568614.64
C47	10.1°	14.3'	81.0'	7286467.46	1568612.52
C48	57.3°	25.0'	25.0'	7286459.70	1568624.50
C49	24.0°	31.8'	76.0'	7286460.03	1568648.47

PLANTER H			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C51	108.5°	7.6'	4.0'	7286523.65	1568547.21
C53	124.3°	8.7'	4.0'	7286465.17	1568547.48
C54	29.6°	46.4'	90.0'	7286462.48	1568554.02
C55	80.3°	14.0'	10.0'	7286499.88	1568580.66
C56	17.4°	31.5'	104.0'	7286512.03	1568576.36

PLANTER I			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C57	13.2°	38.4'	166.0'	7286449.97	1568623.72
C58	82.8°	14.4'	10.0'	7286472.96	1568593.08
C59	28.2°	35.5'	72.0'	7286473.45	1568579.87
C60	117.0°	8.2'	4.0'	7286445.28	1568558.91
C62	145.3°	7.6'	3.0'	7286444.38	1568622.44

PLANTER J			Line Table		
Line #	Start Northing	Start Easting	End Northing	End Easting	
L6	7286466.67	1568692.05	7286465.19	1568676.43	

Curve Table					
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C63	145.2°	2.5'	1.0'	7286464.91	1568692.79
C65	26.5°	30.7'	66.5'	7286465.19	1568676.43
C66	140.9°	4.9'	2.0'	7286455.44	1568647.58
C67	47.5°	47.7'	57.5'	7286451.76	1568648.39

PLANTER K			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C68	17.6°	27.2'	88.5'	7286468.79	1568709.58
C69	144.6°	7.6'	3.0'	7286454.81	1568686.33

PLANTER L			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C72	27.8°	48.6'	100.0'	7286462.69	1568857.94
C73	3.4°	14.3'	245.0'	7286477.83	1568903.57
C74	133.0°	11.6'	5.0'	7286485.84	1568915.47
C75	12.5°	45.6'	208.0'	7286494.81	1568913.54

PLANTER M			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C76	152.6°	5.3'	2.0'	7286470.23	1568906.07
C78	138.3°	4.8'	2.0'	7286471.31	1568968.79
C79	7.8°	26.3'	192.0'	7286474.89	1568969.85
C80	68.2°	17.9'	15.0'	7286489.34	1568947.91
C81	7.0°	30.7'	253.0'	7286487.98	1568931.14

PLANTER N			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C82	31.7°	15.5'	28.0'	7286530.64	1568890.57
C83	104.6°	9.1'	5.0'	7286521.18	1568878.53
C84	19.0°	43.4'	131.0'	7286513.59	1568880.76
C85	134.5°	7.0'	3.0'	7286504.68	1568923.00
C86	19.8°	33.5'	97.0'	7286509.69	1568925.35
C87	50.4°	8.8'	10.0'	7286530.21	1568899.07

PLANTER O			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C88	46.3°	12.1'	15.0'	7286536.12	1568888.36
C89	35.2°	20.9'	34.0'	7286545.33	1568895.75
C90	139.3°	4.9'	2.0'	7286565.91	1568895.01
C91	20.5°	35.8'	100.0'	7286565.95	1568891.26
C92	150.8°	7.9'	3.0'	7286535.52	1568872.77
C93	8.8°	13.5'	88.0'	7286530.70	1568876.01

Curve Table					
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C94	37.6°	45.9'	70.0'	7286606.23	1568847.93
C95	80.5°	14.1'	10.0'	7286568.04	1568871.87
C96	4.6°	30.0'	376.0'	7286555.33	1568874.25

PLANTER P			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C97	7.9°	8.6'	63.0'	7286597.80	1568883.96
C98	2.8°	19.5'	407.0'	7286605.24	1568879.57
C99	159.7°	5.6'	2.0'	7286621.61	1568868.91
C100	7.1°	15.2'	122.0'	7286620.16	1568865.25
C101	44.7°	11.7'	15.0'	7286605.49	1568869.17
C102	12.1°	5.4'	25.5'	7286596.87	1568876.64
C103	131.3°	4.6'	2.0'	7286594.97	1568881.67

PLANTER Q			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C104	75.0°	58.9'	45.0'	7286841.66	1568811.91
C105	11.3°	19.7'	100.0'	7286789.97	1568830.00
C106	32.8°	28.6'	50.0'	7286770.75	1568825.72
C107	9.1°	27.3'	172.5'	7286742.89	1568830.39
C108	61.7°	30.1'	28.0'	7286719.41	1568844.19

GARDEN SERIES

GARDEN A			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C200	30.9°	48.5'	90.0'	7286821.96	1568881.86
C201	168.1°	5.9'	2.0'	7286840.82	1568925.89
C202	31.9°	55.6'	100.0'	7286844.80	1568925.76
C203	65.6°	28.6'	25.0'	7286833.62	1568872.02
C204	31.7°	27.7'	50.0'	7286810.07	1568858.67
C205	167.4°	8.8'	3.0'	7286784.24	1568867.62
C206	73.8°	38.6'	30.0'	7286787.10	1568872.85

GARDEN B			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C207	144.2°	5.0'	2.0'	7286803.16	1568914.74
C208	25.3°	22.1'	50.0'	7286806.96	1568914.88
C209	74.8°	3.9'	3.0'	7286818.80	1568896.46
C210	34.0°	16.6'	28.0'	7286819.30	1568892.85
C211	112.3°	9.8'	5.0'	7286807.45	1568881.58
C212	20.0°	29.4'	84.0'	7286800.23	1568885.68

GARDEN C			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C213	104.2°	9.1'	5.0'	7286823.91	1568945.04
C214	29.5°	38.6'	75.0'	7286830.78	1568941.16
C215	116.3°	6.1'	3.0'	7286826.56	1568903.19
C216	35.2°	27.0'	44.0'	7286821.55	1568902.24
C217	54.2°	14.2'	15.0'	7286810.30	1568926.32
C218	20.7°	10.8'	30.0'	7286814.89	1568939.19

GARDEN D			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C219	77.3°	20.2'	15.0'	7286813.31	1568948.92
C220	49.6°	8.7'	10.0'	7286828.79	1568959.48
C221	23.1°	16.1'	40.0'	7286836.11	1568955.40
C222	164.5°	5.7'	2.0'	7286842.77	1568940.81
C223	20.0°	11.9'	34.0'	7286839.06	1568939.41
C224	65.0°	11.3'	10.0'	7286831.72	1568948.66
C225	12.1°	6.3'	30.0'	7286821.12	1568950.36
C226	142.5°	3.7'	1.5'	7286815.61	1568947.26

GARDEN E			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C227	11.1°	24.4'	126.0'	7286792.09	1568903.42
C228	57.9°	25.2'	25.0'	7286787.07	1568927.28
C229	22.1°	11.6'	30.0'	7286796.37	1568949.61
C230	137.4°	4.8'	2.0'	7286806.58	1568954.90
C231	32.0°	50.2'	90.0'	7286808.86	1568951.95
C232	163.5°	5.7'	2.0'	7286796.00	1568904.05

GARDEN F			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C233	168.6°	8.8'	3.0'	7286774.60	1568944.57
C234	7.6°	33.0'	249.0'	7286780.54	1568943.95
C235	24.0°	20.9'	50.0'	7286782.57	1568911.03
C236	6.5°	6.8'	60.0'	7286789.43	1568891.45
C237	110.1°	5.8'	3.0'	7286792.63	1568885.43
C238	16.2°	7.9'	27.8'	7286790.15	1568881.19
C239	66.9°	11.7'	10.0'	7286782.30	1568881.67
C240	23.2°	55.5'	137.0'	7286774.52	1568889.47

GARDEN G			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C241	142.6°	5.0'	2.0'	7286672.49	1568931.19
C242	18.9°	25.8'	78.0'	7286669.48	1568928.87
C243	98.9°	19.0'	11.0'	7286681.67	1568906.30
C244	15.9°	44.5'	160.0'	7286698.37	1568905.50
C245	76.3°	20.0'	15.0'	7286732.98	1568933.27
C246	9.3°	15.1'	93.0'	7286751.37	1568930.89
C247	138.5°	4.8'	2.0'	7286761.02	1568919.30
C248	16.0°	25.1'	90.0'	7286764.64	1568920.23
C249	111.0°	23.2'	12.0'	7286763.92	1568945.21
C250	0.6°	53.0'	5352.0'	7286745.99	1568953.53
C251	64.5°	22.5'	20.0'	7286700.52	1568926.35
C252	0.4°	8.0'	1200.0'	7286679.19	1568926.75

GARDEN H			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C253	15.7°	9.6'	35.0'	7286745.59	1568886.88
C254	4.2°	10.8'	146.0'	7286747.98	1568896.15
C255	153.4°	8.0'	3.0'	7286748.81	1568906.88
C256	20.9°	16.4'	45.0'	7286743.19	1568908.45
C257	20.1°	10.5'	30.0'	7286732.81	1568895.82
C258	8.7°	27.3'	180.0'	7286723.75	1568890.58
C259	149.3°	6.5'	2.5'	7286697.44	1568883.20
C260	31.3°	36.1'	66.0'	7286697.10	1568878.39
C261	55.8°	17.5'	18.0'	7286732.67	1568876.09

GARDEN I			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C262	155.6°	5.4'	2.0'	7286748.72	1568922.46
C263	13.0°	7.3'	32.0'	7286748.38	1568918.57
C264	22.0°	7.7'	20.0'	7286741.32	1568916.86
C265	47.6°	8.3'	10.0'	7286734.80	1568912.92
C266	6.5°	5.1'	44.5'	7286727.13	1568910.39
C267	123.0°	4.3'	2.0'	7286722.13	1568911.16
C268	12.8°	10.3'	46.0'	7286721.14	1568914.53
C269	38.4°	13.4'	20.0'	7286729.17	1568920.93
C270	11.0°	6.9'	36.0'	7286741.99	1568923.86

GARDEN J			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C271	142.9°	5.0'	2.0'	7286619.94	1568900.67
C272	18.5°	11.3'	35.0'	7286620.59	1568904.40
C273	65.6°	28.6'	25.0'	7286631.28	1568907.87
C274	9.5°	16.1'	97.5'	7286644.82	1568931.32
C275	131.8°	4.6'	2.0'	7286642.72	1568947.26
C276	29.5°	15.5'	30.0'	7286645.66	1568949.42
C277	23.3°	49.2'	121.0'	7286656.60	1568938.72
C278	97.1°	13.6'	8.0'	7286672.68	1568892.54
C279	23.8°	16.6'	40.0'	7286664.82	1568883.49
C280	5.0°	31.9'	365.0'	7286648.63	1568886.77

GARDEN K			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C281	47.8°	25.0'	30.0'	7286603.46	1568936.19
C282	154.2°	5.4'	2.0'	7286607.35	1568912.21
C283	5.1°	32.8'	365.0'	7286604.64	1568909.41
C284	103.9°	14.5'	8.0'	7286577.38	1568927.59
C285	25.6°	36.0'	80.5'	7286576.99	1568940.18
C286	25.6°	36.0'	80.5'	7286576.99	1568940.18
C287	140.9°	4.9'	2.0'	7286610.11	1568956.70
C288	23.8°	19.5'	47.0'	7286612.11	1568953.50

GARDEN L			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C289	5.3°	25.0'	269.5'	7286537.85	1568990.06
C290	79.4°	16.6'	12.0'	7286521.28	1568971.34
C291	3.8°	24.9'	380.0'	7286521.51	1568956.01
C292	92.6°	29.1'	18.0'	7286538.33	1568937.63
C293	6.2°	48.3'	450.0'	7286564.36	1568937.93
C294	89.5°	46.9'	30.0'	7286599.18	1568971.44
C295	13.9°	48.6'	200.0'	7286641.32	1568968.54
C296	71.5°	25.0'	20.0'	7286677.47	1568936.30
C297	6.1°	39.9'	377.0'	7286700.84	1568936.71
C298	86.8°	37.9'	25.0'	7286731.47	1568962.20
C299	2.6°	4.0'	87.0'	7286765.82	1568961.84
C300	70.3°	24.5'	20.0'	7286768.75	1568959.15
C301	22.2°	32.2'	83.0'	7286791.64	1568956.65
C302	13.0°	5.7'	25.0'	7286822.12	1568966.44
C303	16.7°	14.0'	48.0'	7286827.78	1568966.46
C304	72.3°	37.8'	30.0'	7286841.29	1568962.92
C305	20.2°	59.9'	170.0'	7286859.42	1568932.55
C306	10.7°	15.0'	80.0'	7286843.59	1568875.06
C307	29.0°	90.0'	178.0'	7286843.21	1568865.19
C308	104.5°	54.7'	30.0'	7286872.45	1568949.26
C309	18.2°	47.1'	148.0'	7286837.44	1568981.28
C310	84.0°	29.3'	20.0'	7286793.10	1568966.08
C311	103.8°	45.3'	25.0'	7286767.13	1568972.54
C312	11.3°	40.4'	204.5'	7286727.88	1568975.33
C313	74.4°	26.0'	20.0'	7286697.95	1568948.22
C314	13.5°	50.0'	212.0'	7286673.76	1568948.52
C315	91.0°	41.3'	26.0'	7286638.27	1568983.62
C316	13.3°	31.1'	134.0'	7286601.38	1568987.46
C317	103.7°	36.2'	20.0'	7286575.34	1568970.61
C318	3.7°	3.2'	49.0'	7286546.96	1568984.22
C319	127.0°	11.1'	5.0'	7286546.38	1568987.34

GARDEN M			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C320	3.0°	15.3'	293.5'	7286527.34	1569020.75
C321	18.0°	30.3'	96.5'	7286524.17	1569005.82
C322	112.1°	9.8'	5.0'	7286512.63	1568977.94
C323	1.4°	9.4'	380.0'	7286504.35	1568977.58
C324	37.5°	75.2'	115.0'	7286498.88	1568985.18

LAWN			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C350	0.1°	2.8'	1200.0'	7286648.09	1568947.88
C351	47.7°	37.4'	45.0'	7286645.77	1568949.52
C352	2.9°	18.6'	365.0'	7286619.94	1568900.67

PAVING EDGE SERIES

EDGE A & B			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C400	14.6°	20.3'	80.0'	7286835.91	1568862.21
C401	21.0°	36.7'	100.0'	7286821.94	1568847.50
C402	21.7°	25.7'	68.0'	7286810.60	1568858.65

EDGE C, D, E & F			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting

EDGE G & H			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C407	0.2°	1.1'	407.0'	7286621.61	1568868.91
C408	43.8°	11.5'	15.0'	7286622.54	1568868.33
C409	28.4°	8.9'	18.1'	7286629.20	1568859.35
C410	2.8°	18.3'	376.0'	7286555.33	1568874.25
C411	55.5°	24.2'	25.0'	7286571.02	1568883.70
C412	3.6°	3.9'	63.0'	7286594.22	1568885.62

EDGE I			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C413	88.1°	7.7'	5.0'	7286826.16	1568626.74
C414	101.9°	10.7'	6.0'	7286958.57	1568593.26

Line Table				
Line #	Start Northing	Start Easting	End Northing	End Easting
L10	7286826.99	1568635.43	7286826.16	1568626.74
L14	7286966.33	1568598.42	7286969.54	1568632.11

Curve Table					
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C400	14.6°	20.3'	80.0'	7286835.91	1568862.21
C401	21.0°	36.7'	100.0'	7286821.94	1568847.50

STREETSCAPE SERIES

Curve Table					
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C700	86.4°	4.5'	3.0'	7286768.34	1568550.15
C702	97.2°	5.1'	3.0'	7286765.52	1568572.07
C703	94.1°	4.9'	3.0'	7286754.31	1568551.10
C705	83.8°	4.4'	3.0'	7286757.52	1568573.71
C706	97.6°	5.1'	3.0'	7286653.96	1568561.77
C708	73.4°	3.8'	3.0'	7286655.19	1568578.83
C709	101.1°	5.3'	3.0'	7286640.89	1568576.94
C714	8.6°	6.1'	40.5'	7286458.25	1568981.40
C716	10.6°	8.4'	45.0'	7286437.43	1568971.66
C717	7.6°	3.3'	24.8'	7286442.71	1568978.14
C718	37.5°	5.9'	9.0'	7286445.17	1568980.29
C719	2.3°	1.6'	40.5'	7286450.65	1568982.14

Line Table				
Line #	Start Northing	Start Easting	End Northing	End Easting
L50	7286765.52	1568553.14	7286765.52	1568572.07
L51	7286757.52	1568554.09	7286757.52	1568573.71
L52	7286651.49	1568565.54	7286655.19	1568578.83
L53	7286637.45	1568554.07	7286640.89	1568576.94
L54	7286644.18	1568538.28	7286643.04	1568534.08
L55	7286635.21	1568539.24	7286634.46	1568534.23

INTERIM LANDSCAPE SERIES

TRAIL A - CENTERLINE			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C500	30.5°	37.0'	69.5'	7286834.32	1568860.12
C501	20.5°	42.4'	118.5'	7286865.26	1568879.70
C502	24.6°	22.1'	51.5'	7286887.69	1568915.38
C503	56.2°	54.0'	55.0'	7286900.05	1568933.54
C504	14.2°	27.8'	112.0'	7286916.44	1568982.72
C505	48.5°	96.6'	114.0'	7286908.42	1569009.29
C506	89.5°	59.4'	38.0'	7286908.99	1569102.98
C507	2.3°	27.4'	677.0'	7286959.08	1569121.83
C508	83.6°	72.9'	50.0'	7286983.85	1569110.13
C509	36.1°	133.2'	211.5'	7287048.12	1569127.77
C510	119.9°	114.1'	54.5'	7287081.62	1569254.40
C511	23.5°	36.9'	90.0'	7286997.40	1569296.97
C512	25.4°	22.9'	51.5'	7286971.46	1569271.13
C513	78.3°	34.2'	25.0'	7286955.11	1569255.40
C514	20.6°	24.0'	67.0'	7286923.85	1569259.77
C515	99.0°	77.8'	45.0'	7286910.96	1569279.92
C516	1.2°	40.1'	1980.0'	7286845.92	1569301.26
C517	85.6°	68.7'	46.0'	7286811.49	1569280.76
C518	12.4°	73.5'	340.0'	7286750.50	1569294.39
C519	89.1°	113.5'	73.0'	7286715.56	1569358.93
C520	29.4°	48.7'	95.0'	7286621.47	1569399.33
C521	31.3°	113.6'	208.0'	7286582.50	1569371.03
C522	12.9°	169.6'	755.0'	7286537.44	1569268.29
C523	18.3°	94.3'	295.0'	7286532.70	1569099.09
C524	15.7°	26.9'	98.0'	7286525.62	1569005.47

TRAIL B - CENTERLINE			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C525	43.3°	173.8'	230.0'	7286531.37	1569117.50
C526	58.3°	98.8'	97.0'	7286588.31	1569277.31
C527	17.1°	95.4'	320.0'	7286677.41	1569308.99

TRAIL C - CENTERLINE			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C528	26.3°	32.2'	70.0'	7287076.22	1569193.60
C529	68.2°	47.0'	39.5'	7287076.10	1569161.71
C530	60.7°	77.4'	73.0'	7287108.56	1569131.53
C531	49.1°	92.6'	108.0'	7287177.21	1569158.68
C532	46.4°	153.0'	189.0'	7287256.93	1569199.98
C533	87.0°	142.8'	94.0'	7287396.50	1569148.16
C534	73.2°	63.9'	50.0'	7287403.09	1569018.87
C535	99.6°	210.4'	121.0'	7287344.92	1569005.68
C536	108.7°	83.5'	44.0'	7287178.72	1568924.69
C537	77.9°	40.8'	30.0'	7287112.18	1568898.53
C538	43.4°	37.8'	50.0'	7287074.69	1568894.55
C539	22.4°	39.0'	100.0'	7287060.06	1568860.62
C540	39.7°	112.9'	163.0'	7287066.48	1568822.37
C541	63.9°	78.1'	70.0'	7287068.19	1568711.73
C542	13.2°	28.9'	125.0'	7287010.71	1568665.02
C543	82.7°	125.6'	87.0'	7286981.92	1568664.75
C544	87.4°	129.6'	85.0'	7286904.14	1568749.46
C545	4.7°	12.3'	148.5'	7286821.27	1568832.67

TRAIL D - CENTERLINE			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C546	16.6°	78.3'	271.0'	7286522.56	1568975.28
C547	52.1°	267.3'	294.0'	7286580.52	1569027.55
C548	23.8°	61.6'	148.0'	7286836.34	1569062.11
C549	36.0°	55.3'	88.0'	7286889.16	1569031.29

WILDFLOWER MEADOW MIX A & B			Curve Table		
Curve #	Delta	Length	Radius	Start Northing	Start Easting
C567	22.7°	43.5'	110.0'	7286912.08	1569010.91
C568	165.2°	5.8'	2.0'	7286902.66	1569053.13
C569	25.5°	34.3'	77.0'	7286906.58	1569053.73
C570	41.2°	36.0'	50.0'	7286922.98	1569023.93
C571	41.1°	46.6'	65.0'	7286935.58	1568991.08
C572	162.4°	5.7'	2.0'	7286919.87	1568948.27
C573	32.7°	33.7'	59.0'	7286916.51	1568950.36
C574	14.2°	28.8'	116.0'	7286920.39	1568983.39
C575	6.5°	33.7'	298.0'	7

SHEET #01

SHEET #02

SHEET #03

SHEET #04

MATCHLINE: SHEET #01
MATCHLINE: SHEET #02
MATCHLINE: SHEET #03
MATCHLINE: SHEET #04

FISHER STREET
UTILITY YARD
SEE CIVIL DRAWINGS
SERVICE YARD
SERVICE ROAD
SEE CIVIL
DRAWINGS
HELIPAD
SEE CIVIL DRAWINGS
HELIPAD
UTILITY YARD
SEE CIVIL DRAWINGS
CUP
SEE ARCH DRAWINGS
SURFACE
PARKING, SEE
CIVIL DRAWGS
INTERIM LANDSCAPE
INTERIM LANDSCAPE
OUTPATIENT
CLINIC
SEE CIVIL DWG FOR
THERMAL INSULATION
SAWCUT DETAIL
DROP
OFF
3rd AVE
PROPOSED
BUILDING
ENTRY PLAZA
DETENTION POND
INTERIOR LANDSCAPE
INTERIM LANDSCAPE
6th AVE
ESSEX BLVD/ 1200 N STREET

GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION
Custom Amenities		
	CA-10	SHADE STRUCTURE - EMBEDDED
Curbs		
	CR-10	3"W CONCRETE CURB - 3" RAISED
	CR-11	6"W CONCRETE MOW STRIP - FLUSH
	CR-20	METAL EDGE
Custom Furnishings		
	FC-10	BOULDER SEATING - UNCUT
	FC-11	BOULDER SEATING - CUT TOP
	FC-30	FLAGPOLE
Standard Furnishings		
	FS-10	DINING TABLE - FREESTANDING
	FS-11	DINING TABLE - EMBEDDED
	FS-12	SIDE TABLE - EMBEDDED
	FS-13	PICNIC TABLE WITH BENCH - EMBEDDED
	FS-20	DINING CHAIR - FREESTANDING
	FS-21	KID ADIRONDACK CHAIR - CABLE MOUNTED
	FS-22	ADULT ADIRONDACK CHAIR - FREESTANDING
	FS-23	BENCH WITH BACK AND ARM - EMBEDDED
	FS-30	TRASH & RECYCLE RECEPTACLE - SURFACE MOUNTED
	FS-31	STREETSIDE TRASH & RECYCLE RECEPTACLE - SURFACE MOUNTED
	FS-32	DOG WASTE STATION - EMBEDDED
	FS-40	BIKE RACK - EMBEDDED
	FS-50	SECURITY BOLLARD - EMBEDDED
	FS-51	REMOVABLE BOLLARD - EMBEDDED
Joints		
	JT-01	EXPANSION JOINT
	JT-11	CONTROL JOINT - SAWN
	JT-12	SCORE JOINT - SAWN
Paving		
	PA-01	CONCRETE PAVEMENT - VEHICULAR - TOP CAST 75 - COLOR 1
	PA-02	CONCRETE PAVEMENT - VEHICULAR - BROOM FINISH - COLOR 4 - THERMAL INSULATED
	PA-11	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 75 - COLOR 1
	PA-12	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 200 - COLOR 1
	PA-13	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 1
	PA-14	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 1 - THERMAL INSULATED
	PA-15	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 2
	PA-16	CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH - COLOR 3
	PA-31	STABLIZED AGGREGATE PAVEMENT - PEDESTRIAN
	PA-40	CRUSHED STONE PAVING
	PA-50	DETECTABLE WARNING SURFACE
Sports Equipment		
	QS-10	SIT UP BENCH
	QS-11	PARALLEL BARS
	QS-12	DIP BENCH
Handrails		
	RH-10	HANDRAIL AT STAIRS
Stairs		
	ST-10	CAST-IN-PLACE CONCRETE STAIR
Walls		
	WA-10	CAST-IN-PLACE CONCRETE SEAT WALL
	WA-20	CAST-IN-PLACE CONCRETE RETAINING WALL
PA		PLANTING AREA
C E O		UTILITY MANHOLES, SEE ELEC & CIVIL DWGS

MATERIAL SHEET NOTES

1. REFER TO VINEYARD AND UTAH COUNTY STANDARD FOR PA-01 AND PA-02 DETAILS
2. STREET FURNISHING ALONG 1200N TO MATCH VINEYARD AND UTAH COUNTY STANDARD
3. SEE LIGHTING PLAN FOR LIGHT POLE AND LIGHT BOLLARD LOCATIONS

AGENCY APPROVAL

0' 20' 40' 80'
SCALE: 1" = 40'

