

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

October 14, 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:

- I. 08.26.2025 and 09.09.2025 PC Draft Minutes for Approval

3. Action Items:

- I. Consider Subdivision Preliminary approval for Harvest Village (The Slope), located at River Rd and Hwy 40. (Planner Denna Woodbury)

4. Work Meeting:

5. Administrative Items:

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 10.09.2025, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
August 26, 2025**

DRAFT Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Chairman Phil Jordan called the Planning Commission Meeting to order at 6:04 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Chairman Phil Jordan
Vice-Chair Tori Broughton
Commissioner Darek Slagowski
Commissioner Josh Knight
Commissioner Greg Royall
Commissioner Robert McKinley

Planning Commission Absent:

Commissioner Dennis Gunn
Commissioner Dave Richards
Commissioner Robert Wilson

Staff Present:

Planning Manager Jamie
Baron Planner Jacob Roberts
Planning Office Admin Meshelle Kijanen
Consultant Landmark Design Inc.

Staff Participating Remotely:

Aubrey Larsen from Landmark Design Inc.

Also Present:

Also Attending Remotely:

Grace from KPCW

III. Pledge of Allegiance: By Invitation

Vice-Chair Broughton led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation: N/A

V. Recuse for Conflict of Interest: N/A

2. Consent Agenda:

I. July 22, 2025 & August 12, 2025, Draft Minutes for Approval

Motion: Commissioner Slagowski moved to approve the July 22, 2025 and August 12, 2025 draft minutes for approval. Commissioner Royall made the second.

Discussion: N/A

Voting Yes: Commissioner Slagowski, Commissioner Knight, Chairman Jordan, Commissioner Royall, Vice Chair Broughton, Commissioner McKinley.

Voting No: None. The Motion Passed 6-0.

3. Action Items:

I. Request for a Site Plan Approval for Hicken Fieldhouse, located at 280 East 600 South (Planner Jacob Roberts)

Planner Roberts provided an overview of this item. He explained this was a request for site plan approval and reported the City Council had already approved the MDA for this project. He highlighted key points of the MDA and noted requirements including parking, landscaping, and lighting. He noted it was a small building with low elevation and indicated it was located near the high school. Planner Roberts shared images of the site plan. He stated that the only condition that the Planning Department had was for the applicant to plant street trees.

City Engineer Hansen noted that there was a boundary line overlap with the property to the east. He commented that currently, the two parcels had the same owner, but he said that the boundary line needed to be resolved so there was not a dispute in the future. He noted the surveyor had suggested this issue be resolved as well.

Planner Roberts said Staff recommended approval of the site plan and said it aligned with their General Plan.

Applicant Addison Hicken introduced himself as the owner of both properties and affirmed he would resolve the boundary line issue. He also said he was willing to plant trees on the north side of the property as well in order to align with the Code. Mr. Hicken anticipated that they could get the construction completed within a year and provided some history on the building he was renovating, noting it was the former locker room for the high school's football field. He said his family had been using the building as storage for 20 years, but they were now having problems with vandalism and so they wanted to renovate the building and give it a new use. He added that turning the building into apartment units would meet a need in the community.

Vice-Chair Broughton asked if Mr. Hicken planned to maintain ownership and he responded that he did plan to keep it in his family. Mr. Hicken also noted there would be affordable units, although the affordable units would not be deed-restricted.

Commissioner Knight opined that the Hicken family were one of the most fair landlords in the county, and said that they offered reasonable pricing for their units. Mr. Hicken commented on the other properties that his family managed and said their goal was to

utilize what space was available. He said that he personally managed all of the properties that he owned.

A member of the audience, Paul Berg, introduced himself and asked some questions. Mr. Berg asked if 270 East was public or private. He said he was a former employee of the high school and recalled that the school district had owned the street in the past, but there had been a dispute about it. Mr. Berg also asked about the fence that had been put in to protect the farming operations that abutted the high school. Mr. Hicken said there was still a break in the fence that paralleled 270 East. He added the fence had been constructed that way.

Planning Manager Baron elaborated on the dispute between the school district and the City. He said he would look into the issue to find out if a plat had ever been recorded. Planning Manager Baron said 270 East was a publicly-used road, although it was not clear if Heber City or the school district was responsible for managing the road. He said that the access for the road had been established with the curb cut and the deed.

Planning Manager Baron noted that he did not anticipate problems with the parking proposed in the site plan.

Motion: Commissioner Knight moved to approve the items on the Consent Agenda. Commissioner Slagowski made the second.

Discussion: N/A

Voting Yes: Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner Royall, Commissioner McKinley, Vice-Chair Broughton.

Voting No: None. The Motion Passed 6-0.

II. Request for Subdivision Preliminary approval for The Edge, located at 67 E 200 N (Planner Aubrey Larsen)

Planner Larson explained this item and oriented the Commission to the location of the site. She said the subdivision preliminary approval request was for a mixed-use development in the C-3 zone and downtown area. She noted the development would have 25 total units and indicated the buildings that would surround the development and where the parking would be located. and provided a brief history of the development application, specifically noting that there had been discussion with the fire department about where the emergency-vehicle turnaround would be located. She shared images of the site and 3-D renderings of the development. Planner Larson summarized that Staff recommended approval, subject to the findings and conditions identified by Engineering and City Staff.

City Engineer Hansen said he had no comments, but asked the applicant to clarify the unit count.

Planning Manager Baron clarified that this development was not mixed-use; it was a residential development. He said it had previously been mixed-use but this had been changed during the application process.

Riley Young introduced himself as the architect for this project and reiterated that the project was a residential development with 14 townhomes. Mr. Young indicated where the units would be located and what the layout of the townhomes looked like. He reported they had worked with Wasatch Fire to satisfy their conditions.

Vice-Chair Broughton asked if the units were for sale or for lease. Mr. Young said the units would be leased, not purchased, although he did not know if the owner planned to change that in the future. Vice-Chair Broughton asked about affordable housing and Planning Manager Baron offered an explanation about the affordable housing requirements in their Code, summarizing that Heber City no longer had the power to require affordable housing.

Planning Manager Baron explained that two other concepts had been proposed for this site, but the Code had not allowed for those concepts. He said that this application had been in the works for several years.

Commissioner Slagowski asked about the parking garages. Mr. Young replied the garages located on the ends of the building were single garages, which allowed the owner to maximize the number of units on the property. He commented that the other garages were two-car garages.

Mr. Young elaborated on the fire safety requirements. He said that Wasatch Fire had not required them to add a turnaround or hammerhead.

Planner Larson provided details about the balconies, noting they were allowed on the rear of the building only. She explained how they defined the front and back of the buildings.

Commissioner Knight asked who the owner was and Mr. Young reported it was Jeremy Clark.

Vice-Chair Broughton said she had some concerns about this proposal and asked if there was a requirement for green space. Planning Manager Baron replied there was not a requirement for green or open space in this area. He elaborated that the C-3 zone was the core development zone in the downtown area.

Vice-Chair Broughton said she really appreciated the design of this development, especially the garage design. She opined this project was the start of a walkable downtown, which was the direction she wanted the downtown area to go in. She noted her concerns about the project, which were the amount of parking and the garbage pickup structure.

Vice-Chair Broughton asked about the size of the units and Mr. Young replied the townhomes were around 1,500 square feet.

Vice-Chair Broughton said she was also concerned about affordability. She hoped the units would be priced so that young professionals would be able to afford them. Vice-Chair Broughton expressed that the affordability aspect should be discussed at the City Council level.

Mr. Young addressed the garbage pickup process and said they could have twice-weekly garbage pickup, if need be. He felt the garage space was sufficient for this type of unit, noting that it was not likely that the residents would have so many recreational vehicles and pieces of outdoor equipment that their cars would have to be parked outside of the garages.

Chair Jordan agreed with Vice-Chair Broughton that it was important to have affordable rental units in the downtown area. He concurred that he was concerned about the issues that Vice-Chair Broughton had raised. He acknowledged that it was unsightly and cumbersome to have rows of trashcans lined up outside buildings, but noted it was important that they had ample dumpster space on site so that trash did not pile up. Chair Jordan discussed that he wanted to see rental properties be better managed in Heber City as a whole. Commissioner Knight agreed with this last point.

Commissioner Royall asked about snow removal. Mr. Young replied their landscaper would take care of it and anticipated they would be able to shovel it to the back of the property. He added that if the snow was especially heavy they might have to use trucks to haul it off.

City Engineer Hansen highlighted that the density of this project had required a lot of work between Public Works, Engineering, and the applicant in order to ensure that the utilities and water were connected to the property properly. He noted they had been unable to get an exclusive easement for the water line, which was a standard of specifications for Engineering. He called attention to the fact that they had needed to make some exceptions for this project.

Mr. Young confirmed there was a fence on three sides of the building, which he believed was vinyl.

Motion: Commissioner Royall moved to approve the request for subdivision preliminary approval for The Edge, located at 67 E 200 N, with the findings and conditions as stated and also noting the change in number of residential units. Commissioner Slagowski made the second.

Discussion: N/A

Voting Yes: Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner Royall, Commissioner McKinley, Vice-Chair Broughton.

Voting No: None. The Motion Passed 6-0.

4. Work Meeting: N/A

5. Administrative Items:

I. City Council Communication Item

Planning Manager Baron summarized the most recent City Council meeting. He reported that the City Council had heard a report about 100 West and gave direction about how to address parking on that road. He said they had then discussed the Heber City Planning Commission DRAFT Minutes

August 26, 2025

Central Heber Overlay Zone (CHOZ), which had ultimately been tabled for future consideration. He added that he had given a presentation about the Springs at Coyote Ridge.

Planning Manager Baron said two developments had been approved that the Planning Commission had recently considered and forwarded a positive recommendation to the Council. He noted there had been a strategic development plan discussion for Jordanelle Ridge, though he had not been present for that portion of the meeting and did not have details about it. Chair Jordan commented about Jordanelle Ridge.

Commissioner McKinley asked why the Council was concerned about the CHOZ and Planning Manager Baron said the Council was making some small changes to ensure that the majority of the Councilmembers agreed on the details in the plan. Planning Manager Baron said that overall, the plan was moving in a positive direction and the Council generally liked the plan, though there were some details in the plan that the Council and the Commission had differing opinions on.

Vice-Chair Broughton concurred that the overall consensus seemed to be that the Council approved of the idea and said the changes they were making were relatively minor. Chair Jordan agreed and felt the plan was on its way to being completed. Chair Jordan added that the Council discussion had been very productive. Planning Manager Baron added that the State had taken notice of the plan in terms of how it addressed affordable housing. Planning Manager Baron commended the Commission for creating a plan that the State was in favor of. The Commissioners and Planning Manager Baron continued to discuss the CHOZ.

6. Adjournment:

Vice-Chair Broughton motioned to adjourn. Commissioner Slagowski seconded and the motion passed.

Meshelle Kijanen, Administrative Assistant

DRAFT

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
September 9, 2025

DRAFT Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Chairman Phil Jordan called the Planning Commission Meeting to order at 6:02 PM and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Chairman Phil Jordan
Vice-Chair Tori Broughton
Commissioner Josh Knight
Commissioner Robert McKinley

Planning Commission Absent:

Commissioner Dennis Gunn
Commissioner Dave Richards
Commissioner Darek Slagowski
Commissioner Robert Wilson
Commissioner Greg Royall

Staff Present:

Planning Manager Jamie Baron
Planning Office Admin Meshelle Kijanen
Planner Deena Woodbury

Staff Participating Remotely:

Consultant GCGarcia

Also Present:

Dalton Lyons and T. J. Breslin

Also Attending Remotely:

Todd Dirkschneider

III. Pledge of Allegiance: By Invitation

Commissioner McKinley led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation: N/A

V. Recuse for Conflict of Interest: N/A

2. Consent Agenda: N/A

3. Action Items:

I. Ascend at Highlands Stacked Flats, located at Highlands Phase 1, Parcel #00-0022-0545 (Planner Deena Woodbury)

Planner Woodbury explained this item was a request for site plan approval of Phase 1 of the Master Plan for the Ascend Stacked Flats development. She overviewed the location and noted the site plan was consistent with the approved MDA. She noted that the Staff had been working with the applicant to ensure the plan met the affordable housing requirement. Planner Woodbury overviewed the main features of the site plan and said there would be apartment units as well as a community center with a pool. She discussed that there was a variety of building types, rooflines, and colors throughout the development and the architectural style was mountain modern. She noted that the site plan met the parking, landscape, and lighting requirements. Planner Woodbury summarized that Staff recommended approval of the site, subject to findings and conditions as identified by Staff as well as compliance with the General Plan and Municipal Zoning Code. Planner Woodbury listed the requirements submitted by the City Engineer.

Chairman Jordan invited the applicant to speak.

Applicant Dalton Lyons introduced himself as a representative of DR Horton Multi-Family. He overviewed the site plan and noted it was very similar to a project DR Horton had completed in the past. Mr. Lyons identified the rest of the project team and stated the civil engineer for the project was present that evening. He shared an aerial image that indicated the location of the proposed development. He discussed that this site plan was part of the Phase I Highlands Master Plan plat and said the MDA approved them for 235 stacked flat units in nine buildings. Mr. Lyons said that their final site plan actually had less units and buildings than what had been approved. Mr. Lyons indicated the acreage of the site as well as a list of community amenities. He stated that they had ensured the plan was compliant with the General Plan and NVOZ and explained that they had selected a color palette that was consistent with other developments in the area.

Mr. Lyons discussed details of the different elevations of buildings on the site. He explained that the variation allowed residents to have nice views, and in some cases residents could have walk-out basements.

Mr. Lyons next emphasized the ways in which their site plan aligned with the goals of Heber City Vision 2050, noting the development would create a walkable neighborhood with open space. He said the plan would provide affordable and moderate income housing for students, young families, and young professionals. He also noted that the plan aligned with University Village and fit in with the overall NVOZ area.

City Engineer Hanson noted he had no additional comments or questions, but would be happy to address any questions about the engineering requirements. Planning Manager Baron also indicated he had no concerns or questions for the developer.

Commissioner McKinley asked if the parking spaces were in addition to a parking garage and Mr. Lyons confirmed that they were. Mr. Lyons elaborated that they had ensured there were an adequate number of parking spaces on each parcel included in

the site plan.

Commissioner McKinley asked for details about the affordable housing plan. Mr. Lyons said that four of the one-bedroom units would be restricted at 80% of the standard rate. Mr. Lyons elaborated that they had determined the restrictions based on the requirements in the MDA. Mr. Lyons also noted that the affordable units were not clustered in one area, but were scattered throughout the development.

Commissioner Knight asked what would be located to the north of the development and Planning Manager Baron replied there was going to be an LDS church to the north, although he clarified it was a future development and the City had not yet received an application for it.

Vice-Chair Broughton asked about a comparison between the old configuration with the new configuration. Mr. Lyons commented that their old configuration was ineffective from a utilities and earthwork standpoint. Mr. Lyons noted they had refined their plan to reduce the overall number of buildings as well. He added that the new design allowed for more open space and better views of the mountain. He summarized that the redesigns were primarily driven by grading.

Commissioner Knight asked about stormwater. Planning Manager Baron noted there were some stormwater issues. City Engineer Hanson indicated on the map where the stormwater retention basins were located. Commissioner Knight asked if there were concerns since the stormwater drainage was located next to an open canal. City Engineer Hanson explained that although the canal was downhill from the retention pond, the pond was lower than the canal and so he did not anticipate water flowing from the retention pond into the canal.

Vice-Chair Broughton asked if this project was responsible for any trails and Planning Manager Baron replied it was not. Planning Manager Baron added that the portion of trail that ran through the development was actually managed by City Parks.

Chairman Jordan asked about snow removal. Mr. Lyons discussed areas designated for snow storage and indicated on the map where drains were located for snow.

Chairman Jordan then asked about playground space and asked about the timeline for the units. Mr. Lyons anticipated that the first units would be available in early 2027. Mr. Lyons said he was not certain of the details of the park that was being developed nearby, he said the playground would be constructed in-line with the park. Mr. Lyons clarified that the park was not a part of the development, and he listed the amenities included in their community center and said the intention of the development was to create on-site private amenities for residents. Chairman Jordan commented that his development had a very active outdoor area and noted that open space was a real need for many young families.

Chairman Jordan encouraged Mr. Lyons to make sure the playground was constructed along the same timeline as the units. Planning Manager Baron elaborated on the planned city park. He said the proposed park was very large, although he could not recall the exact acreage. Mr. Lyons explained the outdoor space that was included in the development and noted some features,

including a pergola, fire pit, and outdoor grills.

Chairman Jordan asked if the site plan was Dark Sky compliant and Planner Woodbury replied that it was compliant.

Chairman Jordan asked which buildings had walk-out basements and Mr. Lyons replied that buildings two and four had walk-out basements and he elaborated on the reasons for choosing those buildings. Chairman Jordan asked Planner Woodbury to ensure that there was no additional lighting added to the higher-elevation buildings, noting that if extra lighting was added it would be very visible throughout the valley.

Mr. Lyons indicated there were some areas that had been marked for low irrigation flow and explained those areas were intended to have native plants. He expressed excitement for these sections and noted the native grasses and plants would help restore the natural elements to the site since they were plants that surrounding wildlife could eat.

Chairman Jordan asked for more details about the mountain modern style. Planner Woodbury discussed the materials that would be used, including stone, wood, and batten board. Planner Woodbury also noted there would be rustic features such as exposed beams.

Motion: Vice-Chair Broughton moved to approve Ascend at Highlands Stacked Flats, located at Highlands Phase 1 Parcel #00-0022-0545, subject to the findings and conditions identified by City Staff. Commissioner Knight made the second.

Discussion: N/A

Voting Yes: Commissioners Broughton, Knight, McKinley, Jordan.

Voting No: None.

The motion passed 4-0.

4. Work Meeting: N/A

5. Administrative Items:

I. City Council Communication Item

Planning Manager Baron disclosed he was not in attendance at the most recent City Council meeting and he provided a summary of the main items discussed at the meeting. He stated that the Central Heber Overlay Zone had been adopted by the Council. Planning Manager Baron also reported that City Staff had discussed the C Street initiative with the Council.

Chairman Jordan commented how much work the Central Overlay Zone had been and Planning Manager Baron agreed. The Commissioners briefly discussed the development of the CHOZ.

Commissioner Knight discussed C Street and asked if there was a way for the City to incentivize the business owners to do renovations to the facades of the buildings. Planning Manager Baron replied that they needed to think about what C Street itself should look like and consider things like how wide it should be and if there should be outdoor dining. Planning Manager Baron added that while they might get into architectural elements, the majority of the plan was focused on developing the street itself as well as putting zoning codes in place so that property owners knew what kind of changes they could make going forward. Chairman Jordan summarized the plan was more about master planning, rather than making changes to existing businesses. Commissioner Knight acknowledged this point. Planning Manager Baron also noted the purpose of the CRA was to help business owners make improvements to their businesses.

Chairman Jordan asked if developers were being included in the initiative at this point, and Planning Manager Baron replied he was not sure if that was being discussed by the Council at this point, as he was not present at the meeting. Commissioner McKinley asked if there would be a parking study to look into the viability of C Street as a pedestrian walkway. Planning Manager Baron replied they would look into their options, and noted there were many strategies like striping or building a parking structure. Planning Manager Baron anticipated that some of the C Street initiative would come before the Planning Commission by the following year.

II. 2025 PC Training:

Planning Office Admin Kijanen reminded the Commissioners of their training obligations. The Commissioners also briefly discussed the upcoming planning conference.

The Planning Commissioners will need one hour of training from the link below to fulfill four hours for 2025.

As you complete your training please email Meshelle Kijanen with the Code or Codes where you took your training from:

Any Parts 3 through 6:

https://le.utah.gov/xcode/Title10/Chapter9A/10-9a.html?v=C10-9a_1800010118000101

6. Adjournment:

Motion: Commissioner McKinley moved to Adjourn. Vice-Chair Broughton made the second.

Discussion:N/A

Voting Yes: Commissioner Knight, Chairman Jordan, Commissioner McKinley, Vice-Chair Broughton.

Voting No: None. The Motion Passed 4-0.

Meshelle Kijanen, Administrative Assistant

DRAFT



Planning Commission Staff Report

MEETING DATE: 10/14/2025

SUBJECT: Consider Subdivision Preliminary approval for Harvest Village (The Slope), located at River Rd and Hwy 40. (Planner Denna Woodbury)

RESPONSIBLE: Denna Woodbury

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

This item is a discussion/action item to consider the proposed Subdivision Preliminary approval for Harvest Village (The Slope), located at River Rd and Hwy 40.

The policy questions include the following:

- Should a Subdivision Preliminary be approved for Harvest Village (The Slope)?

RECOMMENDATION

Staff recommends that the Planning Commission approve the Subdivision Preliminary for Harvest Village (The Slope) subject to findings and conditions.

BACKGROUND

G.C. Garcia, Inc. has reviewed the Subdivision Preliminary for Harvest Village (The Slope). The project is located at the intersection of River Rd and Hwy 40.

This application request is for 146 lots (including 140 townhome lots) that create smaller parcels for the different phases of the master plan. It also creates the subdivision Map for the townhome portion of the master plan.

This project has a MDA that was approved by City Council on January 16, 2025, and includes the following exceptions to NVOZ ordinance:

- Building Heights. Property Owners shall be allowed to construct a hotel or condominium hotel as a principal anchor to their development that is no more than five stories with stories being measured in height consistent with the Heber City NVOZ zone "Mixed Use Building" provision of the code found at § 3.3 of Chapter 18.21 of the North Village Overlay District.
- Property Owners shall also be allowed to construct townhomes, affordable housing, and commercial retail buildings at three stories consistent with the provisions of Heber City NVOZ

zone code found at Chapter 18.21 of the North Village Overlay District. Property Owners shall be allowed to include rooftop decks on the proposed townhomes without violating the building height requirements of Chapter 18.21.

- **Setbacks.** Property Owners shall be permitted to construct residential townhomes with minimum side yard setbacks between building at five (5) feet per building, for a combined setback of ten (10) feet. To protect the natural riparian areas the rear yard setback at Rock Creek on the West side of the Property shall be thirty feet (30) feet from the property line. To provide a natural barrier from the property South of the Property the Property Owners shall provide a thirty-foot (30) foot buffer from the property line.
- **Contiguous Units.** Property Owners shall be permitted to construct residential townhomes with up to eight (8) contiguous units.
- **Front Drives.** Property Owners shall be permitted to build townhomes with front driveways, not alleys, on their private road(s).

The project is located in the NVOZ (North Village Overlay Zone) district.

DISCUSSION

The Preliminary Subdivision Plats creates 146 lots, including 140 townhome lots and parcels for the multifamily and hotel/commercial portion of the master plan

The preliminary subdivision plats conform to the conceptual site plan that was approved with the MDA that was approved by City Council on January 16, 2025.

FISCAL IMPACT

None.

CONCLUSION

The proposed Subdivision Preliminary approval for Harvest Village (The Slope) meets the City Code and their MDA and is recommended for approval.

Staff recommends that the Subdivision Preliminary for Harvest Village (The Slope) be approved by the Planning Commission with the following findings and conditions:

Findings

1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The proposed Site Plan shall comply with City ordinances, Federal, State Law, as applicable to the site where the conditional use is located.

Conditions:

- 1 All requirements of the City Engineer shall be met.

Engineering

Please see below and 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. (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. After making revision, changes, and additions, please submit full set of civil plans. Please do not submit individual sheets of the plan set.
2. Applicant needs to incorporate the City's Master Plan for trails. Trail design needs to be included in plan set to show feasible space is allocated. Also, please indicate in which phases the trails will be built.
3. JSSD's letter dated June 5, 2025 specifically states it is not a will serve letter. The preliminary subdivision checklist requires will serve letters from pertinent utilities. Please provide will serve letter(s).
4. The "N/A" response on the submittal checklist for the item, "Sensitive Lands Analysis, Per Heber City Municipal Code Title 18. 18.67.010" is not acceptable. At a minimum, it's arguable that the high groundwater conditions on the property warrant attention. Engineer should conduct an analysis any and all possible sensitive land concerns and if engineer's analysis reveals no sensitive land issues exist then engineer should provide that resultant statement.
5. Please provide feasibility information regarding applicant coordination with UDOT for access permit and required improvements.
6. Alta survey map; how will the following be resolved:
 - a. Any deed lines extending into the HWY 40 ROW and/or River Road need dedication.
 - b. Any overlaps and gaps in deeds and/or occupation lines will need to be resolved.
 - c. Any easements that have not been relinquished or abandoned prior to recording plat.
7. Comments were provided to the applicant regarding the Traffic impact study (TIS); it does not appear any responses were given. Please address comments and provide updated TIS.
8. Please indicate on plans (or otherwise) how storm water from the east side of HWY 40 will be handled per agreement. In addition to addressing all comments provided through review of prior project submittals,

The following are conditions of preliminary approval for the Harvest Village (aka The Slope):

1. Resolve all easement conflicts affecting the project within the boundary of the subdivision.
2. Any future project submittals shall resolve or clearly demonstrate how the issues relating to any easement conflicts, property gaps and overlaps, etc. shall be resolved.
3. Provide a final will-serve letter and executed service agreement from/with NVSSD.
4. Provide a formal executed letter of agreement with the owners of The Crossings development specifically outlining the course of action for handling potential storm water flows from the Crossing's Development. This may require vacation of existing or creation of new storm water easements.

2. All requirements from approving departments and entities shall be met.

Fire

Exception utilized for 150 foot access per submission - NFPA SUPPRESSION SYSTEMS TO BE INSTALLED IN ALL STRUCTURES AS PER PLAT, SITE PLAN AND CIVIL

- Please provide the overall official depth/length of the townhomes to verify structures meet the 150 foot hose pull rule discussed at meeting. NFPA SUPPRESSION SYSTEMS TO BE INSTALLED IN ALL STRUCTURES AS PER PLAT, SITE PLAN AND CIVIL
- OR if fire suppression is selected, please add a note to the plat indicating all structures will be provided with fire suppression. *NFPA SUPPRESSION SYSTEMS TO BE INSTALLED IN ALL STRUCTURES AS PER PLAT, SITE PLAN, AND CIVIL

Future Review/Approval

- Surface of loop road must be approved for units over 30 and any commercial/multifamily.

- Number and location of hydrants for commercial to be determined at later date depending on access, gross square feet/construction type.
- Secondary access to Highway 40 must show approval from UDOT prior to final. (future connection to frontage road needs documented on site plan and plat.

Special Service District

- Continue Plan Review process with NVSSD staff and engineer.

3. All other Code Requirements shall be met.

4. Any other conditions or changes as articulated by the Planning Commission.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** Subdivision Preliminary approval for Harvest Village (The Slope) as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Continuance

I move to **continue** Subdivision Preliminary approval for Harvest Village (The Slope) 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** Subdivision Preliminary approval for Harvest Village (The Slope) with the following findings.

POTENTIAL MOTIONS

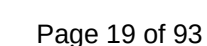
ACCOUNTABILITY

Department: Planning

Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. C1.0 Overall Site
2. C0.0 Cover
3. Preliminary Plat
4. Harvest Village - Concept Site Plan
5. 2025-08-19 The Slope Civil Improvement Plans (1)
6. NVSSD Master Development Agreement - Harvest Village (002)
7. Crossings Agreement Confirmation



Heber City Standard Notes

1. Contractor assumes all responsibility for job site conditions during construction of this project, including the safety and well-being of all persons and property. This responsibility shall apply continuously and not be limited to normal working hours.
2. Contractor shall obtain all applicable permits and/or written agreements necessary to complete the work.
3. City owned water valves may be operated only by City staff. Opening, closing or tampering with a City water valve without permission of the City public works department is a Class B misdemeanor punishable by up to six months in jail and a \$1,000 fine.
4. Contractor shall schedule a pre-construction meeting with the City's Engineering Department at least 5 business days prior to the start of construction. Contractor must attend and bring one set of the Acknowledged construction drawings and a copy of the current Heber City Standard Specifications and Drawings Manual (available at heberut.gov).
5. Contractor shall have in possession and on-site at all times one copy of the current acknowledged construction plans stamped, signed, and dated by the Engineer of Record, the Applicant, and the City.
6. Developer's Engineers (Civil and Geotechnical) shall perform sufficient inspections and surveys during grading and construction to render an opinion in writing as to adherence to the accepted plans and compliance with Heber City Standard Specifications and Drawings Manual.
7. Any work done in the absence of an inspector's approval shall be subject to rejection. All underground GPS data must be collected by a City representative prior to backfill. Inspectors may request the contractor to expose work that has been backfilled without prior inspection or collection of GPS data. All such rework shall be completed at the Developer's or Owner's expense.
8. Survey monuments must be installed in accordance with the current Heber City and Wasatch County Surveyor's Office requirements.
9. All disturbed property survey markers shall be reset in their original locations upon completion of all construction activities.
10. Contractor shall provide all traffic control which must conform to the current MUTCD. Provide site-specific Traffic Control Plans [prepared by an American Traffic Safety Services Association (ATSSA) or AGC-Certified Individual] prior to installation of any traffic control device. Traffic Control Plans must be accepted by the City prior to implementation and before any shoulder, lane, or street closure.

Abbreviations

BCR	Begin Curb Return	PP	Power Pole
BOL	Ballard	PT	Point of Tangency
BRW	Finish Grade - Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	PVI	Point of Vertical Intersection
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe	RD	Roof Drain
COB	Cleanout Box	SB	Signal Box
COTG	Cleanout to Grade	SD	Storm Drain
EA	Edge of Asphalt	SDMH	Storm Drain Manhole
EB	Electrical Box	SMH	Sewer Manhole
EC	End of Curve	SP	Signal Pole
ECR	End Curb Return	SS	Sanitary Sewer
FF	Finished Floor	SVZ	Sight Visibility Zone
g	Ground	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PI	Point of Intersection	WP	Working Point
PM	Power Meter	WV	Water Valve

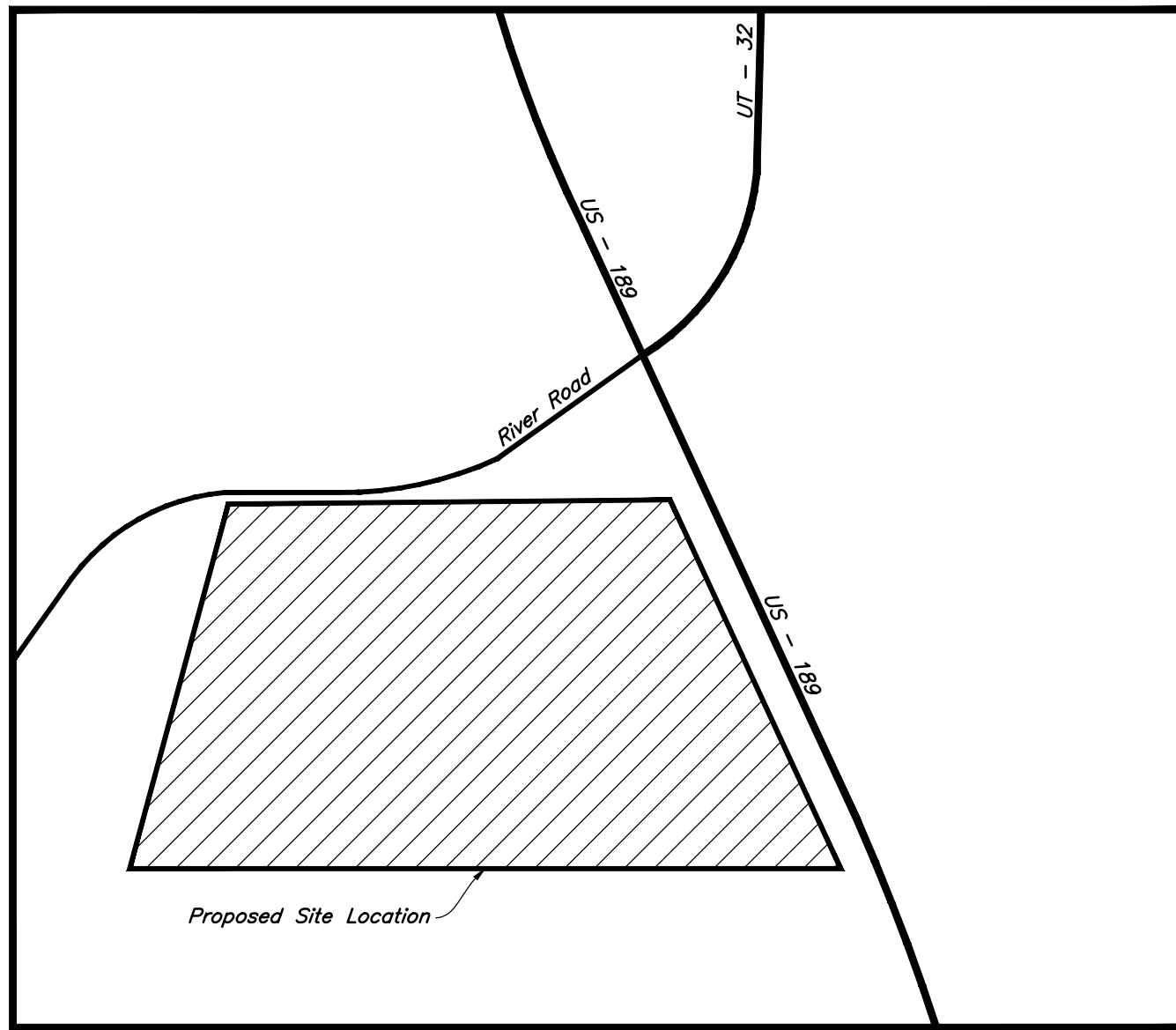
Legend

Proposed Curb & Gutter	Existing Improvements	
Proposed Open Face C & G	Existing Asphalt	
Proposed Asphalt	Existing Concrete	
Proposed Concrete	Existing Inlet Box	
Proposed Truncated Domes	Existing Catch Basin	
Proposed Inlet Box	Existing Manhole	
Proposed Catch Basin	Existing Fire Hydrant	
Proposed Manhole	Existing Water Valve	
Proposed Transformer	Existing Overhead Power Line	
Proposed Meter Box	Existing Water	
Proposed Water Meter	Existing Secondary Water	
Proposed Combo Box	Existing Sewer	
Proposed Fire Hydrant	Existing Storm Drain	
Proposed Water Valve	Existing Gas	
Proposed Water Line	Existing Power	
Proposed Sanitary Sewer	Existing Telephone	
Proposed Storm Drain	Existing Fiber Optic	
Proposed Conduit Line	Existing Fence	
Proposed Power Line	Flowline	
Proposed Gas Line	Centerline	
Proposed Fire Line	Existing Contour	
Proposed Secondary Water Line	Existing Spot	
Proposed Roof Drain	Existing Light Pole	
Proposed Fence	Existing Street Light	
Ridge line	Existing Building	
Grade Break	Existing Telephone Box	
Proposed Contour	Existing Power Meter	
Direction of Drainage	Existing Electrical Box	
Proposed Spot	Existing Electrical Cabinet	
ADA Accessible Route	Existing Gas Meter	
Property Line	Existing Water Meter	
Sawcut Line	Existing Irrig. Control Box	
Proposed Light Pole	Existing Bulb	
Proposed Street Light	Existing Hose Bib	
Proposed Building	Working Point	
Existing Power Pole	Existing Deciduous Tree	
Existing Power Pole w/ Guy	Existing Coniferous Tree	
Existing Utility Marker	Detail Number	
Existing Post	Sheet Number	

The Slope

River Road & US Highway 40

Wasatch County, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

- C0.1 Cover Sheet
- 1 Subdivision Plat
- C0.1 Phasing Map
- Cl.0 Overall Site Plan
- Cl.1 Site Plan
- Cl.2 Site Plan
- Cl.3 Site Plan
- Cl.4 Site Plan
- Cl.5 Site Plan
- Cl.6 Site Plan
- Cl.7 Site Plan
- Cl.8 Site Plan
- C2.0 Overall Grading Plan
- C2.1 Grading Plan
- C2.2 Grading Plan
- C2.3 Grading Plan
- C2.4 Grading Plan
- C2.5 Grading Plan
- C2.6 Grading Plan
- C2.7 Grading Plan
- C2.8 Grading Plan
- C2.9 Grading Plan
- C2.10 Grading Plan
- C2.11 Grading Plan
- C3.0 Overall Utility Plan
- C3.1 Utility Plan
- C3.2 Utility Plan

- C3.3 Utility Plan
- C3.4 Utility Plan
- C3.5 Utility Plan
- C3.6 Utility Plan
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- C3.8 Utility Plan
- C3.9 Utility Plan
- C3.10 Utility Plan
- C4.1 Plan & Profile
- C4.2 Plan & Profile
- C4.3 Plan & Profile
- C4.4 Plan & Profile
- C4.5 Plan & Profile
- C4.6 Plan & Profile
- C4.7 Plan & Profile
- C4.8 Plan & Profile
- C4.9 Plan & Profile
- C4.10 Plan & Profile
- C4.11 Plan & Profile
- C4.12 Plan & Profile
- C4.13 Plan & Profile
- C5.1 Details
- A US Hwy. 40 - Median Addition
- B US Hwy. 40 - Light Relocation
- C Northfields Irrigation Ditch Temporary Relocation

CITY ENGINEER ACCEPTANCE

Signature _____ Date _____

ENGINEER-OF-RECORD CERTIFICATION

As the Engineer-of-record, I hereby certify that these construction drawings and supporting information ("Plans") comply with the Heber City Code and Standard Specifications and Drawings ("Standards"). I Understand and agree that:

- The City's Acknowledgement of these plans shall not be construed to be a permit for, or any approval of, any variance from any of the provisions of the Standards, unless a separate written approval authorizing a specific deviation has been provided by the City Engineer.
- The City's Acknowledgement of these Plans, or feedback from the city on whether or not the Plans meet the Standards, shall not prevent the City from requiring the correction of errors in the Plans at any time, including after construction improvements.
- The City's Acknowledgement of these Plans does not constitute a permit from the Federal or State Government or permission to deviate from Federal or State Laws and Regulations.
- The City's Acknowledgement of these Plans does not grant permission to work on the properties of others.

James Copeland, P.E. No. 11161778 _____ Date _____

DEVELOPER'S CERTIFICATION

As the developer of the property, I hereby certify that I understand: (1) how the existing gravity irrigation system works in the vicinity of this property, (2) how my development of this property will affect this system and associated stakeholders, (3) that I have coordinated with and have approval from the subject irrigation company(ies), (4) that I take full responsibility for the changes I am making to this system, (5) Heber City does not assume responsibility or liability for changes I make to this system.

Developer's Printed Name _____

Developer's Signature _____ Date _____

Civil Engineer

AWA
Attn: James Copeland
2010 North Redwood Road
Salt Lake City, UT 84116
Phone Number: 801-410-8526

Design Architect

Gomez Vasquez International
Attn: Alvaro Gonzalez
6 37
Seattle, 45150 Zapopan, Jal., Mexico
Phone Number: 210-315-8688

Surveyor

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Phone Number: 801-410-8526

Architect of Record

FKRP
Attn: Larry Curtis
730 Pacific Ave S
Salt Lake City, UT 84104
Phone Number: 801-910-5275

Developer Contact

Angstrom Development Group
1225 Deer Valley Drive, Ste 201
Park City, UT 84060
Attn: Andy Dorobek
Phone Number: 512-949-9730
Attn: Neil Goldman
Phone Number: 512-560-4216
Attn: Ryan Miller
Phone Number: 407-780-4502
Attn: David French
Phone Number: 949-300-4804
Attn: Michael Marini
Phone Number: 949-903-0401

Fire Suppression Note

All Structures are to be equipped with NFPA Fire Suppression Systems.

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Wasatch County, Utah and incorporated Areas Map Number 49051C0116E dated 15 March, 2012. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

The line between the Southwest Corner and the South 1/4 Corner of Section 18, T3S, R5E, SLB&M, having a bearing of N89°16'54"W

Benchmark

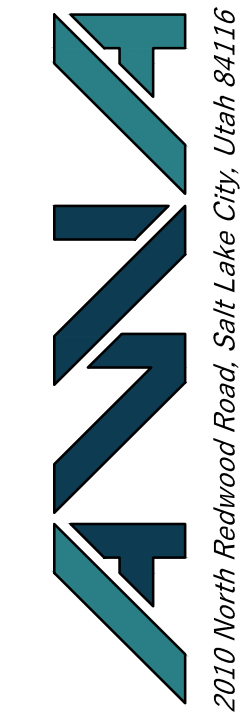
Aluminum Cap Monument for the South Quarter Corner of Section 18, T3S, R5E, SLB&M
Elevation = 5689.47 feet (NAVD 88, 1734.153 meters)
Wasatch County Surveyor, Utah PLSS Monument Preservation sheet,
dated February 14, 2013, Observed March 13, 2022

Legal Description

A part of the South Half of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey in Wasatch County, Utah;

Beginning at a point 1609.47 feet North 89°17'02" West along the Section Line; and 875.65 feet (875.66 feet record) North from an Aluminum Cap Monument found marking the South Quarter Corner of said Section 18; and running thence South 89°33'11" West 286.70 feet; thence North 4°56'20" West 89.42 feet to and along the Easterly Line of the U.S.A. 2000 Warranty Deed recorded in Book 00470 at Page 00515 of Official Records as it exists on the ground; thence continuing along said Deed line the following five courses: North 18°14'15" East 78.00 feet; North 50°01'50" East 71.10 feet; North 17°05'43" East 89.90 feet; North 31°02'10" East 139.90 feet; and North 7°53'45" East 642.10 feet to the apparent Southerly Line of River Road as it exists on the ground; thence along said Southerly Line the following five courses: South 89°29'11" East 254.03 feet; South 78°47'54" East 81.83 feet; thence Northeasterly along the arc of a 1014.93 foot curve to the left a distance of 190.27 feet (Center bears North 0°29'00" East, Central Angle equals 10°44'28" and Long Chord bears North 85°06'46" East 189.99 feet); North 70°58'52" East 53.39 feet; and South 89°48'50" East 60.09 feet; thence South 89°37'48" East 642.24 feet to the Westerly Line of U.S. Highway 40 as it exists on the ground at 100.0 foot half-width; thence South 24°22'00" East 684.89 feet along said Westerly Line to an angle point in said Line at Highway Station 175 + 35.42; thence continuing South 23°10'45" East 456.17 feet along said Westerly Line of the Highway; thence South 89°18'16" West 300.68 feet (300.75 feet record) to an existing rebar with cap head 68W found marking an angle point in the South Boundary of the property; thence South 89°57'53" West 185.35 feet; thence South 89°19'16" West 734.23 feet; thence South 89°33'11" West 489.58 feet to the point of beginning.

