

HEBER CITY CORPORATION  
75 North Main Street  
Heber City, UT 84032  
Planning Commission Meeting

August 12, 2025

6:00 p.m. – Regular Meeting

-Time and Order of Items are approximate and may be changed as Time Permits-

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

**1. Regular Meeting:**

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance: By Invitation
- IV. Prayer/Thought by Invitation ( )
- V. Recuse for Conflict of Interest

**2. Consent Agenda:**

**3. Action Items:**

- I. Bush Annexation, consisting of 1.863 acres, located at approximately 3450 N US 40.  
(Planner Jamie Baron)
- II. Jordanelle Ridge Village 3 Marcella Preliminary Plat
- III. Requesting an MDA approval for Downtown Food Truck Court DA, located at 89 W 100 S.  
(Planner Jacob Roberts)

**4. Work Meeting:**

**5. Administrative Items:**

- I. City Council Communication Item

**6. Adjournment:**

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media. In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Meshelle Kijanen at the Heber City Offices at 435.657.7898 at least eight hours prior to the meeting.

Posted on 08.07.2025, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at [www.heberut.gov](http://www.heberut.gov), and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.



# Planning Commission Staff Report

**MEETING DATE:** 8/12/2025  
**SUBJECT:** Bush Annexation, consisting of 1.863 acres, located at approximately 3450 N US 40. (Planner Jamie Baron)  
**RESPONSIBLE:** Jamie Baron  
**DEPARTMENT:** Planning  
**STRATEGIC RELEVANCE:** Community and Economic Development

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## SUMMARY

Gary Bush is seeking to annex 1.863 acres of land located at approximately 3450 N US 40 for the purpose of developing the property into a mixed use development, including 8 market rate units and 2 affordable units.

The policy questions are as follows:

1. Should the City approve the Bush Annexation?
2. If so, what zoning should be applied to the property?

## RECOMMENDATION

Staff is recommending the Planning Commission forward a positive recommendation of the Bush Annexation to the City Council, with the findings and conditions outlined in the conclusion of this report.

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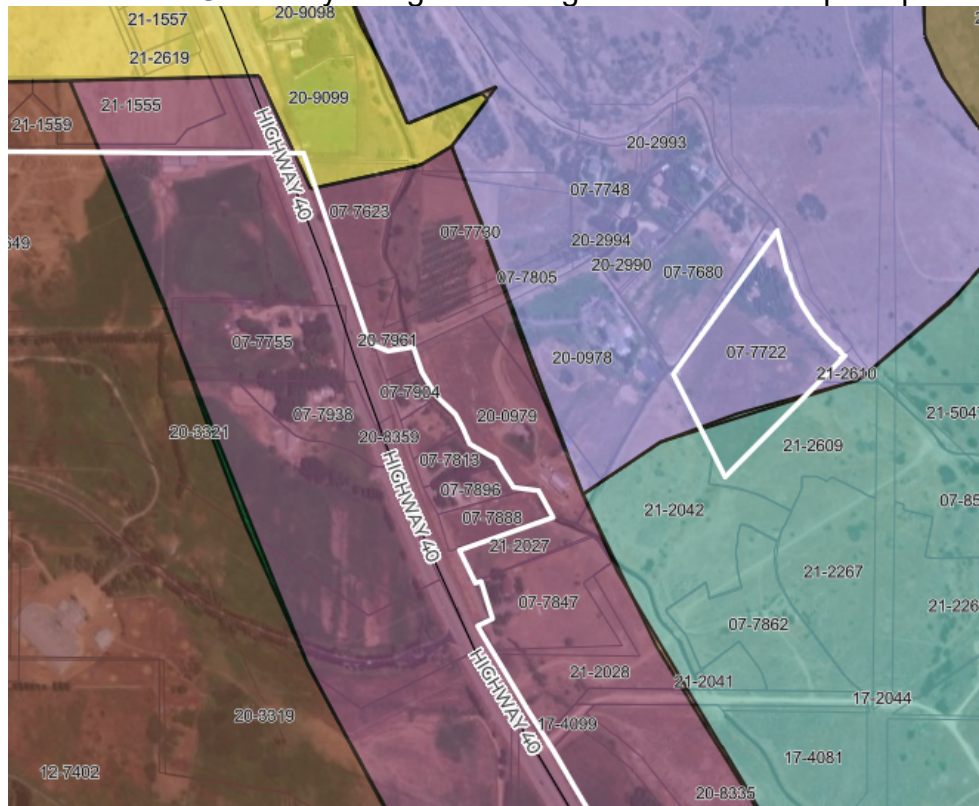
## BACKGROUND

Gary Bush is seeking to annex 1.863 acres of land located at approximately 3450 N US 40 for the purpose of developing the property into a mixed use development. The property is currently vacant and bordered by the City on the East (Luekenga - North Village Annexation) and South (Finch Creek - North Village Annexation). In addition to the Bush property, the annexation contains a 0.376 acre parcel of private road right of way that is owned by Finch Creek Town Homes LLC.



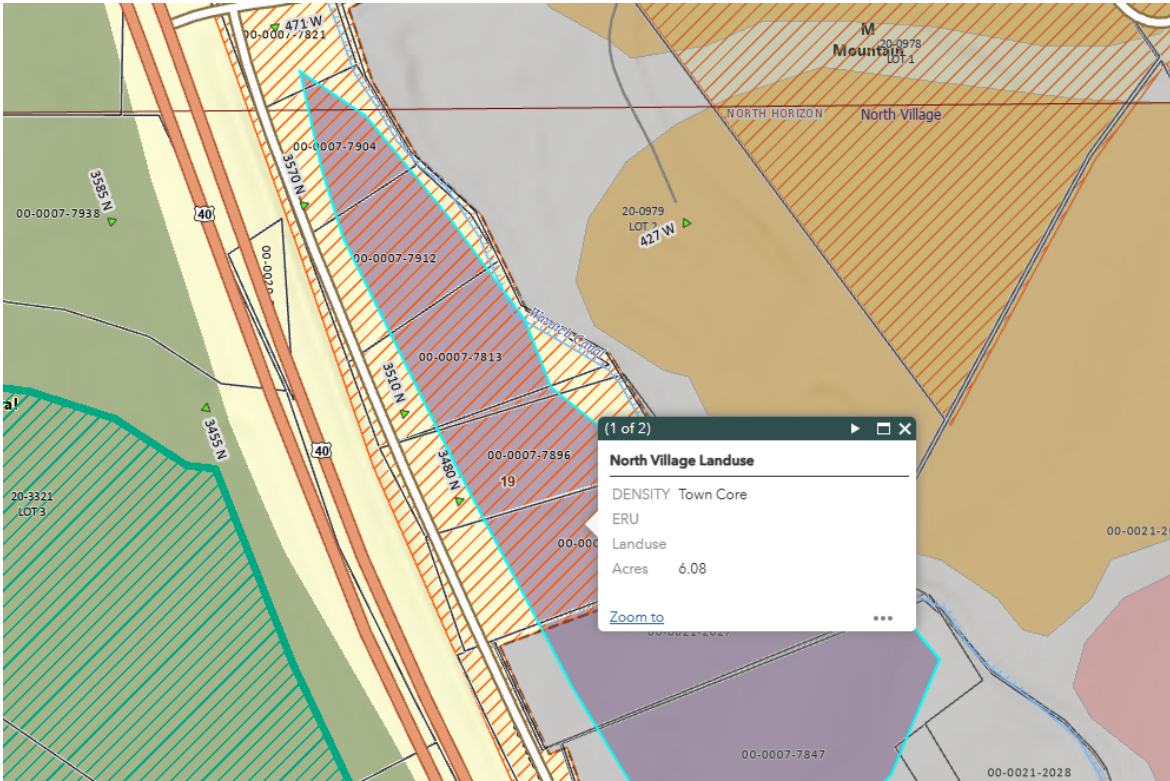
## General Plan

The Envision Central Heber General Plan Identifies this area as scenic buffer, and on the dividing line between University Village and Neighborhoods with open space.

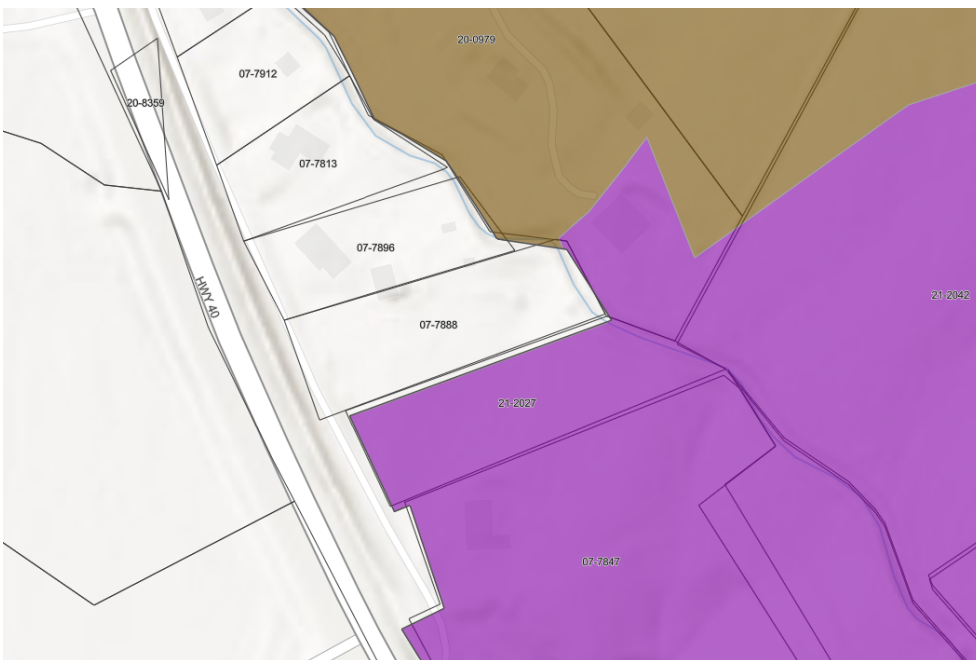


## Zoning

The property is currently zoned as Town Core in Wasatch County. The Town Core allows for Commercial Uses and 6 ERU's per net acre.



The City's current zoning map shows this area as surrounded by University Village (UV) on each side, with a small connection to Neighborhoods with Open Space (NOS). The UV allows for 6 ERU's per gross acre base density. The NOS allows for 3.5 ERU's per gross acre, clustering required. Mr. Bush is requesting UV as this is closer to the density he is currently zoned in the County.



75 N Main Street  
Heber City, UT 84032

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heberut.gov

## Proposed Plan

The proposed concept is construct 10 live work units (8 market rate and 2 affordable) under the 6 acres of density allowed by the UV.  $6 \text{ ERUs} \times 1.341 \text{ acres} = 8 \text{ units}$ , plus 2 additional units that will be deed restricted affordable units. The affordable units are considered a bonus density and do not count toward the base density so long as they meet the criteria for affordable housing.

## FISCAL IMPACT

N/A

## CONCLUSION

Gary Bush is seeking to annex 1.863 acres of land located at approximately 3450 N US 40 for the purpose of developing the property into a mixed use development, consisting of 8 market rate live work units and 2 affordable live work units. Staff is recommending the Planning Commission forward a positive recommendation of the Bush annexation with the findings and conditions below:

### Findings

1. The requested Annexation is within the Annexation Policy Plan.
2. The Annexation is consistent with the General Plan.
3. The Planning Commission forwarded a positive recommendation on 8/7/2025.

### Conditions

1. Property to be Zoned as University Village.
2. All conditions of the City Engineer shall be met as outlined in the comment summary.
3. Affordable housing to be deed restricted.
4. All conditions of the Fire District shall be met.

## ALTERNATIVES

### Staff Recommended Option - Positive Recommendation

I move to forward a **positive recommendation** of the Bush Annexation with the findings and conditions as outlined in the conclusion of the staff report.

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## POTENTIAL MOTIONS

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## ACCOUNTABILITY

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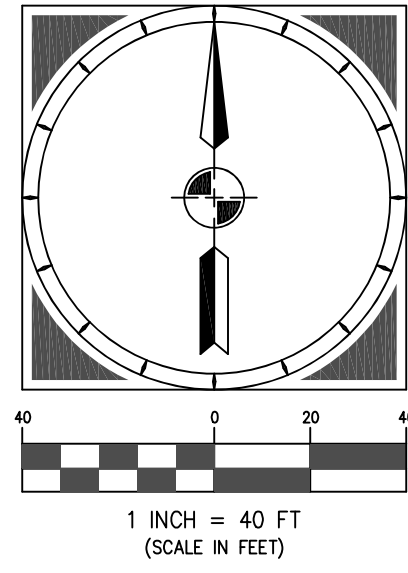
 [heberut.gov](http://heberut.gov)

**Department:** Planning  
**Staff member:** Jamie Baron, Planning Manager

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## EXHIBITS

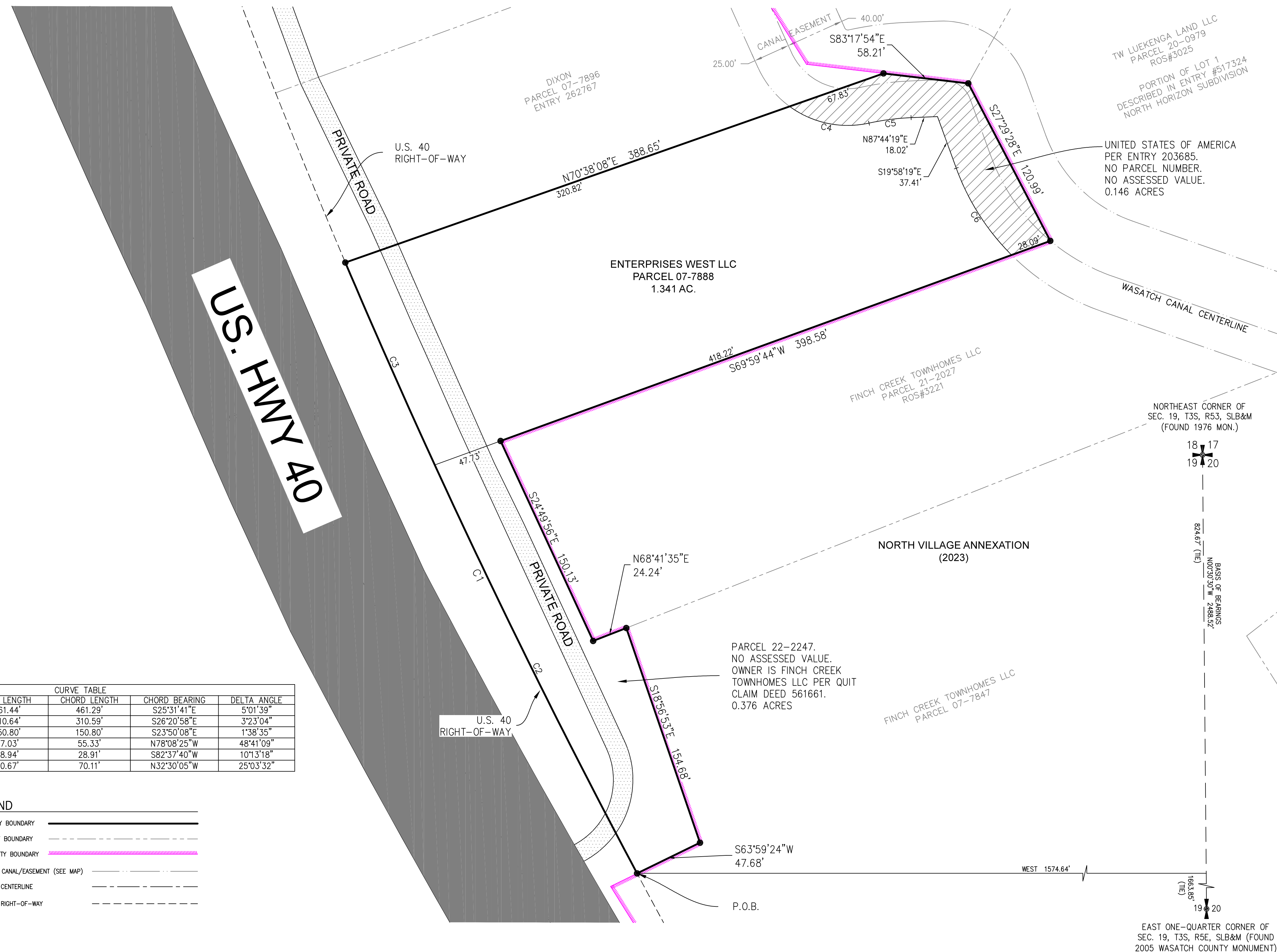
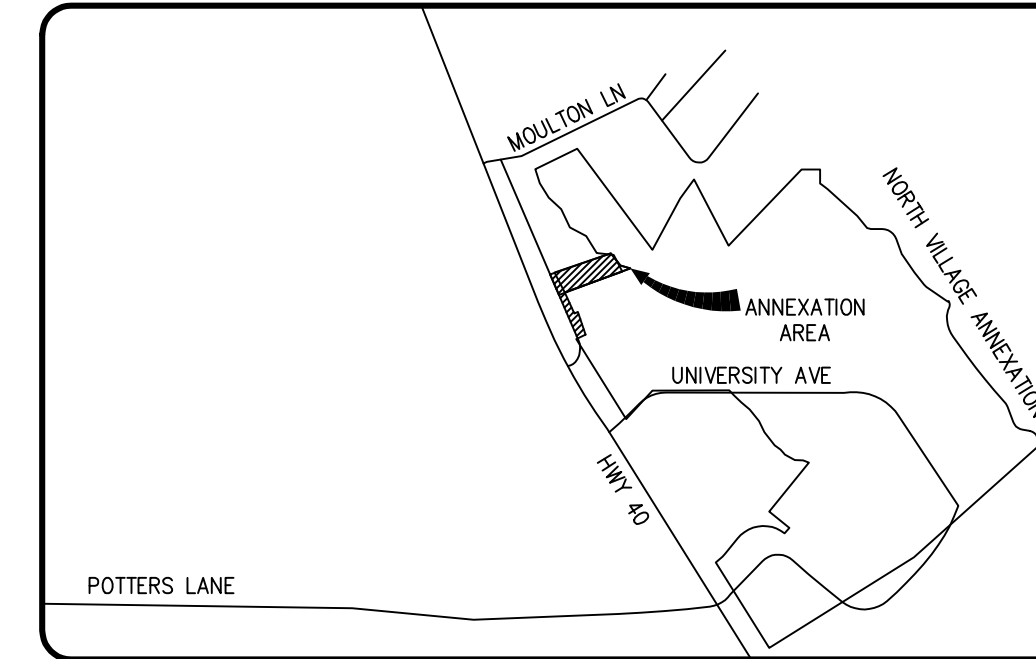
1. BUSH ANNEXATION PLAT
2. Site Plan
3. Live Work Townhomes Elevations
4. Enterprises West LLC Annexation Impact Report 10-30-2024
5. BUSH ANNEXATION response to Comments 7-17-2025
6. Bush Annexation Comment Summary



# BUSH ANNEXATION HEBER CITY, UTAH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3  
SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

## VICINITY MAP



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5258.78'	461.44'	461.29'	S25°31'41"E	5°01'39"
C2	5258.78'	310.64'	310.59'	S26°20'58"E	3°23'04"
C3	5258.78'	150.80'	150.80'	S23°50'08"E	1°38'35"
C4	67.11'	57.03'	55.33'	N78°08'25"W	48°41'09"
C5	162.24'	28.94'	28.91'	S82°57'40"W	10°13'18"
C6	161.59'	70.67'	70.11'	N32°30'05"W	25°03'32"

### LEGEND

- PROPERTY BOUNDARY ————
- ADJACENT BOUNDARY - - - - -
- HEBER CITY BOUNDARY ————
- WASATCH CANAL/EASEMENT (SEE MAP) ————
- HIGHWAY CENTERLINE - - - - -
- HIGHWAY RIGHT-OF-WAY - - - - -

### SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 334532-2201) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF GARY BUSH.
- THE LAND SURVEYED LIES WITHIN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, AND THE SURVEY WAS COMPLETED DURING DECEMBER 2023.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 20, OF THE UTAH CODE.
- THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

\_\_\_\_\_  
BRIAN BALLS  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
SURVEYOR'S SEAL

### BOUNDARY LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 00°30'30" EAST 824.67 FEET AND WEST 1574.64 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING AT THE CURRENT HEBER CITY BOUNDARY ACCORDING TO THE NORTH VILLAGE ANNEXATION (ENTRY NO. 530700) AND A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 40;

SAID POINT OF BEGINNING BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5,258.78 FEET AND FROM WHICH POINT A RADIAL LINE BEARS N61°57'30"E; THENCE 461.44 FEET ALONG SAID CURVE AND SAID HIGHWAY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 05°01'39", WITH A CHORD BEARING AND DISTANCE OF N25°31'41"W 461.29 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N70°38'08"E 388.65 FEET TO SAID HEBER CITY BOUNDARY; THENCE ALONG SAID HEBER CITY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) S83°17'54"E 58.21 FEET, (2) S27°29'28"E 120.89 FEET, (3) S69°59'44"W 398.58 FEET, (4) S24°49'56"E 150.13 FEET, (5) N68°41'35"E 24.24 FEET, (6) S18°56'53"E 154.68 FEET, (7) S63°59'24"W 47.68 FEET TO THE POINT OF BEGINNING.

PARCELS (3) CONTAIN 1.863 ACRES.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°30'30" WEST 2488.52 FEET BETWEEN THE EAST ONE-QUARTER CORNER AND NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH UTAH STATE PLANE COORDINATE 1983 CENTRAL ZONE BEARINGS.

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS ANNEXATION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK-RECORDER

### PLANNING DIRECTOR APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING DIRECTOR OF HEBER CITY.

\_\_\_\_\_  
PLANNING DIRECTOR

### WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROS # \_\_\_\_\_

\_\_\_\_\_  
COUNTY SURVEYOR

### WASATCH COUNTY RECORDER

ENTRY # \_\_\_\_\_, DATE: \_\_\_\_\_, TIME: \_\_\_\_\_

FEE: \_\_\_\_\_, BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_, FOR: \_\_\_\_\_

BY \_\_\_\_\_ WASATCH COUNTY RECORDER MARCY M. MURRAY

PROJECT: 23006547

SHEET: 1 OF 1

## BUSH ANNEXATION HEBER CITY, UTAH

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

LOCATED IN THE NORTHEAST 1/4  
OF SECTION 19, TOWNSHIP 3  
SOUTH, RANGE 5 EAST, SLB&M

WASATCH COUNTY, UTAH

DRAWN BY: MPJ

REVIEWED BY: BMB

ISSUE DATE: 07/17/2025

666.850.4200 www.atwell-group.com

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY ALTERATIONS WILL BE AT THE ALTERER'S RISK. THIS DOCUMENT IS REQUIRED BY LAW TO BE FILED WITH THE RECORDER TO BE VALID. TO BE FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.





# Enterprises West LLC Annexation Impact Report

10-30-2024

## 1. Introduction

This Annexation Impact Report is for the annexation of a total of 1.863 acres, consisting of (3) separate parcels. Enterprises West is the petitioner and the owner of parcel 07-7888 which consists of 1.341 acres. The proposed annexation lies within the Heber City annexation boundary and is part of the North Village Overlay Zone.

## 2. Growth

Heber City and the surrounding area are projected to grow. Heber City has expressed its intent to include the North Village area within the city boundaries by including this area in the Heber City annexation boundary. This intent has been further expressed by the creation of the North Village Overlay Zone. This area includes the Utah Valley University campus and is proximate to the intersection of River Road and Highway 40. The annexation of this property is expected to contribute to the vibrancy and unique quality intended for this area.

## 3. Annexation Impacts

### A. Fiscal benefits to the city

The anticipated revenue and benefits from the annexation of this property include:

- Property tax;
- Sales tax;
- Utility hookup fees;
- Utility Franchise Fees;
- Impact fees;
- exaction or related fees based on rough proportionality to city and county costs;
- Intangible benefits that accomplish a stated goal of the General Plan or other City planning document.

### B. Services to be provided by the city

The services expected to be provided by the city are as follows:

- Police and Animal Services;
- Justice Court;
- Parks and Cemetery;
- Community Development Services;
- Public Works

It is anticipated that the revenue generated from site permitting and building permit related fees will equal or exceed the costs of the Community Development Services

department in processing necessary development applications. It is also anticipated that property taxes, sales taxes, utility hookup and franchise fees, impact fees and revenue from other fees in the future will meet or exceed the cost of services provided by the city. Furthermore, it is anticipated that the development of this property will increase the value of the property as well as the value of surrounding properties and the North Village area in general.

## **BUSH ANNEXATION**

**7-17-2025**

### **RESPONSE TO REVIEW COMMENTS:**

1. The applicant understands all fire dept requirements for access and will comply with said requirements when development/construction occurs.
2. The unknown ownership of the south portion of the shared road has been resolved by Finch Creek with a Quiet Title action and recorded deeds.
3. The private shared road (aka shared driveway) was constructed in the 1990's when US Hwy 40 was widened and the homes lost their direct driveway access to the highway. Each lot along the highway owns the land up to the highway right-of-way, and there is a prescriptive easement for the shared road for those seven property owners.
4. UDOT has shown concept plans for expanding US Hwy 40 in this location and constructing a frontage road along the east side of the highway, which will cross these seven properties. It is expected that UDOT will acquire at least a 60-ft width, maybe wider, along this corridor and build a frontage road. It is anticipated that this frontage road would be a Heber City road and that the seven properties would all have driveway access (maybe shared?) to said frontage road.
5. Of the seven small parcels between Finch Creek and Moulton Lane, three of the parcels currently have homes. With the future frontage road that UDOT plans to build, and due to the location of the homes, it is likely that all these properties will be purchased by UDOT and that the homes will be demolished. The important question for Heber City is what type of redevelopment would be suitable along this future frontage road -- homes? retail? neighborhood services? The applicant, Gary Bush, is willing to wait for the construction of the new frontage road before developing his property, expecting that it could be ten years.
6. Regarding the survey comments from Engineering, there is no conflict with the subject property and the USA property of the canal. The subject property has been surveyed and there are no known overlaps or gaps with the deeds of adjoining.

# Bush Annexation Comment Summary

## 8/12/2025 Planning Commission

### Engineering

Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed: (Please note that the following list is not to be considered all inclusive and additional concerns may arise as design plans are submitted for review.)

1. Ownership and access rights of Private Road need to be understood. Can the additional residential units being proposed on the concept map access and use the Private Road? Private Road will need to be widened and constructed to meet fire access requirements and/or Heber City Standards if determined that a public road is required.
2. Applicant will need to work with adjoining property owners for access through the private road system currently being planned for what is currently called the Finch Creek development to the to the south and east of the subject annexation property.
3. Comply with any pioneering agreements in place for any infrastructure reimbursements that City is obligated to enforce and collect.
4. Any overlaps and gaps in deeds and/or occupation lines will need to be resolved.



# Planning Commission Staff Report

**MEETING DATE:** 8/12/2025  
**SUBJECT:** Jordanelle Ridge Village 3 Marcella Preliminary Plat  
**RESPONSIBLE:** Jamie Baron  
**DEPARTMENT:** Planning  
**STRATEGIC RELEVANCE:** Necessary Administrative Action

## SUMMARY

Jordanelle Ridge is requesting Preliminary Plat Approval for the Village 3 Marcella Preliminary Plat. The application consists of 251 units on 577.64 acres, located at approximately 600 E Hwy 32. With the conditions outlined in the conclusion of the Staff report, the application **Can Comply** with the requirements of Title 18 and the Master Development Agreement.

## RECOMMENDATION

Staff is recommending the Planning Commission approve the Jordanelle Ridge Village 3 Marcella Preliminary Plat with the findings and conditions outlined in the conclusion of the staff report.

## BACKGROUND

Jordanelle Ridge is requesting Preliminary Plat Approval of the Village 3 Marcella Preliminary Plat. The application consists of 251 units on 577.64 acres, located at approximately 600 E Hwy 32. The development contains 45 Patio Lots (Cabin Lots), 3 Traditional Lots, and 203 Estate Lots. This application is the first preliminary plat request on the back side (East side) of the ridge. Jordanelle Ridge is currently working on roads in unincorporated Wasatch County that will provide access to this area. The road is identified on the plat, but is out of the plat area.

## DISCUSSION

### Process

18.117.16 General Subdivision Procedures: Planning Commission is the Land Use Authority for Preliminary Plats. **Complies.** *This application is scheduled for Planning Commission review and approval.*

## Open Space Dedication

The MDA requires a minimum of 10 acres of improved open space per 1,000 units. This is being provided in Village 2 in the Arts district. **Complies.**

## Code Analysis

The following is a summary of the code compliance. For a detailed review of the code compliance, see the attached **Planing Review Checklist** (Attached).

The application **Complies with** the following codes.

- **18.66 Mountain Community Zone (MCZ)**
- **18.68 Supplementary Zoning Regulation**
- **18.72 Off Street Parking and Loading**
- **18.76 Landscaping**
- **18.78 Lighting**
- **18.106 Ridgeline Protection**
- **18.117 Subdivisions**
- **MDA and adopted Design Guidelines**

The application **Can Comply** with the development code as outlined below.

- **18.67.010 (F)(1) Steep Slopes** - Lots SV-501 and SP-442 contain significant steep slopes and do not contain the minimum building pad requirement. These lots may be relocated or adjusted to comply. This shall be addressed with the Final Plat.

## FISCAL IMPACT

N/A

## CONCLUSION

Jordanelle Ridge is requesting Preliminary Plat Approval for the Village 3 Marcella Preliminary Plat. The application consists of 251 units on 577.64 acres, located at approximately 600 E Hwy 32. With the conditions outlined in this conclusion, the application **Can Comply** with the requirements of Title 18 and the Master Development Agreement. Staff is recommending the Planning Commission approve the Jordanelle Ridge Village 3 Marcella Preliminary Plat with the following findings and conditions.

## Findings

1. With the attached Conditions, the application Complies with Title 18 of the Heber City Municiple Code.
2. The application Complies with the adopted Master Development Agreement.

3. The Planning Commission is the Land Use Authority for Preliminary Plats.

## Conditions

1. Lots SV-501 and SP-442 shall be modified to comply with the code.
2. All conditions of the Heber City Engineer shall be met.
3. All conditions of the Wasatch Fire District shall be met.

## ALTERNATIVES

### Staff Recommended - Approval

I move to **approve** the Jordanelle Ridge Village 3 Marcella Preliminary Plat, with the findings and conditions in the conclusion of the staff report.

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## POTENTIAL MOTIONS

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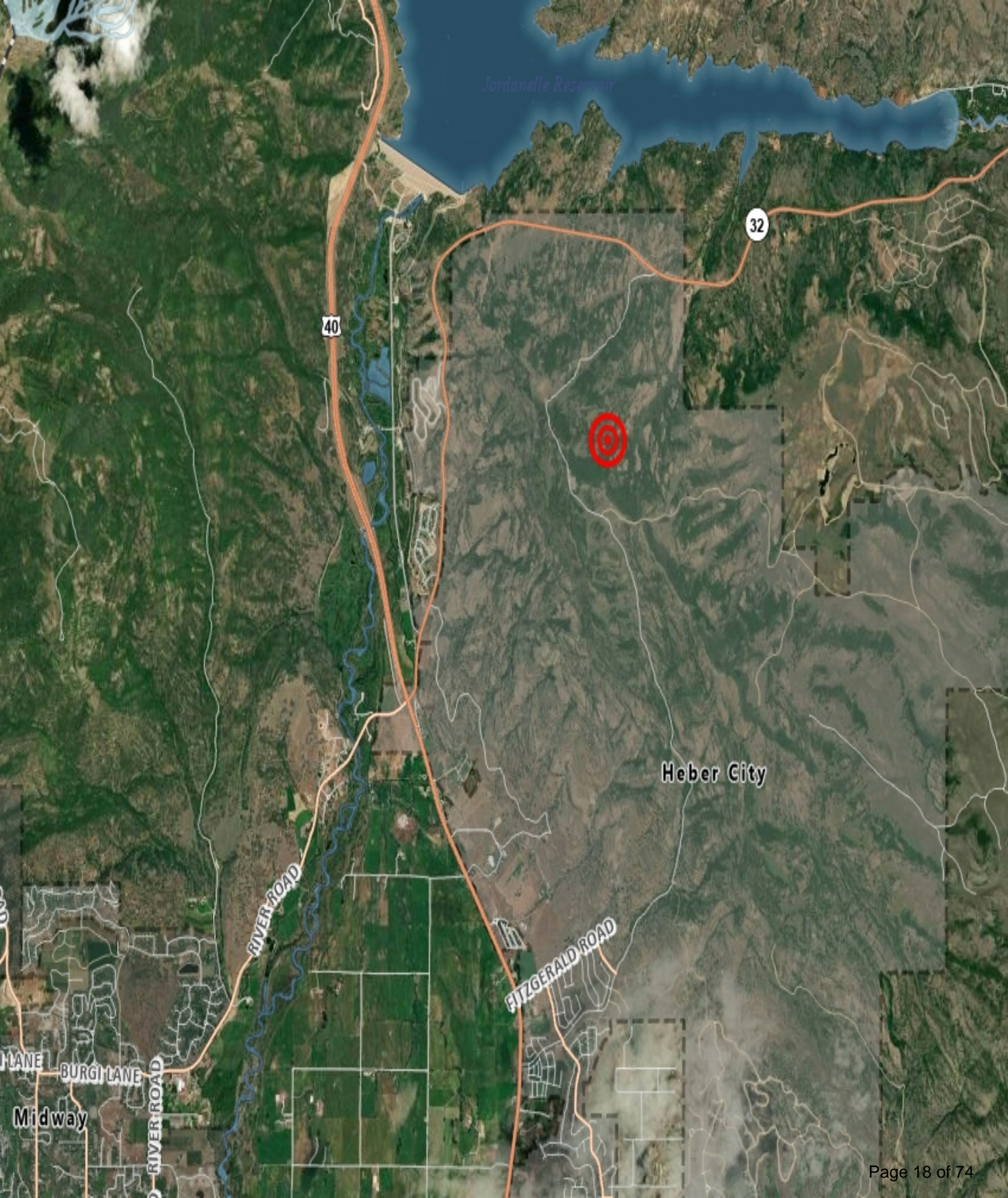
## ACCOUNTABILITY

**Department:** Planning  
**Staff member:** Jamie Baron, Planning Manager

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## EXHIBITS

1. Location Map - JR V3 Marcella
2. JR V3 Marcella North Prelim Plat
3. Marcella - View Shed and Slope Analysis (061525)
4. Planning Review Checklist - JR V3 Marcella Preliminary Plat Review 2



Jordanella Reservoir

32

40



Heber City

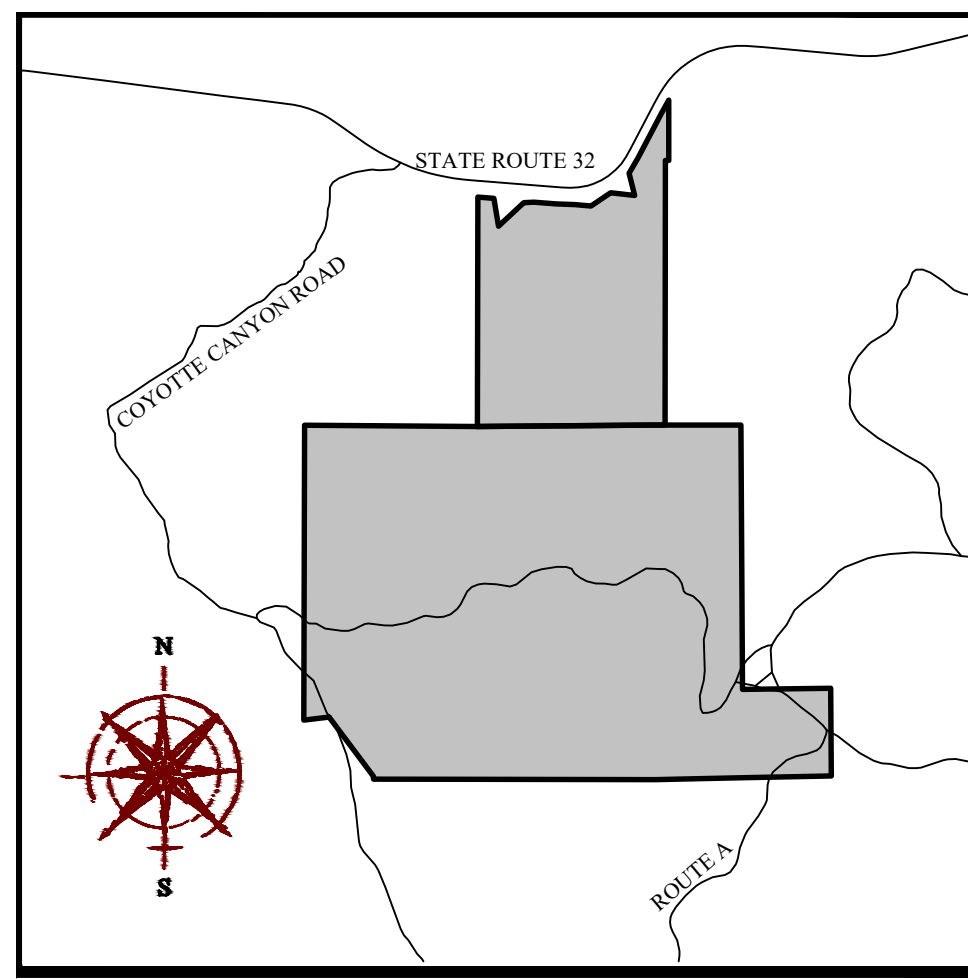
RIVER ROAD

FITZGERALD ROAD

BURGI LANE

RIVER ROAD

Midway

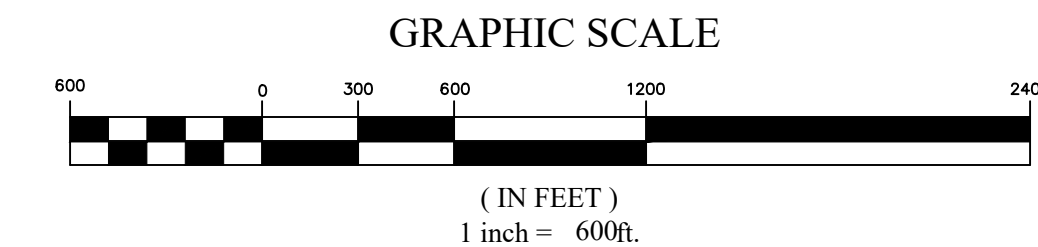


VICINITY MAP  
N.T.S.

**LEGEND**

- BOUNDARY
  - SECTION LINE
  - EASEMENT
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - BUILDING SETBACK
  - EXISTING PROPERTY LINE
- 
- SECTION MONUMENT (FOUND)
  - STREET MONUMENT (TO BE SET)
  - BOUNDARY MARKERS
  - HEADWATERS COVE
  - THE ASPENS
  - THE OVERLOOK
  - SCENIC POINTE
  - SKYLINE VIEW
  - ONE MARCELLA
- 
- H.O.A. COMMON AREA AND DRAINAGE EASEMENT, MAINTAINED BY H.O.A.
  - H.O.A. PRIVATE STREETS/PUBLIC UTILITY EASEMENT, NO CITY MAINTENANCE, HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT UTILITY EASEMENT
  - H.O.A. LIMITED COMMON AREA & ACCESS EASEMENT, MAINTENANCE ACCORDING TO H.O.A. GOVERNING DOCUMENTS

**JORDANELLE RIDGE VILLAGE 3  
MARCELLA NORTH PRELIMINARY**  
LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

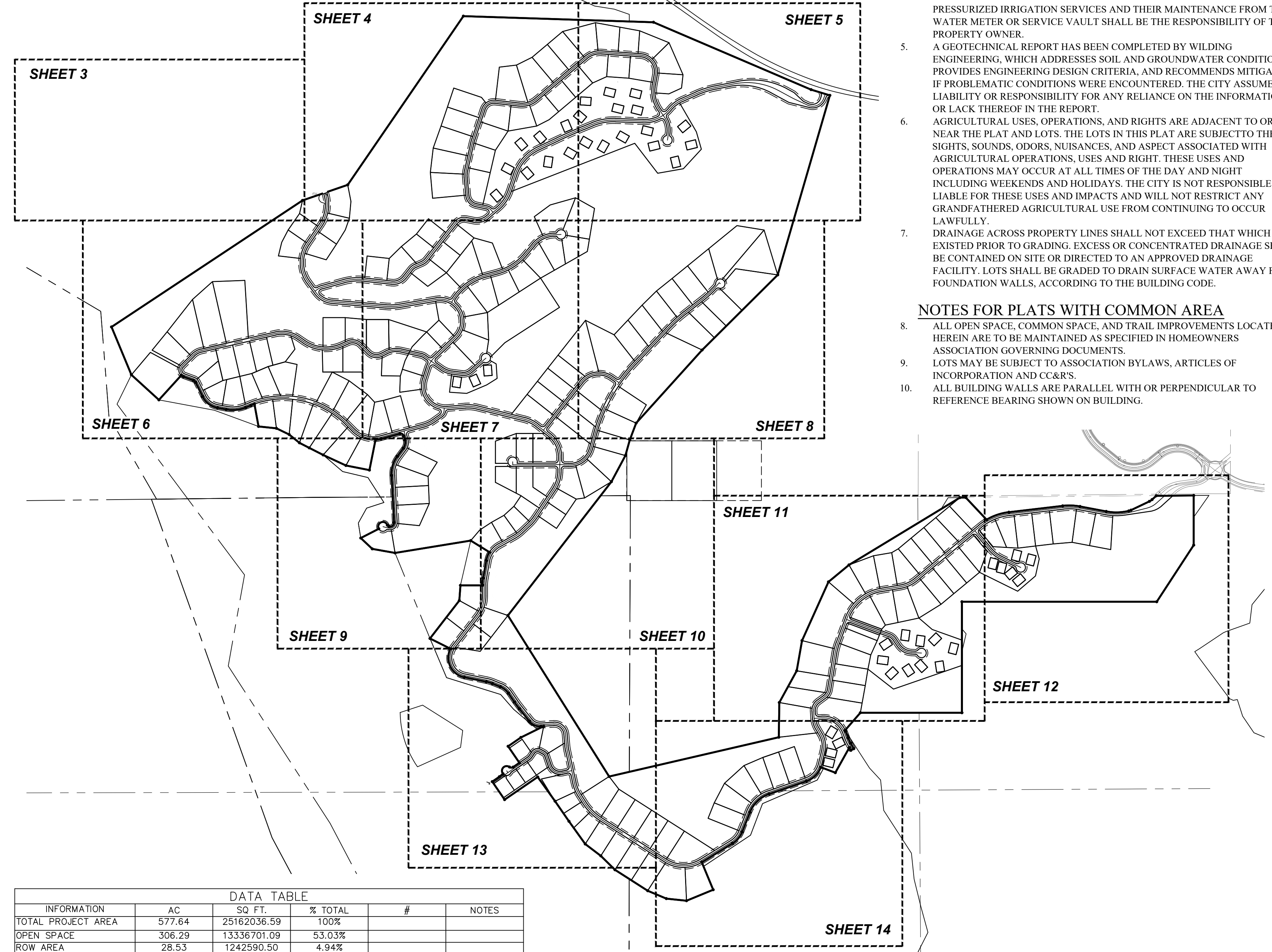


**STANDARD PLAT NOTES**

- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER APPLICABLE CODES AND ORDINANCES AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- ALL COMMON AND PARKING AREAS, AS APPLICABLE, AND PRIVATE STREETS, ARE DEDICATED AS CITY UTILITY EASEMENTS. HEBER CITY HAS THE RIGHT OF ACCESS THROUGH THESE EASEMENTS TO ACCESS, MAINTAIN, AND REPAIR CITY UTILITIES, NO CHANGE TO TOPOGRAPHY, STRUCTURES, ABOVE OR BELOW GROUND ARE ALLOWED IN EASEMENTS WITHIN 10 FEET OF CITY UTILITIES WITHOUT WRITTEN PERMISSION WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE. ALL STORM DRAIN UTILITIES AND THEIR MAINTENANCE TO THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER. ALL SEWER LATERALS AND THEIR MAINTENANCE TO THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL DRINKING WATER AND PRESSURIZED IRRIGATION SERVICES AND THEIR MAINTENANCE FROM THE WATER METER OR SERVICE VAULT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WILDING ENGINEERING, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION IF PROBLEMLATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODDORS, NUISANCES, AND ASPECT ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES AND RIGHT. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, ACCORDING TO THE BUILDING CODE.