N

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research

100 West 1200 North
Vineyard, UT 84059

#	Date	Revision

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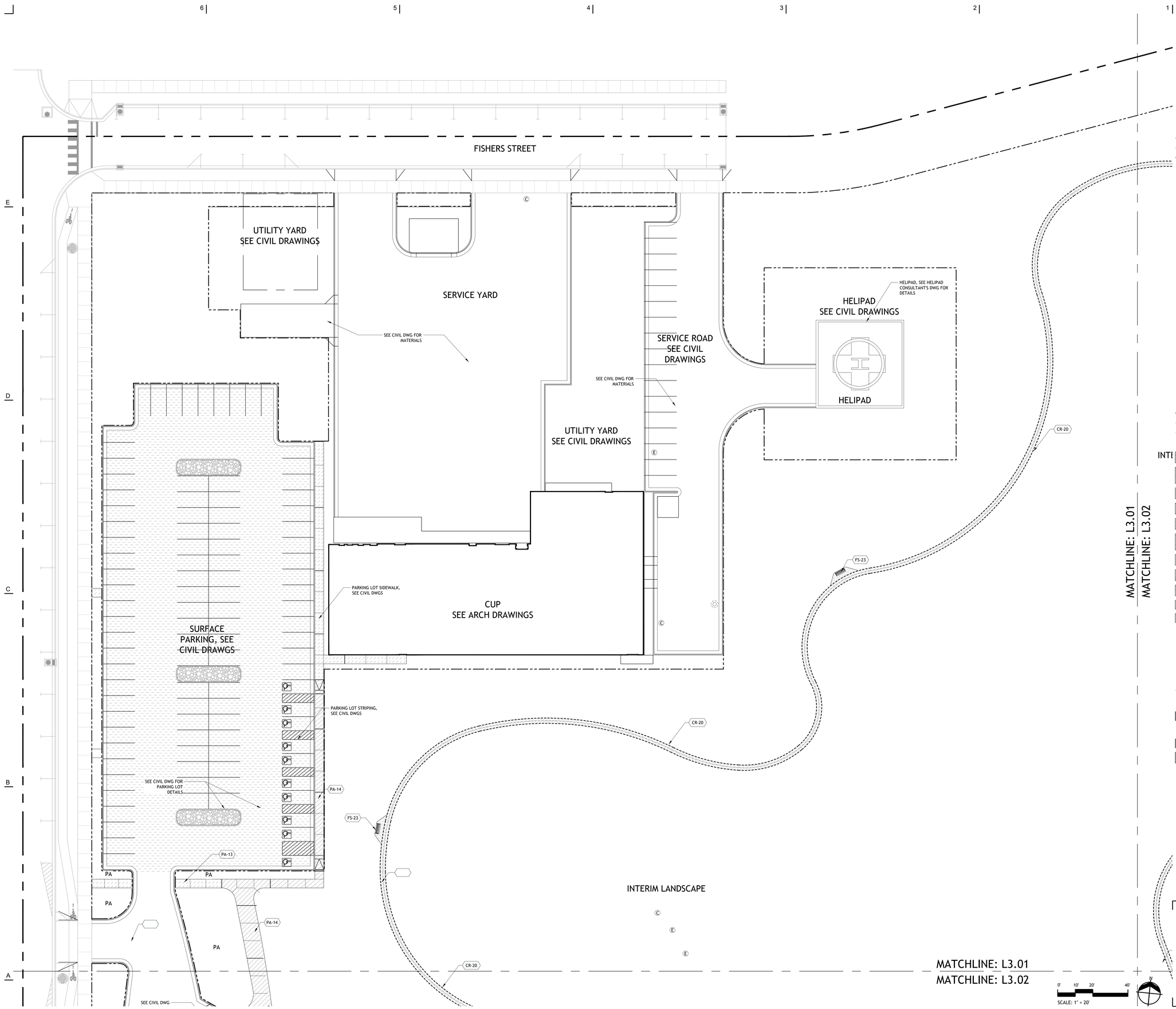
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OVERALL MATERIALS PLAN

L3.00

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GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION
Custom Amenities		
	CA-10	SHADE STRUCTURE - EMBEDDED
Curbs		
	CR-10	3"W CONCRETE CURB - 3" RAISED
	CR-11	6"W CONCRETE MOW STRIP - FLUSH
	CR-20	METAL EDGE
Custom Furnishings		
	FC-10	BOULDER SEATING - UNCUT
	FC-11	BOULDER SEATING - CUT TOP
	FC-30	FLAGPOLE
Standard Furnishings		
	FS-10	DINING TABLE - FREESTANDING
	FS-11	DINING TABLE - EMBEDDED
	FS-12	SIDE TABLE - EMBEDDED
	FS-13	PICNIC TABLE WITH BENCH - EMBEDDED
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	FS-21	KID ADIRONDACK CHAIR - CABLE MOUNTED
	FS-22	ADULT ADIRONDACK CHAIR - FREESTANDING
	FS-23	BENCH WITH BACK AND ARM - EMBEDDED
	FS-30	TRASH & RECYCLE RECEPTACLE - SURFACE MOUNTED
	FS-31	STREETSIDE TRASH & RECYCLE RECEPTACLE - SURFACE MOUNTED
	FS-32	DOG WASTE STATION - EMBEDDED
	FS-40	BIKE RACK - EMBEDDED
	FS-50	SECURITY BOLLARD - EMBEDDED
	FS-51	REMOVABLE BOLLARD - EMBEDDED
Joints		
	JT-01	EXPANSION JOINT
	JT-11	CONTROL JOINT - SAWN
	JT-12	SCORE JOINT - SAWN
Paving		
	PA-01	CONCRETE PAVEMENT - VEHICULAR - TOP CAST 75 - COLOR 1
	PA-02	CONCRETE PAVEMENT - VEHICULAR - BROOM FINISH - COLOR 4 - THERMAL INSULATED
	PA-11	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 75 - COLOR 1
	PA-12	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 200 - COLOR 1
	PA-13	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 1
	PA-14	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 1 - THERMAL INSULATED
	PA-15	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 2
	PA-16	CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH - COLOR 3
	PA-31	STABLIZED AGGREGATE PAVEMENT - PEDESTRIAN
	PA-40	CRUSHED STONE PAVING
	PA-50	DETECTABLE WARNING SURFACE
Sports Equipment		
	QS-10	SIT UP BENCH
	QS-11	PARALLEL BARS
	QS-12	DIP BENCH
Handrails		
	RH-10	HANDRAIL AT STAIRS
Stairs		
	ST-10	CAST-IN-PLACE CONCRETE STAIR
Walls		
	WA-10	CAST-IN-PLACE CONCRETE SEAT WALL
	WA-20	CAST-IN-PLACE CONCRETE RETAINING WALL
PA		PLANTING AREA
Ⓒ Ⓔ Ⓔ		UTILITY MANHOLES, SEE ELEC & CIVIL DWGS

MATERIAL SHEET NOTES

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2. STREET FURNISHING ALONG 1200N TO MATCH VINEYARD AND UTAH COUNTY STANDARD
3. SEE LIGHTING PLAN FOR LIGHT POLE AND LIGHT BOLLARD LOCATIONS

AGENCY APPROVAL

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Huntsman Cancer Institute
Campus - Phase 1A
Clinic & Research
Vineyard Campus
100 West 1200 North
Vineyard, UT 84059

#	Date	Revision

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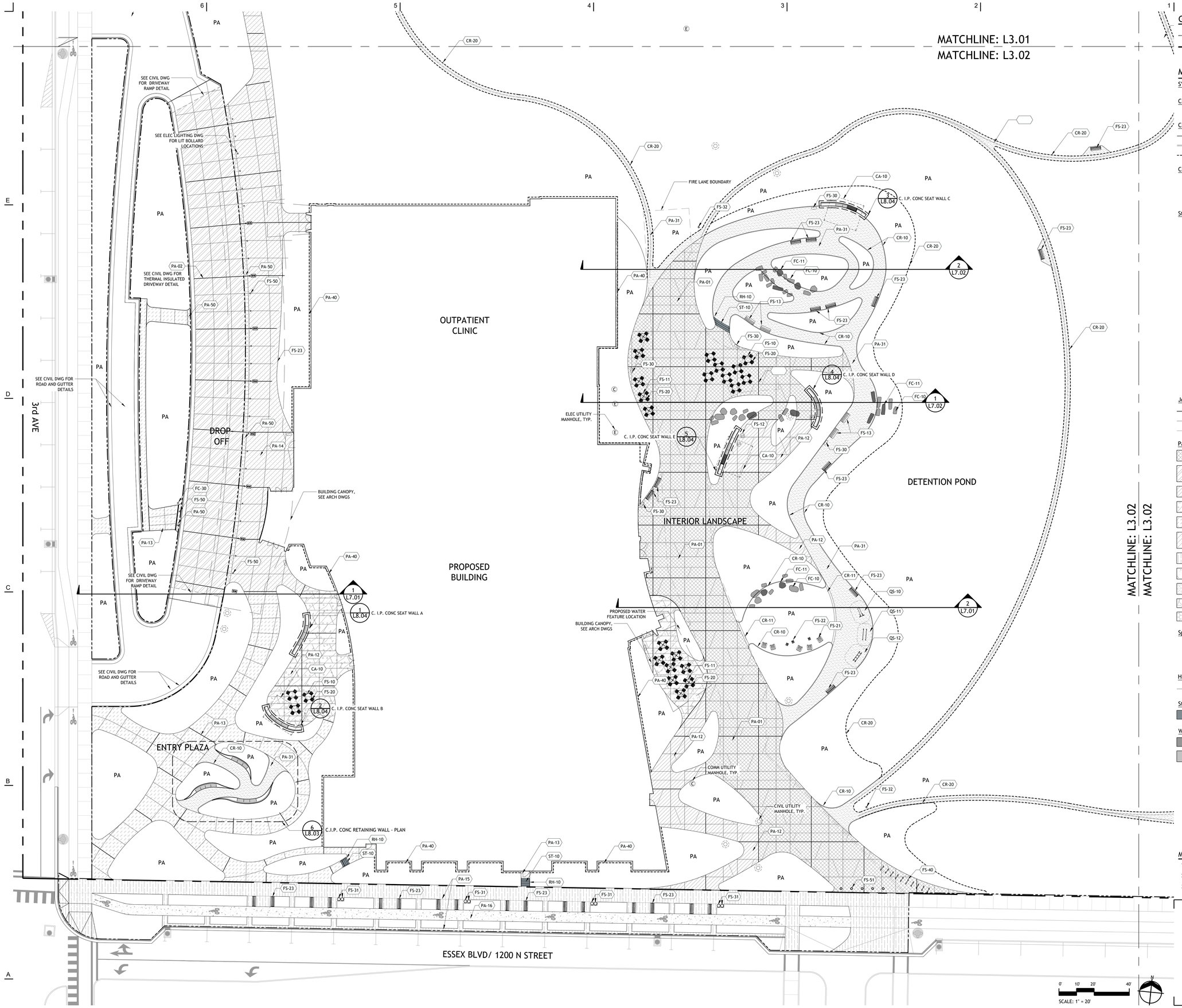
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DATE: 01.16.26

MATERIALS PLAN - 1

L3.01

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GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION
Custom Amenities		
	CA-10	SHADE STRUCTURE - EMBEDDED
Curbs		
	CR-10	3"W CONCRETE CURB - 3" RAISED
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	FS-40	BIKE RACK - EMBEDDED
	FS-50	SECURITY BOLLARD - EMBEDDED
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Joints		
	JT-01	EXPANSION JOINT
	JT-11	CONTROL JOINT - SAWN
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Paving		
	PA-01	CONCRETE PAVEMENT - VEHICULAR - TOP CAST 75 - COLOR 1
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	PA-12	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 200 - COLOR 1
	PA-13	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 1
	PA-14	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 1 - THERMAL INSULATED
	PA-15	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 2
	PA-16	CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH - COLOR 3
	PA-31	STABLIZED AGGREGATE PAVEMENT - PEDESTRIAN
	PA-40	CRUSHED STONE PAVING
	PA-50	DETECTABLE WARNING SURFACE
Sports Equipment		
	QS-10	SIT UP BENCH
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	QS-12	DIP BENCH
Handrails		
	RH-10	HANDRAIL AT STAIRS
Stairs		
	ST-10	CAST-IN-PLACE CONCRETE STAIR
Walls		
	WA-10	CAST-IN-PLACE CONCRETE SEAT WALL
	WA-20	CAST-IN-PLACE CONCRETE RETAINING WALL
PA		PLANTING AREA
Ⓒ Ⓔ ⚙		UTILITY MANHOLES, SEE ELEC & CIVIL DWGS

MATERIAL SHEET NOTES

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2. STREET FURNISHING ALONG 1200N TO MATCH VINEYARD AND UTAH COUNTY STANDARD
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AGENCY APPROVAL

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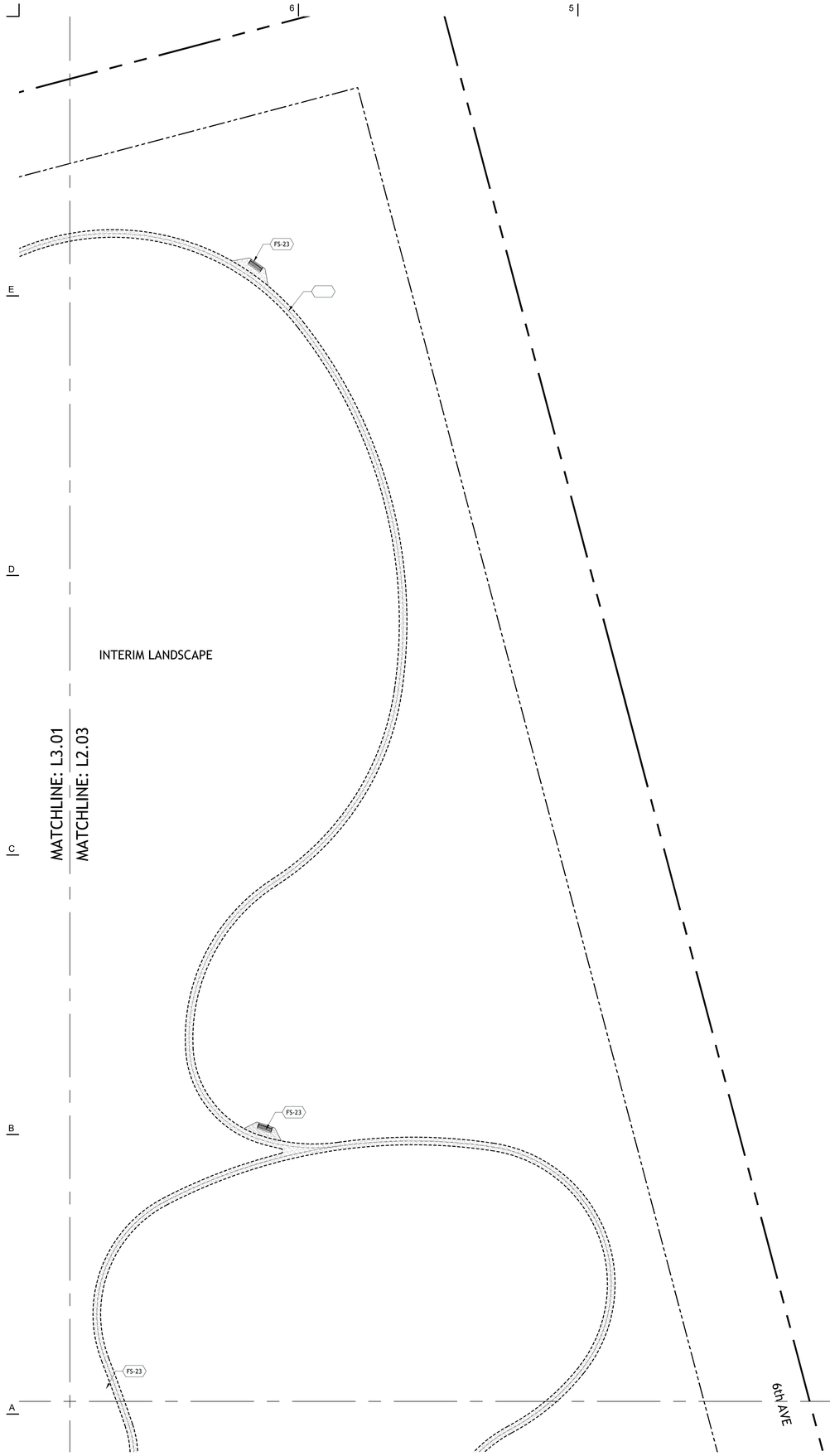
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CHECKED BY: AG
DRAWN BY: JY, SW, LZ
DATE: 01.16.26

Huntsman Cancer Institute
Campus - Phase 1A
Clinic & Research
Vineyard Campus
100 West 1200 North
Vineyard, UT 84059

MATERIALS PLAN - 2

L3.02

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GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION
Custom Amenities		
	CA-10	SHADE STRUCTURE - EMBEDDED
Curbs		
	CR-10	3"W CONCRETE CURB - 3" RAISED
	CR-11	6"W CONCRETE MOW STRIP - FLUSH
	CR-20	METAL EDGE
Custom Furnishings		
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	FC-11	BOULDER SEATING - CUT TOP
	FC-30	FLAGPOLE
Standard Furnishings		
	FS-10	DINING TABLE - FREESTANDING
	FS-11	DINING TABLE - EMBEDDED
	FS-12	SIDE TABLE - EMBEDDED
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	FS-30	TRASH & RECYCLE RECEPTACLE - SURFACE MOUNTED
	FS-31	STREETSIDE TRASH & RECYCLE RECEPTACLE - SURFACE MOUNTED
	FS-32	DOG WASTE STATION - EMBEDDED
	FS-40	BIKE RACK - EMBEDDED
	FS-50	SECURITY BOLLARD - EMBEDDED
	FS-51	REMOVABLE BOLLARD - EMBEDDED
Joints		
	JT-01	EXPANSION JOINT
	JT-11	CONTROL JOINT - SAWN
	JT-12	SCORE JOINT - SAWN
Paving		
	PA-01	CONCRETE PAVEMENT - VEHICULAR - TOP CAST 75 - COLOR 1
	PA-02	CONCRETE PAVEMENT - VEHICULAR - BROOM FINISH - COLOR 4 - THERMAL INSULATED
	PA-11	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 75 - COLOR 1
	PA-12	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 200 - COLOR 1
	PA-13	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 1
	PA-14	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 1 - THERMAL INSULATED
	PA-15	CONCRETE PAVEMENT - PEDESTRIAN - TOP CAST 05 - COLOR 2
	PA-16	CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH - COLOR 3
	PA-31	STABLIZED AGGREGATE PAVEMENT - PEDESTRIAN
	PA-40	CRUSHED STONE PAVING
	PA-50	DETECTABLE WARNING SURFACE
Sports Equipment		
	QS-10	SIT UP BENCH
	QS-11	PARALLEL BARS
	QS-12	DIP BENCH
Handrails		
	RH-10	HANDRAIL AT STAIRS
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	ST-10	CAST-IN-PLACE CONCRETE STAIR
Walls		
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	WA-20	CAST-IN-PLACE CONCRETE RETAINING WALL
PA		PLANTING AREA
C E		UTILITY MANHOLES, SEE ELEC & CIVIL DWGS

MATERIAL SHEET NOTES

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AGENCY APPROVAL

SCALE: 1" = 20'

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#	Date	Revision

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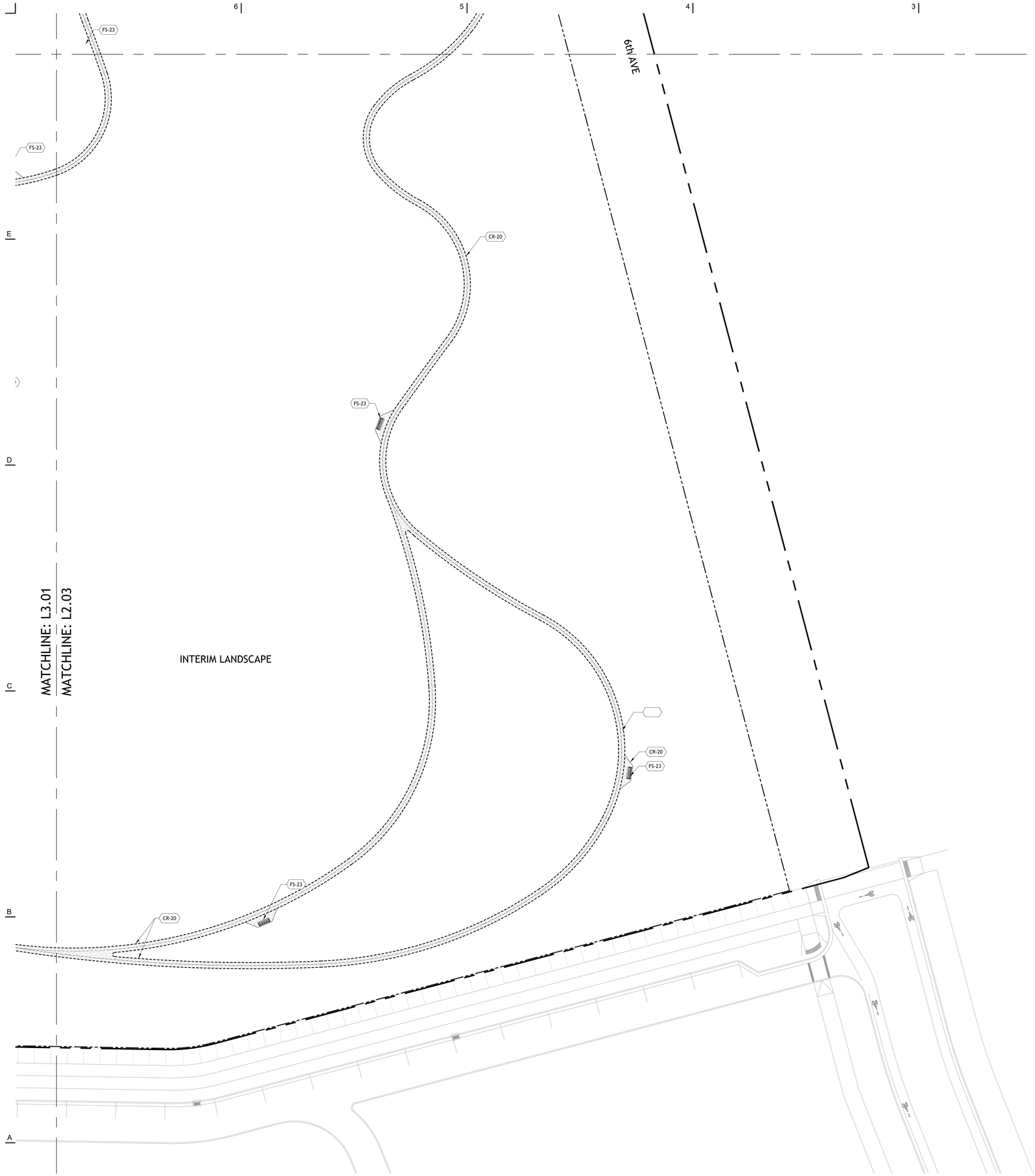
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NEXUS PROJ. #: 23044.02
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DATE: 01.16.26

MATERIALS PLAN - 3

L3.03

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GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION
Custom Amenities		
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	PA-16	CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH - COLOR 3
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	PA-40	CRUSHED STONE PAVING
	PA-50	DETECTABLE WARNING SURFACE
Sports Equipment		
	QS-10	SIT UP BENCH
	QS-11	PARALLEL BARS
	QS-12	DIP BENCH
Handrails		
	RH-10	HANDRAIL AT STAIRS
Stairs		
	ST-10	CAST-IN-PLACE CONCRETE STAIR
Walls		
	WA-10	CAST-IN-PLACE CONCRETE SEAT WALL
	WA-20	CAST-IN-PLACE CONCRETE RETAINING WALL
PA		PLANTING AREA
C E		UTILITY MANHOLES, SEE ELEC & CIVIL DWGS

MATERIAL SHEET NOTES

1. REFER TO VINEYARD AND UTAH COUNTY STANDARD FOR PA-01 AND PA-02 DETAILS
2. STREET FURNISHING ALONG 1200N TO MATCH VINEYARD AND UTAH COUNTY STANDARD
3. SEE LIGHTING PLAN FOR LIGHT POLE AND LIGHT BOLLARD LOCATIONS

AGENCY APPROVAL

0' 10' 20' 40'
SCALE: 1" = 20'

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A Clinic & Research
100 West 1200 North
Vineyard, UT 84059

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MATERIALS PLAN - 4

L3.04

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SHEET #01

SHEET #02

SHEET #03

SHEET #04

MATCHLINE: SHEET #03
MATCHLINE: SHEET #01

MATCHLINE: SHEET #01
MATCHLINE: SHEET #02

MATCHLINE: SHEET #03
MATCHLINE: SHEET #04

MATCHLINE: SHEET #04
MATCHLINE: SHEET #02

UTILITY YARD
SEE CIVIL DRAWINGS

HELIPAD
SEE CIVIL DRAWINGS

SERVICE ROAD
SEE CIVIL DRAWINGS

UTILITY YARD
SEE CIVIL DRAWINGS

CUP
SEE ARCH DRAWINGS

SURFACE
PARKING. SEE
CIVIL DRAWINGS

OUTPATIENT
CLINIC

PROPOSED
BUILDING

DETENTION POND

INTERIOR
LANDSCAPE

GRADING IN THIS AREA IS PER
CIVIL DRAWINGS

DIRT MOUND

ESSEX BLVD/ 1200 N STREET

SKY AVE

360 W

0' 20' 40' 80'
SCALE: 1" = 40'

N

GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

GRADING LEGEND

- SWALE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONTOUR BY CIVIL
- GB — GRADE BREAK
- RL — RIDGELINE
- 1%/3:1 — DIRECTION & DEGREE OF SLOPE
- DIRECTION OF WATER FLOW
- 0.00 — SPOT ELEVATION (PROPOSED)
- (0.00) — SPOT ELEVATION (EXISTING)