Contains 1,691,948 sq ft
or 38.842 acres
146 number Lots



Cover Sheet
The Slope
River Road & US Highway 40
Wasatch County Utah



26 Aug, 2025
SHEET NO.
C0.0

Harvest Village Subdivision

A Part of the Southwest Quarter of Section 18, T3S, R5E, SLB&M, U.S. Survey
Heber City, Wasatch County, Utah

Existing Agreements

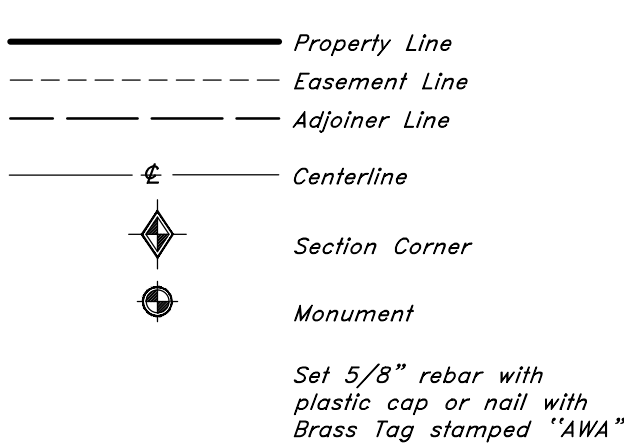
Easement Rights revealed in a Special Warranty Deed to MB-North Village Townhome Property, LLC recorded November 28, 2017 as Entry No. 445774 in Book 1208 at Page 1444, references a Warranty Deed recorded on July 22, 2015 as Entry No. 414240 in Book 1135 at Page 193 that describes a Right-of-Way and Utility Easement over a proposed Parcel E and an undefined remainder of Grantors Parcel.

Development Agreement with Wasatch County recorded October 29, 2015 as Entry No. 417575 in Book 1142 at Page 1758. (Same as exception 6 from Title Report A above)

Benchmark

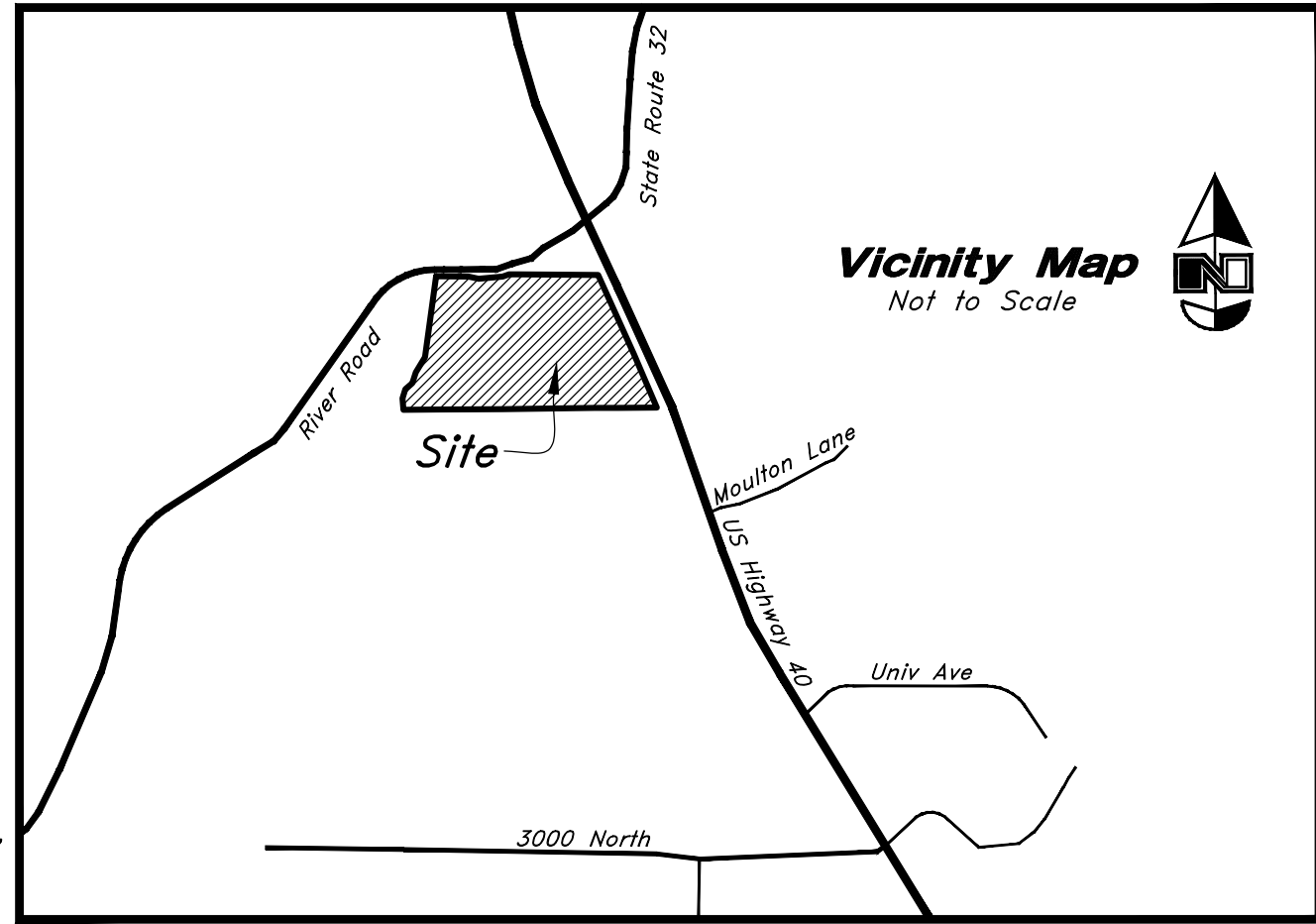
Aluminum Cap Monument for the South Quarter Corner of Section 18, T3S, R5E, SLB&M
Elevation = 5689.47 feet (NAVD 88, 1734.153 meters)
Wasatch County Surveyor, Utah PLSS Monument Preservation sheet, dated February 14, 2013
Observed March 13, 2022

Legend



Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Wasatch County, Utah and Incorporated Areas Map Number 49051C0116E dated 15 March, 2012. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."



Vicinity Map

Not to Scale



Certification

I, Bruce D. Pimper, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the persons I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Harvest Village.

Boundary Description

A part of the South Half of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at a point 1609.47 feet North 89°16'54" West along the Section Line; and 875.58 feet (875.66 feet record) North from an Aluminum Cap Monument found marking the South Quarter Corner of said Section 18; and running thence South 89°33'11" West 286.70 feet; thence North 4°56'20" West 89.42 feet to and along the Easterly Line of the U.S.A 2000 Warranty Deed recorded in Book 00470 at Page 00515 of Official Records as it exists on the ground; thence continuing along said Deed Line the following five courses: North 18°14'15" East 78.00 feet; North 50°01'50" East 71.10 feet; North 17°05'43" East 89.90 feet; North 31°02'10" East 139.90 feet; and North 7°53'45" East 642.10 feet to the apparent Southerly Line of River Road as it exists on the ground; thence along said Southerly Line the following five courses: South 89°29'11" East 254.03 feet; South 78°47'34" East 81.83 feet; thence Northeasterly along the arc of a 1014.93 foot curve to the left a distance of 190.27 feet (Center bears North 0°29'00" East, Central Angle equals 10°44'28" and Long Chord bears North 85°06'46" East 189.99 feet); North 70°58'52" East 53.39 feet; and South 89°48'50" East 60.09 feet; thence South 89°37'48" East 642.24 feet to the Westerly Line of U.S. Highway 40 as it exists on the ground at 100.0 foot half-width; thence South 24°22'00" East 684.85 feet along said Westerly Line to an angle point in said Line at Highway Station 175 + 35.42; thence continuing South 23°10'45" East 456.17 feet along said Westerly Line of the Highway; thence South 89°18'16" West 300.68 feet (300.75 feet record) to an existing rebar with cap marked GBN found marking an angle point in the South Boundary of the property; thence South 89°57'53" West 185.35 feet; thence South 89°19'16" West 734.23 feet; thence South 89°33'11" West 489.58 feet to the point of beginning.

Contains 1,691,948 sq ft
or 38.842 acres
145 number Lots
Common Area

Signed this _____ day of _____, 20____.

362256
License No.

Bruce D. Pimper

Scale: 1" = 100'



Note

Road Names are for Reference at this Phase of Development

Owner's Dedication

Know all by these presents that we, the undersigned owners of the described tract of land hereon, having caused the same to be subdivided into lots and streets to hereafter be known as Harvest Village Subdivision, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I have hereunto set my hand
This _____ Day of _____ AD, 20____.

Angstrom Development Group, LLC

KLJB, LLC

by: _____
its: _____

by: _____
its: _____

Limited Liability Company Acknowledgment

State of _____ } ss
County of _____

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of _____, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Residing at: _____
Commission Expires: _____

Print Name

A Notary Public

Limited Liability Company Acknowledgment

State of _____ } ss
County of _____

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of _____, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Residing at: _____
Commission Expires: _____

Print Name

A Notary Public

Wasatch County Recorder

Recorded No. _____
State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Salt Lake County Recorder

NUMBER
ACCOUNT
SHEET **1**
OF **4** SHEETS

NUMBER
ACCOUNT
SHEET **1**
OF **4** SHEETS

City Planning Director

Approved this _____ day
of _____, 20____, by the
Heber City Planning Commission.

City Surveyor _____ Date _____
City Engineer _____ Date _____

City Engineering Division

I hereby certify that I have had this plat examined by this
office and it is correct in accordance with information on file.

City Surveyor _____ Date _____
City Engineer _____ Date _____

Wasatch County Surveyor

Approved as to form this _____ day
of _____, 20____.

Wasatch County Surveyor

City Council

Presented to Salt Lake City this _____ day of
_____, 20____, and it is hereby approved

Heber City Mayor
Heber City Recorder

Harvest Village Subdivision

A Part of the Southwest Quarter of Section 18,
T3E, R5E, SLB&M, U.S. Survey
Heber City, Wasatch County, Utah

Harvest Village Townhomes See Sheets 2-3

Narrative

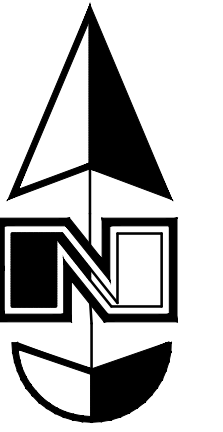
This Subdivision Plat was requested by Angstrom Developer for the purpose of creating 146 commercial lots. References survey No. 5150 filed April 7, 2025 in Wasatch County.

Field measurements were collected on the VRS GPS system in order to place the survey on the Utah State Plane NAD 83 Central Zone Basis. The line observed between Aluminum Cap Monuments recovered for the South Quarter Corner and Southwest Corner of Section 18 was North 89°16'54" West. It was noted that the many previous surveys had a range of bearings on this same section line - however most claim to be on State Plane and any rotation applied to the differences did not help to bring the survey lines any closer together. Best results were found by holding the bearings on the face of the survey from the same South Quarter Corner Monument, unless of course the ties were from some other Corner, and special attention was given to the control tied from the earlier Brass Cap Monuments.

Property corners will be set or shown hereon.

Harvest Village

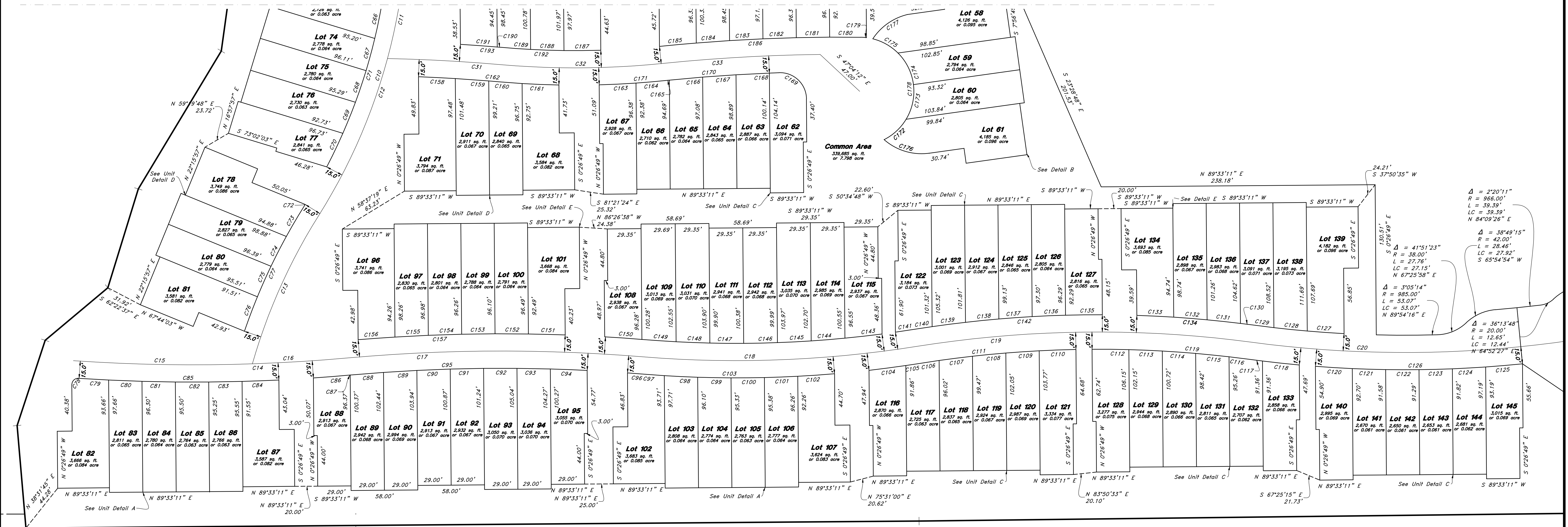
A Part of the Southwest Quarter of Section 18, T3S, R5E, SLB&M, U.S. Survey
Heber City, Wasatch County, Utah



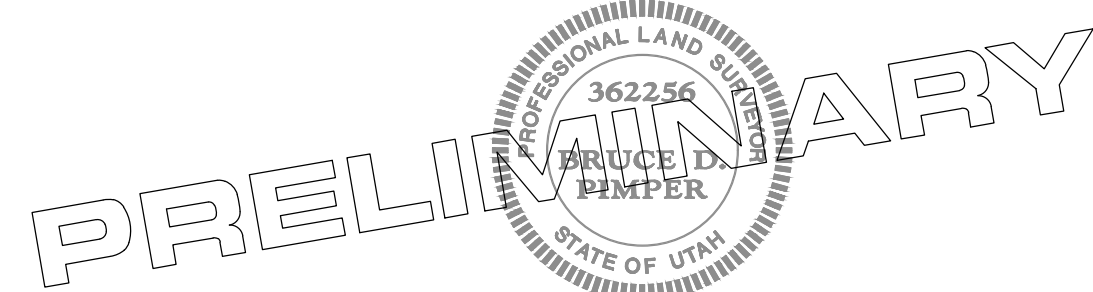
Scale: 1" = 40'



See Sheet 3



NUMBER _____
ACCOUNT _____
SHEET **2**
OF **4** SHEETS

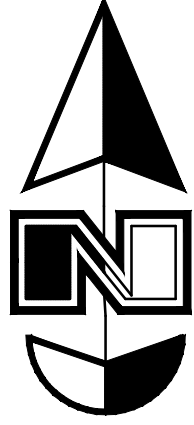


Harvest Village
A Part of the Southwest Quarter of Section 18,
T3E, R5E, SLB&M, U.S. Survey
Heber City, Wasatch County, Utah

NUMBER _____
ACCOUNT _____
SHEET **2**
OF **4** SHEETS

Harvest Village

A Part of the Southwest Quarter of Section 18, T3S, R5E, SLB&M, U.S. Survey
Heber City, Wasatch County, Utah



Scale: 1" = 40'

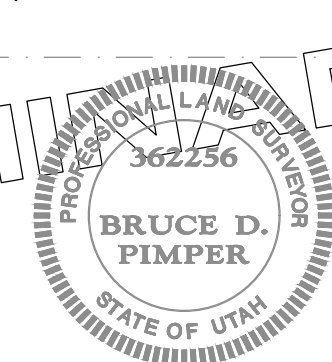


Legend

- Property Line
- Easement Line
- Adjoiner Line
- Centerline
- Section Corner
- Monument

See Sheet 2

PRELIMINARY



NUMBER _____
ACCOUNT _____
SHEET **3**
OF **4** SHEETS

Harvest Village
A Part of the Southwest Quarter of Section 18,
T3E, R5E, SLB&M, U.S. Survey
Heber City, Wasatch County, Utah

NUMBER _____
ACCOUNT _____
SHEET **3**
OF **4** SHEETS

Harvest Village

A Part of the Southwest Quarter of Section 18, T3S, R5E, SLB&M, U.S. Survey
Heber City, Wasatch County, Utah

Centerline for Libra Way, Leo Court, Aries Court,
Pisces Way and Harvest Village Drive

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C1	131°33'15"	70.00'	160.72'	N 65°22'41" W 127.67'
C2	20°30'27"	70.00'	25.05'	S 9°51'18" E 24.92'
C3	111°02'47"	70.00'	135.67'	S 75°37'55" E 115.41'
C4	23°45'00"	500.00'	207.26'	S 87°02'18" E 205.78'
C5	101°44'21"	72.50'	128.74'	S 53°58'01" W 112.48'
C6	8°51'02"	1000.00'	154.47'	N 7°31'22" E 154.32'
C7	9°58'22"	1000.00'	174.06'	N 6°57'42" E 173.84'
C8	2°40'18"	996.70'	46.47'	S 10°36'52" W 46.47'
C9	7°18'48"	999.56'	127.58'	S 5°37'52" W 127.50'
C10	30°14'51"	500.00'	263.98'	N 17°05'56" E 260.90'
C11	13°07'37"	500.00'	114.56'	N 8°32'20" E 114.30'
C12	17°07'13"	500.00'	149.40'	N 23°39'45" E 148.85'
C13	16°14'55"	500.00'	141.80'	S 24°05'54" W 141.32'
C14	9°07'04"	1500.00'	238.70'	N 89°25'57" E 238.45'
C15	5°56'53"	1500.01'	155.72'	S 88°58'58" E 155.65'
C16	3°10'11"	1500.01'	82.98'	N 86°27'30" E 82.97'
C17	9°48'21"	1500.00'	256.72'	S 89°46'35" W 256.41'
C18	13°43'44"	1000.00'	239.61'	N 87°48'54" E 239.04'
C19	16°42'22"	1000.00'	291.57'	S 89°18'13" W 290.54'
C20	16°54'11"	1000.00'	295.01'	N 89°12'18" E 293.94'

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C21	19°23'26"	500.00'	169.21'	N 9°41'44" E 168.41'
C22	16°11'23"	250.00'	70.64'	S 8°05'42" W 70.41'
C23	114°20'20"	210.00'	419.07'	N 40°58'46" W 352.92'
C24	7°40'47"	600.00'	80.42'	S 78°00'40" W 80.36'
C25	31°43'24"	300.00'	166.10'	S 89°58'01" E 163.99'
C26	19°50'31"	100.00'	34.63'	S 64°11'04" E 34.46'
C27	76°53'31"	90.00'	120.78'	S 87°17'27" W 111.92'
C28	7°37'04"	750.00'	99.72'	N 87°04'56" E 99.64'
C29	12°33'33"	500.00'	109.60'	S 89°33'11" W 109.38'
C30	3°03'26"	750.00'	40.02'	S 85°41'46" E 40.02'
C31	3°46'24"	1500.00'	98.78'	N 86°55'47" W 98.76'
C32	10°48'28"	750.00'	141.47'	N 89°33'11" E 141.26'
C33	5°12'41"	1500.00'	136.44'	S 86°45'17" W 136.39'
C34	80°45'12"	38.00'	53.56'	S 49°37'23" E 49.23'

Unit boundary lines Lots 7-146

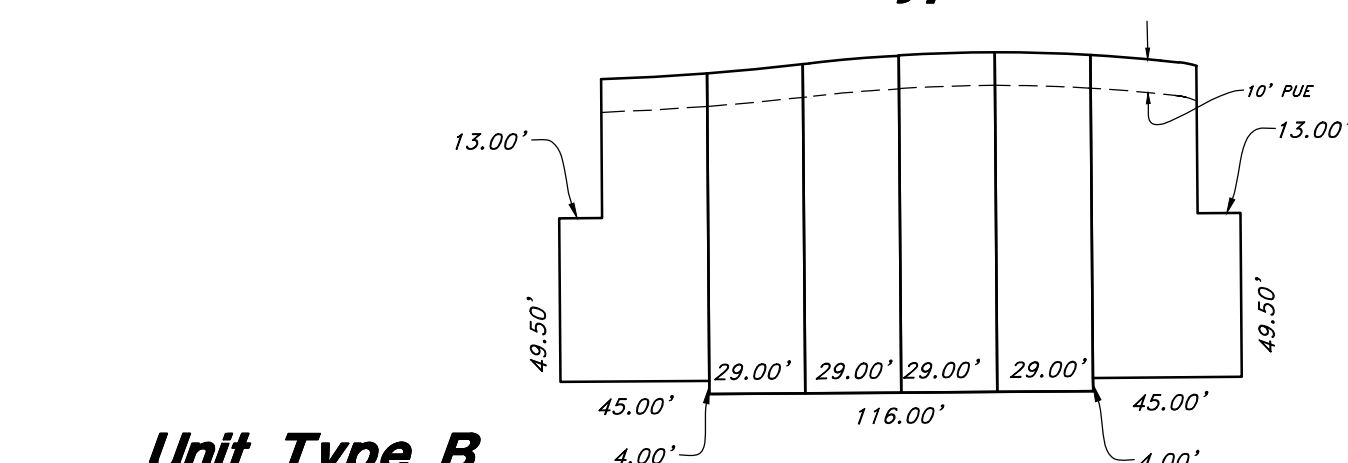
Curve Table				
Curve	Delta	Radius	Length	Chord Data
C35	13°38'53"	39.50'	9.41'	N 88°02'54" E 9.39'
C36	2°40'57"	484.99'	22.71'	S 83°47'16" E 22.70'
C37	3°25'42"	484.99'	29.02'	S 80°43'57" E 29.02'
C38	3°25'40"	484.99'	29.01'	S 77°18'16" E 29.01'
C39	3°22'13"	485.00'	28.52'	S 73°28'44" E 28.52'
C40	0°25'45"	484.99'	3.62'	S 75°22'34" E 3.62'
C41	9°58'04"	484.99'	84.36'	S 80°08'46" E 84.25'
C42	3°22'15"	485.00'	28.52'	S 73°28'44" E 28.52'
C43	25°45'13"	50.00'	22.47'	N 82°55'32" W 22.29'
C44	35°51'35"	50.00'	31.29'	S 66°16'05" W 30.79'
C45	35°05'41"	50.00'	30.63'	S 30°47'27" W 30.15'
C46	12°49'55"	50.00'	11.20'	S 6°49'39" W 11.17'
C47	0°46'14"	985.01'	13.25'	N 0°47'48" E 13.25'
C48	109°32'24"	50.00'	95.59'	S 55°10'53" W 81.68'
C49	49°46'57"	49.00'	42.57'	N 18°26'51" W 41.25'
C50	1°52'16"	985.01'	32.17'	N 2°07'03" E 32.16'
C51	0°01'29"	985.01'	0.42'	N 3°03'53" E 0.42'
C52	1°38'47"	985.00'	28.30'	N 3°55'14" E 28.30'
C53	1°41'18"	985.00'	29.02'	N 5°35'17" E 29.02'
C54	1°41'13"	985.00'	29.00'	N 7°16'33" E 29.00'
C55	1°41'14"	985.00'	29.01'	N 8°57'46" E 29.01'
C56	1°51'50"	985.00'	32.04'	N 10°44'18" E 32.04'
C57	1°41'13"	985.00'	29.00'	N 7°16'33" E 29.00'
C58	1°48'31"	1015.00'	32.04'	N 10°38'03" E 32.04'
C59	1°38'14"	1015.00'	29.01'	N 8°54'41" E 29.00'
C60	1°38'14"	1015.00'	29.00'	N 7°16'27" E 29.00'
C61	1°38'18"	1015.00'	29.02'	N 5°38'11" E 29.02'
C62	1°38'27"	1015.00'	29.07'	N 3°59'48" E 29.07'
C63	1°12'04"	1015.00'	21.28'	N 2°34'33" E 21.28'
C64	5°04'59"	1015.00'	90.05'	N 8°59'49" E 90.02'
C65	3°49'33"	485.00'	32.39'	N 8°05'28" E 32.39'
C66	3°26'22"	485.00'	29.13'	N 11°43'30" E 29.12'
C67	3°25'41"	485.00'	29.02'	N 15°09'34" E 29.01'
C68	3°25'40"	485.00'	29.02'	N 18°35'15" E 29.01'
C69	3°26'22"	485.00'	29.11'	N 22°01'16" E 29.11'

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C70	3°49'31"	485.00'	32.38'	N 25°39'13" E 32.38'
C71	21°23'19"	485.00'	181.05'	N 16°52'19" E 180.00'
C72	0°12'46"	114.81'	0.43'	N 32°01'50" E 0.43'
C73	3°30'40"	520.83'	31.92'	N 30°32'32" E 31.91'
C74	3°12'09"	520.83'	29.11'	N 27°11'07" E 29.11'
C75	3°11'32"	520.83'	29.02'	N 23°59'17" E 29.01'
C76	3°31'20"	520.83'	32.02'	N 20°37'51" E 32.01'
C77	13°26'00"	520.83'	122.11'	N 25°34'52" E 121.83'
C78	94°13'30"	5.50'	9.04'	S 46°39'56" W 8.06'
C79	0°59'20"	1515.00'	26.15'	S 86°42'59" E 26.15'
C80	1°05'53"	1515.00'	29.03'	S 87°45'36" E 29.03'
C81	1°05'50"	1515.00'	29.01'	S 88°51'27" E 29.01'
C82	1°05'44"	1515.00'	29.00'	S 89°57'16" E 29.00'
C83	1°05'49"	1515.00'	29.01'	N 88°56'56" E 29.01'
C84	1°12'39"	1515.00'	32.02'	N 87°47'42" E 32.02'
C85	2°11'37"	1515.00'	58.00'	N 89°29'50" E 58.00'
C86	1°10'48"	1515.00'	31.20'	N 85°27'49" E 31.20'
C87	0°02'03"	1485.00'	0.88'	N 84°53'26" E 0.88'
C88	1°07'18"	1485.00'	29.07'	N 85°28'07" E 29.07'
C89	1°07'14"	1485.00'	29.04'	N 86°35'23" E 29.04'
C90	1°07'10"	1485.00'	29.02'	N 87°42'35" E 29.02'
C91	1°07'08"	1485.00'	29.00'	N 88°49'44" E 29.00'
C92	1°07'08"	1485.00'	29.00'	N 89°56'52" E 29.00'
C93	1°07'10"	1485.00'	29.01'	S 88°55'59" E 29.01'
C94	1°14'10"	1485.00'	32.04'	S 87°45'19" E 32.04'
C95	7°59'24"	207.09'	207.09'	N 88°52'07" E 206.92'
C96	0°27'47"	1485.00'	12.00'	S 85°33'07" E 12.00'
C97	1°08'06"	1015.00'	20.11'	S 85°53'17" E 20.11'
C98	1°38'23"	1015.00'	29.05'	S 87°16'31" E 29.04'
C99	1°38'16"	1015.00'	29.01'	S 88°54'50" E 29.01'
C100	1°38'14"	1015.00'	29.00'	N 89°26'55" E 29.00'
C101	1°38'17"	1015.00'	29.01'	N 87°48'40" E 29.01'
C102	1°48'35"	1015.00'	32.06'	N 86°05'14" E 32.06'
C103	9°29'49"	1015.00'	168.24'	N 89°55'52" E 168.05'
C104	1°49'12"	1015.00'	32.24'	N 82°34'19" E 32.24'

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C105	0°42'41"	1015.00'	12.60'	N 81°18'22" E 12.60'
C106	0°58'16"	985.00'	16.70'	N 81°26'10" E 16.70'
C107	1°41'56"	985.00'	29.21'	N 82°46'16" E 29.20'
C108	1°41'37"	985.00'	29.12'	N 84°28'03" E 29.11'
C109	1°41'24"	985.00'	29.05'	N 86°09'33" E 29.05'
C110	1°51'44"	985.00'	32.01'	N 87°56'07" E 32.01'
C111	7°54'57"	985.00'	136.08'	N 84°54'30" E 135.98'
C112	1°51'42"	985.00'	32.01'	S 89°23'18" E 32.01'
C113	1°41'20"	985.00'	29.04'	S 87°36'47" E 29.04'
C114	1°41'32"	985.00'	29.09'	S 85°53'20" E 29.09'
C115	1°41'49"	985.00'	29.17'	S 84°13'40" E 29.17'
C116	1°02'09"	985.00'	17.81'	S 82°51'41" E 17.81'
C117	0°38'48"	1015.00'	11.45'	S 82°40'00" E 11.45'
C118	1°49'06"	1015.00'	32.21'	S 83°53'57" E 32.21'
C119	7°58'33"	985.00'	137.12'	S 86°19'53" E 137.01'
C120	1°48'39"	1015.00'	32.08'	S 86°30'26" E 32.08'
C121	1°38'18"	1015.00'	29.02'	S 88°13'55" E 29.02'
C122	1°38'14"	1015.00'	29.00'	S 89°52'11" E 29.00'
C123	1°38'15"	1015.00'	29.01'	N 88°29'35" E 29.01'
C124	1°38'20"	1015.00'	29.03'	N 86°51'18" E 29.03'
C125	1°48'43"	1015.00'	32.10'	N 85°07'47" E 32.10'
C126	10°10'28"	1015.00'	180.24'	N 89°18'39" E 180.00'
C127	1°52'02"	985.00'	32.10'	S 85°59'16" E 32.10'
C128	1°41'49"	985.00'	29.17'	S 84°12'20" E 29.17'
C129	1°00'49"	985.00'	17.43'	S 82°51'01" E 17.43'
C130	0°40'05"	1015.00'	11.84'	S 82°40'39" E 11.84'
C131	1°38'53"	1015.00'	29.20'	S 83°50'08" E 29.19'
C132	1°38'36"	1015.00'	29.11'	S 85°28'52" E 29.11'
C133	1°48'34"	1015.00'	32.05'	S 87°12'27" E 32.05'
C134	1°38'36"	1015.00'	29.11'	S 85°28'52" E 29.11'
C135	1°48'23"	1015.02'	32.00'	N 89°17'26" E 32.00'
C136	1°38'17"	1015.02'	29.02'	N 87°34'05" E 29.02'
C137	1°38'25"	1015.02'	29.06'	N 85°55'45" E 29.06'
C138	1°38'38"	1015.02'	29.12'	N 84°17'12" E 29.12'
C139	1°38'57"	1015.02'	29.21'	N 82°38'25" E 29.21'

Typical Unit Details

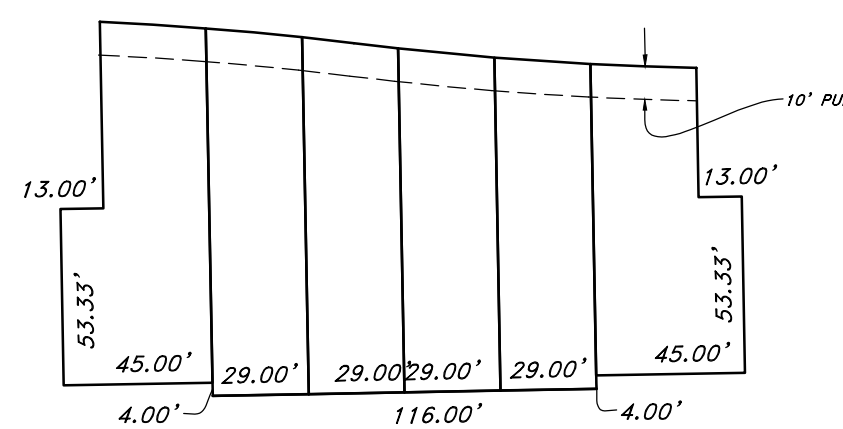
Unit Type A



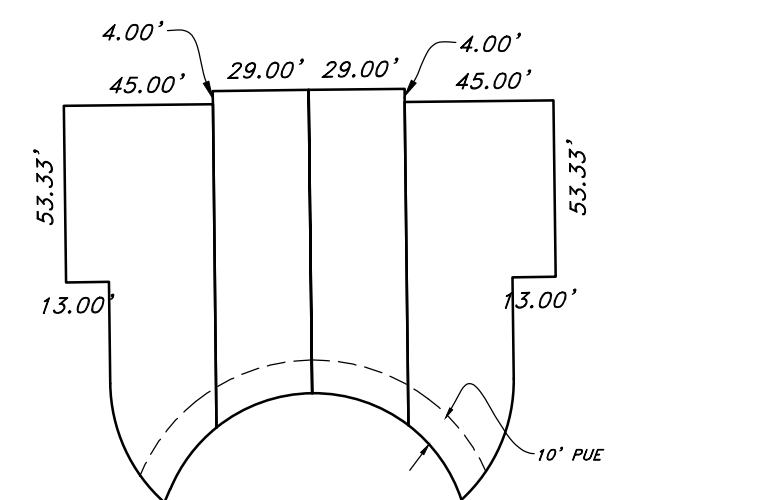
Note:

All courses shown are perpendicular or parallel from given bearing in map view.

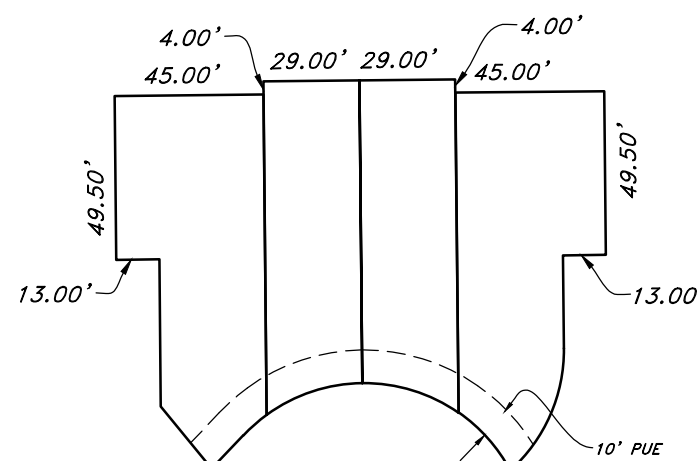
Unit Type E



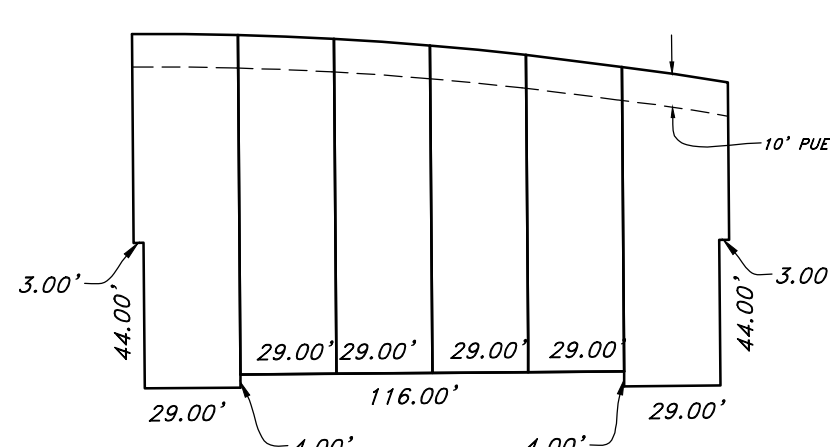
Unit Type B



Unit Type D



Unit Type C



NUMBER _____
ACCOUNT _____
SHEET **4**
OF **4** SHEETS

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C140	0°51'54"	1015.02'	15.33'	N 81°22'59" E 15.33'
C141	0°59'20"	985.00'	17.00'	N 81°26'42" E 17.00'
C142	9°14'35"	1015.02'	163.74'	N 85°34'20" E 163.57'
C143	1°53'31"	985.00'	32.53'	N 83°33'50" E 32.52'
C144	1°42'42"	985.00'	29.43'	N 85°21'57" E 29.42'
C145	1°42'31"	985.00'	29.37'	N 87°04'33" E 29.37'
C146	1°42'26"	985.00'	29.35'	N 88°47'02" E 29.35'
C147	1°42'26"	985.00'	29.35'	S 89°30'32" E 29.35'
C148	1°42'32"	985.00'	29.38'	S 87°48'03" E 29.38'
C149	1°37'33"	985.00'	27.95'	S 86°08'00" E 27.95'
C150	1°13'37"	1515.00'	32.44'	S 86°00'11" E 32.4

Harvest 140 phasing plan

Design Charrette

MODEL

PHASE 1	20
PHASE 2	22
PHASE 3	30
PHASE 4	26
PHASE 5	26
PHASE 6	16
TOTAL	140

30

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

Heber City Standard Notes

1. Contractor assumes all responsibility for job site conditions during construction of this project, including the safety and well-being of all persons and property. This responsibility shall apply continuously and not be limited to normal working hours.
2. Contractor shall obtain all applicable permits and/or written agreements necessary to complete the work.
3. City owned water valves may be operated only by City staff. Opening, closing or tampering with a City water valve without permission of the City public works department is a Class B misdemeanor punishable by up to six months in jail and a \$1,000 fine.
4. Contractor shall schedule a pre-construction meeting with the City's Engineering Department at least 5 business days prior to the start of construction. Contractor must attend and bring one set of the Acknowledged construction drawings and a copy of the current Heber City Standard Specifications and Drawings Manual (available at heberut.gov).
5. Contractor shall have in possession and on-site at all times one copy of the current acknowledged construction plans stamped, signed, and dated by the Engineer of Record, the Applicant, and the City.
6. Developer's Engineers (Civil and Geotechnical) shall perform sufficient inspections and surveys during grading and construction to render an opinion in writing as to adherence to the accepted plans and compliance with Heber City Standard Specifications and Drawings Manual.
7. Any work done in the absence of an inspector's approval shall be subject to rejection. All underground GPS data must be collected by a City representative prior to backfill. Inspectors may request the contractor to expose work that has been backfilled without prior inspection or collection of GPS data. All such rework shall be completed at the Developer's or Owner's expense.
8. Survey monuments must be installed in accordance with the current Heber City and Wasatch County Surveyor's Office requirements.
9. All disturbed property survey markers shall be reset in their original locations upon completion of all construction activities.
10. Contractor shall provide all traffic control which must conform to the current MUTCD. Provide site-specific Traffic Control Plans [prepared by an American Traffic Safety Services Association (ATSSA) or AGC-Certified Individual] prior to installation of any traffic control device. Traffic Control Plans must be accepted by the City prior to implementation and before any shoulder, lane, or street closure.

Abbreviations

BCR	Begin Curb Return	PP	Power Pole
BOL	Ballard	PT	Point of Tangency
BRW	Finish Grade - Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	PVI	Point of Vertical Intersection
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe	RD	Roof Drain
COB	Cleanout Box	SB	Signal Box
COTG	Cleanout to Grade	SD	Storm Drain
EA	Edge of Asphalt	SDMH	Storm Drain Manhole
EB	Electrical Box	SMH	Sewer Manhole
EC	End of Curve	SP	Signal Pole
ECR	End Curb Return	SS	Sanitary Sewer
FF	Finished Floor	SVZ	Sight Visibility Zone
g	Ground	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PI	Point of Intersection	WP	Working Point
PM	Power Meter	WV	Water Valve

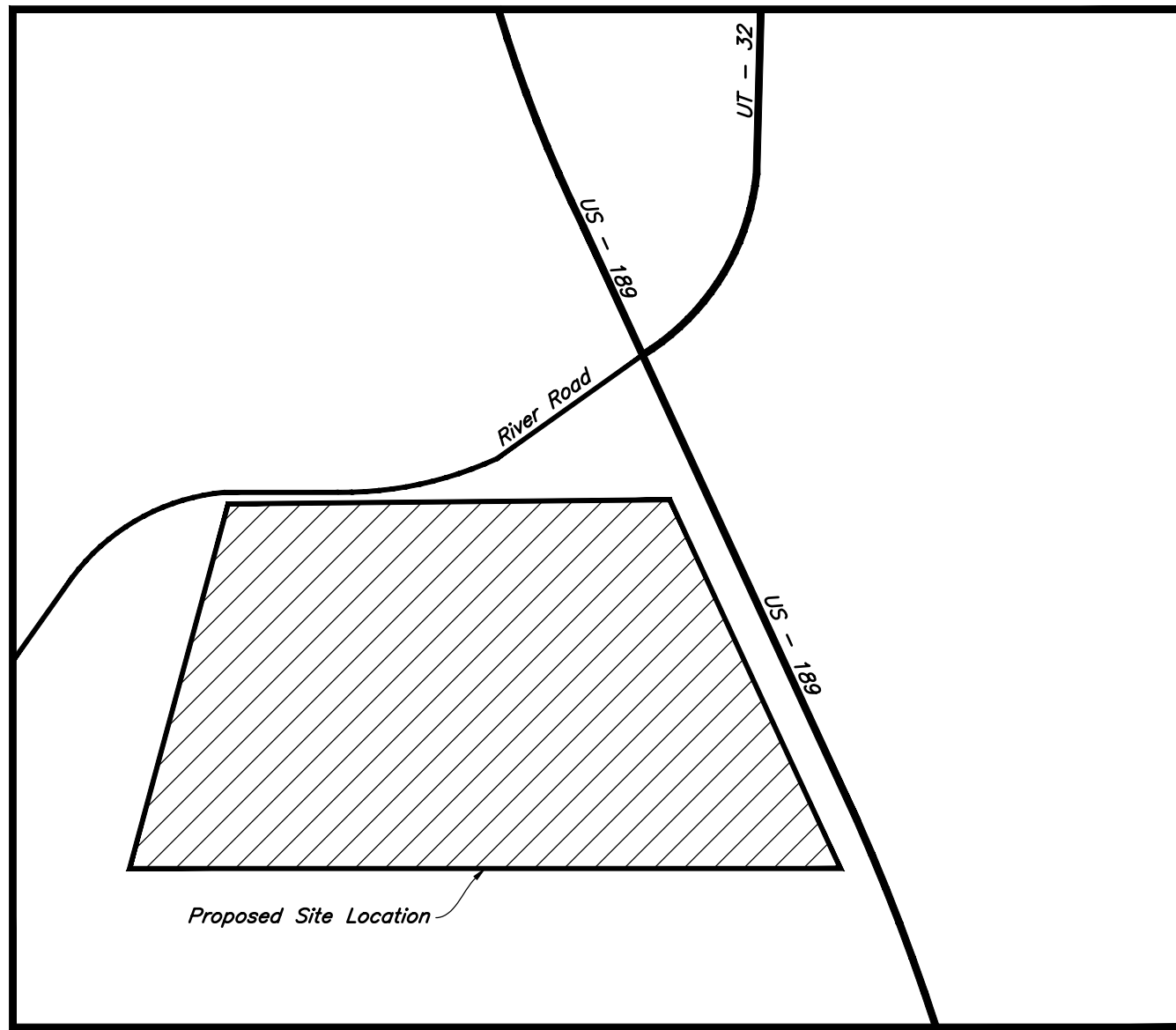
Legend

Proposed Curb & Gutter	Existing Improvements	
Proposed Open Face C & G	Existing Asphalt	
Proposed Asphalt	Existing Concrete	
Proposed Concrete	Existing Inlet Box	
Proposed Truncated Domes	Existing Catch Basin	
Proposed Inlet Box	Existing Manhole	
Proposed Catch Basin	Existing Fire Hydrant	
Proposed Manhole	Existing Water Valve	
Proposed Transformer	Existing Overhead Power Line	
Proposed Meter Box	Existing Water	
Proposed Water Meter	Existing Secondary Water	
Proposed Combo Box	Existing Sewer	
Proposed Fire Hydrant	Existing Storm Drain	
Proposed Water Valve	Existing Gas	
Proposed Water Line	Existing Power	
Proposed Sanitary Sewer	Existing Telephone	
Proposed Storm Drain	Existing Fiber Optic	
Proposed Conduit Line	Existing Fence	
Proposed Power Line	Flowline	
Proposed Gas Line	Centerline	
Proposed Fire Line	Existing Contour	
Proposed Fiber Optic	Existing Spot	
Proposed Secondary Water Line	Existing Light Pole	
Proposed Roof Drain	Existing Street Light	
Proposed Fence	Existing Building	
Ridge line	Existing Telephone Box	
Grade Break	Existing Power Meter	
Proposed Contour	Existing Electrical Box	
Direction of Drainage	Existing Electrical Cabinet	
Proposed Spot	Existing Gas Meter	
ADA Accessible Route	Existing Water Meter	
Property Line	Existing Irrig. Control Box	
Sawcut Line	Existing Bulb	
Proposed Light Pole	Existing Hose Bib	
Proposed Street Light	Working Point	
Proposed Building		
Existing Power Pole	Existing Deciduous Tree	
Existing Power Pole w/ Guy	Existing Coniferous Tree	
Existing Utility Marker	Detail Number	
Existing Post	Sheet Number	

The Slope

River Road & US Highway 40

Wasatch County, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

- C0.1 Cover Sheet
- 1 Subdivision Plat
- C0.1 Phasing Map
- Cl.0 Overall Site Plan
- Cl.1 Site Plan
- Cl.2 Site Plan
- Cl.3 Site Plan
- Cl.4 Site Plan
- Cl.5 Site Plan
- Cl.6 Site Plan
- Cl.7 Site Plan
- Cl.8 Site Plan
- C2.0 Overall Grading Plan
- C2.1 Grading Plan
- C2.2 Grading Plan
- C2.3 Grading Plan
- C2.4 Grading Plan
- C2.5 Grading Plan
- C2.6 Grading Plan
- C2.7 Grading Plan
- C2.8 Grading Plan
- C2.9 Grading Plan
- C2.10 Grading Plan
- C2.11 Grading Plan
- C3.0 Overall Utility Plan
- C3.1 Utility Plan
- C3.2 Utility Plan

- C3.3 Utility Plan
- C3.4 Utility Plan
- C3.5 Utility Plan
- C3.6 Utility Plan
- C3.7 Utility Plan
- C3.8 Utility Plan
- C3.9 Utility Plan
- C3.10 Utility Plan
- C4.1 Plan & Profile
- C4.2 Plan & Profile
- C4.3 Plan & Profile
- C4.4 Plan & Profile
- C4.5 Plan & Profile
- C4.6 Plan & Profile
- C4.7 Plan & Profile
- C4.8 Plan & Profile
- C4.9 Plan & Profile
- C4.10 Plan & Profile
- C4.11 Plan & Profile
- C4.12 Plan & Profile
- C4.13 Plan & Profile
- C5.1 Details
- A US Hwy. 40 - Median Addition
- B US Hwy. 40 - Light Relocation
- C Northfields Irrigation Ditch Temporary Relocation

CITY ENGINEER ACCEPTANCE

Signature _____ Date _____

ENGINEER-OF-RECORD CERTIFICATION

As the Engineer-of-record, I hereby certify that these construction drawings and supporting information ("Plans") comply with the Heber City Code and Standard Specifications and Drawings ("Standards"). I Understand and agree that:

- The City's Acknowledgement of these plans shall not be construed to be a permit for, or any approval of, any variance from any of the provisions of the Standards, unless a separate written approval authorizing a specific deviation has been provided by the City Engineer.
- The City's Acknowledgement of these Plans, or feedback from the city on whether or not the Plans meet the Standards, shall not prevent the City from requiring the correction of errors in the Plans at any time, including after construction improvements.
- The City's Acknowledgement of these Plans does not constitute a permit from the Federal or State Government or permission to deviate from Federal or State Laws and Regulations.
- The City's Acknowledgement of these Plans does not grant permission to work on the properties of others.