**NOTES FOR PLATS WITH COMMON AREA**

- ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
- LOTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
- ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.



INFORMATION	AC	SQ FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	577.64	25162036.59	100%		
OPEN SPACE	306.29	13336701.09	53.03%		
ROW AREA	28.53	1242590.50	4.94%		
LOTS	242.82	10582745.00	42.03%	251	
NET DENSITY DWELLINGS BY ACRE				0.43	

**SURVEYOR'S CERTIFICATE**

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 12554439, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

**JORDANELLE RIDGE VILLAGE 3  
MARCELLA NORTH PRELIMINARY**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

JUSTIN LUNDBERG  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12554439

DATE \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, WHO \_\_\_\_\_ IN SAID STATE OF UTAH, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_

PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**PLAT NOTES**

- HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE UTILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENT IDENTIFIED ON THE PLAT. OWNER AGREES IT WILL INDEMNIFY AND HOLD CITY AND JSSD HARMLESS OF ANY DAMAGES TO THE PROPERTY WITHIN THE DEDICATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF FACILITIES.
- ALL RESIDENTIAL PARCELS SUBJECT TO JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT No.3 ENTRY No.
- ALL TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND WITHIN SUBDIVISION PLAT ARE PRIVATE AND THE RESPONSIBILITY OF THE JORDANELLE RIDGE HOA.

**BOUNDARY DESCRIPTION**

Located in the West Half of Section 4, Section 5, the East Half of Section 8, and Section 9, Township 3 South, Range 5 East, Salt Lake Base and Meridian, located in Heber City, Wasatch County, Utah, being more particularly described as follows:

Beginning at a point located S89°32'00"W 137.45 feet from the Southeast Corner of Section 4, Township 3 South, Range 5 East, Salt Lake Base and Meridian; running thence South 446.90 feet; thence S35°06'13"W 608.21 feet; thence West 1,763.38 feet; thence South 308.86 feet; thence West 913.60 feet; thence S41°09'39"W 208.63 feet; thence Southeast along the arc of a non-tangent curve to the right having a radius of 215.00 feet (radius bears: S65°38'11"W) a distance of 11.30 feet through a central angle of 03°00'40" Chord: S22°5'12"E 11.30 feet; thence S21°21'09"E 63.30 feet; thence along the arc of a curve to the left with a radius of 385.00 feet a distance of 52.31 feet through a central angle of 07°47'05" Chord: S25°14'42"E 52.27 feet; thence S29°08'14"E 57.63 feet; thence S60°51'46"W 30.00 feet; thence N29°08'14"W 28.81 feet; thence S29°06'23"W 259.12 feet; thence N69°04'06"W 139.41 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 215.00 feet (radius bears: N69°04'06"W) a distance of 187.69 feet through a central angle of 50°01'00" Chord: S45°56'24"W 181.78 feet; thence S70°56'54"W 354.80 feet; thence along the arc of a curve to the left with a radius of 285.00 feet a distance of 244.80 feet through a central angle of 49°12'52" Chord: S46°20'28"W 237.35 feet; thence S21°44'02"W 169.92 feet; thence along the arc of a curve to the right with a radius of 215.00 feet a distance of 137.42 feet through a central angle of 36°37'15" Chord: S40°02'39"W 135.09 feet; thence S58°21'17"W 324.18 feet; thence S22°27'13"E 267.48 feet; thence S67°32'47"W 259.23 feet; thence N84°03'46"W 182.51 feet; thence N67°01'55"W 182.49 feet; thence N57°22'55"W 350.00 feet; thence N45°27'28"W 178.86 feet; thence N52°47'37"W 175.56 feet; thence N35°35'24"W 251.82 feet; thence N34°33'27"W 219.98 feet; thence N35°43'57"W 268.54 feet; thence S55°31'11"W 360.46 feet; thence N34°28'49"W 196.25 feet; thence N55°31'11"E 77.49 feet; thence N50°41'58"E 42.99 feet; thence Northeast along the arc of a non-tangent curve to the right having a radius of 42.00 feet (radius bears: N50°41'58"E) a distance of 121.67 feet through a central angle of 165°58'42" Chord: N43°41'19"E 83.37 feet, to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 28.00 feet a distance of 34.77 feet through a central angle of 71°09'29" Chord: S88°54'05"E 32.58 feet; thence N55°31'11"E 68.91 feet; thence N34°28'49"W 180.00 feet; thence N55°31'11"E 140.00 feet; thence N63°40'01"E 228.92 feet; thence S88°19'11"W 23.75 feet; thence along the arc of a curve to the right with a radius of 125.00 feet a distance of 120.20 feet through a central angle of 55°05'41" Chord: N66°11'08"W 115.62 feet; thence N38°38'18"W 143.19 feet; thence along the arc of a curve to the right with a radius of 1,015.00 feet a distance of 75.50 feet through a central angle of 04°15'44" Chord: N36°30'26"W 75.49 feet; thence N34°22'34"W 95.43 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 160.07 feet (radius bears: S55°36'59"W) a distance of 94.04 feet through a central angle of 33°39'37" Chord: N51°12'49"W 92.69 feet; thence N68°03'04"W 77.59 feet; thence along the arc of a curve to the left with a radius of 318.00 feet a distance of 57.31 feet through a central angle of 10°19'32" Chord: N73°12'51"W 57.23 feet; thence N78°22'37"W 201.39 feet; thence along the arc of a curve to the right with a radius of 180.00 feet a distance of 329.62 feet through a central angle of 104°55'11" Chord: N25°55'19"W 205.45 feet; thence N63°27'28"W 206.30 feet; thence N37°42'07"E 431.74 feet; thence N04°05'21"E 136.67 feet; thence East 199.00 feet; thence North 3.55 feet; thence along the arc of a curve to the right with a radius of 348.00 feet a distance of 62.51 feet through a central angle of 10°17'32" Chord: N05°08'46"E 62.43 feet; thence N10°17'32"E 160.58 feet; thence along the arc of a curve to the right with a radius of 215.00 feet a distance of 80.22 feet through a central angle of 21°22'39" Chord: N20°58'51"E 78.75 feet; thence N58°10'49"W 199.00 feet; thence S80°46'28"W 689.70 feet; thence N79°54'13"W 208.47 feet; thence N46°44'43"W 142.08 feet; thence N62°49'36"E 182.69 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 42.00 feet (radius bears: N62°49'36"E) a distance of 138.88 feet through a central angle of 189°27'29" Chord: N67°33'20"E 83.71 feet; thence Southeast along the arc of a non-tangent curve to the left having a radius of 18.44 feet (radius bears: N71°56'54"E) a distance of 20.52 feet through a central angle of 63°46'11" Chord: S49°56'12"E 19.48 feet; thence Northeast along the arc of a non-tangent curve to the left having a radius of 36.00 feet (radius bears: N14°30'56"E) a distance of 67.61 feet through a central angle of 107°35'50" Chord: N50°43'01"E 58.10 feet; thence N03°04'54"W 424.36 feet; thence along the arc of a curve to the right with a radius of 264.00 feet a distance of 182.70 feet through a central angle of 39°39'03" Chord: N16°44'38"E 179.07 feet; thence N36°34'09"E 91.74 feet; thence along the arc of a curve to the left with a radius of 86.00 feet a distance of 78.00 feet through a central angle of 51°57'58" Chord: N10°35'10"E 75.35 feet; thence N15°23'48"W 38.29 feet; thence along the arc of a curve to the left with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: N60°23'48"W 39.60 feet; thence S74°36'12"W 177.38 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 264.00 feet (radius bears: N15°15'19"W) a distance of 49.49 feet through a central angle of 10°44'20" Chord: S80°06'51"W 49.42 feet; thence S11°20'01"W 277.65 feet; thence N78°54'35"W 215.33 feet; thence N65°08'09"W 226.14 feet; thence N25°54'30"W 140.19 feet; thence N62°22'09"W 118.89 feet; thence N61°32'20"W 118.89 feet; thence N64°13'20"W 127.23 feet; thence N83°51'18"W 162.05 feet; thence N10°25'36"W 204.49 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 786.48 feet (radius bears: S19°43'05"E) a distance of 33.71 feet through a central angle of 02°27'22" Chord: S69°03'14"W 33.71 feet; thence S68°03'25"W 50.69 feet; thence along the arc of a curve to the right with a radius of 314.00 feet a distance of 178.32 feet through a central angle of 32°32'17" Chord: S84°19'33"W 175.93 feet; thence N79°24'18"W 79.58 feet; thence along the arc of a curve to the right with a radius of 189.00 feet a distance of 174.91 feet through a central angle of 53°01'33" Chord: N52°53'32"W 168.74 feet; thence N26°22'45"W 142.00 feet; thence along the arc of a curve to the left with a radius of 36.00 feet a distance of 27.33 feet through a central angle of 43°29'29" Chord: N48°07'29"W 26.67 feet; thence N69°52'12"W 94.23 feet; thence along the arc of a curve to the right with a radius of 64.00 feet a distance of 24.76 feet through a central angle of 22°09'56" Chord: N68°47'14"W 24.51 feet; thence S42°17'44"W 334.69 feet; thence N47°42'16"W 334.69 feet; thence N22°31'02"W 466.54 feet; thence N56°28'10"E 2,061.92 feet; thence N70°56'59"E 430.00 feet; thence N34°26'07"E 1,840.67 feet; thence S88°10'09"E 1,712.09 feet; thence S66°49'44"E 1,542.02 feet; thence S73°04'50"E 176.84 feet; thence S16°12'28"W 1,682.92 feet; thence S45°10'01"W 958.44 feet; thence S42°03'39"W 886.69 feet; thence S20°34'44"W 161.78 feet; thence S15°52'28"W 145.77 feet; thence S28°03'42"W 267.23 feet; thence S37°43'47"W 1,522.37 feet; thence S32°09'09"E 1,711.98 feet; thence N76°57'05"E 1,567.21 feet; thence N00°49'18"E 312.18 feet; thence N28°45'34"E 326.04 feet; thence N09°55'05"E 275.96 feet; thence N24°15'33"E 579.42 feet; thence N50°23'01"E 239.43 feet; thence N58°44'04"E 1,168.08 feet; thence N89°29'17"E 52.71 feet; thence S43°15'21"E 273.98 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 515.00 feet (radius bears: S30°24'50"E) a distance of 212.93 feet through a central angle of 23°41'23" Chord: N71°23'51"E 211.42 feet; thence N83°16'32"E 487.51 feet; thence along the arc of a curve to the right with a radius of 515.00 feet a distance of 156.99 feet through a central angle of 17°27'56" Chord: S87°59'29"E 156.38 feet; thence S79°15'31"E 240.19 feet; thence along the arc of a curve to the left with a radius of 485.00 feet a distance of 203.88 feet through a central angle of 24°05'08" Chord: N88°41'55"E 202.38 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 100.00 feet a distance of 21.24 feet through a central angle of 12°10'11" Chord: N70°34'16"E 21.20 feet; thence N64°29'11"E 183.57 feet; thence along the arc of a curve to the left with a radius of 100.00 feet a distance of 29.06 feet through a central angle of 16°39'09" Chord: N56°09'36"E 28.96 feet; thence N47°50'01"E 50.42 feet; thence N89°29'17"E 336.88 feet to the point of beginning.

Contains: 577.64 acres ±  
251 Lots

**OWNERS DEDICATION AND CONSENT TO RECORD**

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

**JORDANELLE RIDGE VILLAGE 3  
MARCELLA NORTH PRELIMINARY**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON- EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THE OWNER HEREBY CONVEYS THE COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS, AS INDICATED HEREON, TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

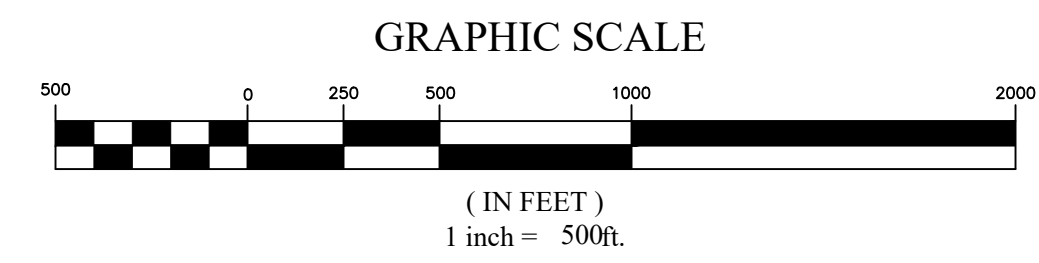
**JORDANELLE RIDGE VILLAGE 3  
MARCELLA NORTH PRELIMINARY**

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10  
AND A PART OF SECTION 9, TOWNSHIP 3 SOUTH,  
RANGE 5 EAST, SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

<b>PREPARED BY</b>  FOCUS ENGINEERING AND SURVEYING, LLC 6949 S. HIGHT TECH DRIVE SUITE 300 MIDVALE, UTAH 84047 PH: (801) 352-0075 www.focus-es.com	<b>CITY CLERK - RECORDER</b>  APPROVED ON THIS _____ DAY OF _____, 20____.	<b>JORDANELLE SPECIAL SERVICE DISTRICT</b>  APPROVED ON THIS _____ DAY OF _____, 20____.	<b>PLANNING DIRECTOR</b>  APPROVED ON THIS _____ DAY OF _____, 20____.	<b>CITY ENGINEER</b>  APPROVED ON THIS _____ DAY OF _____, 20____.	<b>COUNTY SURVEYOR</b>  APPROVED ON THIS _____ DAY OF _____, 20____.	<b>WASATCH COUNTY RECORDER</b>  ENTRY NUMBER: _____ BOOK: _____ PAGE: _____ DATE: _____ TIME: _____ FOR: _____ BY: _____ WASATCH COUNTY RECORDER
	CITY CLERK - RECORDER	JORDANELLE SPECIAL SERVICE DISTRICT MANAGER	PLANNING DIRECTOR	CITY ENGINEER	COUNTY SURVEYOR	WASATCH COUNTY RECORDER

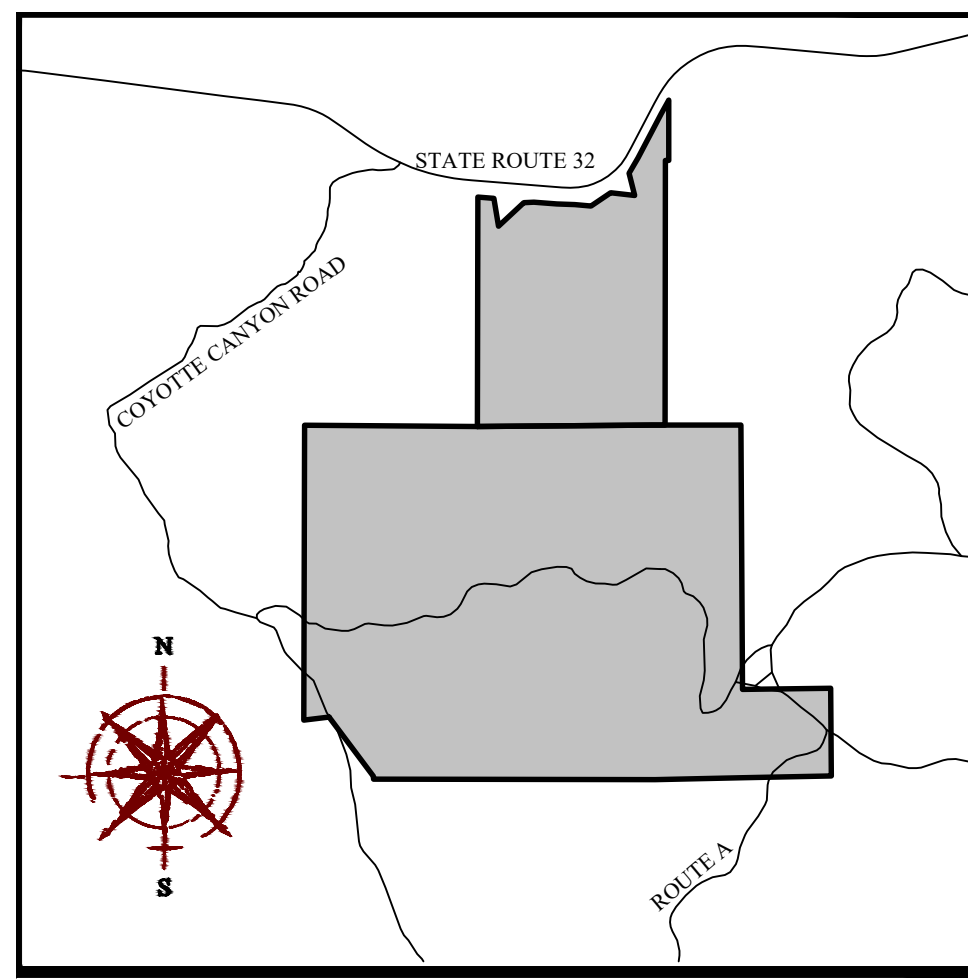
# JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PRELIMINARY

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH



### NOTES FOR PLATS WITH COMMON AREA

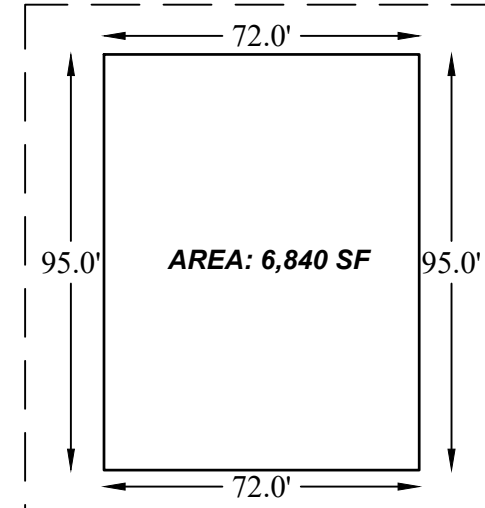
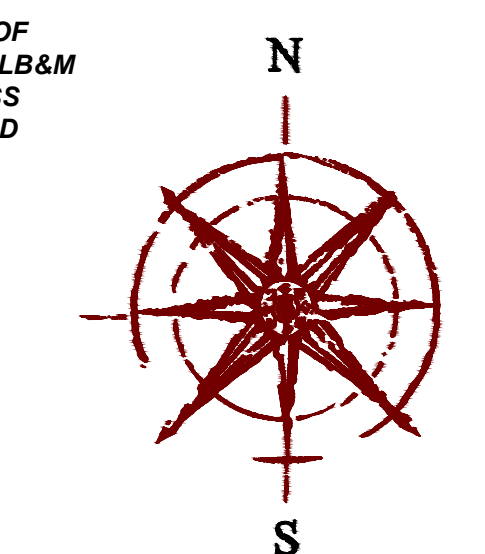
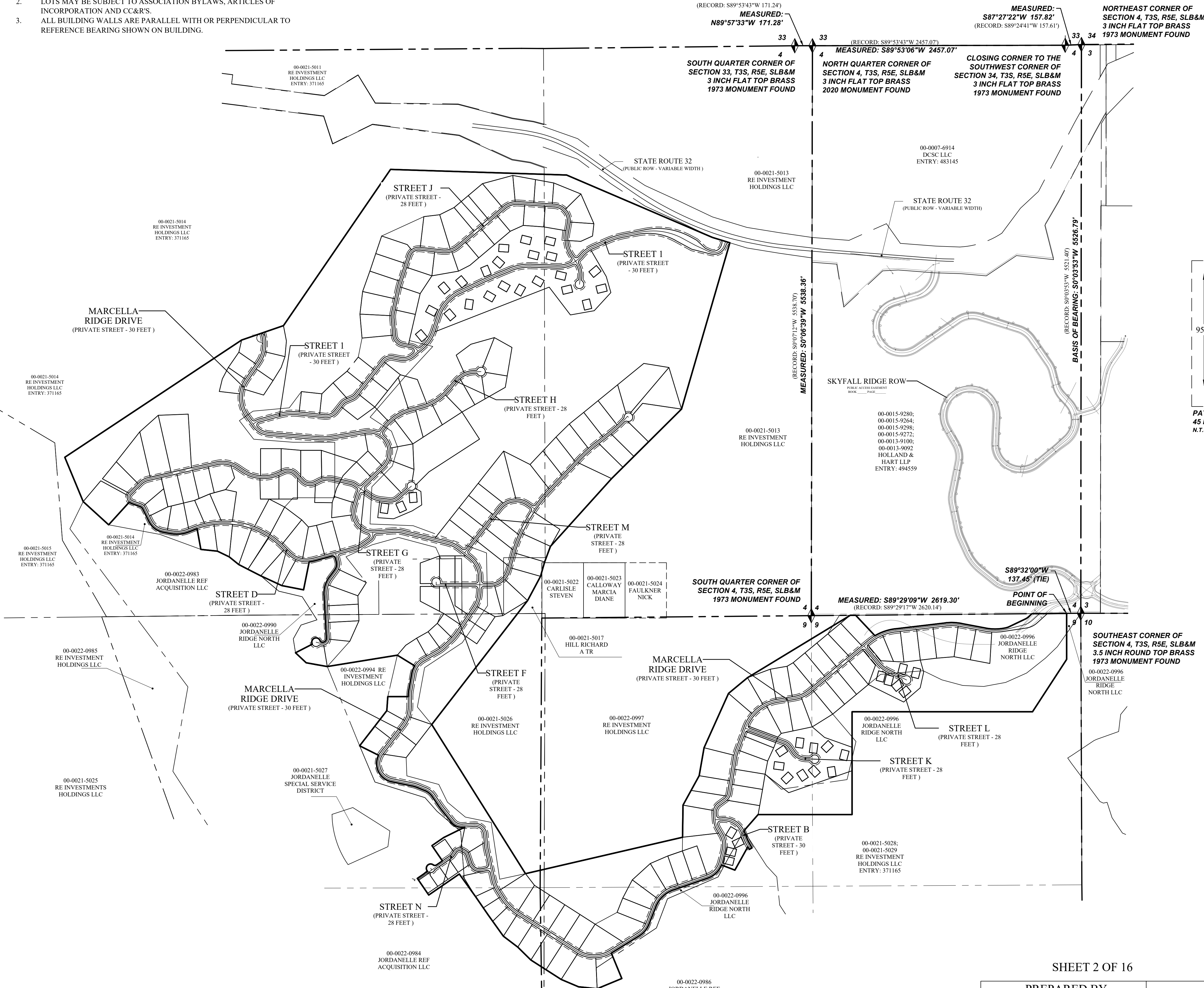
1. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
2. LOTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
3. ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.



VICINITY MAP  
N.T.S.

### LEGEND

- BOUNDARY SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- HEADWATERS COVE
- THE ASPENS
- THE OVERLOOK
- SCENIC POINTE
- SKYLINE VIEW
- ONE MARCELLA
- H.O.A. COMMON AREA AND DRAINAGE EASEMENT, MAINTAINED BY H.O.A.
- H.O.A. PRIVATE STREETS, PUBLIC UTILITY EASEMENT, NO CITY MAINTENANCE, HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT UTILITY EASEMENT.
- H.O.A. LIMITED COMMON AREA & ACCESS EASEMENT, MAINTENANCE ACCORDING TO H.O.A. GOVERNING DOCUMENTS



PATIO LOT DETAIL (TYPICAL):  
45 LOTS  
N.T.S.

SHEET 2 OF 16

PREPARED BY

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focus-es.com

WASATCH COUNTY RECORDER

ENTRY NUMBER: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 BOOK: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 FOR: \_\_\_\_\_  
 BY: \_\_\_\_\_ WASATCH COUNTY RECORDER

Z:\2024\24-0086-Jordanelle Ridge Marcella Phase 1\design\_24-0086\dwg\Sheets\C2.D Preliminary Plat.dwg

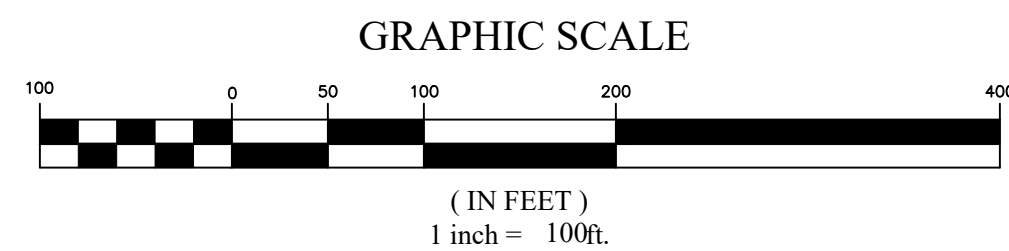
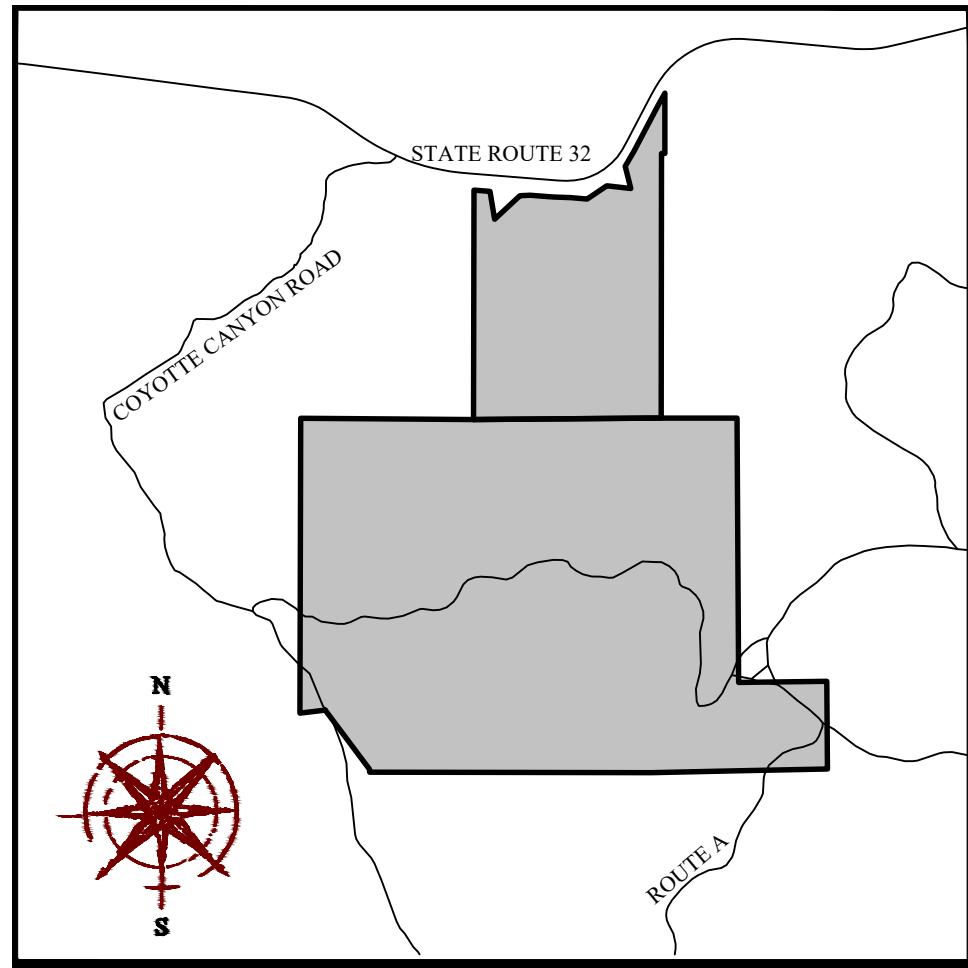
# JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PRELIMINARY

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

- NOTES FOR PLATS WITH COMMON AREA**
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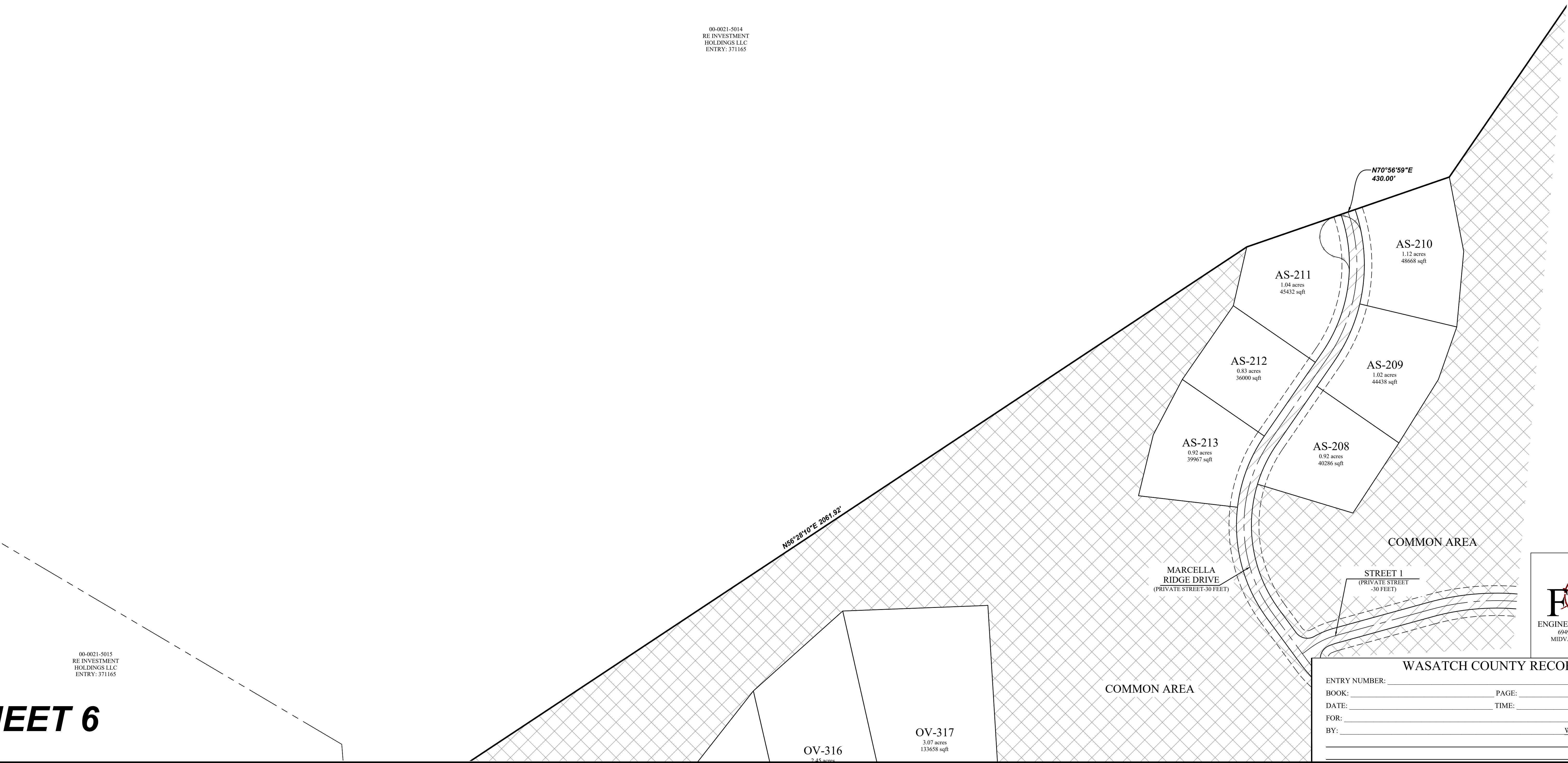
**LEGEND**

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS
	HEADWATERS COVE
	THE ASPENS
	THE OVERLOOK
	SCENIC POINTE
	SKYLINE VIEW
	ONE MARCELLA
	H.O.A. COMMON AREA AND DRAINAGE EASEMENT, MAINTAINED BY H.O.A.
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	H.O.A. LIMITED COMMON AREA & ACCESS EASEMENT, MAINTENANCE ACCORDING TO H.O.A. GOVERNING DOCUMENTS



00-0021-5014  
RE INVESTMENT  
HOLDINGS LLC  
ENTRY: 371165

**SHEET 4**



00-0021-5015  
RE INVESTMENT  
HOLDINGS LLC  
ENTRY: 371165

**SHEET 6**

SHEET 3 OF 16

PREPARED BY

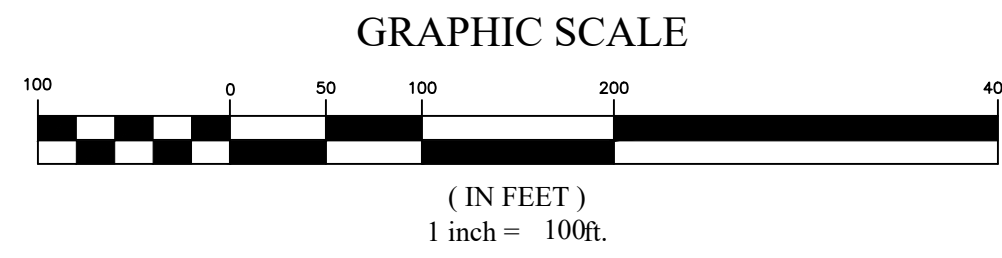
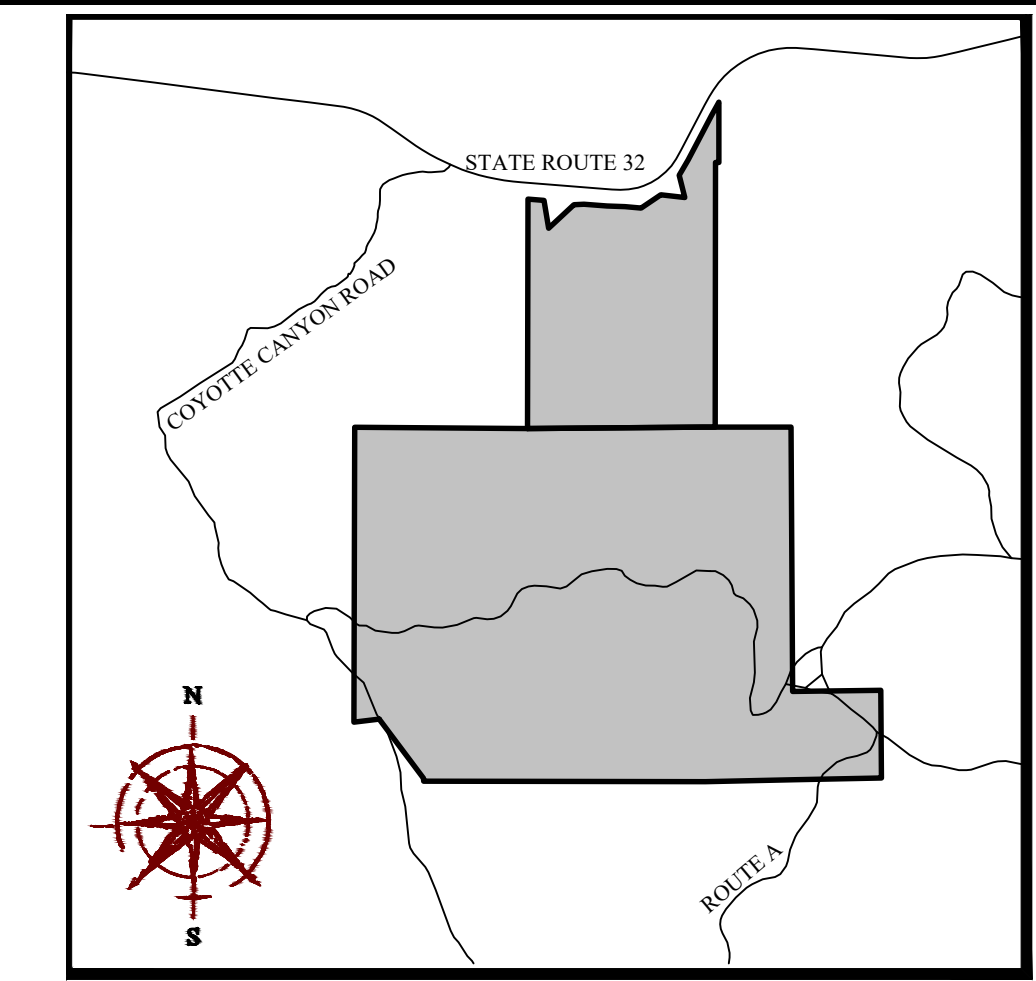
**FOCUS**  
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MIDVALE, UTAH 84047 PH: (801) 352-0075  
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**WASATCH COUNTY RECORDER**

ENTRY NUMBER: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 BOOK: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 FOR: \_\_\_\_\_  
 BY: \_\_\_\_\_ WASATCH COUNTY RECORDER

- NOTES FOR PLATS WITH COMMON AREA**
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MARCELLA NORTH PRELIMINARY**  
LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
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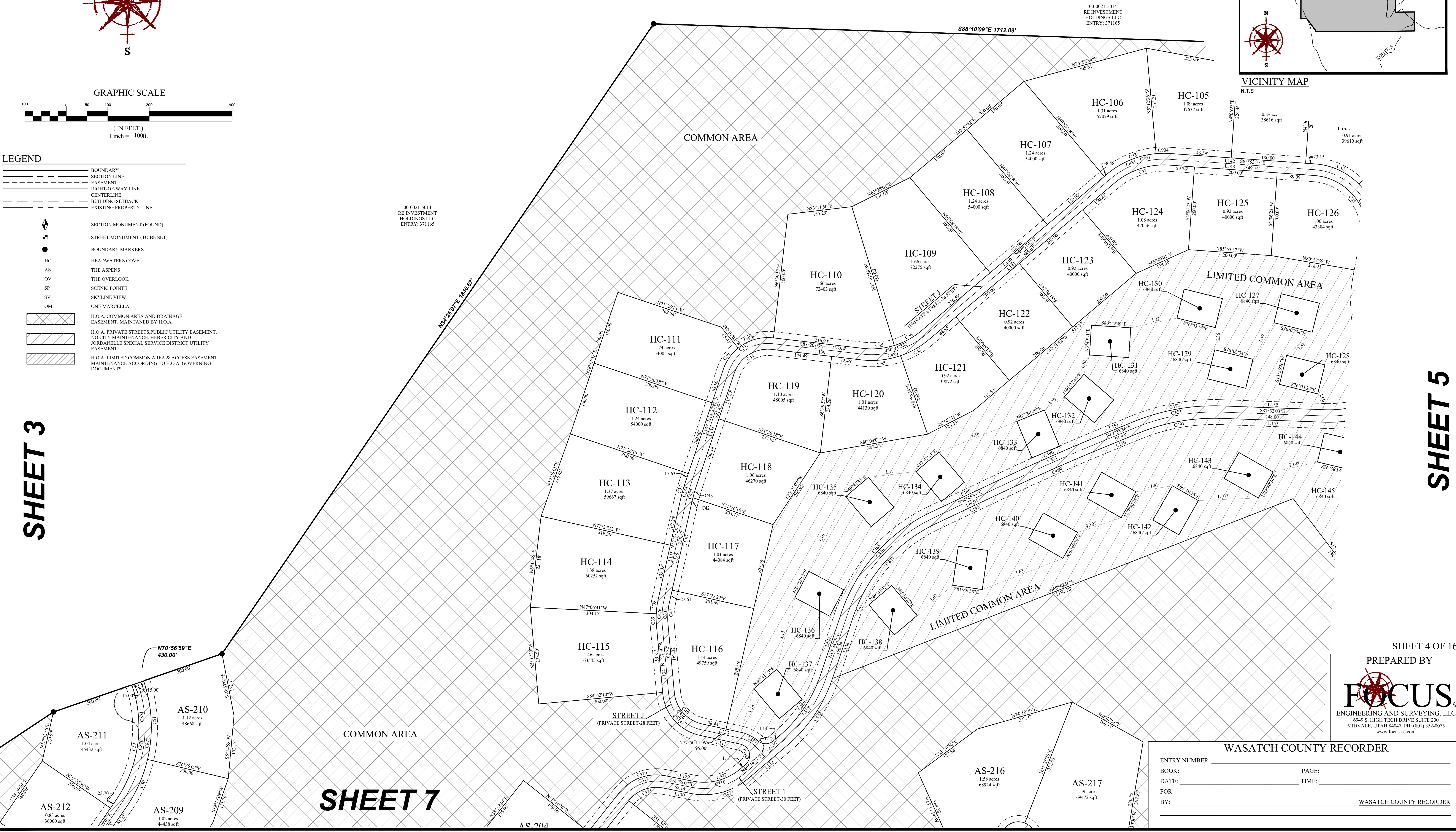


**LEGEND**

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
  
- SECTION MONUMENT (FOUND)
- ⊕ STREET MONUMENT (TO BE SET)
  
- BOUNDARY MARKERS
- HC HEADWATERS COVE
- AS THE ASPENS
- OV THE OVERLOOK
- SP SCENIC POINTE
- SV SKYLINE VIEW
- OM ONE MARCELLA
  
- [Hatched Box] H.O.A. COMMON AREA AND DRAINAGE EASEMENT, MAINTAINED BY H.O.A.
- [Hatched Box] H.O.A. PRIVATE STREETS, PUBLIC UTILITY EASEMENT, NO CITY MAINTENANCE, HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT UTILITY EASEMENT.
- [Hatched Box] H.O.A. LIMITED COMMON AREA & ACCESS EASEMENT, MAINTENANCE ACCORDING TO H.O.A. GOVERNING DOCUMENTS

**SHEET 3**

**SHEET 5**



**SHEET 7**

SHEET 4 OF 16

PREPARED BY

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focus-es.com

**WASATCH COUNTY RECORDER**

ENTRY NUMBER: \_\_\_\_\_ PAGE: \_\_\_\_\_

BOOK: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

FOR: \_\_\_\_\_

BY: \_\_\_\_\_

WASATCH COUNTY RECORDER

Z:\\_2024\24-0086-Jordanelle Ridge Marcella Phase 1\design\_24-0086\wgs\Sheets\C2.0 Preliminary Plat.dwg Page 22 of 74

# JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PRELIMINARY

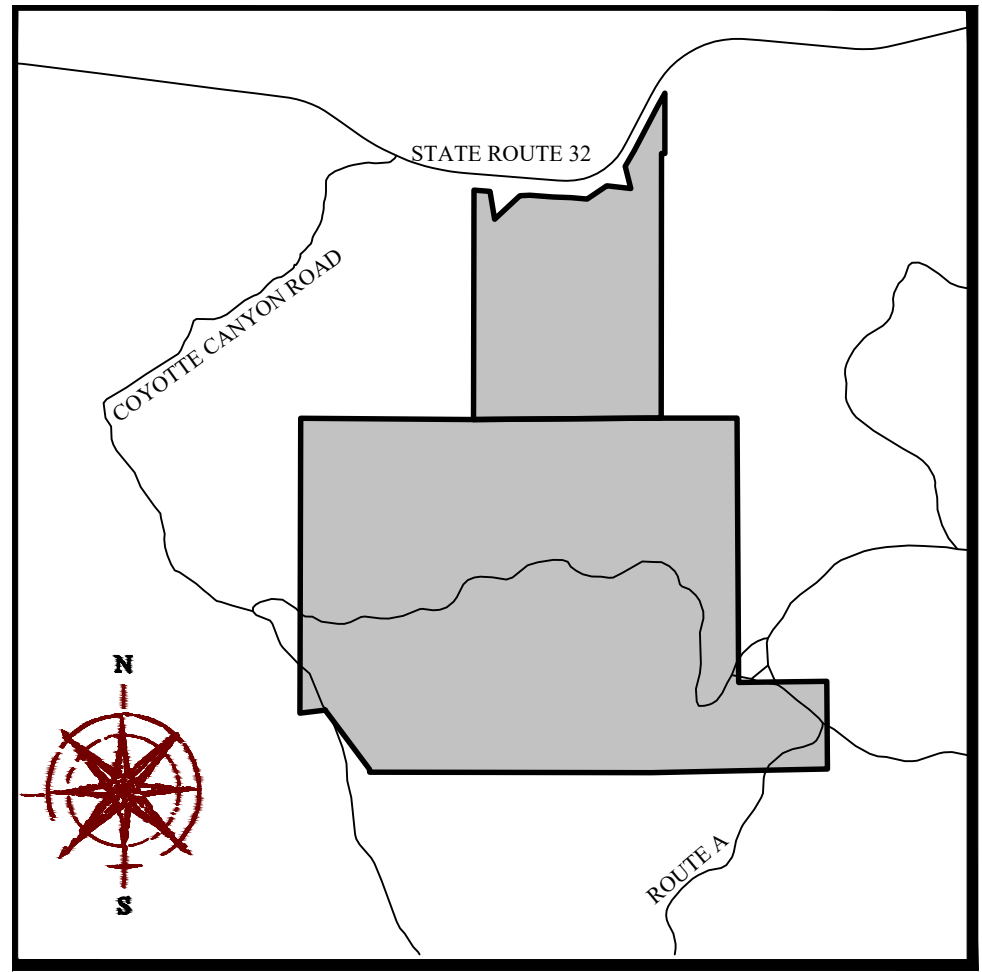
LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

## NOTES FOR PLATS WITH COMMON AREA

- ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
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- ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.

## LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS
	HEADWATERS COVE
	THE ASPENS
	THE OVERLOOK
	SCENIC POINTE
	SKYLINE VIEW
	ONE MARCELLA
	H.O.A. COMMON AREA AND DRAINAGE EASEMENT, MAINTAINED BY H.O.A.
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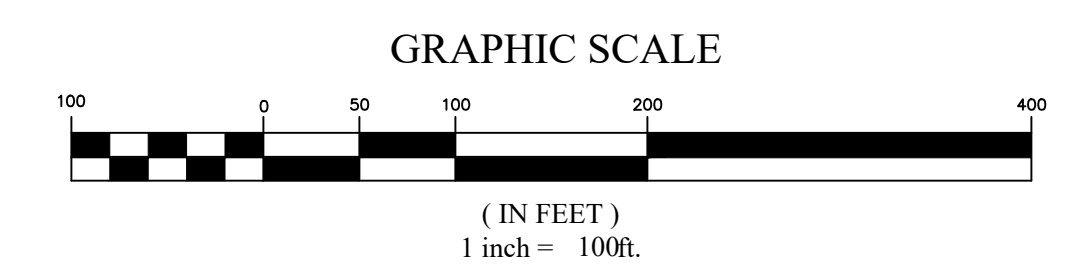
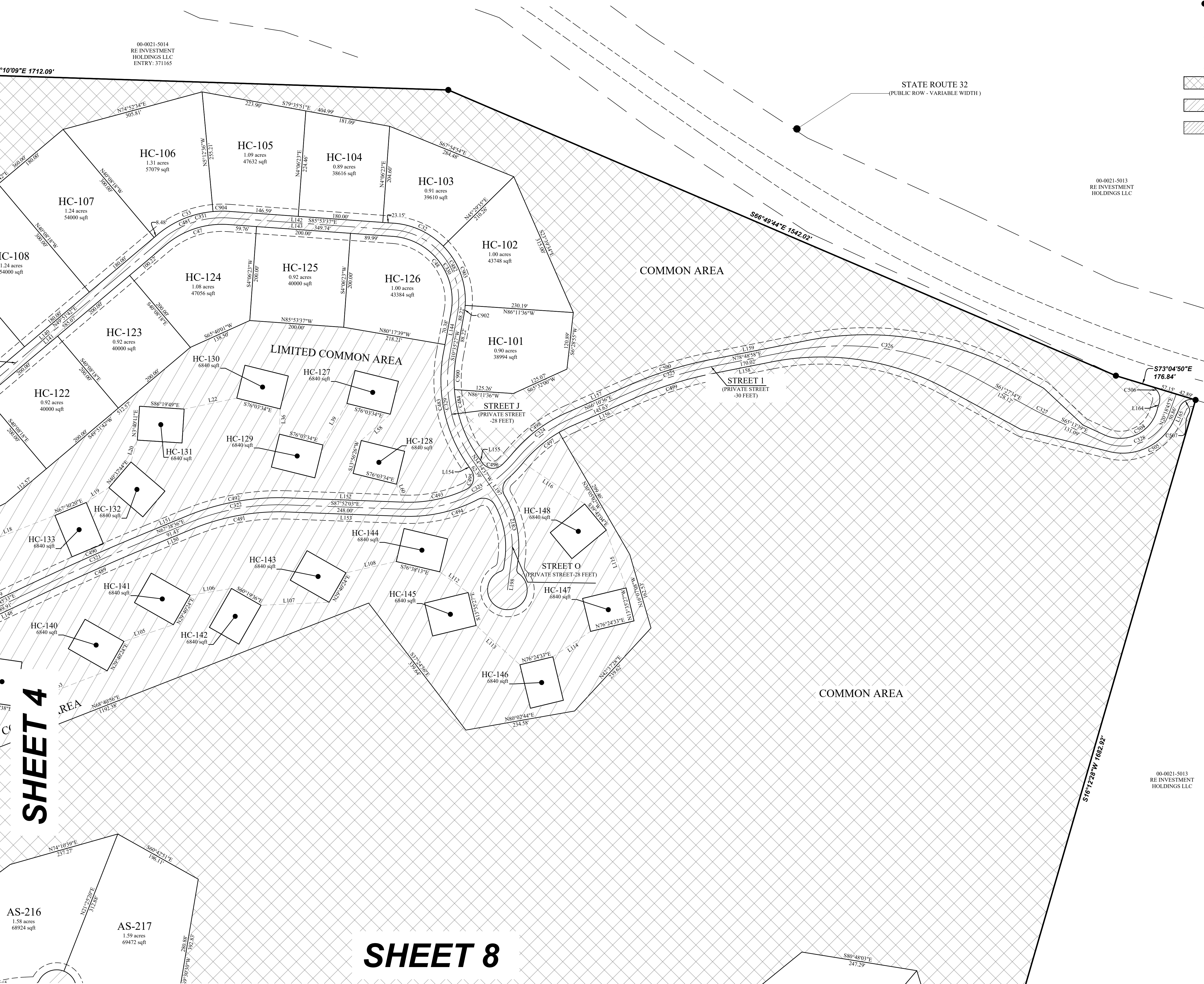


VICINITY MAP  
N.T.S.

00-0021-5014  
RE INVESTMENT  
HOLDINGS LLC  
ENTRY: 371165

STATE ROUTE 32  
(PUBLIC ROW - VARIABLE WIDTH)

00-0021-5013  
RE INVESTMENT  
HOLDINGS LLC



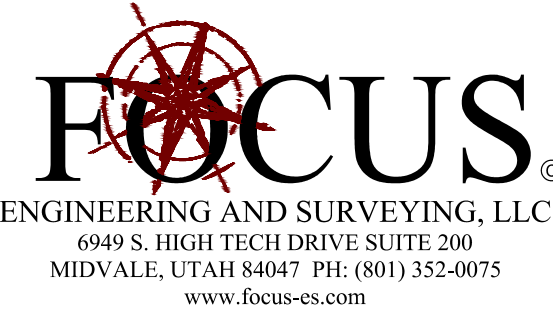
00-0021-5013  
RE INVESTMENT  
HOLDINGS LLC

**SHEET 4**

**SHEET 8**

SHEET 5 OF 16

PREPARED BY



WASATCH COUNTY RECORDER

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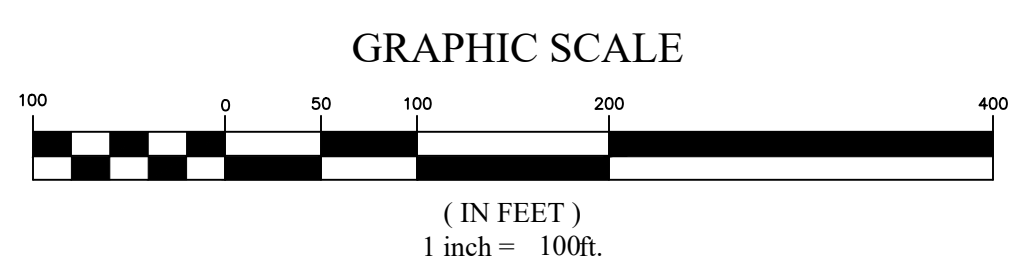
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**LEGEND**

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE

- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- HC HEADWATERS COVE
- AS THE ASPENS
- OV THE OVERLOOK
- SP SCENIC POINTE
- SV SKYLINE VIEW
- OM ONE MARCELLA

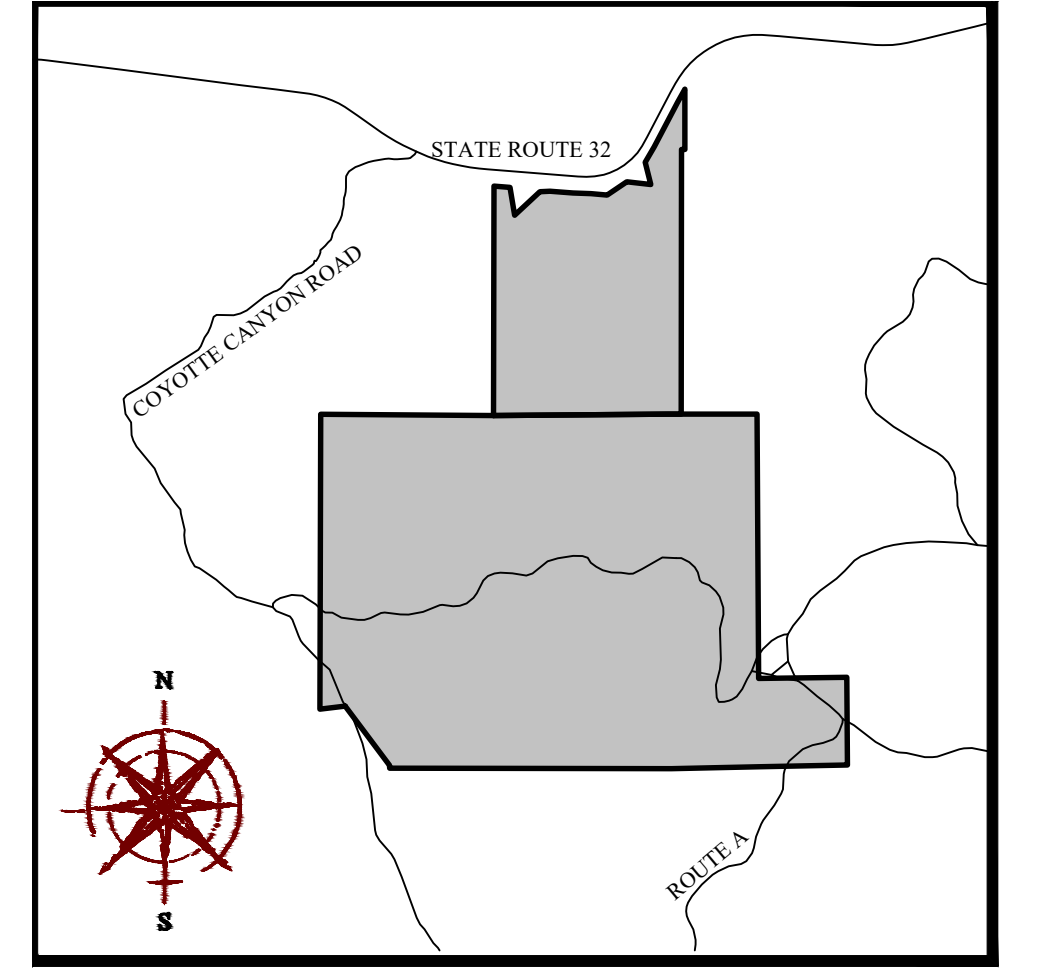
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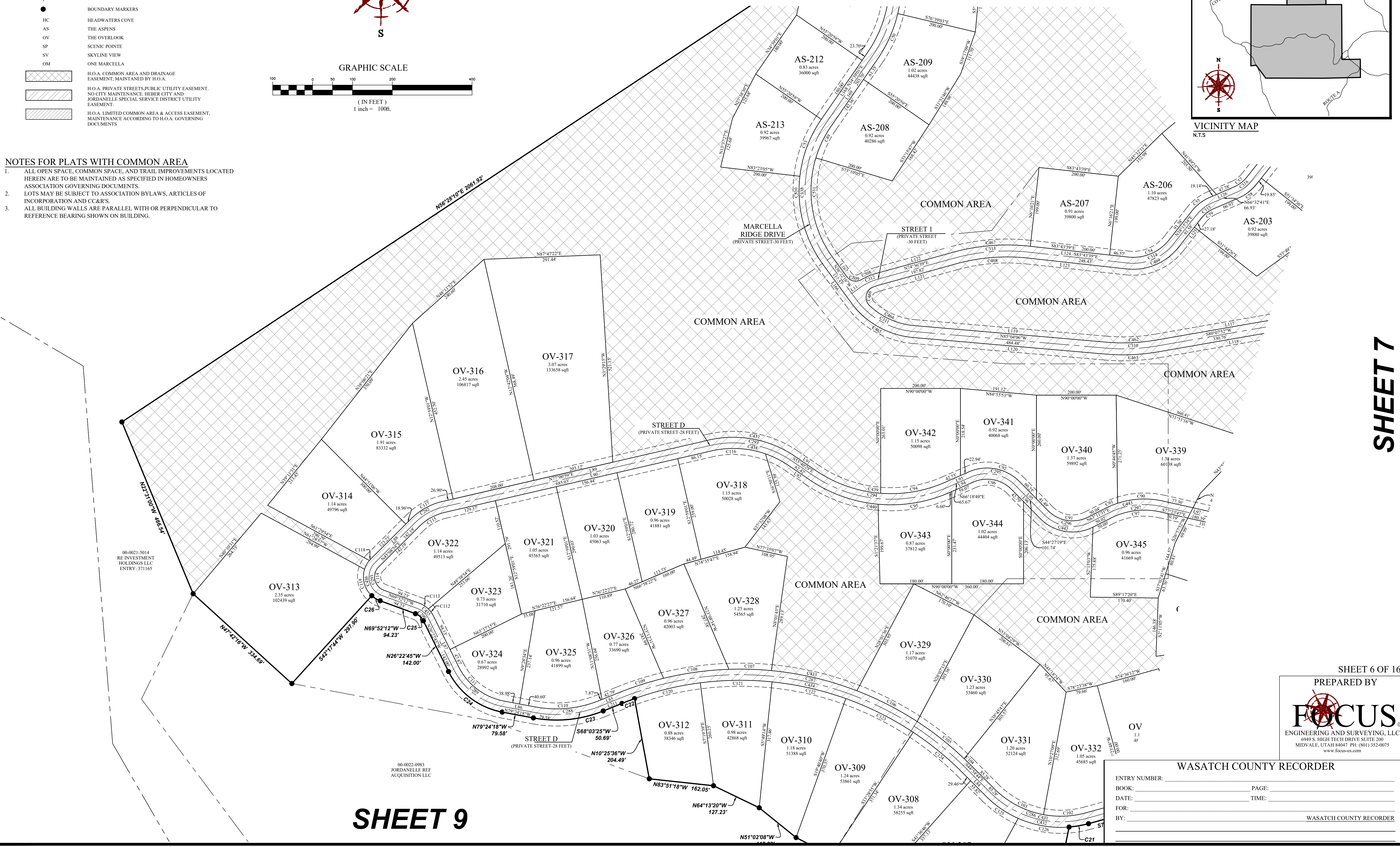
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MARCELLA NORTH PRELIMINARY**

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TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
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HEBER CITY, WASATCH COUNTY, UTAH

**SHEET 3 & 4**



- NOTES FOR PLATS WITH COMMON AREA**
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**SHEET 7**

**SHEET 9**

SHEET 6 OF 16  
PREPARED BY

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
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 BY: \_\_\_\_\_ WASATCH COUNTY RECORDER

**NOTES FOR PLATS WITH COMMON AREA**

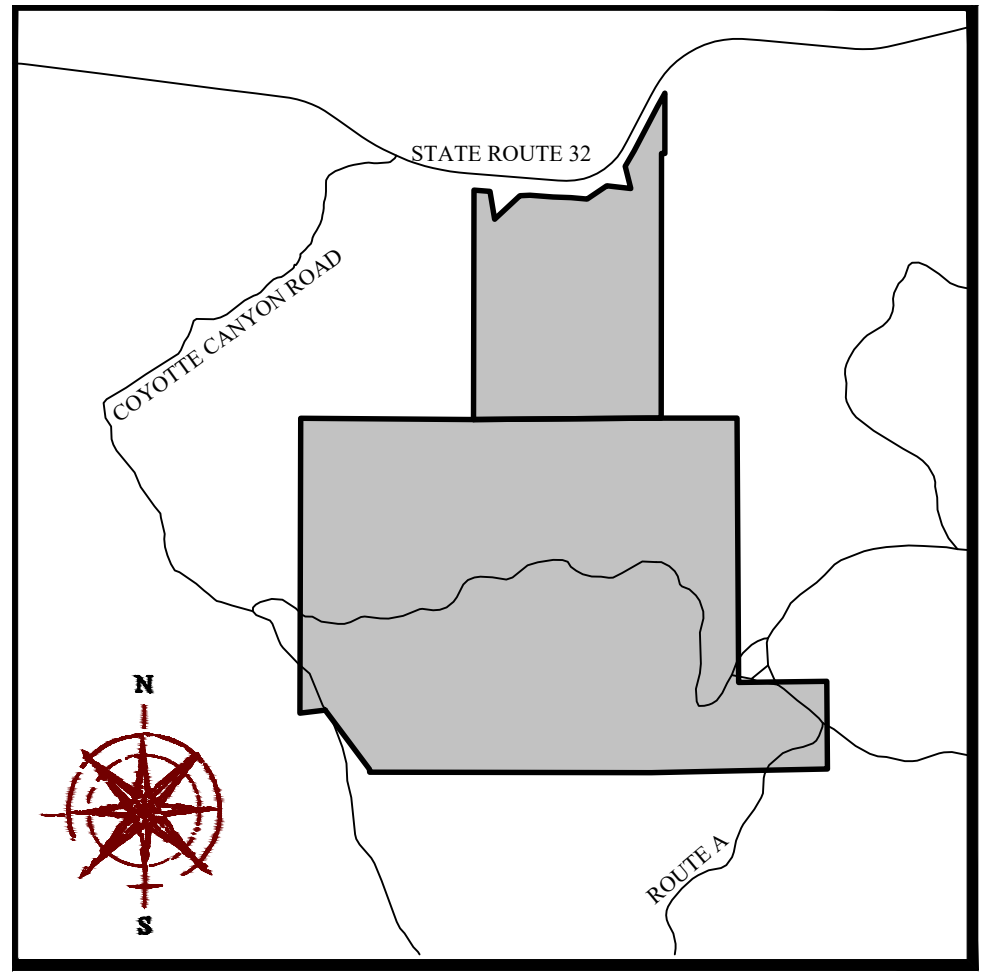
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HEBER CITY, WASATCH COUNTY, UTAH

**LEGEND**

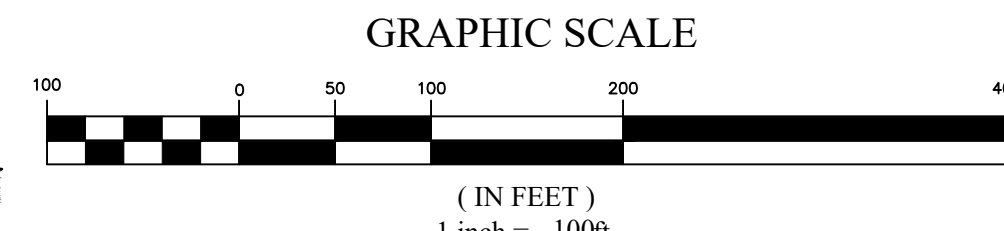
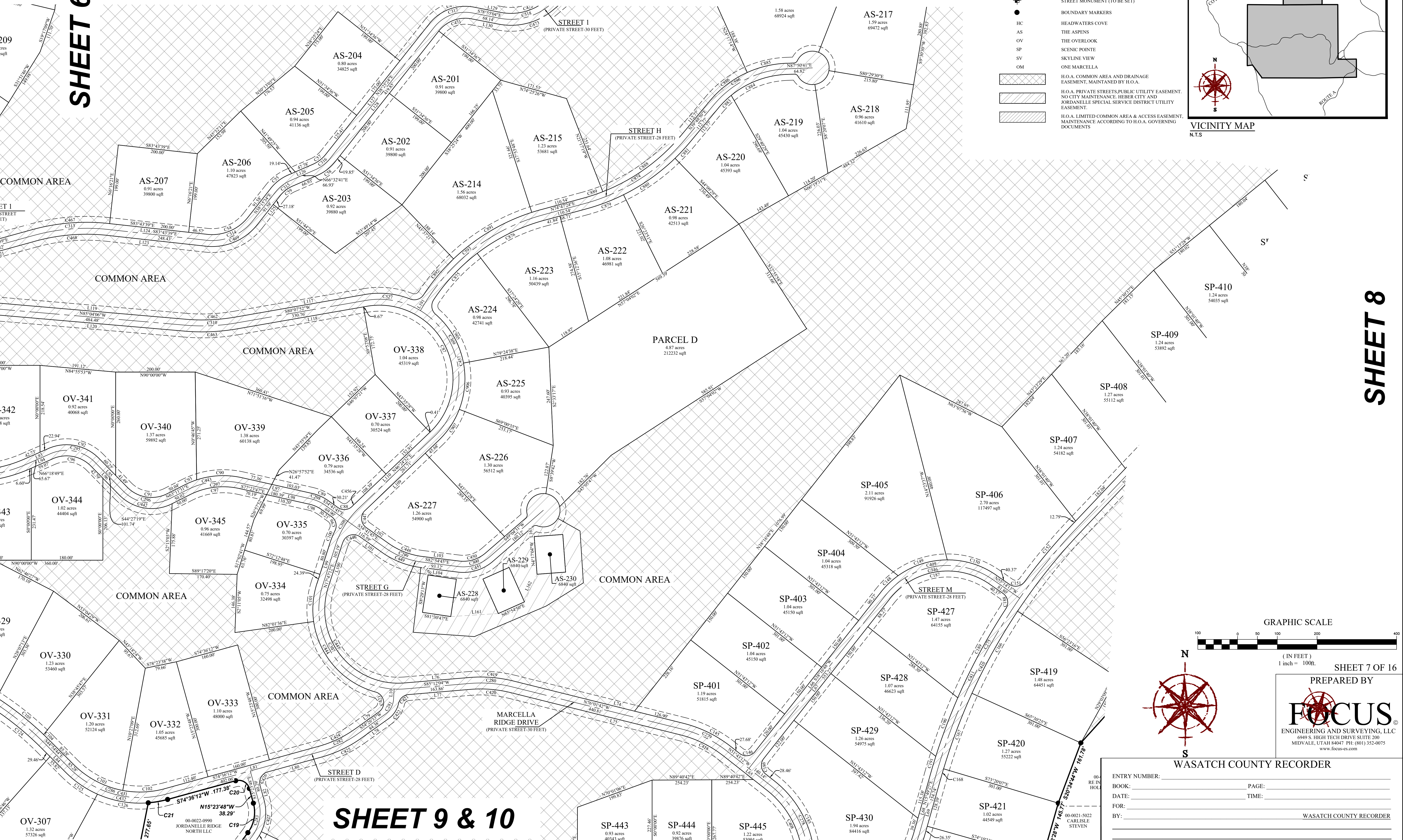
- BOUNDARY
  - SECTION LINE
  - EASEMENT
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - BUILDING SETBACK
  - EXISTING PROPERTY LINE
- 
- SECTION MONUMENT (FOUND)
  - STREET MONUMENT (TO BE SET)
  - BOUNDARY MARKERS
  - HEADWATERS COVE
  - THE ASPENS
  - THE OVERLOOK
  - SCENIC POINT
  - SKYLINE VIEW
  - ONE MARCELLA
- 
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VICINITY MAP  
N.T.S.

**SHEET 6**

**SHEET 8**



SHEET 7 OF 16

PREPARED BY  
**FOCUS**  
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WASATCH COUNTY RECORDER

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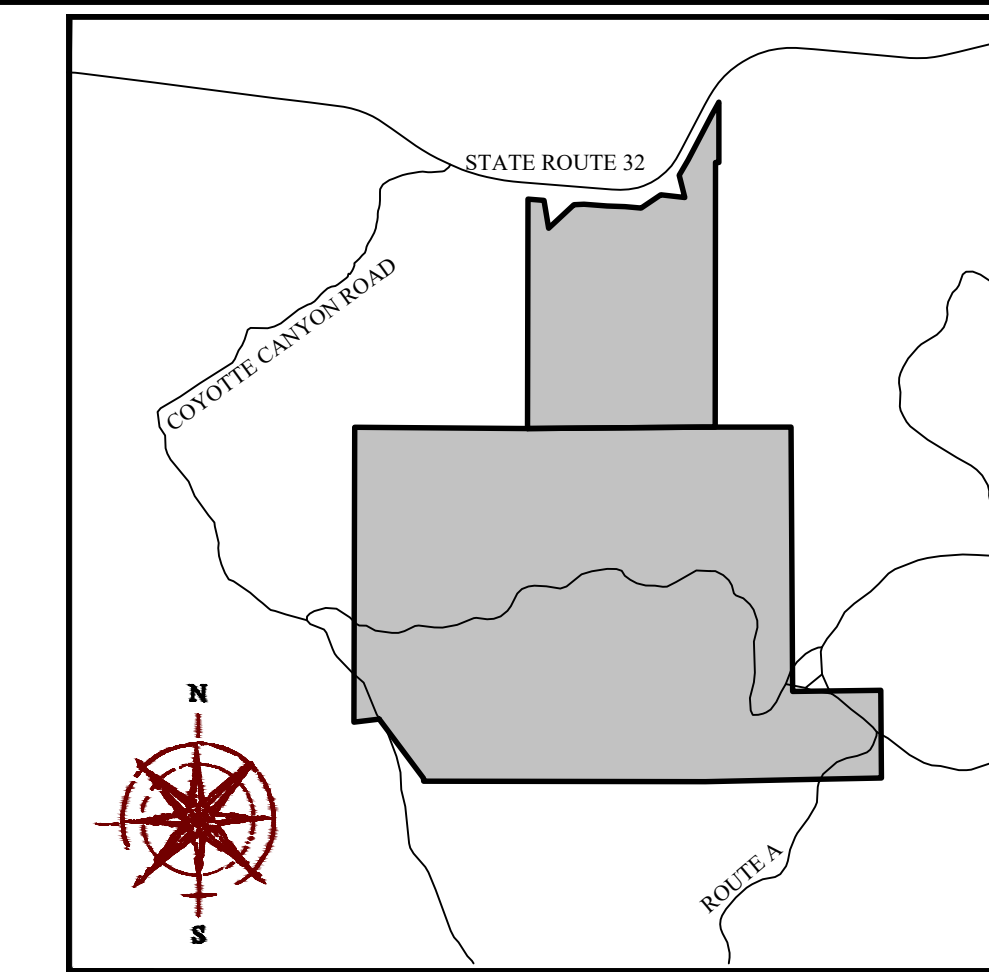
**SHEET 9 & 10**

**NOTES FOR PLATS WITH COMMON AREA**

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**JORDANELLE RIDGE VILLAGE 3  
MARCELLA NORTH PRELIMINARY**

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SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH



**VICINITY MAP**  
N.T.S.

**LEGEND**

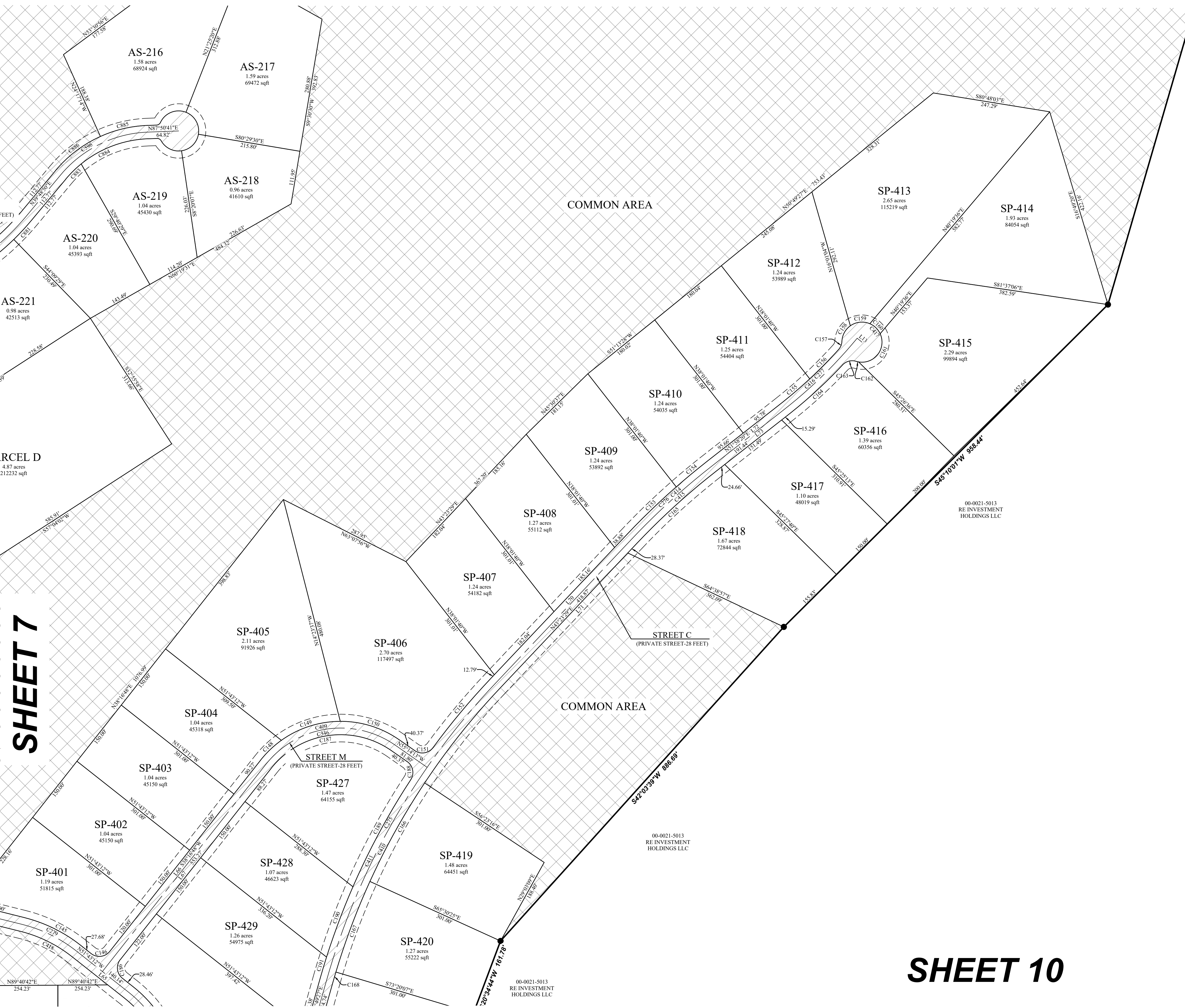
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|--|--|
|  | BOUNDARY   |
|  | SECTION LINE   |
|  | EASEMENT   |
|  | RIGHT-OF-WAY LINE  |
|  | CENTERLINE   |
|  | BUILDING SETBACK   |
|  | EXISTING PROPERTY LINE   |
|  | SECTION MONUMENT (FOUND)   |
|  | STREET MONUMENT (TO BE SET)  |
|  | BOUNDARY MARKERS   |
|  | HEADWATERS COVE  |
|  | THE ASPENS   |
|  | THE OVERLOOK   |
|  | SCENIC POINTE  |
|  | SKYLINE VIEW   |
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00-0021-5013  
RE INVESTMENT  
HOLDINGS LLC

00-0021-5013  
RE INVESTMENT  
HOLDINGS LLC

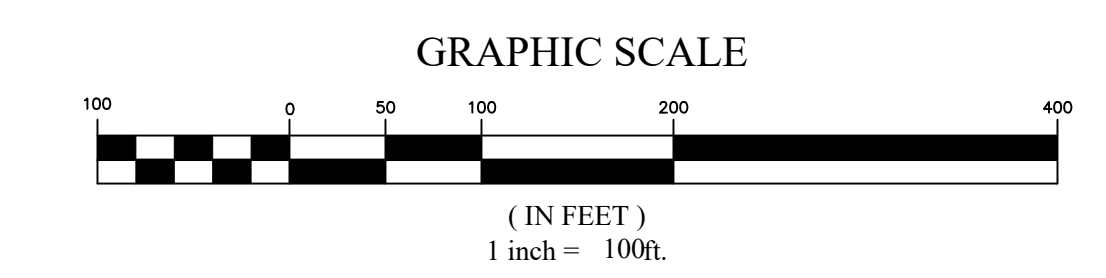
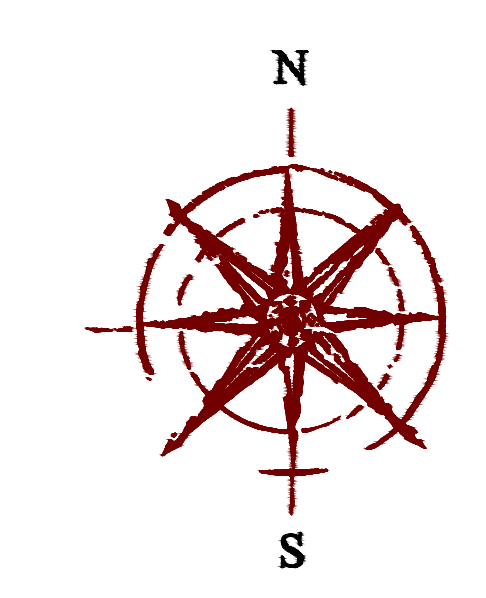
00-0021-5013  
RE INVESTMENT  
HOLDINGS LLC

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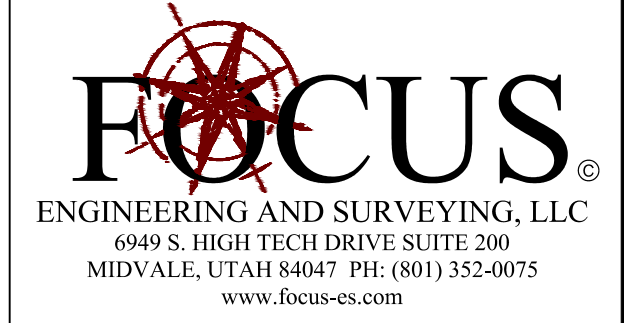
**SHEET 7**

**SHEET 10**



SHEET 8 OF 16

PREPARED BY



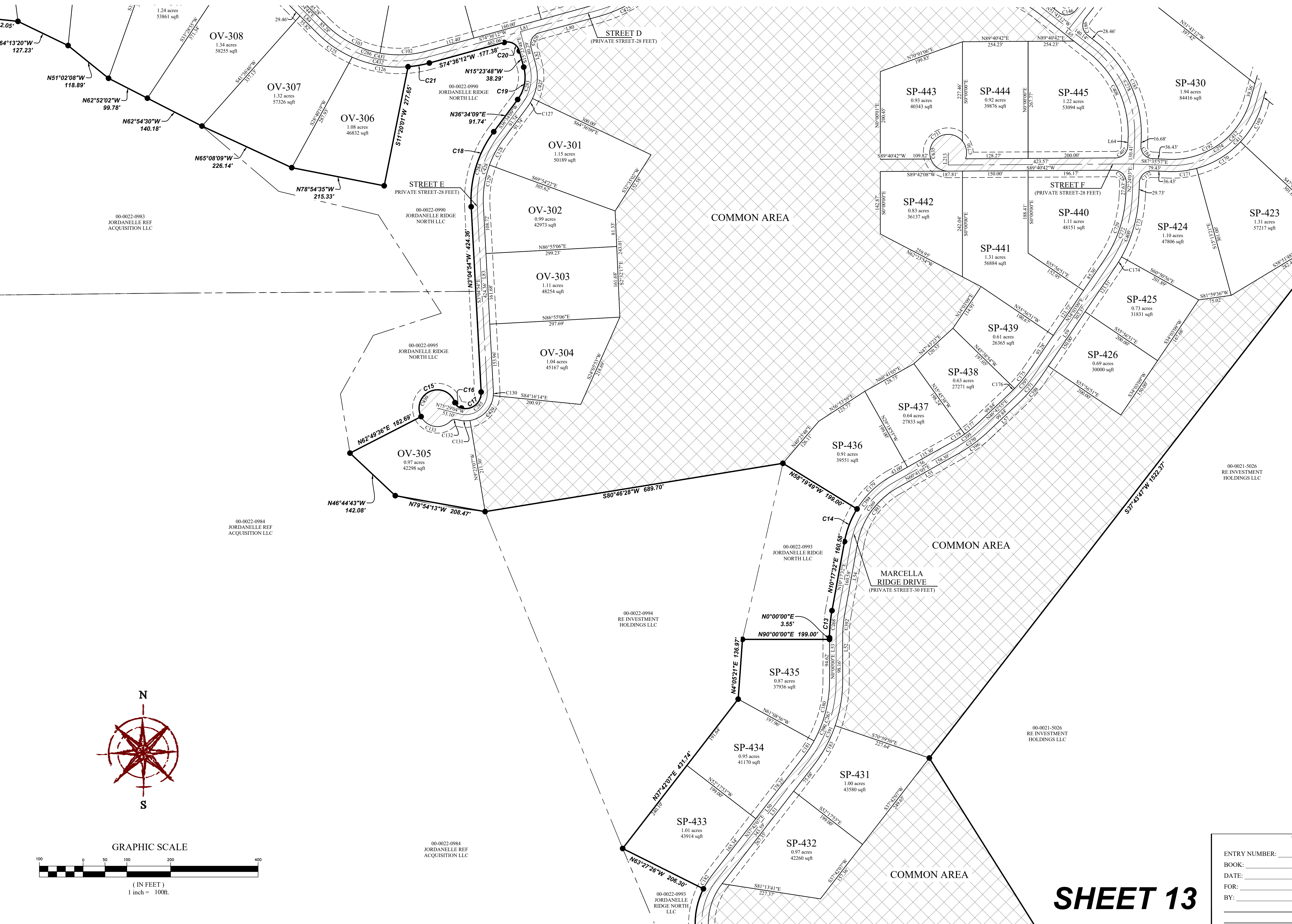
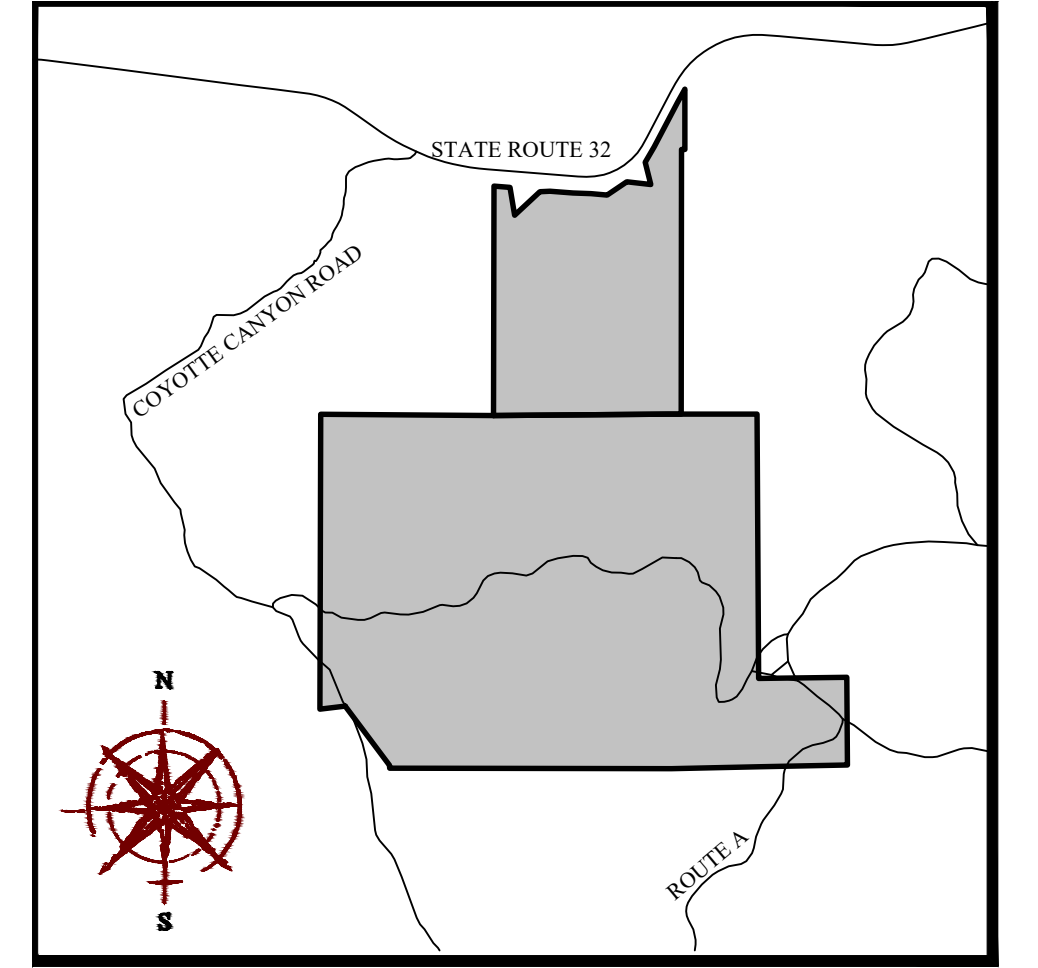
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**NOTES FOR PLATS WITH COMMON AREA**