GRADING ABBREVIATIONS

(A)	EXISTING
AD RIM	AREA DRAIN RIM
AD	AREA DRAIN
BC	BOTTOM OF CURB
BF	BOTTOM OF FENCE
BIO	BIO RETENTION BASIN
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
FB	FREEBOARD
FC	FLUSH CURB
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FGH	FINISHED GRADE HIGH
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HP	HIGH POINT
HPS	HIGH POINT OF SWALE
INV. IN	INVERT IN
INV. OUT	INVERT OUT
LP	LOW POINT
PD	PLANTER DRAIN
RIM	RIM ELEVATION
SD RIM	SLOT DRAIN RIM
SD	SLOT DRAIN
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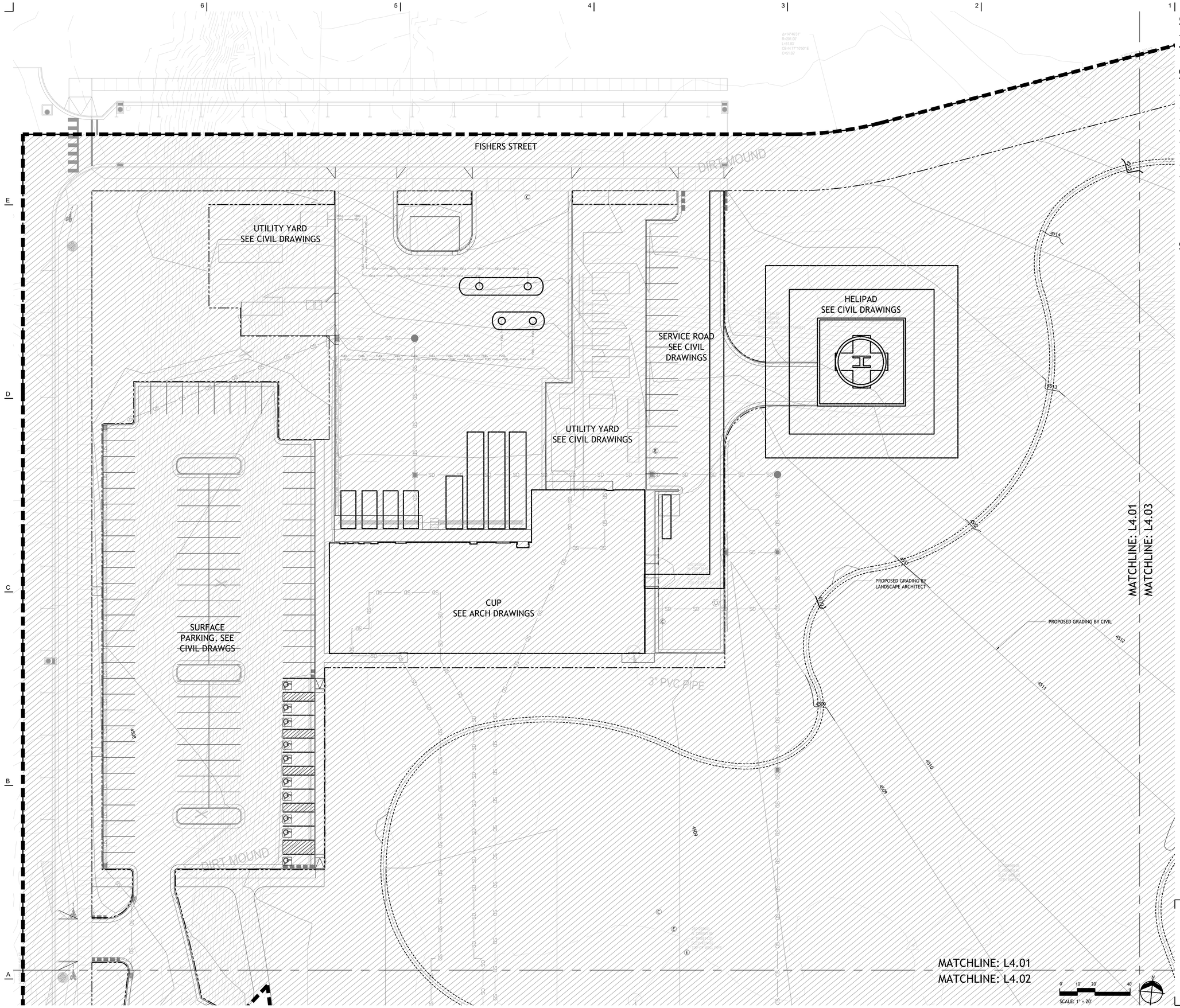
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OVERALL GRADING PLAN

L4.00

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GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

GRADING LEGEND

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GRADING PLAN - 1

L4.01

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MATCHLINE: L4.01
MATCHLINE: L4.02

MATCHLINE: L4.02
MATCHLINE: L4.04

OUTPATIENT CLINIC

PROPOSED BUILDING

INTERIOR LANDSCAPE

DETENTION POND

DETENTION POND

PROPOSED GRADING BY CIVIL

PROPOSED GRADING BY LANDSCAPE ARCHITECT

3rd AVE

ESSEX BLVD/ 1200 N STREET

3" PVC PIPE

3" PVC PIPE

GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

GRADING LEGEND

- SWALE
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TW	TOP OF WALL
WO	WIER OUTLET
WT	WIER TOP
WV	WATER VALVE
YH	GROUND HYDRANT

0' 10' 20' 40'
SCALE: 1" = 20'

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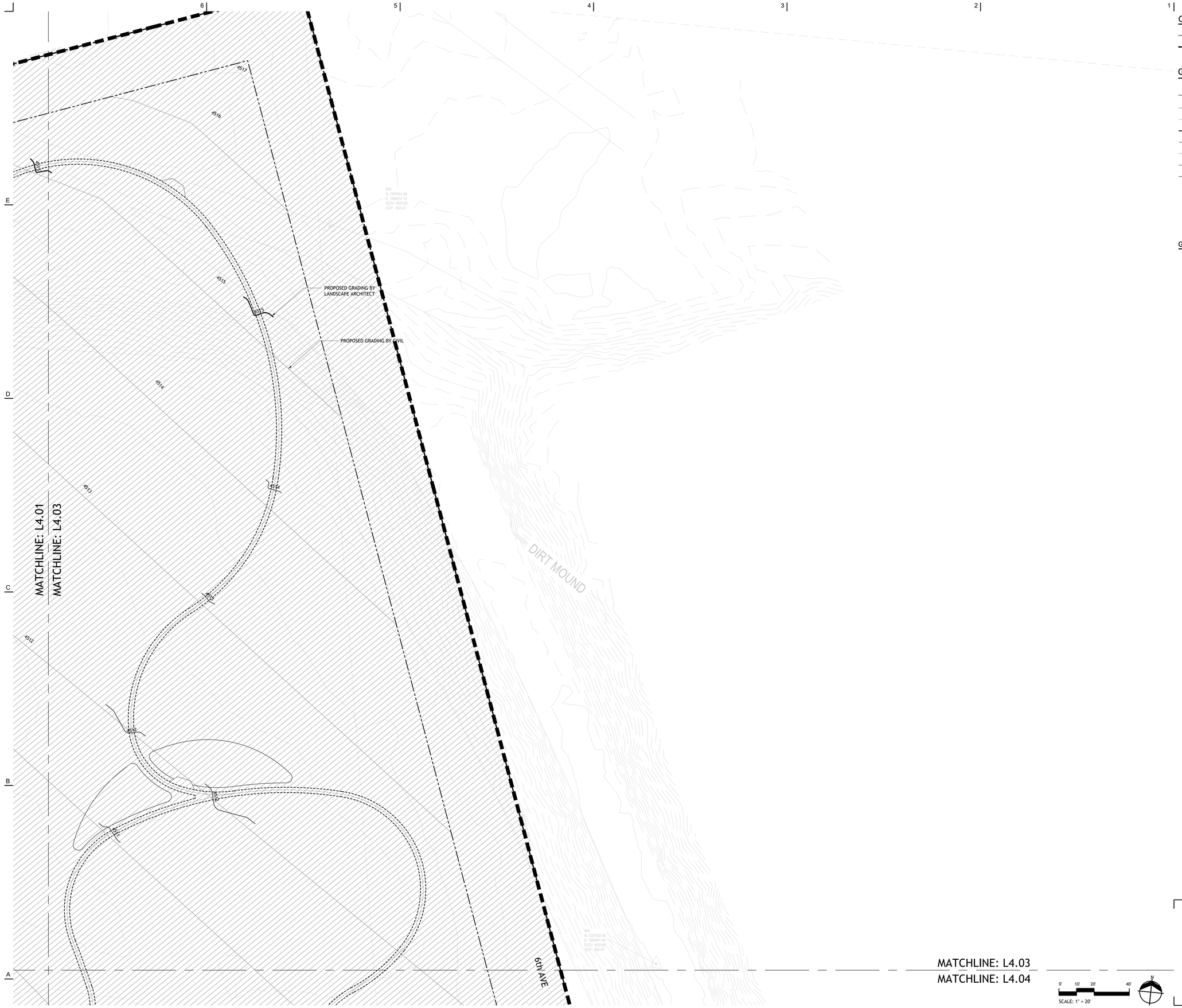
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GRADING PLAN - 2

L4.02

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GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

GRADING LEGEND

- SWALE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
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TS	TOP OF STAIR
TW	TOP OF WALL
WO	WIER OUTLET
WT	WIER TOP
WV	WATER VALVE
YH	GROUND HYDRANT

SCALE: 1" = 20'

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GRADING PLAN - 3

L4.03

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6th AVE
MATCHLINE: L4.03
MATCHLINE: L4.04
MATCHLINE: L4.02
MATCHLINE: L4.04
PROPOSED GRADING BY LANDSCAPE ARCHITECT
PROPOSED GRADING BY CIVIL
DIRT MOUND
4500
4508
4509
4510
4512
4514
4516
4518
4520
4522
4524
4526
4528
4530
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4572
4574
4576
4578
4580
4582
4584
4586
4588

FISHERS STREET

DIRT MOUND

UTILITY YARD
SEE CIVIL DRAWINGS

SERVICE ROAD
SEE CIVIL
DRAWINGS

HELIPAD
SEE CIVIL DRAWINGS

UTILITY YARD
SEE CIVIL DRAWINGS

CUP
SEE ARCH DRAWINGS

SURFACE
PARKING, SEE
CIVIL DRAWGS

3" PVC PIPE

DIRT MOUND

MATCHLINE: L4.11
MATCHLINE: L4.13

MATCHLINE: L4.11
MATCHLINE: L4.12

0' 10' 20' 40'
SCALE: 1" = 20'

GENERAL LEGEND

LANDSCAPE LIMIT OF WORK

PROPERTY LINE

SOIL PREPARATION LEGEND

SOIL TYPE 1(PLANT BED)
8" TOPSOIL, 18" ENRICHED SUBSOIL

SOIL TYPE 2(GRAVEL GARDEN PLANTER BED)
2" GRAVEL MULCH, 8" TOPSOIL, 18" ENRICHED SUBSOIL, 6" UNDERDRAIN AGGREGATE LAYER WITH GEOTEXTILE SEPARATOR FABRIC UNDERNEATH

SOIL TYPE 3(LAWN)
12" TOPSOIL, SCARIFY SUBSOIL

SOIL TYPE 4(STRUCTURAL SOIL FOR STREET TREES) 3" WOOD MULCH, 10'LX10'WX3'D STRUCTURAL SOIL PER EACH STREET TREE, SEE SPECS FOR STRUCTURAL DETAILS

SOIL TYPE 5(MEADOW MIX SOIL)
BLEND 2" TOPSOIL INTO TOP 6" OF SUBSOIL TO CREATE 8" ENRICHED SUBSOIL LAYER

SOIL TYPE 6(RAIN GARDEN SOIL)
EXCELSIOR CURLEX EROSION BLANKET PINEED TO TOP LAYER MULCH(2"), 30" BIORETENTION SOIL LAYER, 6" UNDERDRAIN AGGREGATE LAYER WITH GEOTEXTILE SEPARATOR FABRIC UNDERNEATH

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SOILS PREPARATION PLAN - 1

L4.11

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MATCHLINE: L4.01
MATCHLINE: L4.12

OUTPATIENT CLINIC

PROPOSED BUILDING

3rd AVE

ESSEX BLVD/ 1200 N STREET

3" PVC PIPE

3" PVC PIPE

3" PVC PIPE

MATCHLINE: L4.12
MATCHLINE: L4.04

SCALE: 1" = 20'

GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

SOIL PREPARATION LEGEND

- SOIL TYPE 1(PLANT BED)
  8" TOPSOIL, 18" ENRICHED SUBSOIL
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SOILS PREPARATION PLAN - 2

L4.12

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SOIL PREPARATION LEGEND

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SOILS PREPARATION PLAN - 3

L4.13

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0' 10' 20' 40'
SCALE: 1" = 20'

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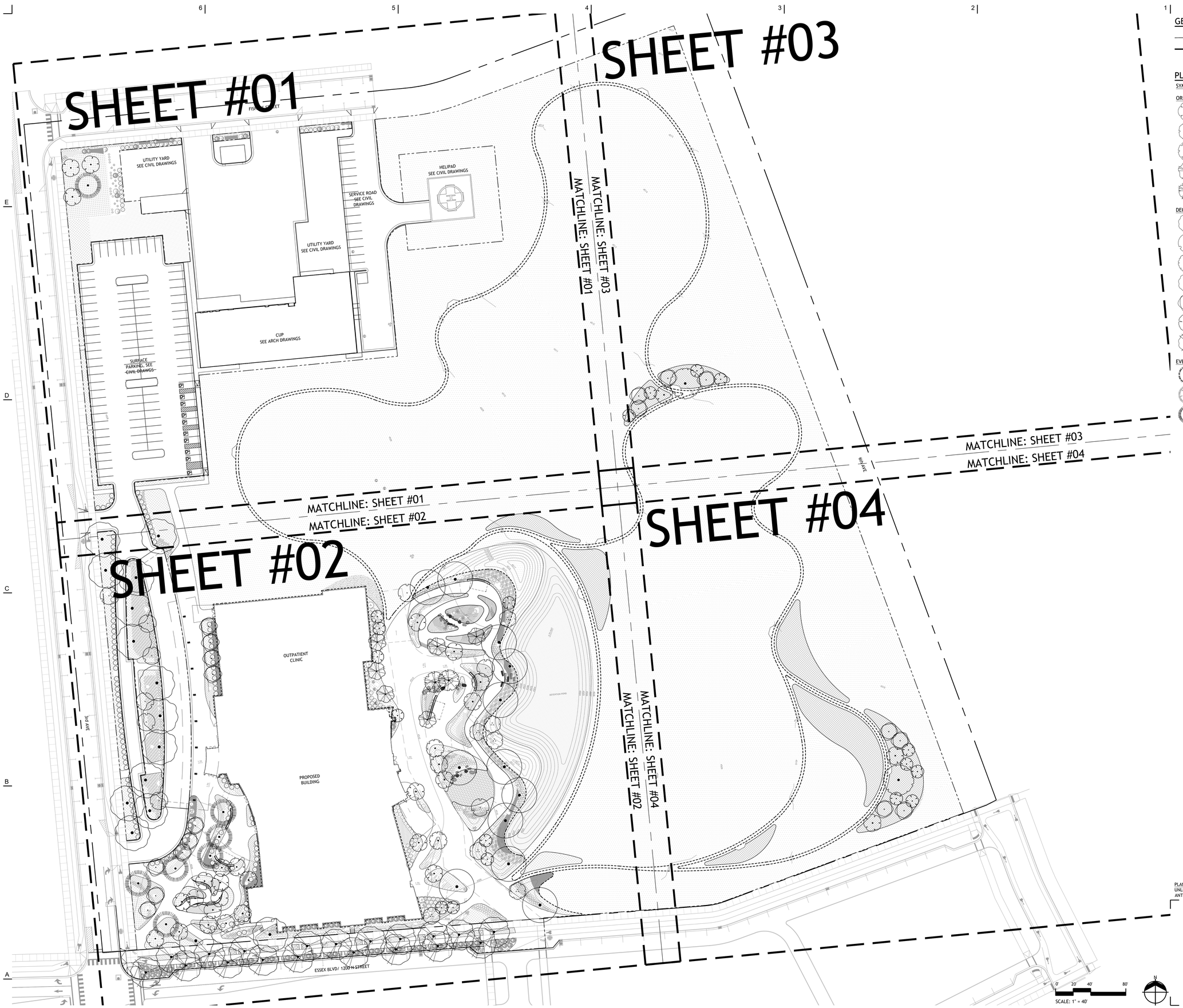
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DATE: 01.16.26

SOILS PREPARATION PLAN - 4

L4.14

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GENERAL LEGEND

LANDSCAPE LIMIT OF WORK

PROPERTY LINE

PLANTING LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
ORNAMENTAL TREES		
	AG	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` AUTUMN BRILLIANCE APPLE SERVICEBERRY
	BO	BETULA OCCIDENTALIS WATER BIRCH
	CC	CERCIS CANADENSIS EASTERN REDBUD
	CP	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA
	CM	X CHITALPA TASHKENTENSIS 'MORNING CLOUD' MORNING CLOUD CHITALPA
DECIDUOUS TREES		
	AB	ABIES BIFOLIA ROCKY MOUNTAIN SUBALPINE FIR
	AG2	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CO	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GK	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PT	POPULUS TREMULOIDES QUAKING ASPEN
	QG	QUERCUS GAMBELII GAMBEL OAK
	ZG	ZELKOVA SERRATA `GREEN VASE` GREEN VASE JAPANESE ZELKOVA
EVERGREEN TREES		
	JB	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
	JS	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER
	PP	PINUS PONDEROSA PONDEROSA PINE

PLANTING NOTES
UNLESS NOTED OTHERWISE, TREE SYMBOLS ARE DRAWN AT ANTICIPATED 10-YEAR SIZE.

AGENCY APPROVAL

0' 20' 40' 80'
SCALE: 1" = 40'

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
Vineyard, UT 84059

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OVERALL PLANTING PLAN

L5.00

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
ORNAMENTAL TREES							
	AG	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE APPLE SERVICEBERRY	10'-12' HT.	B&B		22
	BO	BETULA OCCIDENTALIS	WATER BIRCH	---			7
	CC	CERCIS CANADENSIS	EASTERN REDBUD	---			9
	CP	X CHITALPA TASHKENTENSIS `PINK DAWN`	PINK DAWN CHITALPA	10'-12' HT.	B&B		6
	CM	X CHITALPA TASHKENTENSIS 'MORNING CLOUD'	MORNING CLOUD CHITALPA	---			2
DECIDUOUS TREES							
	AG2	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	3" CAL	B&B		9
	CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	---			2
	GK	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3" CAL	POT		15
	PT	POPULUS TREMULOIDES	QUAKING ASPEN	10'-12' HT.	B&B		18
	QG	QUERCUS GAMBELII	GAMBEL OAK	---			18
	QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	3" CAL	B&B		12
	ZG	ZELKOVA SERRATA `GREEN VASE`	GREEN VASE JAPANESE ZELKOVA	3" CAL	B&B		19
EVERGREEN TREES							
	JB	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	8'-10' HT.	B&B		9
	JS	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	10'-12' HT.	B&B		28
	PP	PINUS PONDEROSA	PONDEROSA PINE	3" CAL	B&B		7

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUBS							
	Ah2	AGAVE HAVARDIANA	HAVARD'S CENTURY PLANT	---		60" o.c.	3
	Aa	ARONIA ARBUTIFOLIA `BRILLIANTISSIMA`	BRILLIANT RED CHOKEBERRY	2 GAL.		72" o.c.	9
	Cb	CARYOPTERIS X CLANDONENSIS `CT-9-12` TM	BEYOND MIDNIGHT BLUEBEARD	1 GAL.		30" o.c.	36
	Hn	HIBISCUS SYRIACUS 'NOTWOOD3'	BLUE CHIFFON® ROSE OF SHARON	3 GAL.		96" o.c.	8
	Ha	HYDRANGEA ARBORESCENS `ABETWO`	INCREDIBALL® HYDRANGEA	2 GAL.		60" o.c.	73
	He	HYDRANGEA MACROPHYLLA `PIIHW-II`	ENDLESS SUMMER® BLOOMSTRUCK® HYDRANGEA	2 GAL.		54" o.c.	25
	Pn	PHYSOCARPUS OPULIFOLIUS	NINEBARK	2 GAL.		72" o.c.	140
	Rg	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	2 GAL.		72" o.c.	80
	Yp	YUCCA PALLIDA	PALE-LEAF YUCCA	---		72" o.c.	5
PERENNIALS							
	Af	ACHILLEA X 'FIREFLY PEACH SKY'	FIREFLY PEACH SKY YARROW	1 GAL.		30" o.c.	661
	As2	ACHILLEA X 'SASSY SUMMER SANGRIA'	SASSY SUMMER SANGRIA YARROW	1 GAL.		42" o.c.	46
	Ri	RUDBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM CONEFLOWER	1 GAL.		24" o.c.	425
	Sm	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	1 GAL.		24" o.c.	13
GROUND COVERS							
		LAWN - SODDED					1,797 SF
		INTERIM ZONE SEED MIX					336,602 SF
		STORMWATER BASIN SEED MIX					20,995 SF
		WILDFLOWER MEADOW MIX					19,923 SF
GRASS							
	As	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	1 GAL.		12" o.c.	330
	Bb	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	1 GAL.		12" o.c.	115,748
	Ck	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.		24" o.c.	588
	Fg	FESTUCA OVINA GLAUCA	BLUE SHEEP FESCUE	1 GAL.		10" o.c.	10,088
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.		30" o.c.	161
	Nt	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.		12" o.c.	4,335
	Ph	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	1 GAL.		24" o.c.	348
PERENNIAL							
	Am	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.		30" o.c.	31
	Ah	AMSONIA HUBRICHTII	ARKANSAS BLUESTAR	1 GAL.		30" o.c.	336
	At	AMSONIA TABERNAEMONTANA	EASTERN BLUESTAR	1 GAL.		30" o.c.	32
	Ac	ARTEMISIA CANA	SILVER SAGEBRUSH	1 GAL.		24" o.c.	39
	Ai	ASCLEPIAS INCARNATA	SWAMP MILKWEED	1 GAL.		36" o.c.	388
	He2	HYLOTELEPHIUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL.		18" o.c.	174
	Lp	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVENDIN	1 GAL.		24" o.c.	78
	Nx2	NEPETA X FAASSENII `CAT`S MEOW`	CAT`S MEOW CATMINT	1 GAL.		30" o.c.	586
	Ps2	PEROVSKIA ATRIPLICIFOLIA `BLUE SPIRE`	BLUE SPIRE RUSSIAN SAGE	1 GAL.		48" o.c.	21
	Pc	PHLOX X `OPENING ACT BLUSH`	OPENING ACT BLUSH PHLOX	1 GAL.		18" o.c.	437
	Sa	SEDUM SPECTABILE `AUTUMN JOY`	AUTUMN JOY STONECROP	1 GAL.		18" o.c.	452
SUCCULENT							
	Dc	DELOSPERMA COOPERI	PURPLE ICE PLANT	1 GAL.		18" o.c.	238
	Df	DELOSPERMA X 'P001S'	FIRE SPINNER® ICE PLANT	1 GAL.		12" o.c.	276
	Dl	DELOSPERMA X 'PSFAVE'	LAVENDER ICE HARDY ICE PLANT	1 GAL.			55 SF
	Pr	PETROSEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	1 GAL.		12" o.c.	134
	Sx	SEMPERVIVUM X 'APPLETINI'	APPLETINI HEN-AND-CHICKS	1 GAL.		6" o.c.	510

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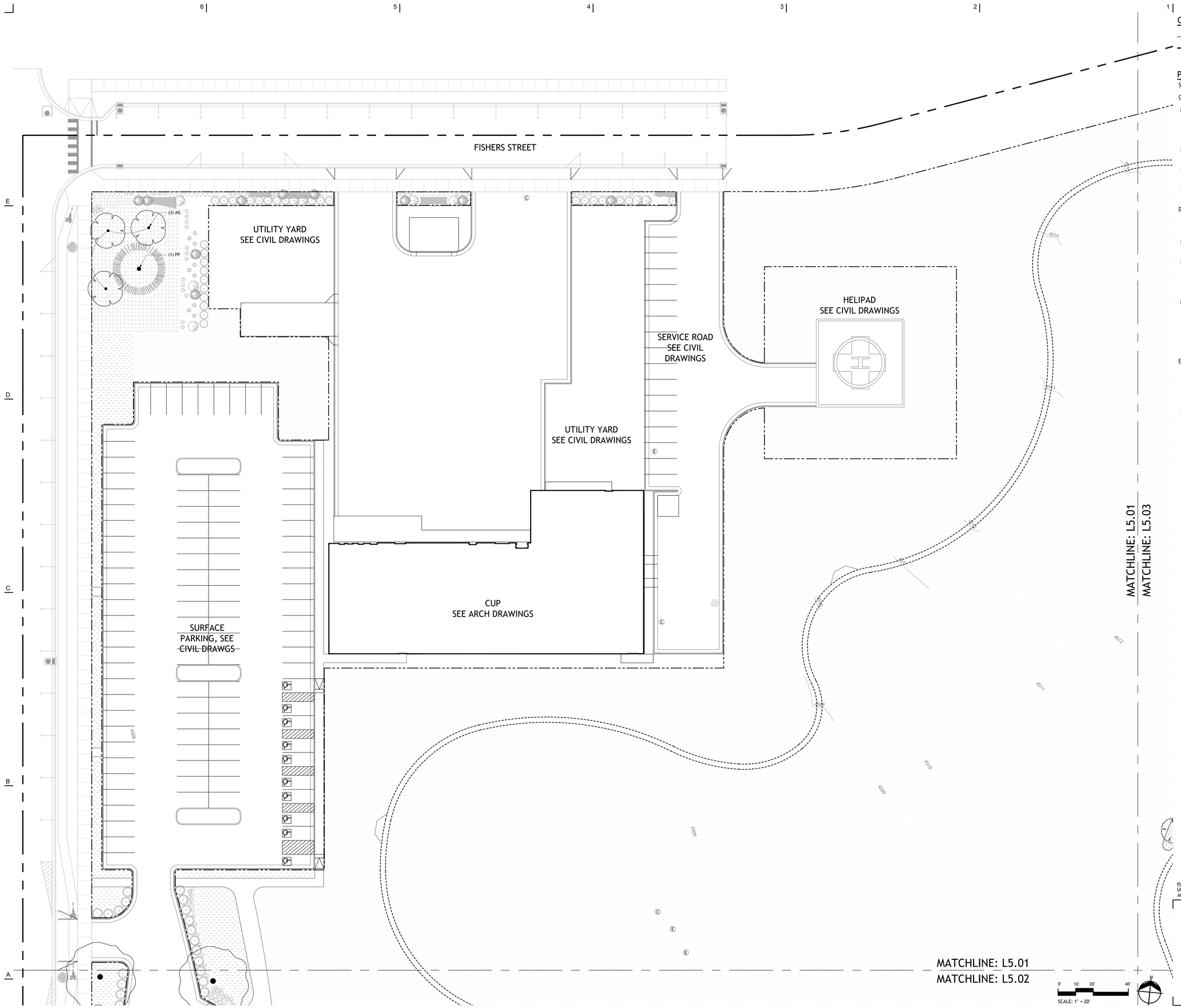
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AGENCY APPROVAL

PLANTING SCHEDULE

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GENERAL LEGEND

LANDSCAPE LIMIT OF WORK

PROPERTY LINE

PLANTING LEGEND

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ORNAMENTAL TREES		
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	JB	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
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	PP	PINUS PONDEROSA PONDEROSA PINE

PLANTING NOTES
UNLESS NOTED OTHERWISE, TREE SYMBOLS ARE DRAWN AT ANTICIPATED 10-YEAR SIZE.