James Copeland, P.E. No. 11161778 _____ Date _____

DEVELOPER'S CERTIFICATION

As the developer of the property, I hereby certify that I understand: (1) how the existing gravity irrigation system works in the vicinity of this property, (2) how my development of this property will affect this system and associated stakeholders, (3) that I have coordinated with and have approval from the subject irrigation company(ies), (4) that I take full responsibility for the changes I am making to this system, (5) Heber City does not assume responsibility or liability for changes I make to this system.

Developer's Printed Name _____

Developer's Signature _____ Date _____

Civil Engineer

AWA
Attn: James Copeland
2010 North Redwood Road
Salt Lake City, UT 84116
Phone Number: 801-410-8526

Surveyor

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Phone Number: 801-410-8526

Developer Contact

Angstrom Development Group
1225 Deer Valley Drive, Ste 201
Park City, UT 84060
Attn: Andy Dorobek
Phone Number: 512-949-9730
Attn: Neil Goldman
Phone Number: 512-560-4216
Attn: Ryan Miller
Phone Number: 407-780-4502
Attn: David French
Phone Number: 949-300-4804
Attn: Michael Marini
Phone Number: 949-903-0401

Design Architect

Gomez Vasquez International
Attn: Alvaro Gonzalez
6 32
Seattle, 45150 Zapopan, Jal., Mexico
Phone Number: 210-315-8688

Architect of Record

FKRP
Attn: Larry Curtis
730 Pacific Ave S
Salt Lake City, UT 84104
Phone Number: 801-910-5275

Fire Suppression Note

All habitable structures shown (Lots 6-145) will be provided with interior fire suppression.

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Wasatch County, Utah and incorporated Areas Map Number 49051C0116E dated 15 March, 2012. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

The line between the Southwest Corner and the South 1/4 Corner of Section 18, T3S, R5E, SLB&M, having a bearing of N89°16'54"W

Benchmark

Aluminum Cap Monument for the South Quarter Corner of Section 18, T3S, R5E, SLB&M
Elevation = 5689.47 feet (NAVD 88, 1734.153 meters)
Wasatch County Surveyor, Utah PLSS Monument Preservation sheet,
dated February 14, 2013, Observed March 13, 2022

Legal Description

A part of the South Half of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey in Wasatch County, Utah;

Beginning at a point 1609.47 feet North 89°17'02" West along the Section Line; and 875.65 feet (875.66 feet record) North from an Aluminum Cap Monument found marking the South Quarter Corner of said Section 18; and running thence South 89°33'11" West 286.70 feet; thence North 4°56'20" West 89.42 feet to and along the Easterly Line of the U.S.A. 2000 Warranty Deed recorded in Book 00470 at Page 00515 of Official Records as it exists on the ground; thence continuing along said Deed line the following five courses: North 18°14'15" East 78.00 feet; North 50°01'50" East 71.10 feet; North 17°05'43" East 89.90 feet; North 31°02'10" East 139.90 feet; and North 7°53'45" East 642.10 feet to the apparent Southerly Line of River Road as it exists on the ground; thence along said Southerly Line the following five courses: South 89°29'11" East 254.03 feet; South 78°47'54" East 81.83 feet; thence Northeasterly along the arc of a 1014.93 foot curve to the left a distance of 190.27 feet (Center bears North 0°29'00" East, Central Angle equals 10°44'28" and Long Chord bears North 85°06'46" East 189.99 feet); North 70°58'52" East 53.39 feet; and South 89°48'50" East 60.09 feet; thence South 89°37'48" East 642.24 feet to the Westerly Line of U.S. Highway 40 as it exists on the ground at 100.0 foot half-width; thence South 24°22'00" East 684.89 feet along said Westerly Line to an angle point in said Line at Highway Station 175 + 35.42; thence continuing South 23°10'45" East 456.17 feet along said Westerly Line of the Highway; thence South 89°18'16" West 300.68 feet (300.75 feet record) to an existing rebar with cap head 68W found marking an angle point in the South Boundary of the property; thence South 89°57'53" West 185.35 feet; thence South 89°19'16" West 734.23 feet; thence South 89°33'11" West 489.58 feet to the point of beginning.

Contains 1,691,948 sq ft
or 38.842 acres
146 number Lots



Cover Sheet
The Slope
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

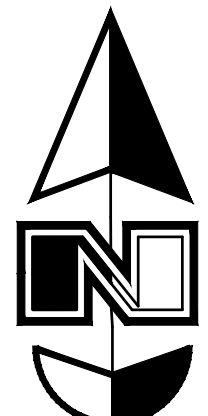
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CITY ENGINEER ACCEPTANCE

Signature

Date



Scale: 1" = 100'



Hatch Legend

- Phase 1 (Lots 6-25, Roads, and Lift Station)
- Phase 2 (Lots 26-47)
- Phase 3 (Lots 48-77)
- Phase 4 (Lots 78-101)
- Phase 5 (Lots 102-127)
- Phase 6 (Lots 128-145)

Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 SP - Phasing



General Site Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Heber City Standard Notes

- A notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlén & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

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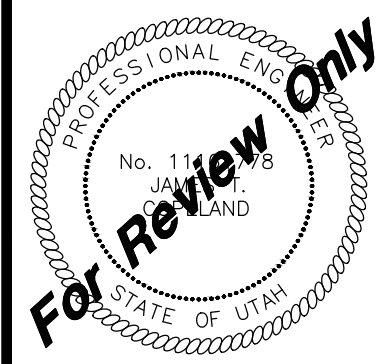
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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Phasing Map

The Slope

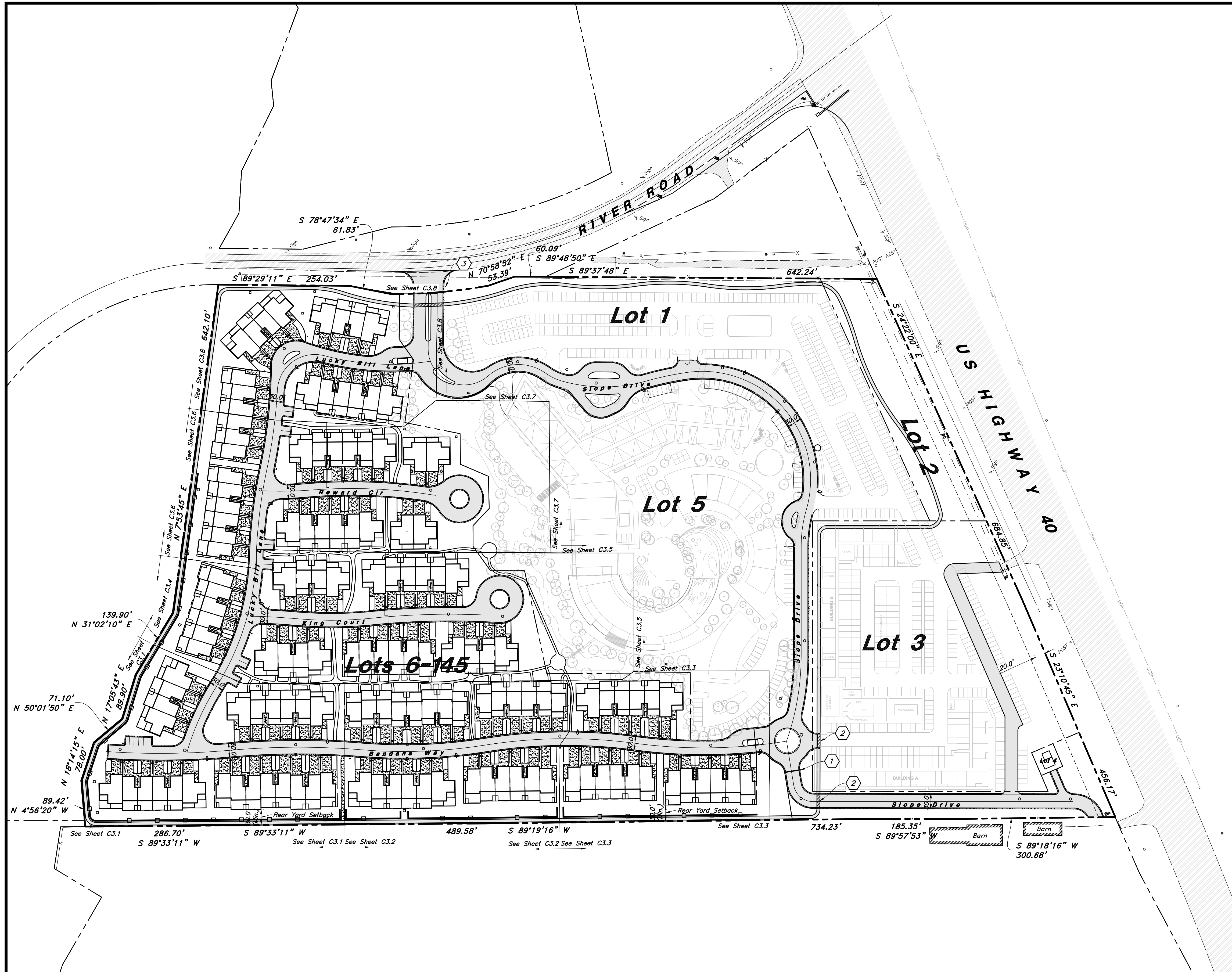
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

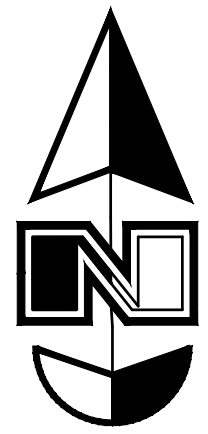
C0.1



CITY ENGINEER ACCEPTANCE

Signature

Date



Scale: 1" = 100'



Overall Site Construction Notes

1. Const. Fire Access Gate
2. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
3. Install Stop Sign per MUTCD R1-1

General Site Notes:

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3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. All habitable structures shown (Lots 6-145) will be provided with interior fire suppression.

Heber City Standard Notes

1. A notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
2. Road Names are for Reference at this Phase of Development

Site Data - Overall

Site Area = 1,691,947 s.f. (38.84 ac.)
Zoning = NV (North Village)
Landscape Area Provided = 398,574 s.f. (23.6%)
Impervious Area Provided = 1,088,186 s.f. (64.3%)
Building Area = 205,187 s.f (12.1%)
Total Parking Provided = 826 Stalls
Surface Parking = 681 Stalls
Underground Parking = 145 Stalls

Construction Survey Note:

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Legend

Proposed Curb & Gutter	Existing Power Pole	Existing Power Pole w/ Guy
Proposed Asphalt	Existing Post	Existing Improvements
Proposed Concrete	Existing Asphalt	Existing Concrete
Proposed Truncated Domes	Existing Inlet Box	Existing Catch Basin
Proposed Inlet Box	Existing Manhole	Existing Manhole
Proposed Catch Basin	Proposed Transformer	Existing Fire Hydrant
Proposed Manhole	Proposed Meter Box	Existing Water Valve
Proposed Meter Box	Proposed Water Meter	Existing Fence
Proposed Combo Box	Proposed Fire Hydrant	Centerline
Proposed Fence	Existing Light Pole	Existing Street Light
Property Line	Proposed Light Pole	Existing Building
Sawcut Line	Proposed Street Light	Working Point
Proposed Building	Proposed Building	Detail Number
		Sheet Number

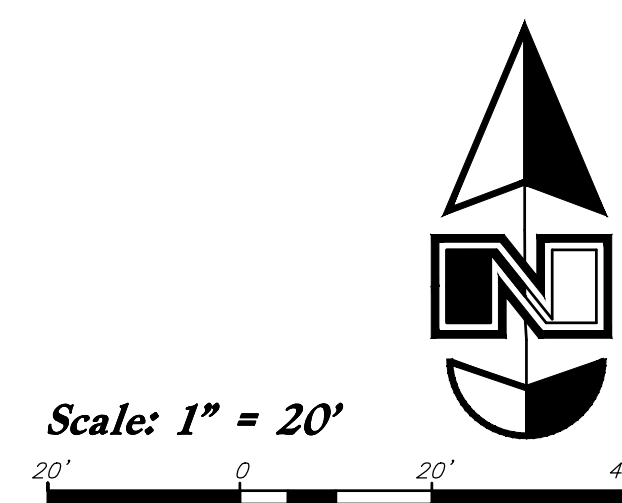
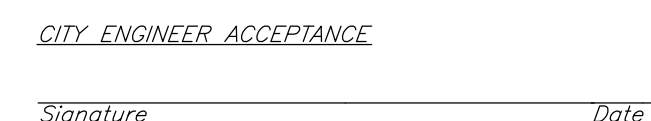
Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 SP



Overall Site Plan
The Slope
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025
SHEET NO.
C1.0



- 1 Const. 24" APWA Type G Curb & Gutter
- 2 Const. Asphalt Paving
- 3 Const. Conc. Sidewalk
- 4 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 5 Const. Conc. Paving
- 6 Const. Street Light Per Heber City Standard Drawing (Streets-15)
- 7 Proposed Fire Hydrant. See Utility Plan for Construction Details
- 8 Const. Asphalt Path per Providence City Standard
- 9 Install Stop Sign per MUTCD R1-1

1. *The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.*
2. *Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the method and methods of removal the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.*
3. *All dimensions are to back of curb unless otherwise noted.*
4. *Fire lane markings and signs to be installed as directed by the Fire Marshal.*
5. *All habitable structures shown (Lots 6-145) will be provided with interior fire suppression.*

1. A notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
2. Road Names are for Reference at this Phase of Development

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The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be performed. The contractor or surveyor shall be responsible for obtaining the necessary permits and approvals from the local, state or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the contractor or surveyor shall be responsible for obtaining a copy of the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or other data or drawings provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hand improvement elevations included on these plans or other data or drawings provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with construction staking.

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property. The Contractor's equipment shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 SP



Site Plan

The Slope

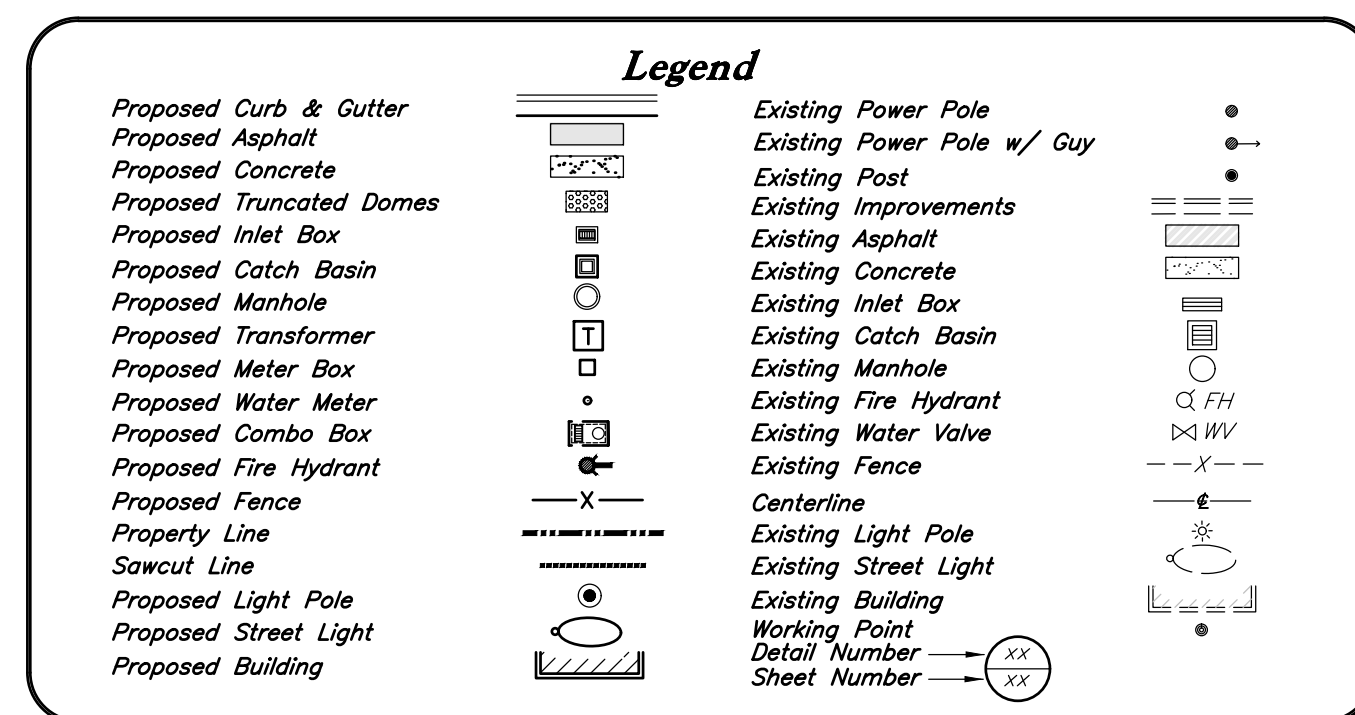
River Road & US Highway 40
Wasatch County Utah



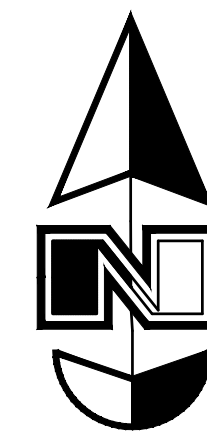
19 Aug. 2025

SHEET NO.

C1.1



Date



Scale: 1" = 20'



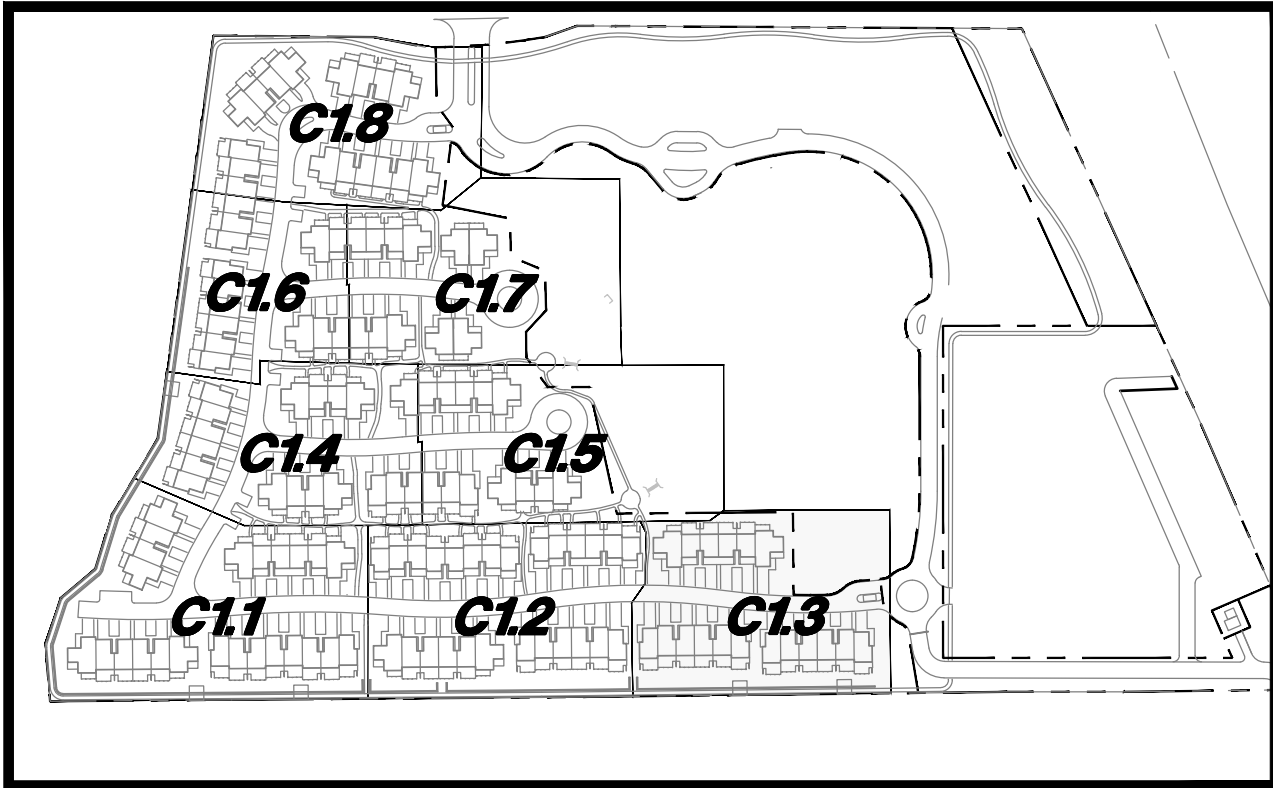
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2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - ANAengineering.net

River Road & US Highway 40
Wasatch County Utah

C1.2



Site Key Map

Scale: Not Set



Match Line
See Sheet 1.5

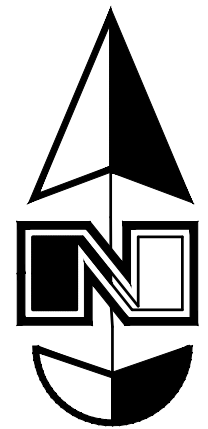
Legend	
Proposed Curb & Gutter	Existing Power Pole
Proposed Asphalt	Existing Power Pole w/ Guy
Proposed Concrete	Existing Post
Proposed Truncated Domes	Existing Improvements
Proposed Inlet Box	Existing Asphalt
Proposed Catch Basin	Existing Concrete
Proposed Manhole	Existing Inlet Box
Proposed Transformer	Existing Catch Basin
Proposed Meter Box	Existing Manhole
Proposed Water Meter	Existing Fire Hydrant
Proposed Combo Box	Existing Water Valve
Proposed Fire Hydrant	Existing Fence
Proposed Fence	Centerline
Property Line	Existing Light Pole
Sawcut Line	Existing Street Light
Proposed Light Pole	Existing Building
Proposed Street Light	Working Point
Proposed Building	Detail Number
	Sheet Number

CITY ENGINEER ACCEPTANCE

Signature

Date

Scale: 1" = 20'



Site Construction Notes

1. Const. 24" APWA Type G Curb & Gutter
2. Const. Asphalt Paving
3. Const. Conc. Sidewalk
4. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
5. Const. Conc. Paving
6. Const. Street Light Per Heber City Standard Drawing (Streets-15)
7. Proposed Fire Hydrant. See Utility Plan for Construction Details
8. Const. Asphalt Path per Providence City Standard
9. Install Stop Sign per MUTCD R1-1

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Heber City Standard Notes

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Construction Survey Note:

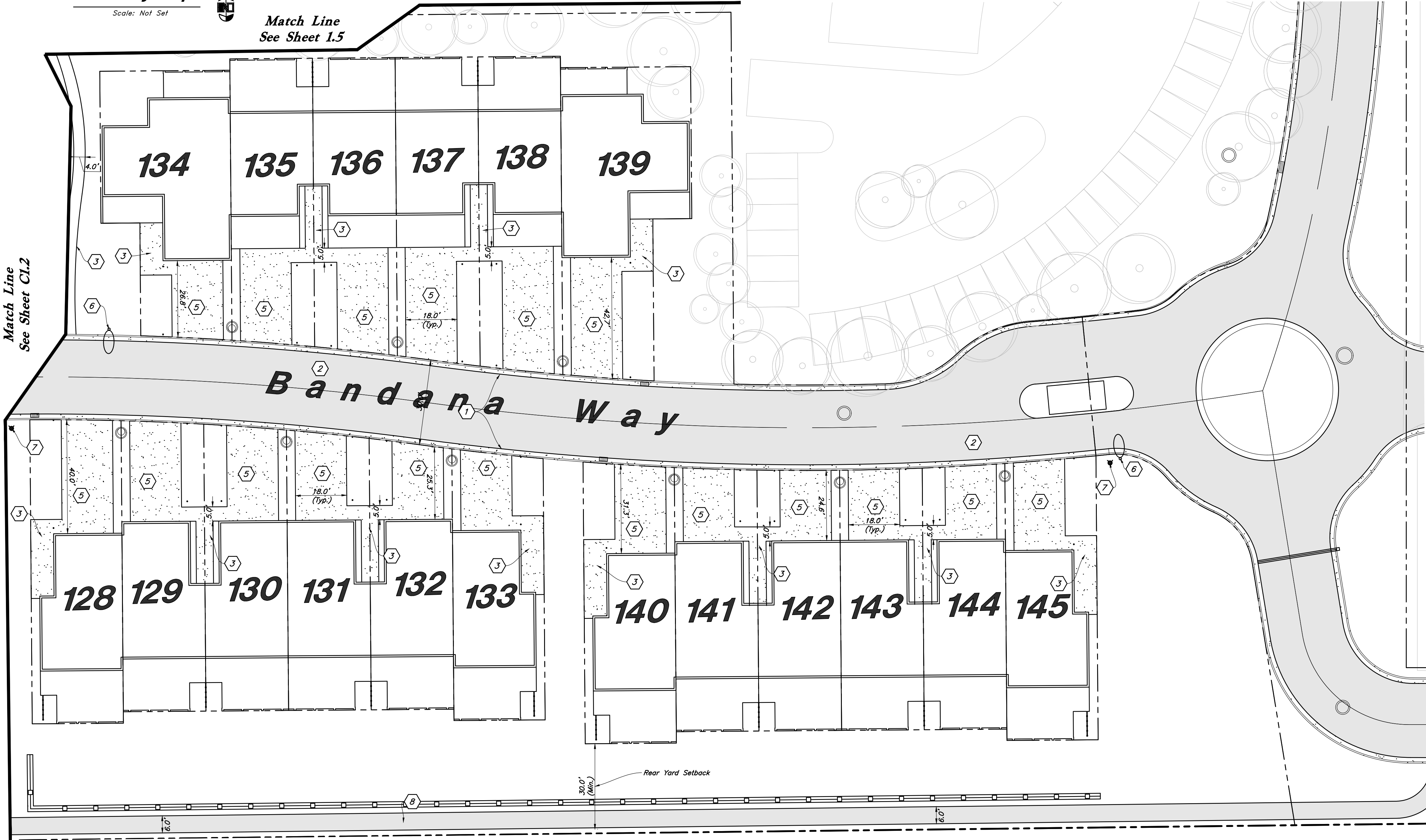
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Site Plan

The Slope

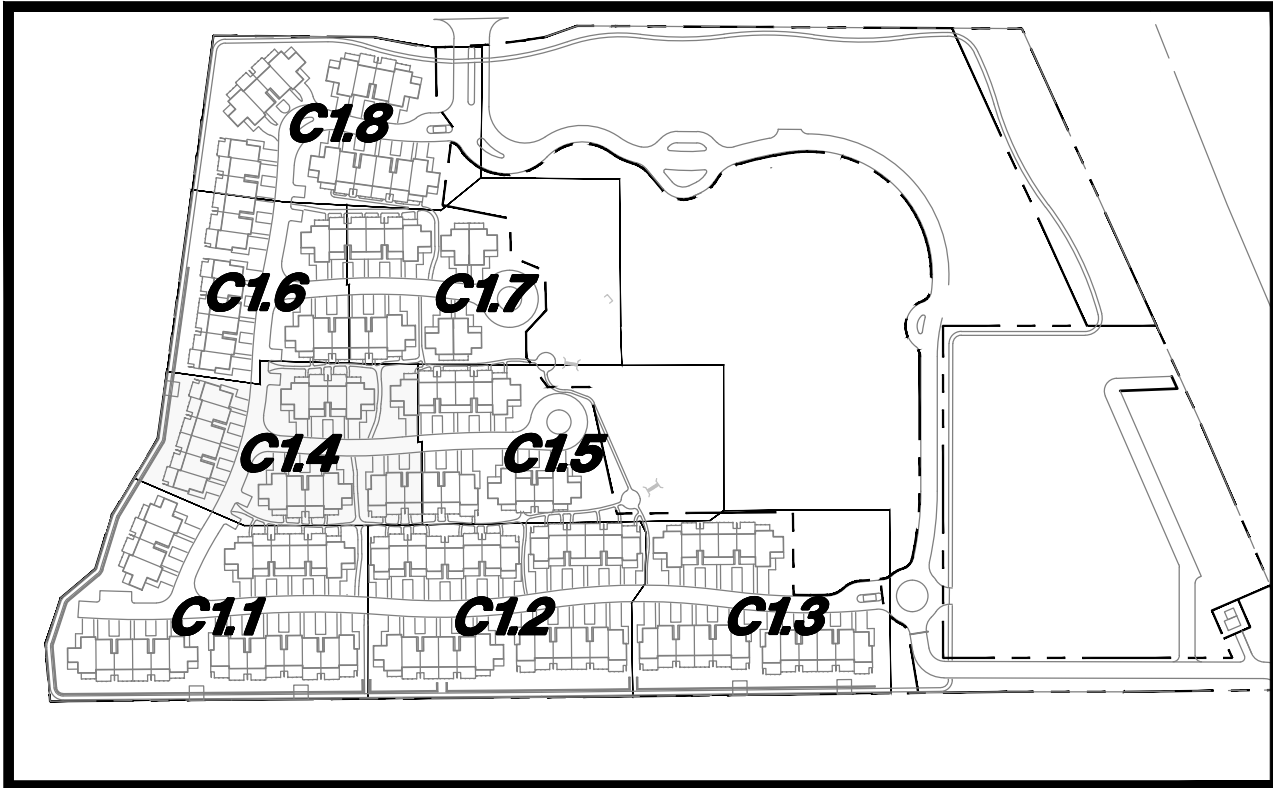
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C1.3

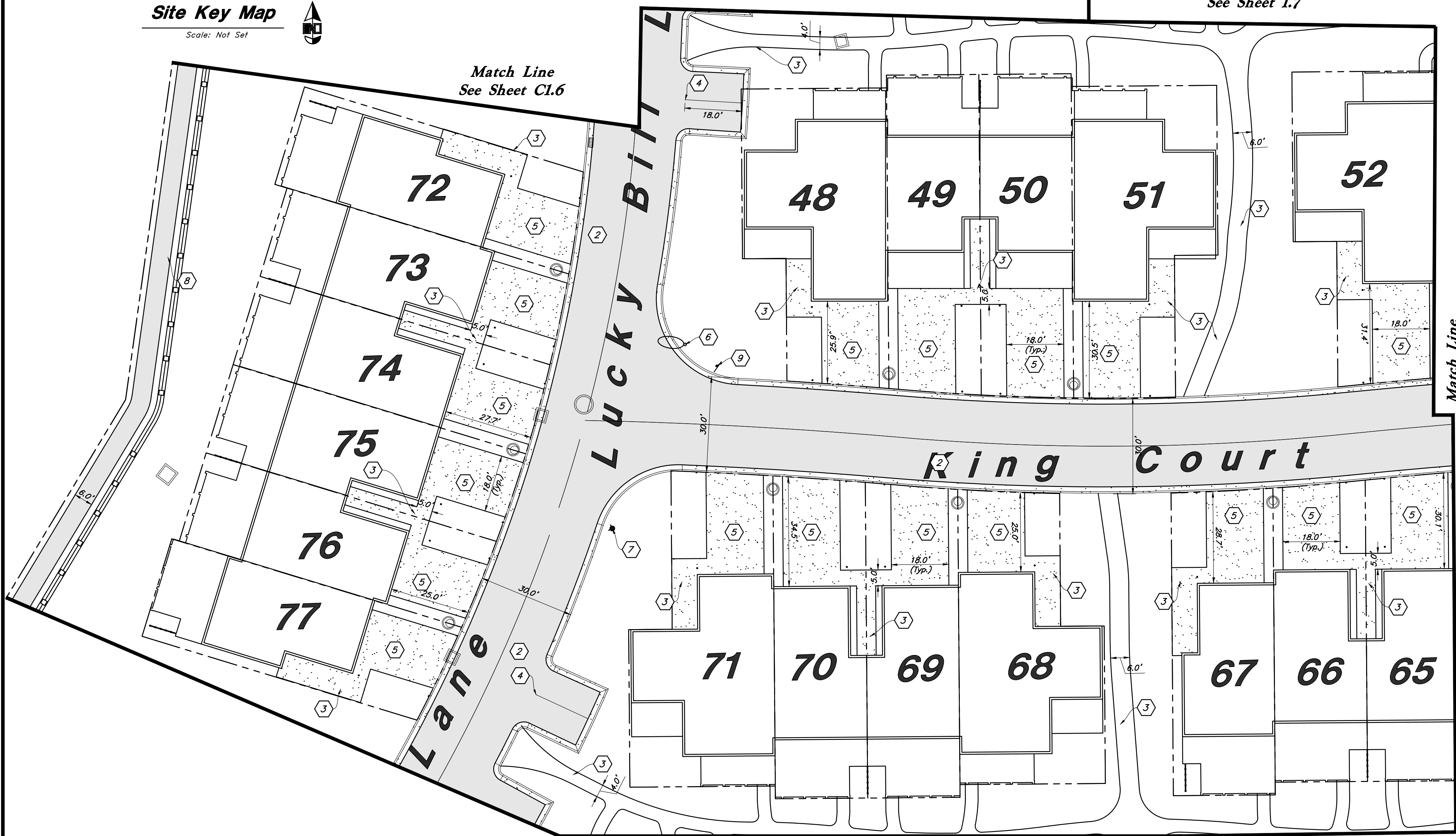


Site Key Map

Scale: Not Set



Match Line
See Sheet C1.6



Match Line
See Sheet C1.1

Match Line
See Sheet C1.2

Match Line
See Sheet 1.7

Match Line
See Sheet 1.5

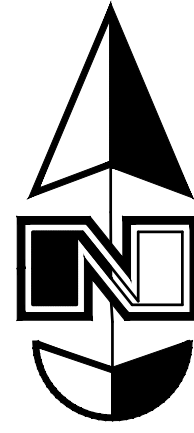
Legend	
Proposed Curb & Gutter	Existing Power Pole
Proposed Asphalt	Existing Power Pole w/ Guy
Proposed Concrete	Existing Post
Proposed Truncated Domes	Existing Improvements
Proposed Inlet Box	Existing Asphalt
Proposed Catch Basin	Existing Concrete
Proposed Manhole	Existing Inlet Box
Proposed Transformer	Existing Catch Basin
Proposed Meter Box	Existing Manhole
Proposed Water Meter	Existing Fire Hydrant
Proposed Combo Box	Existing Water Valve
Proposed Fire Hydrant	Existing Fence
Proposed Fence	Centerline
Property Line	Existing Light Pole
Sawcut Line	Existing Street Light
Proposed Light Pole	Existing Building
Proposed Street Light	Working Point
Proposed Building	Detail Number
	Sheet Number

CITY ENGINEER ACCEPTANCE

Signature

Date

Scale: 1" = 20'



Site Construction Notes

1. Const. 24" APWA Type G Curb & Gutter
2. Const. Asphalt Paving
3. Const. Conc. Sidewalk
4. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
5. Const. Conc. Paving
6. Const. Street Light Per Heber City Standard Drawing (Streets-15)
7. Proposed Fire Hydrant. See Utility Plan for Construction Details
8. Const. Asphalt Path per Providence City Standard
9. Install Stop Sign per MUTCD R1-1

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Survey Control Note:

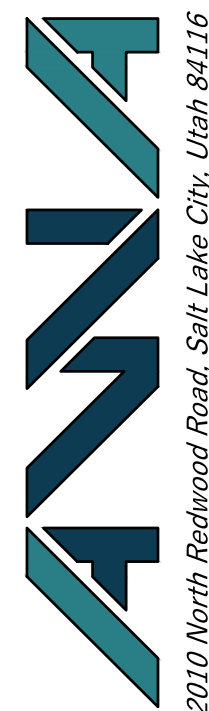
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Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group

24-269 SP



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AW@engineering.net

Site Plan

The Slope

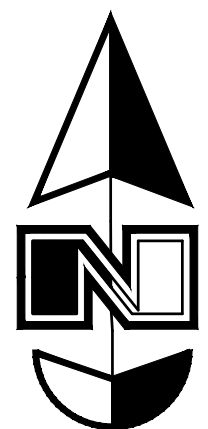
River Road & US Highway 40
Wasatch County Utah

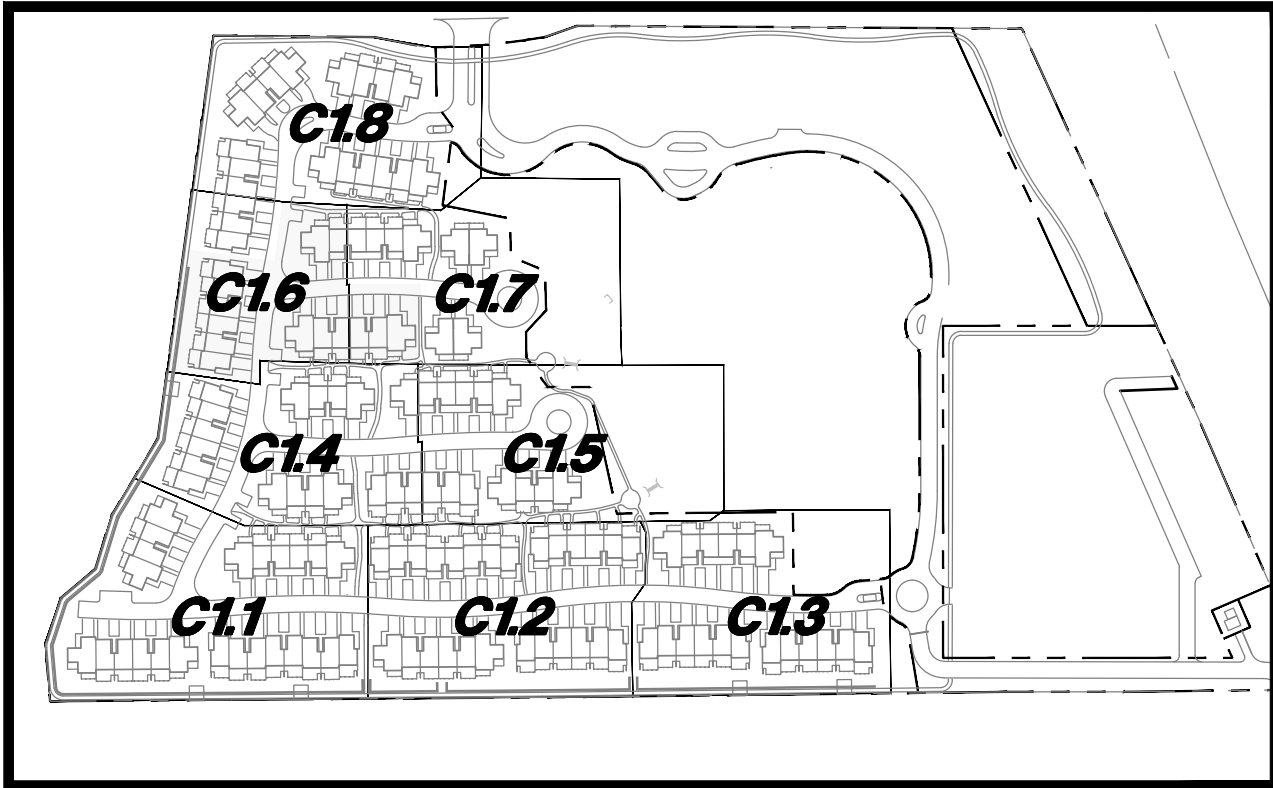


19 Aug, 2025

SHEET NO.