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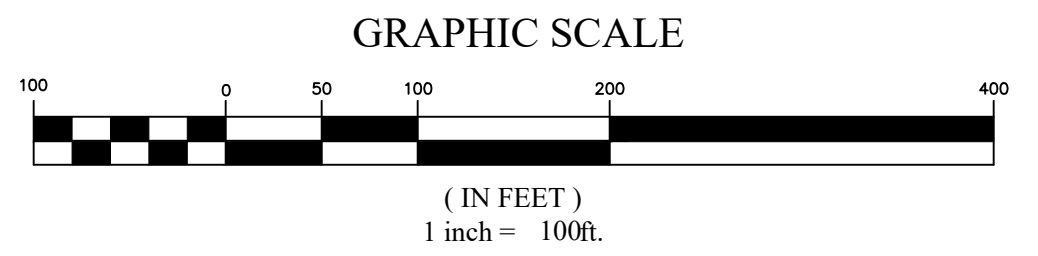
**JORDANELLE RIDGE VILLAGE 3  
MARCELLA NORTH PRELIMINARY**  
LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
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SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH



**SHEET 10**

**LEGEND**

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS
	HEADWATERS COVE
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	H.O.A. LIMITED COMMON AREA & ACCESS EASEMENT, MAINTENANCE ACCORDING TO H.O.A. GOVERNING DOCUMENTS



00-0021-5026  
RE INVESTMENT  
HOLDINGS LLC

00-0022-0984  
JORDANELLE REF  
ACQUISITION LLC

00-0022-0994  
RE INVESTMENT  
HOLDINGS LLC

00-0022-0984  
JORDANELLE REF  
ACQUISITION LLC

00-0022-0993  
JORDANELLE  
RIDGE NORTH  
LLC

00-0021-5026  
RE INVESTMENT  
HOLDINGS LLC

SHEET 9 OF 16

PREPARED BY

**FOCUS**  
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6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focus-es.com

**WASATCH COUNTY RECORDER**

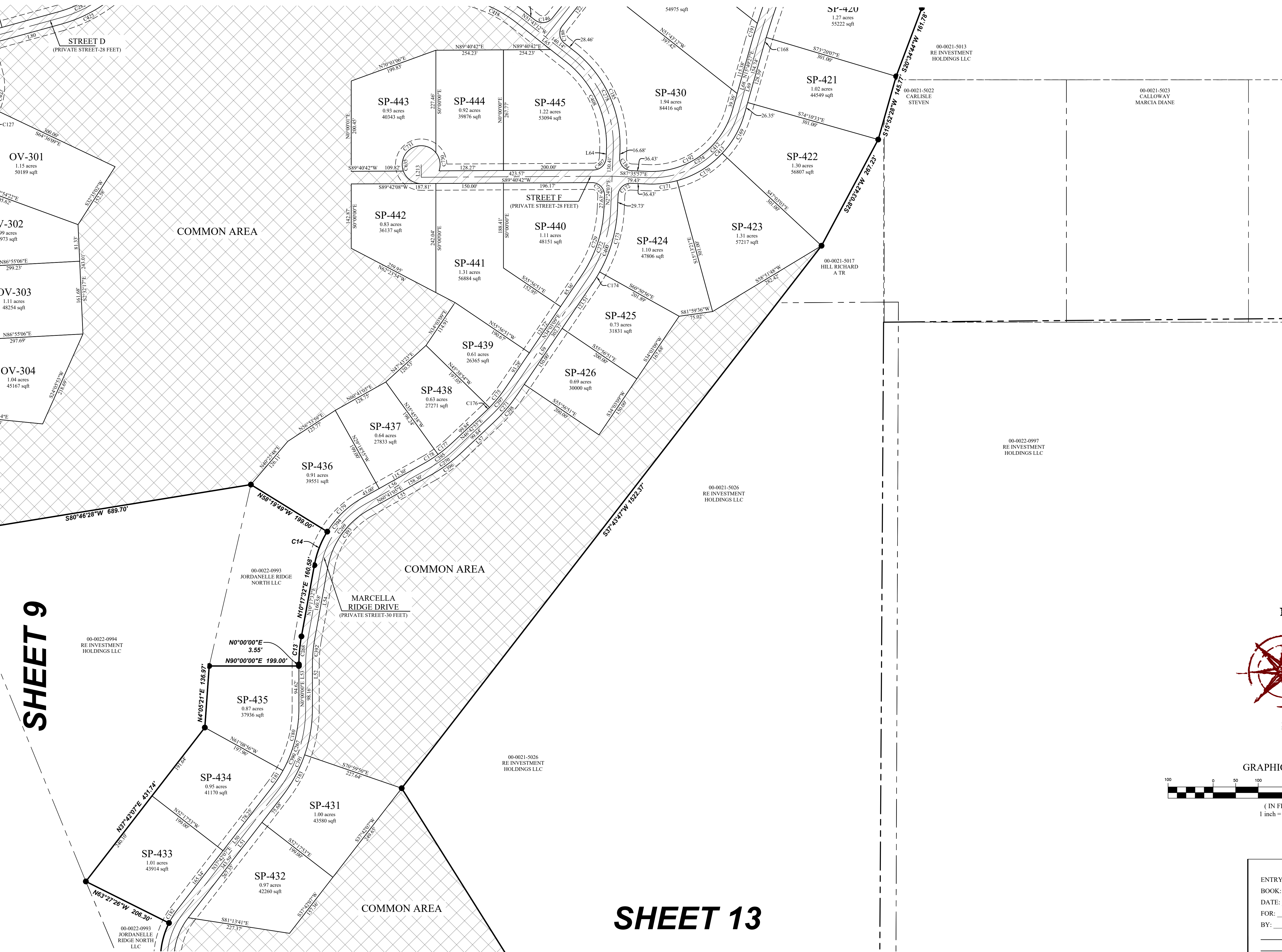
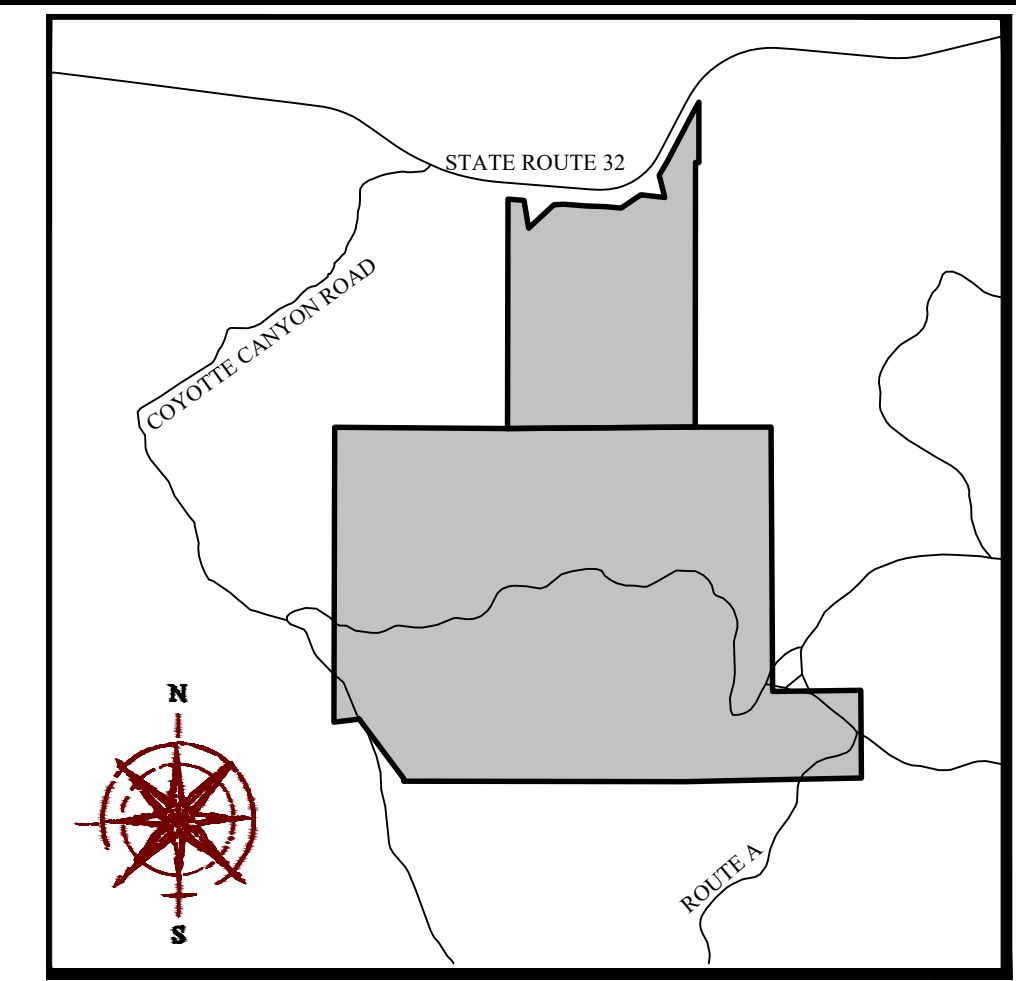
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 BOOK: \_\_\_\_\_ DATE: \_\_\_\_\_  
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 BY: \_\_\_\_\_ WASATCH COUNTY RECORDER

**SHEET 13**

**NOTES FOR PLATS WITH COMMON AREA**

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**JORDANELLE RIDGE VILLAGE 3  
MARCELLA NORTH PRELIMINARY**  
LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
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HEBER CITY, WASATCH COUNTY, UTAH



**VICINITY MAP**  
N.T.S.

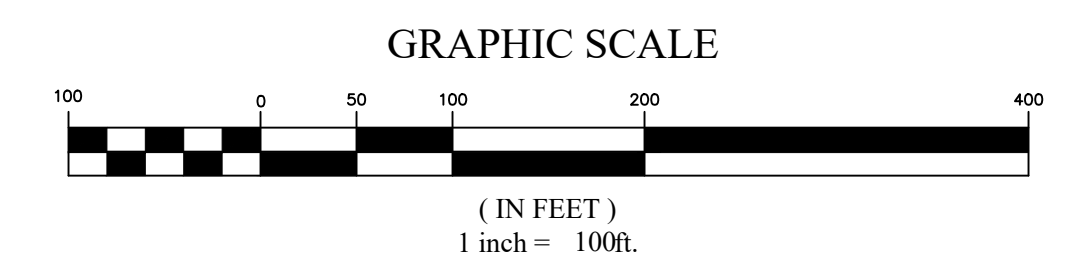
**SHEET 11**

**SHEET 9**

**SHEET 13**

**LEGEND**

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
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- OV THE OVERLOOK
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SHEET 10 OF 16

PREPARED BY

**FOCUS**  
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MIDVALE, UTAH 84047 PH: (801) 352-0075  
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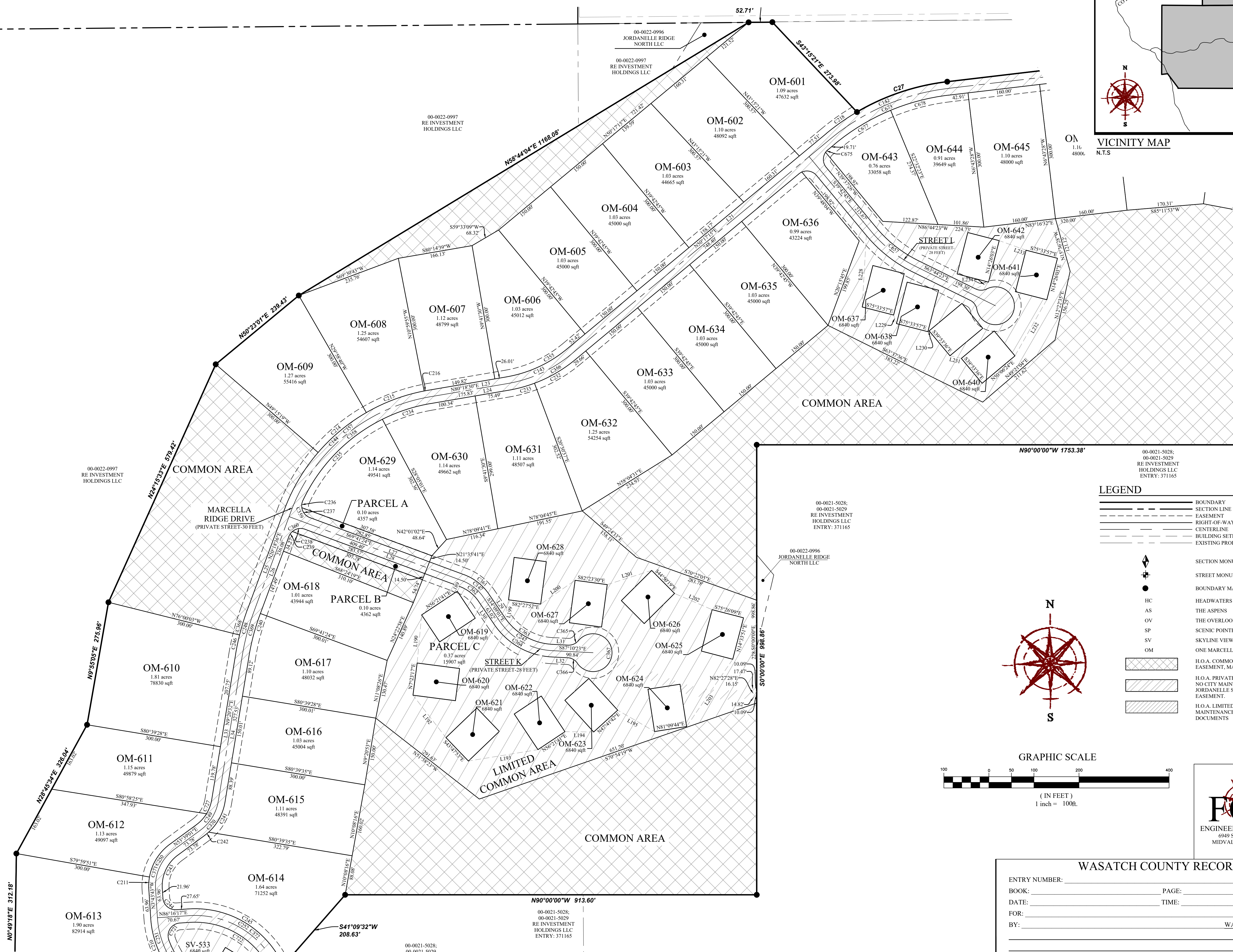
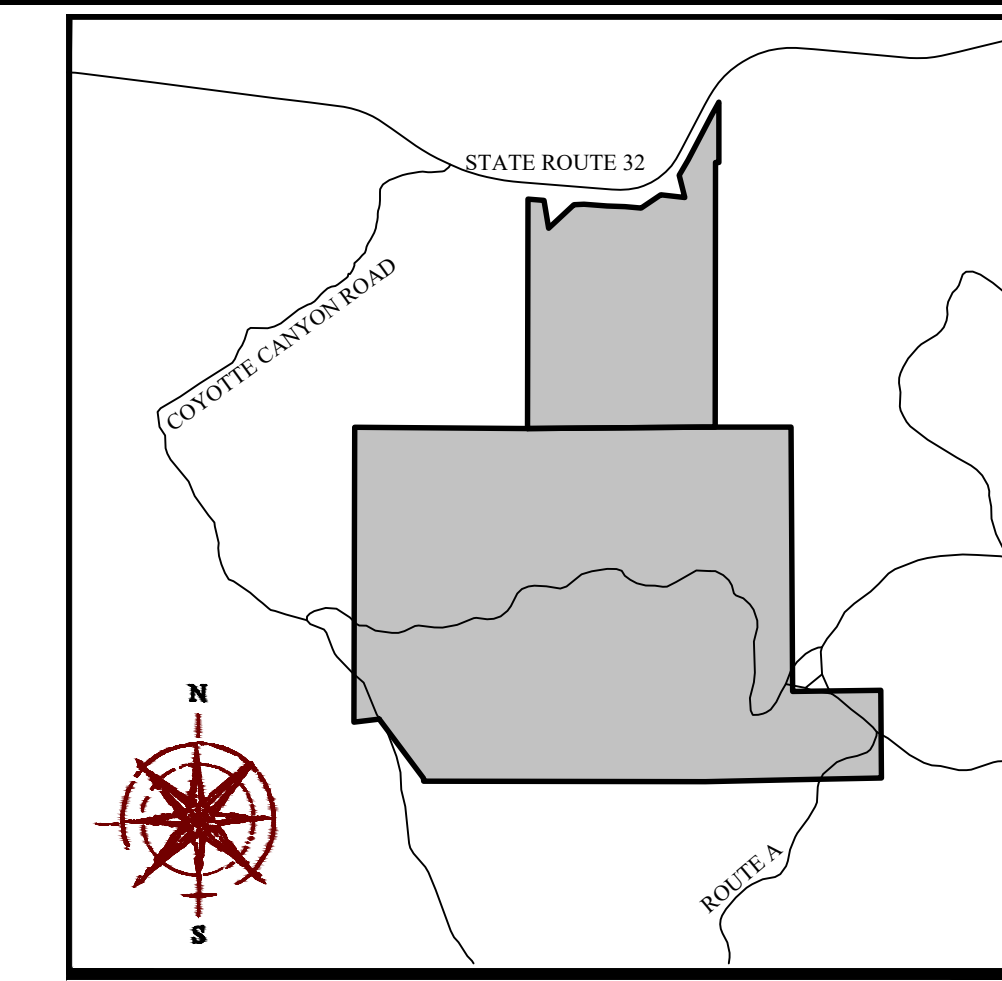
Z:\2024\24-0086-Jordanelle Ridge Marcella North Phase 1\design\_24-0086\wgs\Sheets\24.0 Preliminary Plat.dwg Page 28 of 74

**NOTES FOR PLATS WITH COMMON AREA**

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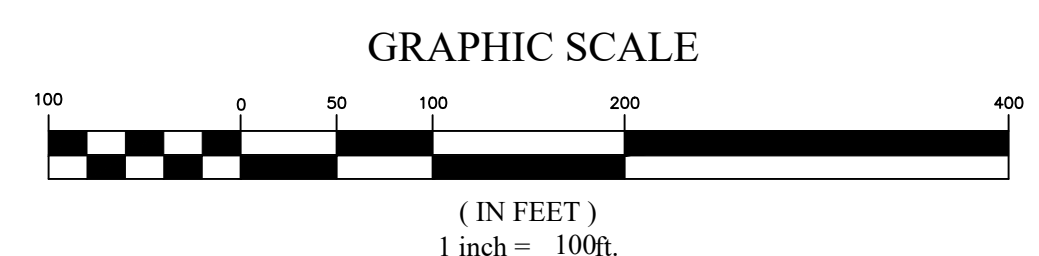
**SHEET 12**

**VICINITY MAP**  
N.T.S.

**LEGEND**

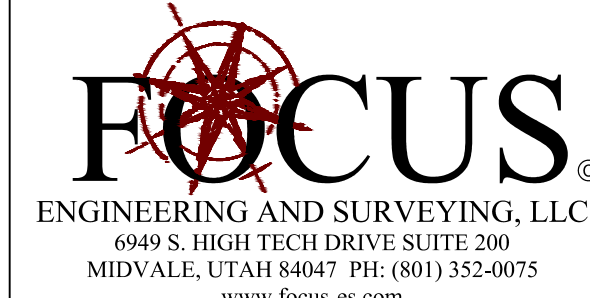
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- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
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- BUILDING SETBACK
- EXISTING PROPERTY LINE

- SECTION MONUMENT (FOUND)
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SHEET 11 OF 16

PREPARED BY



WASATCH COUNTY RECORDER

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**SHEET 14**



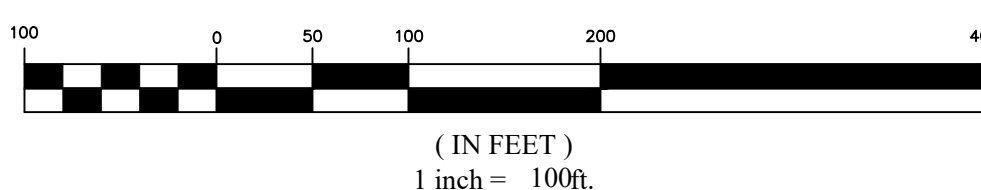
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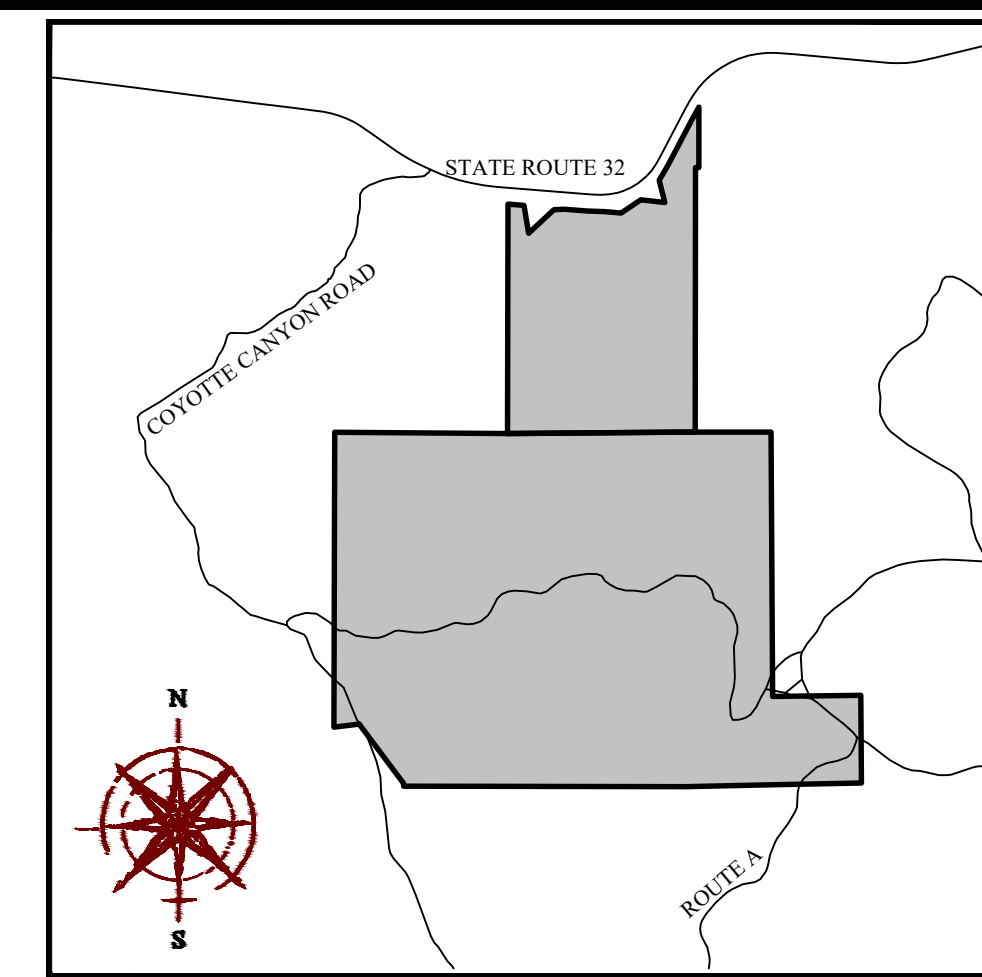
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LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

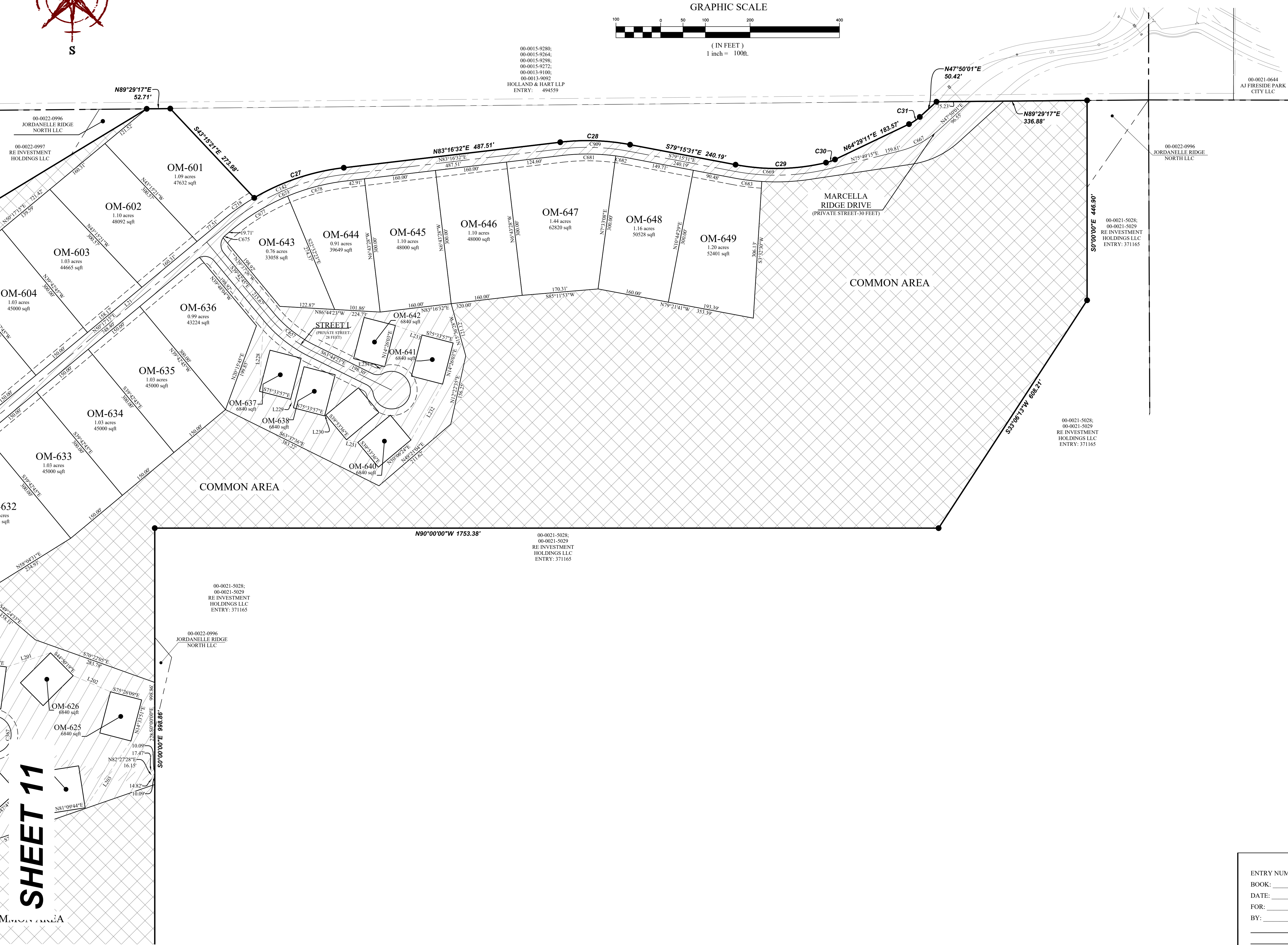
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00-0013-9092;  
HOLLAND & HART LLP  
ENTRY: 494559



VICINITY MAP  
N.T.S.



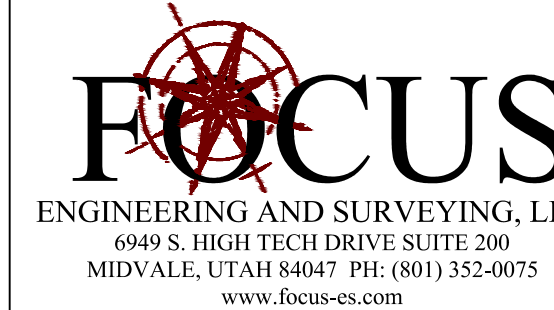
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- HC HEADWATERS COVE
- AS THE ASPENS
- OV THE OVERLOOK
- SP SCENIC POINTE
- SV SKYLINE VIEW
- OM ONE MARCELLA
- H.O.A. COMMON AREA AND DRAINAGE EASEMENT, MAINTAINED BY H.O.A.
- H.O.A. PRIVATE STREETS, PUBLIC UTILITY EASEMENT, NO CITY MAINTENANCE, HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT UTILITY EASEMENT.
- H.O.A. LIMITED COMMON AREA & ACCESS EASEMENT, MAINTENANCE ACCORDING TO H.O.A. GOVERNING DOCUMENTS

SHEET 11

SHEET 12 OF 16

PREPARED BY



WASATCH COUNTY RECORDER

ENTRY NUMBER: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 BOOK: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 FOR: \_\_\_\_\_  
 BY: \_\_\_\_\_ WASATCH COUNTY RECORDER

Z:\2024\24-0086-Jordanelle Ridge Marcella Phase 1\design\_24-0086\vwg\Sheets\C2.D Preliminary Plat.dwg Page 30 of 74

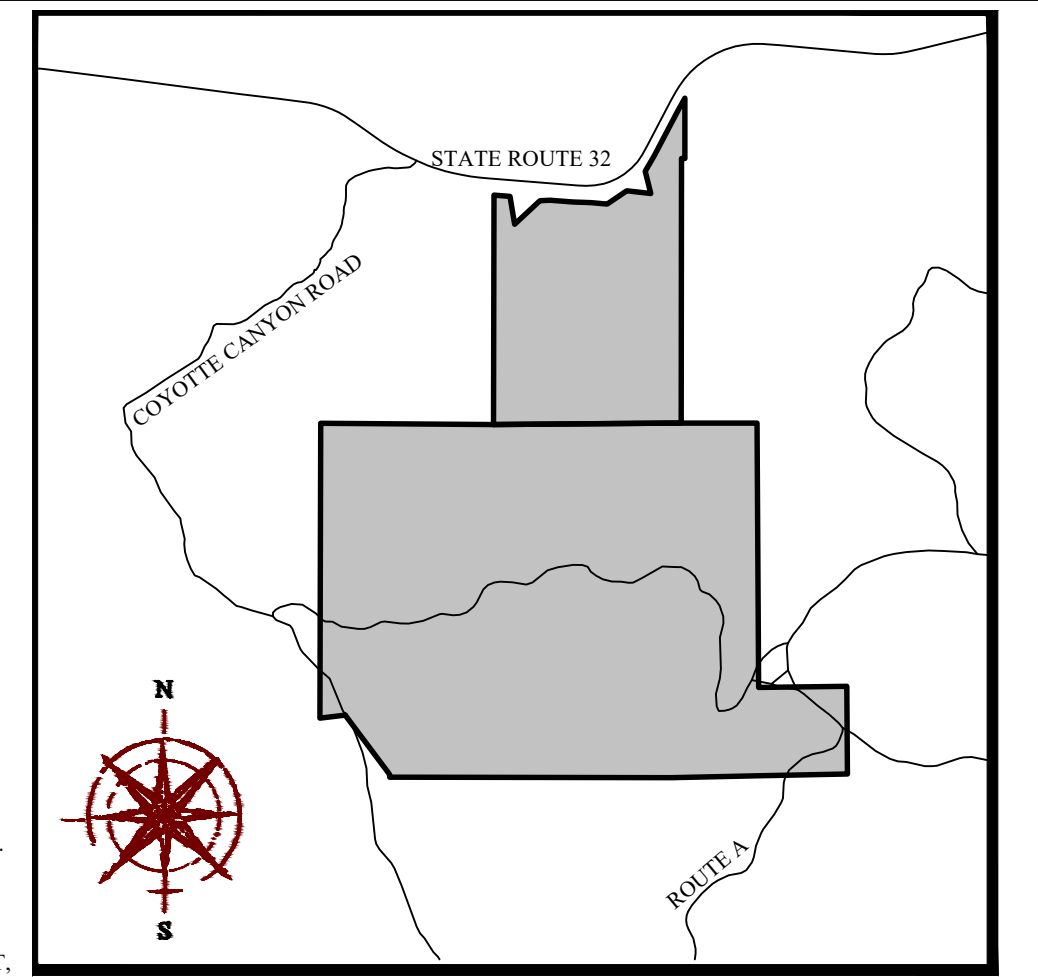
# SHEET 9 & 10

## JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PRELIMINARY

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

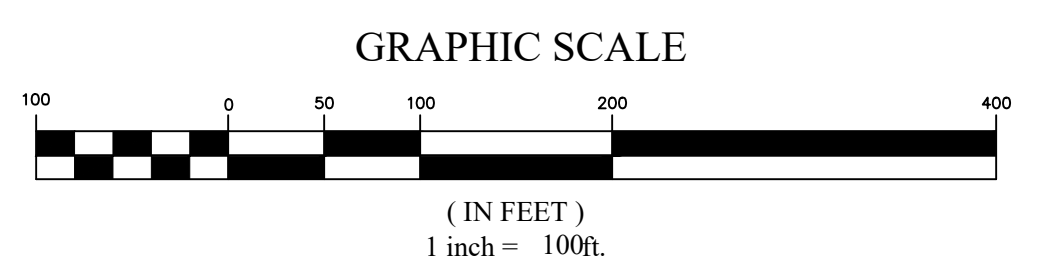
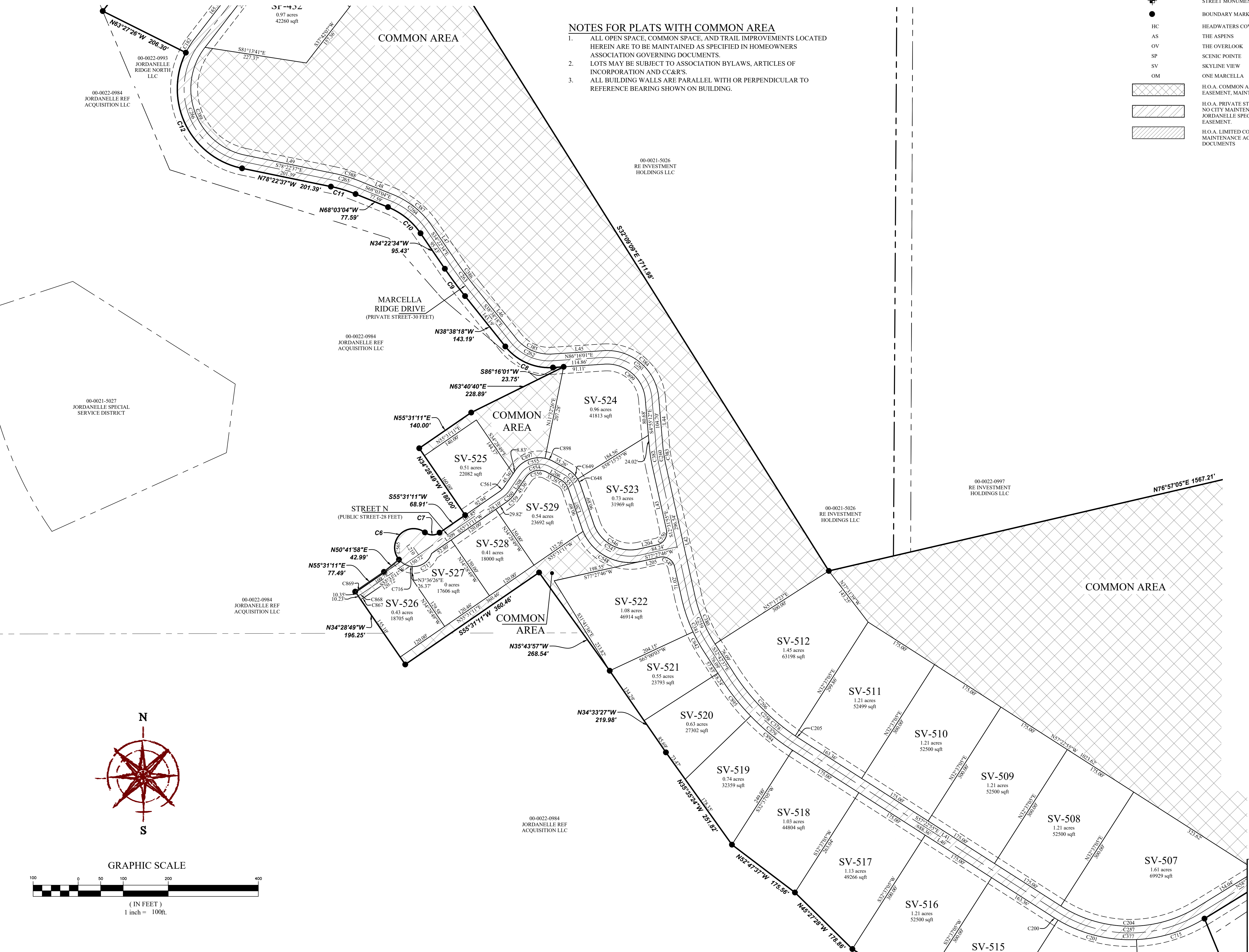
### LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS
	HEADWATERS COVE
	THE OVERLOOK
	SCENIC POINTE
	SKYLINE VIEW
	ONE MARCELLA
	H.O.A. COMMON AREA AND DRAINAGE EASEMENT, MAINTAINED BY H.O.A.
	H.O.A. PRIVATE STREETS, PUBLIC UTILITY EASEMENT, NO CITY MAINTENANCE, HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT UTILITY EASEMENT.
	H.O.A. LIMITED COMMON AREA & ACCESS EASEMENT, MAINTENANCE ACCORDING TO H.O.A. GOVERNING DOCUMENTS.



### NOTES FOR PLATS WITH COMMON AREA

1. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
2. LOTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
3. ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.



SHEET 14

SHEET 13 OF 16

PREPARED BY

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focus-es.com

WASATCH COUNTY RECORDER

ENTRY NUMBER: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

FOR: \_\_\_\_\_

BY: \_\_\_\_\_

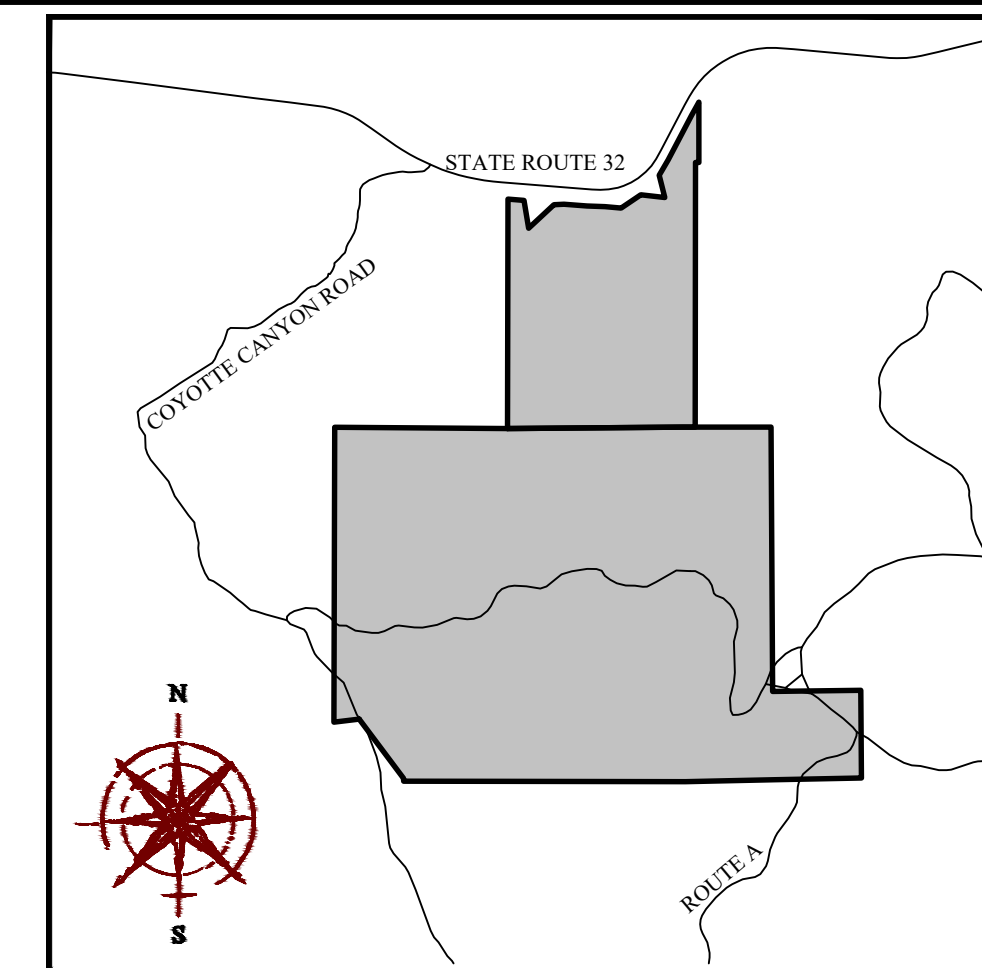
WASATCH COUNTY RECORDER

**JORDANELLE RIDGE VILLAGE 3  
MARCELLA NORTH PRELIMINARY**  
LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

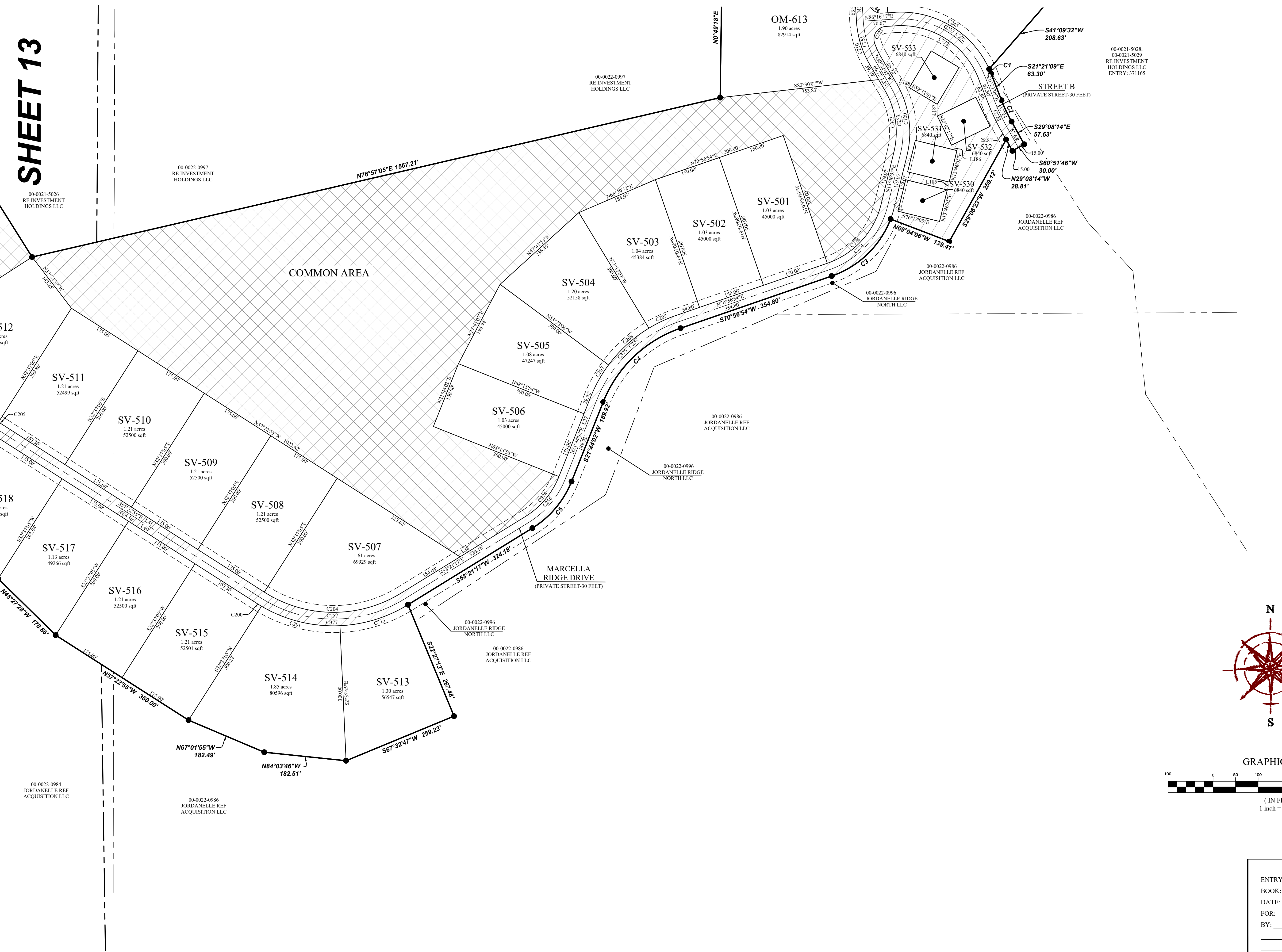
**SHEET 11**

**NOTES FOR PLATS WITH COMMON AREA**

1. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
2. LOTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
3. ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.