AGENCY APPROVAL

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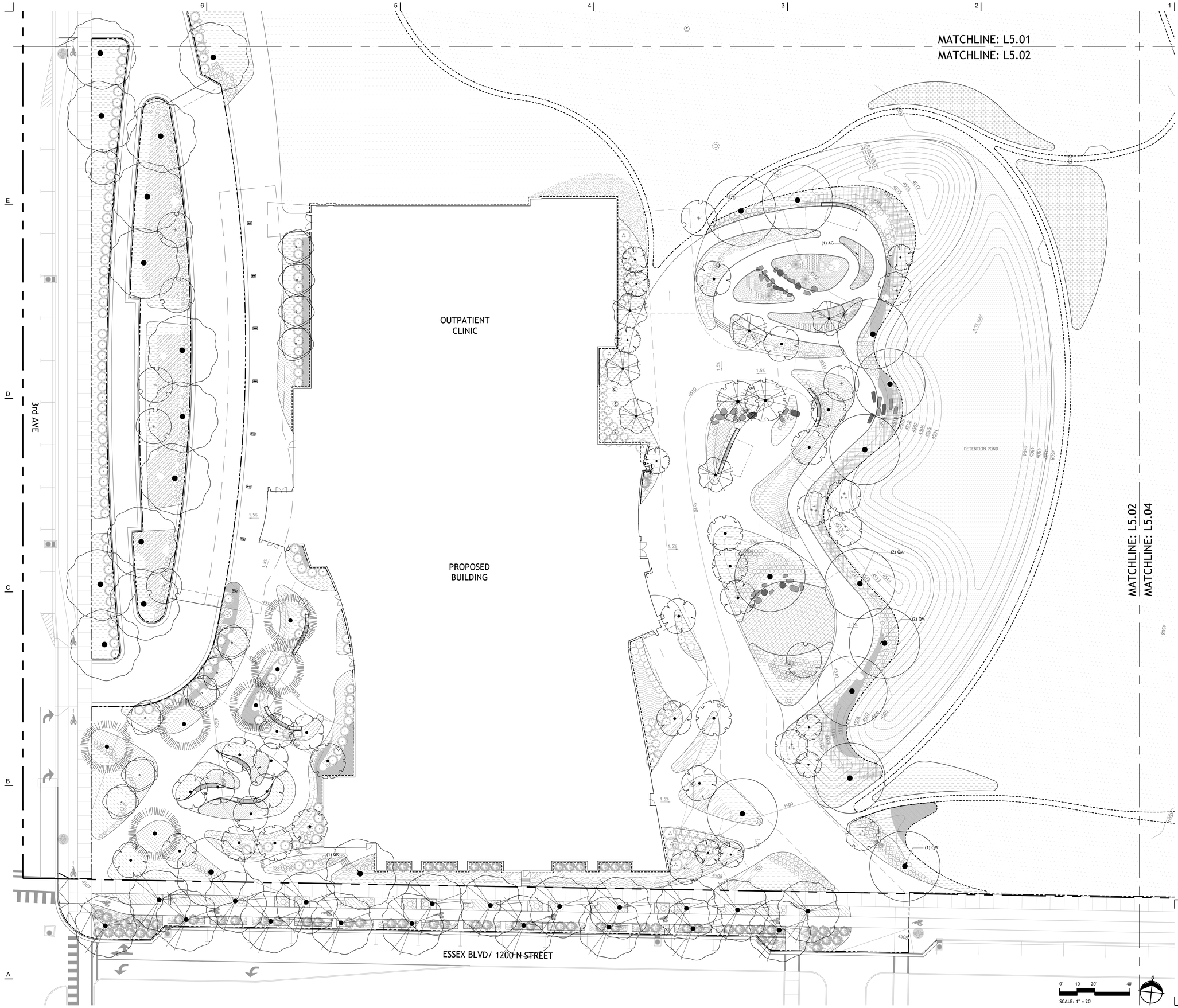
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PLANTING PLAN - TREES 1

L5.01

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GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

PLANTING LEGEND

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PLANTING NOTES
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AGENCY APPROVAL

0' 10' 20' 40'
SCALE: 1" = 20'

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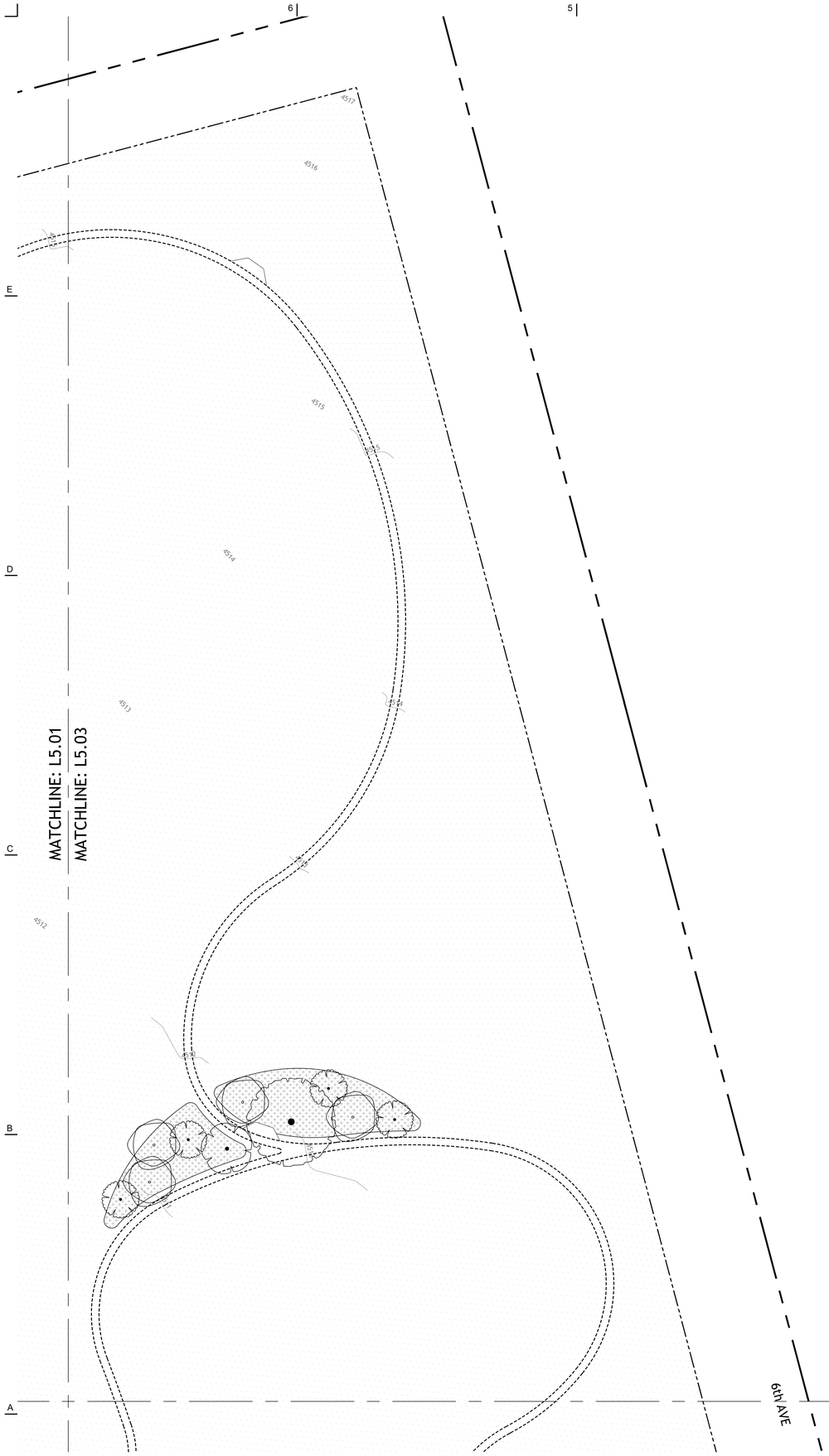
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PLANTING PLAN - TREES 2

L5.02

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GENERAL LEGEND

LANDSCAPE LIMIT OF WORK

PROPERTY LINE

PLANTING LEGEND

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AGENCY APPROVAL

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SCALE: 1" = 20'

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PLANTING PLAN - TREES 3

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GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
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PLANTING LEGEND

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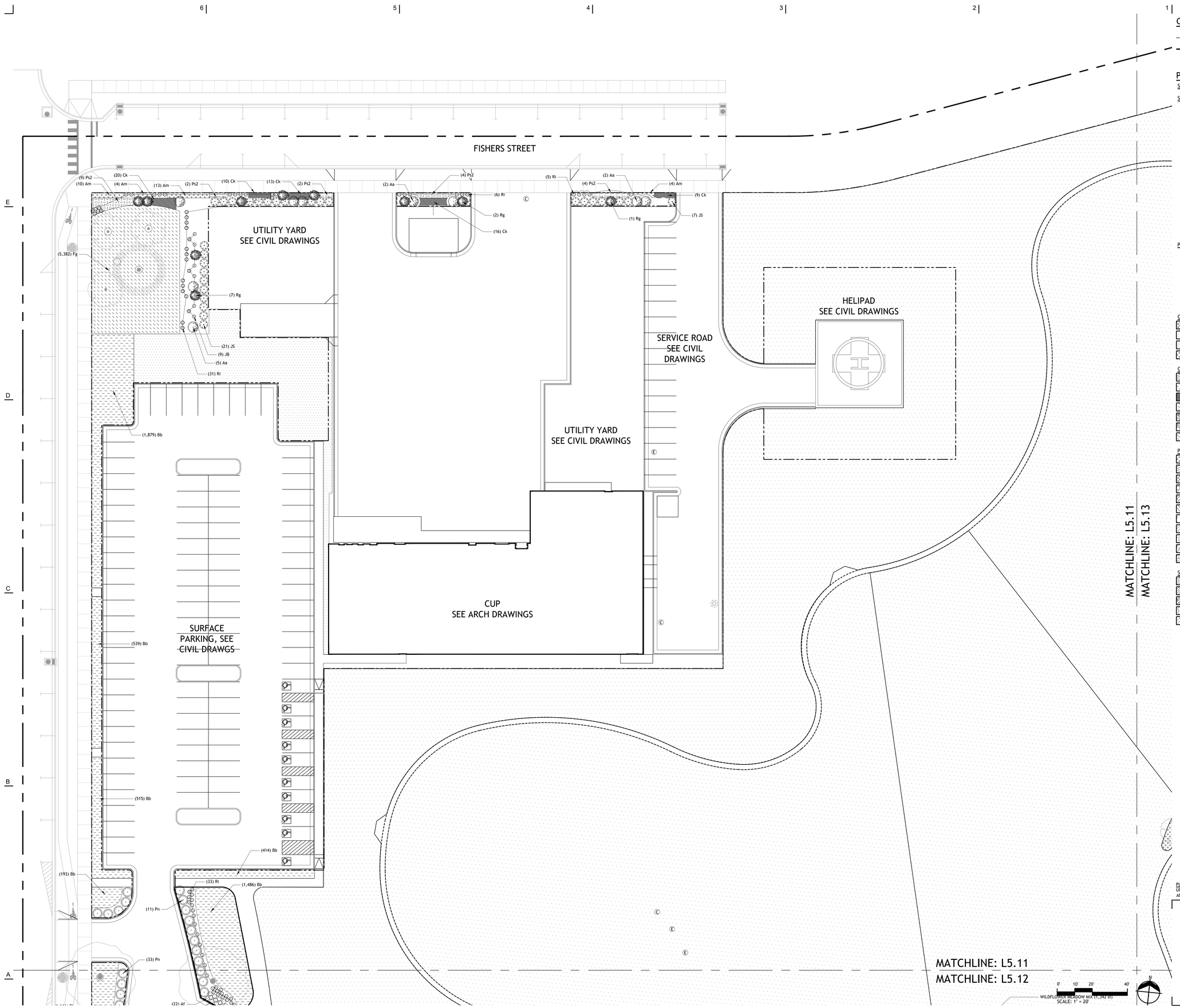
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PLANTING PLAN - TREES 4

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GENERAL LEGEND

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- PROPERTY LINE

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	Pn	PHYSOCARPUS OPULIFOLIUS NINEBARK
	Rg	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
	Yp	YUCCA PALLIDA PALE-LEAF YUCCA
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	As2	ACHILLEA X 'SASSY SUMMER SANGRIA' SASSY SUMMER SANGRIA YARROW
	Ri	RUDBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM CONEFLOWER
	Sm	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
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GRASS		
	As	ANDROPOGON SCOPARIUS LITTLE BLUESTEM
	Bb	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA
	Ck	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	Fg	FESTUCA OVINA GLAUCA BLUE SHEEP FESCUE
	Mc	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	Nt	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
	Ph	PENNISETUM ALOPECUROIDES `HAMELN` HAMELN FOUNTAIN GRASS
PERENNIAL		
	Am	ACHILLEA MILLEFOLIUM COMMON YARROW
	Ah	AMSONIA HUBRICHTII ARKANSAS BLUESTAR
	At	AMSONIA TABERNAEMONTANA EASTERN BLUESTAR
	Ac	ARTEMISIA CANA SILVER SAGEBRUSH
	Al	ASCLEPIAS INCARNATA SWAMP MILKWEED
	He2	HYLOTELEPHIUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP
	Lp	LAVANDULA X INTERMEDIA 'PROVENCE' PROVENCE LAVENDIN
	Nx2	NEPETA X FAASSENII `CAT`S MEOW` CAT`S MEOW CATMINT
	Ps2	PEROVSKIA ATRIPLICIFOLIA `BLUE SPIRE` BLUE SPIRE RUSSIAN SAGE
	Pc	PHLOX X `OPENING ACT BLUSH` OPENING ACT BLUSH PHLOX
	Sa	SEDUM SPECTABILE `AUTUMN JOY` AUTUMN JOY STONECROP
SUCCULENT		
	Dc	DELOSPERMA COOPERI PURPLE ICE PLANT
	Df	DELOSPERMA X 'P001S' FIRE SPINNER® ICE PLANT
	Dl	DELOSPERMA X 'PSFAVE' LAVENDER ICE HARDY ICE PLANT
	Pr	PETROSEDUM RUPESTRE 'ANGELINA' ANGELINA STONECROP
	Sx	SEMPERVIVUM X 'APPLETINI' APPLETINI HEN-AND-CHICKS

PLANTING NOTES
UNLESS NOTED OTHERWISE, TREE SYMBOLS ARE DRAWN AT ANTICIPATED 10-YEAR SIZE.

AGENCY APPROVAL

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Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
Vineyard, UT 84059

#	Date	Revision

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CONTRACT DOCUMENTS

NEXUS PROJ. #: 23044.02
CHECKED BY: AG
DRAWN BY: JY, SW, LZ
DATE: 01.16.26

PLANTING PLAN - UNDERSTORY - 1

L5.11

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6/16/2025 12:10:37 PM

MATCHLINE: L5.11

MATCHLINE: L5.12

OUTPATIENT CLINIC

PROPOSED BUILDING

3rd AVE

ESSEX BLVD/ 1200 N STREET

WILDFLOWER MEADOW MIX (1,342 sf)

WILDFLOWER MEAD

STORMWATER BASIN SEED I

(33) Pn
(1,616) Bb
(22) Af
(177) Al
(93) Af
(647) Bb
(459) Bb
(101) Ck
(31) Ri
(66) Nx2
(572) Bb
(153) Al
(66) Af
(24) Ri
(58) Al
(37) Af
(538) Bb
(5) Pn
(30 sf) Ck
(5) Nx2
(73) Ck
(14) Nx2
(98) Bb
(89) Nx2
(10) Nx2
(45) Nx2
(11) Ri
(12) Ri
(247) Bb
(325) Bb
(2) Pn
(13) Pn
(48) Fg
(12) Pn
(41) Nx2
(244) Bb
(347) Bb
(47) Ck
(33) Nx2
(18) Pn
(90) Nx2
(42) Ri
(242) Fg
(315) Bb
(355) Fg
(340) Bb
(334 sf) Ck
(563 sf) Fg
(294) Dc
(93) Nx2
(46) Nx2
(509) Fg
(201) Bb
(26) Ri
(18) Pc
(45) Pc
(317 sf) Ah
(10) Ri
(8) Rg
(508) Bb
(174) Bb
(18) Ri
(2) Pn
(379 sf) Fg
(394) Bb
(19) Ri
(101) Ph
(34) Ph
(30) Mc
(13) Rg
(24) Mc
(14) Mc
(22) Mc
(23) Mc
(46) Ph
(34) Ph
(48) Mc
(84) Ph
(41) Rg
(4) Af
(424) Sa
(14) Ri
(3) Ri
(41) Ha
(3) Hn
(2) Rg
(1,309) Bb
(267) Bb
(5) Ri
(13) As2
(1,002 sf) Nt
(12) As2
(14) Ac
(18) Lp
(55) As
(183) Sa
(36) Pr
(2) Yp
(22) Lp
(31) As
(188) Sx
(43) As
(23) Af
(63) Pr
(8) Lp
(35) Pr
(239) Sx
(103) As
(12) Ac
(45) He2
(35 sf) Dl
(276) Df
(8) Ac
(9) Cb
(35) He2
(98) As
(3) Ah2
(83) Sx
(20 sf) Dl
(1) Yp
(55) Ck
(163 sf) Ah
(266) Bb
(49) He2
(30) Lp
(101) As
(1) Yp
(5) Ac
(169) Sx
(130) Bb
(3) Ri
(169) Sa
(40) Af
(11) Cb
(14) Cb
(13) Sm
(94) Bb
(252 sf) Ah
(29) Ck
(279) Fg
(189 sf) At
(100) Sa
(368 sf) Ah
(13) Ri
(16) Ri
(6) He
(1,026 sf) Nt
(23) Nx2
(194) Bb
(334) Bb
(31) Nx2
(259) Bb
(787) Bb
(29) Af
(40) Ri
(136 sf) Ah
(64) Af
(294) Bb
(2) Ri
(88) Bb
(69) Af
(5) He
(14) He
(48 sf) Ah
(121) Bb
LAWN - SODDED (1,797 sf)
(36) Af
(12) Ah
(55) Ah
(47) Ri
(72) Pc
(344) Bb
(1,744) Bb
(12) Ha
(119) Ck
(481 sf) Nt
(1) Hn
(164) Bb
(895) Bb
(108) Pc
(424) Bb
(4) Hn
(169) Pc
(115) Pc
(649 sf) Ah
(6) Rg
(281) Bb
(77) Ck
(145) Bb
(472) Bb
(80) Af
(79) Pc
(406) Bb
(17) As2
(37) Af
(59) Af

MATCHLINE: L5.12

MATCHLINE: L5.14

GENERAL LEGEND

LANDSCAPE LIMIT OF WORK

PROPERTY LINE

PLANTING LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Ah2	AGAVE HAVARDIANA HAVARD'S CENTURY PLANT
	Aa	ARONIA ARBUTIFOLIA `BRILLIANTISSIMA` BRILLIANT RED CHOKEBERRY
	Cb	CARYOPTERIS X CLANDONENSIS `CT-9-12` TM BEYOND MIDNIGHT BLUEBEARD
	Hn	HIBISCUS SYRIACUS 'NOTWOOD3' BLUE CHIFFON® ROSE OF SHARON
	Ha	HYDRANGEA ARBORESCENS `ABETWO` INCREDIBALL® HYDRANGEA
	He	HYDRANGEA MACROPHYLLA `PIIHM-II` ENDLESS SUMMER® BLOOMSTRUCK® HYDRANGEA
	Pn	PHYSOCARPUS OPULIFOLIUS NINEBARK
	Rg	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
	Yp	YUCCA PALLIDA PALE-LEAF YUCCA
PERENNIALS		
	Af	ACHILLEA X 'FIREFLY PEACH SKY' FIREFLY PEACH SKY YARROW
	As2	ACHILLEA X 'SASSY SUMMER SANGRIA' SASSY SUMMER SANGRIA YARROW
	Ri	RUDBECKIA FULGIDA 'GOLDSTRUIK' GOLDSTRUM CONEFLOWER
	Sm	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
GROUND COVERS		
		LAWN - SODDED
		INTERIM ZONE SEED MIX
		STORMWATER BASIN SEED MIX
		WILDFLOWER MEADOW MIX
GRASS		
	As	ANDROPOGON SCOPARIUS LITTLE BLUESTEM
	Bb	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA
	Ck	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	Fg	FESTUCA OVINA GLAUCA BLUE SHEEP FESCUE
	Mc	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	Nt	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
	Ph	PENNISETUM ALOPECUROIDES `HAMELN` HAMELN FOUNTAIN GRASS
PERENNIAL		
	Am	ACHILLEA MILLEFOLIUM COMMON YARROW
	Ah	AMSONIA HUBRICHTII ARKANSAS BLUESTAR
	At	AMSONIA TABERNAEMONTANA EASTERN BLUESTAR
	Ac	ARTEMISIA CANA SILVER SAGEBRUSH
	Al	ASCLEPIAS INCARNATA SWAMP MILKWEED
	He2	HYLOTELEPHIUM SPECTABILE `AUTUMN JOY` AUTUMN JOY STONECROP
	Lp	LAVANDULA X INTERMEDIA 'PROVENCE' PROVENCE LAVENDIN
	Nx2	NEPETA X FAASSENII `CAT`S MEOW` CAT`S MEOW CATMINT
	Ps2	PEROVSKIA ATRIPLICIFOLIA `BLUE SPIRE` BLUE SPIRE RUSSIAN SAGE
	Pc	PHLOX X `OPENING ACT BLUSH` OPENING ACT BLUSH PHLOX
	Sa	SEDUM SPECTABILE `AUTUMN JOY` AUTUMN JOY STONECROP
SUCCULENT		
	Dc	DELOSPERMA COOPERI PURPLE ICE PLANT
	Df	DELOSPERMA X 'P001S' FIRE SPINNER® ICE PLANT
	Dl	DELOSPERMA X 'PSFAVE' LAVENDER ICE HARDY ICE PLANT
	Pr	PETROSEDUM RUPESTRE 'ANGELINA' ANGELINA STONECROP
	Sx	SEMPERVIVUM X 'APPLETINI' APPLETINI HEN-AND-CHICKS

PLANTING NOTES
UNLESS NOTED OTHERWISE, TREE SYMBOLS ARE DRAWN AT ANTICIPATED 10-YEAR SIZE.