C1.4



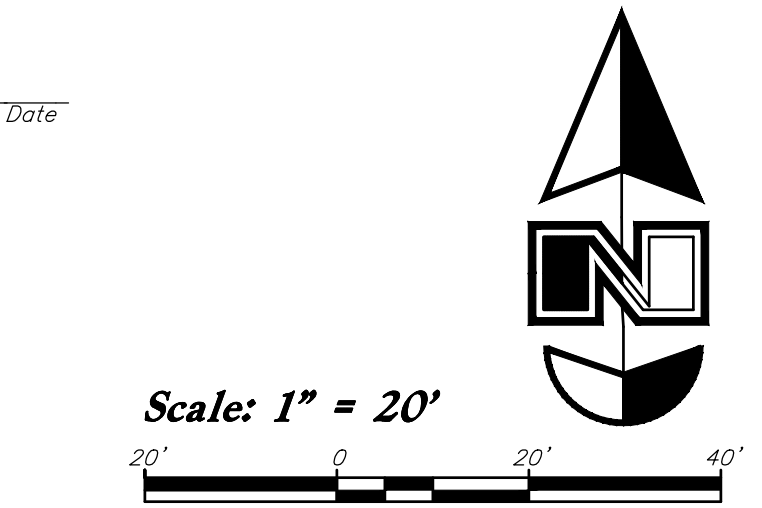
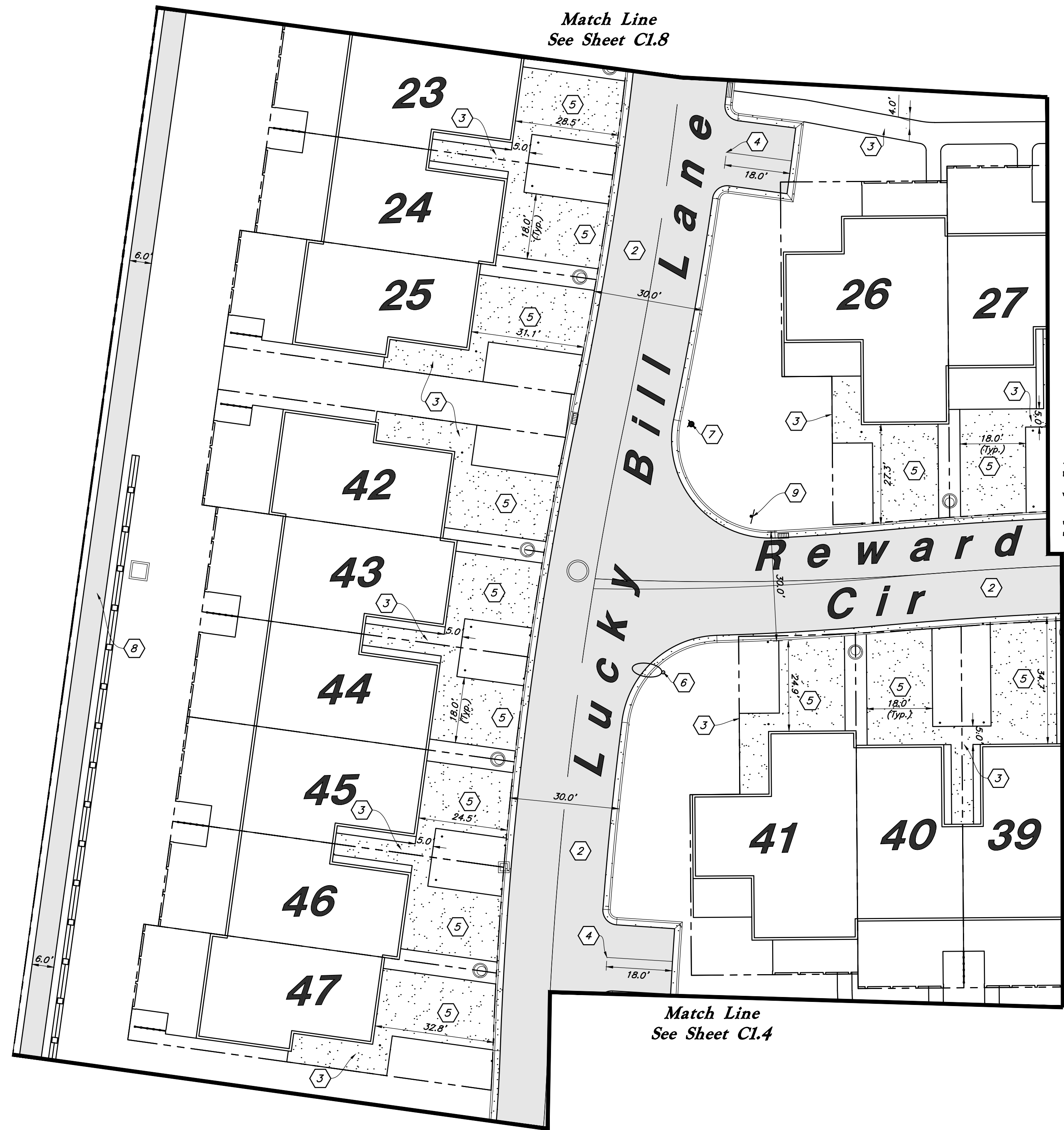


Site Key Map

Scale: Not Set



Legend		
Proposed Curb & Gutter	Existing Power Pole	•
Proposed Asphalt	Existing Power Pole w/ Guy	••
Proposed Concrete	Existing Post	•••
Proposed Truncated Domes	Existing Improvements	••••
Proposed Inlet Box	Existing Asphalt	•••••
Proposed Catch Basin	Existing Concrete	••••••
Proposed Manhole	Existing Inlet Box	•••••••
Proposed Transformer	Existing Catch Basin	••••••••
Proposed Meter Box	Existing Manhole	•••••••••
Proposed Water Meter	Existing Fire Hydrant	••••••••••
Proposed Combo Box	Existing Water Valve	•••••••••••
Proposed Fire Hydrant	Existing Fence	••••••••••••
Proposed Fence	Centerline	•••••••••••••
Property Line	Existing Light Pole	••••••••••••••
Sawcut Line	Existing Street Light	•••••••••••••••
Proposed Light Pole	Existing Building	••••••••••••••••
Proposed Street Light	Working Point	•••••••••••••••••
Proposed Building	Detail Number	••••••••••••••••••
	Sheet Number	•••••••••••••••••••



Scale: 1" = 20'

- Site Construction Notes**
1. Const. 24" APWA Type G Curb & Gutter
 2. Const. Asphalt Paving
 3. Const. Conc. Sidewalk
 4. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
 5. Const. Conc. Paving
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 5. All habitable structures shown (Lots 6-145) will be provided with interior fire suppression.

- Heber City Standard Notes**
1. A notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
 2. Road Names are for Reference at this Phase of Development

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PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

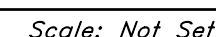
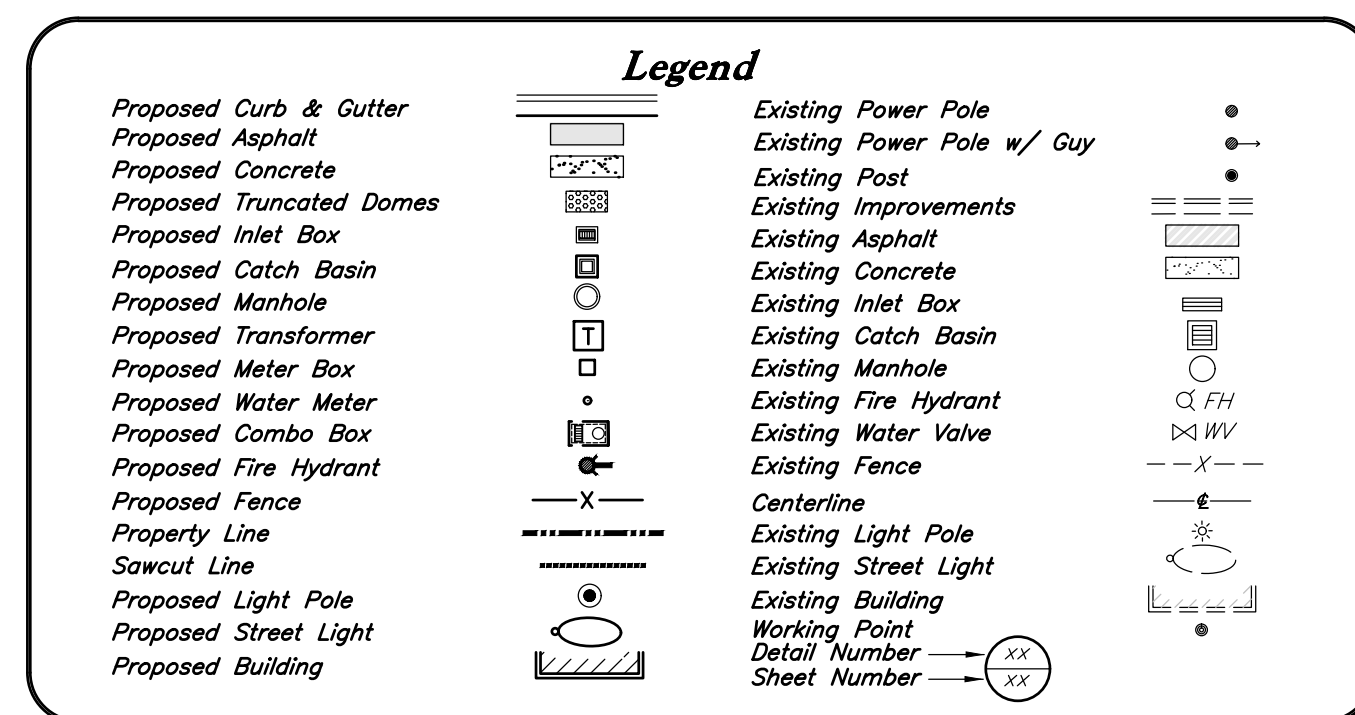
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 SP

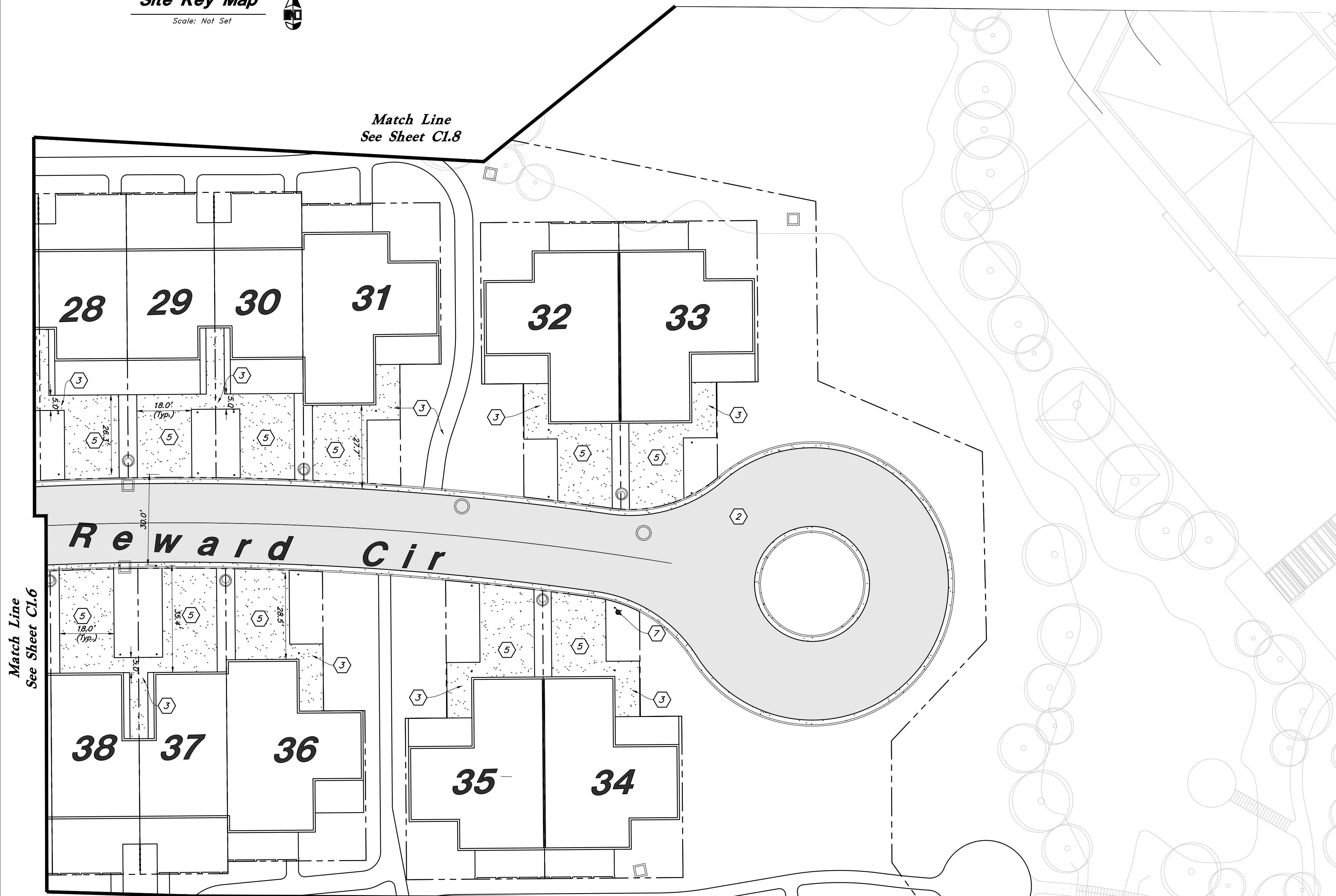
Site Plan
The Slope
River Road & US Highway 40
Wasatch County Utah

For Review Only

19 Aug, 2025
SHEET NO.
C1.6



Match Line
See Sheet C1.8

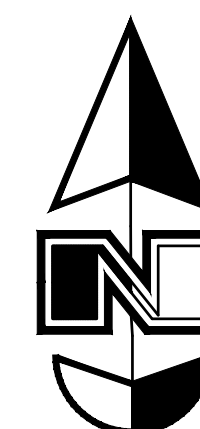


Match Line
See Sheet C1.5

CITY ENGINEER ACCEPTANCE _____

Signature _____

Date _____



Scale: 1" = 20'



Site Construction Notes

1. Const. 24" APWA Type G Curb & Gutter
2. Const. Asphalt Paving
3. Const. Conc. Sidewalk
4. Const. 4" White Paint Stripes (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
5. Const. Conc. Paving
6. Const. Street Light Per Heber City Standard Drawing (Streets-15)
7. Proposed Fire Hydrant. See Utility Plan for Construction Details
8. Const. Asphalt Path per Providence City Standard
9. Install Stop Sign per MUTCD R1-1

General Site Notes:

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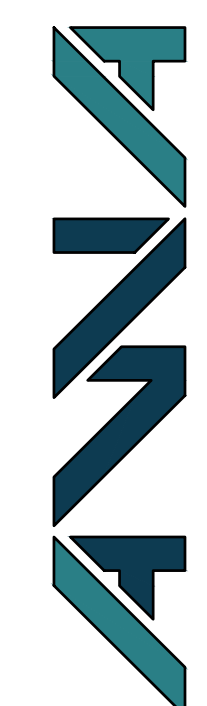
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[illegible]

Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 SP



010 North Redwood Road, Salt Lake City, Utah 84116

Site Plan

The Slope

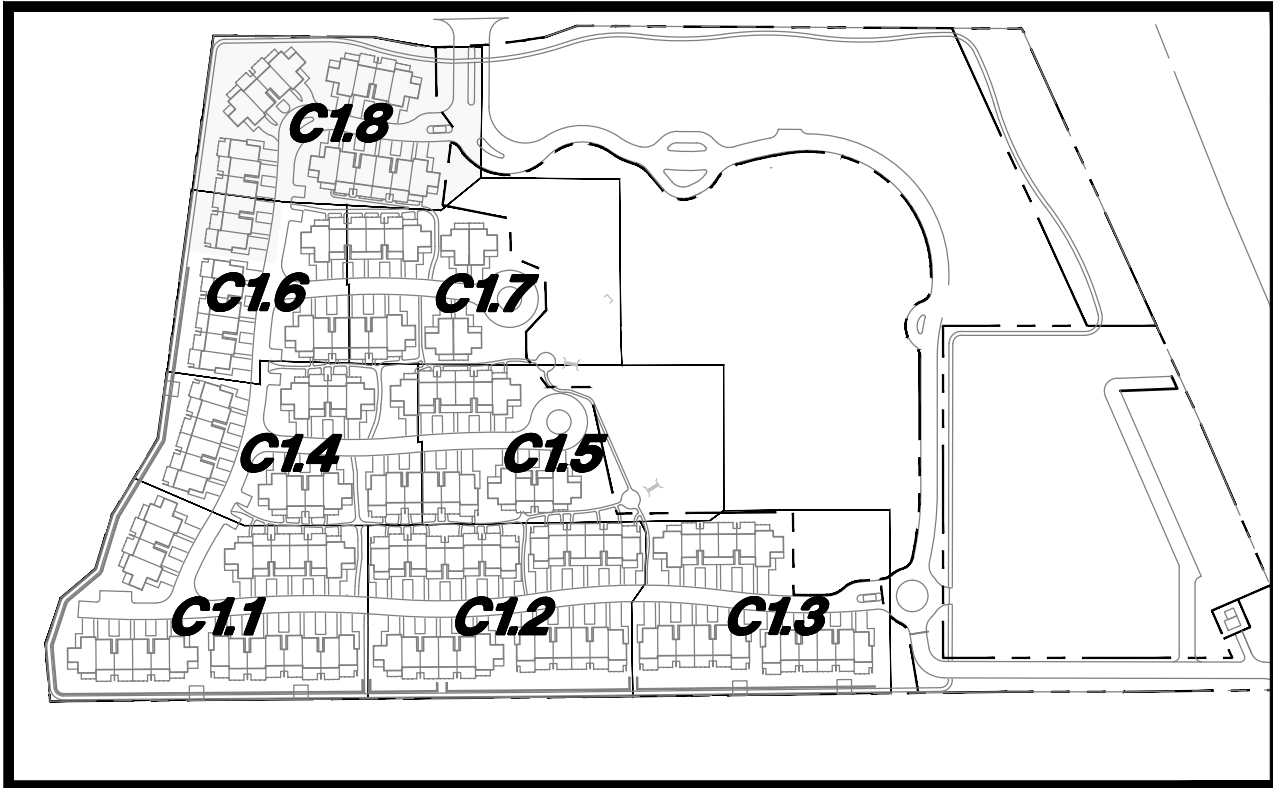
the Group
River Road & US Highway 40
Wasatch County Utah



19 Aug. 2025

SHEET NO.

C1.7

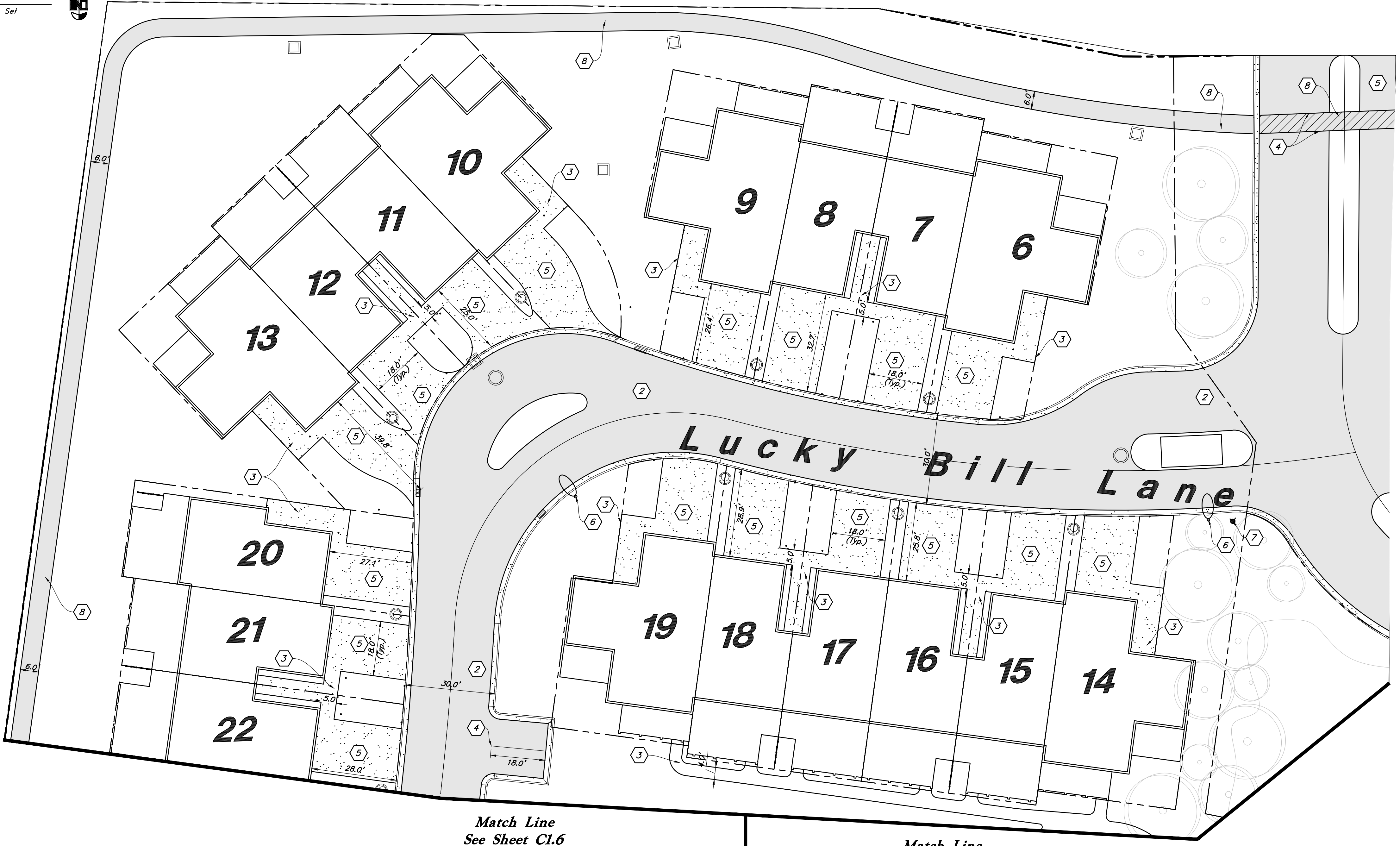


Site Key Map

Scale: Not Set



Legend		
Proposed Curb & Gutter	Existing Power Pole	•
Proposed Asphalt	Existing Power Pole w/ Guy	•
Proposed Concrete	Existing Post	•
Proposed Truncated Domes	Existing Improvements	•
Proposed Inlet Box	Existing Asphalt	•
Proposed Catch Basin	Existing Concrete	•
Proposed Manhole	Existing Inlet Box	•
Proposed Transformer	Existing Catch Basin	•
Proposed Meter Box	Existing Manhole	•
Proposed Water Meter	Existing Fire Hydrant	•
Proposed Combo Box	Existing Water Valve	•
Proposed Fire Hydrant	Existing Fence	•
Proposed Fence	Centerline	•
Property Line	Existing Light Pole	•
Sawcut Line	Existing Street Light	•
Proposed Light Pole	Existing Building	•
Proposed Street Light	Working Point	•
Proposed Building	Detail Number	•
	Sheet Number	•



Match Line
See Sheet C1.6

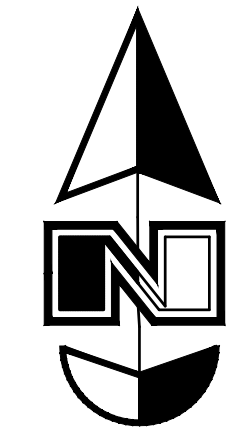
Match Line
See Sheet C1.7

CITY ENGINEER ACCEPTANCE

Signature

Date

Scale: 1" = 20'



Site Construction Notes

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Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 SP



Site Plan
The Slope
River Road & US Highway 40
Wasatch County Utah

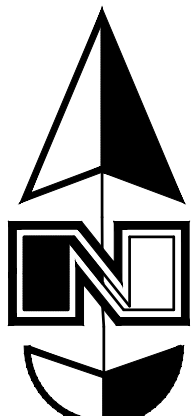


19 Aug, 2025
SHEET NO.
C1.8

CITY ENGINEER ACCEPTANCE

Signature

Date



Scale: 1" = 100'

Heber City Standard Notes

1. A Notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring, and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by _____ are included in the requirements of grading and site preparation. The Report is titled "_____".

Project No.:
Dated:

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
20. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

Drainage Compliance Note:
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James Copeland, P.E. No. 11161778

Date



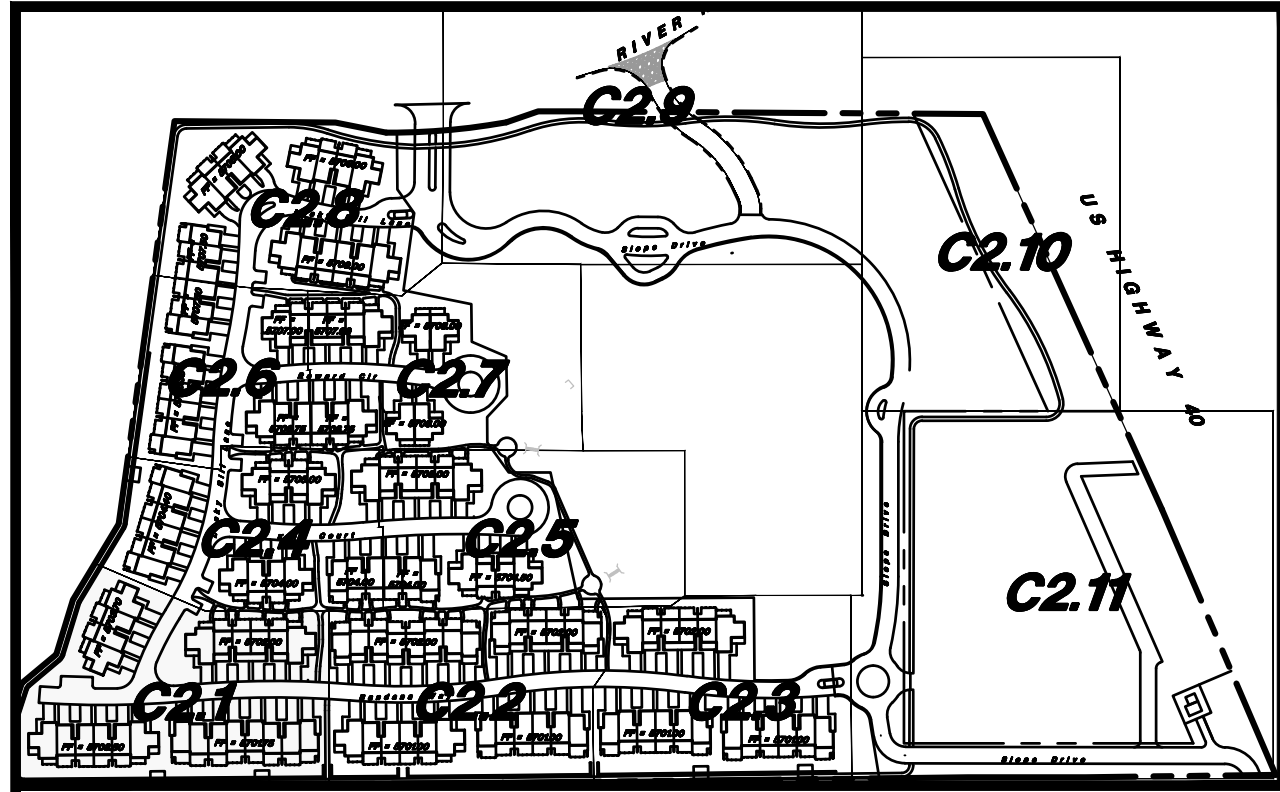
Overall Grading Plan
The Slope
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C2.0



Site Key Map

Scale: Not Set

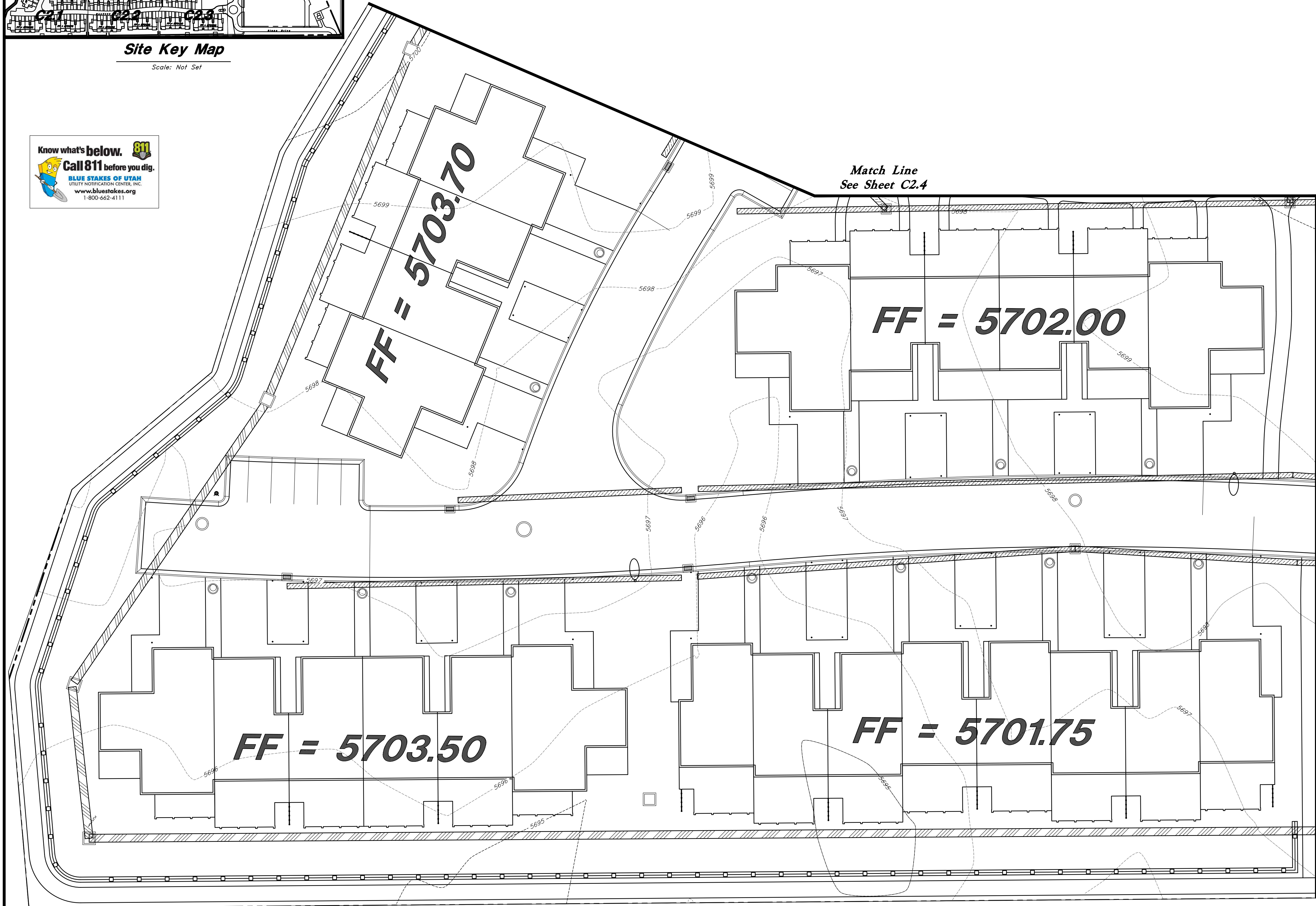
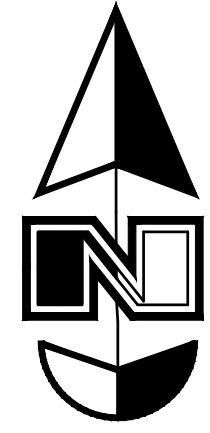


CITY ENGINEER ACCEPTANCE

Signature

Date

Scale: 1" = 20'



Match Line
See Sheet C2.2

Match Line
See Sheet C2.4

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James Copeland, P.E. No. 11161778

Date

Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 GR - Sheets



Grading Plan

The Slope

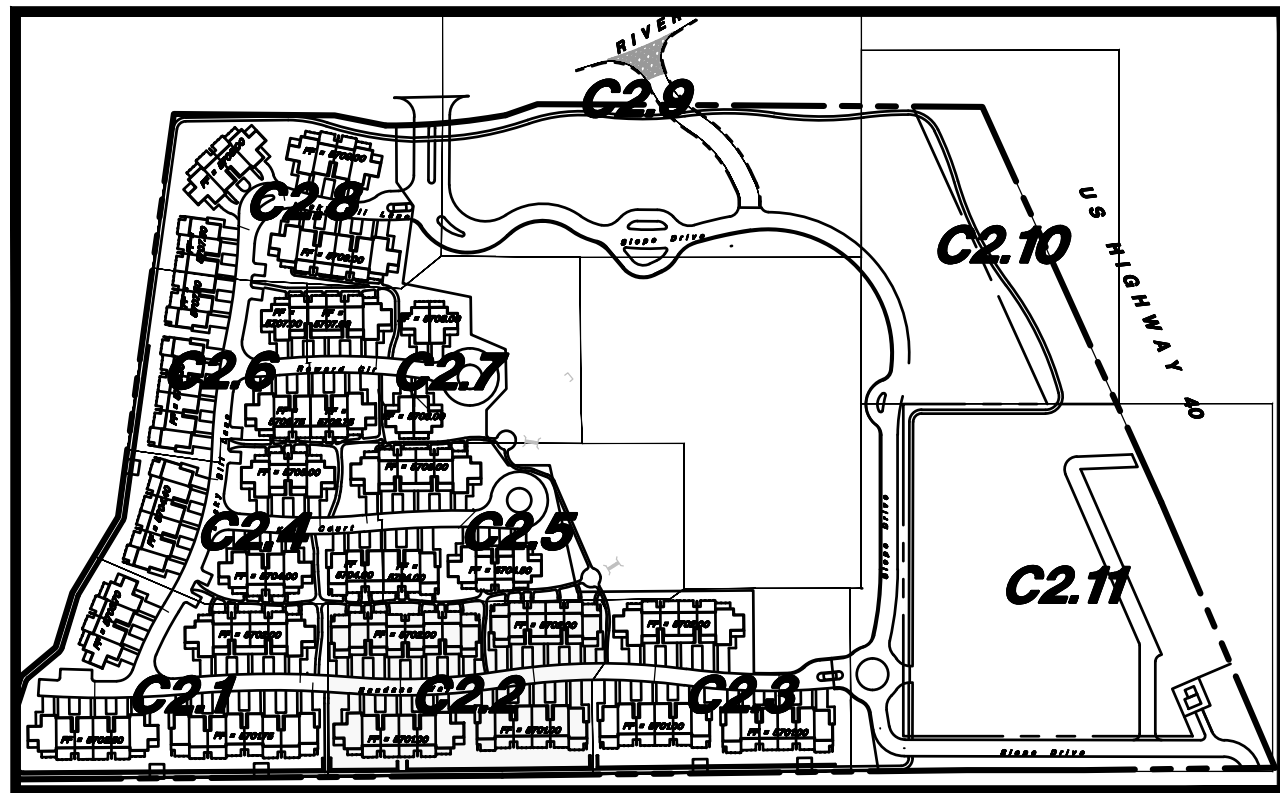
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C2.1



Site Key Map

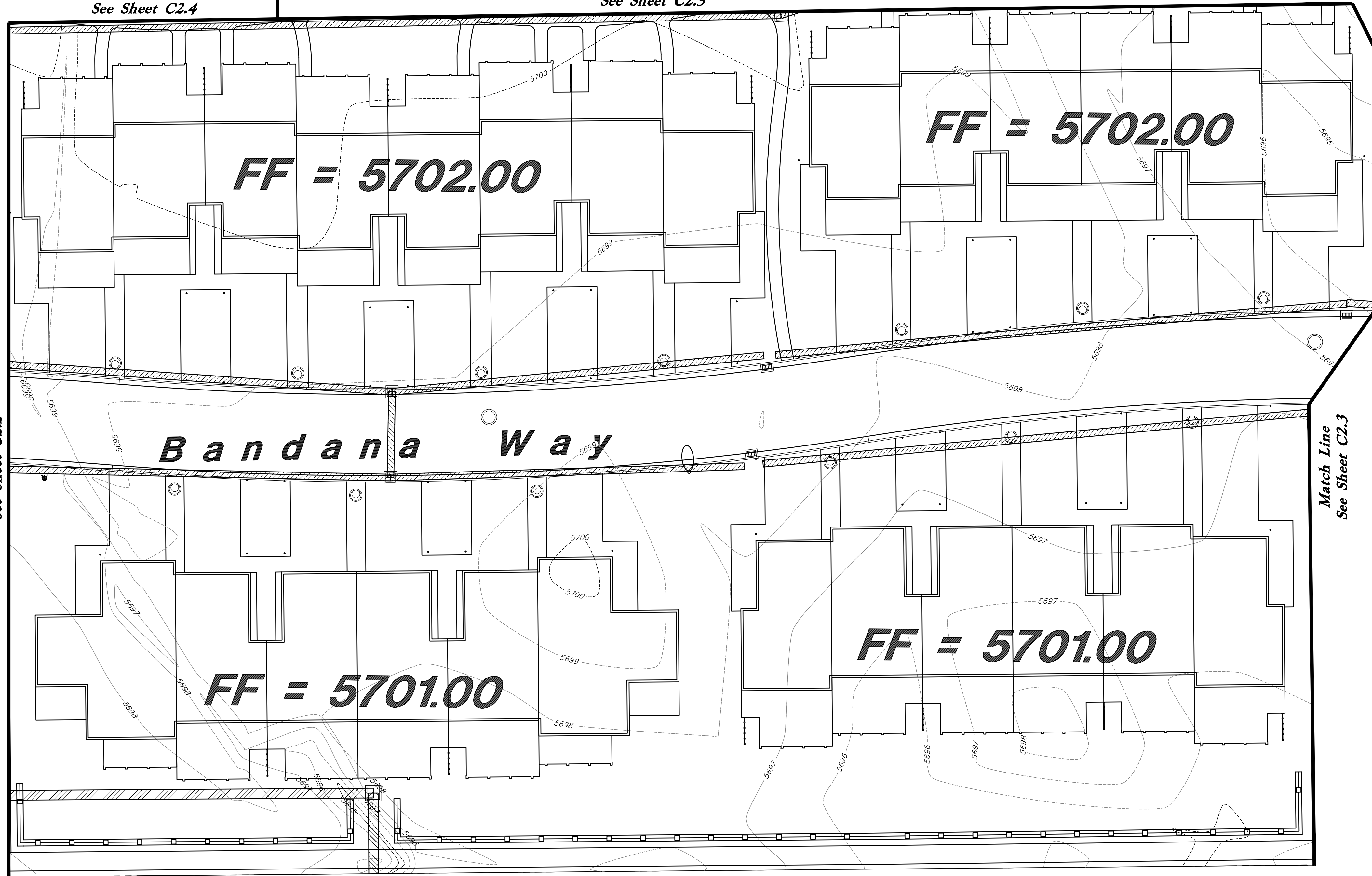
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Match Line
See Sheet C2.4

Match Line
See Sheet C2.5

Match Line
See Sheet C2.2

Match Line
See Sheet C2.3



CITY ENGINEER ACCEPTANCE

Signature

Date

Scale: 1" = 20'



Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 GR - Sheets

ANZ
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - ANZengineering.net

Grading Plan

The Slope

River Road & US Highway 40
Wasatch County Utah

For Review Only
PROFESSIONAL ENGINEER
No. 11161778
JAMES COPELAND
STATE OF UTAH

19 Aug, 2025

SHEET NO.