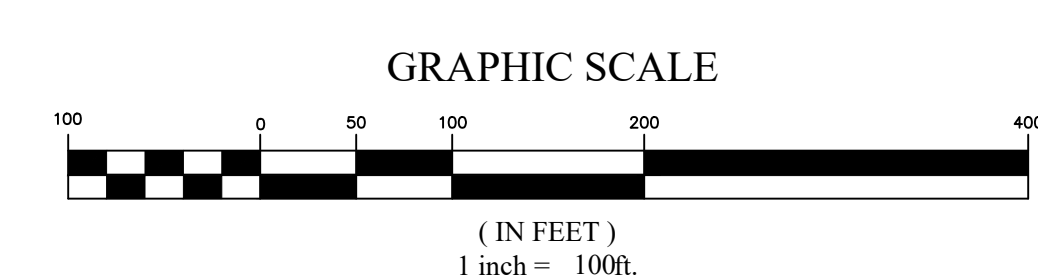


**SHEET 13**



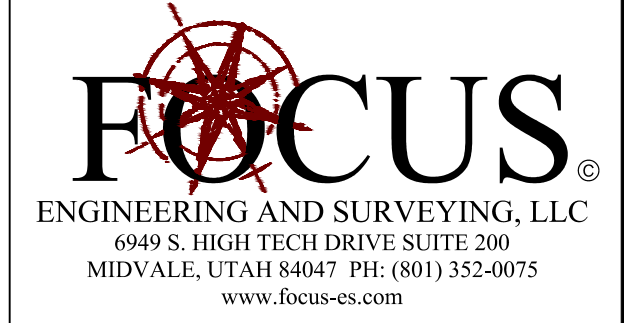
**LEGEND**

- |  |  |
|--|--|
|  | BOUNDARY   |
|  | SECTION LINE   |
|  | EASEMENT   |
|  | RIGHT-OF-WAY LINE  |
|  | CENTERLINE   |
|  | BUILDING SETBACK   |
|  | EXISTING PROPERTY LINE   |
|  | SECTION MONUMENT (FOUND)   |
|  | STREET MONUMENT (TO BE SET)  |
|  | BOUNDARY MARKERS   |
|  | HEADWATERS COVE  |
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|  | H.O.A. PRIVATE STREETS, PUBLIC UTILITY EASEMENT, NO CITY MAINTENANCE, HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT UTILITY EASEMENT. |
|  | H.O.A. LIMITED COMMON AREA & ACCESS EASEMENT, MAINTENANCE ACCORDING TO H.O.A. GOVERNING DOCUMENTS  |



SHEET 14 OF 16

PREPARED BY



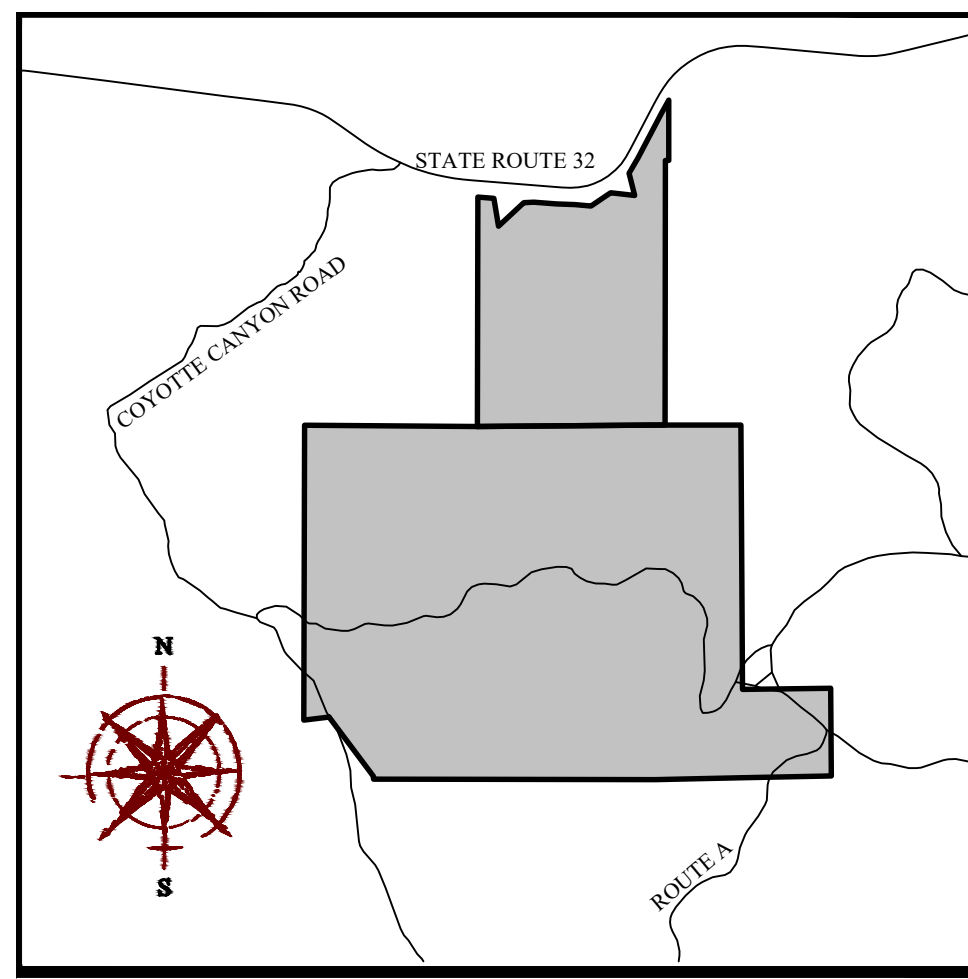
WASATCH COUNTY RECORDER

ENTRY NUMBER: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 BOOK: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 FOR: \_\_\_\_\_  
 BY: \_\_\_\_\_ WASATCH COUNTY RECORDER

Z:\\_2024\24-0086-Jordanelle Ridge Marcella Phase 1\design\_24-0086\wgsheets\C2.D Preliminary Plat.dwg Page 32 of 74

# JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PRELIMINARY

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

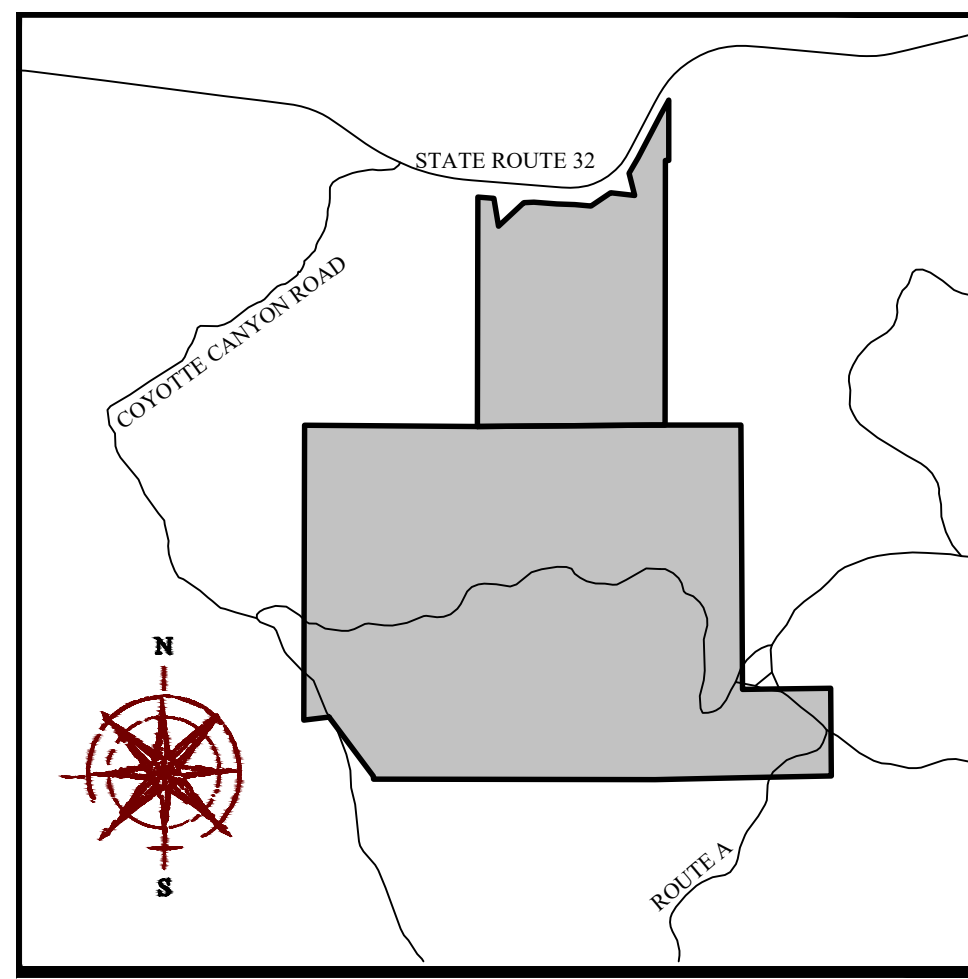


VICINITY MAP  
N.T.S.

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	215.00	3°00'40"	11.30	S22°51'29"E	11.30
C2	385.00	7°47'05"	52.31	S25°14'42"E	52.27
C3	215.00	50°01'00"	187.69	S45°56'24"W	181.78
C4	285.00	49°12'52"	244.80	S46°20'28"W	237.35
C5	215.00	36°37'15"	137.42	S40°02'39"W	135.09
C6	42.00	165°58'42"	121.67	N43°41'19"E	83.37
C7	28.00	71°09'29"	34.77	S88°54'05"E	32.58
C8	125.00	55°05'41"	120.20	N66°11'08"W	115.62
C9	1015.00	4°15'44"	75.50	N36°30'26"W	75.49
C10	160.07	33°39'37"	94.04	N51°12'49"W	92.69
C11	318.00	10°19'32"	57.31	N73°12'51"W	57.23
C12	180.00	104°55'11"	329.62	N25°55'01"W	285.45
C13	348.00	10°17'32"	62.51	N05°08'46"E	62.43
C14	215.00	21°22'39"	80.22	N20°58'51"E	79.75
C15	42.00	189°27'29"	138.88	N67°33'20"W	83.71
C16	18.44	63°46'11"	20.52	S49°56'12"E	19.48
C17	36.00	107°35'50"	67.61	N50°43'01"E	58.10
C18	264.00	39°39'03"	182.70	N16°44'38"E	179.07
C19	86.00	51°57'58"	78.00	N10°35'01"E	75.35
C20	28.00	90°00'00"	43.98	N60°23'48"W	39.60
C21	264.06	10°44'20"	49.49	S80°06'51"W	49.42
C22	786.48	2°27'22"	33.71	S69°03'14"W	33.71
C23	314.00	32°32'17"	178.32	S84°19'33"W	175.93
C24	189.00	53°01'33"	174.91	N52°53'32"W	168.74
C25	36.00	43°29'26"	27.33	N48°07'29"W	26.67
C26	64.00	22°09'56"	24.76	N58°47'14"W	24.61
C27	515.00	23°41'23"	212.93	N71°25'51"E	211.42
C28	515.00	17°27'56"	156.99	S87°59'29"E	156.38
C29	485.00	24°05'08"	203.88	N88°41'55"E	202.38
C30	100.00	12°10'11"	21.24	N70°34'16"E	21.20
C31	100.00	16°39'09"	29.06	N56°09'36"E	28.96
C32	164.00	41°23'12"	118.46	S65°12'01"W	115.90
C33	214.00	34°55'43"	130.46	N67°19'33"E	128.45
C34	186.00	23°06'20"	75.01	N61°24'52"E	74.50
C35	186.00	23°41'55"	76.93	N84°49'00"E	76.39
C36	114.00	32°25'15"	64.51	N34°46'20"E	63.65
C37	514.00	5°56'05"	53.24	N15°35'40"E	53.22
C38	214.00	9°44'18"	36.37	N07°45'29"E	36.33
C39	214.00	8°11'10"	30.57	N01°12'15"W	30.55
C40	86.00	72°32'20"	108.88	S41°34'01"E	101.75
C41	186.00	17°55'28"	58.19	S03°39'54"W	57.95
C42	486.00	1°56'22"	16.45	S13°35'49"W	16.45
C43	486.00	3°59'42"	33.89	S16°33'51"W	33.88
C44	86.00	78°06'15"	117.23	S57°36'50"W	108.36
C45	214.00	25°36'31"	95.65	S83°51'42"W	94.85
C46	214.00	21°11'45"	79.17	S60°27'34"W	78.72
C47	186.00	44°14'42"	143.63	S71°59'02"W	140.09
C48	136.00	96°29'03"	229.02	N37°39'05"W	202.90
C49	285.00	17°49'07"	88.63	S25°44'28"W	88.28
C50	340.00	21°18'04"	126.40	S23°59'59"W	125.68
C51	340.00	32°23'58"	192.26	S02°51'02"E	189.71
C52	310.00	53°42'03"	290.55	N07°48'00"E	280.03
C53	315.00	28°02'06"	154.13	N20°37'58"E	152.60
C54	115.00	58°00'47"	116.44	N67°15'58"E	111.53
C55	115.00	28°17'07"	56.77	N52°24'08"E	56.20
C57	85.00	28°07'17"	41.72	N52°29'03"E	41.30
C58	115.00	28°07'17"	56.44	S52°29'03"W	55.88
C59	85.00	28°17'07"	41.96	S52°24'08"W	41.54
C60	185.00	146°16'40"	472.31	N26°43'48"W	354.09
C61	28.00	80°59'01"	39.58	N84°48'44"E	36.36
C62	114.00	22°42'01"	45.17	S66°02'46"E	44.87
C63	214.00	30°48'05"	115.04	N87°12'11"E	113.66
C64	214.00	72°26'34"	108.73	S80°40'24"E	101.63
C65	114.00	69°13'51"	137.75	S79°04'15"E	129.52
C66	214.00	8°36'37"	32.16	N67°29'49"E	32.13
C67	336.00	28°06'19"	164.82	N80°21'59"E	163.17
C68	364.00	28°48'13"	182.99	S80°42'56"W	181.07
C69	86.00	69°13'51"	103.91	N79°04'15"W	97.71
C70	186.00	39°24'42"	127.94	S82°53'52"W	125.44
C71	86.00	22°42'01"	34.07	N66°02'46"W	33.85
C72	28.00	80°59'01"	39.58	N14°12'15"W	36.36
C73	240.00	8°30'04"	35.61	N22°02'14"E	35.58
C74	215.00	25°45'35"	96.66	N04°54'24"E	95.85
C75	236.00	25°59'22"	107.05	N87°35'53"E	106.13
C76	236.00	34°29'42"	142.08	S62°09'35"E	139.95
C77	814.00	1°28'35"	20.97	S45°39'01"E	20.97
C78	814.00	10°36'27"	150.70	S51°41'33"E	150.49
C79	814.00	11°57'39"	169.93	S62°58'36"E	169.62
C80	814.00	7°29'28"	106.42	S88°15'05"E	106.35
C81	814.00	11°40'34"	165.88	N82°09'54"E	165.60

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C82	814.00	8°29'46"	120.70	N72°04'44"E	120.59
C83	286.00	32°32'17"	162.42	N84°19'33"E	160.24
C84	161.00	53°01'33"	149.00	S52°53'32"E	143.74
C85	64.00	19°15'10"	21.51	S36°00'20"E	21.40
C86	64.00	24°14'16"	27.07	S57°45'04"E	26.87
C87	36.00	115°01'06"	72.27	S12°21'39"E	60.73
C88	136.00	31°52'05"	75.64	S61°04'57"W	74.67
C89	246.00	32°04'18"	137.70	N86°56'52"W	135.91
C90	164.00	31°52'05"	91.22	N61°04'57"E	90.05
C91	64.00	5°17'40"	5.91	N42°30'04"E	5.91
C92	64.00	64°57'32"	72.56	N15°13'29"W	68.74
C93	126.00	12°23'24"	169.97	S76°28'39"W	169.64
C94	786.00	13°08'53"	180.37	S89°14'48"W	179.97
C95	786.00	13°51'26"	190.10	N77°15'03"W	189.63
C96	786.00	13°48'15"	189.37	N63°25'13"W	188.91
C97	786.00	11°36'21"	159.21	N50°42'55"W	158.94
C98	264.00	21°11'36"	97.65	N55°30'52"W	97.10
C99	264.00	28°24'38"	130.91	N80°18'39"W	129.57
C100	114.00	11°10'18"	22.23	S30°59'00"W	22.19
C101	236.00	16°28'31"	67.86	S28°19'54"W	67.63
C102	236.00	23°10'32"	46.84	S08°30'22"W	46.81
C103	64.00	8°48'39"	9.84	N01°19'26"W	9.83
C104	64.00	23°54'03"	26.70	N87°26'06"W	26.50
C105	18.52	63°27'05"	20.51	S78°58'04"W	19.48
C106	42.00	106°04'49"	77.78	N80°12'48"W	67.12
C107	500.00	32°59'18"	282.88	S66°46'54"W	283.92
C108	300.00	30°01'16"	157.19	N65°17'52"E	155.40
C109	400.00	59°59'54"	418.87	S50°18'33"W	399.99
C110	315.00	24°18'30"	133.64	S63°52'27"E	132.64
C111	28.00	90°00'00"	43.98	N83°16'48"E	39.60
C112	100.00	35°32'33"	62.03	N51°55'12"W	61.04
C113	214.00	16°12'21"	61.53	N46°22'59"E	60.33
C114	214.00	35°17'09"	131.79	N72°07'44"E	129.72
C115	214.00	34°59'29"	130.69	S72°43'57"E	128.67
C116	28.00	88°26'21"	43.22	N80°32'37"E	39.05
C117	1514.00	7°04'03"	186.76	N39°51'28"E	186.64
C118	1514.00	5°23'14"	142.35	N46°05'06"E	142.30
C119	1514.00	3°11'37"	84.39	N50°22'32"E	84.37
C120	986.00	4°53'59"	84.32	N49°31'20"E	84.29
C121	986.00	4°59'48"	85.99	N44°34'27"E	85.96
C122	28.00	39°32'41"	19.33	N22°18'12"E	18.94
C123	42.00	52°05'37"	38.19	N28°34'40"E	36.88
C124	175.00	58°36'14"	42.96	N83°55'35"E	41.11
C125	42.00	41°57'01"	30.75	S45°47'48"E	30.07
C126	42.00	124°35'20"	91.33	S37°28'22"W	74.37
C127	42.00	7°03'55"	5.18	N76°42'01"W	5.18
C128	28.00	63°43'33"	31.14	S74°58'10"W	29.56
C129	1014.00	8°51'56"	156.90	S47°32'22"W	156.74
C130	1486.00	8°34'51"	222.55	S47°40'55"W	222.34
C131	1486.00	9°07'09"	236.51	S29°03'09"W	236.26
C132	1486.00	7°49'42"	203.03	S20°34'44"W	202.88
C133	1486.00	6°02'55"	21.79	S16°14'40"W	21.79
C134	214.00	27°07'29"	101.31	S29°23'12"W	100.37
C135	214.00	31°49'42"	118.88	S58°51'48"W	117.36
C136	214.00	17°37'24"	65.82	S83°35'21"W	65.56
C137	28.00	90°00'00"	43.98	S47°24'03"W	39.60
C138	315.00	26°45'01"	147.07	S15°46'34"W	145.74
C139	315.00	4°54'05"	26.95	S31°36'07"W	26.94
C140	318.00	10°17'57"	57.16	N39°12'08"E	57.08
C141	318.00	2°21'49"	13.12	N45°32'01"E	13.12
C142	318.00	7°31'26"	41.76	N50°28'38"E	41.73
C143	318.00	6°26'44"	35.77	N57°27'43"E	35.75
C144	215.00	29°00'55"	108.88	N46°10'38"E	107.72
C145	285.00	28°51'04"	143.51	N14°25'32"E	142.00
C146	285.00	8°51'03"	44.03	N33°16'35"E	43.98
C147	180.00	11°09'33"	35.06	N32°07'21"E	35.00
C148	315.00	18°41'57"	102.80	S28°21'08"W	102.35
C149	28.00	90°00'00"	43.98	S42°35'57"E	39.60
C150	265.00	54°07'15"	250.32	S24°39'34"E	241.11
C151	28.00	90°00'00"	43.98	S06°43'12"E	39.60
C152	186.00	86°28'59"	280.75	S81°31'18"W	254.85
C153	28.00	88°26'21"	43.22	N11°01'02"W	39.05
C154	1514.00	9°39'05"	255.03	N28°22'36"E	254.73
C155	1514.00	5°57'42"	157.53	N20°34'13"E	157.46
C156	1514.00	1°45'54"	46.64	N16°42'25"E	46.64
C157	186.00	76°34'36"	248.59	N54°06'45"E	230.50
C158	315.00	2°07'03"	11.64	N58°26'27"W	11.64
C159	315.00	33°05'47"	181.96	N76°02'52"W	179.44
C160	285.00	64°15'48"	319.66	S89°30'49"E	303.16
C161	485.00	1°22'30"	11.64	S56°41'40"E	11.64

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C162	206.00	23°17'48"	197.20	S44°21'31"E	195.85
C163	315.00	14°52'52"	81.81	N29°10'28"E	81.58
C164	315.00	22°09'59"	121.87	N47°41'53"E	121.11
C165	315.00	12°10'01"	66.89	N64°51'53"E	66.77
C166	215.00	26°39'03"	100.01	N17°03'14"W	99.11
C167	115.00	13°43'52"			



VICINITY MAP  
N.T.S

# JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PRELIMINARY

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 10 AND A PART OF SECTION 9,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

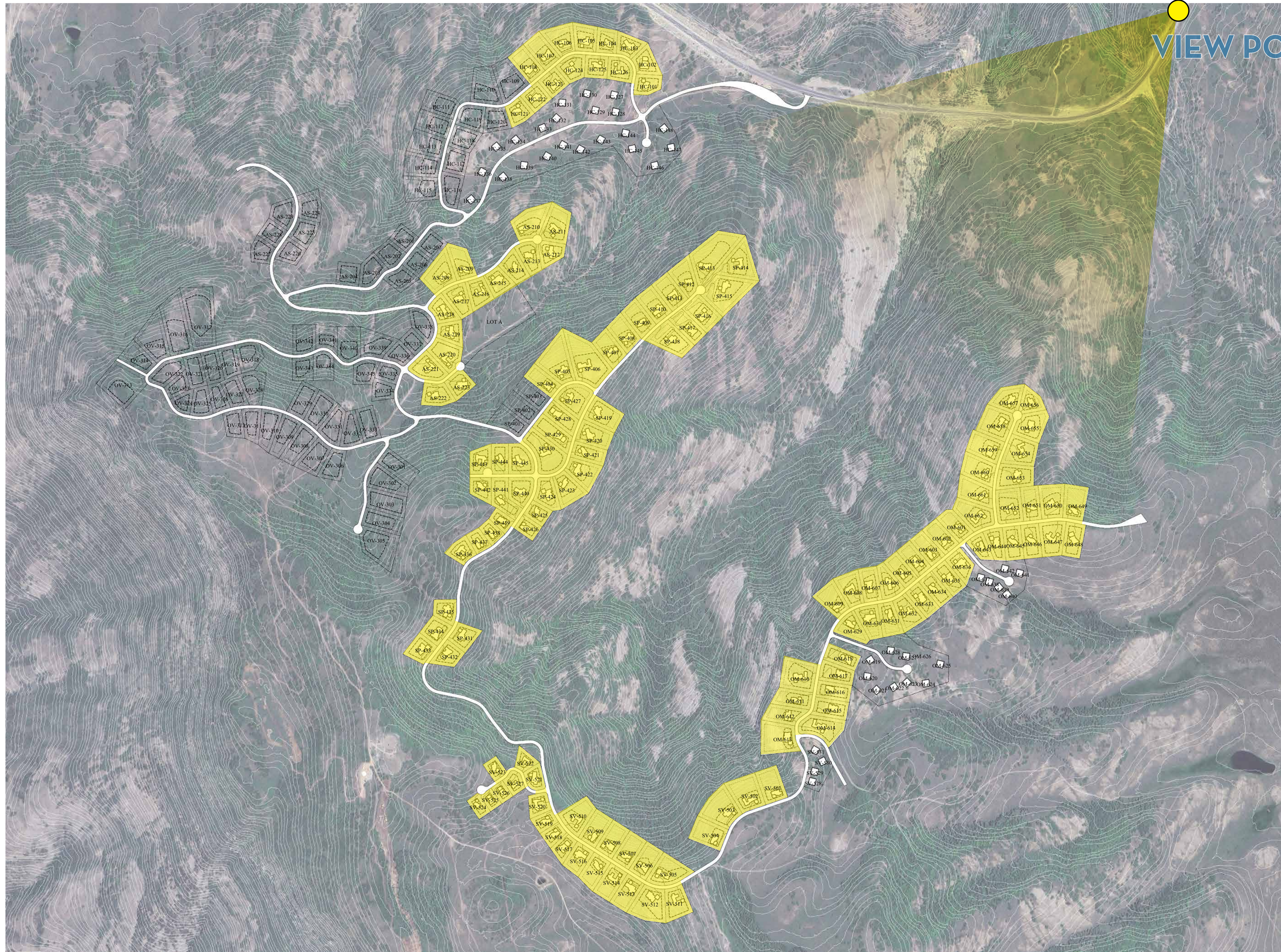
Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C494	315.00	29°32'24"	162.40	N77°21'45"E	166.61
C495	28.00	99°24'21"	48.58	N15°07'33"E	42.71
C496	28.00	99°24'21"	48.58	S84°16'48"E	42.71
C497	285.00	26°28'16"	131.67	S52°56'28"W	130.50
C498	315.00	26°28'16"	145.53	S52°56'28"W	144.24
C499	785.00	12°38'22"	173.17	S72°29'47"W	172.82
C500	815.00	12°38'22"	179.79	S72°29'47"W	179.43
C504	81.07	103°37'26"	146.62	N62°37'19"E	127.44
C505	120.00	80°16'21"	168.12	N63°50'46"E	154.71
C506	28.00	91°29'59"	44.72	N27°19'51"W	40.11
C507	28.00	88°30'01"	43.25	S62°40'09"W	39.08
C508	165.00	14°27'44"	41.65	S67°22'47"W	41.54
C509	28.00	83°28'50"	40.80	S78°06'41"E	37.28
C510	315.00	71°01'17"	390.46	S00°51'37"E	365.94
C511	285.00	71°01'17"	353.27	S00°51'37"E	331.09
C514	235.00	70°43'36"	290.09	S89°39'19"W	272.02
C515	265.00	70°43'36"	327.12	S89°39'19"W	306.74
C516	335.00	11°41'08"	68.32	S48°26'57"W	68.20
C517	365.00	11°41'08"	74.44	S48°26'57"W	74.31
C518	285.00	16°01'25"	79.70	S34°35'41"W	79.44
C519	315.00	16°01'25"	88.09	S34°35'41"W	87.81
C520	185.00	54°20'14"	175.45	N53°45'06"E	168.95
C521	155.00	54°20'14"	147.00	N53°45'06"E	141.55
C522	265.00	66°59'11"	309.82	S65°35'12"E	292.47
C523	235.00	66°59'11"	274.75	S65°35'12"E	259.36
C524	475.00	72°02'24"	597.23	N68°06'48"W	558.66
C525	505.00	72°02'24"	634.95	N68°06'48"W	593.95
C527	215.00	31°02'47"	116.50	N84°20'44"W	115.08
C546	86.00	83°43'08"	125.66	S60°40'40"E	114.78
C547	100.00	83°43'08"	146.12	N60°40'40"W	133.46
C548	114.00	83°43'08"	166.57	N60°40'40"W	152.15
C549	28.00	90°00'19"	43.98	N57°32'04"W	39.60
C550	28.00	89°59'41"	43.98	N32°27'56"E	39.60
C551	50.00	42°29'55"	37.09	N40°04'03"W	36.24
C552	36.00	42°29'55"	26.70	N40°04'03"W	26.09
C553	64.00	42°29'55"	47.47	S40°04'03"E	46.39
C554	50.00	84°20'47"	73.61	S76°30'36"W	67.14
C555	64.00	84°20'47"	94.22	N76°30'36"E	85.94
C556	36.00	84°20'47"	53.00	S76°30'36"W	48.34
C559	64.00	21°10'58"	23.66	S44°55'42"W	23.53
C560	50.22	21°10'58"	18.48	S44°55'42"W	18.38
C561	36.00	21°10'58"	13.31	N44°55'42"E	13.23
C565	42.00	288°29'46"	211.48	N17°34'13"W	49.08
C593	500.00	43°45'27"	381.86	N52°54'40"E	372.64
C596	250.00	48°01'51"	209.57	N63°49'46"E	203.49
C635	42.00	289°28'16"	212.19	N54°24'51"E	48.50
C642	365.00	7°42'40"	49.12	N28°51'17"W	49.09
C648	64.00	12°54'59"	14.43	S25°16'35"E	14.40
C649	64.00	29°34'56"	33.04	S46°31'33"E	32.68
C651	350.00	29°27'06"	179.91	N82°48'59"W	177.94
C652	340.00	29°27'06"	174.77	S82°48'59"E	172.85
C653	360.00	29°27'06"	185.05	S82°48'59"E	183.02
C657	300.00	24°01'38"	125.81	S51°43'34"E	124.89
C667	200.00	27°59'14"	97.69	N61°49'38"E	96.73
C669	500.00	24°55'14"	217.47	N88°16'52"E	215.76
C673	485.00	32°59'18"	279.24	S66°46'54"W	275.40
C675	28.00	15°56'43"	7.79	N42°18'53"E	7.77
C677	484.99	17°10'23"	145.36	N58°52'26"E	144.82
C678	485.01	15°48'55"	133.88	N75°22'05"E	133.45
C681	485.00	14°16'35"	120.85	S89°35'10"E	120.54
C682	485.00	3°11'21"	27.00	S80°51'12"E	26.99
C683	515.00	7°11'59"	64.71	S82°51'31"E	64.67
C715	315.00	29°02'58"	159.71	N72°52'46"E	158.00
C716	42.00	7°29'57"	5.50	S82°38'36"E	5.49
C717	42.00	75°25'32"	55.29	N55°53'40"E	51.38
C720	215.00	44°09'40"	165.71	N08°17'55"W	161.64
C721	28.00	105°18'52"	51.47	S33°02'05"W	44.52
C722	185.00	72°22'34"	233.69	N57°32'26"W	218.46
C723	415.00	7°47'05"	56.39	S25°14'42"E	56.34
C724	400.00	7°47'05"	54.35	S25°14'42"E	54.31
C727	85.00	22°09'14"	32.87	S20°25'09"W	32.66
C728	28.00	92°43'21"	45.31	N43°57'37"W	40.53
C729	285.00	31°39'06"	157.44	N18°13'36"E	155.45
C730	42.00	58°15'39"	42.71	N09°58'51"W	40.89
C731	42.00	160°40'54"	117.79	S60°32'53"W	82.81
C812	200.00	42°16'24"	147.56	S13°26'25"E	144.24
C867	60.00	11°00'36"	11.53	S61°01'29"W	11.51
C868	50.00	13°14'55"	11.56	S62°08'38"W	11.54
C869	40.00	16°38'48"	11.62	S63°50'35"W	11.58
C870	325.00	53°42'03"	304.61	N07°48'00"E	293.58

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C871	310.00	53°42'03"	290.55	N07°48'00"E	280.03
C872	340.00	53°42'03"	318.67	N07°48'00"E	307.13
C874	500.00	34°58'34"	305.22	N57°18'07"E	300.51
C875	486.00	18°56'47"	160.71	N43°07'16"E	159.98
C876	486.00	22°11'44"	188.27	N63°41'32"E	187.09
C879	514.00	11°11'15"	100.36	N69°11'47"E	100.20
C880	514.00	17°45'38"	159.33	N54°43'20"E	158.69
C881	514.00	6°01'41"	54.08	N42°49'41"E	54.05
C883	236.00	11°03'53"	45.58	N45°20'47"E	45.50
C884	236.00	36°57'57"	152.26	N69°21'42"E	149.63
C885	264.00	22°07'55"	101.98	S76°46'43"W	101.34
C886	264.00	25°53'56"	119.33	S52°45'48"W	118.32
C888	486.00	28°53'51"	245.12	S54°15'46"W	242.53
C889	486.00	6°04'43"	51.56	S71°45'02"W	51.54
C891	514.00	25°43'33"	230.79	S59°14'26"W	228.85
C892	514.00	13°07'07"	117.69	S39°49'06"W	117.43
C894	515.00	13°21'02"	120.00	N50°42'24"W	119.73
C895	515.00	11°19'17"	101.76	N38°22'15"W	101.60
C897	64.00	67°12'14"	75.07	N67°56'19"E	70.84
C898	64.00	17°08'33"	19.15	S69°53'17"E	19.08
C899	85.00	88°48'47"	131.76	N49°19'35"W	118.96
C900	286.00	14°40'12"	73.23	S03°15'20"W	73.03
C902	164.00	6°47'03"	19.42	S07°11'55"W	19.41
C903	164.00	48°18'49"	138.29	S20°21'01"E	134.23
C904	214.00	9°18'59"	34.80	N89°26'54"E	34.76
C905	215.00	38°18'39"	143.76	N29°44'42"W	141.10
C906	215.00	31°34'47"	118.50	N05°12'01"E	117.01
C907	215.00	25°25'07"	95.38	N33°41'58"E	94.60
C909	500.00	17°27'56"	152.42	S87°59'29"E	151.83

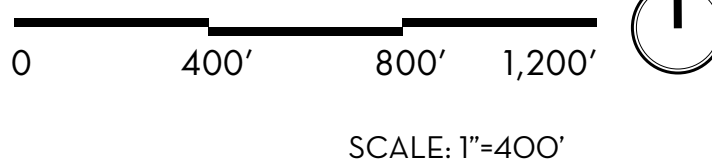
Line Table		
LINE	DIRECTION	LENGTH
L10	S03°03'15"W	25.25
L11	S53°37'44"E	21.09
L12	S40°15'33"E	24.19
L13	N50°26'45"W	12.96
L14	S16°37'03"W	109.79
L15	N14°17'44"E	178.17
L16	N26°15'58"E	200.59
L17	N83°01'37"E	115.82
L18	N68°30'33"E	202.09
L19	N56°54'59"E	57.49
L20	N16°16'23"E	48.44
L21	N50°17'15"E	748.40
L22	N78°12'02"E	114.04
L23	N80°18'30"E	175.83
L24	N82°54'45"W	93.12
L25	N71°21'27"E	110.71
L26	N20°18'36"E	183.13
L27	N69°41'24"W	365.04
L28	N69°41'24"W	366.40
L29	N34°09'01"W	63.02
L30	N34°09'01"W	63.02
L31	N87°10'23"W	34.84
L32	N87°10'23"W	34.84
L33	N09°20'32"E	327.53
L34	N09°20'32"E	327.53
L35	N30°22'45"W	66.72
L36	S01°25'55"W	53.66
L37	S21°44'02"W	189.92
L38	N58°21'17"E	324.18
L39	N29°57'38"E	101.74
L40	S57°22'55"E	688.36
L41	S57°22'55"E	688.36
L42	S12°31'55"E	296.54
L43	S12°31'55"E	141.52
L44	S04°55'12"E	104.70
L45	N86°16'01"E	114.86
L46	N38°38'18"W	143.19
L47	S34°22'34"E	95.43
L48	S68°03'04"E	77.59
L49	S78°22'37"E	201.39
L50	S37°42'07"W	343.59
L51	S37°42'07"W	343.59
L52	S00°00'00"E	98.16
L53	S00°00'00"E	98.16
L54	S10°17'32"W	160.58
L55	S60°41'05"W	158.30
L56	S60°41'05"W	158.30
L57	S46°42'55"W	99.84
L58	S47°51'06"W	83.21
L59	S34°03'09"W	302.37
L60	S22°33'19"E	41.35
L61	N52°11'46"E	47.99
L62	N49°38'10"E	112.63
L63	N68°53'17"E	208.35
L64	N02°24'03"E	18.68
L65	S51°43'12"E	140.14
L66	N38°16'48"E	510.27
L67	N38°16'48"E	510.27
L68	N15°49'27"E	154.74
L69	N15°49'27"E	154.74
L70	N43°23'29"E	418.87
L71	N43°23'29"E	418.87
L72	N51°58'20"E	191.44
L73	N51°58'20"E	191.44
L74	S76°01'42"E	440.81
L75	S76°01'42"E	440.81
L76	N85°12'04"E	163.86
L77	N85°12'04"E	156.13
L78	N54°26'33"E	84.38
L79	S54°26'33"W	75.08
L80	N74°36'12"E	140.68
L81	S74°36'12"W	402.06
L82	N15°23'48"W	38.29
L83	N03°04'54"W	424.36
L84	S44°54'44"E	85.28
L85	N68°03'25"E	50.69
L86	N79°24'18"W	79.58
L87	N26°22'45"W	142.00
L88	N45°08'54"E	142.19
L89	N77°00'59"E	685.03

Line Table		
LINE	DIRECTION	LENGTH
L90	N77°00'59"E	685.03
L91	S55°40'29"E	62.42
L92	S55°40'29"E	62.42
L93	N66°18'49"E	42.73
L94	S66°18'49"W	65.67
L95	N44°27'19"W	101.74
L96	N44°27'19"W	101.74
L97	N77°23'47"W	180.39
L98	N77°23'47"W	180.39
L99	N17°47'12"E	105.19
L100	S17°47'12"W	105.19
L101	N54°41'45"W	68.68
L102	S54°41'45"E	68.82
L103	S82°54'45"E	93.12
L104	N82°54'45"W	93.12
L105	N71°21'27"E	110.71
L106	N80°39'43"E	89.16
L107	N87°30'16"E	144.78
L108	N77°19'28"E	109.59
L109	S46°24'32"W	254.63
L110	N46°24'32"E	261.71
L111	S77°50'11"E	95.00
L112	S53°53'43"E	74.57
L113	S48°07'16"E	124.92
L114	N56°01'09"E	

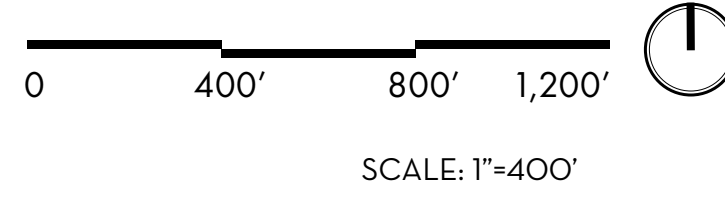
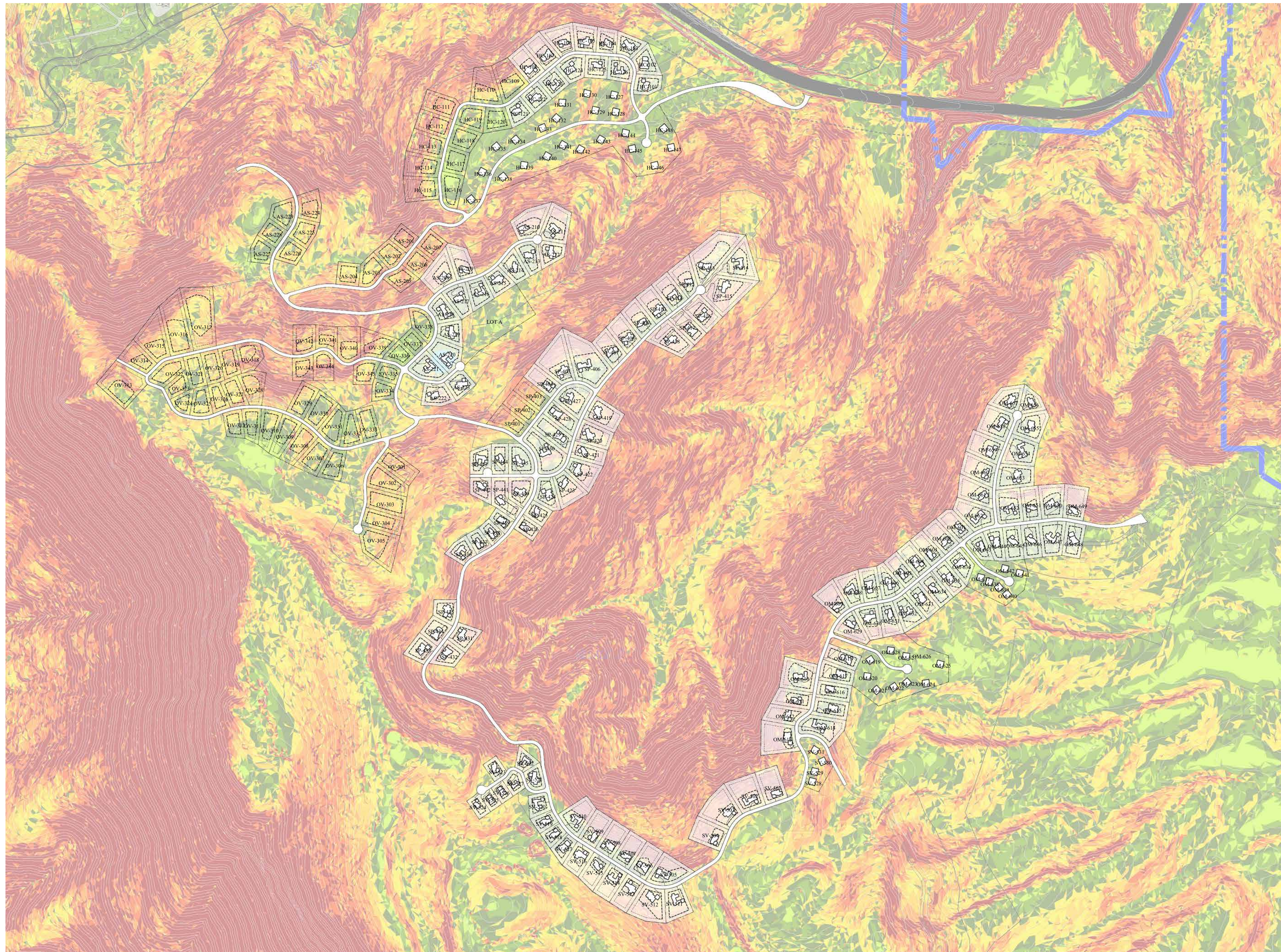
# MARCELLA CLUB HOMESITE STUDY