AGENCY APPROVAL

0' 10' 20' 40'
SCALE: 1" = 20'

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Vineyard Campus - Phase 1A
Clinic & Research

100 West 1200 North
Vineyard, UT 84059

#	Date	Revision

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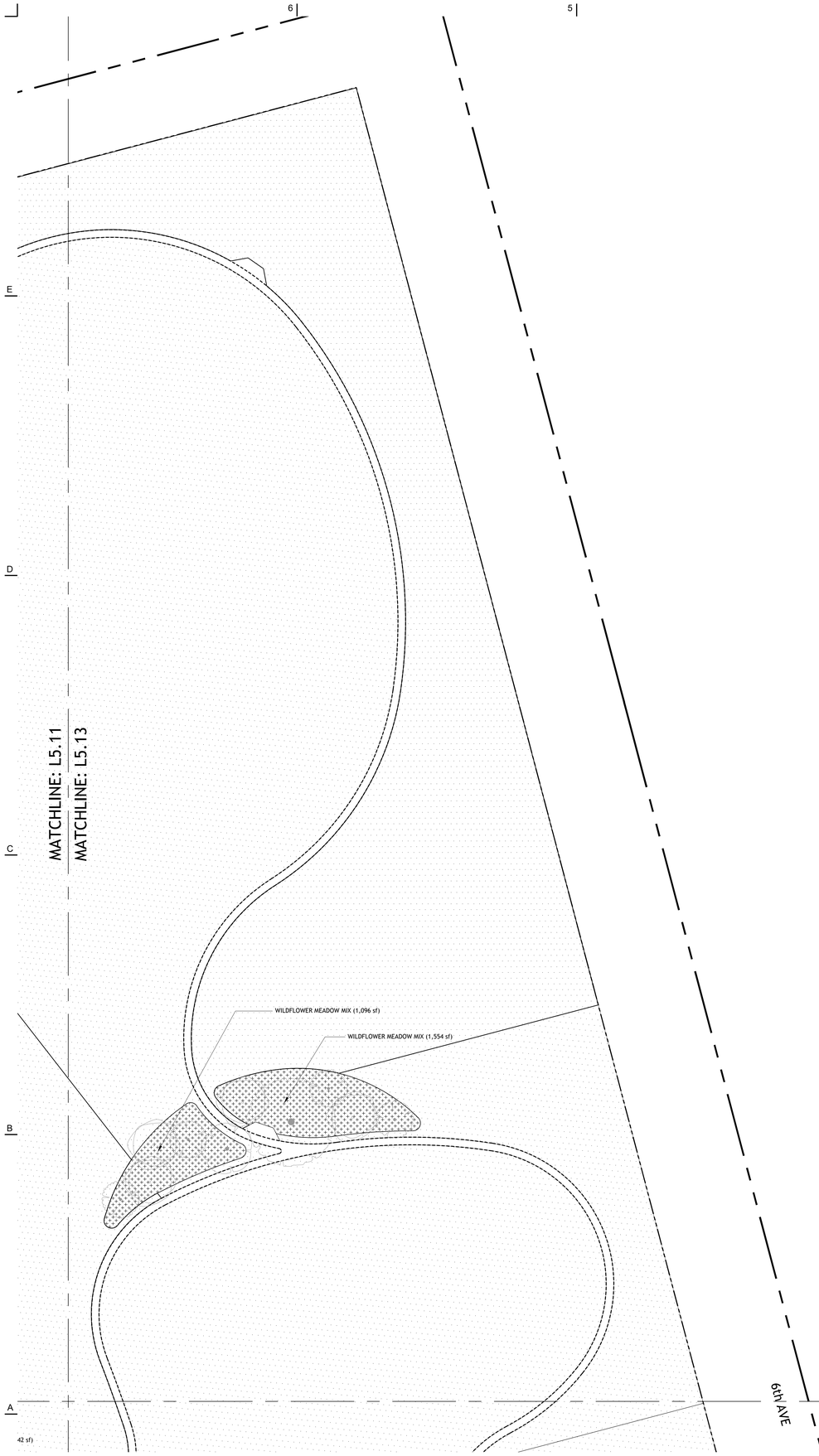
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DRAWN BY: JY, SW, LZ
DATE: 01.16.26

PLANTING PLAN - UNDERSTORY - 2

L5.12

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GENERAL LEGEND

LANDSCAPE LIMIT OF WORK

PROPERTY LINE

PLANTING LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Ah2	AGAVE HAVARDIANA HAVARD'S CENTURY PLANT
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	He	HYDRANGEA MACROPHYLLA `PIIHM-II` ENDLESS SUMMER® BLOOMSTRUCK® HYDRANGEA
	Pn	PHYSOCARPUS OPULIFOLIUS NINEBARK
	Rg	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
	Yp	YUCCA PALLIDA PALE-LEAF YUCCA
PERENNIALS		
	Af	ACHILLEA X 'FIREFLY PEACH SKY' FIREFLY PEACH SKY YARROW
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	Ri	RUDBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM CONEFLOWER
	Sm	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
GROUND COVERS		
		LAWN - SODDED
		INTERIM ZONE SEED MIX
		STORMWATER BASIN SEED MIX
		WILDFLOWER MEADOW MIX
GRASS		
	As	ANDROPOGON SCOPARIUS LITTLE BLUESTEM
	Bb	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA
	Ck	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	Fg	FESTUCA OVINA GLAUCA BLUE SHEEP FESCUE
	Mc	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	Nt	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
	Ph	PENNISETUM ALOPECUROIDES `HAMELN` HAMELN FOUNTAIN GRASS
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	Ah	AMSONIA HUBRICHTII ARKANSAS BLUESTAR
	At	AMSONIA TABERNAEMONTANA EASTERN BLUESTAR
	Ac	ARTEMISIA CANA SILVER SAGEBRUSH
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	He2	HYLOTELEPHIUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP
	Lp	LAVANDULA X INTERMEDIA 'PROVENCE' PROVENCE LAVENDIN
	Nx2	NEPETA X FAASSENII `CAT`S MEOW` CAT`S MEOW CATMINT
	Ps2	PEROVSKIA ATRIPLICIFOLIA `BLUE SPIRE` BLUE SPIRE RUSSIAN SAGE
	Pc	PHLOX X `OPENING ACT BLUSH` OPENING ACT BLUSH PHLOX
	Sa	SEDUM SPECTABILE `AUTUMN JOY` AUTUMN JOY STONECROP
SUCCULENT		
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	Df	DELOSPERMA X 'P001S' FIRE SPINNER® ICE PLANT
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Vineyard, UT 84059

#	Date	Revision

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DATE: 01.16.26

PLANTING NOTES
UNLESS NOTED OTHERWISE, TREE SYMBOLS ARE DRAWN AT ANTICIPATED 10-YEAR SIZE.

AGENCY APPROVAL

PLANTING PLAN - UNDERSTORY - 3

SCALE: 1" = 20'

L5.13

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GENERAL LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE

PLANTING LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
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	Rg	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
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	Ri	RUDBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM CONEFLOWER
	Sm	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
GROUND COVERS		
		LAWN - SODDED
		INTERIM ZONE SEED MIX
		STORMWATER BASIN SEED MIX
		WILDFLOWER MEADOW MIX
GRASS		
	As	ANDROPOGON SCOPARIUS LITTLE BLUESTEM
	Bb	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA
	Ck	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
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SUCCULENT		
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	Dl	DELOSPERMA X 'PSFAVE' LAVENDER ICE HARDY ICE PLANT
	Pr	PETROSEDUM RUPESTRE `ANGELINA` ANGELINA STONECROP
	Sx	SEMPERVIVUM X `APPLETINI` APPLETINI HEN-AND-CHICKS

PLANTING NOTES
UNLESS NOTED OTHERWISE, TREE SYMBOLS ARE DRAWN AT ANTICIPATED 10-YEAR SIZE.

AGENCY APPROVAL

0' 10' 20' 40'
SCALE: 1" = 20'

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Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
Vineyard, UT 84059

#	Date	Revision

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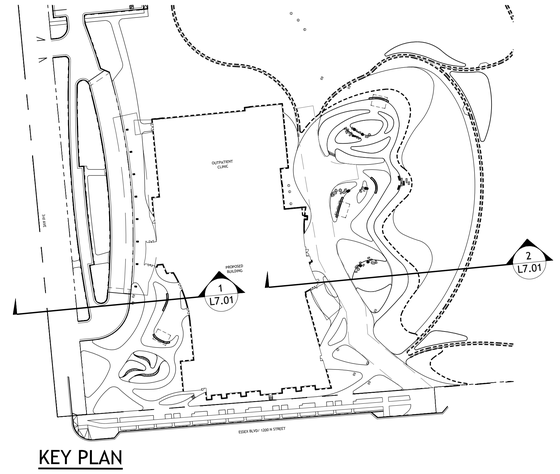
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DATE: 01.16.26

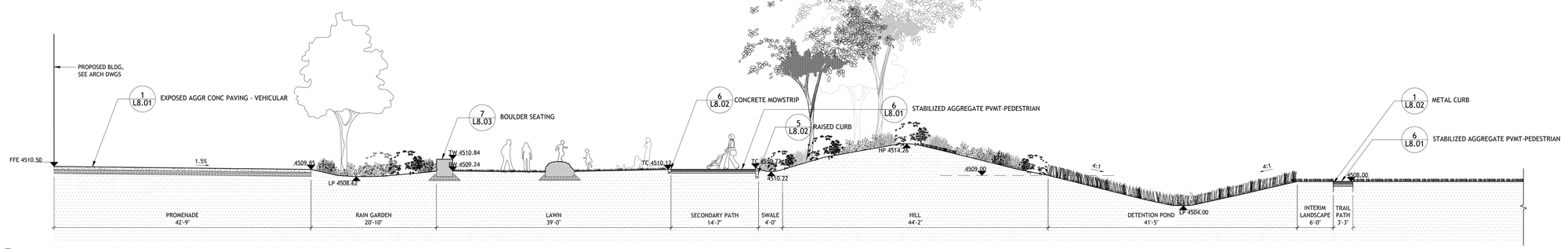
PLANTING PLAN - UNDERSTORY - 4

L5.14

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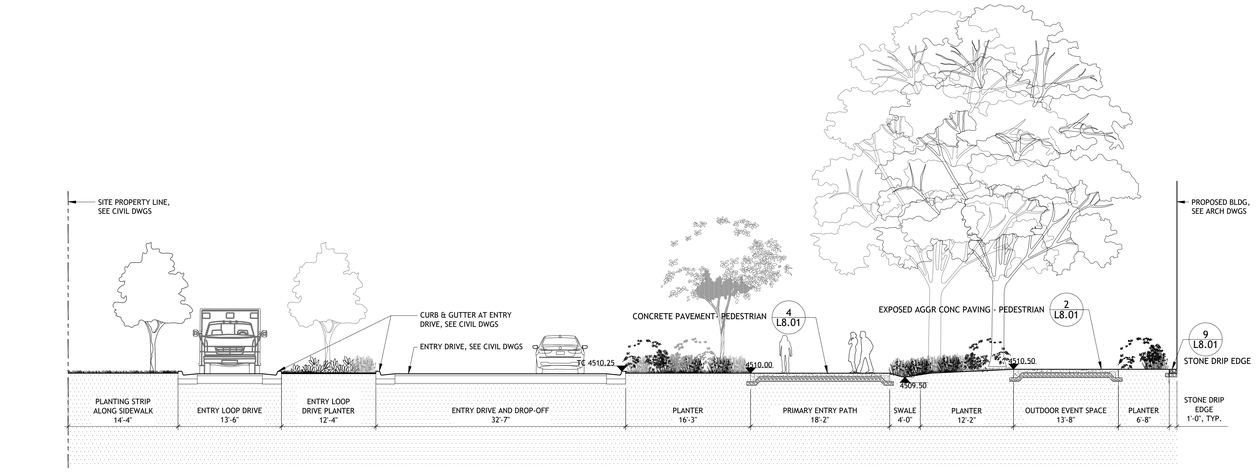
KEY PLAN



2 SECTION THROUGH EAST ENTRY, LAWN AND FITNESS STATION

1/8" = 1'-0"

P-24-HCI-62



1 SECTION AT WEST ENTRY DROP-OFF

1/8" = 1'-0"

P-24-HCI-61

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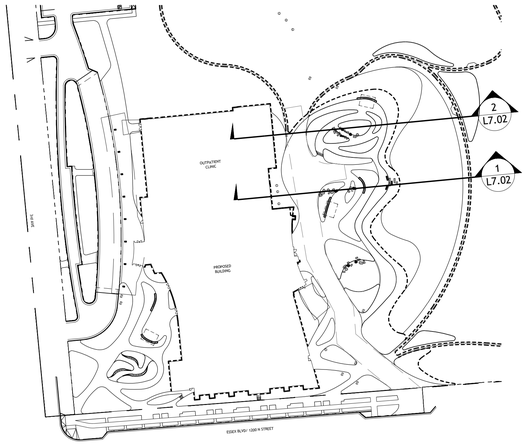
NEXUS PROJ. #: 23044.02
CHECKED BY: AG
DRAWN BY: JY, SW, LZ
DATE: 01.16.26

SITE SECTIONS

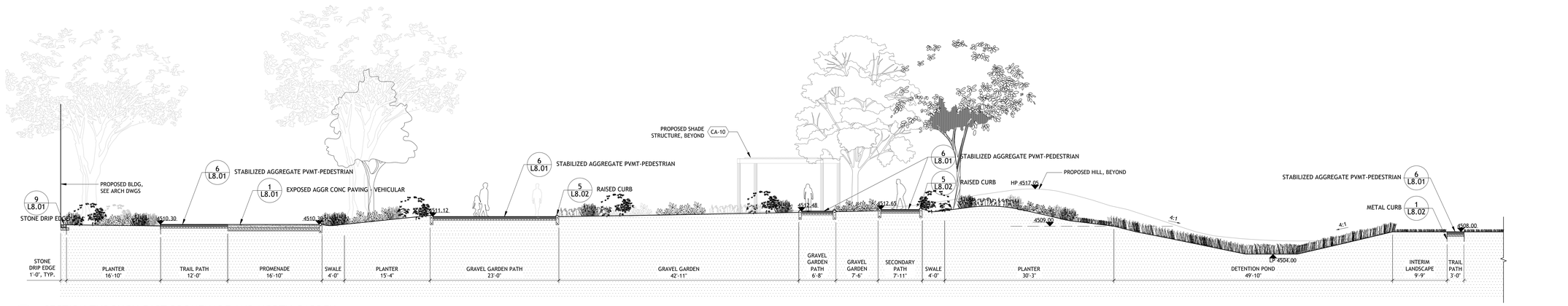
AGENCY APPROVAL

L7.01

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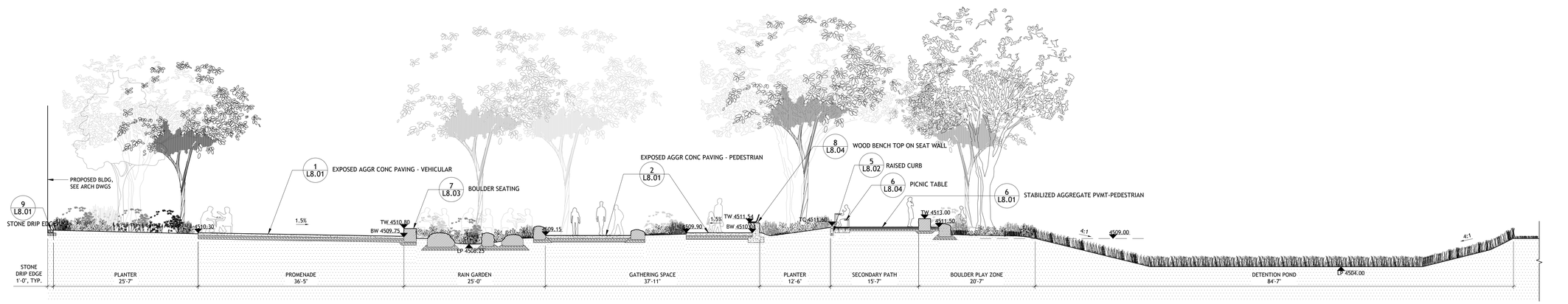
KEY PLAN



2 SECTION THROUGH EAST PROMENADE AND NORTH GARDEN

1/8" = 1'-0"

P-24-HCI-64



1 SECTION THROUGH EAST PROMENADE AND PRAIRE TERRACE

1/8" = 1'-0"

P-24-HCI-63

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Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
Vineyard, UT 84059

#	Date	Revision

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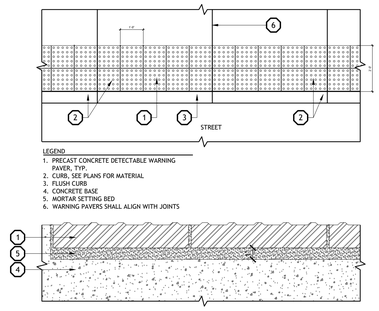
CONTRACT DOCUMENTS

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DRAWN BY: JY, SW, LZ
DATE: 01.16.26

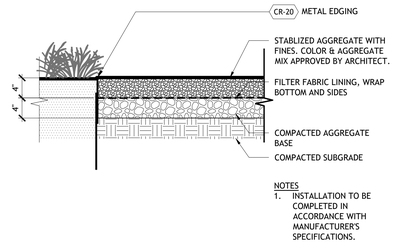
SITE SECTIONS

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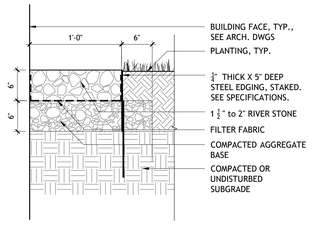
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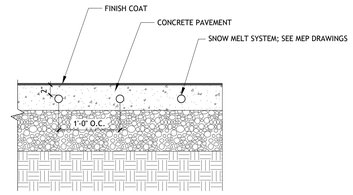
7 DETECTABLE WARNING — PA-50
3/8" = 1'-0" — P-24-HCI-84



4 STABILIZED AGGREGATE PAVING — PA-31
1" = 1'-0" — P-24-HCI-65



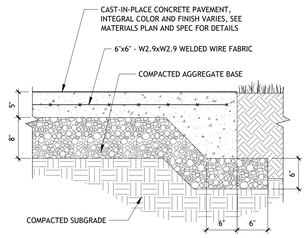
6 STONE DRIP EDGE — PA-40
1" = 1'-0" — P-24-HCI-86



PEDESTRIAN

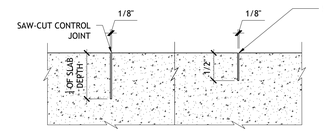
NOTES: SEE CIVIL DWGS AND SPECIFICATIONS FOR VEHICULAR CONCRETE PAVING WITH SNOW MELT

3 CONCRETE PAVEMENT WITH SNOW MELT — PA-14
1" = 1'-0" — P-24-HCI-97

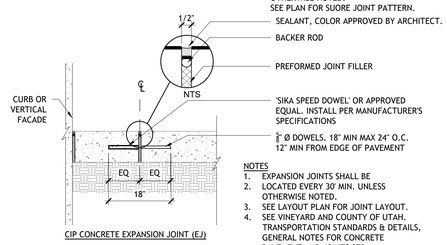


PEDESTRIAN

2 CONCRETE PAVEMENT- PEDESTRIAN — P-24-HCI-68
1" = 1'-0" — PA-11, PA-12, PA-13, PA-15, PA-16

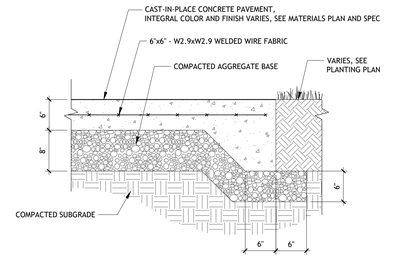


SAWN CONTROL JOINT (CJ) & SAWN SCORE JOINT



CIP CONCRETE EXPANSION JOINT (EJ)

5 CONCRETE PAVING JOINTS — JT-01, JT-11, JT-12
1" = 1'-0" — P-24-HCI-44



VEHICULAR

1 CONCRETE PAVEMENT - VEHICULAR — PA-01
1" = 1'-0" — P-24-HCI-67

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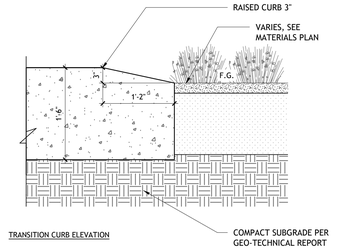
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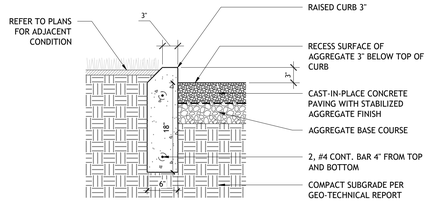
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L8.01

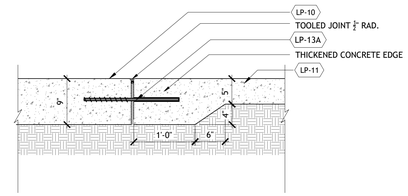
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TRANSITION CURB ELEVATION



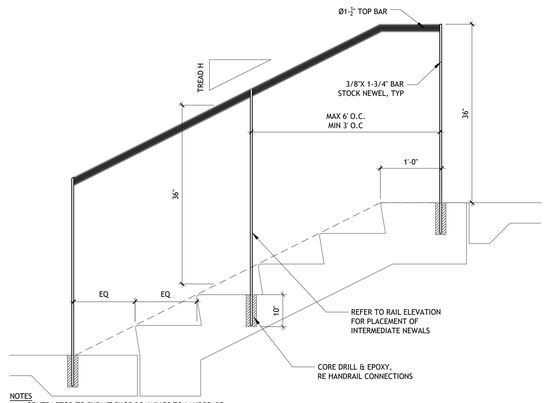
5 RAISED CURB — CR-10
1" = 1'-0" — P-24-HCI-89



PEDESTRIAN TO VEHICULAR CONCRETE

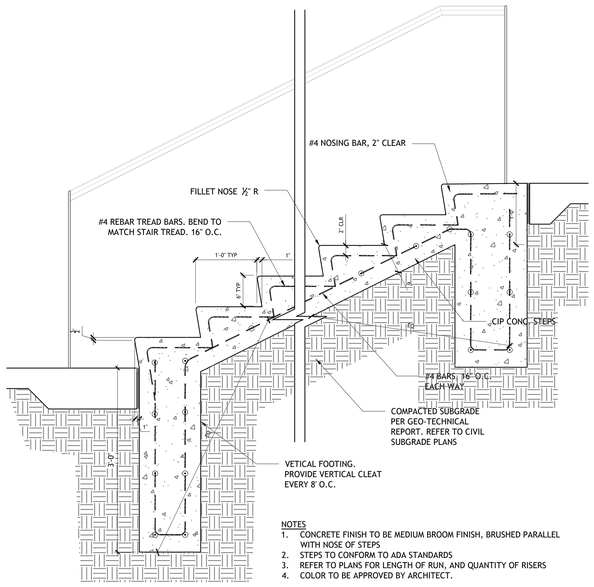
NOTES
1. DRILL AND EPOXY 18" DOWEL, IMBED 9" EACH WAY
2. REFER TO SCORING PLAN AND L3.00A MATERIALS INDICATOR PLAN FOR CONCRETE FINISHES AND TRANSITION LOCATIONS

3 PEDESTRIAN CONC MEET VEHICULAR CONC
1" = 1'-0" — P-24-HCI-87



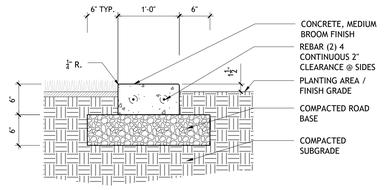
NOTES
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION
2. METALS TO BE MILD STEEL, UNTREATED FINISH.
3. CONNECTIONS TO BE WELDED GROUND SMOOTH
4. HANDRAIL TO CONFORM TO ADA STANDARDS

2 HANDRAIL AT STAIR/RAMP, TYP — RH-10
1" = 1'-0" — P-24-HCI-59

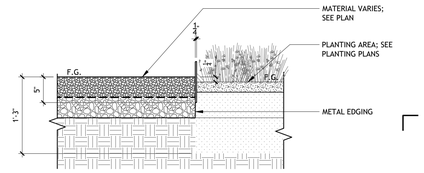


NOTES
1. CONCRETE FINISH TO BE MEDIUM BROOM FINISH, BRUSHED PARALLEL WITH NOSE OF STEPS.
2. STEPS TO CONFORM TO ADA STANDARDS
3. REFER TO PLANS FOR LENGTH OF RUN, AND QUANTITY OF RISERS
4. COLOR TO BE APPROVED BY ARCHITECT.

4 CAST IN PLACE STAIRS
1" = 1'-0" — P-24-HCI-60



6 CONCRETE MOWSTRIP — CR-11
1" = 1'-0" — P-24-HCI-98



1 METAL CURB — CR-20
1" = 1'-0" — P-24-HCI-45

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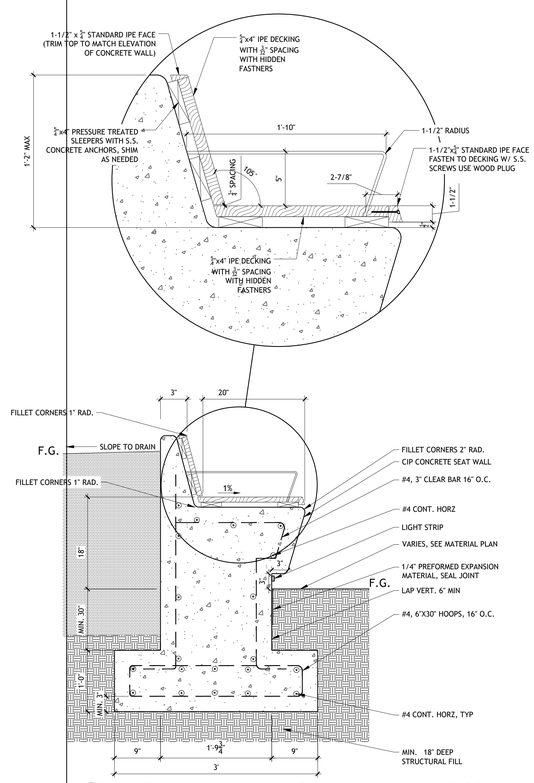
SITE DETAILS

L8.02

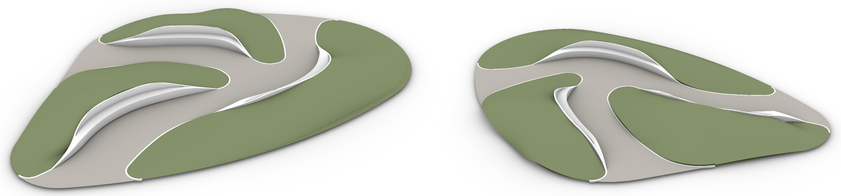
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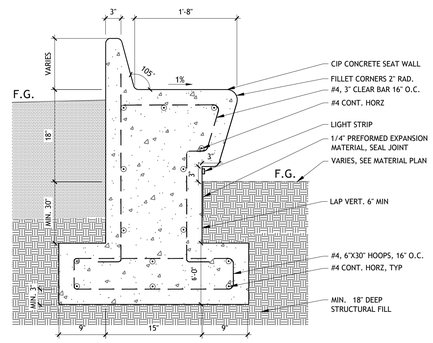
6 C.I.P. CONC RETAINING WALL - PLAN
1" = 5'
P-24-HCI-93