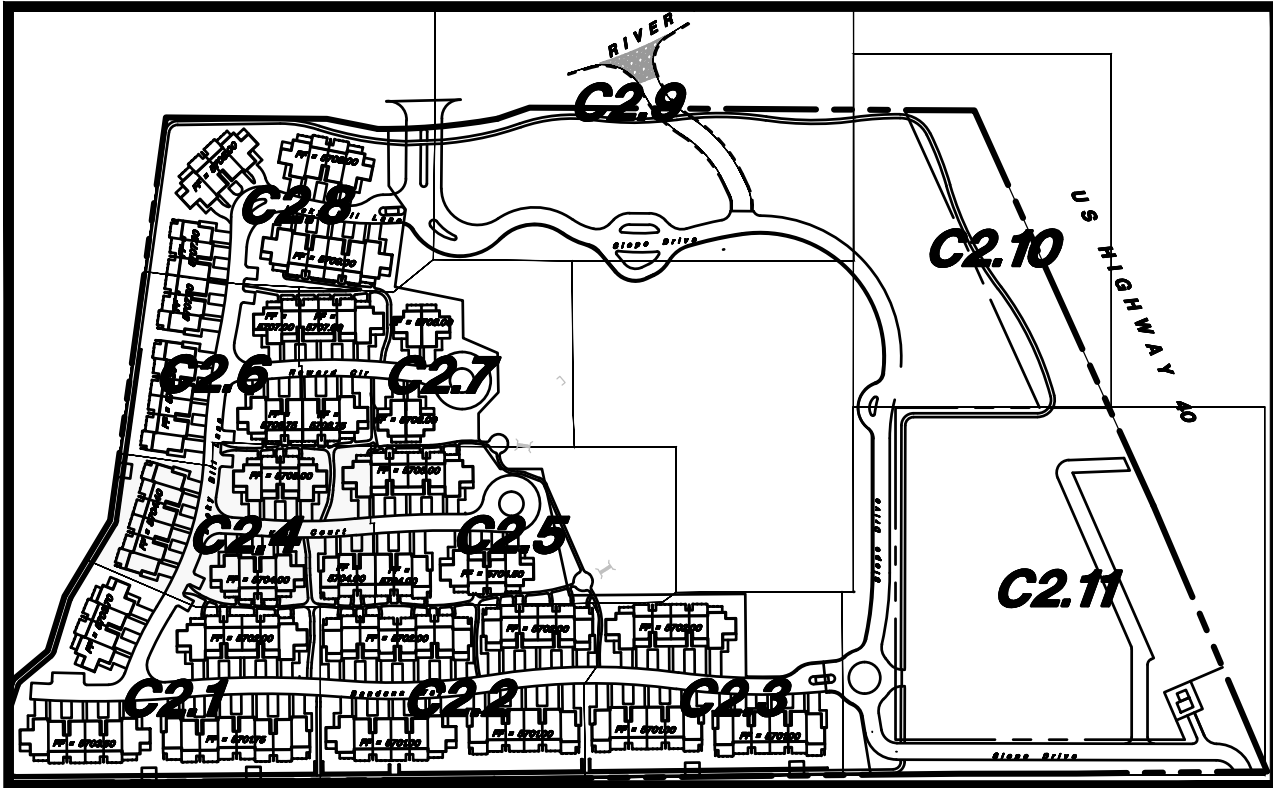
C2.2

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

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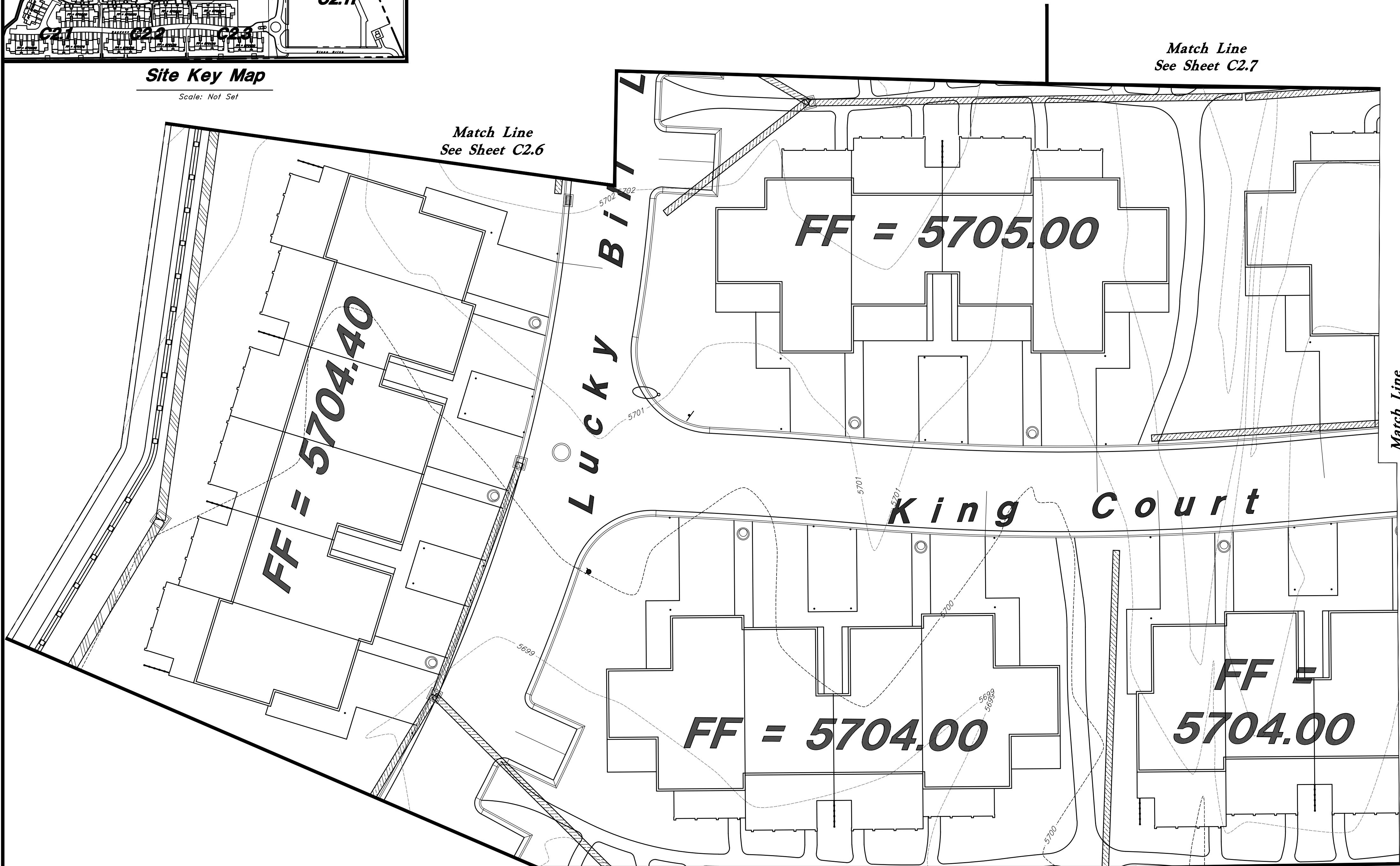
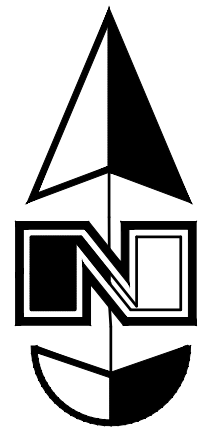


CITY ENGINEER ACCEPTANCE

Signature

Date

Scale: 1" = 20'



Match Line
See Sheet C2.1

Match Line
See Sheet C2.2

Match Line
See Sheet C2.5

Match Line
See Sheet C2.7

Match Line
See Sheet C2.6

Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 GR - Sheets



Grading Plan
The Slope
River Road & US Highway 40
Wasatch County Utah

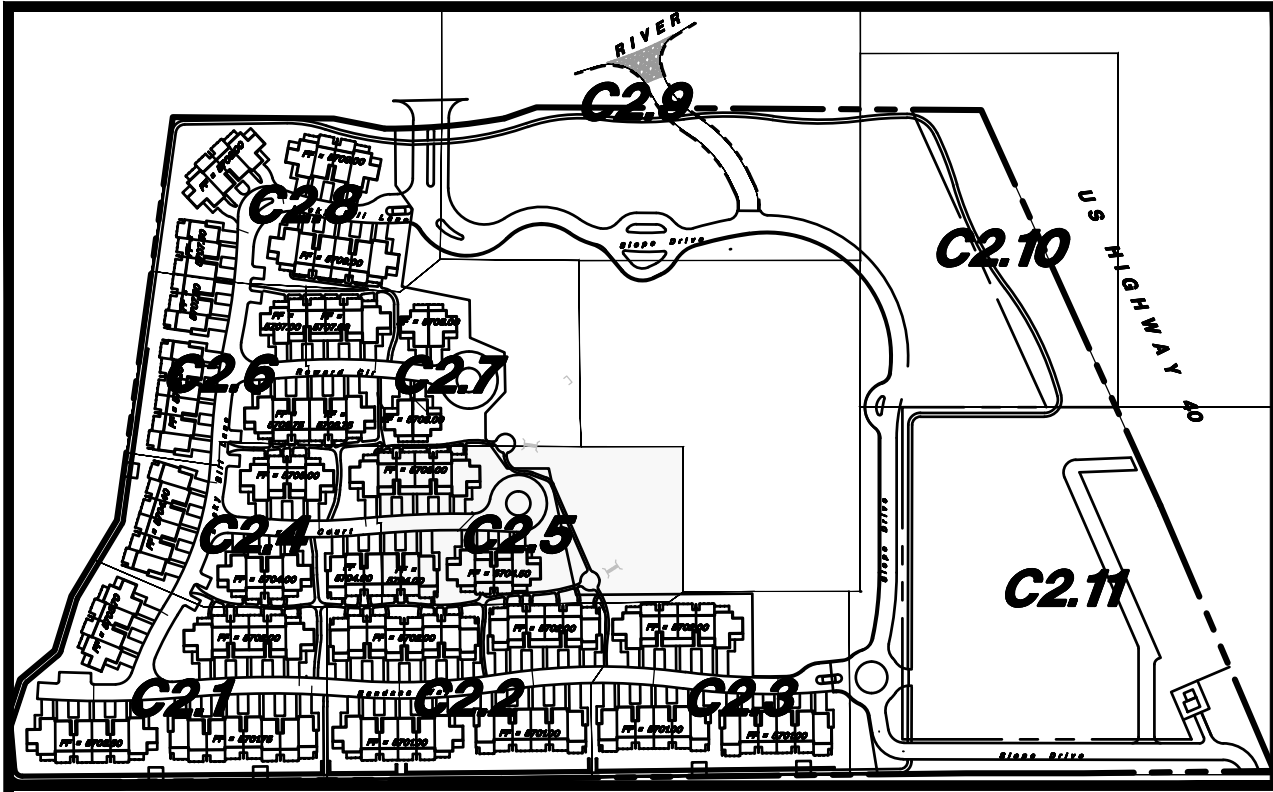


19 Aug, 2025
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Date



Site Key Map

Scale: Not Set

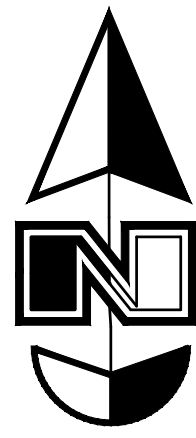


CITY ENGINEER ACCEPTANCE

Signature

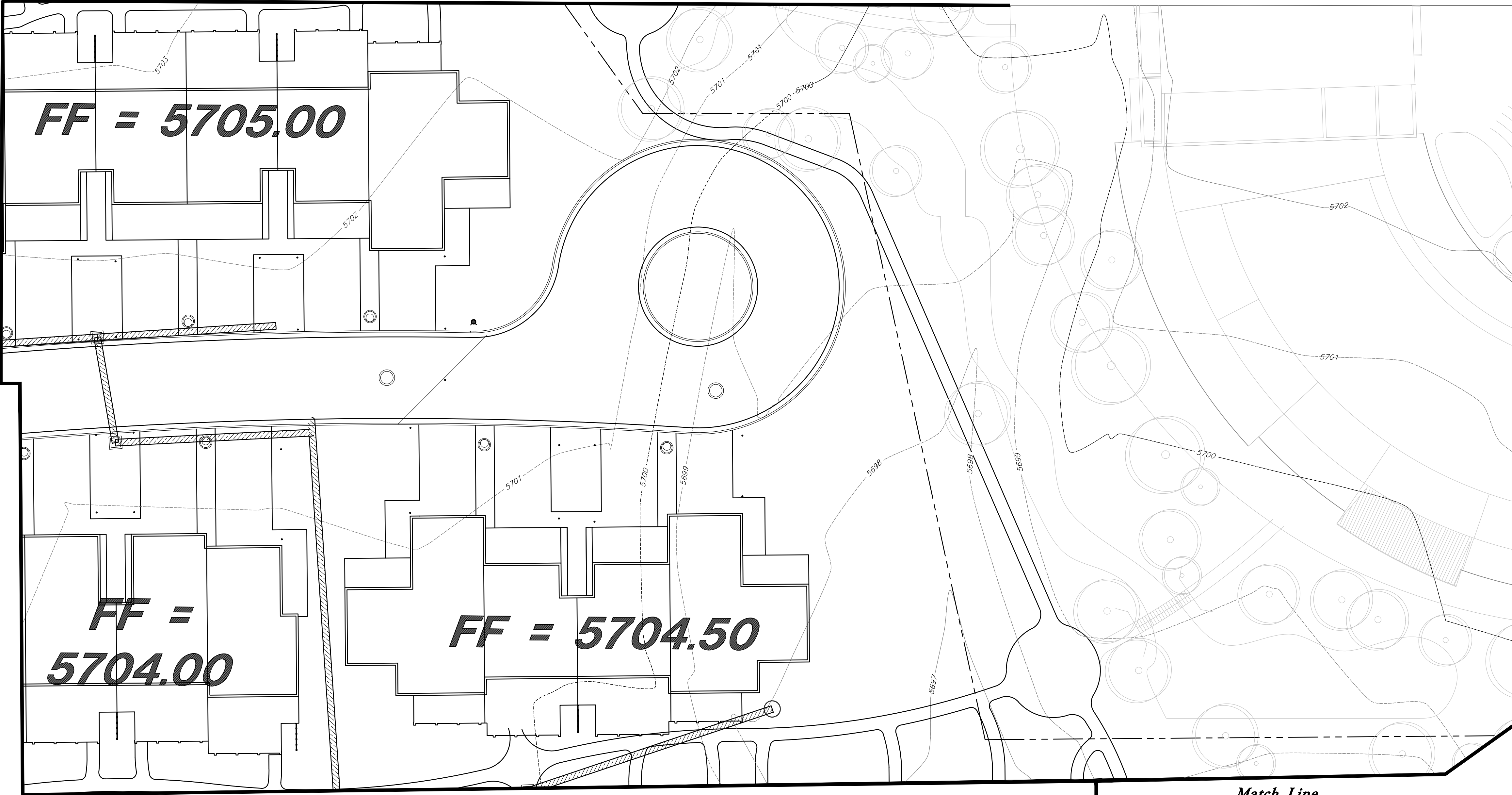
Date

Scale: 1" = 20'



Match Line
See Sheet C2.7

Match Line
See Sheet C2.4



Match Line
See Sheet C2.2

Match Line
See Sheet C2.3

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Drafted by: AL
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Angstrom Development Group
24-269 GR - Sheets



Grading Plan

The Slope

River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

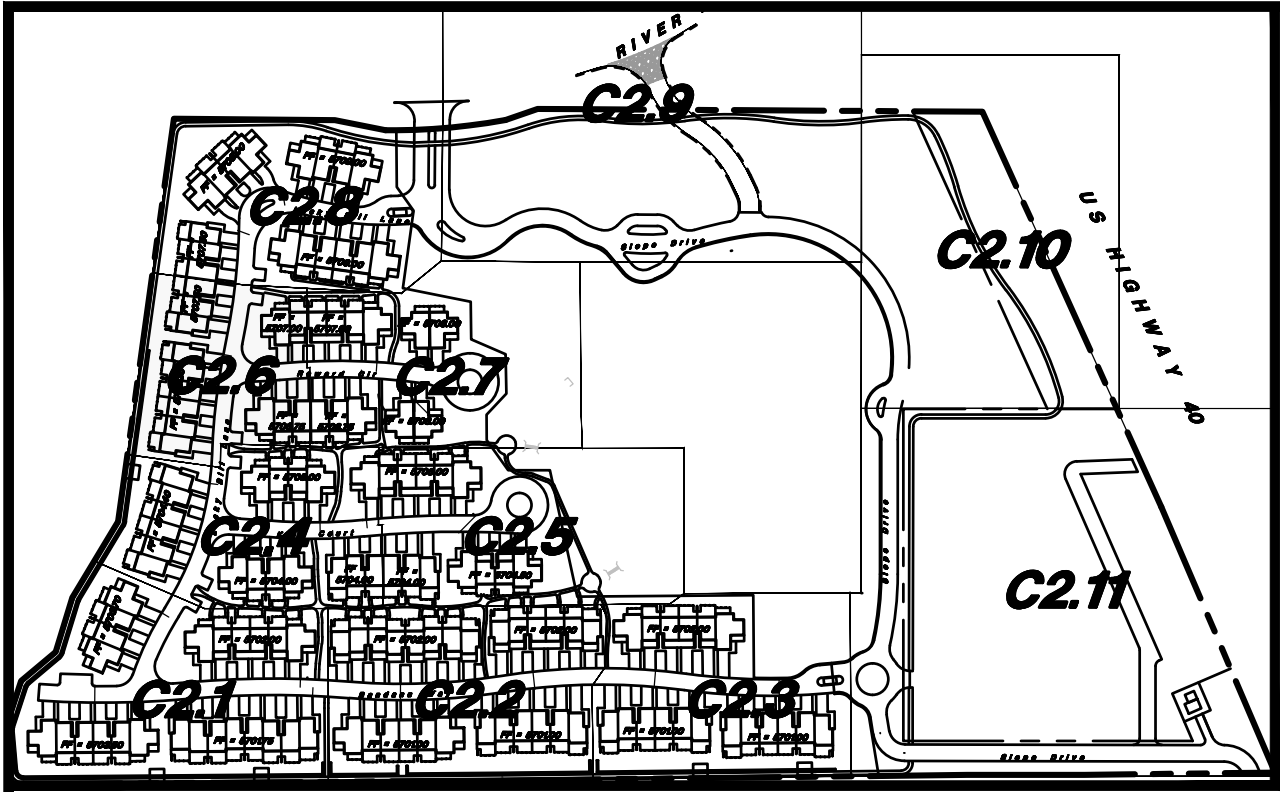
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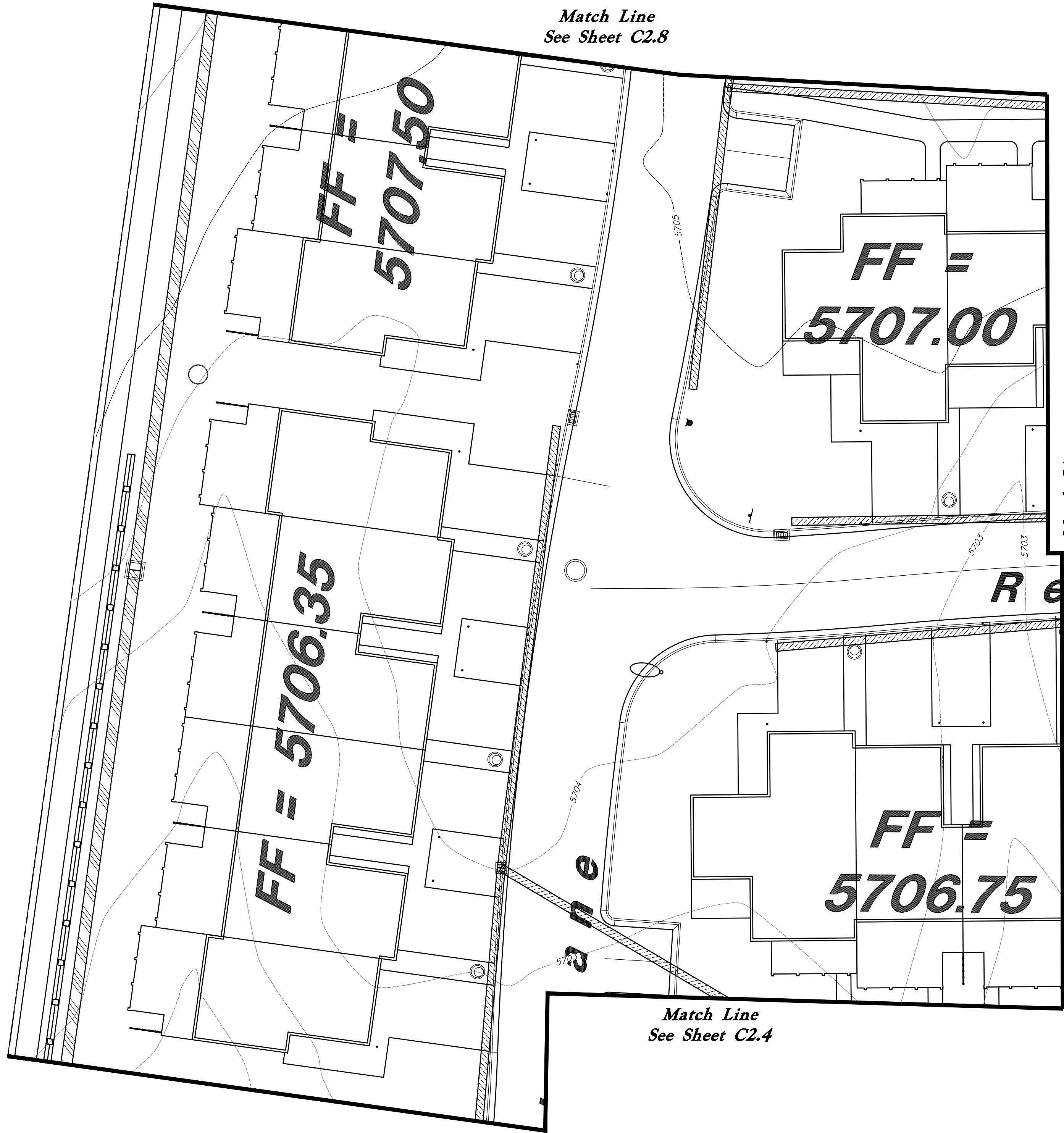
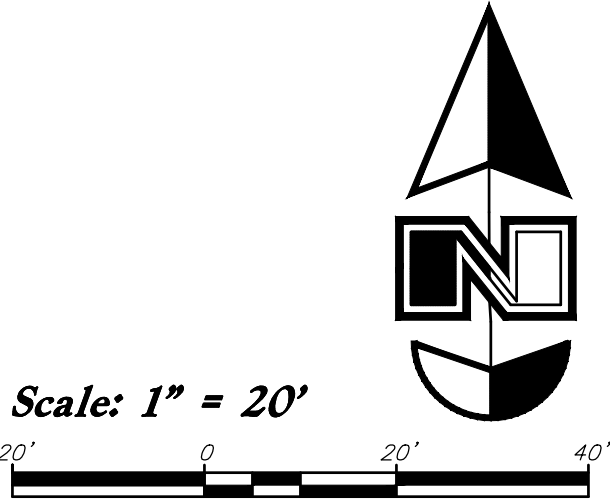
Scale: Not Set



CITY ENGINEER ACCEPTANCE

Signature

Date



Match Line
See Sheet C2.8

Match Line
See Sheet C2.7

Match Line
See Sheet C2.4

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Drafted by: AL
Client Name:
Angstrom Development Group
24-269 GR - Sheets



Grading Plan

The Slope

River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

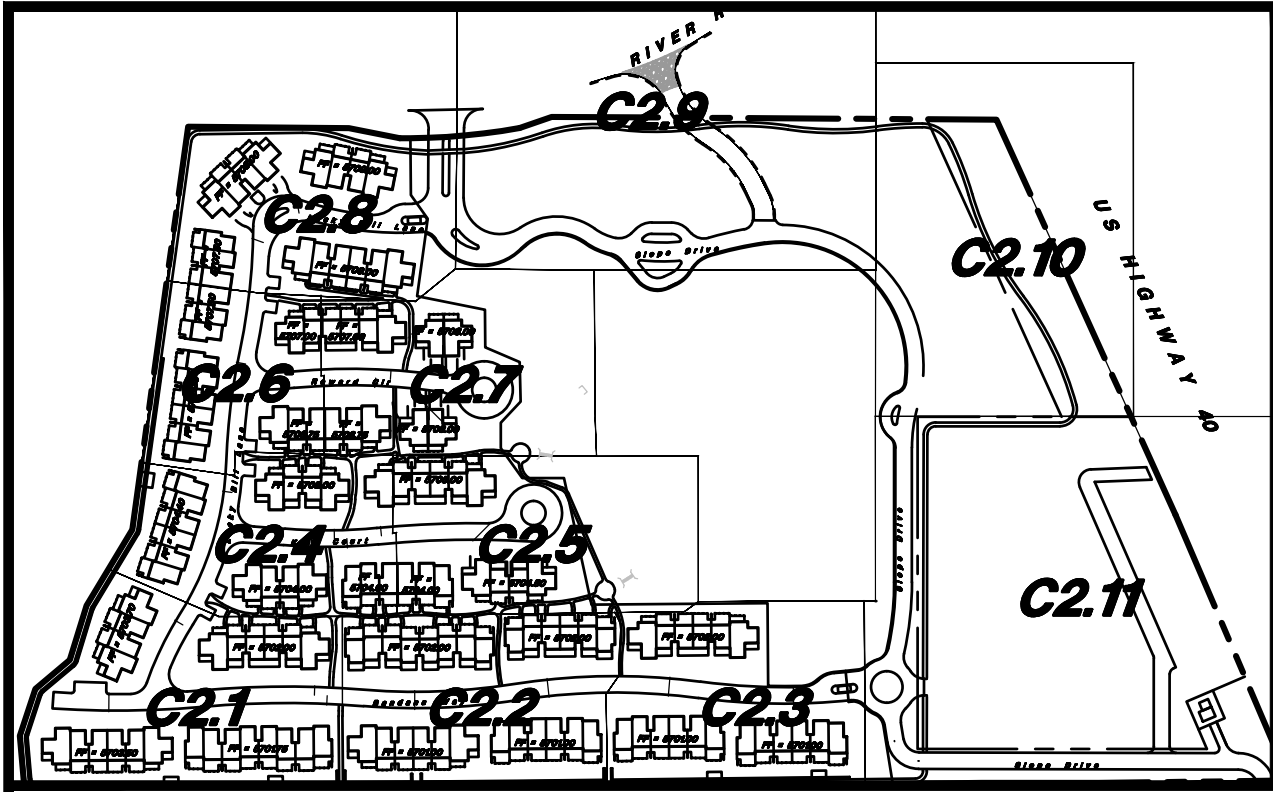
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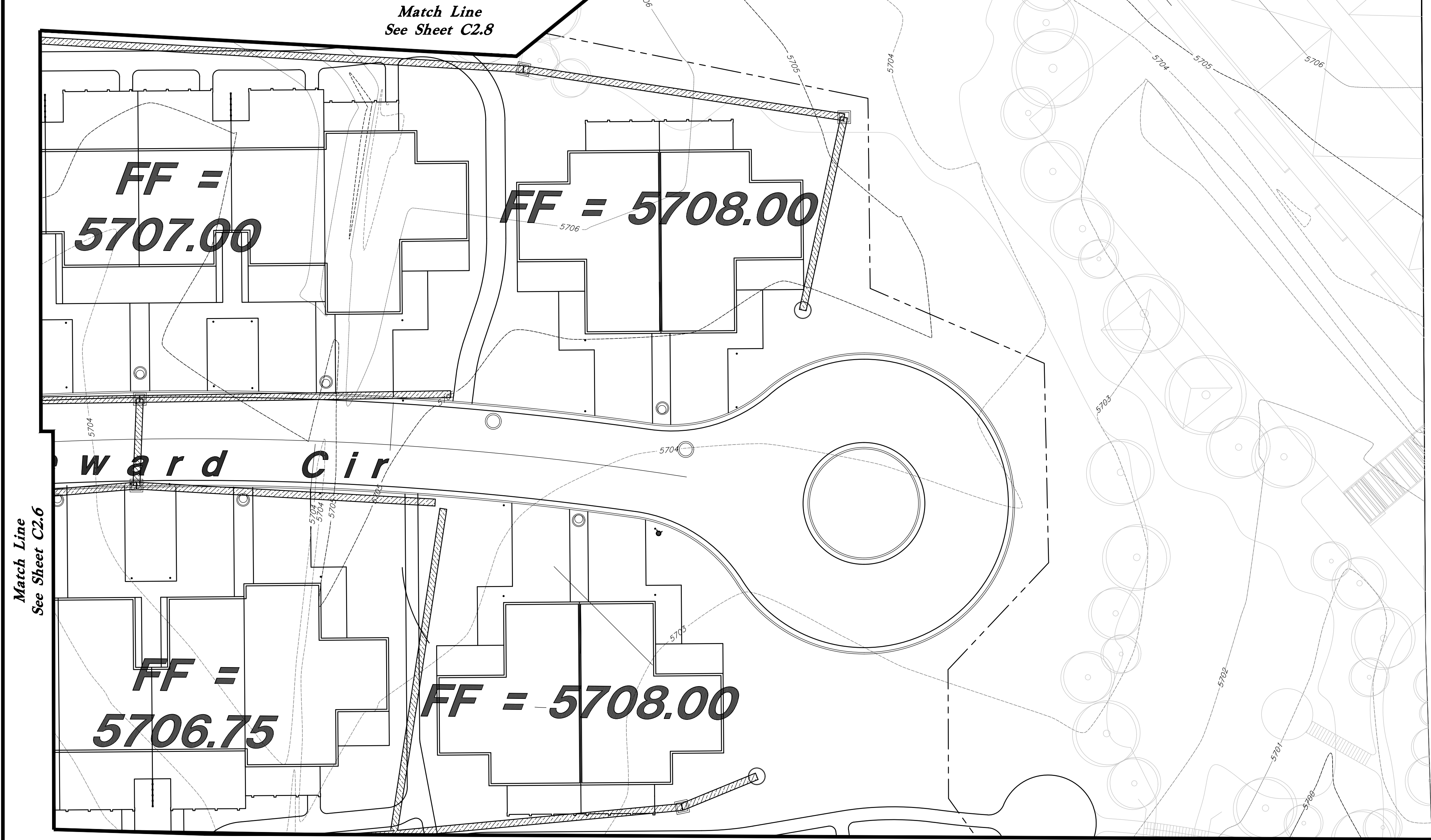
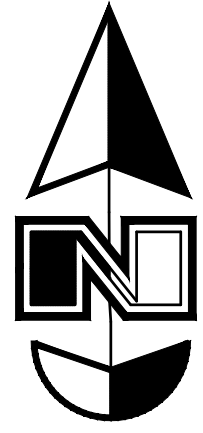


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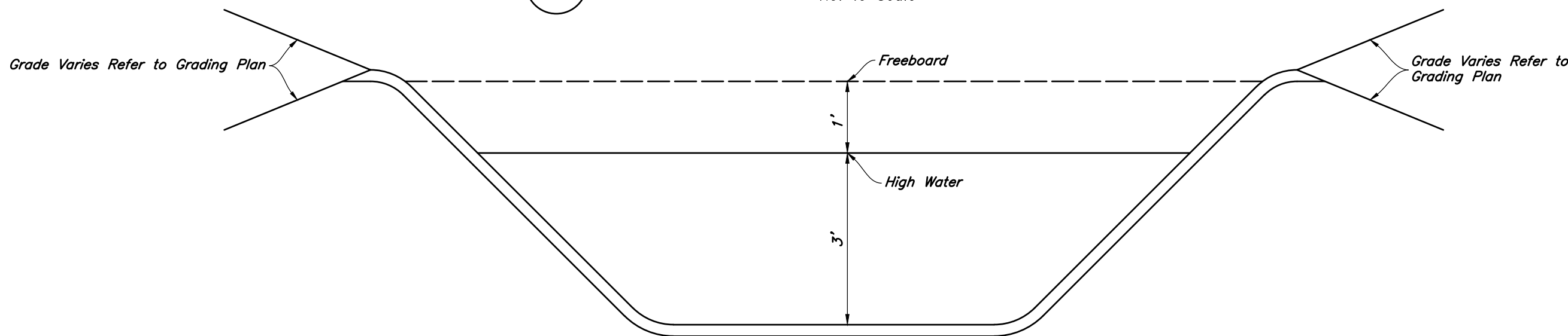
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Scale: 1" = 20'



Match Line
See Sheet C2.5

B Pond Cross Section
Not to Scale



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24-269 GR - Sheets



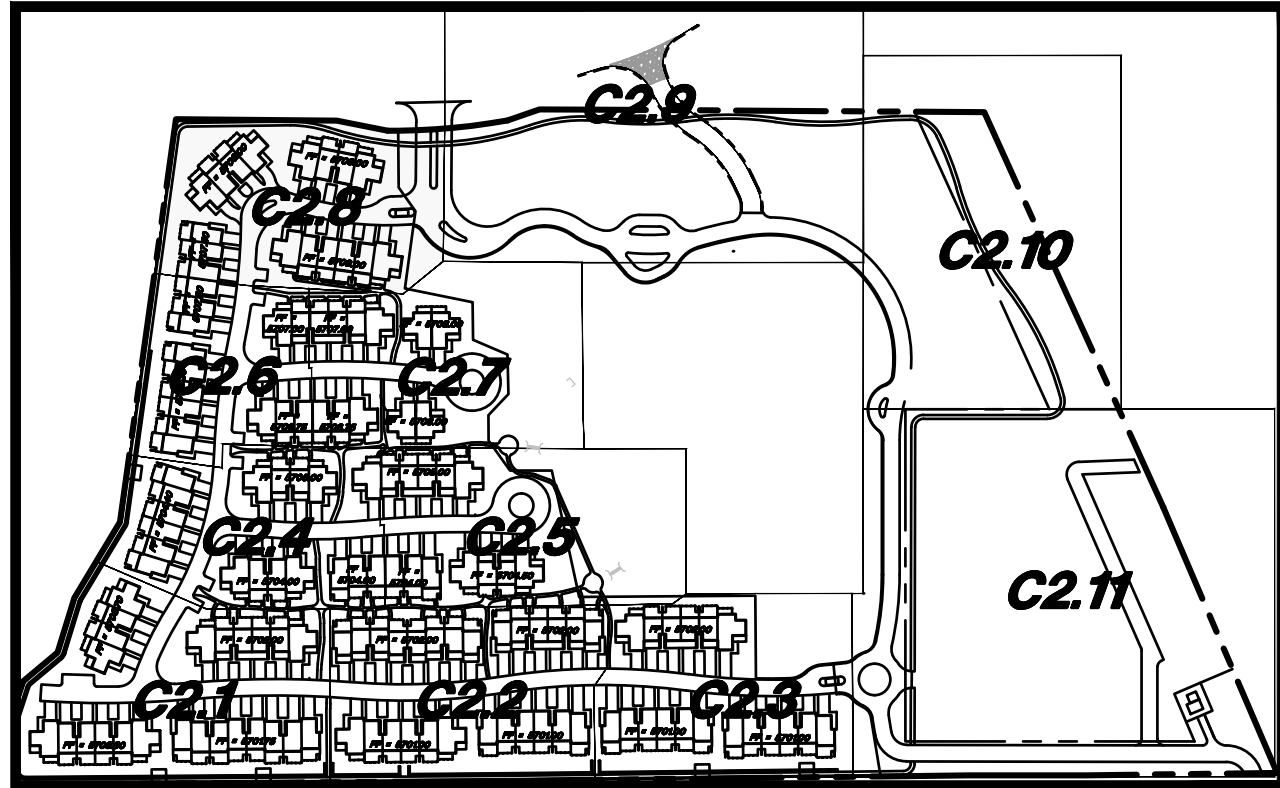
Grading Plan
The Slope
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C2.7



Site Key Map

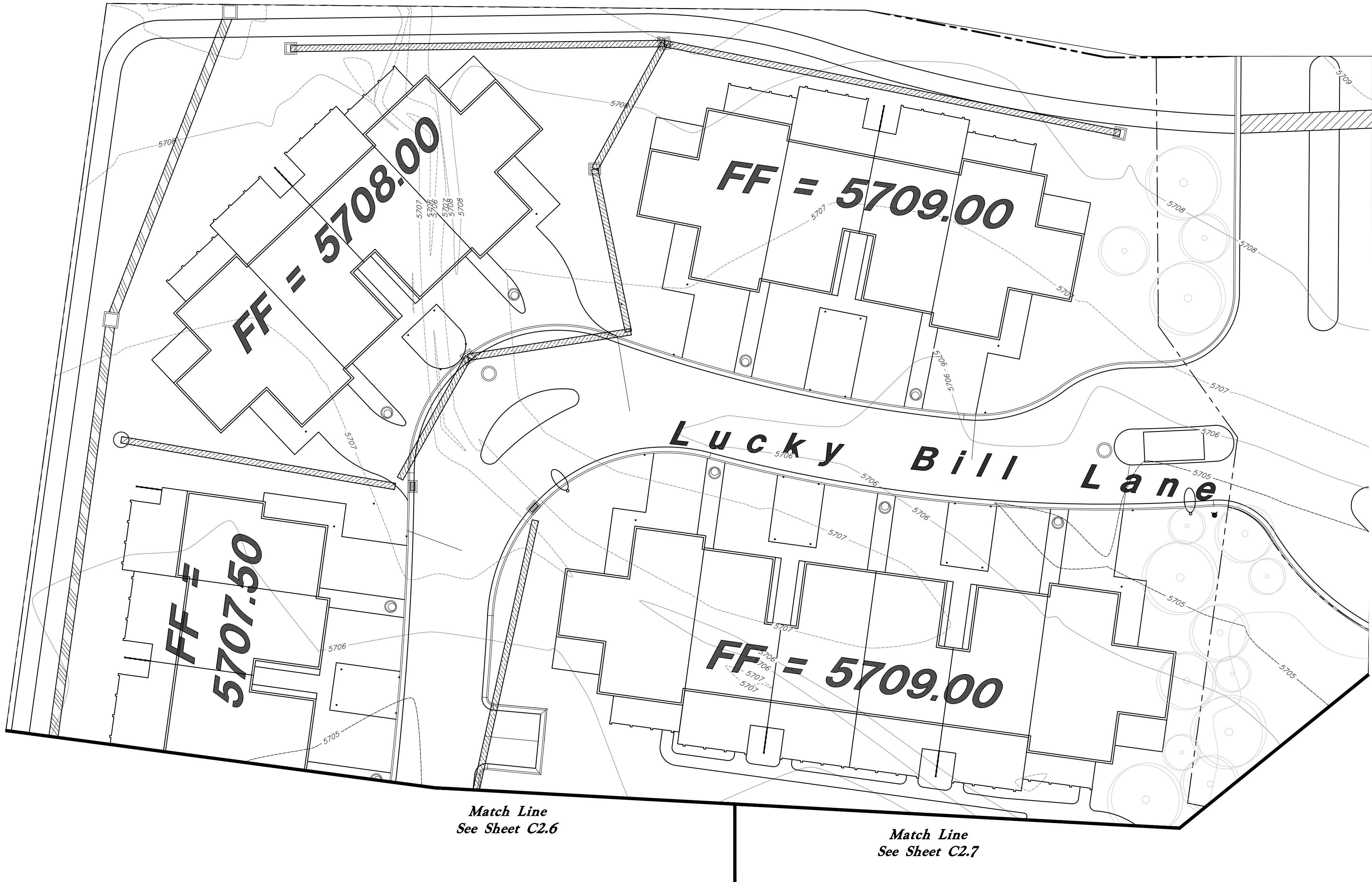
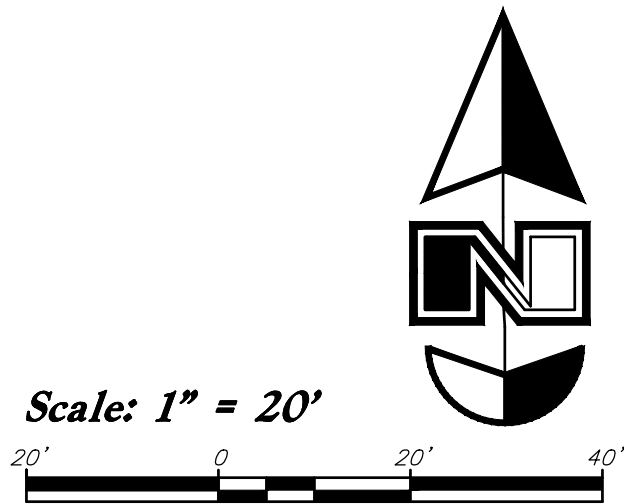
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CITY ENGINEER ACCEPTANCE

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Match Line
See Sheet C2.6

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Date

Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 GR - Sheets



Grading Plan

The Slope

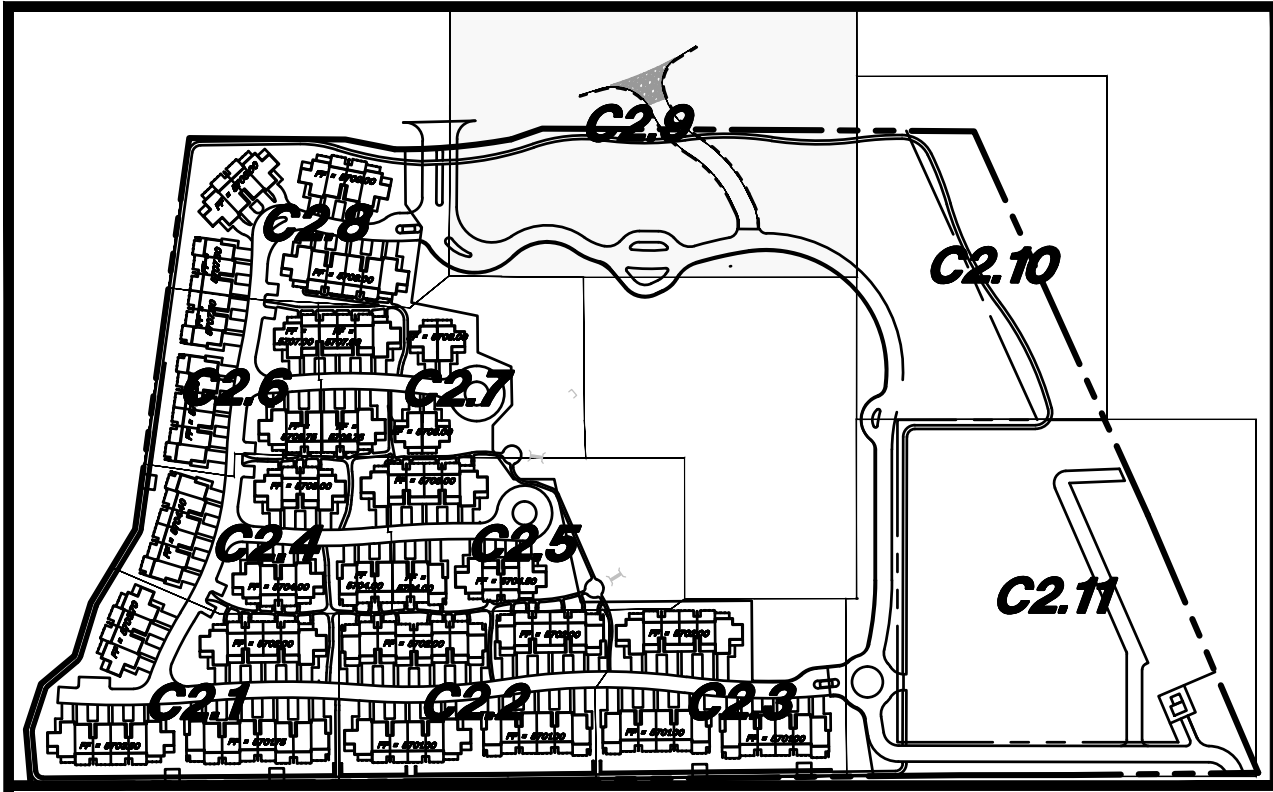
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C2.8



Site Key Map

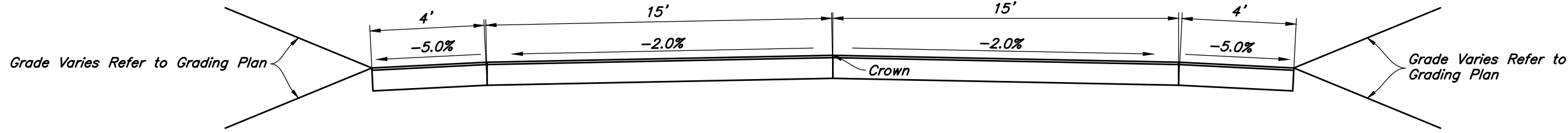
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E

Road Cross Section

Not to Scale

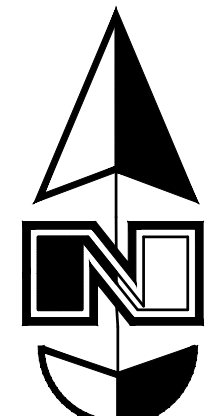


CITY ENGINEER ACCEPTANCE

Signature

Date

Scale: 1" = 30'



RIVER ROAD

Slope Drive

Match Line
See Sheet C2.8

Match Line
See Sheet C2.10

Drainage Compliance Note:
By affixing hereto my Professional Engineering stamp and signature, I hereby represent that this design for the management of storm water of this development was prepared by me, or under my direct supervision in accordance with the provisions of Heber City's Storm Water Design Manual and Standard Specifications and Drawings, and was designed to comply with the provisions thereof. I understand that the City assumes no responsibility or liability for this report.