VIEW POINT

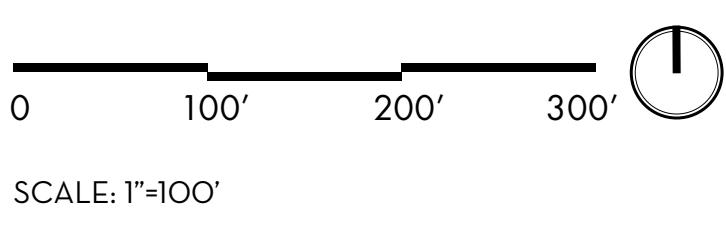
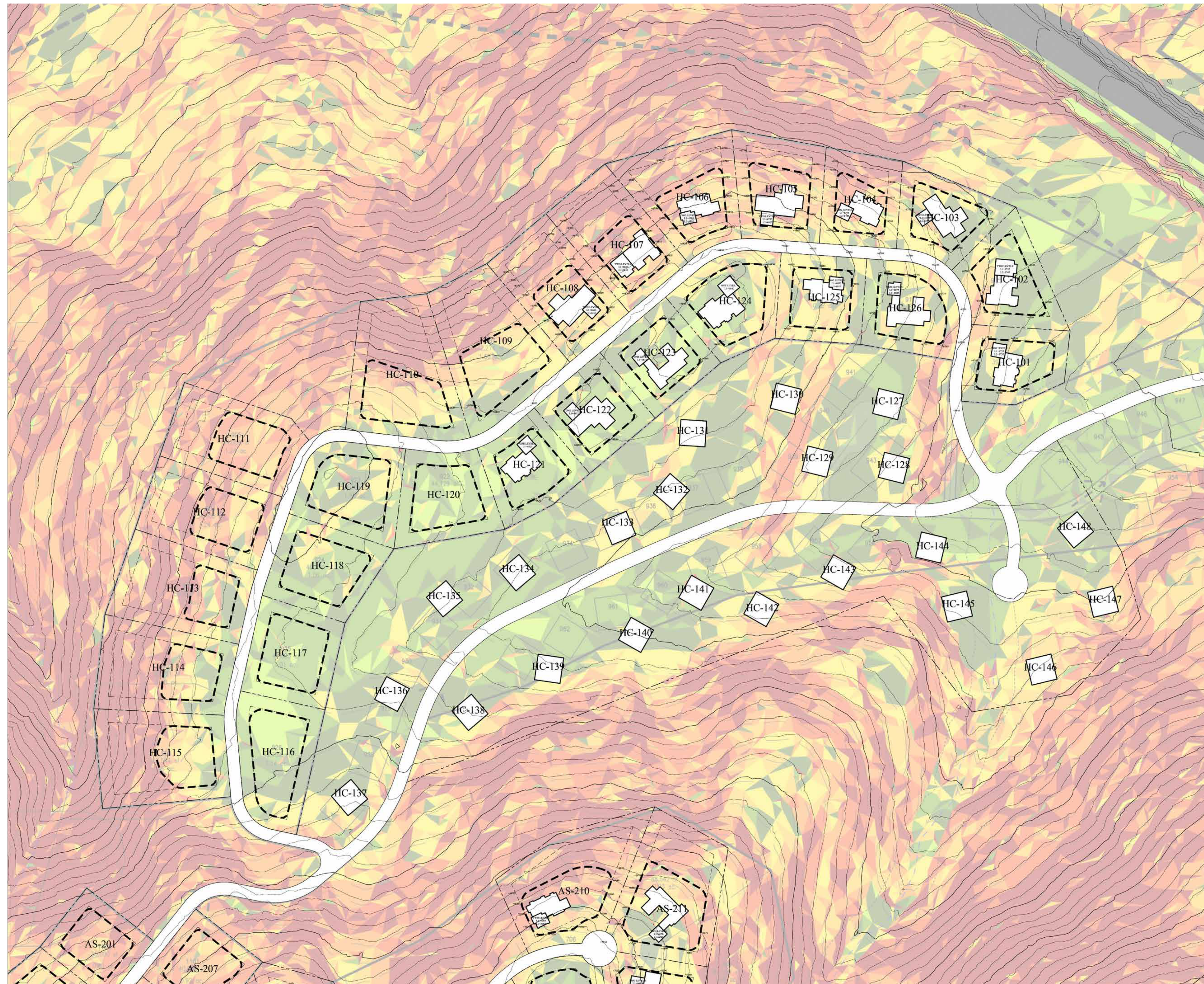


# MARCELLA CLUB HOMESITE STUDY



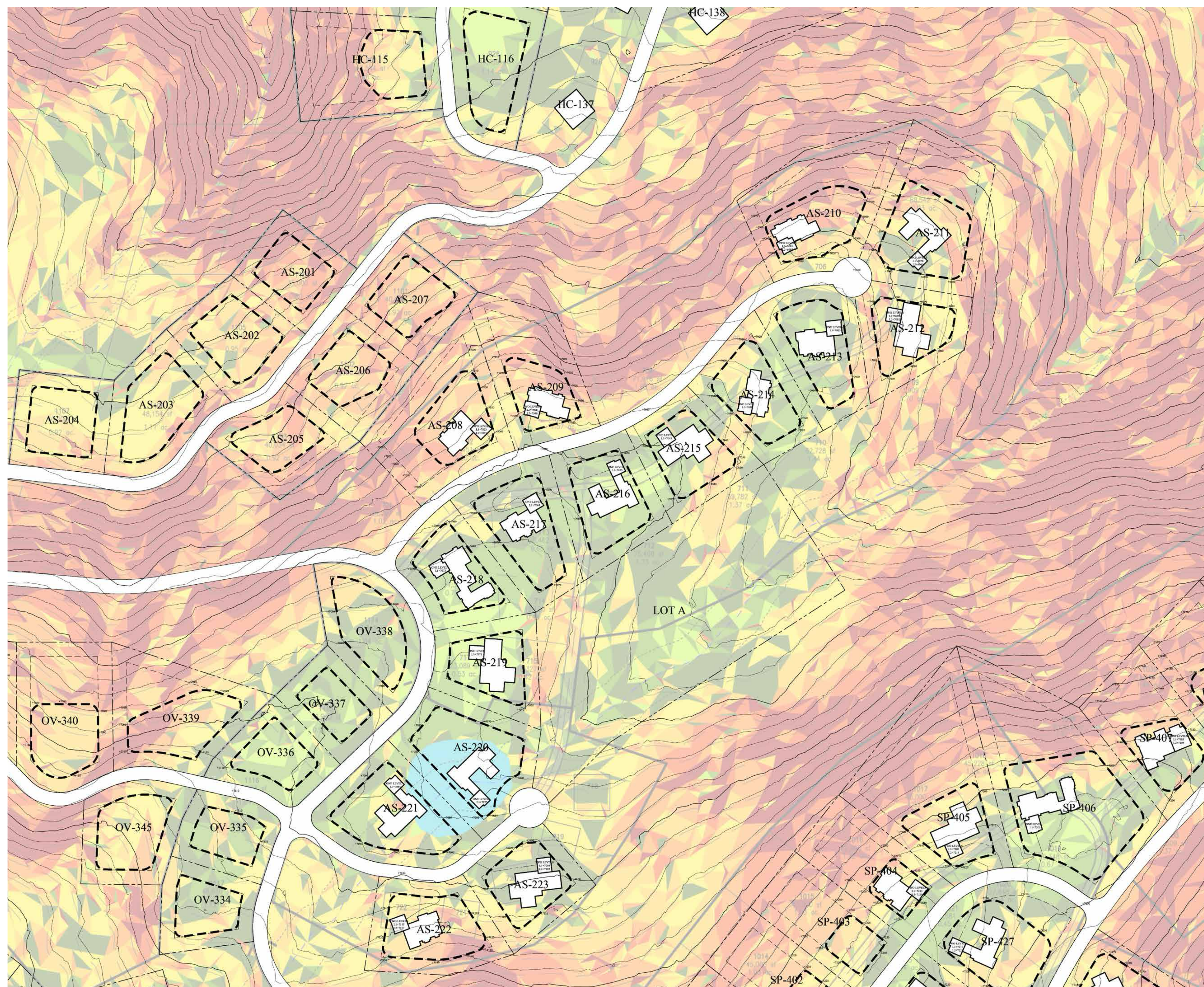
# HOMESITE DATA

Lot Number	Building Envelope S.F.	Finish Floor Elevation (Garage)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Upper level)	Level of Story	Floor Plate S.F. (with Garage)	House Size (up to)	
HC-101	17,034	6,737	6,725	-	2	4,796	7,194	
HC-102	18,603	6,747	6,735	-	2	5,965	8,948	
HC-103	16,104	6,767	6,755	-	2	6,048	9,072	
HC-104	12,932	6,790	6,778	-	2	6,202	9,303	
HC-105	16,889	6,807	6,795	-	2	6,048	9,072	
HC-106	14,096	6,807	6,795	-	2	6,126	9,189	
HC-107	11,490	6,812	6,800	-	2	5,965	8,948	
HC-108	14,418	6,812	6,800	-	2	6,048	9,072	
HC-121	13,665	6,823	-	6,835	1 or 2	4,798	7,197	
HC-122	13,903	6,831	-	6,844	1 or 2	6,048	9,072	
HC-123	13,903	6,837	-	6,849	1 or 2	6,126	9,189	
HC-124	19,596	6,840	-	6,852	1 or 2	6,207	9,311	
HC-125	17,223	6,805	-	6,817	2	4,431	6,647	
HC-126	19,888	6,887	6,875	6,899	2	6,126	9,189	
AS-208	20,030	7,035	7,023	-	2	4,796	7,194	
AS-209	15,899	7,040	7,028	-	2	6,048	9,072	
AS-210	22,425	6,097	6,085	-	2	6,752	10,128	
AS-211	27,800	6,090	6,078	-	2	6,126	9,189	
AS-212	19,479	7,002	6,990	-	2	6,048	9,072	
AS-213	22,126	7,023	-	7,035	1 or 2	4,798	7,197	
AS-214	21,674	7,030	-	7,042	1 or 2	6,126	9,189	
AS-215	20,113	7,045	-	7,057	1 or 2	6,048	9,072	
AS-216	23,182	7,055	-	7,067	1 or 2	4,798	7,197	
AS-217	25,319	7,065	-	7,077	1 or 2	5,965	8,948	
AS-218	19,270	7,073	-	7,085	1 or 2	6,126	9,189	
AS-219	18,664	7,073	-	7,085	1 or 2	6,048	9,072	
AS-220	28,978	7,071	-	7,083	1 or 2	6,126	9,189	
AS-221	28,500	7,085	-	7,097	1 or 2	4,798	7,197	
AS-222	24,016	7,115	-	7,127	2	4,798	7,197	
AS-223	19,665	7,095	-	7,107	2	6,048	9,072	
SP-404	8,697	7,225	7,213	-	2	4,798	7,197	
SP-405	19,735	7,215	7,203	-	2	6,048	9,072	
SP-406	54,780	7,205	-	7,217	2	6,752	10,128	
SP-407	20,149	7,195	7,183	-	2	5,965	8,948	
SP-408	15,313	7,177	7,165	-	2	6,048	9,072	
SP-409	18,599	7,155	-	7,167	2	4,431	6,647	
SP-410	17,812	7,147	7,135	-	2	6,048	9,072	
SP-411	19,768	7,147	7,135	-	2	6,100	9,150	
SP-412	16,422	7,140	7,128	-	2	3,843	5,765	
SP-413	39,854	7,110	7,098	-	2	5,965	8,948	
SP-414	28,132	7,167	7,155	-	2	5,344	8,016	
SP-415	38,886	7,177	7,165	-	2	6,048	9,072	
SP-416	20,595	7,099	7,087	7,075	3	6,399	9,599	
SP-417	12,554	7,089	7,087	7,075	3	5,342	8,913	
SP-418	24,060	7,107	7,095	7,083	3	5,965	8,948	
SP-419	27,694	7,184	7,172	7,160	3	6,048	9,072	
SP-420	22,127	7,225	-	-	7,237	1 or 2	6,048	9,072
SP-421	15,303	7,235	-	-	7,247	2 or 2	5,965	8,948
SP-422	19,221	7,245	7,233	-	2	6,048	9,072	
SP-423	18,970	7,255	7,243	-	2	6,126	9,189	
SP-424	21,992	7,250	-	-	7,262	2	6,399	9,599
SP-425	13,185	7,272	7,260	-	2	5,965	8,948	
SP-426	12,005	7,285	7,273	-	2	4,431	6,647	
SP-427	29,368	7,222	7,210	-	2	6,126	9,189	
SP-428	21,361	7,234	7,222	-	2	5,965	8,948	
SP-429	26,391	7,215	-	-	7,227	1 or 2	5,965	8,948
SP-430	49,111	7,225	-	-	7,237	1 or 2	4,431	6,647
SP-431	20,803	7,285	7,273	7,261	3	6,048	9,072	
SP-432	19,658	7,336	7,324	-	2	5,965	8,948	
SP-433	21,280	7,336	7,324	-	2	6,429	9,644	
SP-434	19,491	7,327	7,315	-	2	5,965	8,948	
SP-435	17,422	7,332	-	-	7,344	2	6,048	9,072
SP-436	18,217	7,328	7,316	-	2	6,126	9,189	
SP-437	10,406	7,327	7,315	-	7,339	2	4,368	6,552
SP-438	10,177	7,325	7,313	-	7,337	2	5,965	8,948
SP-439	9,613	7,395	7,383	-	7,407	2	4,543	6,815
SP-440	24,665	7,290	7,278	-	7,302	2	6,048	9,072
SP-441	16,143	7,332	7,320	-	2	4,368	6,552	
SP-444	17,950	7,264	7,252	-	2	5,965	8,948	
SP-445	28,368	7,245	-	-	7,257	1 or 2	6,048	9,072



# HOMESITE DATA

Lot Number	Building Envelope S.F.	Finish Floor Elevation (Garage)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Upper level)	Level of Story	Floor Plate S.F. (with Garage)	House Size (up to)	
HC-101	17,034	6,737	6,725	-	2	4,796	7,194	
HC-102	18,603	6,747	6,735	-	2	5,965	8,948	
HC-103	16,104	6,767	6,755	-	2	6,048	9,072	
HC-104	12,932	6,790	6,778	-	2	6,202	9,303	
HC-105	16,889	6,807	6,795	-	2	6,048	9,072	
HC-106	14,096	6,807	6,795	-	2	6,126	9,189	
HC-107	11,490	6,812	6,800	-	2	5,965	8,948	
HC-108	14,418	6,812	6,800	-	2	6,048	9,072	
HC-121	13,658	6,823	-	6,835	1 or 2	4,798	7,197	
HC-122	13,905	6,832	-	6,844	1 or 2	6,048	9,072	
HC-123	13,903	6,837	-	6,849	1 or 2	6,126	9,189	
HC-124	19,596	6,840	-	6,852	1 or 2	6,207	9,311	
HC-125	17,223	6,805	-	6,817	2	4,431	6,647	
HC-126	19,888	6,887	6,875	6,899	2	6,126	9,189	
AS-208	20,030	7,035	7,023	-	2	4,796	7,194	
AS-209	15,899	7,040	7,028	-	2	6,048	9,072	
AS-210	22,425	6,097	6,085	-	2	6,752	10,128	
AS-211	27,800	6,090	6,078	-	2	6,126	9,189	
AS-212	19,479	7,002	6,990	-	2	6,048	9,072	
AS-213	22,126	7,023	-	7,035	1 or 2	4,798	7,197	
AS-214	21,674	7,030	-	7,042	1 or 2	6,126	9,189	
AS-215	20,113	7,045	-	7,057	1 or 2	6,048	9,072	
AS-216	23,182	7,055	-	7,067	1 or 2	4,798	7,197	
AS-217	25,319	7,065	-	7,077	1 or 2	5,965	8,948	
AS-218	19,270	7,073	-	7,085	1 or 2	6,126	9,189	
AS-219	18,664	7,073	-	7,085	1 or 2	6,048	9,072	
AS-220	28,976	7,073	-	7,085	1 or 2	6,126	9,189	
AS-221	28,500	7,085	-	7,097	1 or 2	4,798	7,197	
AS-222	24,016	7,115	-	7,127	2	4,798	7,197	
AS-223	19,665	7,095	-	7,107	2	6,048	9,072	
SP-404	8,697	7,225	7,213	-	2	4,798	7,197	
SP-405	19,735	7,215	7,203	-	2	6,048	9,072	
SP-406	54,780	7,205	-	7,217	2	6,752	10,128	
SP-407	20,149	7,195	7,183	-	2	5,965	8,948	
SP-408	15,313	7,177	7,165	-	2	6,048	9,072	
SP-409	18,599	7,155	-	7,167	2	4,431	6,647	
SP-410	17,812	7,147	7,135	-	2	6,048	9,072	
SP-411	19,768	7,147	7,135	-	2	6,100	9,150	
SP-412	16,422	7,140	7,128	-	2	3,843	5,765	
SP-413	39,854	7,110	7,098	-	2	5,965	8,948	
SP-414	28,132	7,167	7,155	-	2	5,344	8,016	
SP-415	38,886	7,177	7,165	-	2	6,048	9,072	
SP-416	20,596	7,099	7,087	7,075	3	6,399	9,599	
SP-417	32,554	7,099	7,087	7,075	3	5,342	8,013	
SP-418	24,060	7,107	7,095	7,083	3	5,965	8,948	
SP-419	27,694	7,184	-	7,196	2	6,048	9,072	
SP-420	22,127	7,225	-	-	7,237	1 or 2	6,048	9,072
SP-421	15,303	7,235	-	-	7,247	2 or 2	5,965	8,948
SP-422	19,221	7,245	7,233	-	2	6,048	9,072	
SP-423	18,970	7,255	7,243	-	2	6,126	9,189	
SP-424	21,992	7,250	-	-	7,262	2	6,399	9,599
SP-425	13,185	7,272	7,260	-	2	5,965	8,948	
SP-426	12,005	7,285	7,273	-	2	4,431	6,647	
SP-427	29,368	7,222	7,210	-	2	6,126	9,189	
SP-428	21,361	7,234	7,222	-	2	5,965	8,948	
SP-429	26,391	7,215	-	-	7,227	1 or 2	5,965	8,948
SP-430	49,111	7,225	-	-	7,237	1 or 2	4,431	6,647
SP-431	20,803	7,285	7,273	7,261	3	6,048	9,072	
SP-432	19,658	7,336	7,324	-	2	5,965	8,948	
SP-433	21,280	7,336	7,324	-	2	6,429	9,644	
SP-434	19,491	7,327	7,315	-	2	5,965	8,948	
SP-435	17,422	7,332	-	-	7,344	2	6,048	9,072
SP-436	18,217	7,328	7,316	-	2	6,126	9,189	
SP-437	10,406	7,327	7,315	-	7,339	2	4,368	6,552
SP-438	10,177	7,325	7,313	-	7,337	2	5,965	8,948
SP-439	9,613	7,305	7,293	-	7,407	2	4,543	6,815
SP-440	24,665	7,290	7,278	-	7,302	2	6,048	9,072
SP-441	16,143	7,332	7,320	-	2	4,368	6,552	
SP-444	17,950	7,264	7,252	-	2	5,965	8,948	
SP-445	28,368	7,245	-	-	7,257	1 or 2	6,048	9,072



# HOMESITE DATA

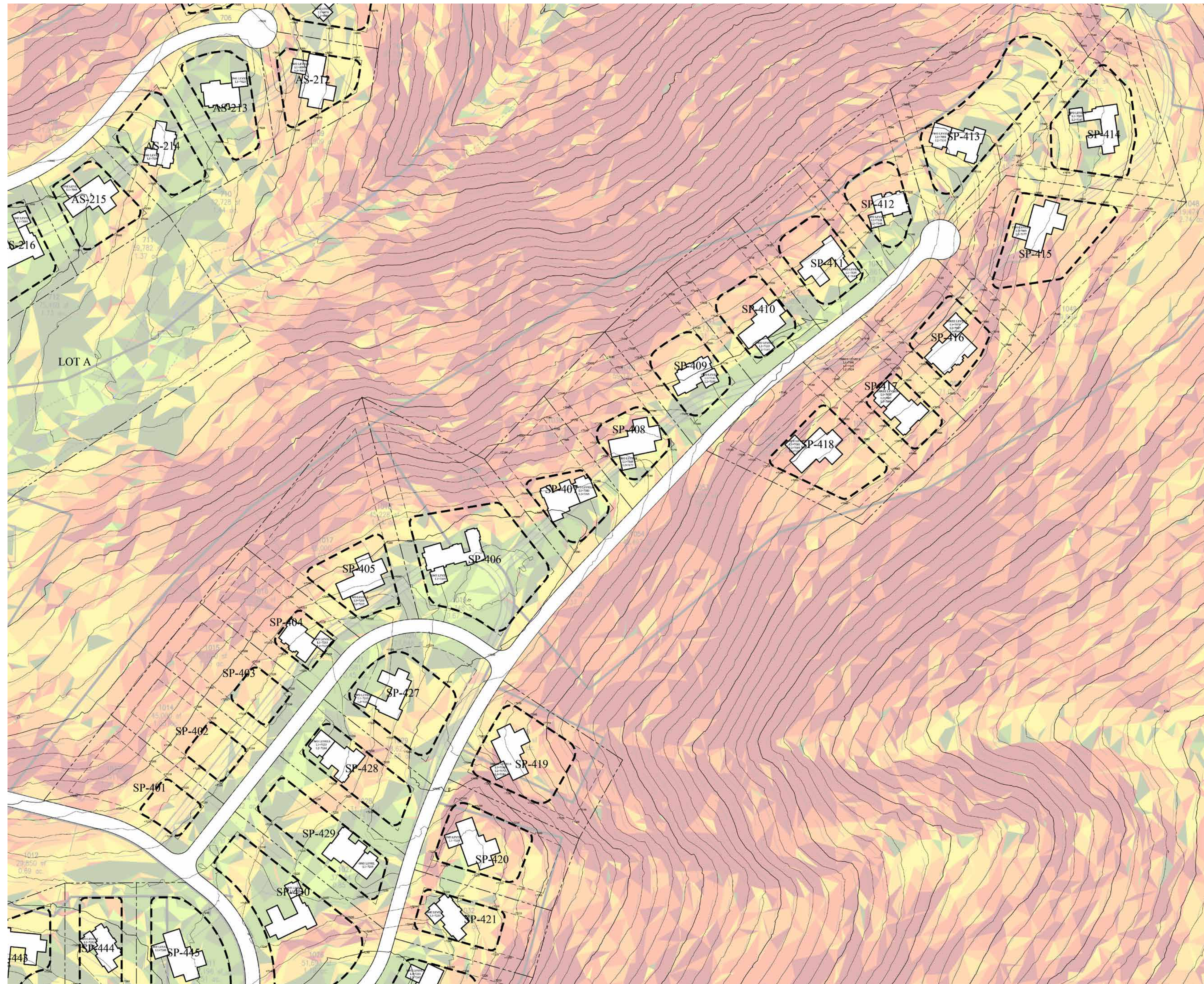
Lot Number	Building Envelope S.F.	Finish Floor Elevation (Garage)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Upper level)	Level of Story	Floor Plate S.F. (with Garage)	House Size (up to)
HC-101	17,034	6,737	6,725	-	2	4,796	7,194
HC-102	18,603	6,747	6,735	-	2	5,965	8,948
HC-103	16,104	6,767	6,755	-	2	6,048	9,072
HC-104	12,932	6,790	6,778	-	2	6,202	9,303
HC-105	16,889	6,807	6,795	-	2	6,048	9,072
HC-106	14,096	6,807	6,795	-	2	6,126	9,189
HC-107	11,490	6,812	6,800	-	2	5,965	8,948
HC-108	14,418	6,812	6,800	-	2	6,048	9,072
HC-121	13,658	6,823	-	6,835	1 or 2	4,798	7,197
HC-122	13,905	6,832	-	6,844	1 or 2	6,048	9,072
HC-123	13,903	6,837	-	6,849	1 or 2	6,126	9,189
HC-124	19,596	6,840	-	6,852	1 or 2	6,207	9,311
HC-125	17,223	6,805	-	6,817	2	4,431	6,647
HC-126	19,888	6,887	6,875	6,889	2	6,126	9,189

Lot Number	Building Envelope S.F.	Finish Floor Elevation (Garage)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Upper level)	Level of Story	Floor Plate S.F. (with Garage)	House Size (up to)
AS-208	20,030	7,035	7,023	-	2	4,796	7,194
AS-209	15,899	7,040	7,028	-	2	6,048	9,072
AS-210	22,425	6,097	6,085	-	2	6,752	10,128
AS-211	27,800	6,090	6,078	-	2	6,126	9,189
AS-212	19,479	7,002	6,990	-	2	6,048	9,072
AS-213	22,126	7,023	-	7,035	1 or 2	4,798	7,197
AS-214	21,674	7,030	-	7,042	1 or 2	6,126	9,189
AS-215	20,113	7,045	-	7,057	1 or 2	6,048	9,072
AS-216	23,182	7,055	-	7,067	1 or 2	4,798	7,197
AS-217	25,319	7,065	-	7,077	1 or 2	5,965	8,948
AS-218	19,270	7,073	-	7,085	1 or 2	6,126	9,189
AS-219	18,664	7,073	-	7,085	1 or 2	6,048	9,072
AS-220	28,976	7,073	-	7,087	1 or 2	6,126	9,189
AS-221	28,500	7,088	-	7,097	1 or 2	4,798	7,197
AS-222	24,016	7,115	-	7,127	2	4,798	7,197
AS-223	19,665	7,095	-	7,107	2	6,048	9,072

Lot Number	Building Envelope S.F.	Finish Floor Elevation (Garage)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Upper level)	Level of Story	Floor Plate S.F. (with Garage)	House Size (up to)
SP-404	8,697	7,225	7,213	-	-	2	4,798	7,197
SP-405	19,735	7,215	7,203	-	-	2	6,048	9,072
SP-406	54,780	7,205	-	-	7,217	2	6,752	10,128
SP-407	20,149	7,195	7,183	-	-	2	5,965	8,948
SP-408	15,313	7,177	7,165	-	-	2	6,048	9,072
SP-409	18,599	7,155	-	-	7,167	2	4,431	6,647
SP-410	17,812	7,147	7,135	-	-	2	6,048	9,072
SP-411	19,768	7,147	7,135	-	-	2	6,100	9,150
SP-412	16,422	7,140	7,128	-	-	2	3,843	5,765
SP-413	39,854	7,110	7,098	-	-	2	5,965	8,948
SP-414	28,132	7,167	7,155	-	-	2	5,344	8,016
SP-415	38,886	7,177	7,165	-	-	2	6,048	9,072
SP-416	20,596	7,099	7,087	7,075	-	3	6,399	9,599
SP-417	32,556	7,099	7,087	7,075	-	3	5,942	8,913
SP-418	24,060	7,107	7,095	7,083	-	3	5,965	8,948
SP-419	27,694	7,184	-	7,196	-	2	6,048	9,072
SP-420	22,127	7,225	-	-	7,237	1 or 2	6,048	9,072
SP-421	15,303	7,235	-	-	7,247	2 or 2	5,965	8,948
SP-422	19,221	7,245	7,233	-	-	2	6,048	9,072
SP-423	18,970	7,255	7,243	-	-	2	6,126	9,189
SP-424	21,992	7,250	-	-	7,262	2	6,399	9,599
SP-425	13,185	7,272	7,260	-	-	2	5,965	8,948
SP-426	12,005	7,285	7,273	-	-	2	4,431	6,647
SP-427	29,368	7,222	7,210	-	-	2	6,126	9,189
SP-428	21,361	7,234	7,222	-	-	2	5,965	8,948
SP-429	26,391	7,215	-	-	7,227	1 or 2	5,965	8,948
SP-430	49,111	7,225	-	-	7,237	1 or 2	4,431	6,647
SP-431	20,803	7,285	7,273	7,261	-	3	6,048	9,072
SP-432	19,658	7,336	7,324	-	-	2	5,965	8,948
SP-433	21,280	7,336	7,324	-	-	2	6,429	9,644
SP-434	19,491	7,327	7,315	-	-	2	5,965	8,948
SP-435	17,422	7,332	-	-	7,344	2	6,048	9,072
SP-436	18,217	7,328	7,316	-	-	2	6,126	9,189
SP-437	10,406	7,327	7,315	-	7,329	2	4,368	6,552
SP-438	10,177	7,325	7,313	-	7,327	2	5,965	8,948
SP-439	9,613	7,395	7,383	-	7,407	2	4,543	6,815
SP-440	24,665	7,290	7,278	-	7,302	2	6,048	9,072
SP-441	16,143	7,332	7,320	-	-	2	4,368	6,552
SP-444	17,950	7,264	7,252	-	-	2	5,965	8,948
SP-445	28,368	7,245	-	-	7,257	1 or 2	6,048	9,072



# HOMESITE DATA

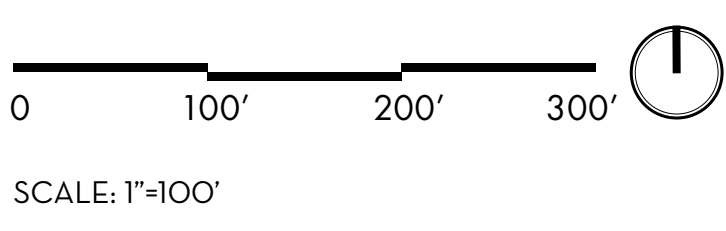
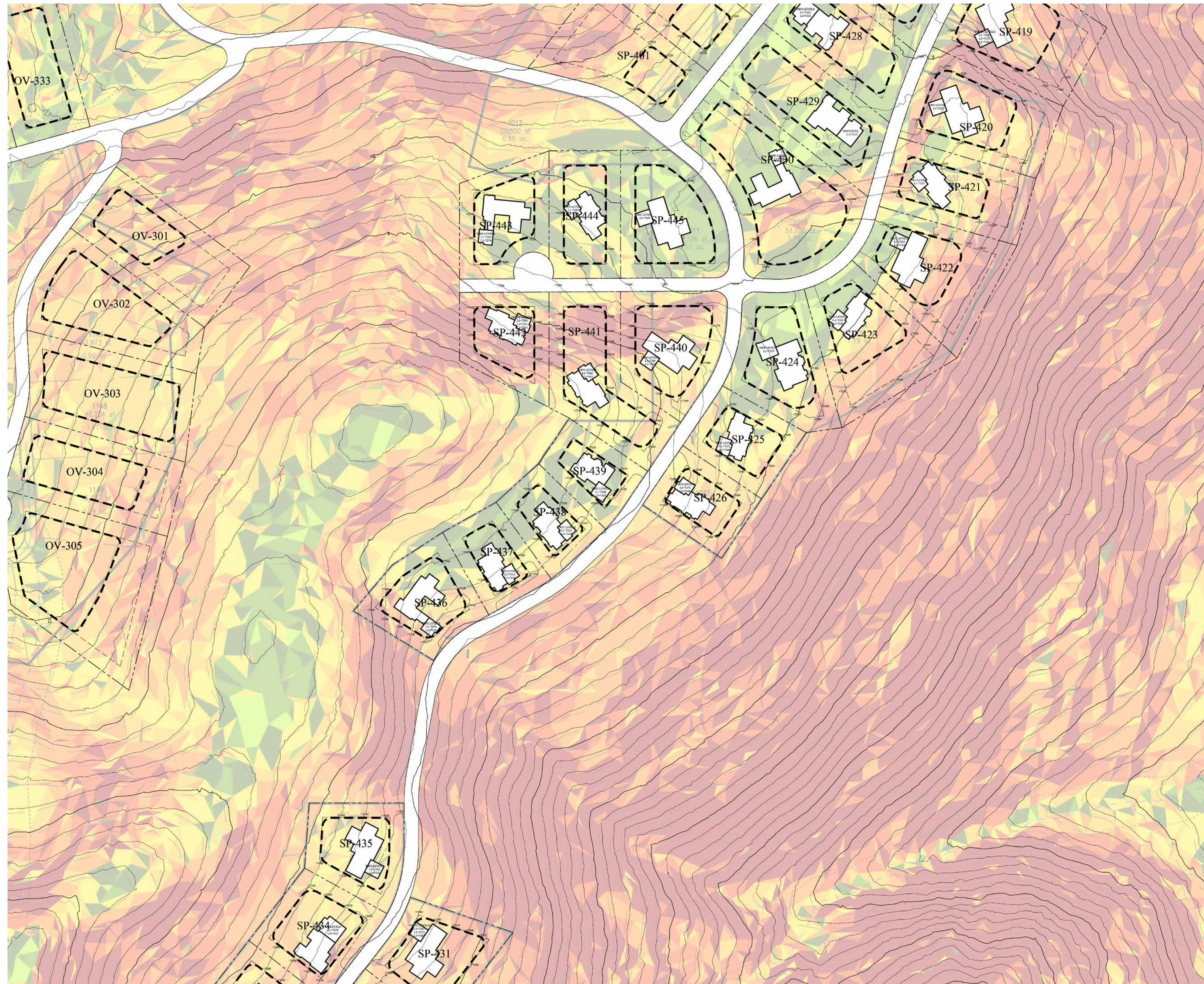
Lot Number	Building Envelope S.F.	Finish Floor Elevation (Garage)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Upper level)	Level of Story	Floor Plate S.F. (with Garage)	House Size (up to)
HC-101	17,034	6,737	6,725	-	2	4,796	7,194
HC-102	18,603	6,747	6,735	-	2	5,965	8,948
HC-103	16,104	6,767	6,755	-	2	6,048	9,072
HC-104	12,932	6,790	6,778	-	2	6,202	9,303
HC-105	16,889	6,807	6,795	-	2	6,048	9,072
HC-106	14,096	6,807	6,795	-	2	6,126	9,189
HC-107	11,490	6,812	6,800	-	2	5,965	8,948
HC-108	14,418	6,812	6,800	-	2	6,048	9,072
HC-121	13,658	6,823	-	6,835	1 or 2	4,798	7,197
HC-122	13,905	6,832	-	6,844	1 or 2	6,048	9,072
HC-123	13,903	6,837	-	6,849	1 or 2	6,126	9,189
HC-124	19,596	6,840	-	6,852	1 or 2	6,207	9,311
HC-125	17,223	6,805	-	6,817	2	4,431	6,647
HC-126	19,888	6,887	6,875	6,899	2	6,126	9,189

Lot Number	Building Envelope S.F.	Finish Floor Elevation (Garage)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Upper level)	Level of Story	Floor Plate S.F. (with Garage)	House Size (up to)
AS-208	20,030	7,035	7,023	-	2	4,796	7,194
AS-209	15,899	7,040	7,028	-	2	6,048	9,072
AS-210	22,425	6,097	6,085	-	2	6,752	10,128
AS-211	27,800	6,090	6,078	-	2	6,126	9,189
AS-212	19,479	7,002	6,990	-	2	6,048	9,072
AS-213	22,126	7,023	-	7,035	1 or 2	4,798	7,197
AS-214	21,674	7,030	-	7,042	1 or 2	6,126	9,189
AS-215	20,113	7,045	-	7,057	1 or 2	6,048	9,072
AS-216	23,182	7,055	-	7,067	1 or 2	4,798	7,197
AS-217	25,319	7,065	-	7,077	1 or 2	5,965	8,948
AS-218	19,270	7,073	-	7,085	1 or 2	6,126	9,189
AS-219	18,664	7,073	-	7,085	1 or 2	6,048	9,072
AS-220	28,976	7,073	-	7,085	1 or 2	6,126	9,189
AS-221	28,500	7,088	-	7,097	1 or 2	4,798	7,197
AS-222	24,016	7,115	-	7,127	2	4,798	7,197
AS-223	19,665	7,095	-	7,107	2	6,048	9,072

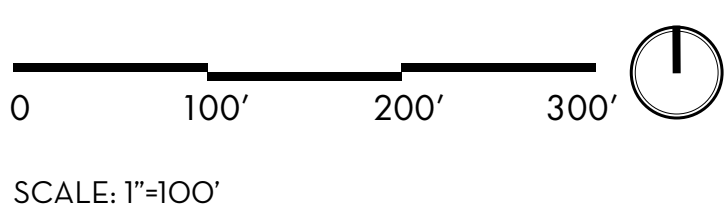
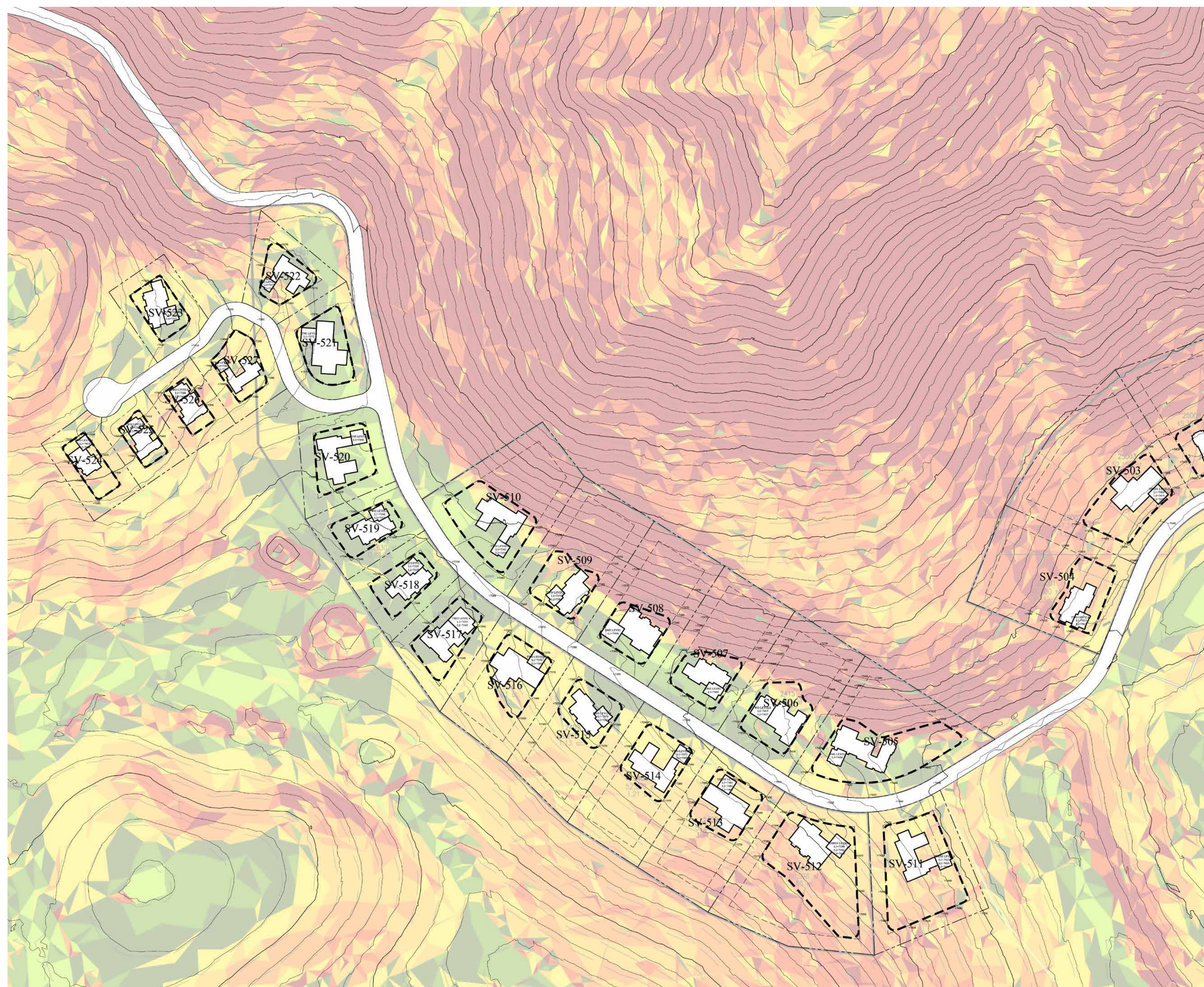
Lot Number	Building Envelope S.F.	Finish Floor Elevation (Garage)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Lower level)	Finish Floor Elevation (Upper level)	Level of Story	Floor Plate S.F. (with Garage)	House Size (up to)
SP-404	8,697	7,225	7,213	-	-	2	4,798	7,197
SP-405	19,735	7,215	7,203	-	-	2	6,048	9,072
SP-406	54,780	7,205	-	-	7,217	2	6,752	10,128
SP-407	20,149	7,195	7,183	-	-	2	5,965	8,948
SP-408	15,313	7,177	7,165	-	-	2	6,048	9,072
SP-409	18,599	7,155	-	-	7,167	2	4,431	6,647
SP-410	17,812	7,147	7,135	-	-	2	6,048	9,072
SP-411	19,768	7,147	7,135	-	-	2	6,100	9,150
SP-412	16,422	7,140	7,128	-	-	2	3,843	5,765
SP-413	39,854	7,110	7,098	-	-	2	5,965	8,948
SP-414	28,132	7,167	7,155	-	-	2	5,344	8,016
SP-415	38,886	7,177	7,165	-	-	2	6,048	9,072
SP-416	20,596	7,099	7,087	7,075	-	3	6,399	9,599
SP-417	32,656	7,099	7,087	7,075	-	3	5,965	8,948
SP-418	24,060	7,107	7,095	7,083	-	3	5,965	8,948
SP-419	27,694	7,184	7,172	7,160	-	2	6,048	9,072
SP-420	22,127	7,225	-	-	7,237	1 or 2	6,048	9,072
SP-421	15,303	7,235	-	-	7,247	2 or 2	5,965	8,948
SP-422	19,221	7,245	7,233	-	-	2	6,048	9,072
SP-423	18,970	7,255	7,243	-	-	2	6,126	9,189
SP-424	21,992	7,250	-	-	7,262	2	6,399	9,599
SP-425	13,185	7,272	7,260	-	-	2	5,965	8,948
SP-426	12,005	7,285	7,273	-	-	2	4,431	6,647
SP-427	29,368	7,222	7,210	-	-	2	6,126	9,189
SP-428	21,361	7,234	7,222	-	-	2	5,965	8,948
SP-429	26,391	7,215	-	-	7,227	1 or 2	5,965	8,948
SP-430	49,111	7,225	-	-	7,237	1 or 2	4,431	6,647
SP-431	20,803	7,285	7,273	7,261	-	3	6,048	9,072
SP-432	19,658	7,336	7,324	-	-	2	5,965	8,948
SP-433	21,280	7,336	7,324	-	-	2	6,429	9,644
SP-434	19,491	7,327	7,315	-	-	2	5,965	8,948
SP-435	17,422	7,332	-	-	7,344	2	6,048	9,072
SP-436	18,217	7,328	7,316	-	-	2	6,126	9,189
SP-437	10,406	7,327	7,315	-	7,329	2	4,368	6,552
SP-438	10,177	7,325	7,313	-	7,327	2	5,965	8,948
SP-439	9,613	7,305	7,293	-	7,407	2	4,543	6,815
SP-440	24,665	7,290	7,278	-	7,302	2	6,048	9,072
SP-441	16,143	7,332	7,320	-	-	2	4,368	6,552
SP-444	17,950	7,264	7,252	-	-	2	5,965	8,948
SP-445	28,368	7,245	-	-	7,257	1 or 2	6,048	9,072