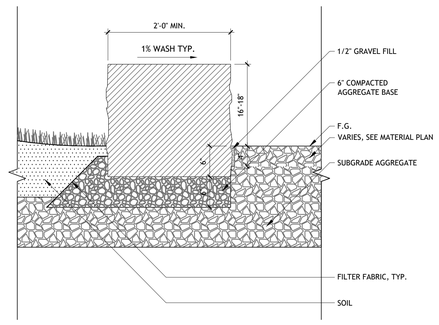
3 C.I.P CONC SEAT WALL TYPE 2 - WITH BACK WA-20
1" = 1'-0"
P-24-HCI-40



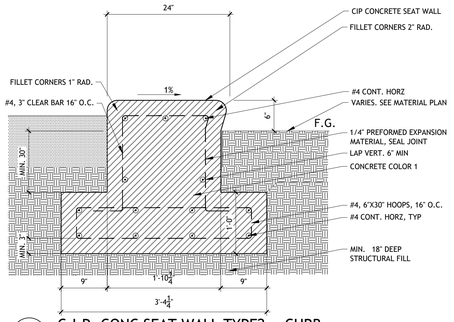
5 C.I.P. CONC RETAINING WALL - RENDERING
NTS
P-24-HCI-46



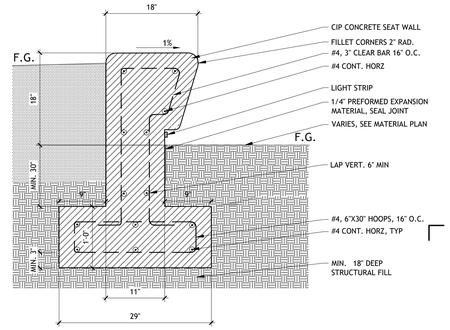
2 C.I.P CONC SEAT WALL TYPE 2 - TRANSITION
1" = 1'-0"
P-24-HCI-41



7 BOULDER SEATING FC-10
1" = 1'-0"
P-24-HCI-43



4 C.I.P. CONC SEAT WALL TYPE2 - CURB
1" = 1'-0"
P-24-HCI-42



1 C.I.P CONC SEAT WALL TYPE 1
1" = 1'-0"
P-24-HCI-85

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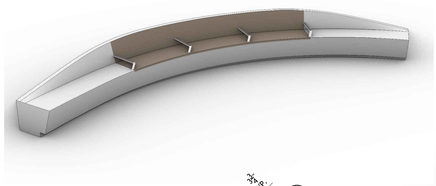
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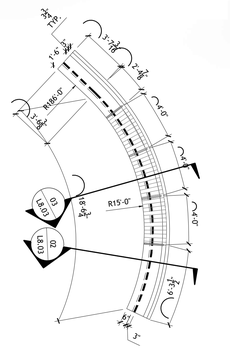
SITE DETAILS - SEAT WALL

L8.03

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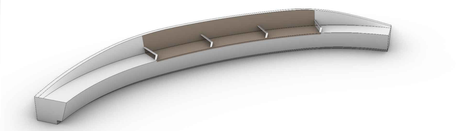


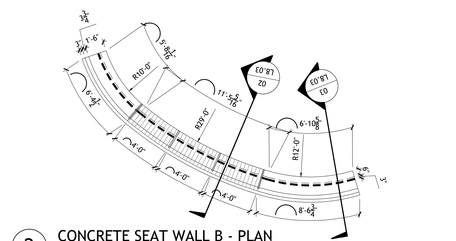


4 CONCRETE SEAT WALL D - PLAN

1" = 5'

P-24-HCI-10

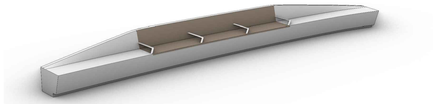


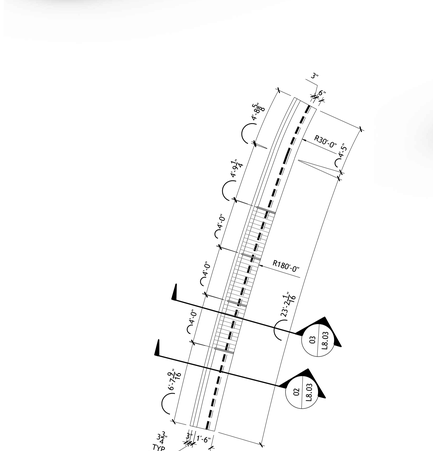


2 CONCRETE SEAT WALL B - PLAN

1" = 5'

P-24-HCI-8

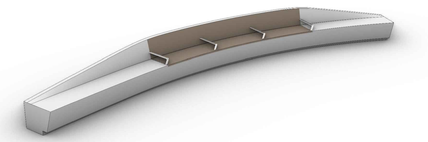


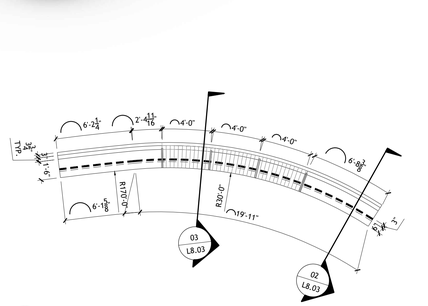


5 CONCRETE SEAT WALL E - PLAN

1" = 5'

P-24-HCI-11

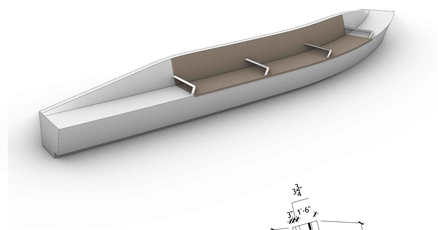


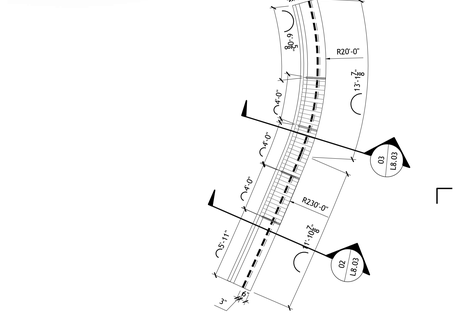


3 CONCRETE SEAT WALL C - PLAN

1" = 5'

P-24-HCI-9





1 CONCRETE SEAT WALL A - PLAN

1" = 5'

P-24-HCI-7

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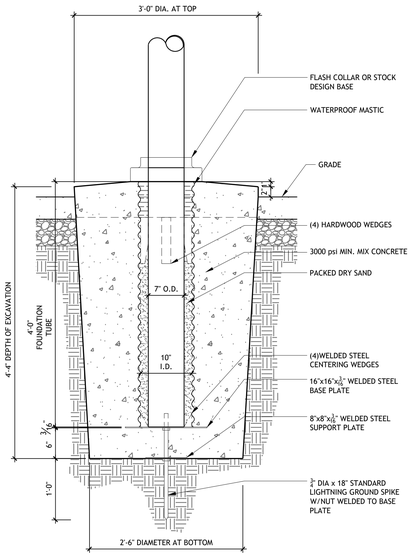
AGENCY APPROVAL

SITE DETAILS - SEAT WALL

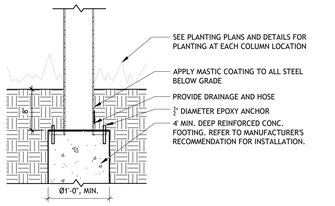
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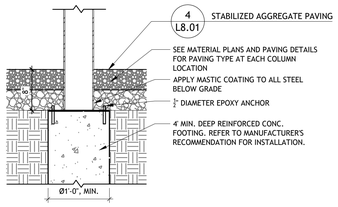
NOTES
1. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS
2. REFER TO LIGHTING SCHEDULE FOR POLE & LUMINARIES INFORMATION
3. REFER TO PLANS FOR LOCATION AND ADJACENT MATERIAL CONDITIONS



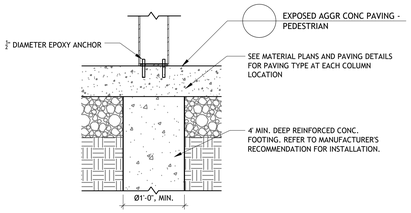
8 FLAGPOLE FOUNDATION FC-30
1" = 1'-0" P-24-HCI-96



TYPICAL BASE DETAIL AT PLANTING

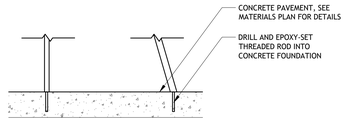


TYPICAL BASE DETAIL AT STABILIZED AGGREGATE

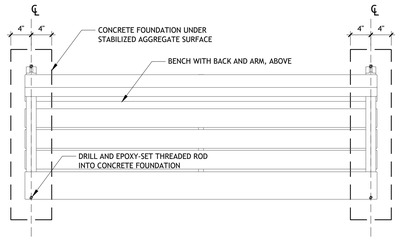


TYPICAL BASE DETAIL AT EXPOSED AGGR CONC PAVING

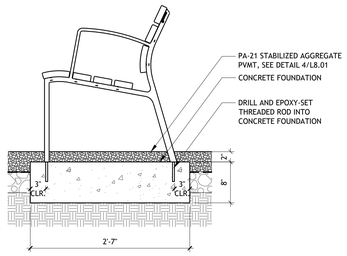
7 SHADE STRUCTURE BASE DETAIL CA-10
1" = 1'-0" P-24-HCI-94



BENCH ON CONCRETE PAVEMENT - SECTION



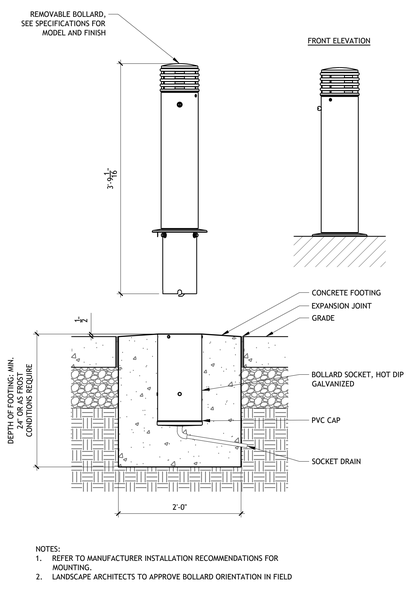
BENCH ON STABILIZED AGGREGATE - PLAN



BENCH ON STABILIZED AGGREGATE - SECTION

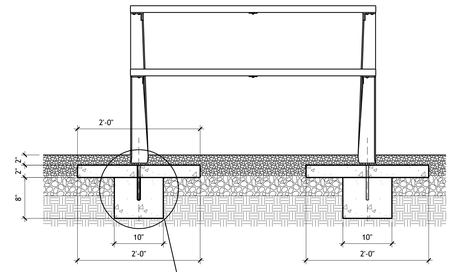
NOTES:
1. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS FOR MOUNTING.
2. LANDSCAPE ARCHITECTS TO APPROVE BENCH ORIENTATION IN FIELD

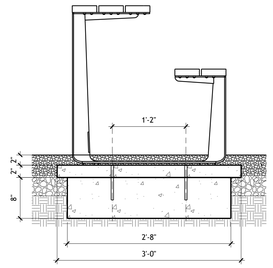
5 BENCH WITH BACK AND ARM - EMBEDDED FS-23
1" = 1'-0" P-24-HCI-82

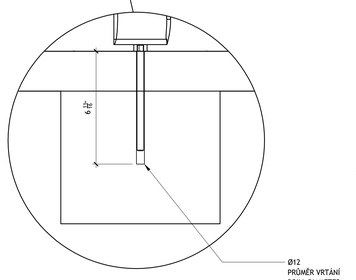


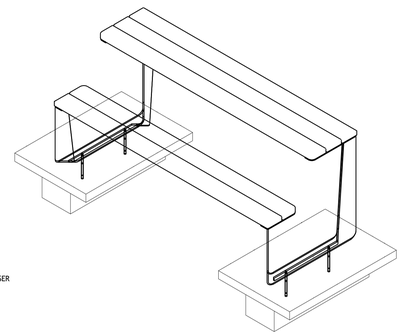
NOTES:
1. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS FOR MOUNTING.
2. LANDSCAPE ARCHITECTS TO APPROVE BOLLARD ORIENTATION IN FIELD

2 REMOVABLE BOLLARD FS-51
1" = 1'-0" P-24-HCI-20



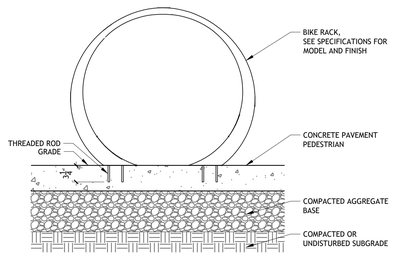






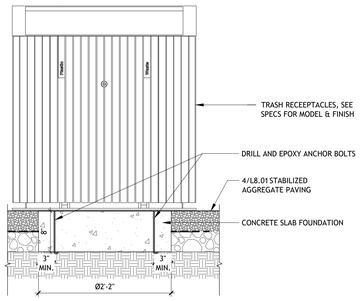
NOTES:
1. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS FOR MOUNTING.
2. LANDSCAPE ARCHITECTS TO APPROVE BOLLARD ORIENTATION IN FIELD

6 PICNIC TABLE FS-13
1" = 1'-0" P-24-HCI-99



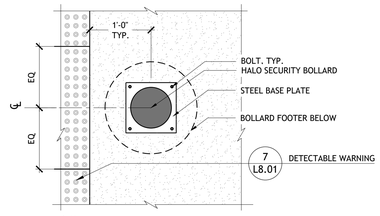
NOTES:
1. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS FOR MOUNTING.
2. LANDSCAPE ARCHITECTS TO APPROVE BOLLARD ORIENTATION IN FIELD

4 BIKE RACK FS-40
1" = 1'-0" P-24-HCI-39

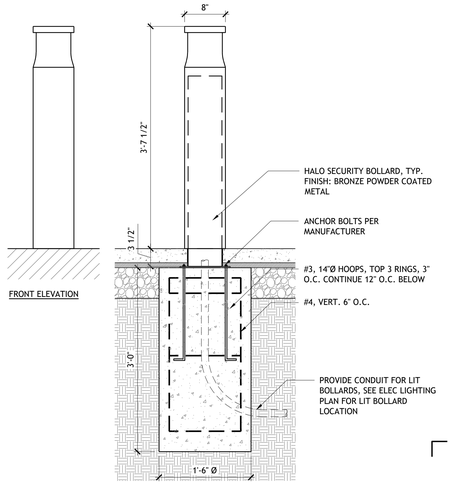


NOTES:
1. ALL RECEPTACLES SHALL BE BOLTED TO CONCRETE OR CONCRETE SLAB UNDER STABILIZED AGGREGATE PAVING

3 TRASH AND RECYCLING RECEPTACLE FS-30
1" = 1'-0" P-24-HCI-22



PLAN



NOTES:
1. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS FOR MOUNTING.
2. LANDSCAPE ARCHITECTS TO APPROVE BOLLARD ORIENTATION IN FIELD

1 SECURITY BOLLARD AT DROP-OFF FS-50
1" = 1'-0" P-24-HCI-90

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Vineyard Campus - Phase 1A
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CONTRACT DOCUMENTS

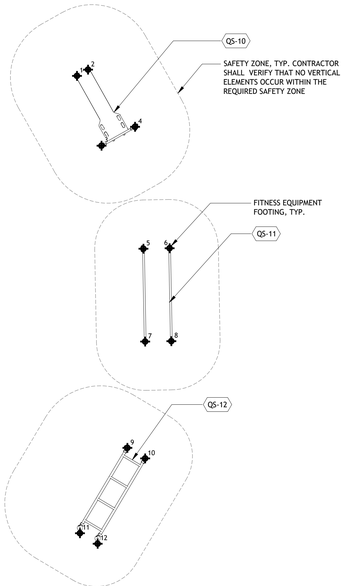
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CHECKED BY: AG
DRAWN BY: JY, SW, LZ
DATE: 01.16.26

SITE DETAILS - FURNISHINGS

AGENCY APPROVAL

L8.11

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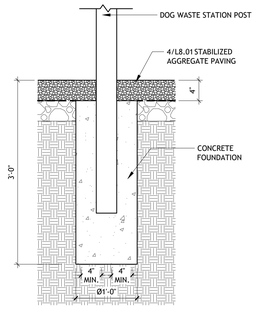


NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1	TYPE A	N 7286632.9843	E 1568968.9711
2	TYPE A	N 7286633.3938	E 1568969.6969
3	TYPE B	N 7286628.4354	E 1568970.5751
4	TYPE B	N 7286629.6689	E 1568972.7613
5	TYPE B	N 7286621.7143	E 1568973.3082
6	TYPE B	N 7286621.7463	E 1568975.0139
7	TYPE B	N 7286615.6553	E 1568973.4219
8	TYPE B	N 7286615.6873	E 1568975.1277
9	TYPE B	N 7286608.7221	E 1568972.2614
10	TYPE B	N 7286608.0350	E 1568973.4178
11	TYPE B	N 7286603.5122	E 1568969.1661
12	TYPE B	N 7286602.8251	E 1568970.3226

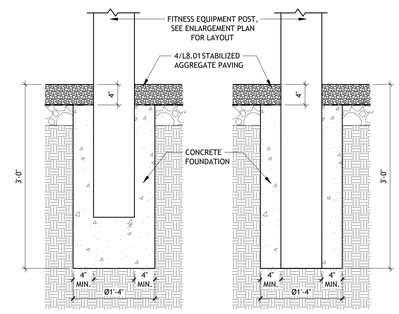
NOTE:
SEE 1/L8.12 FOR EQUIPMENT POST MOUNTING DETAILS
SEE SPEC FOR EQUIPMENT PRODUCT INFO

2 FITNESS EQUIPMENT ENLARGEMENT PLAN
1/4" = 1'-0" P-24-HCI-74



NOTES:
1. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS FOR MOUNTING.
2. MATCH VINEYARD CITY DOG WASTE STATION PRODUCT

3 DOG WASTE STATION MOUNTING FS-32
1" = 1'-0" P-24-HCI-83



NOTES:
1. REFER TO MANUFACTURER INSTALLATION RECOMMENDATIONS FOR MOUNTING.
2. SEE FITNESS EQUIPMENT ENLARGEMENT PLAN FOR POST LAYOUT

1 FITNESS EQUIPMENT POST MOUNTING QS-10, QS-11, QS-12
1" = 1'-0" P-24-HCI-66

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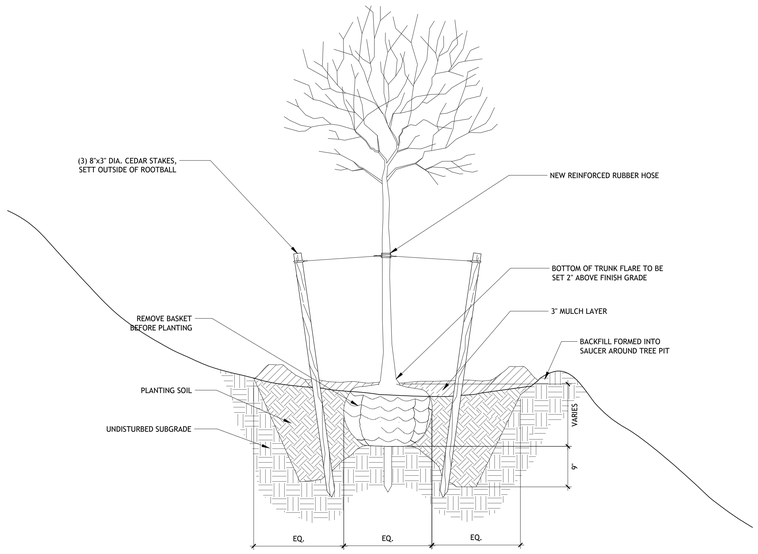
CONTRACT DOCUMENTS

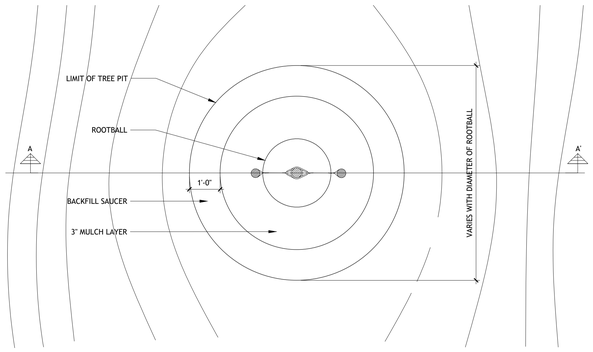
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CHECKED BY: AG
DRAWN BY: JY, SW, LZ
DATE: 01.16.26

SITE DETAILS - FURNISHINGS

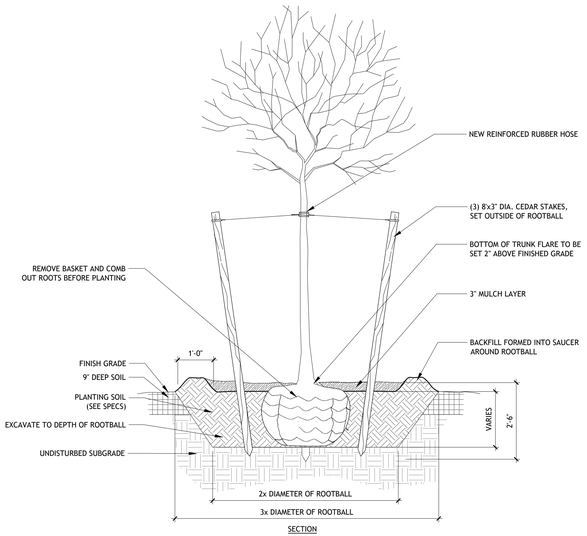
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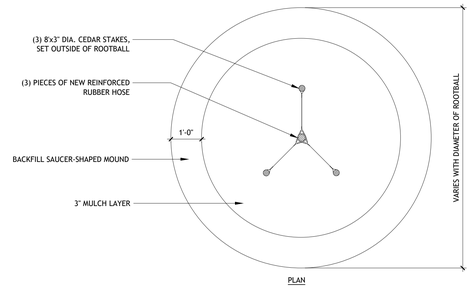
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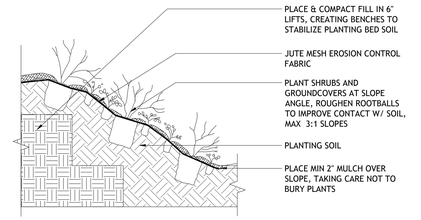
5 TREE ON SLOPE
1/2" = 1'-0" P-24-HCI-28



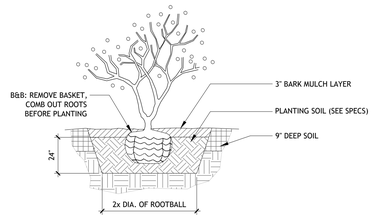


NOTE: STAKING NOT REQUIRED FOR MINOR TREES

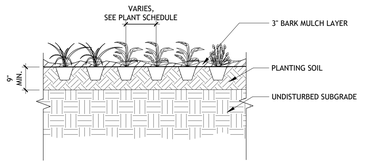
4 TREE
1/2" = 1'-0" P-24-HCI-29



3 PLANTS ON SLOPE
1" = 1'-0" P-24-HCI-26



2 SHRUB PLANTING
1/2" = 1'-0" P-24-HCI-27



1 GROUNDCOVER PLANTING
1/2" = 1'-0" P-24-HCI-25

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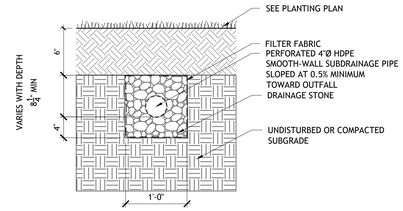
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PLANTING DETAILS

L9.01

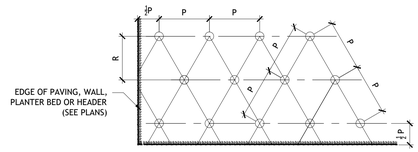
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3 LAWN UNDERDRAIN

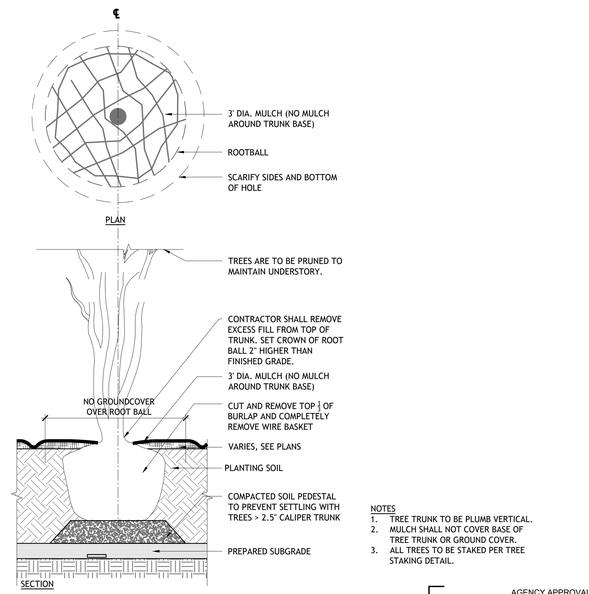
1" = 1'-0" P-24-HCI-72

P TRIANGULAR	R ROW	AREA PER PLANT SQ.FT.
4"	3 7/11"	.096
6"	5 3/7"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 3/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3'	2'-7"	7.80
4'	3'-5 3/7"	13.84
5'	4'-4"	21.65
6'	5'-2 1/8"	31.20



2 SHRUB AND PERENNIAL SPACING

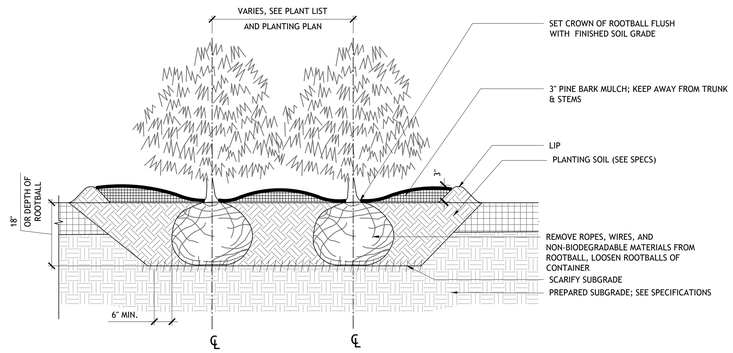
NTS P-24-HCI-71



NOTES
1. TREE TRUNK TO BE PLUMB VERTICAL.
2. MULCH SHALL NOT COVER BASE OF TREE TRUNK OR GROUND COVER.
3. ALL TREES TO BE STAKED PER TREE STAKING DETAIL.