James Copeland, P.E. No. 11161778

Date

Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 GR - Sheets



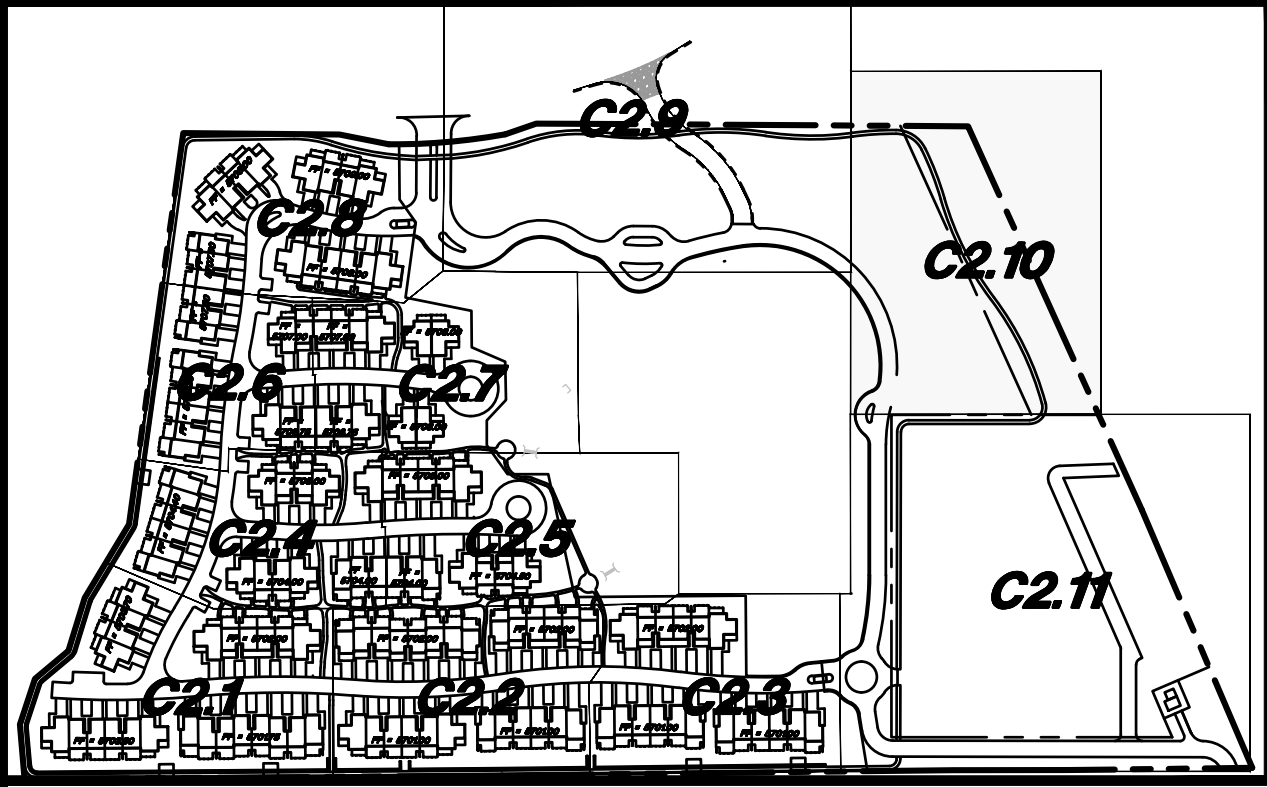
Grading Plan
The Slope
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C2.9



Site Key Map

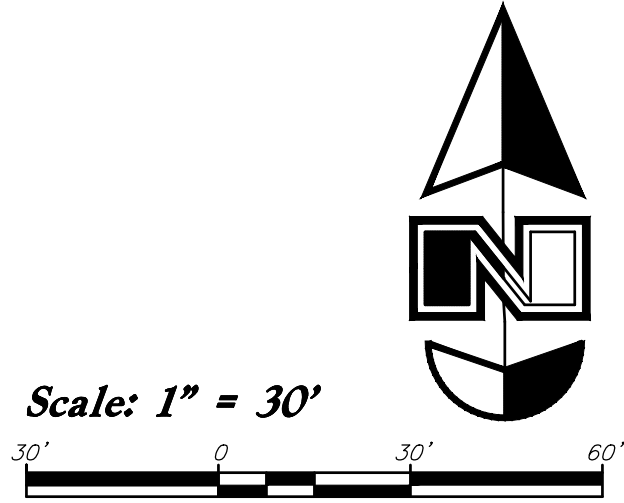
Scale: Not Set



Match Line
See Sheet C2.9



Match Line
See Sheet C2.11



CITY ENGINEER ACCEPTANCE

Signature

Date

Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 GR - Sheets



Grading Plan

The Slope

River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

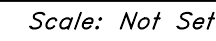
SHEET NO.

C2.10

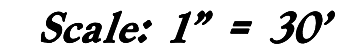
James Copeland, P.E. No. 11161778

Date

Drainage Compliance Note:
By affixing hereto my Professional Engineering stamp and signature, I hereby represent that this design for the management of storm water of this development was prepared by me, or under my direct supervision in accordance with the provisions of Heber City's Storm Water Design Manual and Standard Specifications and Drawings, and was designed to comply with the provisions thereof. I understand that the City assumes no responsibility or liability for this report.



Date

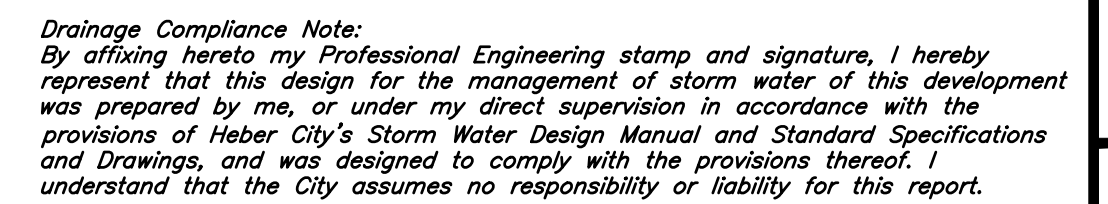


River Road & US Highway 40
Wasatch County Utah



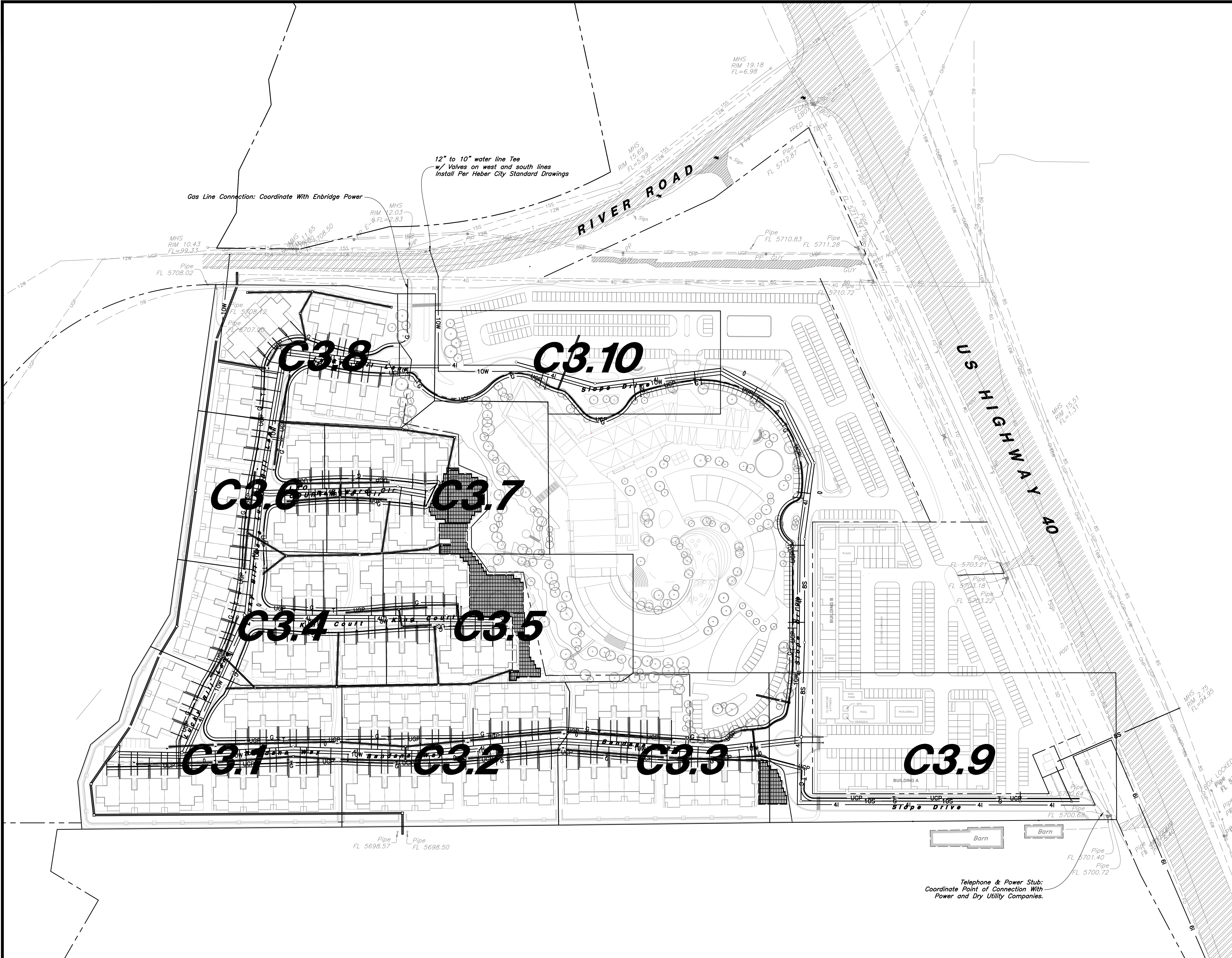
SHEET NO.

C2.11



James Copeland, P.E. No. 11161778

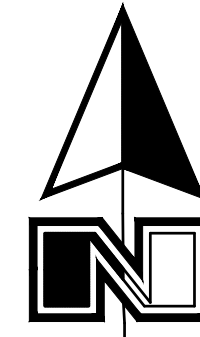
Date



CITY ENGINEER ACCEPTANCE

Signature

Date



Scale: 1" = 100'



General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
3. Coordinate all utility connections to building with plumbing plans and building contractor.
4. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
5. All catch basin and inlet box grates are to be bicycle proof.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
10. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
2. Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
3. Reinforced Concrete Pipe, ASTM C76, Class III

Heber City Standard Notes

1. A Notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
2. Install curb stamps indicating locations of utility laterals and property lines per section 700.1.15A.13 and 14 of Heber City Standard Specifications

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

PVC Pipe Protection During Construction:

PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 UT



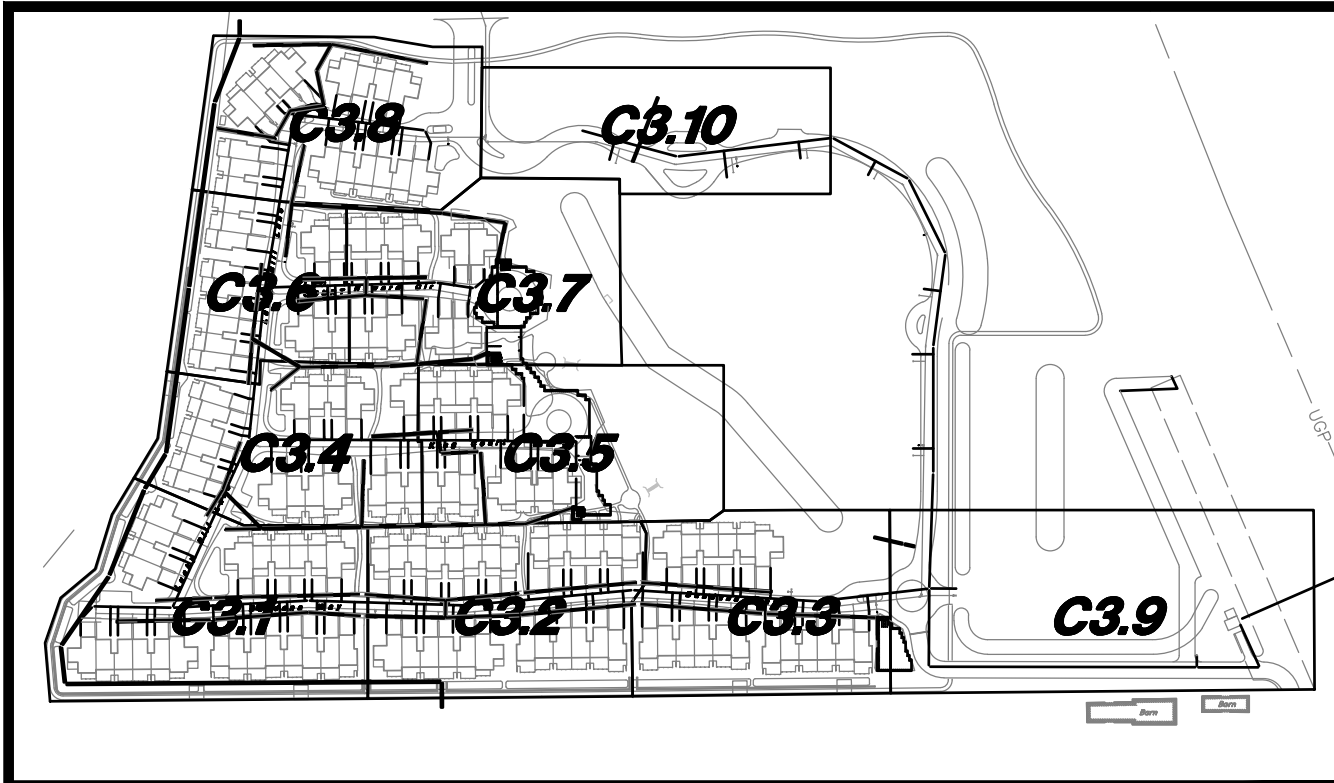
Utility Plan
The Slope
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.
C3.0

Legend		
Proposed Curb & Gutter	Existing Power Pole	
Proposed Asphalt	Existing Power Pole w/ Guy	
Proposed Concrete	Existing Post	
Proposed Truncated Domes	Existing Improvements	
Proposed Inlet Box	Existing Asphalt	
Proposed Catch Basin	Existing Concrete	
Proposed Manhole	Existing Inlet Box	
Proposed Transformer	Existing Catch Basin	
Proposed Meter Box	Existing Manhole	
Proposed Water Meter	Existing Fire Hydrant	
Proposed Combo Box	Existing Water Valve	
Proposed Fire Hydrant	Existing Fence	
Proposed Fence	Centerline	
Property Line	Existing Light Pole	
Sawcut Line	Existing Street Light	
Proposed Light Pole	Existing Building	
Proposed Street Light	Working Point	
Proposed Building	Detail Number	
	Sheet Number	



Site Key Map

Scale: Not Set



Legend	
Proposed Curb & Gutter	Existing Power Pole
Proposed Asphalt	Existing Power Pole w/ Guy
Proposed Concrete	Existing Post
Proposed Truncated Domes	Existing Improvements
Proposed Inlet Box	Existing Asphalt
Proposed Catch Basin	Existing Concrete
Proposed Manhole	Existing Inlet Box
Proposed Transformer	Existing Catch Basin
Proposed Meter Box	Existing Manhole
Proposed Water Meter	Existing Fire Hydrant
Proposed Combo Box	Existing Water Valve
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Proposed Fence	Centerline
Property Line	Existing Light Pole
Sawcut Line	Existing Street Light
Proposed Light Pole	Existing Building
Proposed Street Light	Working Point
Proposed Building	Detail Number
	Sheet Number

Sewer Keynotes

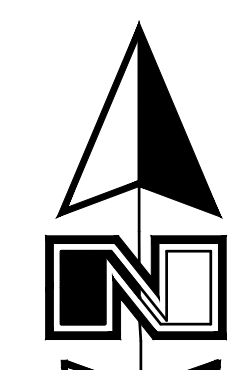
- 1 Const. SS Cleanout at Property Line per JSSD Standards
- 2 Const. 4" PVC Sanitary Sewer. (2.00% Min. Slope)
- 3 Const. SS Building Conn. (5' Min. Depth)
- 4 Const. SS Wye Connection (Match Service Lateral Flowline to Street Main Crown Elevation)
- 5 Const. 10" PVC Sanitary Sewer. (0.25% Min. Slope)
- 6 Const. 8" PVC Sanitary Sewer. (0.25% Min. Slope)

Waterline Keynotes

- 1 Const. 90° Waterline Bend
- 2 Const. 45° Waterline Bend
- 3 Const. 22.5° Waterline Bend
- 4 Const. 11.25° Waterline Bend
- 5 Const. 8" Gate Valve
- 6 Const. 10" Gate Valve
- 7 Const. 10" Tee
- 8 Const. 10"x10"x8" Tee
- 9 Const. 10"x10"x6" Tee
- 10 Const. 8" Tee
- 11 Const. 8"x8"x6" Tee
- 12 Const. 6" Service Lateral Stub
- 13 Const. 6" Gate Valve
- 14 Const. Dual 1" Meter per JSSD Standard Drawing
- 15 Const. Fire Hydrant with Valve per WJ Std. CW-170
- 16 Const. 2" Service Lateral Connection
- 17 Const. 12" Gate Valve

CITY ENGINEER ACCEPTANCE

Signature _____ Date _____



Scale: 1" = 20'



General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
3. Coordinate all utility connections to building with plumbing plans and building contractor.
4. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
5. All catch basin and inlet box grates are to be bicycle proof.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
10. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below of a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
3. Reinforced Concrete Pipe, ASTM C76, Class III

Heber City Standard Notes

1. A Notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
2. Install curb stamps indicating locations of utility laterals and property lines per section 700.1.15A.13 and 14 of Heber City Standard Specifications

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 UT



Utility Plan

The Slope

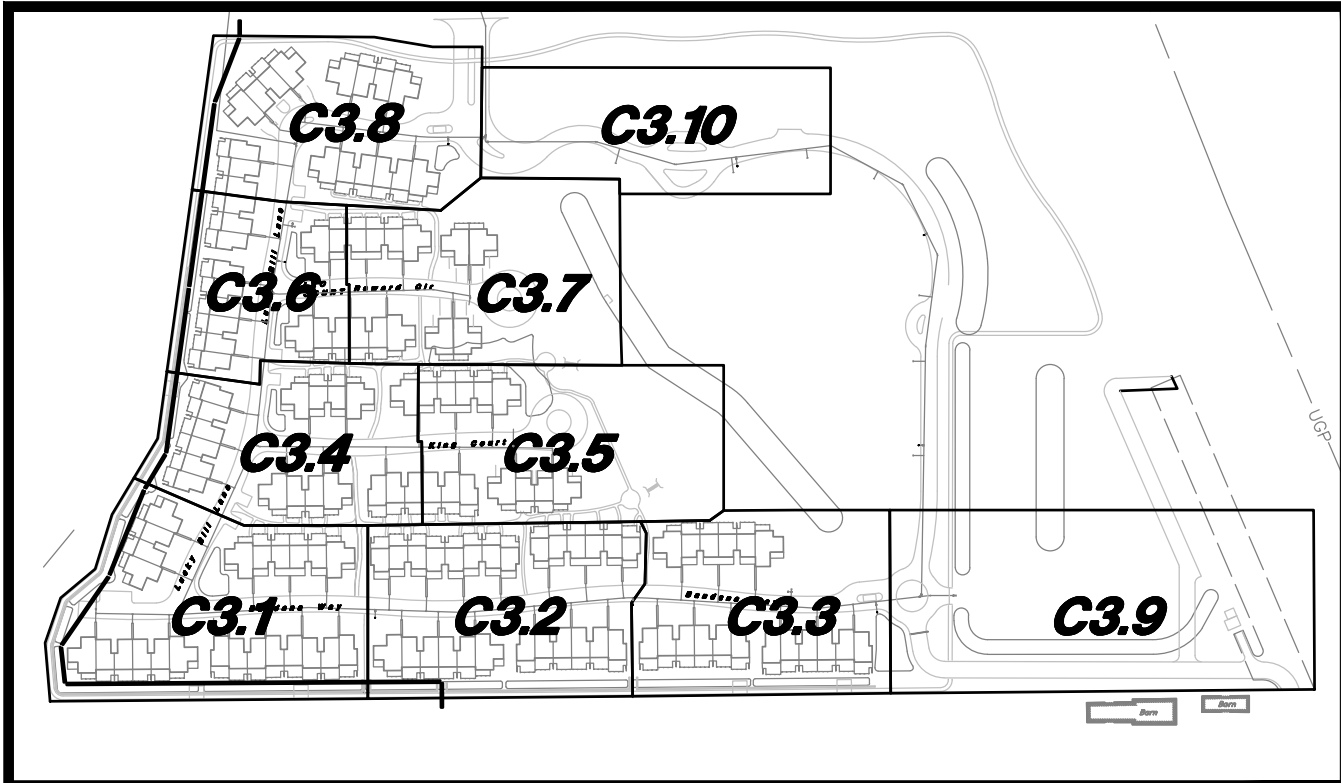
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C3.1



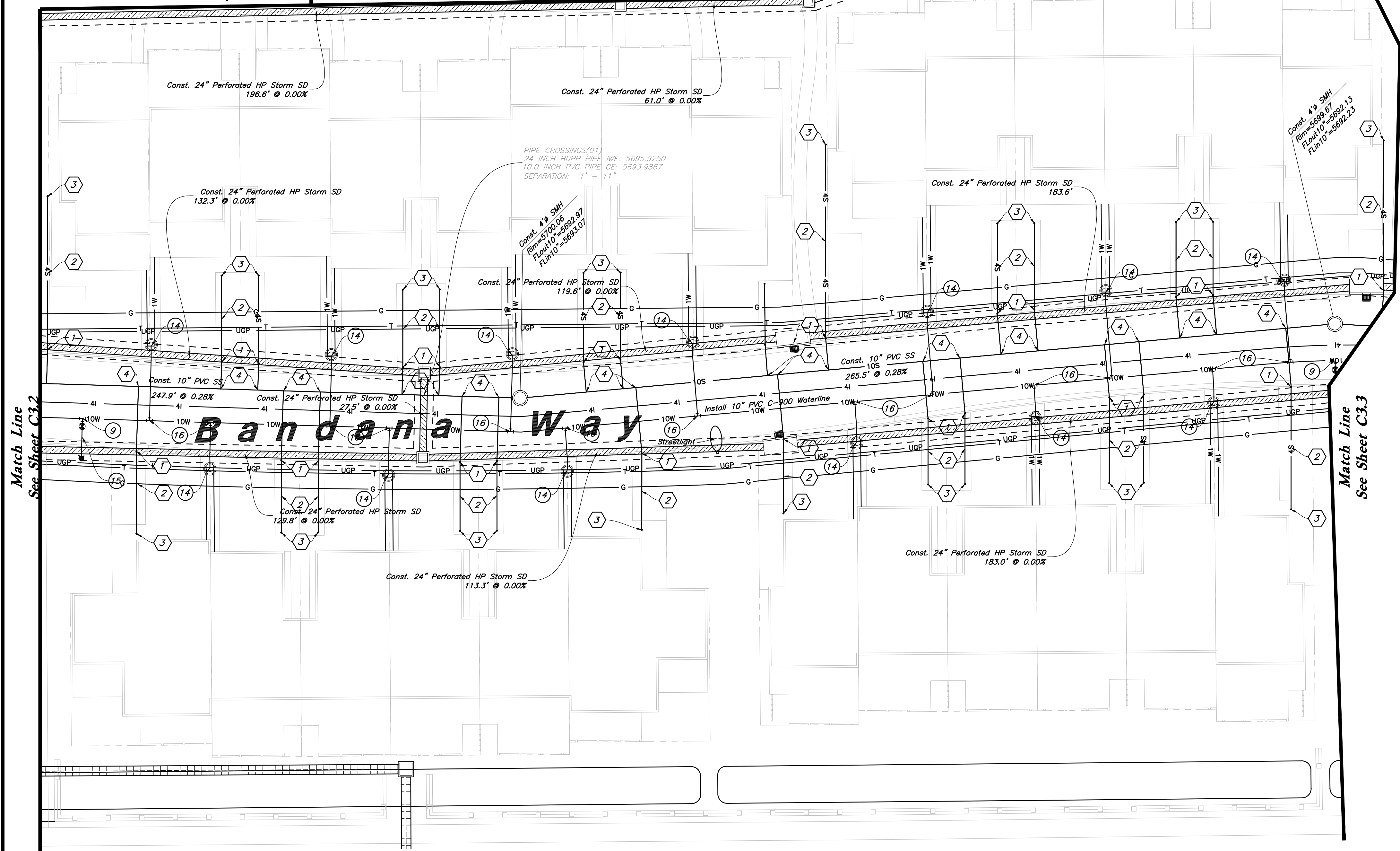
Site Key Map

Scale: Not Set



Match Line
See Sheet C3.4

Match Line
See Sheet C3.5



Sewer Keynotes

1. Const. SS Cleanout at Property Line per JSSD Standards
2. Const. 4" PVC Sanitary Sewer. (2.00% Min. Slope)
3. Const. SS Building Conn. (5' Min. Depth)
4. Const. SS Wye Connection (Match Service Lateral Flowline to Street Main Crown Elevation)
5. Const. 10" PVC Sanitary Sewer. (0.25% Min. Slope)
6. Const. 8" PVC Sanitary Sewer. (0.25% Min. Slope)

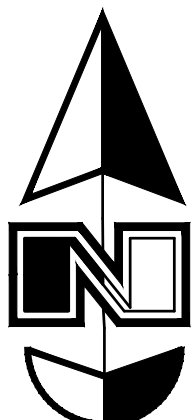
Waterline Keynotes

1. Const. 90° Waterline Bend
2. Const. 45° Waterline Bend
3. Const. 22.5° Waterline Bend
4. Const. 11.25° Waterline Bend
5. Const. 8" Gate Valve
6. Const. 10" Gate Valve
7. Const. 10" Tee
8. Const. 10"x10"x6" Tee
9. Const. 10"x10"x6" Tee
10. Const. 8" Tee
11. Const. 8"x8"x6" Tee
12. Const. 6" Service Lateral Stub
13. Const. 6" Gate Valve
14. Const. Dual 1" Meter per JSSD Standard Drawing
15. Const. Fire Hydrant with Valve per WJ Std. CW-170
16. Const. 2" Service Lateral Connection
17. Const. 12" Gate Valve

CITY ENGINEER ACCEPTANCE

Signature

Date



Scale: 1" = 20'



General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
3. Coordinate all utility connections to building with plumbing plans and building contractor.
4. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
5. All catch basin and inlet box grates are to be bicycle proof.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
10. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
2. Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
3. Reinforced Concrete Pipe, ASTM C76, Class III

Heber City Standard Notes

1. A Notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
2. Install curb stamps indicating locations of utility laterals and property lines per section 700.1.15.A.13 and 14 of Heber City Standard Specifications

CAUTION :

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Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravel lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



Utility Plan

The Slope

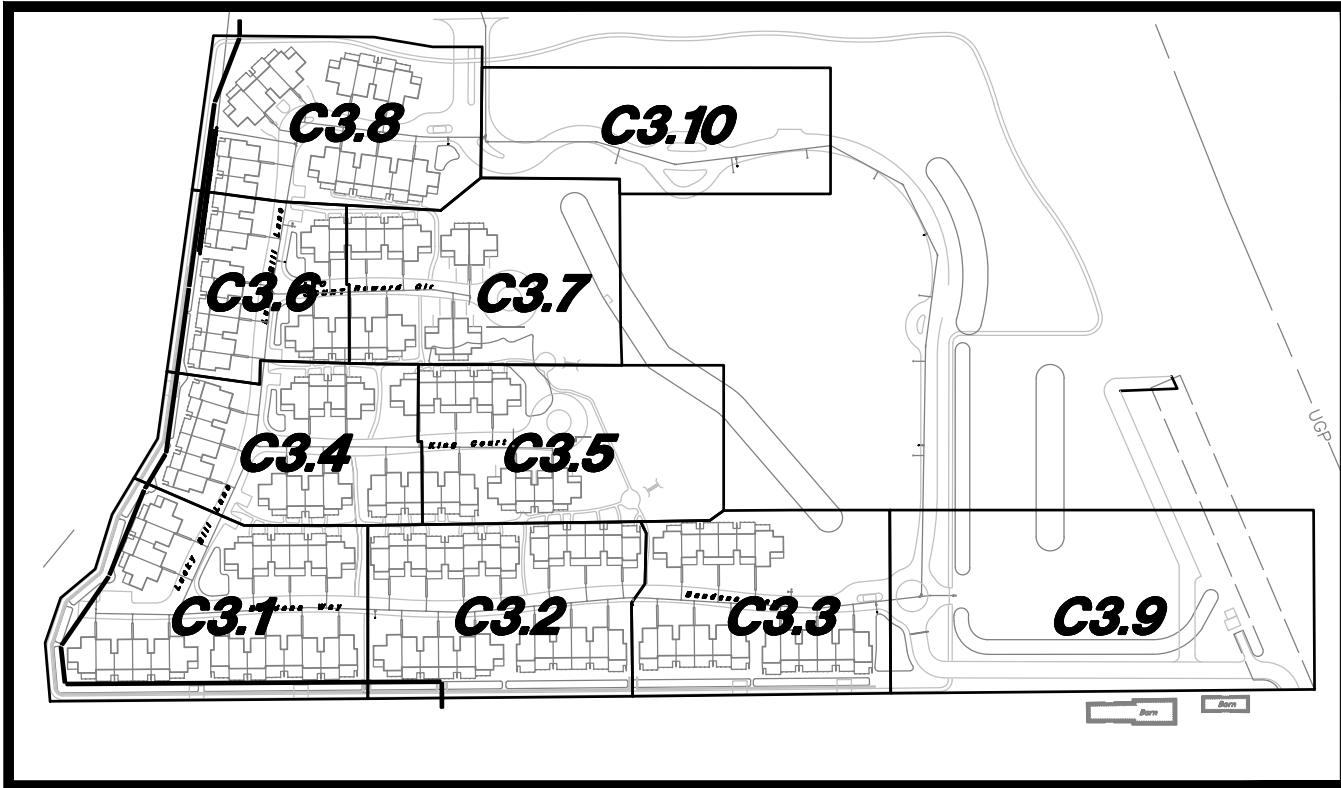
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C3.2



Site Key Map

Scale: Not Set



Legend	
Proposed Curb & Gutter	Existing Power Pole
Proposed Asphalt	Existing Power Pole w/ Guy
Proposed Concrete	Existing Post
Proposed Truncated Domes	Existing Improvements
Proposed Inlet Box	Existing Asphalt
Proposed Catch Basin	Existing Concrete
Proposed Manhole	Existing Inlet Box
Proposed Transformer	Existing Catch Basin
Proposed Meter Box	Existing Manhole
Proposed Water Meter	Existing Fire Hydrant
Proposed Combo Box	Existing Water Valve
Proposed Fire Hydrant	Existing Fence
Proposed Fence	Centerline
Property Line	Existing Light Pole
Sawcut Line	Existing Street Light
Existing Building	Working Point
Proposed Street Light	Detail Number
Proposed Building	Sheet Number

Sewer Keynotes

- 1 Const. SS Cleanout at Property Line per JSSD Standards
- 2 Const. 4" PVC Sanitary Sewer. (2.00% Min. Slope)
- 3 Const. SS Building Conn. (5' Min. Depth)
- 4 Const. SS Wye Connection (Match Service Lateral Flowline to Street Main Crown Elevation)
- 5 Const. 10" PVC Sanitary Sewer. (0.25% Min. Slope)
- 6 Const. 8" PVC Sanitary Sewer. (0.25% Min. Slope)

General Keynotes

- 1 Construct 141 Stormtech SC-310 Chambers (or Approved Equal) per Manufacturer Standards. Contractor to Provide Submittal for Engineer's Review Prior to Ordering and Installation.
of Chambers=141 SC-310
Retention Volume Required= 18,228.68 cf
Total Volume Provided=22,319.32 cf
Chamber Volume Provided=4,479.00 cf
Top of Stone=5698.33
Top of Chambers=5697.83
Bottom of Chambers=5696.50
Bottom of Stone=5696.00
FL=5296.50

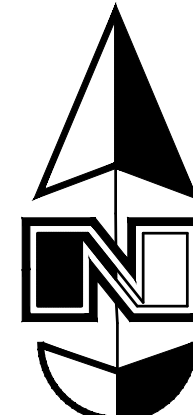
Waterline Keynotes

- 1 Const. 90° Waterline Bend
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- 3 Const. 22.5° Waterline Bend
- 4 Const. 11.25° Waterline Bend
- 5 Const. 8" Gate Valve
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- 17 Const. 12" Gate Valve

CITY ENGINEER ACCEPTANCE

Signature

Date



Scale: 1" = 20'



General Utility Notes:

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Utility Piping Materials:

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Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
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Storm Drain & Sanitary Sewer Note:

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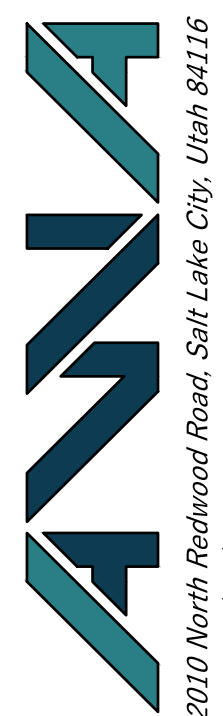
Onsite Utility Connection Notes:

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PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 UT



Utility Plan

The Slope

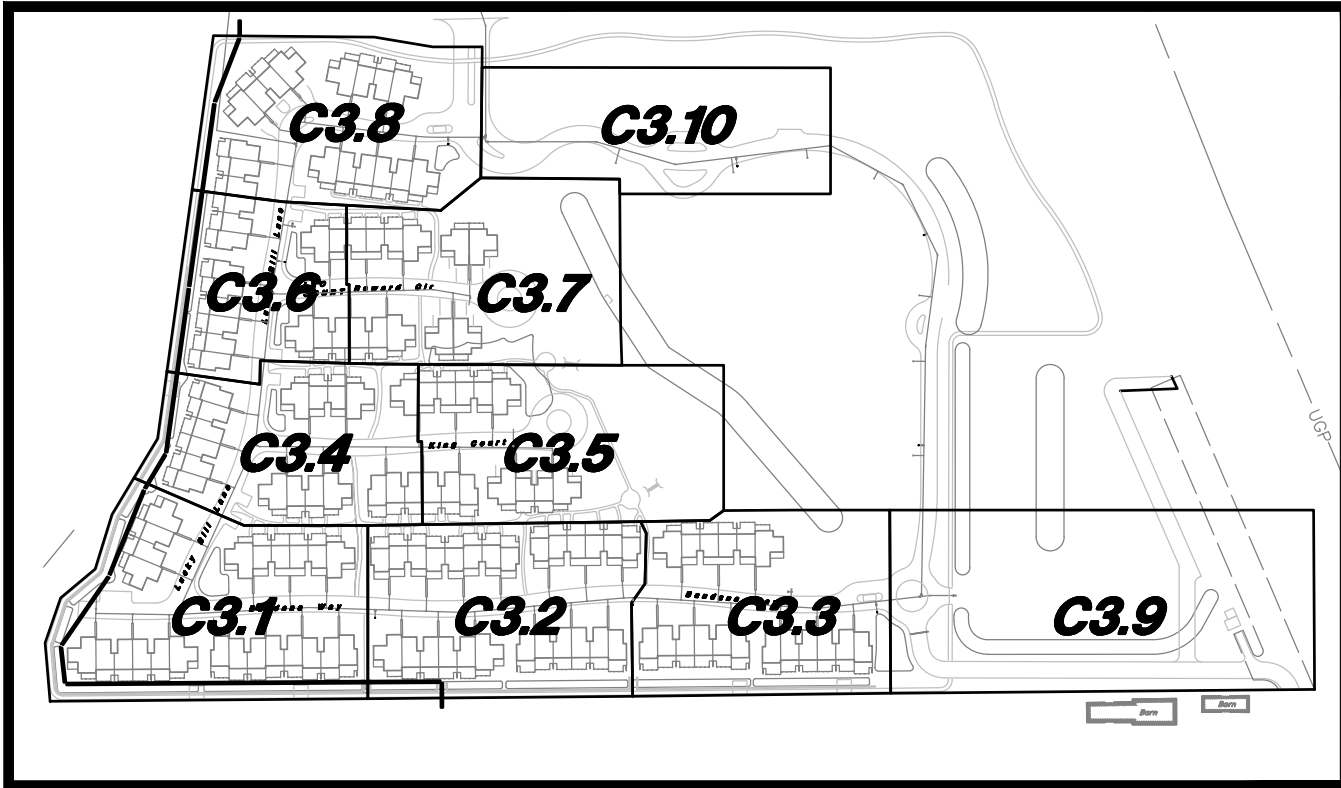
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C3.3



Site Key Map

Scale: Not Set



Legend	
Proposed Curb & Gutter	Existing Power Pole
Proposed Asphalt	Existing Power Pole w/ Guy
Proposed Concrete	Existing Post
Proposed Truncated Domes	Existing Improvements
Proposed Inlet Box	Existing Concrete
Proposed Catch Basin	Existing Inlet Box
Proposed Manhole	Existing Catch Basin
Proposed Transformer	Existing Manhole
Proposed Meter Box	Existing Fire Hydrant
Proposed Water Meter	Existing Water Valve
Proposed Combo Box	Existing Fence
Proposed Fire Hydrant	Centerline
Proposed Fence	Existing Light Pole
Property Line	Existing Street Light
Sawcut Line	Existing Building
Proposed Light Pole	Working Point
Proposed Street Light	Detail Number
Proposed Building	Sheet Number

Sewer Keynotes

- 1 Const. SS Cleanout at Property Line per JSSD Standards
- 2 Const. 4" PVC Sanitary Sewer. (2.00% Min. Slope)
- 3 Const. SS Building Conn. (5' Min. Depth)
- 4 Const. SS Wye Connection (Match Service Lateral Flowline to Street Main Crown Elevation)
- 5 Const. 10" PVC Sanitary Sewer. (0.25% Min. Slope)
- 6 Const. 8" PVC Sanitary Sewer. (0.25% Min. Slope)

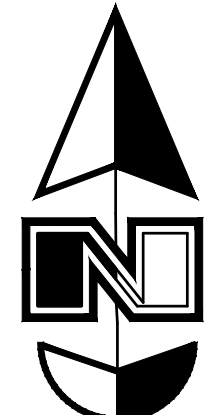
Waterline Keynotes

- 1 Const. 90° Waterline Bend
- 2 Const. 45° Waterline Bend
- 3 Const. 22.5° Waterline Bend
- 4 Const. 11.25° Waterline Bend
- 5 Const. 8" Gate Valve
- 6 Const. 10" Gate Valve
- 7 Const. 10" Tee
- 8 Const. 10"x10"x6" Tee
- 9 Const. 10"x10"x6" Tee
- 10 Const. 8" Tee
- 11 Const. 8"x8"x6" Tee
- 12 Const. 6" Service Lateral Stub
- 13 Const. 6" Gate Valve
- 14 Const. Dual 1" Meter per JSSD Standard Drawing
- 15 Const. Fire Hydrant with Valve per WJ Std. CW-170
- 16 Const. 2" Service Lateral Connection
- 17 Const. 12" Gate Valve

CITY ENGINEER ACCEPTANCE

Signature

Date



Scale: 1" = 20'



General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
3. Coordinate all utility connections to building with plumbing plans and building contractor.
4. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
5. All catch basin and inlet box grates are to be bicycle proof.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
10. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
2. Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
3. Reinforced Concrete Pipe, ASTM C76, Class III

Heber City Standard Notes

1. A Notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
2. Install curb stamps indicating locations of utility laterals and property lines per section 700.1.15.A.13 and 14 of Heber City Standard Specifications

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



Utility Plan

The Slope

River Road & US Highway 40
Wasatch County Utah



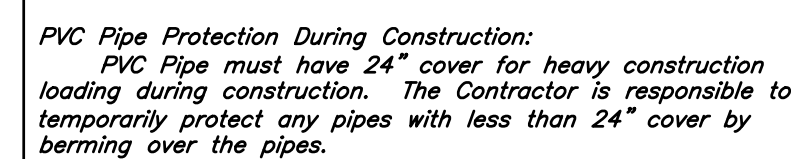
19 Aug, 2025

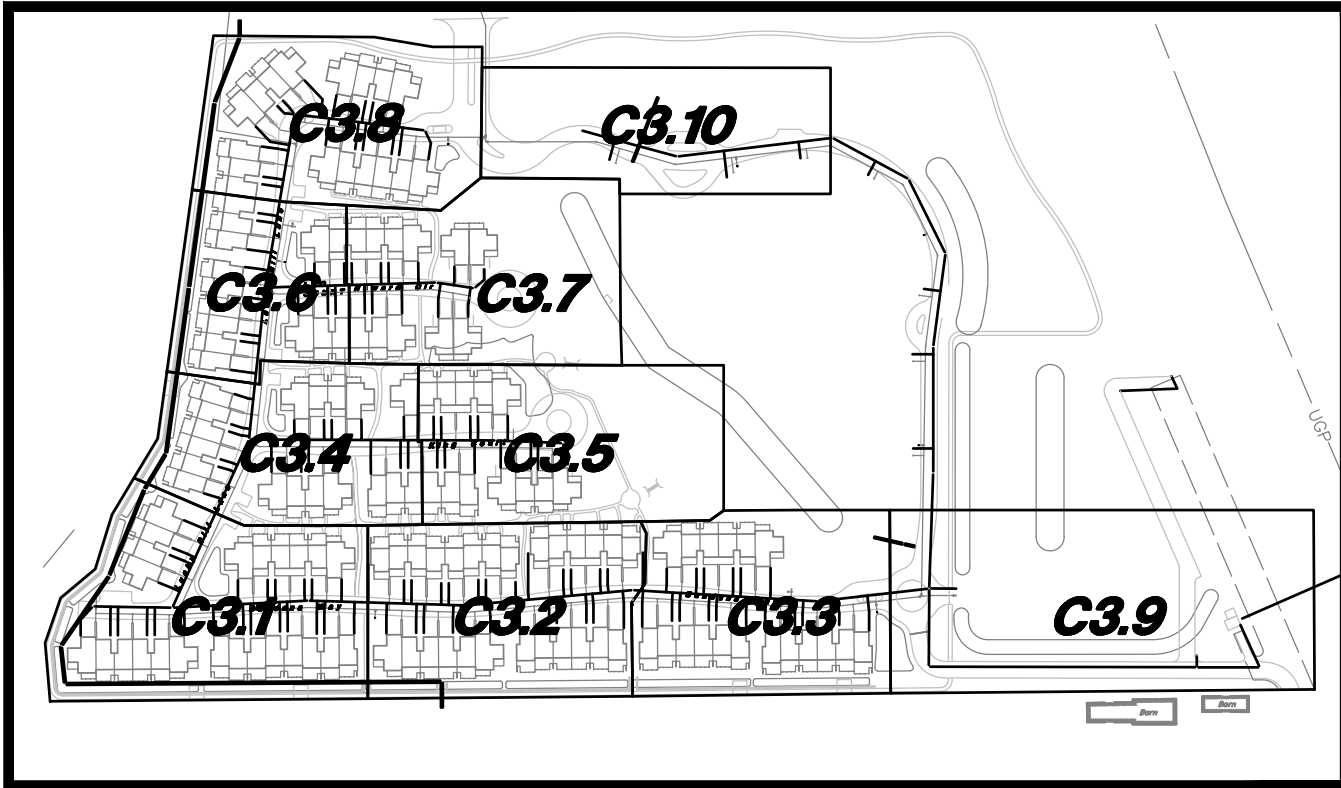
SHEET NO.