# HOMESITE DATA

Lot Number	Building Envelope S.F.	Finish Floor Elevation(Garage)	Finish Floor Elevation(Lower level)	Finish Floor Elevation(upper level)	Level of Story	Floor Plate S.F. (with Garage)	House Size (up to)
OM-601	11,139	7,185	7,173	-	2	4431	6646.5
OM-602	11,391	7,183	7,171	-	2	4431	6646.5
OM-603	10,705	7,185	7,173	-	2	4431	6646.5
OM-604	10,451	7,185	7,173	-	2	6207	9310.5
OM-605	12,229	7,183	7,171	-	2	4431	6646.5
OM-606	18,668	7,182	-	7,194	1 or 2	6048	9072
OM-607	18,788	7,192	7,180	-	2	5965	8947.5
OM-608	19,666	7,192	7,180	-	2	6126	9189
OM-609	10,019	7,190	7,178	-	2	4431	6646.5
OM-610	34,309	7,253	7,241	-	2	6762	10128
OM-611	16,131	7,276	-	7,290	2	4431	6646.5
OM-612	10,508	7,325	7,313	-	2	4431	6646.5
OM-613	12,413	7,347	7,335	-	2	6207	9310.5
OM-614	33027	7,325	-	7,337	1 or 2	6752	10128
OM-615	22,927	7,305	-	7,317	1 or 2	6207	9310.5
OM-616	20,682	7,291	-	7,303	2	4431	6646.5
OM-617	22,971	7,283	-	7,295	2	6207	9310.5
OM-618	19,612	7,270	-	7,282	2	5965	8947.5
OM-629	10,019	7,200	-	7,212	2	4431	6646.5
OM-630	17,736	7,200	-	7,212	2	6048	9072
OM-631	14,634	7,191	-	7,203	2	4431	6646.5
OM-632	24,775	7,192	-	7,204	1 or 2	6126	9189
OM-633	17,055	7,183	-	7,195	2	6207	9310.5
OM-634	20,618	7,200	-	7,212	2	4431	6646.5
OM-635	18,279	7,195	-	7,207	2	6207	9310.5
OM-636	19,934	7,195	-	7,207	2	6048	9072
OM-643	12,855	7,200	-	7,212	2	4431	6646.5
OM-644	16,659	7,220	-	7,232	2	6207	9310.5
OM-645	22,965	7,205	-	7,217	2	4431	6646.5
OM-646	22,968	7,232	7,220	-	2	4431	6646.5
OM-647	34,705	7,232	7,220	-	2	6126	9189
OM-648	24,959	7,245	-	7,257	1 or 2	5965	8947.5
OM-649	9,301	7,242	7,230	-	2	4431	6646.5
OM-650	24,187	7,227	7,215	-	2	6207	9310.5
OM-651	13,130	7,217	7,205	-	2	4431	6646.5
OM-652	30,722	7,207	7,195	-	2	6126	9189
OM-653	35,837	7,155	7,143	-	2	6048	9072
OM-654	32,918	7,132	7,120	-	2	6752	10128
OM-655	28,845	7,122	7,110	-	2	6207	9310.5
OM-656	12,315	7,122	7,110	-	2	4431	6646.5
OM-657	15,441	7,126	7,114	-	2	6048	9072
OM-658	23,396	7,133	-	7,145	1 or 2	6752	10128
OM-659	18,717	7,140	7,128	-	2	6207	9310.5
OM-660	18,696	7,163	7,151	-	2	4431	6646.5
OM-661	15,861	7,178	7,166	-	2	4431	6646.5
OM-662	25,675	7,194	-	7,206	1 or 2	6752	10128

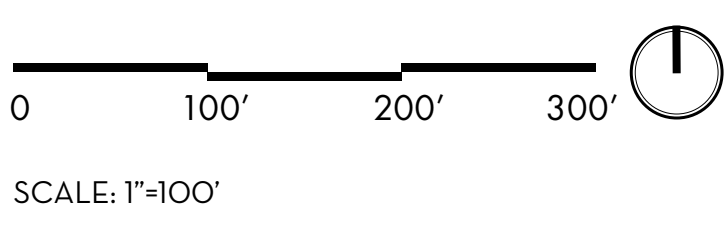
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SV-501	11,572	7,424	7,412	-	-	2	4,431	6,647
SV-502	20,014	7,427	7,415	-	-	2	6,752	10,128
SV-503	18,406	7,427	7,415	-	7,403	3	6,048	9,072
SV-504	12,654	7,427	7,415	-	-	2	4,431	6,647
SV-505	26,733	7,436	-	-	7,448	1 or 2	6,752	10,128
SV-506	14,320	7,427	7,415	-	-	2	5,965	8,948
SV-507	11,307	7,405	-	-	7,417	1 or 2	4,431	6,647
SV-508	11,442	7,394	-	-	7,406	1 or 2	6,207	9,311
SV-509	11,860	7,370	-	-	7,382	2	4,431	6,647
SV-510	20,254	7,342	-	-	7,354	2	6,126	9,189
SV-511	29,738	7,445	7,433	7,421	-	3	4,431	6,647
SV-512	32,007	7,414	7,402	7,402	-	3	6,203	9,305
SV-513	13,186	7,405	7,393	7,371	-	3	6,048	9,072
SV-514	13,890	7,385	7,373	-	-	2	6,126	9,189
SV-515	10,988	7,382	7,370	-	-	2	4,431	6,647
SV-516	13,687	7,370	7,358	-	-	2	6,048	9,072
SV-517	12,859	7,345	7,333	-	-	2	5,965	8,948
SV-518	9,906	7,347	7,335	-	-	2	4,431	6,647
SV-519	9,790	7,352	7,340	-	-	2	4,431	6,647
SV-520	14,193	7,350	-	-	7,362	1 or 2	6,126	9,189
SV-521	13,263	7,372	-	-	7,384	1 or 2	6,048	9,072
SV-522	9,177	7,365	7,373	-	-	2	3,774	5,661
SV-523	9,025	7,415	-	-	7,427	2	4,431	6,647
SV-524	7,647	7,418	7,406	-	-	2	2,800	4,200
SV-525	5,907	7,410	7,398	-	-	2	3,387	5,081
SV-526	6,154	7,400	7,388	-	-	2	3,387	5,081
SV-527	10,106	7,395	7,383	-	-	2	3,371	5,057



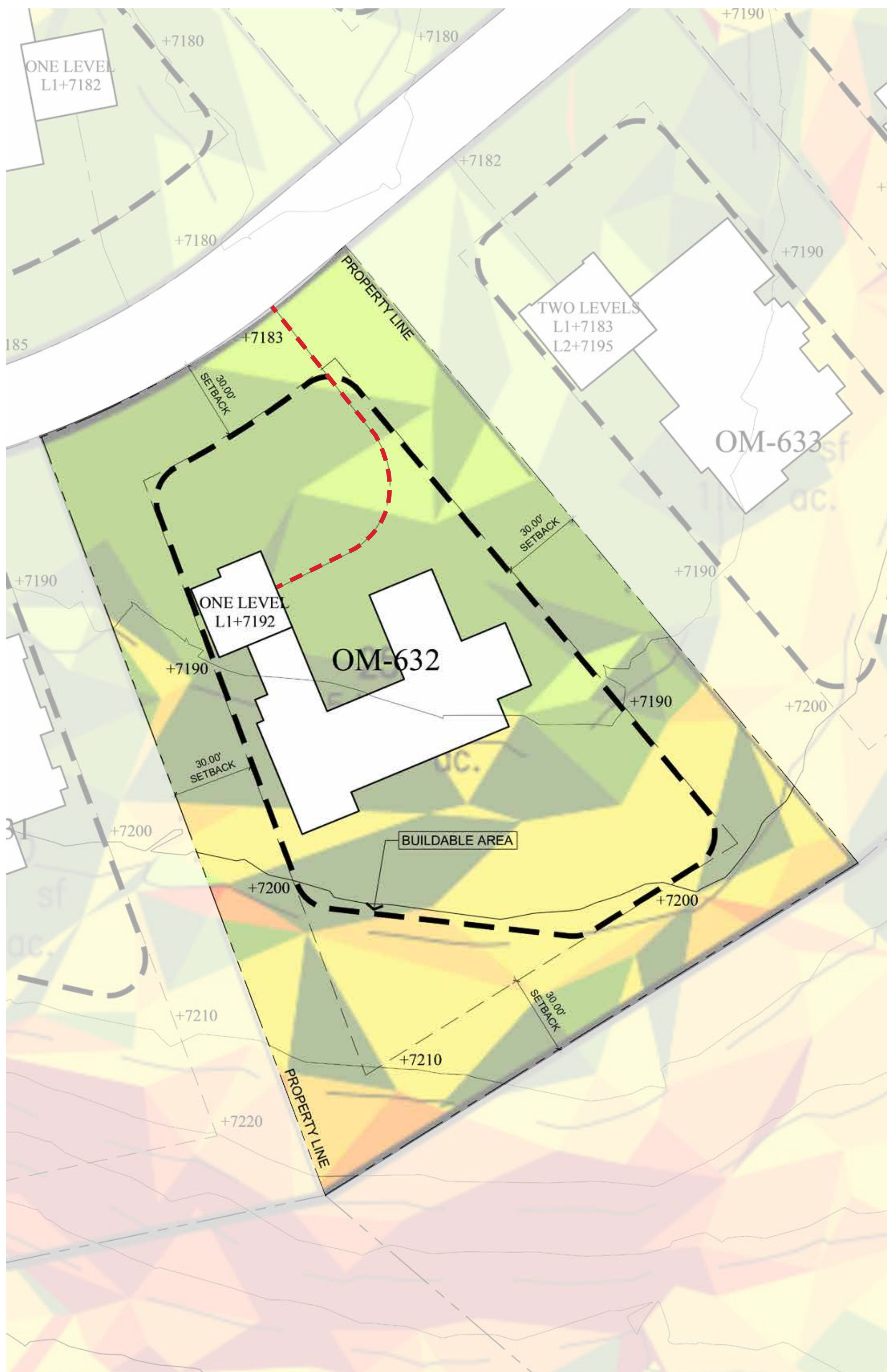
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OM-621	14,634	7,191	-	7,203	2	4431	6646.5
OM-622	24,775	7,192	-	7,204	1 or 2	6126	9189
OM-623	17,055	7,183	-	7,195	2	6207	9310.5
OM-624	20,618	7,200	-	7,212	2	4431	6646.5
OM-625	18,279	7,195	-	7,207	2	6207	9310.5
OM-626	19,934	7,195	-	7,207	2	6048	9072
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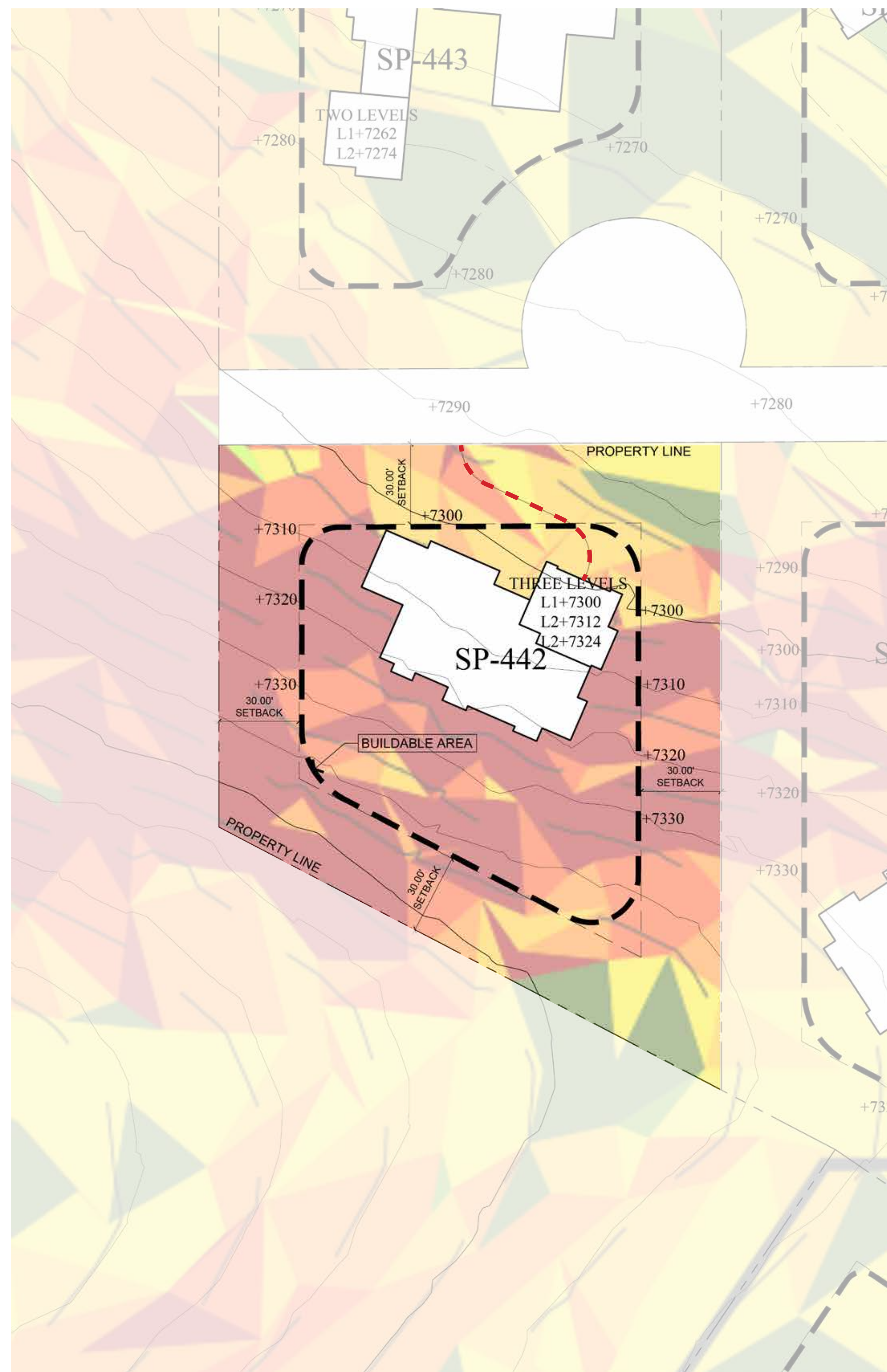
# CONCEPTUAL TYPICAL HOMESITE



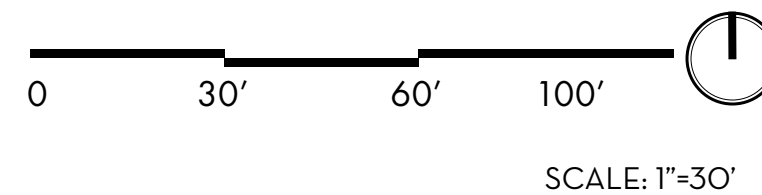
**1 OR 2 STORIES HOMESITE  
(WITH UPPER FLOOR)**



**2 STORIES HOMESITE  
(WITH LOWER LEVEL WALKOUT)**

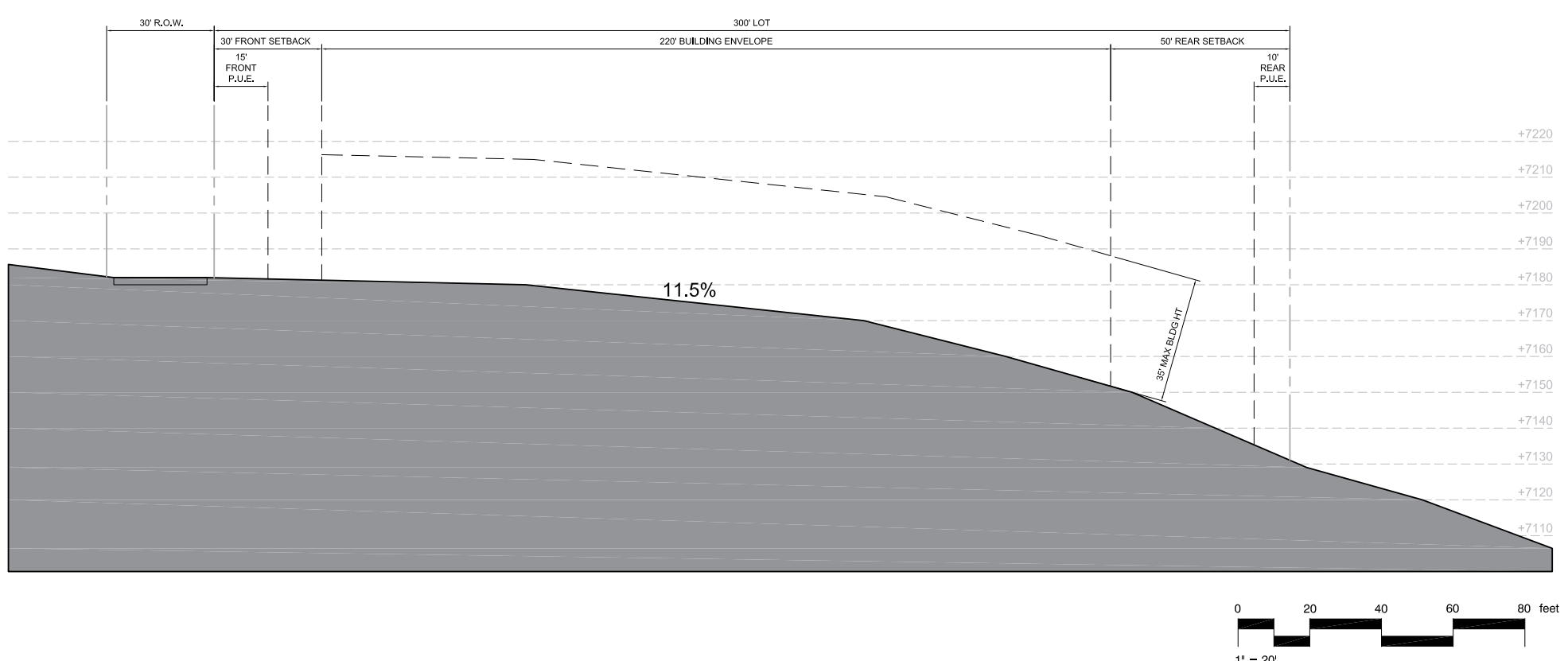


**3 STORIES HOMESITE  
(WITH 2 LOWER LEVEL WALKOUT)**

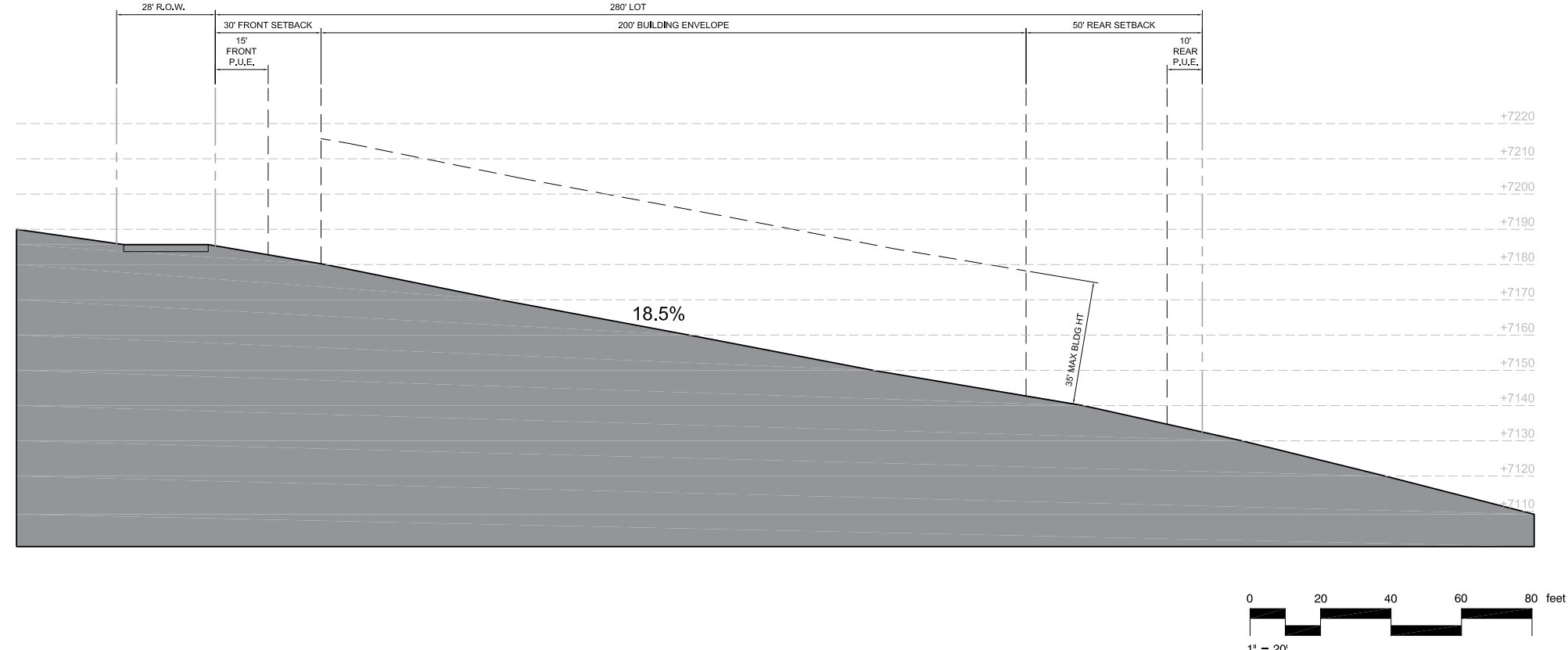


SCALE: 1"=30'

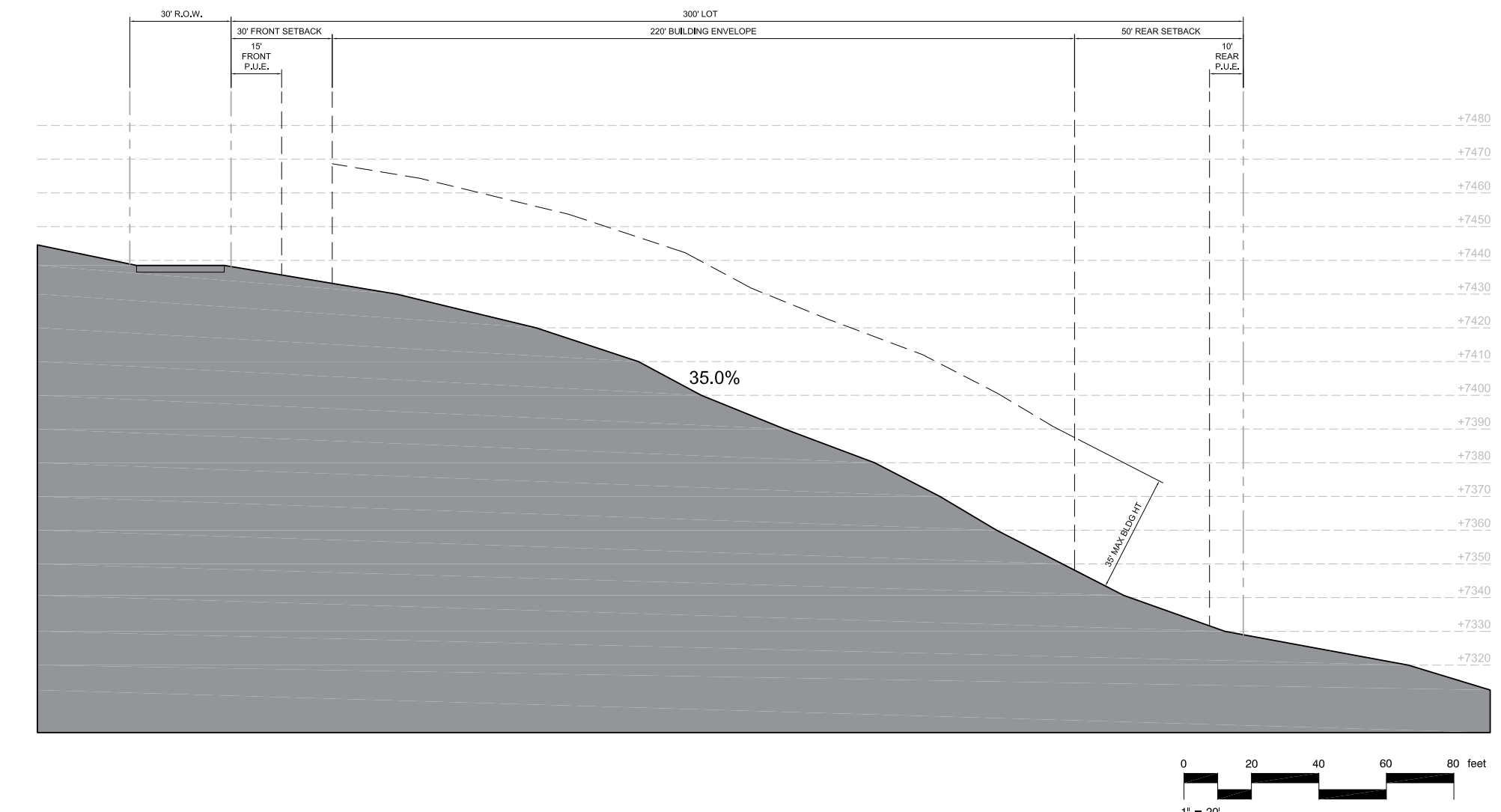
# CONCEPTUAL TYPICAL HOMESITE SECTION



**1 OR 2 STORIES HOMESITE**  
(WITH UPPER FLOOR)



**2 STORIES HOMESITE**  
(WITH LOWER LEVEL WALKOUT)



**3 STORIES HOMESITE**  
(WITH 2 LOWER LEVEL WALKOUT)



# VIEW SHED STUDY - DRAFT RENDERING





## **2.6. The Building Envelope & Natural Area Concept**

The Building Envelope and Natural Area concept is a major component of the philosophy behind designing and planning Improvements on each individual homesite. Every Lot has a defined Building Envelope, which has been surveyed and approved by the Jordanelle Ridge Design Review Committee (JRDC), and is marked on each Site Notebook. The Building Envelope is designed to protect and preserve the natural landscape features of the homesite and preserve views from adjacent homesites.

Building Envelopes have been established for all homesites to ensure that each residence is sited to maximize views, minimize impacts to the site, and maintain privacy. The Building Envelope is the portion of the Lot within which all Improvements, including, but not limited to, all structures, building projections, site grading, walls, decks, terraces, pools, mechanical equipment, and all other Improvements must be located. It is the only portion of the Lot where alterations or disturbance to the natural landscape may occur (other than the driveway access, utility connections, and supplemental planting of native vegetation). No vertical structure or grading is allowed outside of the approved Building Envelope at any time. Any violation of this requirement will result in non-approval of each individual Lot.

## **2.7. Building Envelopes are Specific to each Homesite**

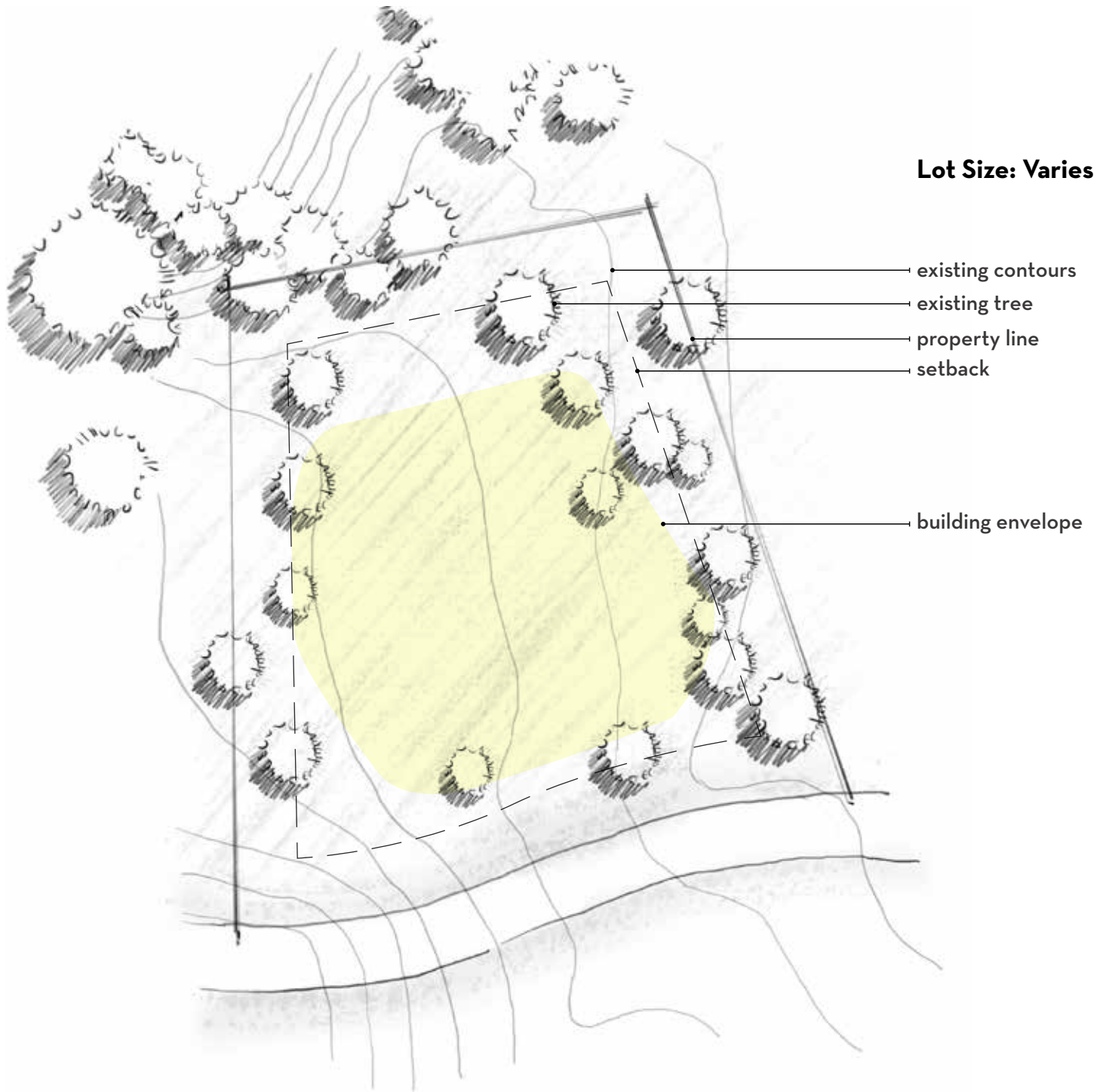
Each Building Envelope responds to natural features such as steep slopes, vegetation, rock outcroppings, and view orientation. Creative site planning and architectural design solutions that embrace these assets are encouraged. The Lot Owner must receive JDRC approvals for any building envelope adjustment. A revised Building Envelope shall be prepared by the Lot Owner to present to the JDRC. The submission should include a narrative outlining clear support for the unique constraints and other elements contributing to the need for an adjustment. The total dimension of the side yard setback of the revised Building Envelope area shall be equal to or greater than the sum of the side yard setbacks of the original Building Envelope. Additionally, the new Building Envelope area shall not exceed the original square footage allowed for each individual Lot.

If a Building Envelope adjustment is granted, the JDRC will issue a new Site Notebook defining the revised Building Envelope location.

## **2.8. Natural Area**

The Natural Area is the portion of the Lot that lies outside of the Building Envelope and is to remain in its natural state. The best way to maintain a beautiful and vibrant Natural Area is to protect the existing vegetation and minimize disturbance of native plant material during construction. (Refer to “Section 4.5 - Planting Guidelines Outside the Private Area.”)

No Improvements including roof overhangs, cantilevered floor areas, or balconies are allowed in the Natural Area. Exceptions include driveway access, utility connections, and necessary supplemental planting of native vegetation. Minimal grading for driveway access and to accommodate drainage and utility connections are allowed within the Natural Area as indicated on the Site Notebook. Portions of the Natural Area may have been previously landscaped by the Developer as part of the street. It is the intent that these previously landscaped areas are preserved or revegetated with native vegetation if required.

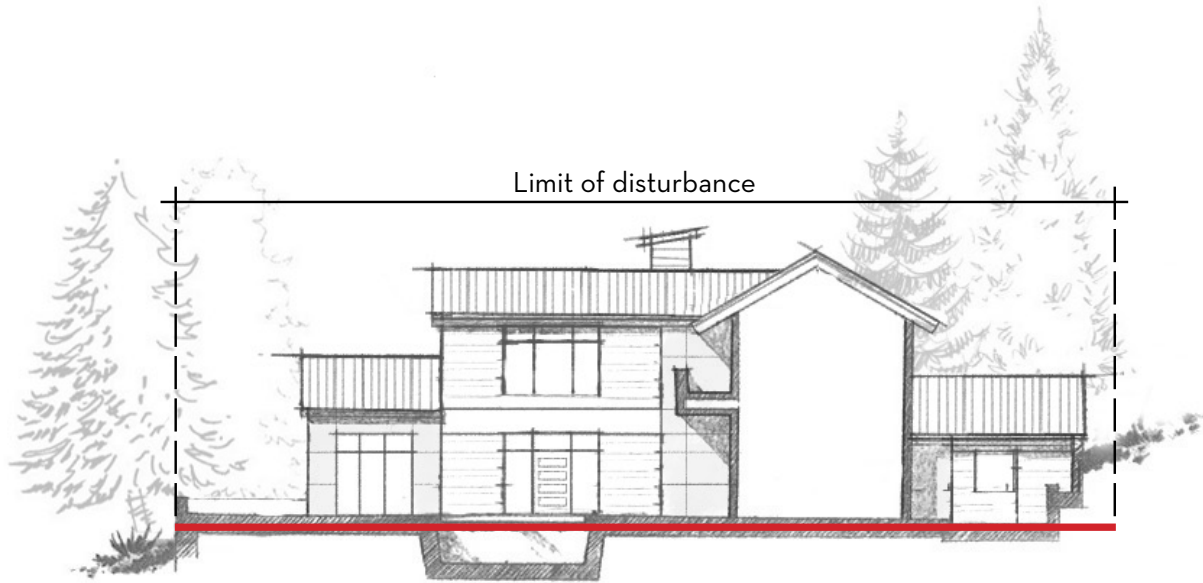


*Conceptual sketch of a lot illustrating site conditions, including topographic contours, existing trees, property lines, setbacks, and the building envelope.*

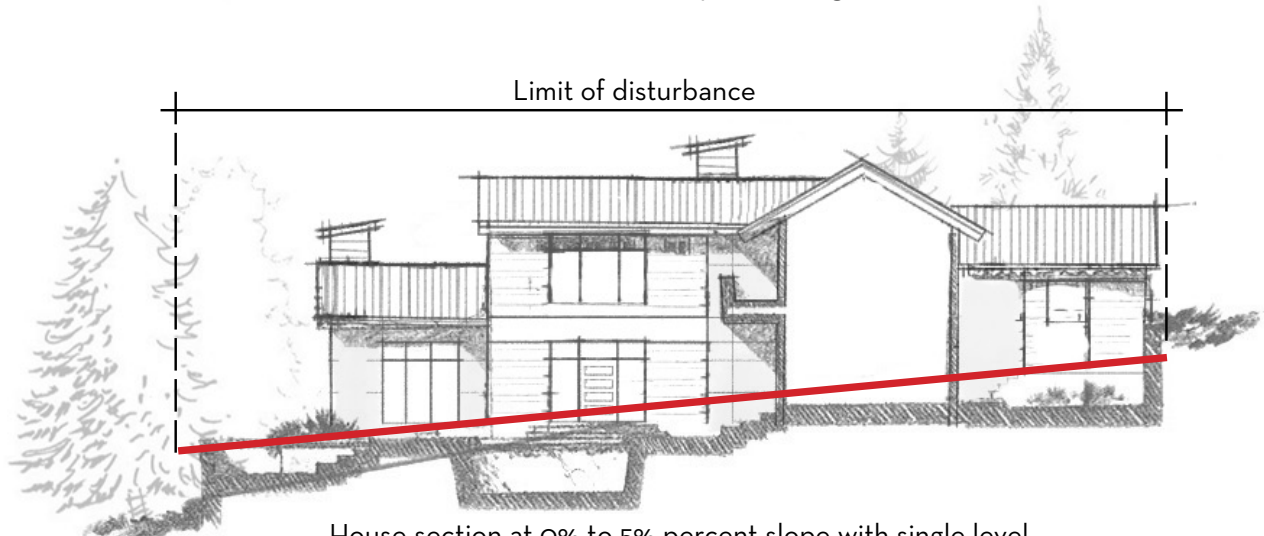
## **2.10. Site Development Related to Slopes**

A significant amount of our community planning work and custom home architectural designs have included addressing issues associated with hillside development. In addition to the technical aspects of codes and ordinances that often times dictate standards, our firm has been very pro-active in developing sensitive solutions to hillside development. As part of the overall development process, a core value that we believe, is to have a light touch on the land. This requires creative design solutions that are first developed in the planning stage relative to siting homes and identifying developable land areas.

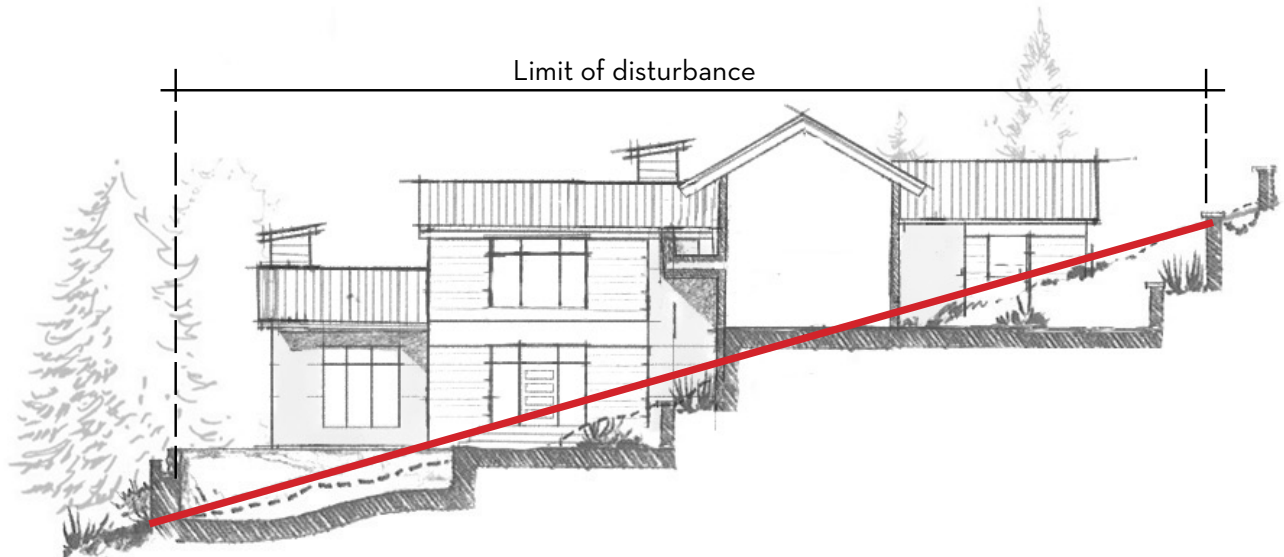
For the actual home design process, we have developed over the years a series of design standards relative to sloped conditions that look to limit the physical impact on the land. These standards often start with an analysis of sloping sites and understanding strategies of terracing the home in a thoughtful and beautiful manner. The end result is a unique home design that creates opportunities for both indoor and outdoor living while limiting major cuts, fills and or scars to the adjacent land area.



House section no slope with single level



House section at 0% to 5% percent slope with single level



House section at 5% to 10% percent slope with multiple terrace levels

## 2.11. Downhill and Uphill Lots

### Downhill Lot

For lots located on a downward slope, careful attention should be paid to ensuring that the building design does not dominate the landscape or cause significant visual impact. The layout should enhance the natural beauty of the descending topography while also addressing privacy and accessibility concerns from lower neighboring properties.

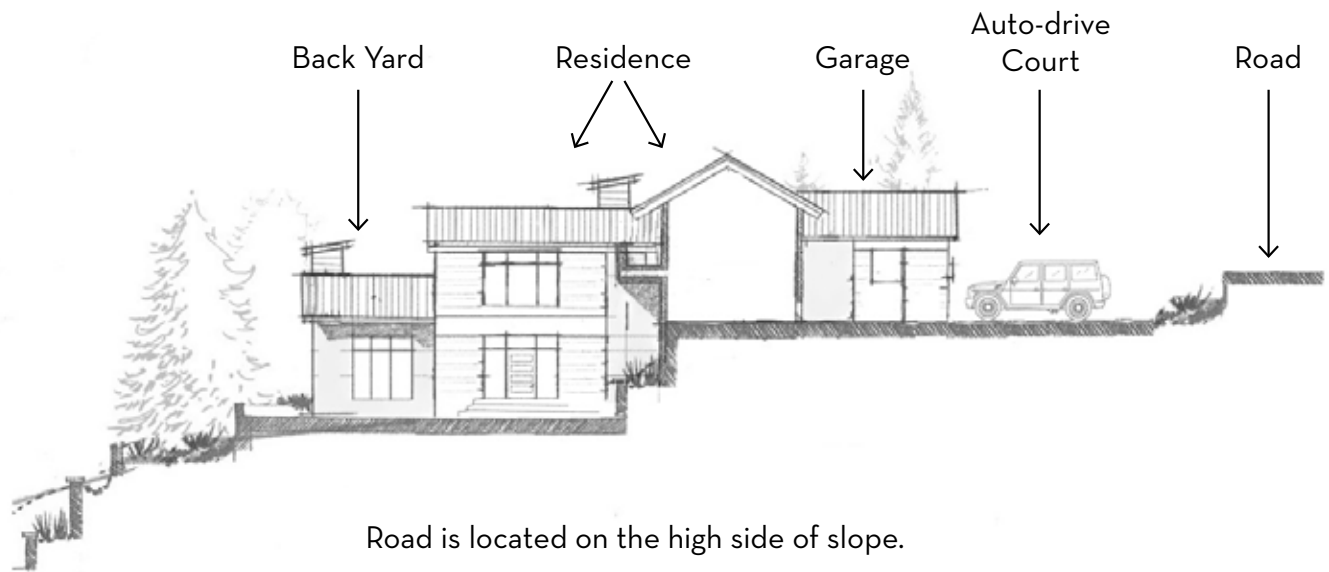
- **Building Placement:** Place structures to avoid cutting into the slope. Use stepped designs to integrate with the land and enhance views while protecting privacy.
- **Site Grading:** Limit grading and ensure proper drainage to prevent erosion. Retaining walls should blend with the terrain.
- **Vegetation Preservation:** Preserve existing plants to prevent erosion and maintain site integrity. New landscaping should use native plants for water control.

### Uphill Lots

For lots situated on an upward slope, the design of the Building Envelope should consider both the aesthetic and functional aspects of the terrain. Building elements should be carefully positioned to ensure minimal disturbance to the natural slope and to avoid excessive excavation or grading. Where possible, structures should be designed to step with the slope, integrating into the landform to reduce visual impact from surrounding properties.