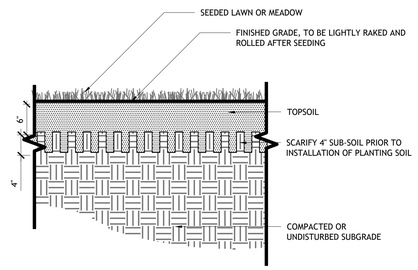
1 MULTI-TRUNK TREE PLANTING

1" = 1'-0" P-24-HCI-70



5 SHRUBS

1" = 1'-0" P-24-HCI-75



4 SEEDED LAWN/MEADOW

1" = 1'-0" P-24-HCI-73

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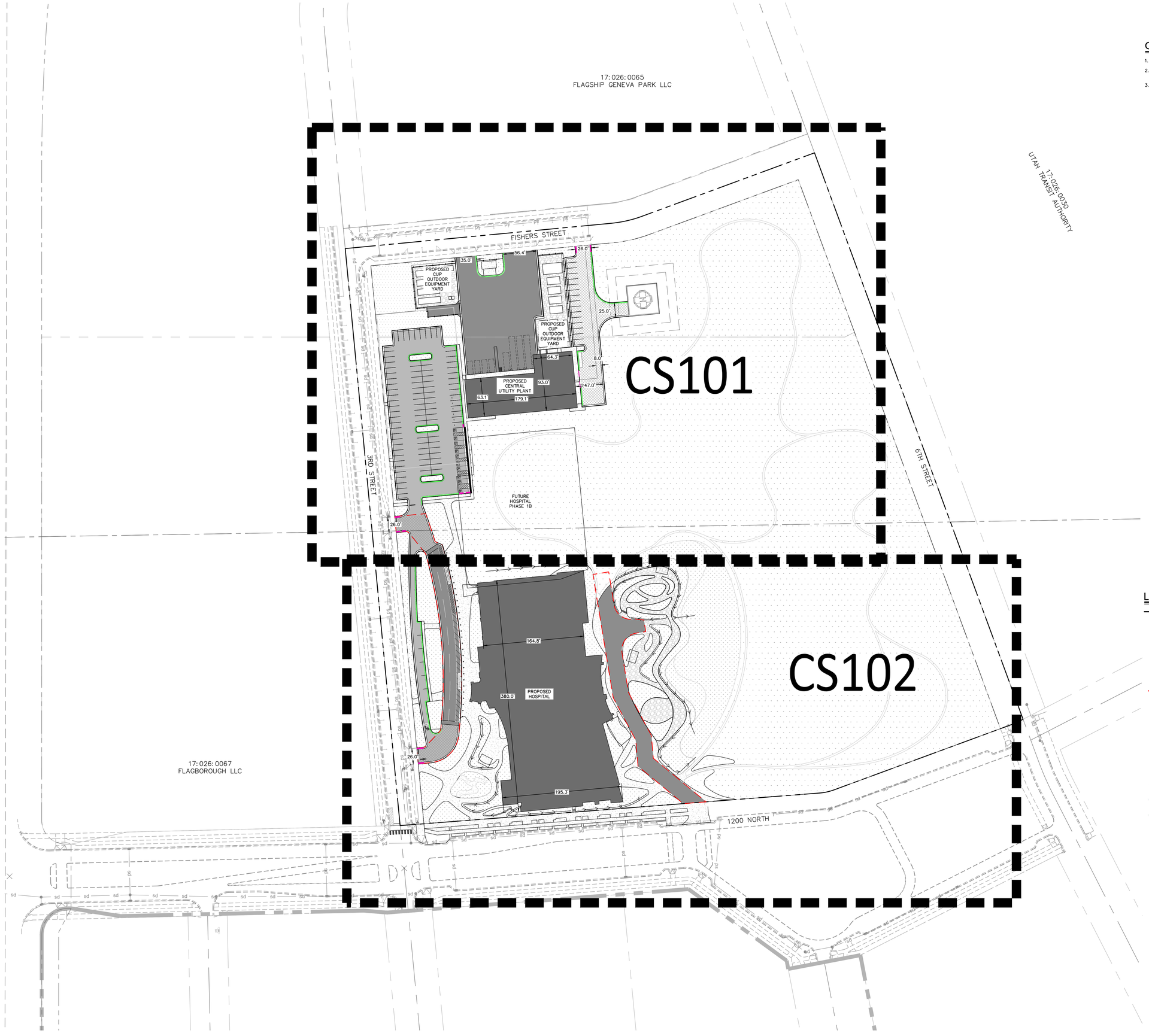
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DATE: 01.16.26

PLANTING DETAILS

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GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- PROPOSED CONCRETE SIDEWALK. (SEE SHEET CS501 FOR DETAILS)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- PROPOSED LANDSCAPE(SEE LANDSCAPE PLANS FOR DETAILS)
- HYDROSEEDED AREA
- PROPOSED FIRE ACCESS
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- GRAVEL PATH (SEE LANDSCAPE PLANS FOR DETAILS)
- GRAVEL EQUIPMENT YARD
- CONCRETE EQUIPMENT PADS (SEE STRUCTURAL PLANS)
- PROPOSED SPILL CURB
- PROPOSED ADA PATH
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION

NORTH

0 60' 120' 240'

SCALE: 1" = 60'

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DRAWN BY: CSA
DATE: 2/11/2026

OVERALL SITE PLAN

CS100



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CONSTRUCTION NOTES

1. PROPOSED 6" CONCRETE SIDEWALK PER APWA DETAIL 231 SEE SHEET CS501
2. CONNECT TO EXISTING PAVEMENT
3. PROPOSED RETAINING WALL. REFER TO STRUCTURAL PLANS FOR DETAILS
4. PROPOSED STAIRS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
5. PROPOSED FIRE ACCESS
6. CONSTRUCT MID BLOCK CURB CUT ASSEMBLY PER APWA DETAIL 236.3 SEE SHEET CS501
7. CONSTRUCT TYPE A CURB AND GUTTER PER APWA DETAIL 221 SEE SHEET CS501
8. CONSTRUCT FLARED DRIVEWAY APPROACH PER APWA DETAIL 221 SEE SHEET CS501
9. PROPOSED SHADE STRUCTURE. SEE LANDSCAPING AND ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS. SEE STRUCTURAL PLANS FOR EQUIPMENT PAD REINFORCEMENT DETAILS.
11. EV CHARGING STALLS. REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS.
12. PROPOSED BOLLARDS. SEE LANDSCAPE PLANS FOR DETAILS
13. PROPOSED CONCRETE EQUIPMENT PADS, SEE STRUCTURAL PLANS FOR PAD THICKNESS AND REINFORCEMENT.
14. PROPOSED LANDSCAPE ISLAND. SEE DETAIL 7 ON SHEET CS501 REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
15. PROPOSED DETECTABLE WARNING SURFACE PER APWA STD PLAN 238.
16. CONSTRUCT CURB PER APWA TYPE A – STANDARD DETAIL 205.1
17. PROPOSED LANDSCAPE CURB. SEE LANDSCAPE PLANS FOR DETAIL.
18. PROPOSED ZERO CURB. SEE DETAIL ON SHEET CS501
19. PROPOSED SPILL CURB. SEE DETAIL ON SHEET CS501

STRIPING NOTES

1. INSTALL 4" YELLOW STRIPE PER MUTCD STANDARDS
2. INSTALL ADA STRIPING PER DETAIL ON SHEET CS501
3. INSTALL ADA SIGNAGE PER DETAIL ON SHEET CS501
4. INSTALL 4" WHITE STRIPE PER MUTCD STANDARDS
5. INSTALL PARALLEL OPEN CROSSWALK STRIPING PER MUTCD STANDARDS
6. INSTALL 12" WHITE STOP BAR PER MUTCD STANDARDS
7. INSTALL STOP SIGN PER MUTCD STANDARDS
8. INSTALL LEFT TURN ONLY STRIPING PER MUTCD STANDARDS
9. INSTALL "NO RIGHT TURN" SIGN PER MUTCD STANDARDS
10. INSTALL 4" WHITE DASHED STRIPE PER MUTCD STANDARDS

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- PROPOSED CONCRETE SIDEWALK. (SEE SHEET CS501 FOR DETAILS)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- PROPOSED LANDSCAPE(SEE LANDSCAPE PLANS FOR DETAILS)
- HYDROSEEDED AREA
- PROPOSED FIRE ACCESS
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET CS501 FOR DETAILS)
- GRAVEL PATH (SEE LANDSCAPE PLANS FOR DETAILS)
- GRAVEL EQUIPMENT YARD (6" THICK GRAVEL)
- CONCRETE EQUIPMENT PADS (SEE STRUCTURAL PLANS)
- PROPOSED SPILL CURB
- PROPOSED ADA PATH
- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION
- PROPOSED FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE 1"=30'

ARCH | NEXUS
Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000
http://www.archnexus.com

Kimley»Horn
Kimley-Horn, Inc.
111 East Broadway, Suite 600
Salt Lake City, UT 84111
T 385.212.3176
www.kimley-horn.com

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STAMP

#	Date	Revision

NOT FOR CONSTRUCTION

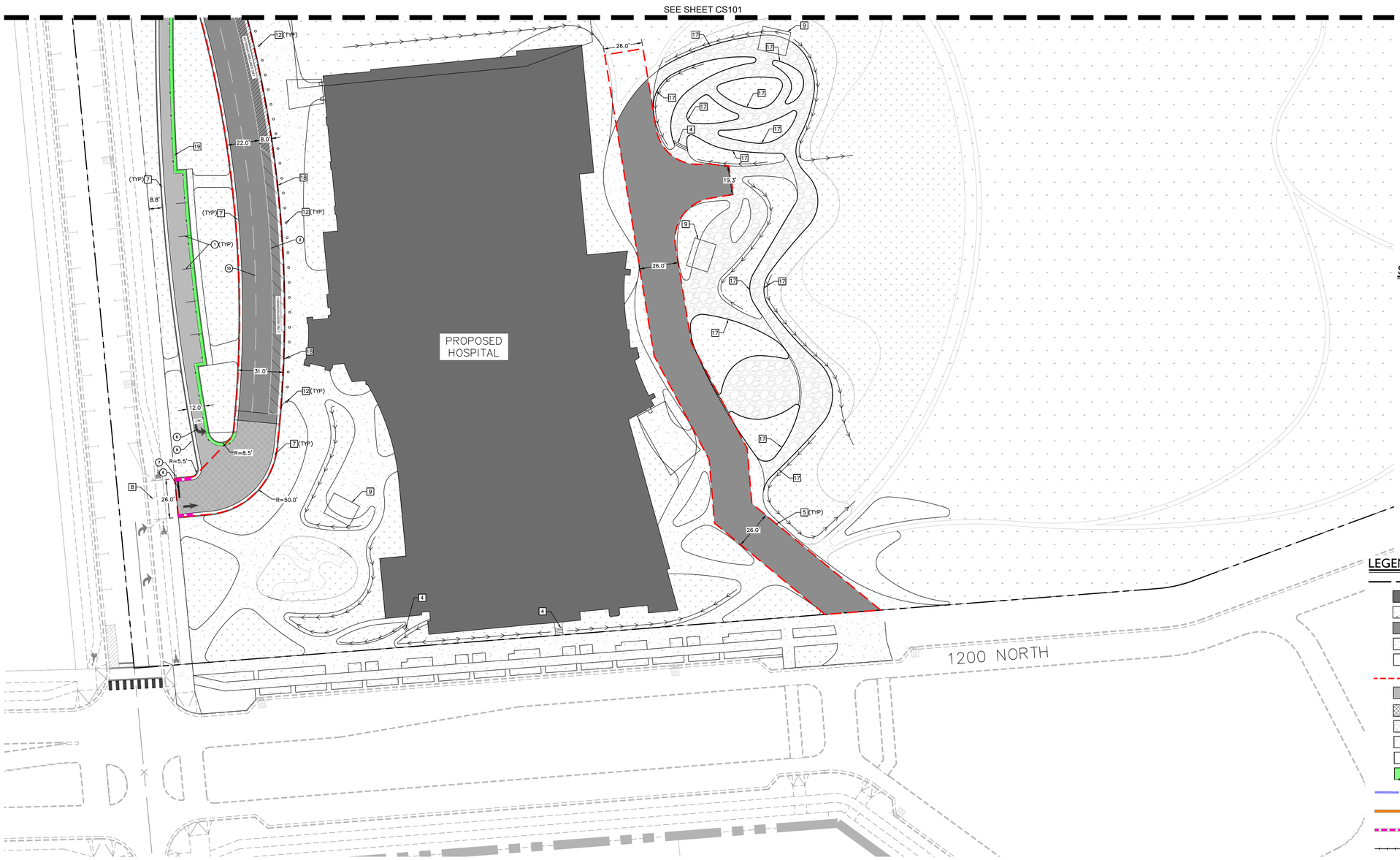
Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clinic & Research
100 West 1200 North
VINEYARD, UT 84059

PERMIT SET

NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

SITE PLAN NORTH

CS101



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION NOTES

1. PROPOSED 6" CONCRETE SIDEWALK PER APWA DETAIL 231 SEE SHEET CS501
2. CONNECT TO EXISTING PAVEMENT
3. PROPOSED RETAINING WALL. REFER TO STRUCTURAL PLANS FOR DETAILS
4. PROPOSED STAIRS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
5. PROPOSED FIRE ACCESS
6. CONSTRUCT MID BLOCK CURB CUT ASSEMBLY PER APWA DETAIL 236.3 SEE SHEET CS501
7. CONSTRUCT TYPE A CURB AND GUTTER PER APWA DETAIL 221 SEE SHEET CS501
8. CONSTRUCT FLARED DRIVEWAY APPROACH PER APWA DETAIL 221 SEE SHEET CS501
9. PROPOSED SHADE STRUCTURE. SEE LANDSCAPING AND ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS. SEE STRUCTURAL PLANS FOR EQUIPMENT PAD REINFORCEMENT DETAILS.
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- PROPOSED SEAT WALL. SEE ARCH/LANDSCAPE PLANS FOR DETAILS.
- PROPOSED CURB TRANSITION
- PROPOSED FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS

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STAMP

Huntsman Cancer Institute
Vineyard Campus - Phase 1A
Clininc & Research
100 West 1200 North
VINEYARD, UT 84059

#	Date	Revision

NOT FOR CONSTRUCTION

PERMIT SET

NEXUS PROJ. #: 23044.02
CHECKED BY: LFM
DRAWN BY: CSA
DATE: 2/11/2026

SITE PLAN SOUTH

CS102

Stewart Title of Utah, Inc.
2733 East Parleys Way, Ste 200
Salt Lake City, UT 84109
(801) 485-1600 direct (801) 461-4888 fax
mark.day@stewart.com

We appreciate your order for the title work on the property referenced below. Please find the attached title commitment for your review which contains important information regarding this transactions.

Questions?

When calling regarding this real estate transaction, please reference the following information:

Escrow Officer:	**Mark Day**
Email Address:	**mark.day@stewart.com**
File Number:	**2166766**
Property Address:	**Utah City, Vineyard, UT 84057**
Seller	**Flagborough L.L.C., a Delaware limited liability company**
Buyer/Borrower:	**University of Utah, a body politic and corporate of the State of Utah**

Your review of the report will eliminate any surprises at the closing table, allow time to address any problems which may require your attention, provide up to date facts which may affect your clients, and assure a smooth closing.

Your business is very valuable to us. We are staffed and ready to provide you with the best service possible. If we ever fall short of your expectations, please notify us immediately as we are committed to your success.

Sincerely,

Mark Day

NOTICE

Due to change to the Good Funds requirements per Utah Code 31A-23a-406, all funds received by the Company must be made by bank wire transfer.

WARNING!

WIRE FRAUD IS ON THE RISE

Cyber criminals are using email compromise schemes to target companies and individuals purchasing property. These schemes include, but are not limited to, fake emails from attorneys, real estate agents or title agencies to request wire transfers to fraudulent accounts.

Stewart Title Company understands the importance of protecting against wire fraud and has multiple safeguards in place to protect all parties involved in the transaction, including secure encrypted email for Stewart associates, and fraud warnings in all emails. Stewart Title Company urges its clients to heed these warnings and take every precaution before engaging in the transfer of any funds. Stewart Title Company is committed to protecting the interest of all parties involved in the transaction and will continue advancing necessary precautions to ensure a superior customer experience.

You will receive wire instructions from Stewart Title via a secure encrypted email or in the initial Welcome package sent to you through DocuSign. If you receive conflicting wire instructions please STOP and call your Escrow team using a known telephone number, not one provided in an email, to determine if the new instructions are fraudulent.

If you ask us to wire transfer money to you we must receive written wire transfer instructions. Your bank account information must be validated by face to face verification or phone verification using a known phone number, not one provided in an email, or using previously validated account information which we already have on file.

stewart title

Real partners. Real possibilities.™

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature

Stewart Title of Utah, Inc.
2733 East Parley's Way, Ste 200
Salt Lake City, UT 84109

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title of Utah, Inc.
Issuing Office:	2733 East Parley's Way, Ste 200, Salt Lake City, UT 84109
Issuing Office's ALTA® Registry ID:	1064970
Loan ID Number:	
Commitment Number:	2166766
Issuing Office File Number:	2166766
Property Address:	Utah City, Vineyard, UT 84057
Revision Number:	4th

1. **Commitment Date:** July 8, 2024 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

   (a) 2021 ALTA® Owner's Policy - Standard

   Proposed Insured: University of Utah, a body politic and corporate of the State of Utah

   (b) 2021 ALTA® Loan Policy - Extended

   Proposed Insured:

   Endorsements Premium: $0.00

3. **The estate or interest in the Land at the Commitment Date is:**

   FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**

   FLAGBOROUGH L.L.C., a Delaware limited liability company

5. **The Land is described as follows:**

   See Exhibit "A" Attached Hereto

STEWART TITLE GUARANTY COMPANY

Authorized Countersignature

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT “A”
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2166766

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

Parcel 1A:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHEAST 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 EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 2375.21 FEET; THENCE WEST A DISTANCE OF 1761.54 FEET TO THE REAL POINT OF BEGINNING.

THENCE EAST A DISTANCE OF 802.86 FEET; THENCE NORTH 62°44’08” EAST A DISTANCE OF 57.64 FEET; THENCE SOUTH 20°12’23” EAST A DISTANCE OF 693.87 FEET; THENCE SOUTH 62°44’08” WEST A DISTANCE OF 12.98 FEET; THENCE SOUTH 69°47’37” WEST A DISTANCE OF 317.05 FEET TO A POINT OF CURVATURE OF A 86.67-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.84 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 15°45’40” AND A CHORD THAT BEARS SOUTH 77°40’27” WEST A DISTANCE OF 23.77 FEET; THENCE SOUTH 85°33’17” WEST A DISTANCE OF 687.59 FEET; THENCE NORTH 05°25’57” WEST A DISTANCE OF 802.18 FEET TO THE POINT OF BEGINNING.

Tax ID No. 17-026-0055 (shown for informational purposes only)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2166766

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.

6. Pay all general and special taxes now due and payable.

7. The Company requires for its review satisfactory copy of the "Articles of Organization," the Operating Agreement and the regulations of the limited liability company, any amendment thereof, a certificate of good standing, and satisfactory evidence of authority of the officers, managers, or members to execute the documents.

8. **RECONVEYANCE** executed by the Trustee of that certain Deed of Trust executed by Anderson Geneva, LLC as TRUSTOR and Bank of Utah as TRUSTEE, in the stated amount of $35,000,000.00, in favor of Bank of Utah as BENEFICIARY, dated December 3, 2021 and recorded December 8, 2021 as Entry No. 204052:2021, of Public Records.

9. The application for title insurance states that our policy will cover a subdivision of the land that is yet to completed, it is necessary that the description of the land and a copy of the proposed subdivision plat be produced for examination puposes and, once approved, be recorded in the office of the County Recorder for Utah County. This commitment remains subject to such additional requirements and/or exceptions, if any, as may be deemed necessary.

10. **EXTENDED COVERAGE**. In order to delete any of the following standard exceptions the Company requires the following:

    Parties in possession exception of this commitment may be deleted if the Company receives, at or prior to closing, a satisfactory affidavit executed by the owner of the Land stating that no one is in possession of the Land other than the owner and the tenants of the owner. If there are tenants, their names and the form of their leases must also be indicated, as well as any options to purchase or rights of first refusal. The Company may, at its option, also require an inspection of the Land. The Company may except in the Policy to any tenancy or other matter that is disclosed by such affidavit or inspection.

    Easement and Survey exceptions of this commitment may be deleted upon review and examination by the

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Company, prior to closing, of a satisfactory survey of the Land duly certified to the Company by a registered land surveyor acceptable to the Company, and stating that it was made either in accordance with the "Minimum Standard Detail National Requirements for ALTA/NSPS Land Title Surveys" or as otherwise acceptable to the Company. In lieu of an acceptable survey, the Company may, at its option, require an inspection of the Land and/or an affidavit from the owner of the Land stating that The Company may except in the Policy to any matter that is disclosed by such survey, inspection or affidavit.

Note: In some cases, the Company may at its option, be willing to accept an existing prior survey or an inspection of the land and/or an affidavit from the owner of the land stating that there are no easements, encroachments, boundary line issues or recent improvements since the date of the prior survey.

Mechanic Lien exception of this commitment may be deleted:

Upon examination and inspection by the Company of the land and satisfactory evidence of the completion and full payment of the improvements erected on the land.

If no preliminary notices have been filed on the State Construction Registry against the subject property.

If at the time of closing, the Company is furnished with a satisfactory affidavit and indemnification, executed by the record owner of the land, stating that there have been no improvements within the mechanic's lien period as prescribed by state law.

Tax or Special Assessments exception of this commitment may be deleted if, at the time of closing, the Company can ascertain that there are no pending proceedings to create or confirm a special assessment on the land or that there is no work in progress that may result in a special assessment or lien on the land.

NOTE: Any pending proceeding or any assessment that may be levied prior to the time of closing must be specifically excepted to in the policy.

Notice to Applicant: After we have received the information requested in these requirements, together with any other information about the transaction, we will have the right to add requirements to this Schedule B-1 or special exceptions to Schedule B-2.

Notice to Applicant: The land covered herein may be served by districts or service companies and/or municipalities which assess charges for water, sewer, electricity and other utilities, etc., which are not covered by this report or insured under a Title Insurance Policy issued hereunder.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2166766

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

8. Taxes for the year 2024, now accruing as a lien but not yet due or payable, under Tax Parcel No. 17:026:0055 (includes other land)

   NOTE: Prior year 2023 taxes were paid under Tax Parcel No. 17:026:0047 in the amount of $24.84

9. The land described herein is located within the boundaries of Vineyard Town and the Timpanogos Special Service District and the Central utah Water Conservancy District and is subject to any assessments levied thereby.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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10. Notice of Adoption of Urban Renewal Project Area Plan and the terms, conditions and limitations contained therein, recorded April 20, 2011, as Entry No. 30240:2011, of Public Records.

11. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.

13. Water Right Deed and Conveyance of Water Wells and Related Equipment and the terms and provisions thereof, recorded March 8, 2005, as Entry No. 24139:2005, of Public Records.

14. Easement and right of way, and the terms and provisions thereof, in favor of Central Utah Water Conservance District, recorded June 16, 2005 as Entry No. 64365:2005, of Public Records.

15. Covenants, Conditions, Restrictions, Easements, and assessments, if any, recorded November 25, 2008 as Entry No. 125480:2008, of Public Records.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded December 17, 2009, as Entry No. 129373:2009.

    The Interest of Central Utah Water Conservancy District was conveyed to Anderson Geneva, LLC and Ice Castle Retirement Fund LLC by Special Warranty Deed recorded December 17, 2009, as Entry No. 129374:2009.

16. Reservations contained in Special Warranty Deed Well Sitesand the terms and provisions thereof, recorded November 25, 2008, as Entry No. 125482:2008, of Public Records.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded December 17, 2009, as Entry No. 129373:2009.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded April 4, 2018, as Entry No. 31523:2018.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded March 25, 2021, as Entry No. 55803:2021.

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17. Easement and right of way, and the terms and provisions thereof, in favor of Central Utah Water Conservance District, recorded November 25, 2008 as Entry No. 125484:2008, of Public Records.

    Release and Grant of Easements, and the terms and provisions thereof, recorded December 27, 2009, as Entry No. 129375:2009, of Public Records.

    Release of Easement, and the terms and provisions thereof, recorded December 21, 2009, as Entry No. 130267:2009, of Public Records.

    Release and Grant of Easements, and the terms and provisions thereof, recorded May 15, 2013, as Entry No. 47677:2013, of Public Records.

    Corrected Grant of Easements, and the terms and provisions thereof, recorded July 23, 2013, as Entry No. 70792:2013, of Public Records.

    Grant of Easement, and the terms and provisions thereof, recorded July 23, 2013, as Entry No. 70793:2013, of Public Records.

    Grant of Easement, and the terms and provisions thereof, recorded July 23, 2013, as Entry No. 70794:2013, of Public Records.

    Release and Grant of Easement, and the terms and provisions thereof, recorded April 4, 2018, as Entry No. 31521:2018, of Public Records.

    Release and Grant of Easements, and the terms and provisions thereof, recorded August 23, 2018, as Entry No. 80371:2018, of Public Records.

    Release of Relocated Easements and Grant of Easements, and the terms and provisions thereof, recorded March 25, 2021, as Entry No. 55804:2021, of Public Records.

18. Reservation, Declaration and Grant of Easements and the terms and provisions thereof, recorded September 2, 2011, as Entry No. 62336:2011, of Public Records.

19. Communications Easement Agreement and the terms and provisions thereof, recorded September 8, 2014, as Entry No. 63648:2014, of Public Records.

20. Easement and right of way, and the terms and provisions thereof, in favor of The City of Vineyard, recorded October 1, 2020 as Entry No. 152109:2020, of Public Records.

21. Memorandum of Land Donation and Development Agreement, and the terms and provisions thereof, dated December 17, 2023, among Vineyard City, a Utah municipal corporation, the Vineyard Redevelopment Agency, a political subdivision of the State of Utah, and Flagborough L.L.C., a Delaware limited liability company, recorded April 1, 2024 as Entry No. 20820:2024, of Public Records.

    First Amendement to Land Donation and Development Agreement recorded April 2, 2024 as Entry No. 21083:2024, of Public Records.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice ("**CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided.
b. To provide, support, personalize, and develop our website, products, and services.
c. To create, maintain, customize, and secure your account with Stewart.
d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
e. To prevent and/or process claims.
f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
l. Auditing for compliance with federal and state laws, rules, and regulations.
m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
b. Affiliated Companies.
c. Parties involved in litigation and attorneys, as required by law.
d. Financial rating organizations, rating bureaus and trade associations.
e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at **OptOut@stewart.com**; or

2. Visiting **https://www.stewart.com/en/quick-links/ccpa-request.html**

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Stewart Title of Utah, Inc.
2733 East Parleys Way, Ste 200
Salt Lake City, UT 84109
(801) 485-1600 direct (801) 461-4888 fax
mark.day@stewart.com

We appreciate your order for the title work on the property referenced below. Please find the attached title commitment for your review which contains important information regarding this transactions.