C3.4



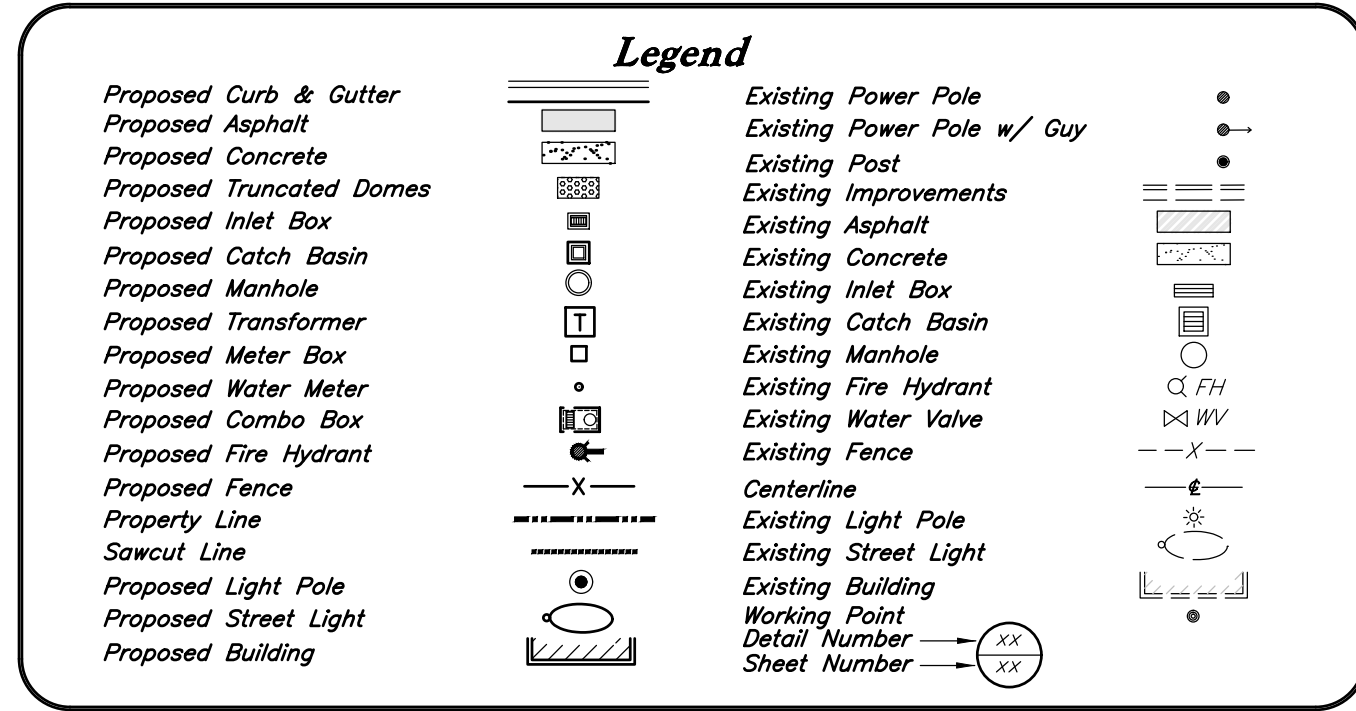
See Sheet C3.7





Site Key Map

Scale: Not Set



Sewer Keynotes

- 1 Const. SS Cleanout at Property Line per JSSD Standards
- 2 Const. 4" PVC Sanitary Sewer. (2.00% Min. Slope)
- 3 Const. SS Building Conn. (5' Min. Depth)
- 4 Const. SS Wye Connection (Match Service Lateral Flowline to Street Main Crown Elevation)
- 5 Const. 10" PVC Sanitary Sewer. (0.25% Min. Slope)
- 6 Const. 8" PVC Sanitary Sewer. (0.25% Min. Slope)

General Keynotes

- 5 Construct 54 Stormtech SC-310 Chambers (or Approved Equal) per Manufacturer Standards. Contractor to Provide Submittal for Engineer's Review Prior to Ordering and Installation.
Retention Volume Required=4,244 cf
Total Volume Provided=6,437 cf
Chamber Volume Provided=1,946 cf
Top of Stone=5702.33
Top of Chambers=5701.83
Bottom of Chambers=5700.50
Bottom of Stone=5700.00
FLin=5700.50

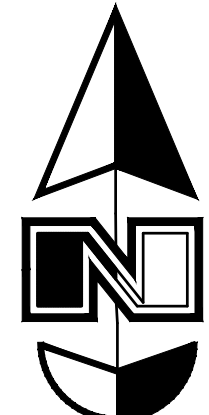
Waterline Keynotes

- 1 Const. 90" Waterline Bend
- 2 Const. 45" Waterline Bend
- 3 Const. 22.5" Waterline Bend
- 4 Const. 11.25" Waterline Bend
- 5 Const. 8" Gate Valve
- 6 Const. 10" Gate Valve
- 7 Const. 10" Tee
- 8 Const. 10"x10"x8" Tee
- 9 Const. 10"x10"x6" Tee
- 10 Const. 8" Tee
- 11 Const. 8"x8"x6" Tee
- 12 Const. 6" Service Lateral Stub
- 13 Const. 6" Gate Valve
- 14 Const. Dual 1" Meter per JSSD Standard Drawing
- 15 Const. Fire Hydrant with Valve per WJ Std. CW-170
- 16 Const. 2" Service Lateral Connection
- 17 Const. 12" Gate Valve

CITY ENGINEER ACCEPTANCE

Signature

Date



Scale: 1" = 20'

General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
3. Coordinate all utility connections to building with plumbing plans and building contractor.
4. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
5. All catch basin and inlet box grates are to be bicycle proof.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
10. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
2. Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
3. Reinforced Concrete Pipe, ASTM C76, Class III

Heber City Standard Notes

1. A Notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
2. Install curb stamps indicating locations of utility laterals and property lines per section 700.1.15.A.13 and 14 of Heber City Standard Specifications

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



Utility Plan

The Slope

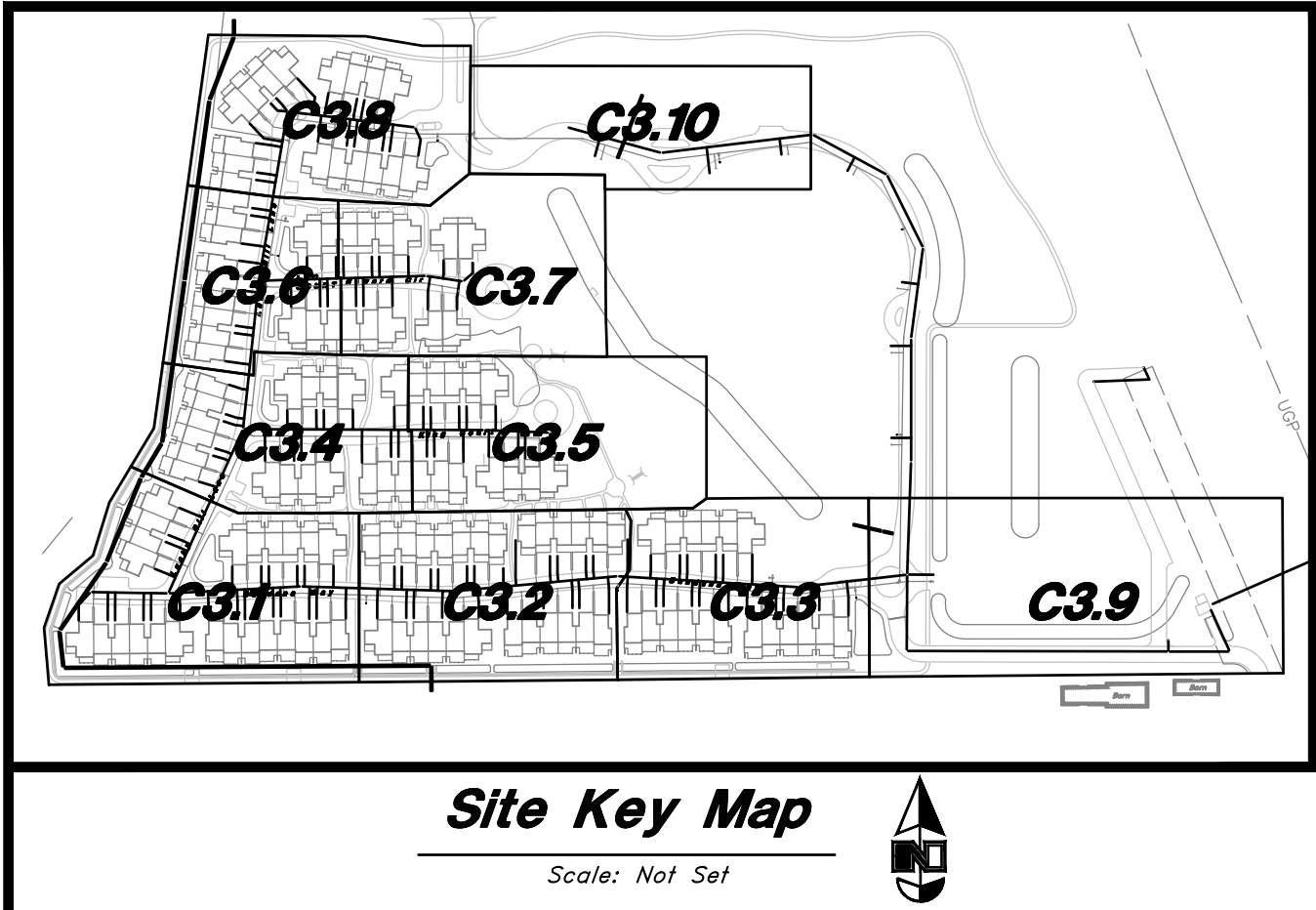
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

C3.6



Proposed Curb & Gutter

Proposed Asphalt

Proposed Concrete

Proposed Truncated Domes

Proposed Inlet Box

Proposed Catch Basin

Proposed Manhole

Proposed Transformer

Proposed Meter Box

Proposed Water Meter

Proposed Combo Box

Proposed Fire Hydrant

Proposed Fence

Proposed Light Pole

Proposed Street Light

Proposed Building

Existing Power Pole

Existing Power Pole w/ Guy

Existing Post

Existing Improvements

Existing Asphalt

Existing Concrete

Existing Inlet Box

Existing Catch Basin

Existing Manhole

Existing Fire Hydrant

Existing Water Valve

Existing Fence

Centerline

Existing Light Pole

Existing Street Light

Existing Building

Working Point

Detail Number

Sheet Number

- Sewer Keynotes**
- 1

Const. SS Cleanout at Property Line per JSSD Standards
- 2

Const. 4" PVC Sanitary Sewer. (2.00% Min. Slope)
- 3

Const. SS Building Conn. (5' Min. Depth)
- 4

Const. SS Wye Connection (Match Service Lateral Flowline to Street Main Crown Elevation)
- 5

Const. 10" PVC Sanitary Sewer. (0.25% Min. Slope)
- 6

Const. 8" PVC Sanitary Sewer. (0.25% Min. Slope)

General Keynotes

4

Construct 348 Stormtech SC-310 Chambers (or Approved Equal) per Manufacturer Standards. Contractor to Provide Submittal for Engineer's Review Prior to Ordering and Installation.
of Chambers=348 SC-310
Retention Volume Required= 1782.05 cf
Total Volume Provided=15,390.68 cf
Chamber Volume Provided=10,773.00 cf
Top of Stone=5705.33
Top of Chambers=5704.83
Bottom of Chambers=5703.50
Bottom of Stone=5703.00
FL=5700.00

- Waterline Keynotes**
- 1

Const. 90° Waterline Bend
- 2

Const. 45° Waterline Bend
- 3

Const. 22.5° Waterline Bend
- 4

Const. 11.25° Waterline Bend
- 5

Const. 8" Gate Valve
- 6

Const. 10" Gate Valve
- 7

Const. 10" Tee
- 8

Const. 10"x10"x8" Tee
- 9

Const. 10"x10"x6" Tee
- 10

Const. 8" Tee
- 11

Const. 8"x8"x6" Tee
- 12

Const. 6" Service Lateral Stub
- 13

Const. 6" Gate Valve
- 14

Const. Dual 1" Meter per JSSD Standard Drawing
- 15

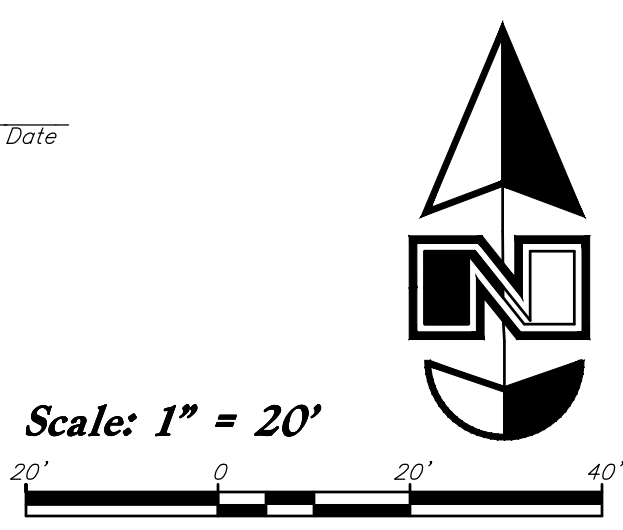
Const. Fire Hydrant with Valve per WJ Std. CW-170
- 16

Const. 2" Service Lateral Connection
- 17

Const. 12" Gate Valve

CITY ENGINEER ACCEPTANCE

Signature _____ Date _____



General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
3. Coordinate all utility connections to building with plumbing plans and building contractor.
4. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
5. All catch basin and inlet box grates are to be bicycle proof.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
10. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
2. Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
3. Reinforced Concrete Pipe, ASTM C76, Class III

Heber City Standard Notes

1. A Notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
2. Install curb stamps indicating locations of utility laterals and property lines per section 700.1.15.A.13 and 14 of Heber City Standard Specifications

CAUTION :

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Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

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PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

www.bluestakes.org

1-800-662-4111

Utility Plan

The Slope

River Road & US Highway 40

Wasatch County Utah

Designed by: JC

Drafted by: AL

Client Name:

Angstrom Development Group

24-269 UT

PROFESSIONAL ENGINEER

No. 114

STATE OF UTAH

For Review Only

19 Aug, 2025

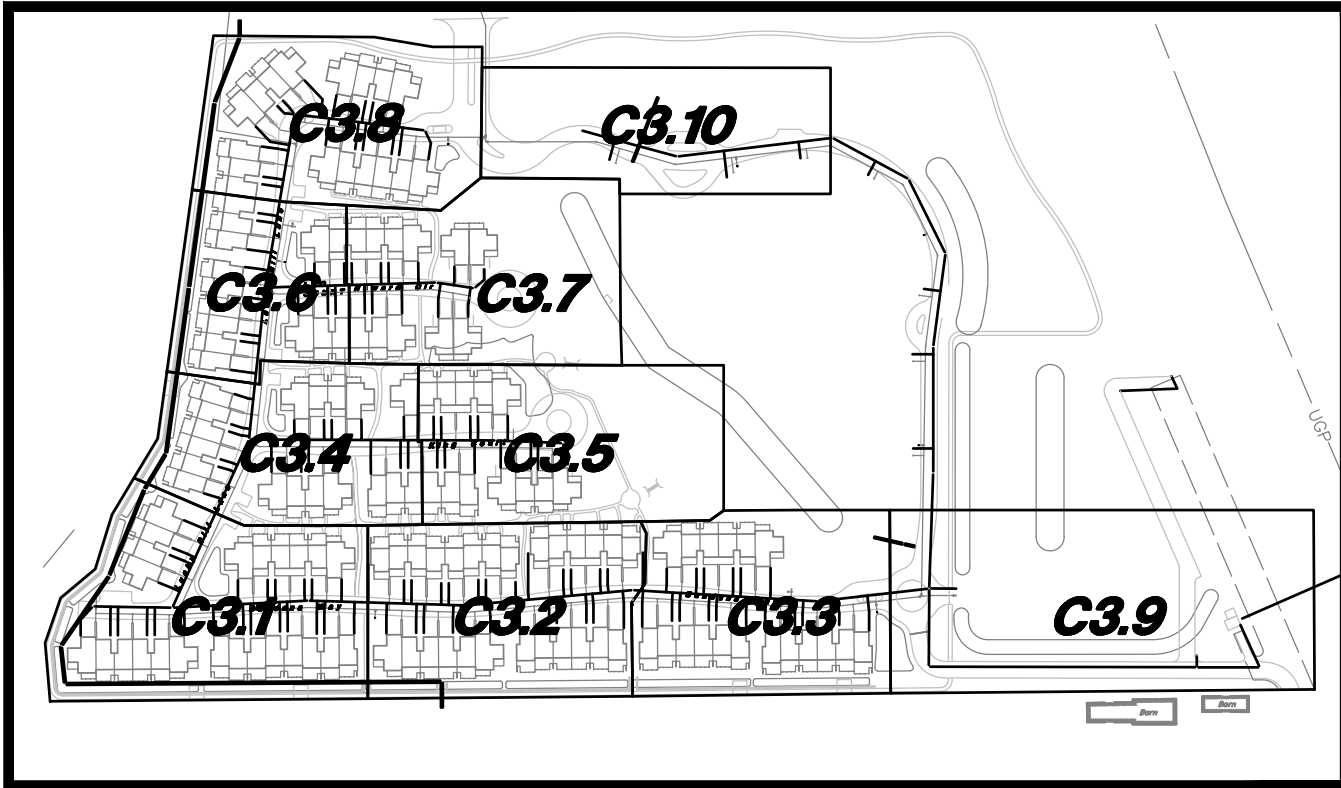
SHEET NO.

C3.7

Match Line
See Sheet C3.5

Match Line
See Sheet C3.6

Match Line
See Sheet C3.8



Site Key Map

Scale: Not Set



Legend	
Proposed Curb & Gutter	Existing Power Pole
Proposed Asphalt	Existing Power Pole w/ Guy
Proposed Concrete	Existing Post
Proposed Truncated Domes	Existing Improvements
Proposed Inlet Box	Existing Concrete
Proposed Catch Basin	Existing Inlet Box
Proposed Manhole	Existing Catch Basin
Proposed Transformer	Existing Manhole
Proposed Meter Box	Existing Fire Hydrant
Proposed Water Meter	Existing Water Valve
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Proposed Fire Hydrant	Centerline
Proposed Fence	Existing Light Pole
Property Line	Existing Street Light
Sawcut Line	Existing Building
Proposed Light Pole	Working Point
Proposed Street Light	Detail Number
Proposed Building	Sheet Number

Sewer Keynotes

- 1 Const. SS Cleanout at Property Line per JSSD Standards
- 2 Const. 4" PVC Sanitary Sewer. (2.00% Min. Slope)
- 3 Const. SS Building Conn. (5' Min. Depth)
- 4 Const. SS Wye Connection (Match Service Lateral Flowline to Street Main Crown Elevation)
- 5 Const. 10" PVC Sanitary Sewer. (0.25% Min. Slope)
- 6 Const. 8" PVC Sanitary Sewer. (0.25% Min. Slope)

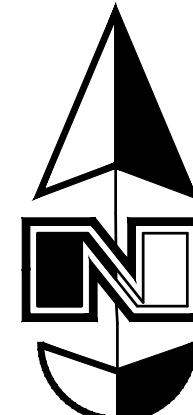
Waterline Keynotes

- 1 Const. 90° Waterline Bend
- 2 Const. 45° Waterline Bend
- 3 Const. 22.5° Waterline Bend
- 4 Const. 11.25° Waterline Bend
- 5 Const. 8" Gate Valve
- 6 Const. 10" Gate Valve
- 7 Const. 10" Tee
- 8 Const. 10"x10"x8" Tee
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- 17 Const. 12" Gate Valve

CITY ENGINEER ACCEPTANCE

Signature

Date



Scale: 1" = 20'



General Utility Notes:

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Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
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Water Main Lines and Fire Lines

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Sanitary Sewer Lines

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Storm Drain & Sanitary Sewer Note:

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Onsite Utility Connection Notes:

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Utility Plan

The Slope

River Road & US Highway 40
Wasatch County Utah

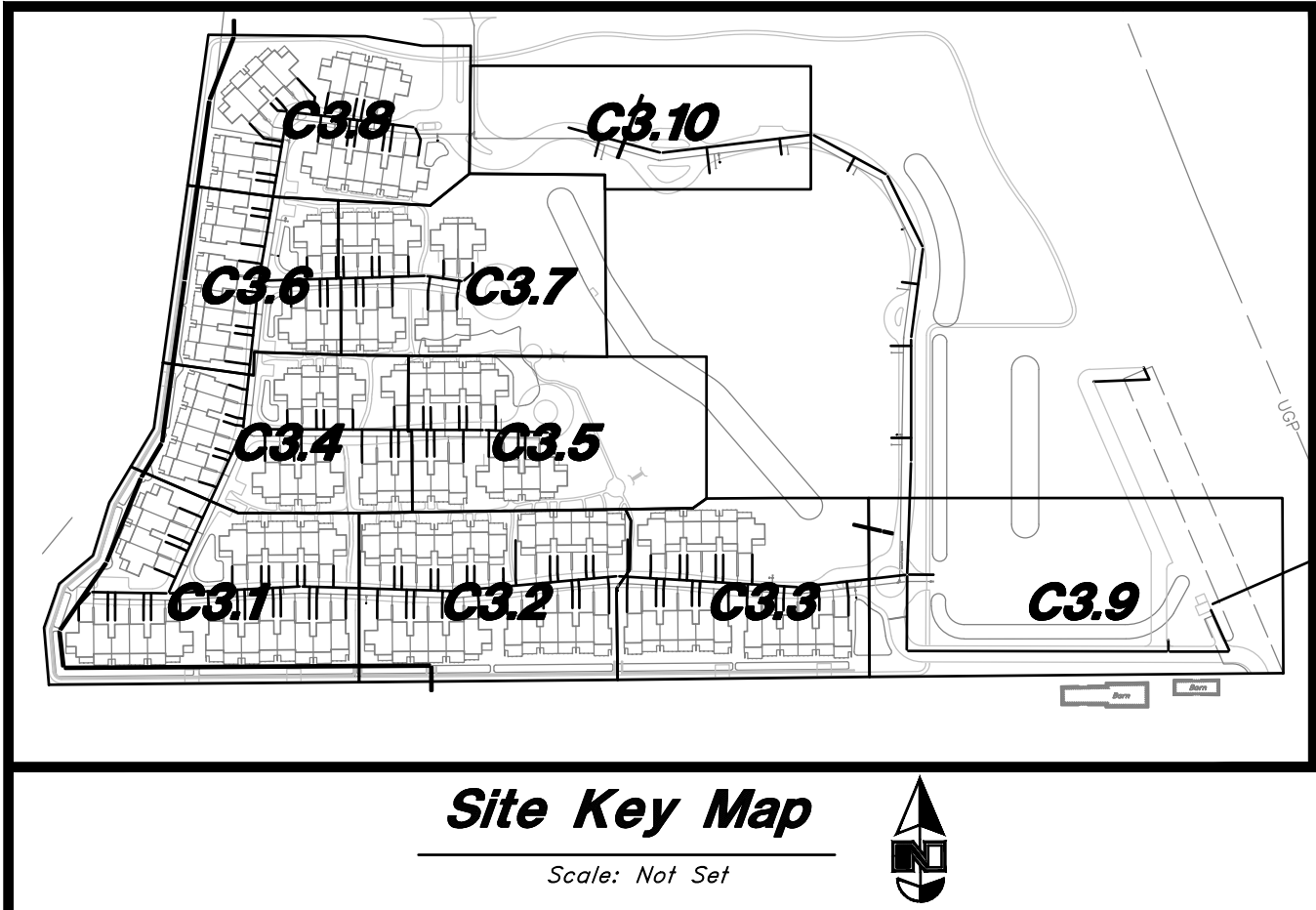


19 Aug, 2025

SHEET NO.

C3.8





Legend

Proposed Curb & Gutter	Existing Power Pole	•
Proposed Asphalt	Existing Power Pole w/ Guy	•
Proposed Concrete	Existing Post	•
Proposed Truncated Domes	Existing Improvements	•
Proposed Inlet Box	Existing Asphalt	•
Proposed Catch Basin	Existing Concrete	•
Proposed Manhole	Existing Inlet Box	•
Proposed Transformer	Existing Catch Basin	•
Proposed Meter Box	Existing Manhole	•
Proposed Water Meter	Existing Fire Hydrant	•
Proposed Combo Box	Existing Water Valve	•
Proposed Fire Hydrant	Existing Fence	•
Proposed Fence	Centerline	•
Property Line	Existing Light Pole	•
Sawcut Line	Existing Street Light	•
Proposed Light Pole	Existing Building	•
Proposed Street Light	Working Point	•
Proposed Building	Detail Number	•
	Sheet Number	•

Sewer Keynotes

1	Const. SS Cleanout at Property Line per JSSD Standards
2	Const. 4" PVC Sanitary Sewer. (2.00% Min. Slope)
3	Const. SS Building Conn. (5' Min. Depth)
4	Const. SS Wye Connection (Match Service Lateral Flowline to Street Main Crown Elevation)
5	Const. 10" PVC Sanitary Sewer. (0.25% Min. Slope)
6	Const. 8" PVC Sanitary Sewer. (0.25% Min. Slope)

Waterline Keynotes

1	Const. 90° Waterline Bend
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13	Const. 6" Gate Valve
14	Const. Dual 1" Meter per JSSD Standard Drawing
15	Const. Fire Hydrant with Valve per WJ Std. CW-170
16	Const. 2" Service Lateral Connection
17	Const. 12" Gate Valve

CITY ENGINEER ACCEPTANCE

Signature _____ Date _____

Scale: 1" = 30'

30' 0 30' 60'

North Arrow

General Utility Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

- Culinary Service Laterals
- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
 - Copper Pipe (Up to 3 inches diameter): Type "K."
- Water Main Lines and Fire Lines
- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235
- Sanitary Sewer Lines
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
- Storm Drain Lines
- Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
 - Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
 - Reinforced Concrete Pipe, ASTM C76, Class III

Heber City Standard Notes

- A Notice to Proceed must be obtained from the City Engineer prior to doing any work on the project.
- Install curb stamps indicating locations of utility laterals and property lines per section 700.1.15.A.13 and 14 of Heber City Standard Specifications

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Utility Plan

The Slope

River Road & US Highway 40
Wasatch County Utah

19 Aug, 2025

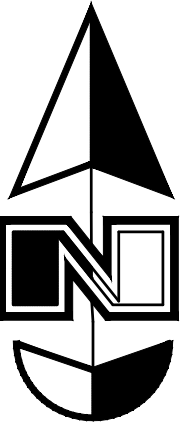
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C3.10

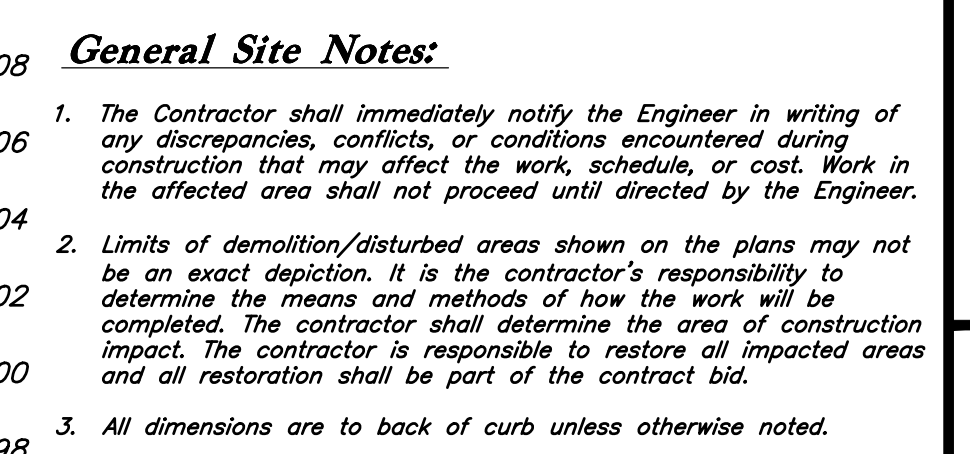
Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 UT

For Review Only

PROFESSIONAL ENGINEER
No. 1141
J. L. HANSEN
STATE OF UTAH
LAND



Plan View



Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

www.bluestakes.org
1-800-662-4111



Scale: Not Set



Profile View



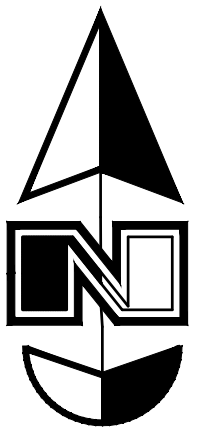
The Slope

Wasatch County Utah

19 Aug, 2025

ET NO.

C4.1



Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



Plan & Profile Construction Notes

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- 3 Const. Concrete Paving
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- 7 Const. 30" Stop Sign per City MUTCD R1-1
- 8 Const. 25 mph Speed Limit Sign per MUTCD R2-1
- 9 Const. Street Light per City Stds.
- 10 Const. Storm Drain Manhole per City Stds.
- 11 Const. Inlet Box per City Stds.
- 12 Const. Combo Box per City Stds.
- 13 Const. Survey Street Monument per City Stds.
- 14 Const. Sanitary Sewer Manhole per City Stds.
- 15 Const. 4" Sanitary Sewer Service Lateral per City Stds.
- 16 Const. 1" Water Meter & Service per City Stds.
- 17 Const. Waterline DI Bend/ Thrust Blocking per City Stds.
- 18 Const. Waterline 8" Tee w/ (?) 8" Gate Valves per City Stds.
- 19 Const. 8" Gate Valve per City Stds.
- 20 Const. 8"x6" Waterline Reducer per City Stds.
- 21 Const. Fire Hydrant Complete w/ Valve per City Stds.
- 22 Const. 4" C.O.T.G.

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Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure



Site Key Map

Scale: Not Set



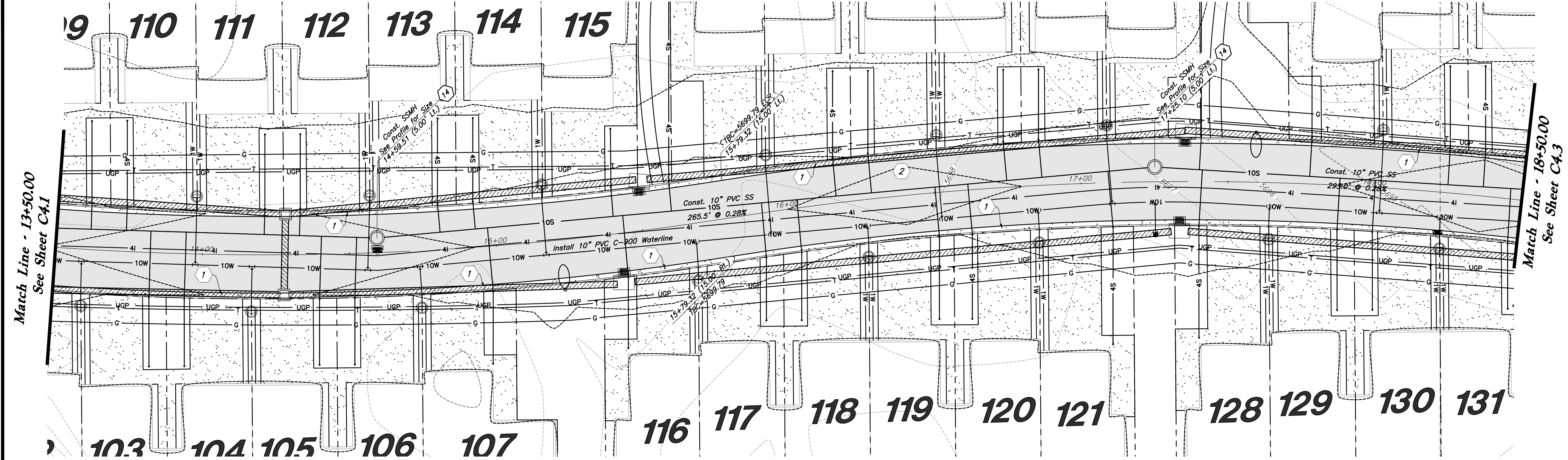
Plan & Profile
The Slope
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

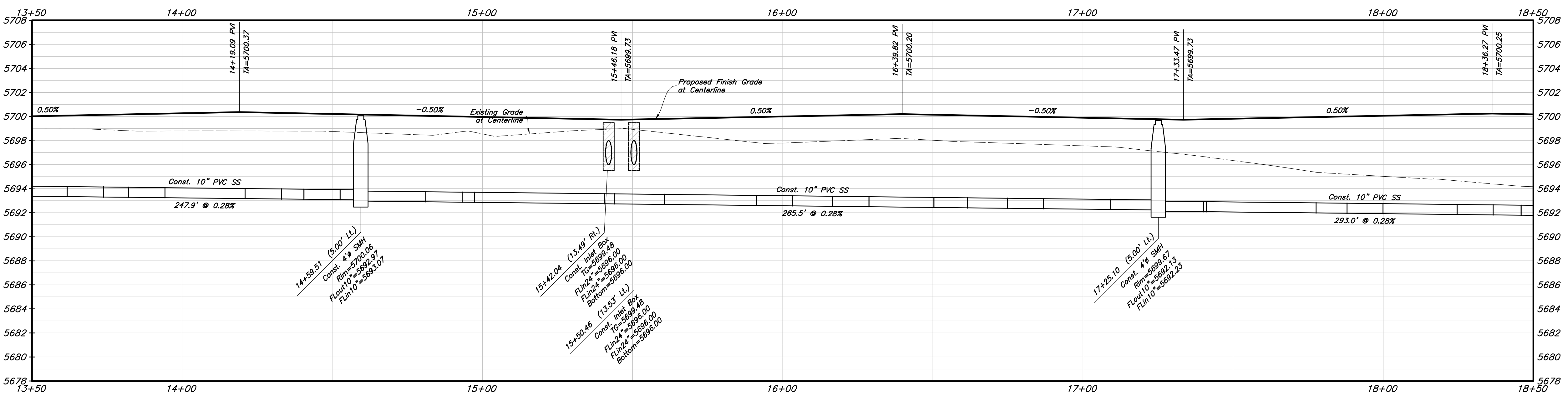
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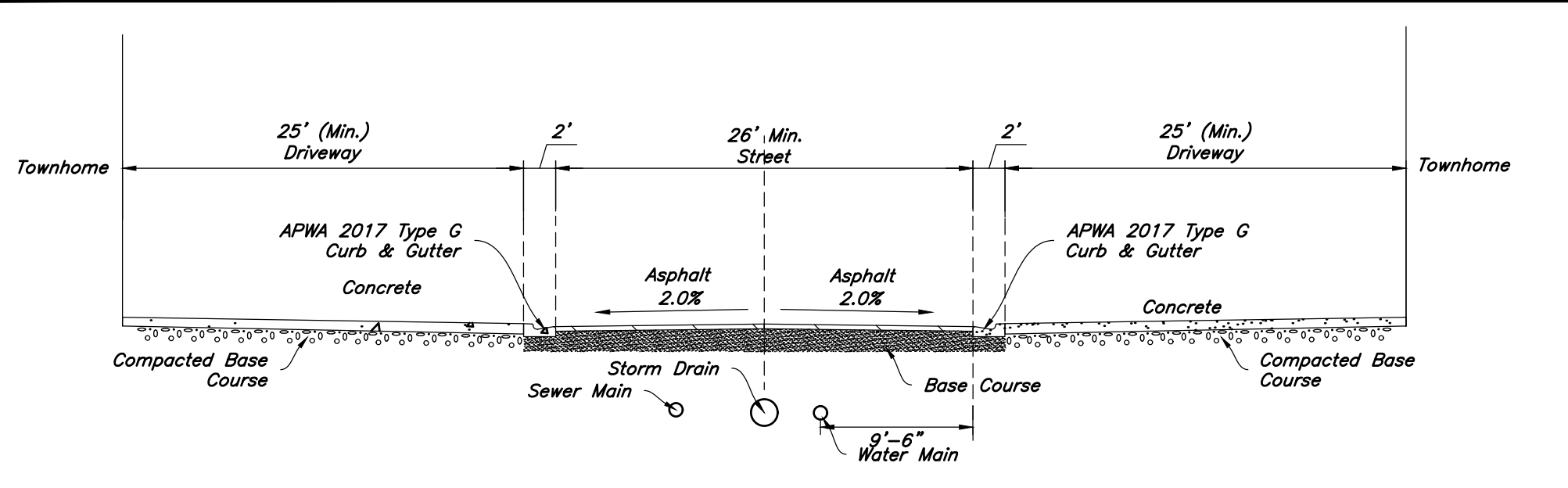


Plan View

Bandana Way

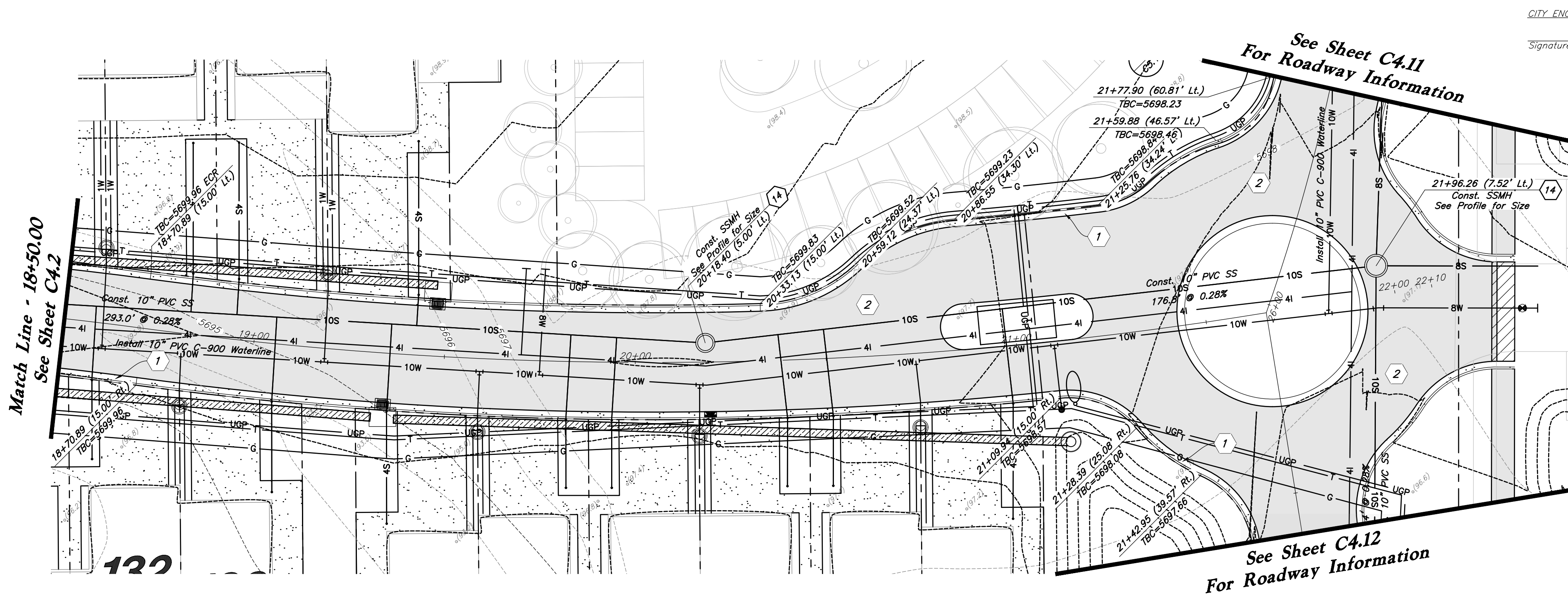


Profile View



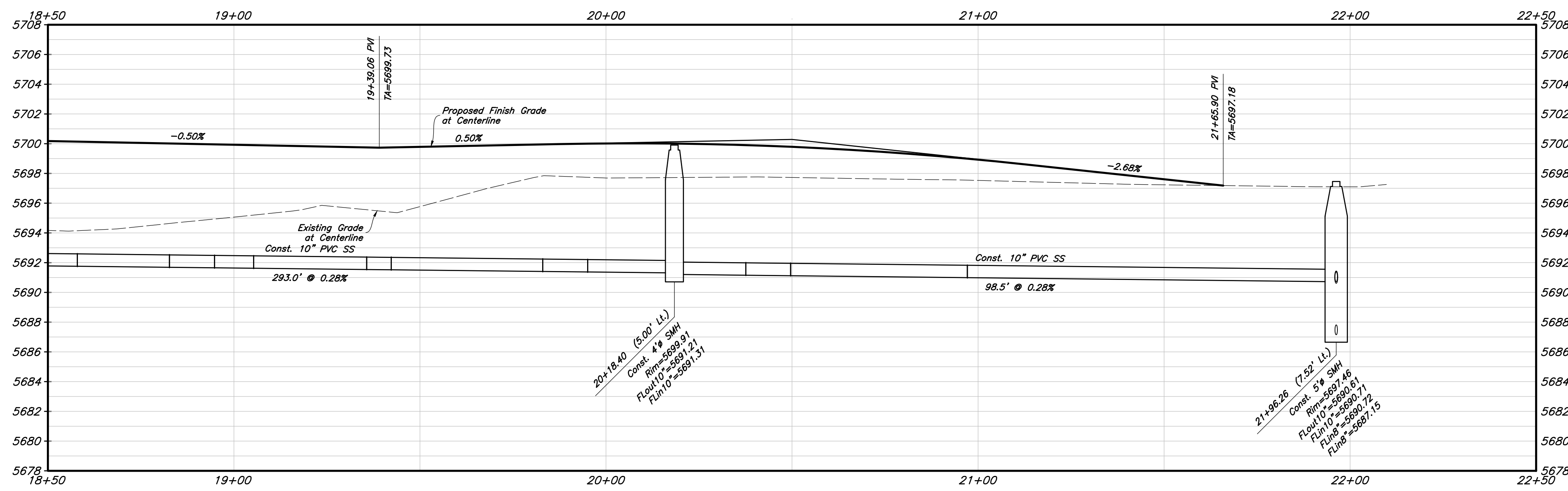
Typ. Street Cross Section
Not to Scale



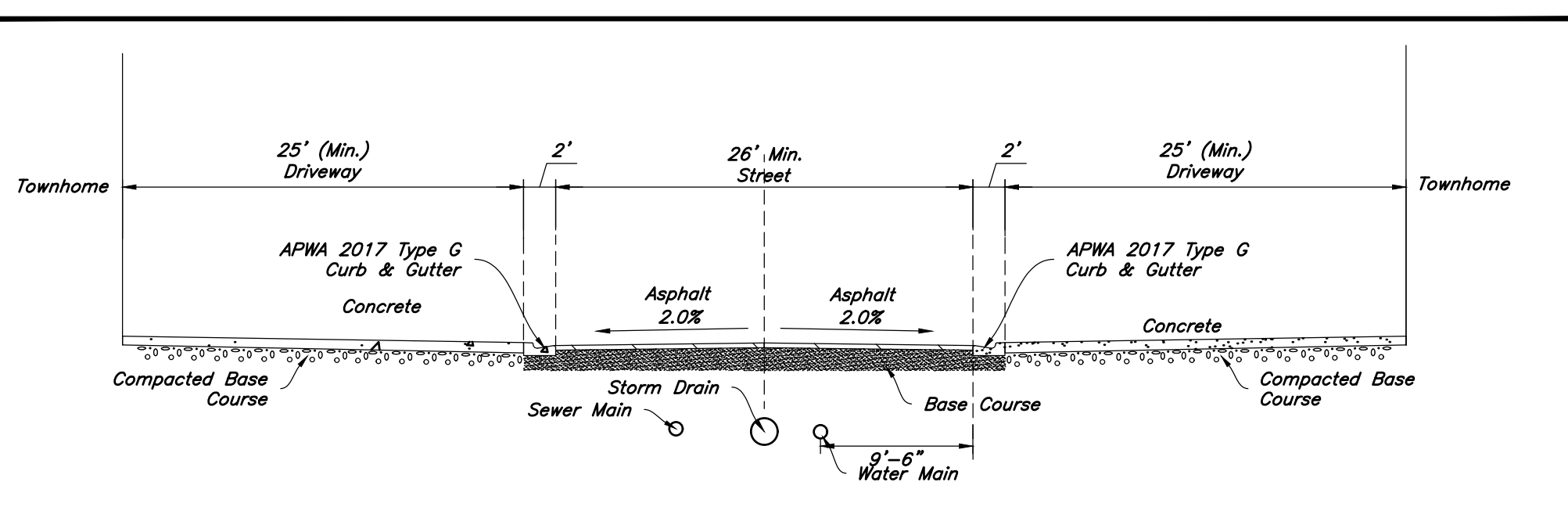


Plan View

Bandana Way

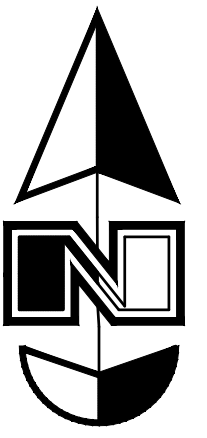


Profile View



A **Typ. Street Cross Section**
Not to Scale

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



Plan & Profile Construction Notes

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10. Const. Storm Drain Manhole per City Stds.
11. Const. Inlet Box per City Stds.
12. Const. Combo Box per City Stds.
13. Const. Survey Street Monument per City Stds.
14. Const. Sanitary Sewer Manhole per City Stds.
15. Const. 4" Sanitary Sewer Service Lateral per City Stds.
16. Const. 1" Water Meter & Service per City Stds.
17. Const. Waterline DI Bend/ Thrust Blocking per City Stds.
18. Const. Waterline 8" Tee w/ (?) 8" Gate Valves per City Stds.
19. Const. 8" Gate Valve per City Stds.
20. Const. 8"x6" Waterline Reducer per City Stds.
21. Const. Fire Hydrant Complete w/ Valve per City Stds.
22. Const. 4" C.O.T.G.