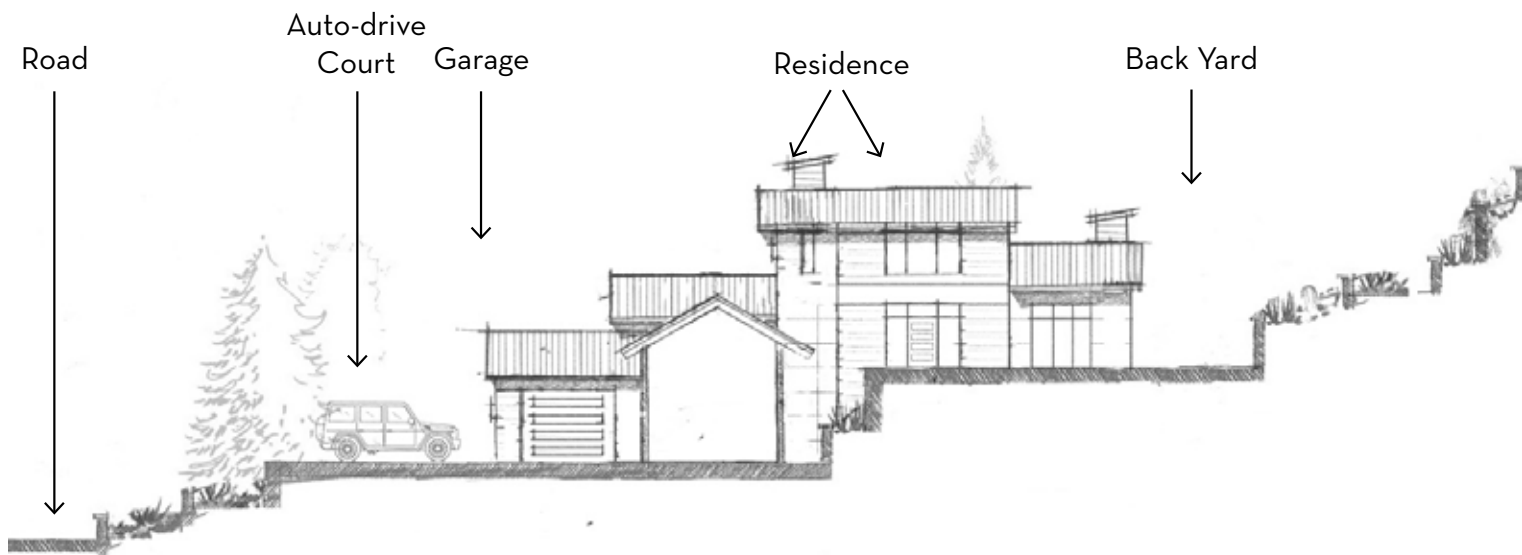
- **Building Placement:** Position structures to blend with the slope, maximizing views while maintaining privacy. Elevated decks and terraces should be carefully placed to avoid disrupting natural features.
- **Site Grading:** Minimize grading to preserve the slope and drainage patterns. Retaining walls, if needed, should match the natural landscape.
- **Vegetation Preservation:** Protect existing vegetation to stabilize the slope and maintain the natural character of the lot.

## DOWNHILL LOT



Road is located on the high side of slope.

## UPHILL LOT



Road is located on the low side of slope.

## **2.12. Site Grading & Drainage**

The majority of the homesites located in Marcella sit on sloping topography and will require some grading to accommodate the residence, driveway, and manage stormwater runoff. The planning of the site and placement of the home is to be designed to minimize grading, control erosion and sediment transport, and avoid significant disturbance to the natural landscape.

All grading and drainage Improvements are to avoid “man-made” appearance and blend into the natural setting to appear as extensions of the existing natural landform. Site grading should generally be designed to balance cut and fill on-site; however, import fill or excess cut as a result from on-site grading may not be used to significantly raise the first-floor level. Honoring the natural topography of the site is a higher priority than balancing cut and fill ratios to avoid off-hauling costs.

Specific guidelines for site grading include:

All grading and drainage Improvements are to be located within the Building Envelope. Grading within the Natural Area (other than for driveway and utilities) is prohibited. In general, finish floor of structures and site grading shall be designed to step with the natural grade. Pad grading on sloping homesites is not permitted. (Refer to “Figure 5 - Appropriate Site Grading.”)

Graded slopes are not to exceed 3:1, unless it can be demonstrated that steeper slopes provide more continuity with the surrounding landform. When 3:1 slope is exceeded, impacts shall be minimized and have a landscape treatment that helps mitigate the abrupt visual character of the slope. Where possible, naturally graded slopes are to be used rather than retaining structures. Where retaining structures are the most feasible solution to reduce grading impacts, they are to follow the natural contours of the land. All cut and fill slopes are to be graded with smooth transitions at top and bottom of slopes to be extensions of the surrounding landform. Grading operations shall not cause any on or off-site erosion or sedimentation, during or after construction. All topsoil disturbed by grading operations is to be stockpiled within the Limit of Construction area and reused as part of the landscape restoration. No grading shall be allowed within the drip line of existing trees to be preserved.

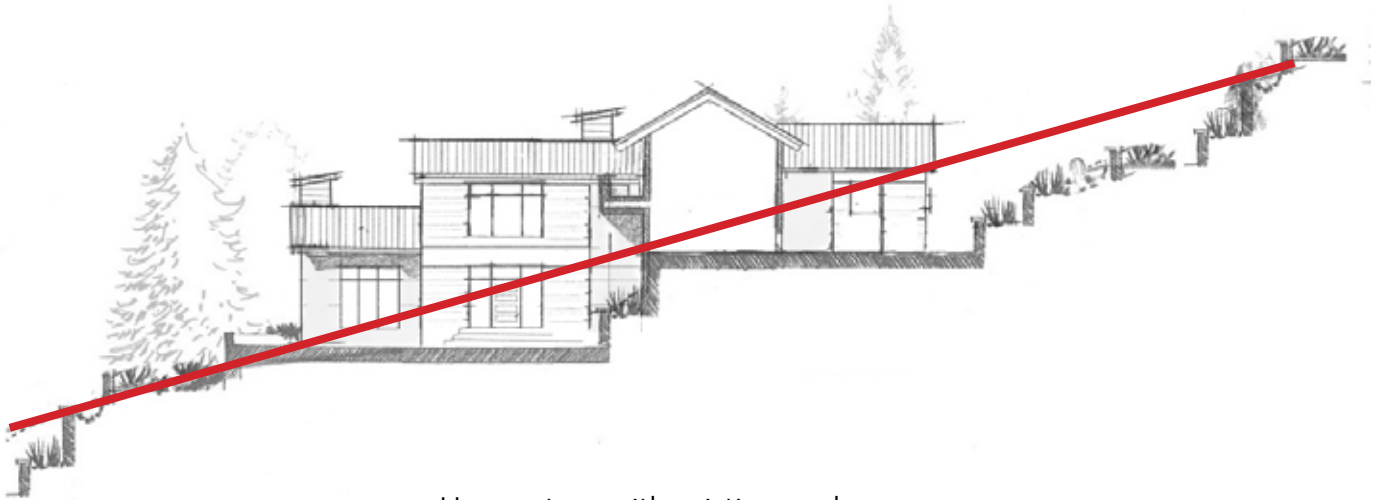
### **2.12.1 Erosion and Sediment Control**

Erosion control measures shall be in place at the perimeter of any Limit of Construction area prior to initiation of any grading activity or disturbance of native ground. At a minimum, these will consist of silt fences/waddles or diversion berms along with settlement basins. It is the responsibility of the Owner and their Builder to ensure the proposed erosion control methods are adequate and maintained throughout the construction period. After construction, cut and fill slopes are to be revegetated with approved native plant material that blends with the surrounding landscape.

Revegetation of slopes should be completed as soon as possible to minimize erosion. Forest vegetation shall be re-established in a comparable density and pattern to that which exists in the natural undisturbed forest areas or in accordance with these guidelines. (Refer to “Appendix B: Approved Plant List” for a list of approved hydroseed mixes.)

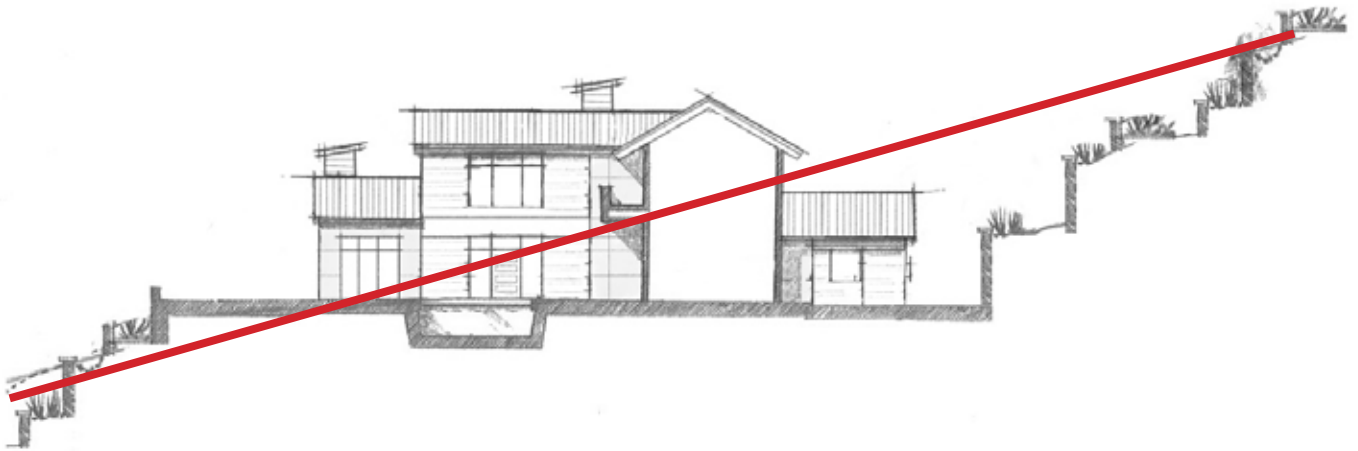
For houses that sit on 10% to 20% slopes.

**THIS**  
Appropriate Grading



House steps with existing grade.

**NOT THAT**  
Inappropriate Grading



Single large pad grading is not allowed.

**Figure 5 - Appropriate Site Grading**

*In general, the finish floor of structures and site grading shall be designed to step with the natural grade. Pad grading on sloping homesites is not permitted.*

# Planning Review Checklist

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**Project Name:** Jordanelle Ridge Village 3 Marcella  
**Project Type:** Preliminary Plat  
**Date Received:** November 26, 2024, Revision 2 – July 17, 2025  
**Date Reviewed:** January 2, 2025, Revision 2 – July 28, 2025  
**Planning Commission Date:** August 12, 2025  
**City Council Date:** N/A  
**Owner:** **RE Investment Holdings LLC**  
**Applicant:** Momentum Development  
**Developer:** Momentum Development  
**Location:** Approximately 600 E Hwy 32  
**Parcel(s):** 00:0021:5013 – 300 acres  
00:0021:5025 – 624.68 acres  
00:0021:5209 – 200 acres  
**Total – 1,124.68 acres**  
**Zone:** Mountain Community (MC)  
**General Plan Designation:** Mountain Preservation (MP)  
Neighborhood with Open Space (NOS)  
**Current Use:** Forested Mountain  
**Adjacent Uses:** Mountain Residential  
**Land Use Authority:** Planning Commission  
**Action Type:** Administrative  
**Planner:** Jamie Baron, Planning Manager

## General Review

---

**Previous Meetings:** None for this application

**Previous Approvals:**

- Annexation and MDA – May 2020
- Village 3 Concept – March 2024

**Process:** Section 18.117.016 identifies the Planning Commission as the Land Use Authority for Preliminary Plats.

**Staff Finding: Consistent.** *This application has been reviewed and is being sent to the Planning Commission for approval.*

**Community Review:** No public hearings are required.

**General Plan:** The General Plan identifies this area as Mountain Preservation (MP) and Neighborhoods with Open Space (NOS).

**Staff Finding: Consistent.** *The property is zoned Mountain Community.*

## Code Review

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### 18.66 Mountain Community Zone (MCZ)

- **18.66.020 General Requirements** – *Addressed with Master Development Agreement. Density for plat is 0.43 units/acre. 577.64 Acres with 251 units.*
- **18.66.030 Permitted Uses: Detached One-Family Dwellings are Permitted.**
- **18.66.040 Development Requirements**
  - **Lot area**
    - **Patio Lots** – 5,000 to 7,999 square feet. **Complies.** *The patio lots, also identified as cabins, are each 5,000 square feet in size. Total of 45 Patio/Cabin Lots.*
    - **Traditional Lots** – 8,000 to 19,999 square feet. **Complies.** *Lots SV-526, 527, 528 are all traditional lots and range from 17,606 to 18,705. Total of 3 Traditional Lots.*
    - **Estate Lots** – 20,000 + square feet. **Complies.** *The smallest Estate Lot (SV-525) is 22,082 square feet. Total of 203 Estate lots.*
  - **Minimum Unit Size** – To be reviewed with Building Permit.
  - **Setbacks** – To be reviewed with Building Permit.
  - **Building Height** – To be reviewed with Building Permit.
  - **Rural Highway Setbacks** – 150' setback from State and Federal Highways. **Complies.** *The closest lot to Highway 32 is Lot HC-103, which is setback 256 feet from the edge of the right of way.*
- **18.66.050 Mountain Community Zone Development Approval Process** – MDA was approved in 2020.
- **18.66.060 Mountain Community Zone Minimum Roadway Standards** – Reviewed by Engineering per MDA.
- **18.66.070 Open Space** – Refer to MDA.
- **18.66.080 Architectural Design Standards** – Refer to MDA.
- **18.66.090 Sign Standards** – None proposed at this time. A sign permit will be required in the future.

### 18.67 Sensitive Lands

- **18.67.010 Sensitive Lands, Hazards, And Agricultural Land Notification**
  - **F. Development Prohibited.**
    - **1. Steep Slopes:** Residential and commercial structures are prohibited in areas with natural slopes greater than 30%, but such areas may be included within a lot boundary or used as open space (private or public.) When lots contain areas of steep slopes, the buildable area shall be a minimum of 4000 square feet below 30% natural grade and with a minimum width and length of 50 feet. The requirement at time of Annexation is 5,000 and is the required minimum. **Can Comply.** Lots SV-

501 and SP-442 contain significant steep slopes and do not contain the minimum building pad requirement. These lots may be relocated or adjusted to comply. This shall be addressed with the Final Plat.

### 18.68 Supplementary Zoning Regulation

- **18.68.172 Rural Highway Setbacks:** 150' setback from State and Federal Highways. **Complies.** *The closest lot to Highway 32 is Lot HC-103, which is setback 256 feet from the edge of the right of way.*

### 18.72 Off Street Parking and Loading

- **18.72.030 Parking Space Requirements – Designated:** 2 parking stalls per residence is required. **Complies.** *Each home will provide a minimum of a 2 car garage.*
- **18.72.040 Parking Space Requirements – Location and Control:** All off street parking stalls shall be maintained onsite. **Complies.** *All parking will be within the garage of the single family homes.*

**18.76 Landscaping** – Reviewed at time of building permit by HOA for single family. See MDA for additional requirements.

### 18.78 Lighting

- **18.78.040 Lighting Standards**
  - B. Single Family Residential Standards. The following provisions shall be applicable to all residential developments and buildings approved after the date of adoption of this ordinance.
  - 1. All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line.
  - 2. Height – All fixtures shall be mounted no higher than 16 feet.
  - 3. LED Required – All fixtures shall be LED.
  - 4. All lighting fixtures shall be 3000 K or less in color.
  - 5. Home Owners Associations (HOA's) in new residential subdivisions shall include dark sky compliant regulations in their Covenants Conditions and Regulations (CC&R's). **Complies.** *All Single Family Regulations will be enforced by HOA at time of building permit.*

**18.106 Ridgeline Protection** – Development on a Significant Ridgeline is prohibited. Sky lighting a Significant Ridgeline is prohibited. **Complies.** Based on the view shed analysis, the development does not impact a Significant Ridgeline. These lots will not be visible from the valley.

### 18.117 Subdivisions

**18.117.14 Requirement of Adequate Public Facilities:** Will connect to City Infrastructure. Will be reviewed by Engineering.

**18.117.16 General Subdivision Procedures:** Planning Commission is the Land Use Authority for Preliminary Plats. **Complies.** *This application is scheduled for Planning Commission review and approval.*

**18.117.22 Required Plans**

- **17.20.020 Preliminary Plans: Complies.** *All required plans have been submitted.*

**18.117.24 Street Design Standards:** Will be reviewed by Engineering.

**18.117.26 Block Design Standards**

**18.117.28 Lot Design Standards:** All lots conform to the size and location requirements of the MCZ zone. There are 2 lots that require modification to meet the requirements of the Sensitive Lands Ordinance pertaining to steep slopes. **Can Comply.**

**18.117.30 Improvements:** Will be reviewed by Engineering.

**18.118 Trails Design Standards:** The area contains backcountry trails. Trail slopes and details will be required for Final Plat Approval.

## **Development Agreement**

### **Design Guidelines**

#### **3.0 Neighborhood Design**

**3.1 Streets:** Master Transportation Plan was amended prior this plat. **Complies.**

**3.5 Parcel Lot Size:** Same as MCZ Zone. **Complies.**

**3.6 Open Space:** The back country trails are the active open space in this area. Most of the are is passive open space and un touched. The MDA requires a minimum of 10 acres of improved open space per 1,000 units. This is being provided in Village 2 in the Arts district. **Complies.**

**3.7 Area of Disturbance**

**3.8 Storm Drainage:** Will be reviewed by Engineering.

#### **4.0 Site Development Standards**

**4.1 Setbacks:** Will be reviewed during building permit for single family homes.

**4.2 Building Height:** Will be reviewed during building permit for single family homes.

**4.3 Garages and Accessory Buildings:** Will be reviewed during building permit for single family homes.

**5.0 Architectural Standards** Will be reviewed during building permit for single family homes.

**6.0 Landscape Standards** Will be reviewed during building permit for single family homes.

**7.0 Lighting and Miscellaneous Site Features** Will be reviewed during building permit for single family homes.

**8.0 Signage** None proposed with this application.

**Open Space Dedication:** The MDA requires a minimum of 10 acres of improved open space per 1,000 units. This is being provided in Village 2 in the Arts district. **Complies.**

**Cul-de-sac Length (1,320 feet):** All cul-de-sac's are less than 1,320 feet. **Complies.**

**Transportation Master Plan:** The application **Complies** with the Transportation Master Plan. The TMP was recently updated.

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## **Other Department and Entity Reviews**

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### **Wasatch County Fire**

- Roads and access points with more than 30 single family units or any commercial must provide approved secondary access.
- Secondary access serving a community cannot be through a gate. All secondary access must be free flowing unimpeded access/egress.
- Hydrants to be approved at later submission.
- Access to structures must be per Wasatch Fire District Single Family Dwelling Guidelines.

### **Engineering**

- Address all Engineering comments with Final Application.



# Planning Commission Staff Report

<b>MEETING DATE:</b>	8/12/2025
<b>SUBJECT:</b>	Requesting an MDA approval for Downtown Food Truck Court DA, located at 89 W 100 S. (Planner Jacob Roberts)
<b>RESPONSIBLE:</b>	Jacob Roberts
<b>DEPARTMENT:</b>	Planning
<b>STRATEGIC RELEVANCE:</b>	Community Development

## SUMMARY

Matt Hansen is requesting a development agreement to facilitate the construction of a food truck court located at 89 West 100 South. This food truck court would consist of approximately 8 food trucks, a small parking lot, bathroom facilities, and a seating area for patrons. The applicant intends for this to be a temporary use (2-5 years) until the site can be redeveloped.

## RECOMMENDATION

Staff recommends a positive recommendation for the proposed Development Agreement based on the findings and conclusions listed below.

## BACKGROUND

The applicant has approached staff to discuss a food truck court on an empty lot located at 89 west 100 south. Staff has determined that a development agreement would be necessary to facilitate such a project due to the nature of the project and current zoning requirements. Current ordinances in both zoning and food truck regulations would prohibit such a use at this site. The Planning Commission held a public hearing on the proposed development agreement on July 22, 2025. At that meeting, the Commission expressed the desire to see more done on the part of the applicant to decrease required legislative waivers/exemptions. The Commission moved to continue the item.

Since the previous Planning Commission meeting, the applicants have revised the original Development Agreement requests. Those new requests and staff comments are outlined below.

## DISCUSSION

Staff has reviewed the application and left the following comments.

## General Plan

- The General Plan designation for this particular property is "Downtown" and outlines the following uses:

Downtown (600 South to 500 North, 200 East to 200 West) (DT)	A mixed use town center with historical architecture and active open spaces	14 to 30 units per acre Up to 4 story heights (interior block locations encouraged) Consider 2 story minimum height	Small business storefronts with historic architectural elements on first floors along Main Street. Interior block commercial/office uses blending with higher density residential. East/west streets to include diagonal parking and bike accommodations.
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This proposal would be consistent with the General Plan as the General Plan calls for active open spaces and commercial uses. That being said, care should be taken to ensure the impact on surrounding properties is lessened where possible.

## Departmental Review Summary

### Planning Department

The Planning Department maintains **conditional approval** contingent upon execution and approval of a Development Agreement (DA). The updated and revised proposal has addressed some of the previous comments but not all. The following sections of the municipal code must be addressed by the DA:

- **Mobile Food Vendors (Section 18.68.608)**
  - Food trucks are required to be located at a brick-and-mortar business.
- **Lighting (Section 18.78)**
  - All applicable lighting standards must be met or addressed in the DA
  - The applicant has specifically requested that this project not be required to follow parking lot lighting standards.
- **Landscaping (Section 18.76)**
  - Bare ground and dirt areas are prohibited and must be addressed in the DA
  - Additional landscaping requirements for commercial properties must be addressed.
  - The applicant has proposed street trees in planter boxes along 100 South and 100 West.
- **Commercial Zones (Section 18.28)**
  - A "Food Truck Court" should be listed as a permitted use for this property in the DA. Ideally a "Food Truck Court" should be defined.

- **Off-Street Parking and Loading (Section 18.72)**

- Parking requirements or exemptions must be addressed in the DA as there are currently no parking requirements for a food truck court.

## Engineering Department

All City Engineer requirements not waived through the DA process must be satisfied prior to final development plan approval. Applicants must respond in writing to all redlines and comments. After the new proposal Engineering Comments remain largely unchanged as staff does not have the ability to grant waivers of impact fees or requirements.

### Outstanding site and infrastructure concerns include:

#### 1. Traffic Impact:

The proposed use will significantly affect nearby intersections. A traffic impact fee would typically be assessed unless waived by the legislative body. If waived, the DA must define "temporary use" and clarify when impact fees would apply in the future.

#### 2. Water and Sewer:

One Equivalent Residential Unit (ERU) credit exists based on prior residential use. Developer claims on water use cannot be verified. Water use must be monitored annually, and any usage exceeding one ERU should trigger an impact fee. This requirement must be included in the DA.

#### 3. ADA Access:

Applicant must coordinate with the Building Department to ensure ADA-compliant access to the food court and restrooms from the parking lot.

***The new plan includes an ADA route throughout the site.***

#### 4. Storm Water Design:

The site must comply with the City's Storm Water Design Manual unless the DA waives this requirement for a defined temporary use.

#### 5. Street Improvements:

Typical commercial requirements include widened asphalt, curb, gutter, and sidewalk improvements along adjoining streets. If these are not provided, the legislative body must waive them through the DA.

#### 6. Road Dedication and Survey:

Dedication may be required if property lines extend into the public right-of-way or if gaps and overlaps in property deeds exist. No survey map was submitted with the concept plan. If required, a waiver must be addressed in the DA.

### Details of Updated proposal for a temporary Downtown Heber Food Truck Court.

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 75 N Main Street  
Heber City, UT 84032

 Phone: 435-657-0757  
Fax: 435-657-2543

 [heberut.gov](http://heberut.gov)

Following the feedback received from the Planning Commission on July 22nd, the applicant has submitted revised plans. The following is a summary of the new proposed Development Agreement. Please see attached document "*Proposal for a Temporary Food Truck Court*". The new proposal addresses issues such as:

1. Defining the "temporary use" as a maximum of five (5) years and establishing a sunset clause as well as a 1-year check in to establish compliance with the DA.
2. Construction of restroom facilities to take place no later than the 1-year checkpoint. Temporary restroom facilities will be used up until that point.
3. Other sections of code such as landscaping, parking and lighting.
4. ADA accessibility.
5. Privacy Fence will be installed on the East and South property lines.

The applicant also provides details for engineering requests such as traffic impact and water and power usage.

**The applicant outlines the requested waivers as follows:**

1. Requesting a waiver of the requirement of Sec. 8-68-608 D-1a that requires food trucks to be located at "an existing brick and mortar business."
2. Requesting a waiver of all Impact Fees until a future commercial project and building is constructed on this property. This property previously had a home on it, with "grandfathered" impact fees for that use. Estimated utility use for 8 food trucks is not expected to exceed the average use of a single-family house for sewer, water, and power. No other food trucks or food truck courts have paid any impact fees to Heber City.
3. Requesting a waiver of landscaping regulations and street tree requirements, since this is a use that will expire within 5 years. The entire site will be covered with compacted road base and decorative gravel. Applicant agrees to install six 3'x3' planter boxes as shown on the submitted site plan, each with an ornamental tree and perennial flowers.
4. Requesting a waiver of any required parking lot lighting. Lighting on the site will comply with Sec 18.78.
5. Requesting a waiver of following the Heber City Storm Water Design manual. The site is nominally ¼ acre, with very little impervious area. The food truck court will not produce any greater runoff than the previous house, driveway, and yard had.
6. Requesting a waiver of any requirement to expand or improve the adjoining streets of 100 West and 100 South. This includes asphalt, sidewalk, curb and gutter. Also includes any dedication for more right-of-way beyond the current width of 82.50 feet.
7. Request return of the \$2300 escrow fee paid to city for external consultants. Already paid \$3000 Fee for the Development Agreement.

**Please see the attached applicant proposal for full details.**

## FISCAL IMPACT

N/A

## CONCLUSION

In conclusion, many of the original reviews by staff remain. Some concerns have been addressed, but the proposal will still require a Development Agreement to accomplish the project. Staff has recommended a positive recommendation based on the General Plan designation of this area, but attention should be paid to decrease the impact on neighbors.

### Findings:

1. The proposed Food Truck Court is in compliance with the General Plan based on the "Downtown" designation of this parcel and the approved land uses that include active open space and commercial uses.
2. The proposed Food Truck Court will require an approved Development Agreement to allow for the project to move forward.
3. The Planning Commission held a public hearing on July 22nd 2025 and moved to continue the item.

### Conditions:

1. A Development Agreement is executed and addresses all concerns of staff including but not limited to,
  1. Landscaping
  2. Lighting
  3. Parking
  4. Land Use & Requirements of the C-3 Commercial Zone
  5. Traffic Impact
  6. Utility Impact
  7. Impact Fees
  8. Definition of a Temporary Use
  9. Establishing a date for when the use will sunset
  10. Establishing check-in dates for when the development will be inspected for compliance

As the applicant has requested a development agreement to facilitate this project. The ultimate decision to grant the requested waivers will fall to the City Council.

## ALTERNATIVES

### Staff Recommended Option - Positive Recommendation

I move to forward a **positive recommendation of the Development Agreement for the Downtown Heber Food Truck Court** as presented, with the findings and conditions as presented in the conclusion of the staff report.

### Alternative 2 - Continuance

I move to **continue the Development Agreement for the Downtown Heber Food Truck Court** to another meeting on **[DATE]**, with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

### Alternative 3 - DENIAL

I move to **deny the Development Agreement for the Downtown Heber Food Truck Court** with the following findings.

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## POTENTIAL MOTIONS

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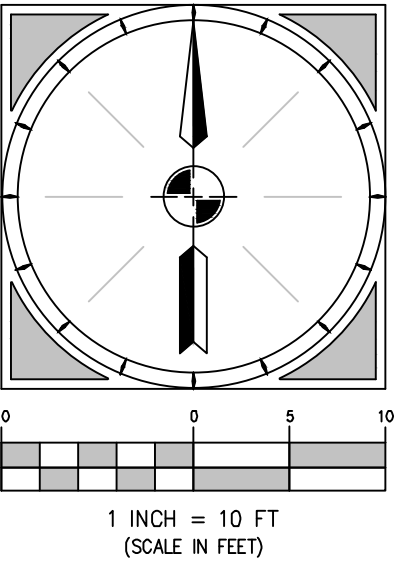
## ACCOUNTABILITY

**Department:** Planning  
**Staff member:** Jacob Roberts, Planner

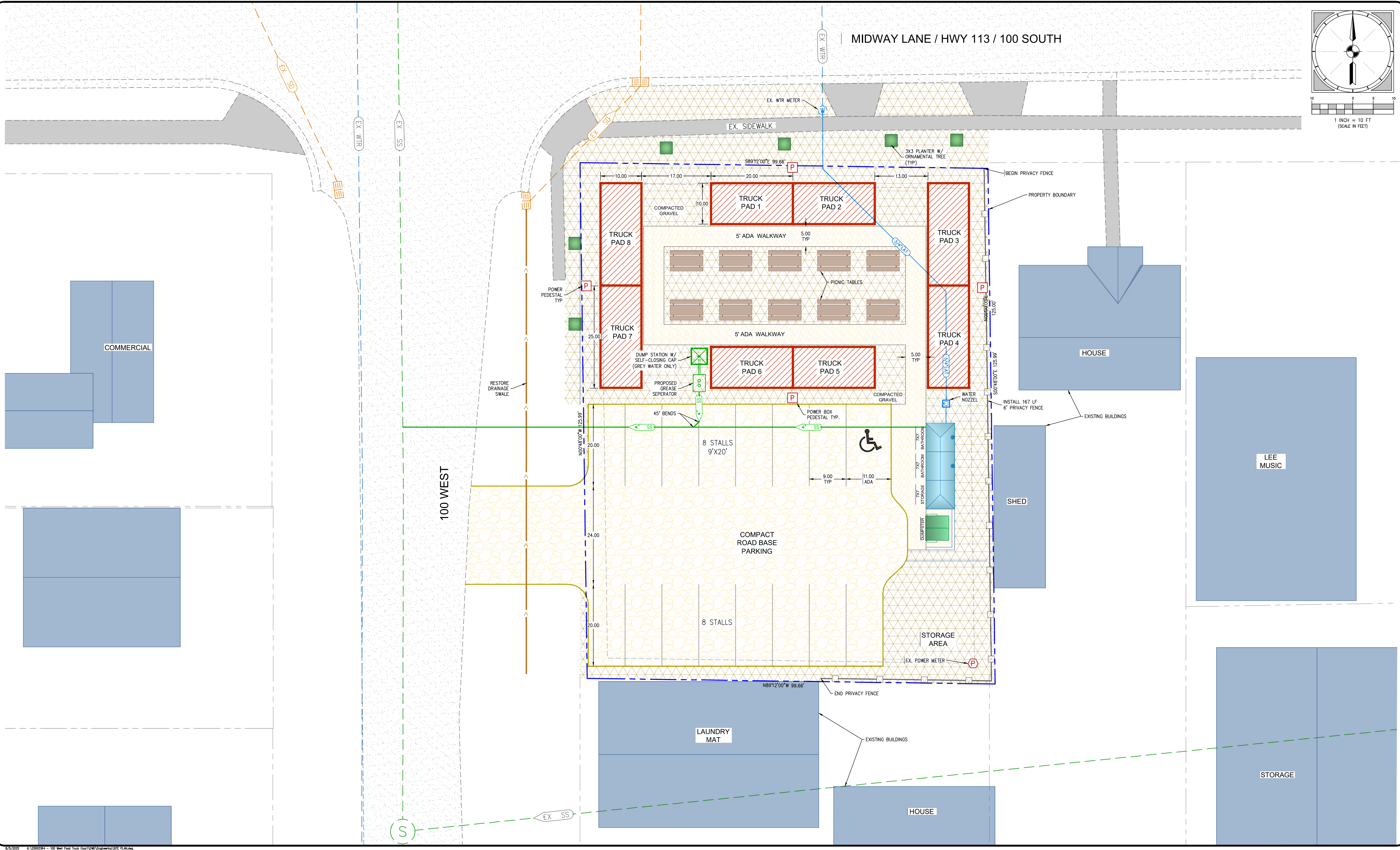
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## EXHIBITS

1. FOOD TRUCK COURT SITE PLAN
2. PROPOSAL FOR A TEMPORARY FOOD TRUCK COURT (REVISED)
3. Staff Comments from Original Submittal (MDA with Concept)



MIDWAY LANE / HWY 113 / 100 SOUTH



PROJECT 25003364	PREPARED FOR BIGMAKKS, LLC.
SHEET 1 OF 1	PROJECT PARCEL 04-7576 89 WEST 100 SOUTH

## CONCEPT SITE PLAN DOWNTOWN HEBER FOOD TRUCK COURT

DRAWN BY: SFS	REVIEWED BY: MPJ
SCALE: 1" = 10'	ISSUE DATE: 8/5/2025



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ATWELL, LLC.  
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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER, REPRODUCE, OR REPRODUCE THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS SUBJECT TO LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND PROPERTY DESCRIPTION OF THE ALTERATIONS.

**PROPOSAL FOR A TEMPORARY  
DOWNTOWN HEBER FOOD TRUCK COURT  
AT 98 WEST 100 SOUTH (IN THE C-3 COMMERCIAL ZONE)**

The property owner / applicant desires to develop a new commercial project within five years, but is waiting for adjacent and other parcels on the block to also be redeveloped. This correlates closely with the City’s vision of future commercial and mixed-use development on this block, including the future mid-block pedestrian street.

In the meantime, the applicant desires to put the property to good use by attracting eight local food trucks to gather in a food truck court, using the existing power, water, and sewer connections that are available on the property. The property owner will manage the maintenance and utilities for the property. This temporary use will offer a variety of different culinary options for lunch, dinner, and nighttime noshes to people working and living in the downtown area, or traveling between Heber and Midway.

A Development Agreement is requested for this temporary use because the current Heber City code (18.68.608) generally requires food trucks to be located on private property that contains “an existing brick and mortar business.” This property complies in all other ways, except that single requirement.

Below is a summary of this temporary development plan for the Downtown Heber Food Truck Court:

**THE PROPOSED FOOD TRUCK COURT WILL HAVE A MAXIMUM OF EIGHT FOOD TRUCKS.  
THIS WILL BE AN APPROVED USE FOR UP TO FIVE YEARS.**

1. Applicant requests a Development Agreement with a five-year sunset (December 2030) and agrees to a city review after one full year of operation (January 2026) to reassess water and sewer use, traffic and parking. Per that review, Applicant is willing to pay impact fees for water and sewer usage beyond a typical single-family home, and to address other issues as the city directs.
2. This property is 0.29 acres in the Downtown Commercial C-3 Zone.
3. Hours of operation will be 11 AM to 9 PM (or less.)
4. On site parking for 16 cars in a parking area of compacted road base; access will be from 100 West. One ADA stall will be posted, per Building Dept. On-street parking adjacent on 100 South and 100 West is also available, which are commercial streets.
5. Per discussions with the Building Dept., ADA access will be provided on the site from the ADA parking stall to each food truck pad and to the ADA bathroom.
6. There is already a power meter on the property from the original house. Power pedestals will be provided for each truck; GENERATORS WILL BE PROHIBITED. Power hookups will be run underground to each food truck pad. Power bill will be paid by the property owner.

7. Two temporary bathrooms (one will be ADA compliant) will be provided and maintained on site. A site-built (semi-permanent) bathroom building, connected to water and sewer, will be constructed by June 1, 2026.
8. A common trash dumpster will be provided on site, at the rear of the parking area, within an enclosed structure. Property Owner will keep the site and park strips free of weeds, debris, and trash.
9. There is an existing city-standard water meter. An RV-style culinary water supply will be installed on site for the food trucks to use to fill their on-vehicle water tanks. Water bill will be paid by the property owner. Water usage will be reviewed in January, 2026 and property owner agrees to pay an impact fee for annual water and sewer usage greater than what is assessed for a single-family home.
10. An RV-type wastewater disposal site, with a city-approved oil/grease separator, will be installed and connected to the existing sewer lateral. This will only be used for “grey water” from the food trucks. Food trucks will be able to empty their grey water tanks every few days by connecting their drain hose to the disposal site. Monthly sewer bill will be paid by the property owner. The oil/grease separator will be maintained by the property owner per the HC FOG ordinance (Code Sec 13.08.)
11. Per WC Fire District, all applicable ICC and NFPA codes for Food Trucks shall be followed.
12. Applicant agrees to install a solid privacy fence along the east and south property lines (except along the solid wall of the laundromat building).
13. Applicant agrees to reconstruct the drainage swale along the frontage on 100 West.
14. Applicant agrees to install four planter boxes along 100 South and two planter boxes along 100 West. Each planter will be at least 3’x3’ and contain an small ornamental tree and various flowers.

## **CITY ENGINEERING DEPT ITEMS:**

**Culinary Water:** Conversations with three local food truck owners have revealed that they all use between 10- 20 gallons of water each day of operation. This is mostly for washing hands and keeping counters clean. Most food preparation is done off-site. Truck #1 has a 30-gallon tank that they refill every 3 days. Truck #2 has a 30-gallon tank that is refilled every second day. Truck #3 has a 50-gallon tank that he tops off every second day. Using the high number of 20 gallons per day, eight food trucks would be anticipated to use a maximum 160 gallons of water per day, which is lower than the average ERU in Heber City (about 200 gallons per day.) An impact fee should not be required.

**Sewer:** This is the same calculation as the water usage. An on-site RV- wastewater disposal location is proposed, to be used by each truck for grey water disposal. The anticipated use is 160 gallons per day (8 trucks x 20 gal.) which is less than 1 ERU. An impact fee should not be required.

**Press. Irrigation:** Since the proposed Food Truck Court will be a temporary use, the property owner proposes to install road base and decorative gravel on the property. The park strips along 100 West and 100 South will have xeriscaping in the form of decorative gravel over landscaping fabric. No connection to the city irrigation system is available or needed. An impact fee should not be required.

**Storm Drainage:** No new impervious areas are anticipated for this temporary use. All storm water is expected to percolate into the gravel on site. An impact fee should not be required.

**Parks/Trails:** No impact fees are charged for commercial uses.

**Streets:** A study in 2010 in Oregon by ITE shows that a food truck court with 8 trucks would be anticipated to generate about 84 vehicle trips during the peak hour (lunch hour or dinner hour.) For the anticipated daily service, a 2.5x that number is a good estimate for the entire day. Using the HC impact fee of \$271 per trip, the calculated impact fee of \$57,000 is impossible to pay by the applicant for this temporary use. Applicant is requesting an exception to this impact fee, since the use is temporary, and no other food trucks have ever been charged an impact fee of any kind.

**Public Safety:** Only a small 7' x 21' structure is proposed for the two bathrooms and storage room. The HC Public Safety Impact Fee is \$0.59 per sqft. The total PS impact fee could be calculated to be 147 sqft x 0.59 = \$87. This fee is requested to be exempted since the use is temporary and no other food trucks have been charged this fee.

## REQUESTED WAIVERS:

1. Requesting a waiver of the requirement of Sec. 8-68-608 D-1a that requires food trucks to be located at “an existing brick and mortar business.”
2. Requesting a waiver of all Impact Fees until a future commercial project and building is constructed on this property. This property previously had a home one it, with “grandfathered” impact fees for that use. Estimated utility use for 8 food trucks is not expected to exceed the average use of a single-family house for sewer, water, power. No other food trucks or food truck courts have paid any impact fees to Heber City.
3. Requesting a waiver of landscaping regulations and street tree requirements, since this is a use that will expire within 5 years. The entire site will be covered with compacted road base and decorative gravel. Applicant agrees to install six 3’x3’ planter boxes as shown on the submitted site plan, each with an ornamental tree and perennial flowers.
4. Requesting a waiver of any required parking lot lighting. Lighting on the site will comply with Sec 18.78.
5. Requesting a waiver of following the Heber City Storm Water Design manual. The site is nominally ¼ acre, with very little impervious area. The food truck court will not produce any greater runoff than the previous house, driveway, and yard had.
6. Requesting a waiver of any requirement to expand or improve the adjoining streets of 100 West and 100 South. This includes asphalt, sidewalk, curb and gutter. Also includes any dedication for more right-of-way beyond the current width of 82.50 feet.
7. Request return of the \$2300 escrow fee paid to city for external consultants. Already paid \$3000 Fee for the Development Agreement.

## Staff Comments left on the MDA w/ Concept Application

Date Initiated: June 11, 2025

### **Planning:**

Conditional Approval Based on approval of MDA.

Sections of code that will need to be addressed in the MDA include,

#### **Mobile Food Vendors 18.68.608**

- Food trucks are required to be located at a brick and mortar business location

#### **Lighting 18.78**

- All lighting requirements should be met

#### **Landscaping 18.76**

- The absence of any landscaping (bare ground, dirt) is prohibited. This will need to be addressed in the MDA.
- Other landscaping requirements regarding commercial businesses.
- Street Tree Planting requirement

#### **Commercial Zones 18.28**

- Food Truck Court should be added as a permitted use for this property as per the MDA.

#### **Off-Street Parking and Loading 18.72**

- Parking requirements should be included as part of the MDA

## Engineering

Please see the attached files for redlines and comments. To speed up review of any subsequent submittal, please provide a summary of your responses to the redlines and comments, ensuring that any comments not addressed are clearly noted with reason for not addressing the comment.

All City Engineer requirements that have not been waived by the MDA process will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed with future submittals unless waived by the legislative bodies: (Please note that the following list is not to be considered all-inclusive and additional concerns may arise as design plans are submitted for review.)

1. Traffic Impact will be significant on an intersections that are already arguably failing performance standards. A traffic impact fee would typically be charged. If legislative body chooses to waive impact fees on the basis that this is a temporary use, then the MDA should clearly define what temporary use means and when impact fee would be charged if use changes.
2. Water and sewer: Because there was a residential unit, there is a one ERU credit on this property. Assertions of water use are being made by developer that are impossible to verify. Therefore, water use will need to be monitored and verified each year. Any use of water above that of a typical ERU should require an impact fee to be paid. The MDA should include this provision.
3. Applicant should coordinate with building department to satisfy ADA access to food court and bathrooms from parking lot.
4. Storm water design: Engineering department typically requires design in accordance with the City's Storm Water Design Manual. If the use changes from temporary as defined in the MDA compliance with the manual is required.
5. In a typical commercial development, the city engineer requires that the adjoining streets be constructed to current city standards with widened asphalt, curb and gutter and sidewalk. If so inclined, the legislative bodies would need to waive this requirement through the MDA process.
6. In a typical commercial development road dedication would be required:
  - a. If deed lines extend into the ROW, then dedication will need to occur.
  - b. Any overlaps and gaps in deeds and/or occupation lines will need to be resolved.

No survey map was submitted with concept plan that could be used to verify these issues. If so inclined, the legislative bodies would need to waive this requirement through the MDA process.

### **Wasatch County Fire**

- Food Truck Pads/homes to be separated by at a minimum 10 feet.
- All applicable Food Truck Codes from ICC and NFPA must be followed.

### **Central Utah Water Conservancy District**

- Provide final Heber City water action report when it becomes available.