Questions?

When calling regarding this real estate transaction, please reference the following information:

Escrow Officer:	**Mark Day**
Email Address:	**mark.day@stewart.com**
File Number:	**2166766-3**
Property Address:	**Utah City, Vineyard, UT 84057**
Seller	**Flagborough L.L.C., a Delaware limited liability company**
Buyer/Borrower:	**University of Utah, a body politic and corporate of the State of Utah**

Your review of the report will eliminate any surprises at the closing table, allow time to address any problems which may require your attention, provide up to date facts which may affect your clients, and assure a smooth closing.

Your business is very valuable to us. We are staffed and ready to provide you with the best service possible. If we ever fall short of your expectations, please notify us immediately as we are committed to your success.

Sincerely,

Mark Day

NOTICE

Due to change to the Good Funds requirements per Utah Code 31A-23a-406, all funds received by the Company must be made by bank wire transfer.

WARNING!

WIRE FRAUD IS ON THE RISE

Cyber criminals are using email compromise schemes to target companies and individuals purchasing property. These schemes include, but are not limited to, fake emails from attorneys, real estate agents or title agencies to request wire transfers to fraudulent accounts.

Stewart Title Company understands the importance of protecting against wire fraud and has multiple safeguards in place to protect all parties involved in the transaction, including secure encrypted email for Stewart associates, and fraud warnings in all emails. Stewart Title Company urges its clients to heed these warnings and take every precaution before engaging in the transfer of any funds. Stewart Title Company is committed to protecting the interest of all parties involved in the transaction and will continue advancing necessary precautions to ensure a superior customer experience.

You will receive wire instructions from Stewart Title via a secure encrypted email or in the initial Welcome package sent to you through DocuSign. If you receive conflicting wire instructions please STOP and call your Escrow team using a known telephone number, not one provided in an email, to determine if the new instructions are fraudulent.

If you ask us to wire transfer money to you we must receive written wire transfer instructions. Your bank account information must be validated by face to face verification or phone verification using a known phone number, not one provided in an email, or using previously validated account information which we already have on file.

stewart title

Real partners. Real possibilities.™

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature

Stewart Title of Utah, Inc.
2733 East Parley's Way, Ste 200
Salt Lake City, UT 84109

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title of Utah, Inc.
Issuing Office:	2733 East Parley's Way, Ste 200, Salt Lake City, UT 84109
Issuing Office's ALTA® Registry ID:	1064970
Loan ID Number:	
Commitment Number:	2166766-3
Issuing Office File Number:	2166766-3
Property Address:	Utah City, Vineyard, UT 84057
Revision Number:	

1. **Commitment Date:** July 8, 2024 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

   (a) 2021 ALTA® Owner's Policy - Standard

   Proposed Insured: University of Utah, a body politic and corporate of the State of Utah

   (b) 2021 ALTA® Loan Policy - Extended

   Proposed Insured:

   Endorsements Premium: $0.00

3. **The estate or interest in the Land at the Commitment Date is:**

   FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**

   FLAGBOROUGH L.L.C., a Delaware limited liability company, and FLAGSHIP GENEVA PARK HOLDINGS, LLC, a Utah limited liability company, each as to a portion, as their interests may appear

5. **The Land is described as follows:**

   See Exhibit "A" Attached Hereto

STEWART TITLE GUARANTY COMPANY

Authorized Countersignature

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2166766-3

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

Parcel 1B:

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

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 2375.21 FEET; THENCE WEST A DISTANCE OF 1761.54 FEET TO THE REAL POINT OF BEGINNING.

THENCE NORTH 05°25'57" WEST A DISTANCE OF 145.29 FEET; THENCE NORTH 84°34'03" EAST A DISTANCE OF 436.66 FEET TO A POINT OF CURVATURE OF A 201.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°46'26" AND A CHORD THAT BEARS NORTH 77°10'50" EAST A DISTANCE OF 51.69 FEET; THENCE NORTH 69°47'39" EAST A DISTANCE OF 300.12 FEET; THENCE SOUTH 20°12'23" EAST A DISTANCE OF 292.71 FEET; THENCE SOUTH 62°44'08" WEST A DISTANCE OF 57.64 FEET; THENCE WEST A DISTANCE OF 802.86 FEET TO THE POINT OF BEGINNING.

Tax ID No. 17:026:0051 and 17:026:0055 (shown for informational purposes only)

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Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.

6. Pay all general and special taxes now due and payable.

7. The Company requires for its review satisfactory copy of the "Articles of Organization," the Operating Agreement and the regulations of the limited liability company, any amendment thereof, a certificate of good standing, and satisfactory evidence of authority of the officers, managers, or members to execute the documents.

8. **RECONVEYANCE** executed by the Trustee of that certain Deed of Trust executed by Anderson Geneva, LLC as TRUSTOR and Bank of Utah as TRUSTEE, in the stated amount of $35,000,000.00, in favor of Bank of Utah as BENEFICIARY, dated December 3, 2021 and recorded December 8, 2021 as Entry No. 204052:2021, of Public Records.

9. The application for title insurance states that our policy will cover a subdivision of the land that is yet to completed, it is necessary that the description of the land and a copy of the proposed subdivision plat be produced for examination puposes and, once approved, be recorded in the office of the County Recorder for Utah County. This commitment remains subject to such additional requirements and/or exceptions, if any, as may be deemed necessary.

10. **EXTENDED COVERAGE**. In order to delete any of the following standard exceptions the Company requires the following:

    Parties in possession exception of this commitment may be deleted if the Company receives, at or prior to closing, a satisfactory affidavit executed by the owner of the Land stating that no one is in possession of the Land other than the owner and the tenants of the owner. If there are tenants, their names and the form of their leases must also be indicated, as well as any options to purchase or rights of first refusal. The Company may, at its option, also require an inspection of the Land. The Company may except in the Policy to any tenancy or other matter that is disclosed by such affidavit or inspection.

    Easement and Survey exceptions of this commitment may be deleted upon review and examination by the

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Company, prior to closing, of a satisfactory survey of the Land duly certified to the Company by a registered land surveyor acceptable to the Company, and stating that it was made either in accordance with the "Minimum Standard Detail National Requirements for ALTA/NSPS Land Title Surveys" or as otherwise acceptable to the Company. In lieu of an acceptable survey, the Company may, at its option, require an inspection of the Land and/or an affidavit from the owner of the Land stating that The Company may except in the Policy to any matter that is disclosed by such survey, inspection or affidavit.

Note: In some cases, the Company may at its option, be willing to accept an existing prior survey or an inspection of the land and/or an affidavit from the owner of the land stating that there are no easements, encroachments, boundary line issues or recent improvements since the date of the prior survey.

Mechanic Lien exception of this commitment may be deleted:

Upon examination and inspection by the Company of the land and satisfactory evidence of the completion and full payment of the improvements erected on the land.

If no preliminary notices have been filed on the State Construction Registry against the subject property.

If at the time of closing, the Company is furnished with a satisfactory affidavit and indemnification, executed by the record owner of the land, stating that there have been no improvements within the mechanic's lien period as prescribed by state law.

Tax or Special Assessments exception of this commitment may be deleted if, at the time of closing, the Company can ascertain that there are no pending proceedings to create or confirm a special assessment on the land or that there is no work in progress that may result in a special assessment or lien on the land.

NOTE: Any pending proceeding or any assessment that may be levied prior to the time of closing must be specifically excepted to in the policy.

Notice to Applicant: After we have received the information requested in these requirements, together with any other information about the transaction, we will have the right to add requirements to this Schedule B-1 or special exceptions to Schedule B-2.

Notice to Applicant: The land covered herein may be served by districts or service companies and/or municipalities which assess charges for water, sewer, electricity and other utilities, etc., which are not covered by this report or insured under a Title Insurance Policy issued hereunder.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2166766-3

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

8. Taxes for the year 2024, now accruing as a lien, but not yet due or payable under Tax Parcel Nos. 17:026:0051 and 17:026:0055.

   NOTE: prior year 2023 taxes were paid under Tax Parcel No. 17:026:0051 in the amount of $4.42 and under Tax Parcel No. 17:026:0047 in the amount of $ 24.84.

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9. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application For Assessment And Taxation Of Agricultural Land, recorded February 6, 2023 as Entry No. 7202:2023, of Public Records. (17:026:0051)

10. The land described herein is located within the boundaries of Vineyard Town and the Timpanogos Special Service District and the Central utah Water Conservancy District and is subject to any assessments levied thereby.

11. Notice of Adoption of Urban Renewal Project Area Plan and the terms, conditions and limitations contained therein, recorded April 20, 2011, as Entry No. 30240:2011, of Public Records.

12. Notice of Creation of Housing and Transit Reinvestment Zone and the terms, conditions and limitations contained therein, recorded January 11, 2023, as Entry No. 1908:2023, of Public Records.

13. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.

14. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.

15. Water Right Deed and Conveyance of Water Wells and Related Equipment and the terms and provisions thereof, recorded March 8, 2005, as Entry No. 24139:2005, of Public Records.

16. Easement and right of way, and the terms and provisions thereof, in favor of Central Utah Water Conservance District, recorded June 16, 2005 as Entry No. 64365:2005, of Public Records.

17. Covenants, Conditions, Restrictions, Easements, and assessments, if any, recorded November 25, 2008 as Entry No. 125480:2008, of Public Records.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded December 17, 2009, as Entry No. 129373:2009.

    The Interest of Central Utah Water Conservancy District was conveyed to Anderson Geneva, LLC and Ice Castle Retirement Fund LLC by Special Warranty Deed recorded December 17, 2009, as Entry No. 129374:2009.

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18. Reservations contained in Special Warranty Deed Well Sitesand the terms and provisions thereof, recorded November 25, 2008, as Entry No. 125482:2008, of Public Records.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded December 17, 2009, as Entry No. 129373:2009.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded April 4, 2018, as Entry No. 31523:2018.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded March 25, 2021, as Entry No. 55803:2021.

19. Easement and right of way, and the terms and provisions thereof, in favor of Central Utah Water Conservance District, recorded November 25, 2008 as Entry No. 125484:2008, of Public Records.

    Release and Grant of Easements, and the terms and provisions thereof, recorded December 27, 2009, as Entry No. 129375:2009, of Public Records.

    Release of Easement, and the terms and provisions thereof, recorded December 21, 2009, as Entry No. 130267:2009, of Public Records.

    Release and Grant of Easements, and the terms and provisions thereof, recorded May 15, 2013, as Entry No. 47677:2013, of Public Records.

    Corrected Grant of Easements, and the terms and provisions thereof, recorded July 23, 2013, as Entry No. 70792:2013, of Public Records.

    Grant of Easement, and the terms and provisions thereof, recorded July 23, 2013, as Entry No. 70793:2013, of Public Records.

    Grant of Easement, and the terms and provisions thereof, recorded July 23, 2013, as Entry No. 70794:2013, of Public Records.

    Release and Grant of Easement, and the terms and provisions thereof, recorded April 4, 2018, as Entry No. 31521:2018, of Public Records.

    Release and Grant of Easements, and the terms and provisions thereof, recorded August 23, 2018, as Entry No. 80371:2018, of Public Records.

    Release of Relocated Easements and Grant of Easements, and the terms and provisions thereof, recorded March 25, 2021, as Entry No. 55804:2021, of Public Records.

20. Reservation, Declaration and Grant of Easements and the terms and provisions thereof, recorded September 2, 2011, as Entry No. 62336:2011, of Public Records.

21. Communications Easement Agreement and the terms and provisions thereof, recorded September 8, 2014, as Entry No. 63648:2014, of Public Records.

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22. Easement and right of way, and the terms and provisions thereof, in favor of The City of Vineyard, recorded October 1, 2020 as Entry No. 152109:2020, of Public Records.

23. An option agreement dated June 17, 2022, executed by Flagship Geneva Park Holdings, LLC, a Utah limited liability company, as optionor and Flagborough L.L.C., a Delaware limited liability company, as optionee, as disclosed by Memorandum of Option Agreement recorded June 17, 2022, as Entry No. 72093:2022, of Public Records. The Company makes no representation as to the present ownership of this interest.

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STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice ("**CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided.
b. To provide, support, personalize, and develop our website, products, and services.
c. To create, maintain, customize, and secure your account with Stewart.
d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
e. To prevent and/or process claims.
f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
l. Auditing for compliance with federal and state laws, rules, and regulations.
m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
b. Affiliated Companies.
c. Parties involved in litigation and attorneys, as required by law.
d. Financial rating organizations, rating bureaus and trade associations.
e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at **OptOut@stewart.com**; or

2. Visiting **https://www.stewart.com/en/quick-links/ccpa-request.html**

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Stewart Title of Utah, Inc.
2733 East Parleys Way, Ste 200
Salt Lake City, UT 84109
(801) 485-1600 direct (801) 461-4888 fax
mark.day@stewart.com

We appreciate your order for the title work on the property referenced below. Please find the attached title commitment for your review which contains important information regarding this transactions.

Questions?

When calling regarding this real estate transaction, please reference the following information:

Escrow Officer:	**Mark Day**
Email Address:	**mark.day@stewart.com**
File Number:	**2166766-2**
Property Address:	**Utah City, Vineyard, UT 84057**
Seller	**Flagborough L.L.C., a Delaware limited liability company**
Buyer/Borrower:	**University of Utah, a body politic and corporate of the State of Utah**

Your review of the report will eliminate any surprises at the closing table, allow time to address any problems which may require your attention, provide up to date facts which may affect your clients, and assure a smooth closing.

Your business is very valuable to us. We are staffed and ready to provide you with the best service possible. If we ever fall short of your expectations, please notify us immediately as we are committed to your success.

Sincerely,

Mark Day

NOTICE

Due to change to the Good Funds requirements per Utah Code 31A-23a-406, all funds received by the Company must be made by bank wire transfer.

WARNING!

WIRE FRAUD IS ON THE RISE

Cyber criminals are using email compromise schemes to target companies and individuals purchasing property. These schemes include, but are not limited to, fake emails from attorneys, real estate agents or title agencies to request wire transfers to fraudulent accounts.

Stewart Title Company understands the importance of protecting against wire fraud and has multiple safeguards in place to protect all parties involved in the transaction, including secure encrypted email for Stewart associates, and fraud warnings in all emails. Stewart Title Company urges its clients to heed these warnings and take every precaution before engaging in the transfer of any funds. Stewart Title Company is committed to protecting the interest of all parties involved in the transaction and will continue advancing necessary precautions to ensure a superior customer experience.

You will receive wire instructions from Stewart Title via a secure encrypted email or in the initial Welcome package sent to you through DocuSign. If you receive conflicting wire instructions please STOP and call your Escrow team using a known telephone number, not one provided in an email, to determine if the new instructions are fraudulent.

If you ask us to wire transfer money to you we must receive written wire transfer instructions. Your bank account information must be validated by face to face verification or phone verification using a known phone number, not one provided in an email, or using previously validated account information which we already have on file.

stewart title

Real partners. Real possibilities.™

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature

Stewart Title of Utah, Inc.
2733 East Parley's Way, Ste 200
Salt Lake City, UT 84109

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title of Utah, Inc.
Issuing Office:	2733 East Parley's Way, Ste 200, Salt Lake City, UT 84109
Issuing Office's ALTA® Registry ID:	1064970
Loan ID Number:	
Commitment Number:	2166766-2
Issuing Office File Number:	2166766-2
Property Address:	Utah City, Vineyard, UT 84057
Revision Number:	

1. **Commitment Date:** July 8, 2024 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

   (a) 2021 ALTA® Owner's Policy - Standard

   Proposed Insured: University of Utah, a body politic and corporate of the State of Utah

   (b) 2021 ALTA® Loan Policy - Extended

   Proposed Insured:

   Endorsements Premium: $0.00

3. **The estate or interest in the Land at the Commitment Date is:**

   FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**

   FLAGBOROUGH L.L.C., a Delaware limited liability company

5. **The Land is described as follows:**

   See Exhibit "A" Attached Hereto

STEWART TITLE GUARANTY COMPANY

Authorized Countersignature

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT “A”
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2166766-2

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

Parcel 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHEAST 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 EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 2375.21 FEET; THENCE WEST A DISTANCE OF 1761.54 FEET TO THE REAL POINT OF BEGINNING.

THENCE SOUTH 05°25’57” EAST A DISTANCE OF 802.18 FEET; THENCE SOUTH 88°47’07” WEST A DISTANCE OF 39.11 FEET; THENCE SOUTH 88°38’12” WEST A DISTANCE OF 406.84 FEET; THENCE SOUTH 77°52’59” WEST A DISTANCE OF 93.87 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE WEST A DISTANCE OF 9.00 FEET ALONG SAID RIGHT OD WAY TO A POINT OF CURVATURE OF A 39.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.25 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00’00” AND A CHORD THAT BEARS NORTH 45°00’00” WEST A DISTANCE OF 55.15 FEET; THENCE NORTH A DISTANCE OF 789.79 FEET ALONG SAID RIGHT OF WAY; THENCE EAST A DISTANCE OF 509.65 FEET TO THE POINT OF BEGINNING.

Tax ID No. 17-026-0055 (shown for informational purposes only)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2166766-2

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.

6. Pay all general and special taxes now due and payable.

7. The Company requires for its review satisfactory copy of the "Articles of Organization," the Operating Agreement and the regulations of the limited liability company, any amendment thereof, a certificate of good standing, and satisfactory evidence of authority of the officers, managers, or members to execute the documents.

8. The amount of insurance of the proposed Policy is limited to $1,000.00. The total liability of the Company under this commitment shall not exceed that amount, unless and until another amount of insurance of the Policy to be issued is agreed upon and the Company's applicable insurance charges are paid. The Company requires satisfactory evidence of the loan, actual value, or sales price, of the estate or interest to be insured. If the Company approves that amount, it may be entered as the amount of insurance of the proposed Policy to be issued. The name of the proposed insured also must be agreed upon.

9. **RECONVEYANCE** executed by the Trustee of that certain Deed of Trust executed by Anderson Geneva, LLC as TRUSTOR and Bank of Utah as TRUSTEE, in the stated amount of $35,000,000.00, in favor of Bank of Utah as BENEFICIARY, dated December 3, 2021 and recorded December 8, 2021 as Entry No. 204052:2021, of Public Records.

10. The application for title insurance states that our policy will cover a subdivision of the land that is yet to be completed, it is necessary that the description of the land and a copy of the proposed subdivision plat be produced for examination puposes and, once approved, be recorded in the office of the County Recorder for Utah County. This commitment remains subject to such additional requirements and/or exceptions, if any, as may be deemed necessary.

11. **EXTENDED COVERAGE**. In order to delete any of the following standard exceptions the Company requires the following:

    Parties in possession exception of this commitment may be deleted if the Company receives, at or prior to closing, a

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satisfactory affidavit executed by the owner of the Land stating that no one is in possession of the Land other than the owner and the tenants of the owner. If there are tenants, their names and the form of their leases must also be indicated, as well as any options to purchase or rights of first refusal. The Company may, at its option, also require an inspection of the Land. The Company may except in the Policy to any tenancy or other matter that is disclosed by such affidavit or inspection.

Easement and Survey exceptions of this commitment may be deleted upon review and examination by the Company, prior to closing, of a satisfactory survey of the Land duly certified to the Company by a registered land surveyor acceptable to the Company, and stating that it was made either in accordance with the "Minimum Standard Detail National Requirements for ALTA/NSPS Land Title Surveys" or as otherwise acceptable to the Company. In lieu of an acceptable survey, the Company may, at its option, require an inspection of the Land and/or an affidavit from the owner of the Land stating that The Company may except in the Policy to any matter that is disclosed by such survey, inspection or affidavit.

Note: In some cases, the Company may at its option, be willing to accept an existing prior survey or an inspection of the land and/or an affidavit from the owner of the land stating that there are no easements, encroachments, boundary line issues or recent improvements since the date of the prior survey.

Mechanic Lien exception of this commitment may be deleted:

Upon examination and inspection by the Company of the land and satisfactory evidence of the completion and full payment of the improvements erected on the land.

If no preliminary notices have been filed on the State Construction Registry against the subject property.

If at the time of closing, the Company is furnished with a satisfactory affidavit and indemnification, executed by the record owner of the land, stating that there have been no improvements within the mechanic's lien period as prescribed by state law.

Tax or Special Assessments exception of this commitment may be deleted if, at the time of closing, the Company can ascertain that there are no pending proceedings to create or confirm a special assessment on the land or that there is no work in progress that may result in a special assessment or lien on the land.

NOTE: Any pending proceeding or any assessment that may be levied prior to the time of closing must be specifically excepted to in the policy.

Notice to Applicant: After we have received the information requested in these requirements, together with any other information about the transaction, we will have the right to add requirements to this Schedule B-1 or special exceptions to Schedule B-2.

Notice to Applicant: The land covered herein may be served by districts or service companies and/or municipalities which assess charges for water, sewer, electricity and other utilities, etc., which are not covered by this report or insured under a Title Insurance Policy issued hereunder.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2166766-2

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

8. Taxes for the year 2024, now accruing as a lien but not yet due or payable, under Tax Parcel No. 17:026:0055 (includes other land).

   NOTE: Prior year 2023 taxes were paid under Tax Parcel No. 17:026:0047 in the amount of $24.84.

9. The land described herein is located within the boundaries of Vineyard Town and the Timpanogos Special Service District and the Central utah Water Conservancy District and is subject to any assessments levied thereby.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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10. Notice of Adoption of Urban Renewal Project Area Plan and the terms, conditions and limitations contained therein, recorded April 20, 2011, as Entry No. 30240:2011, of Public Records.

11. Notice of Creation of Housing and Transit Reinvestment Zone and the terms, conditions and limitations contained therein, recorded January 11, 2023, as Entry No. 1908:2023, of Public Records.

12. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.

13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.

14. Water Right Deed and Conveyance of Water Wells and Related Equipment and the terms and provisions thereof, recorded March 8, 2005, as Entry No. 24139:2005, of Public Records.

15. Easement and right of way, and the terms and provisions thereof, in favor of Central Utah Water Conservance District, recorded June 16, 2005 as Entry No. 64365:2005, of Public Records.

16. Covenants, Conditions, Restrictions, Easements, and assessments, if any, recorded November 25, 2008 as Entry No. 125480:2008, of Public Records.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded December 17, 2009, as Entry No. 129373:2009.

    The Interest of Central Utah Water Conservancy District was conveyed to Anderson Geneva, LLC and Ice Castle Retirement Fund LLC by Special Warranty Deed recorded December 17, 2009, as Entry No. 129374:2009.

17. Reservations contained in Special Warranty Deed Well Sitesand the terms and provisions thereof, recorded November 25, 2008, as Entry No. 125482:2008, of Public Records.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded December 17, 2009, as Entry No. 129373:2009.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded April 4, 2018, as Entry No. 31523:2018.

    The Interest of Anderson Geneva LLC and Ice Castle Retirement Fund LLC was conveyed to Central Utah Water Conservancy District by Special Warranty Deed recorded March 25, 2021, as Entry No. 55803:2021.

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18. Easement and right of way, and the terms and provisions thereof, in favor of Central Utah Water Conservance District, recorded November 25, 2008 as Entry No. 125484:2008, of Public Records.

    Release and Grant of Easements, and the terms and provisions thereof, recorded December 27, 2009, as Entry No. 129375:2009, of Public Records.

    Release of Easement, and the terms and provisions thereof, recorded December 21, 2009, as Entry No. 130267:2009, of Public Records.

    Release and Grant of Easements, and the terms and provisions thereof, recorded May 15, 2013, as Entry No. 47677:2013, of Public Records.

    Corrected Grant of Easements, and the terms and provisions thereof, recorded July 23, 2013, as Entry No. 70792:2013, of Public Records.

    Grant of Easement, and the terms and provisions thereof, recorded July 23, 2013, as Entry No. 70793:2013, of Public Records.

    Grant of Easement, and the terms and provisions thereof, recorded July 23, 2013, as Entry No. 70794:2013, of Public Records.

    Release and Grant of Easement, and the terms and provisions thereof, recorded April 4, 2018, as Entry No. 31521:2018, of Public Records.

    Release and Grant of Easements, and the terms and provisions thereof, recorded August 23, 2018, as Entry No. 80371:2018, of Public Records.

    Release of Relocated Easements and Grant of Easements, and the terms and provisions thereof, recorded March 25, 2021, as Entry No. 55804:2021, of Public Records.

19. Reservation, Declaration and Grant of Easements and the terms and provisions thereof, recorded September 2, 2011, as Entry No. 62336:2011, of Public Records.

20. Communications Easement Agreement and the terms and provisions thereof, recorded September 8, 2014, as Entry No. 63648:2014, of Public Records.

21. Easement and right of way, and the terms and provisions thereof, in favor of The City of Vineyard, recorded October 1, 2020 as Entry No. 152109:2020, of Public Records.

22. Memorandum of Land Donation and Development Agreement, and the terms and provisions thereof, dated December 17, 2023, among Vineyard City, a Utah municipal corporation, the Vineyard Redevelopment Agency, a political subdivision of the State of Utah, and Flagborough L.L.C., a Delaware limited liability company, recorded April 1, 2024 as Entry No. 20820:2024, of Public Records.

    First Amendement to Land Donation and Development Agreement recorded April 2, 2024 as Entry No. 21083:2024, of Public Records.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice ("**CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided.
b. To provide, support, personalize, and develop our website, products, and services.
c. To create, maintain, customize, and secure your account with Stewart.
d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
e. To prevent and/or process claims.
f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
l. Auditing for compliance with federal and state laws, rules, and regulations.
m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
b. Affiliated Companies.
c. Parties involved in litigation and attorneys, as required by law.
d. Financial rating organizations, rating bureaus and trade associations.
e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at **OptOut@stewart.com**; or

2. Visiting **https://www.stewart.com/en/quick-links/ccpa-request.html**

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056