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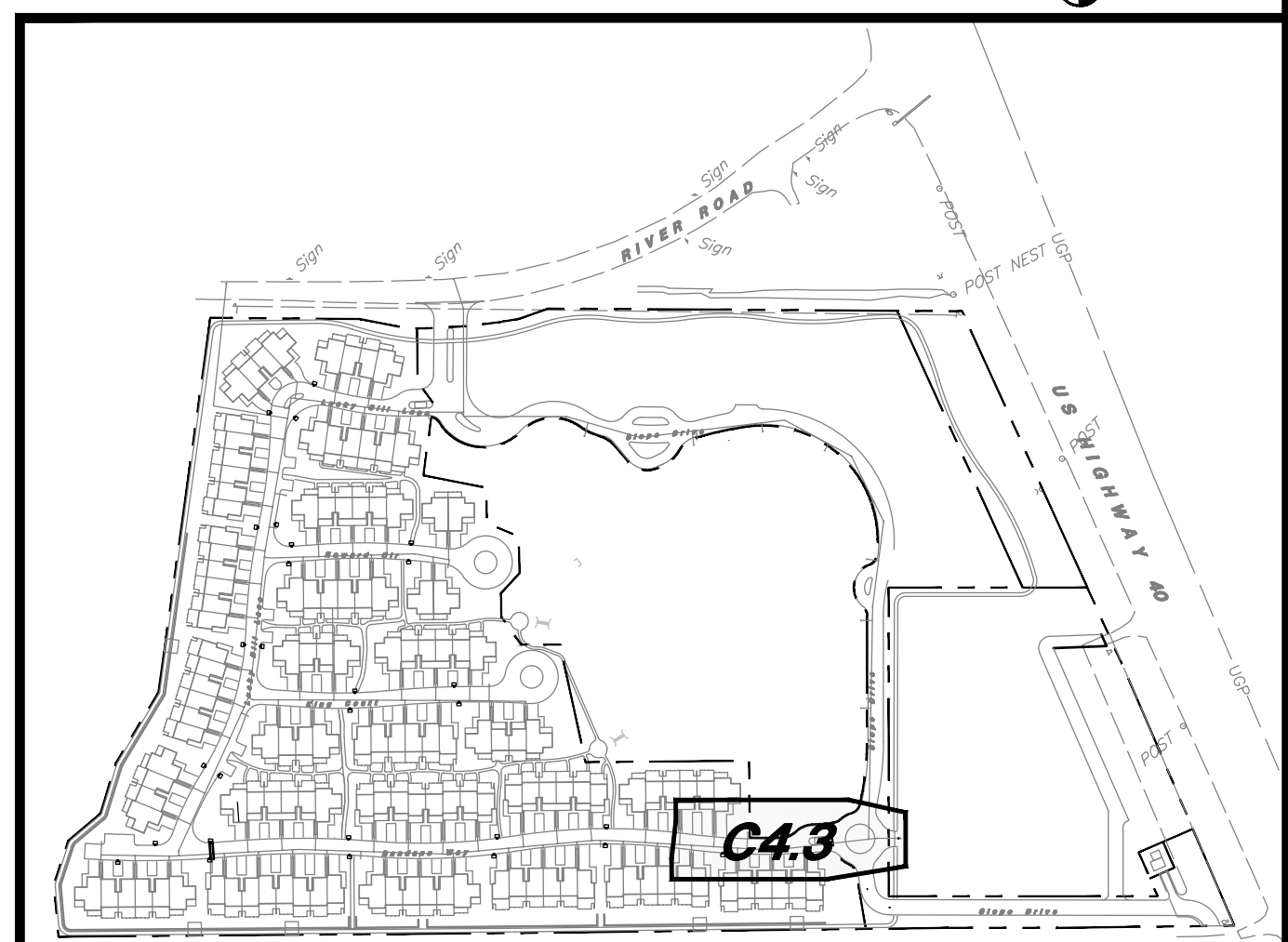
Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure



Site Key Map

Scale: Not Set



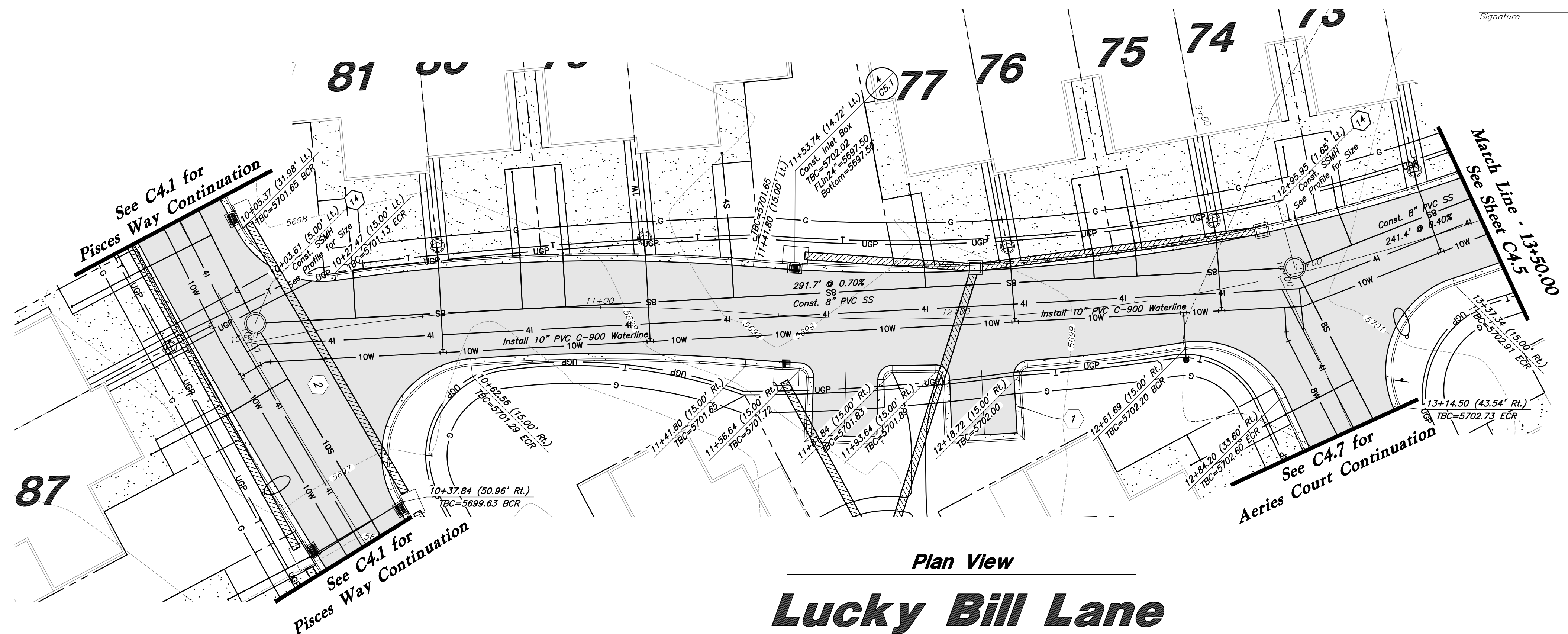
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Drafted by: AL
Client Name:
Angstrom Development Group



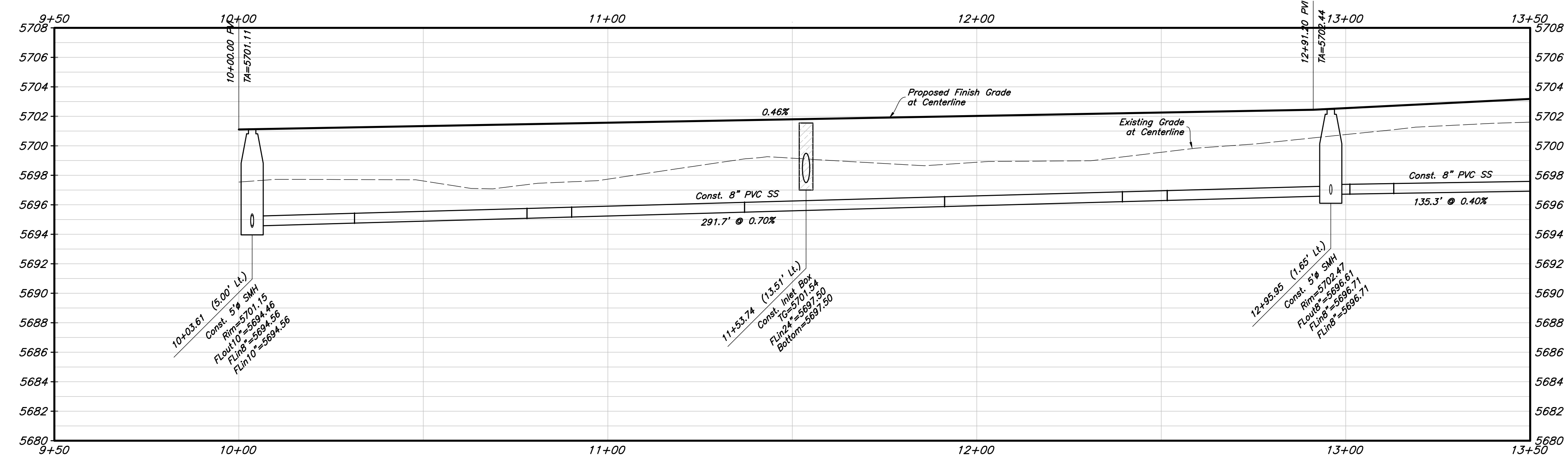
Plan & Profile
The Slope
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11111
JUL 11 2025
STATE OF UTAH
For Review Only

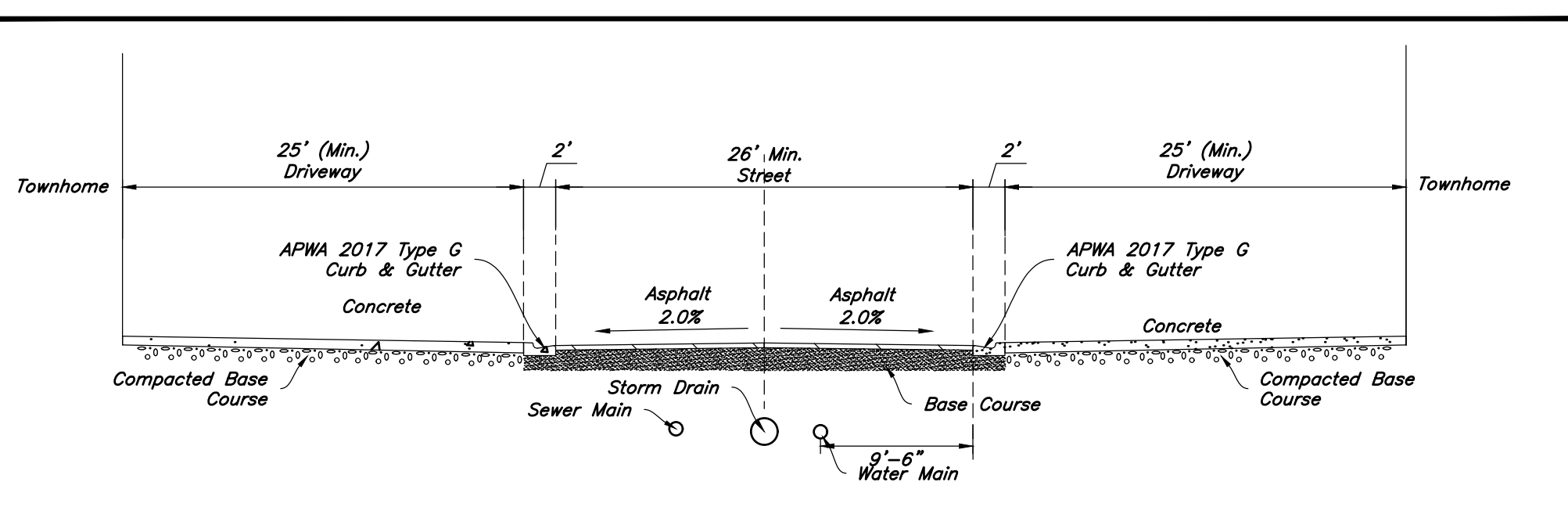
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SHEET NO.
C4.3



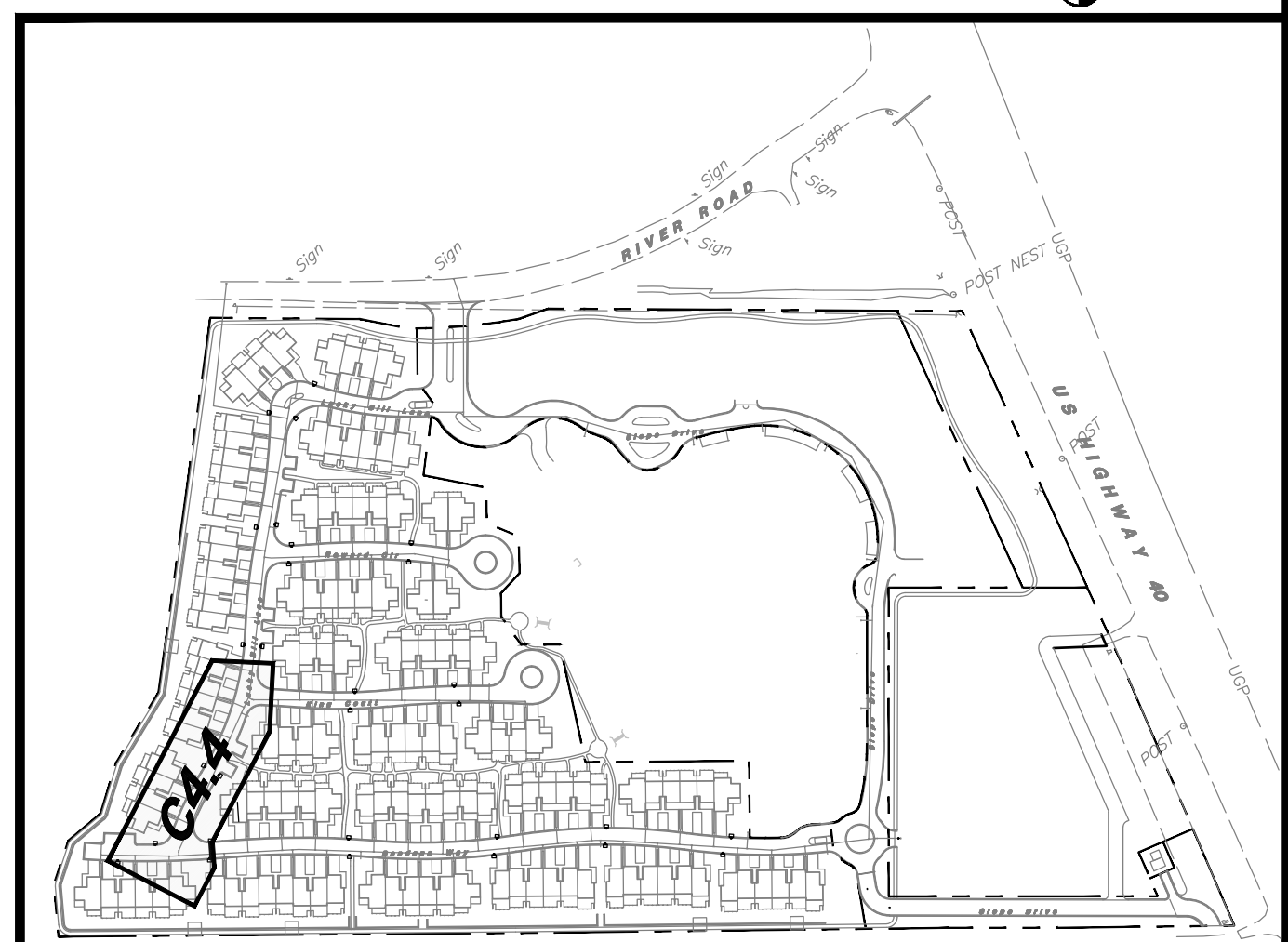
Plan View
Lucky Bill Lane



Profile View



Typ. Street Cross Section
Not to Scale



CITY ENGINEER ACCEPTANCE
Signature _____ Date _____

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'

Plan & Profile Construction Notes

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12. Const. Combo Box per City Stds.
13. Const. Survey Street Monument per City Stds.
14. Const. Sanitary Sewer Manhole per City Stds.
15. Const. 4" Sanitary Sewer Service Lateral per City Stds.
16. Const. 1" Water Meter & Service per City Stds.
17. Const. Waterline DI Bend/ Thrust Blocking per City Stds.
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Storm Drain & Sanitary Sewer Note:

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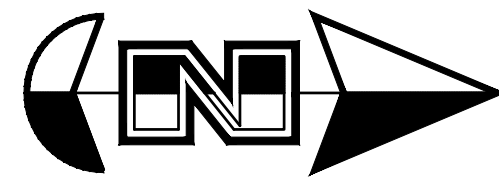
Site Key Map

Scale: Not Set

Plan & Profile
The Slope
River Road & US Highway 40
Wasatch County Utah

For Review Only
PROFESSIONAL ENGINEER
No. 11111
JUL 11 2025
STATE OF UTAH
LAND

19 Aug, 2025
SHEET NO.
C4.4



Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



Plan & Profile Construction Notes

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12. Const. Combo Box per City Stds.
13. Const. Survey Street Monument per City Stds.
14. Const. Sanitary Sewer Manhole per City Stds.
15. Const. 4" Sanitary Sewer Service Lateral per City Stds.
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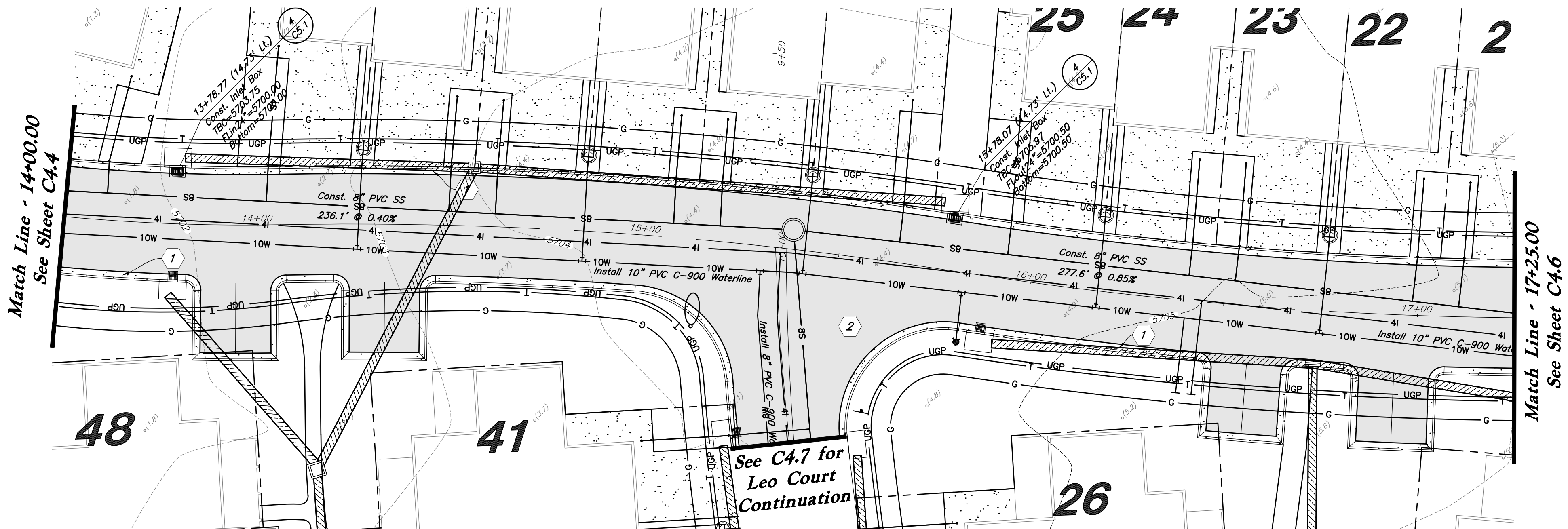
Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe
Lengths and Slopes are from
Center of Structure to Center of Structure



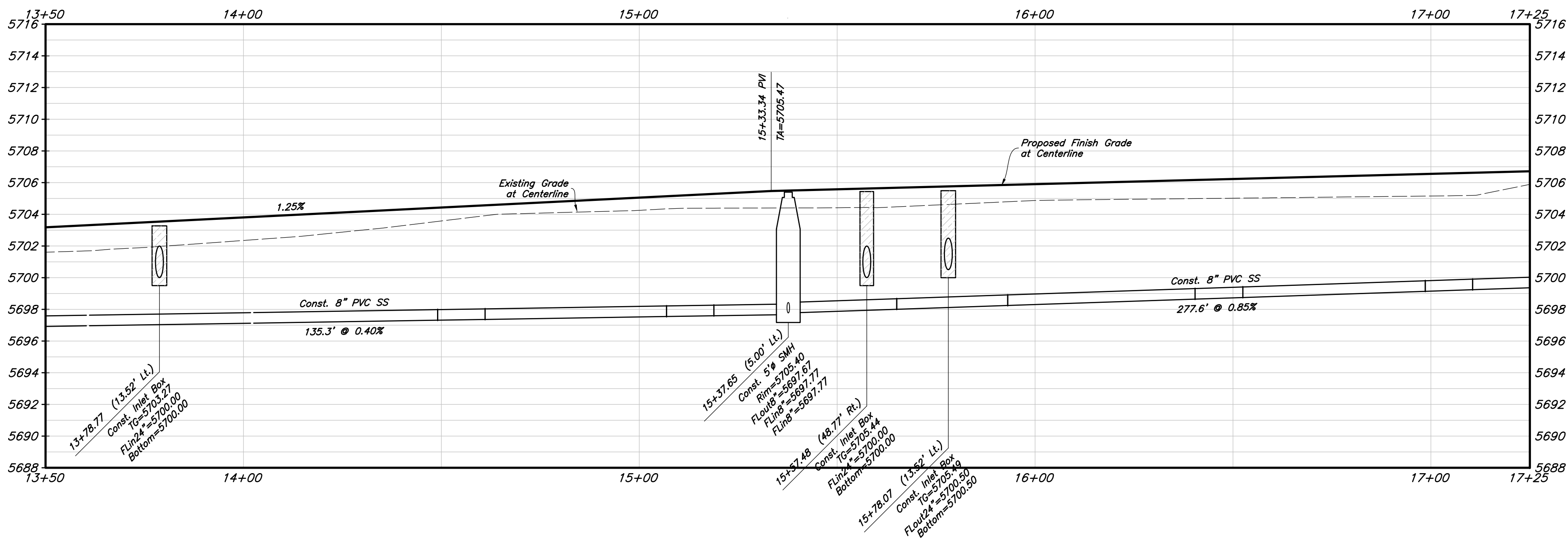
Site Key Map

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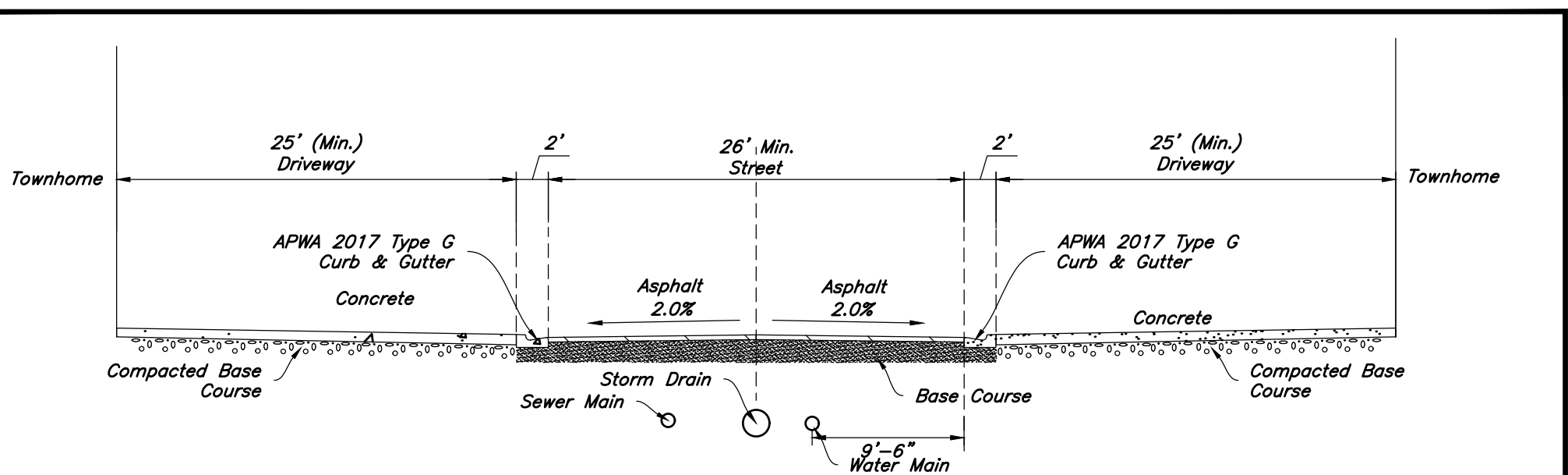


Plan View

Lucky Bill Lane

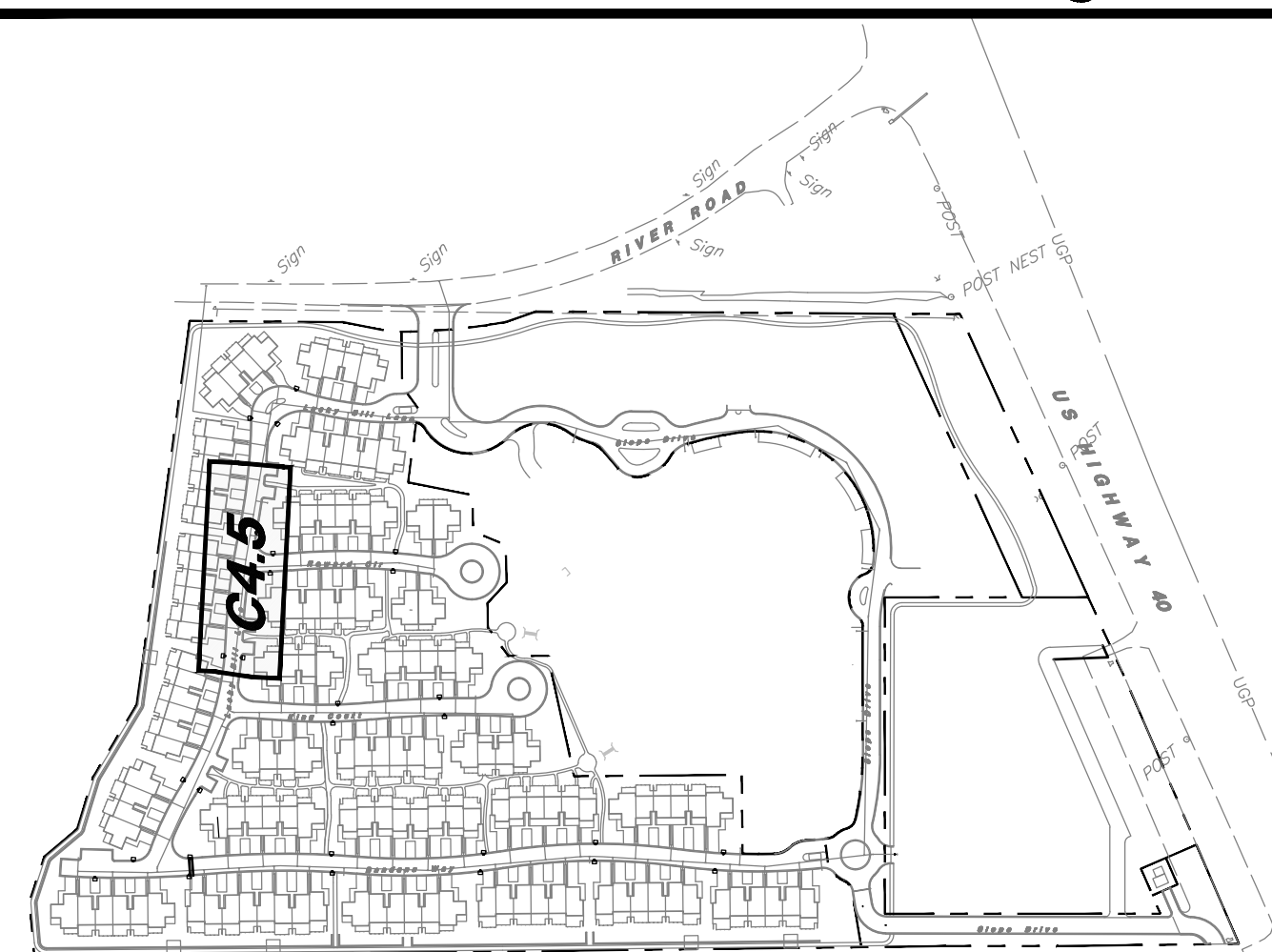


Profile View



Typ. Street Cross Section

Not to Scale



Plan & Profile

The Slope

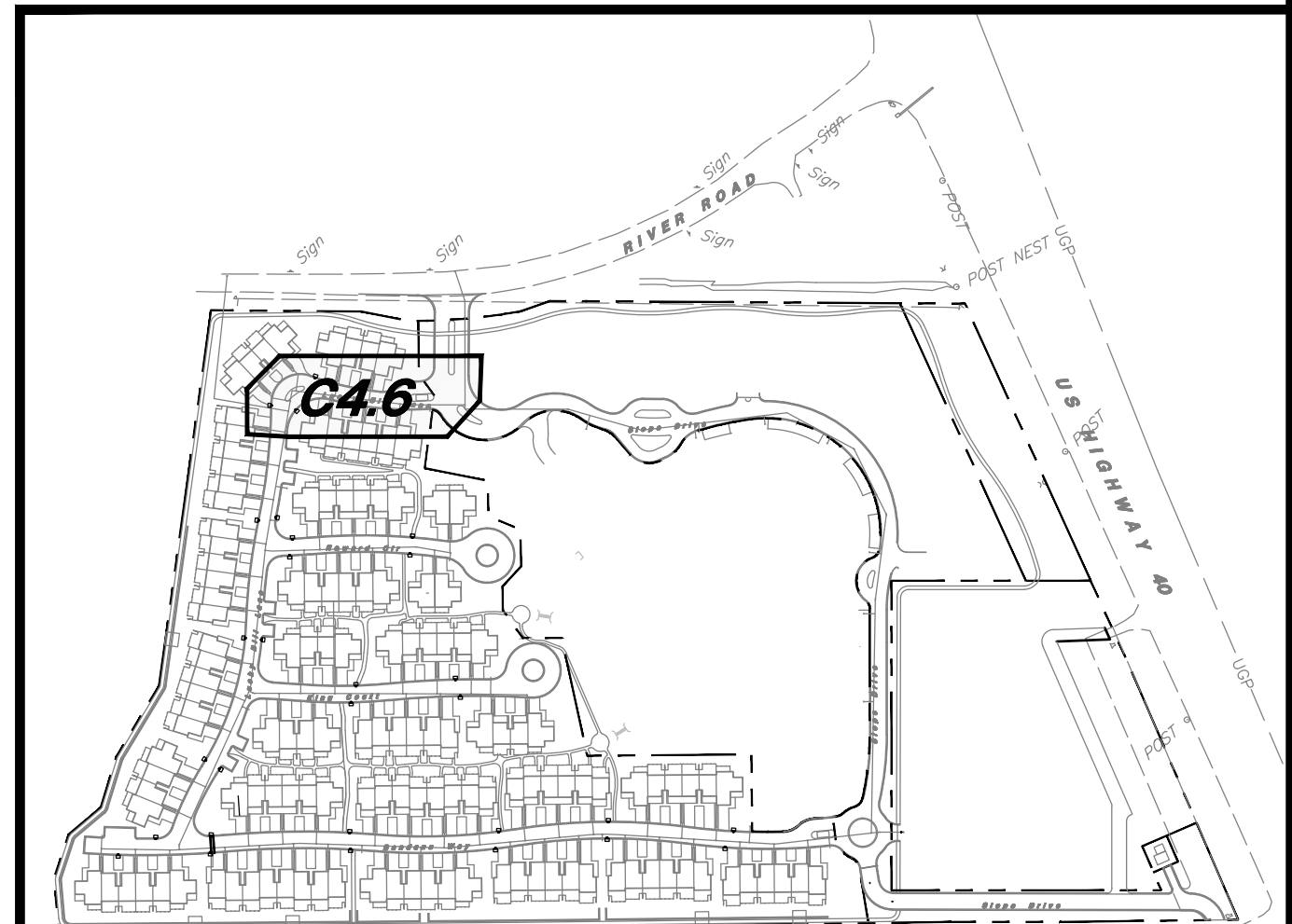
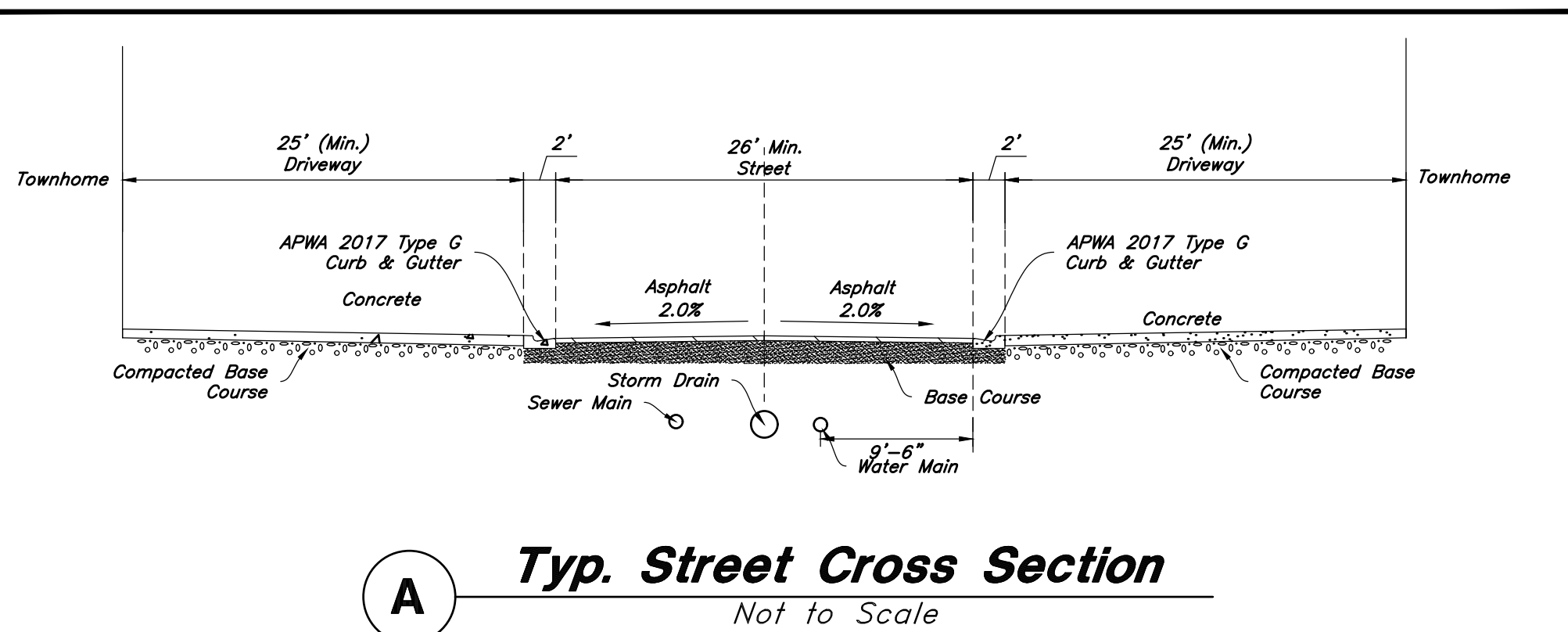
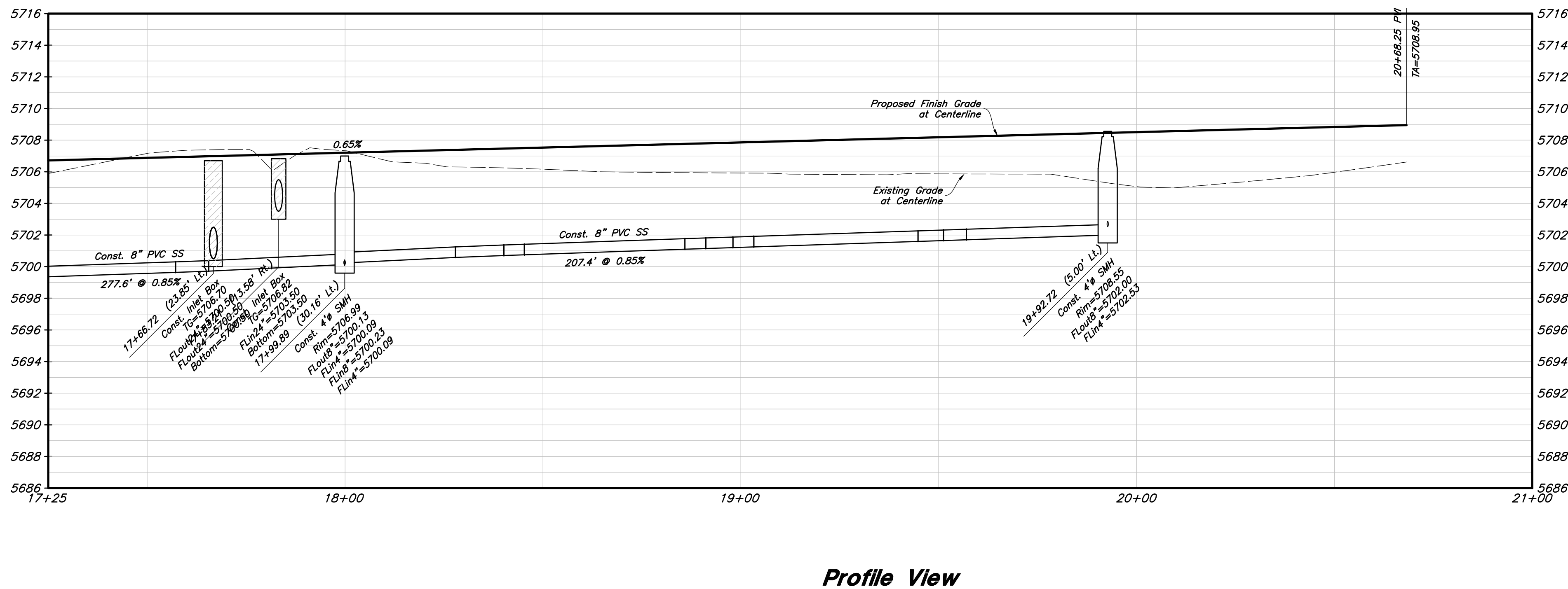
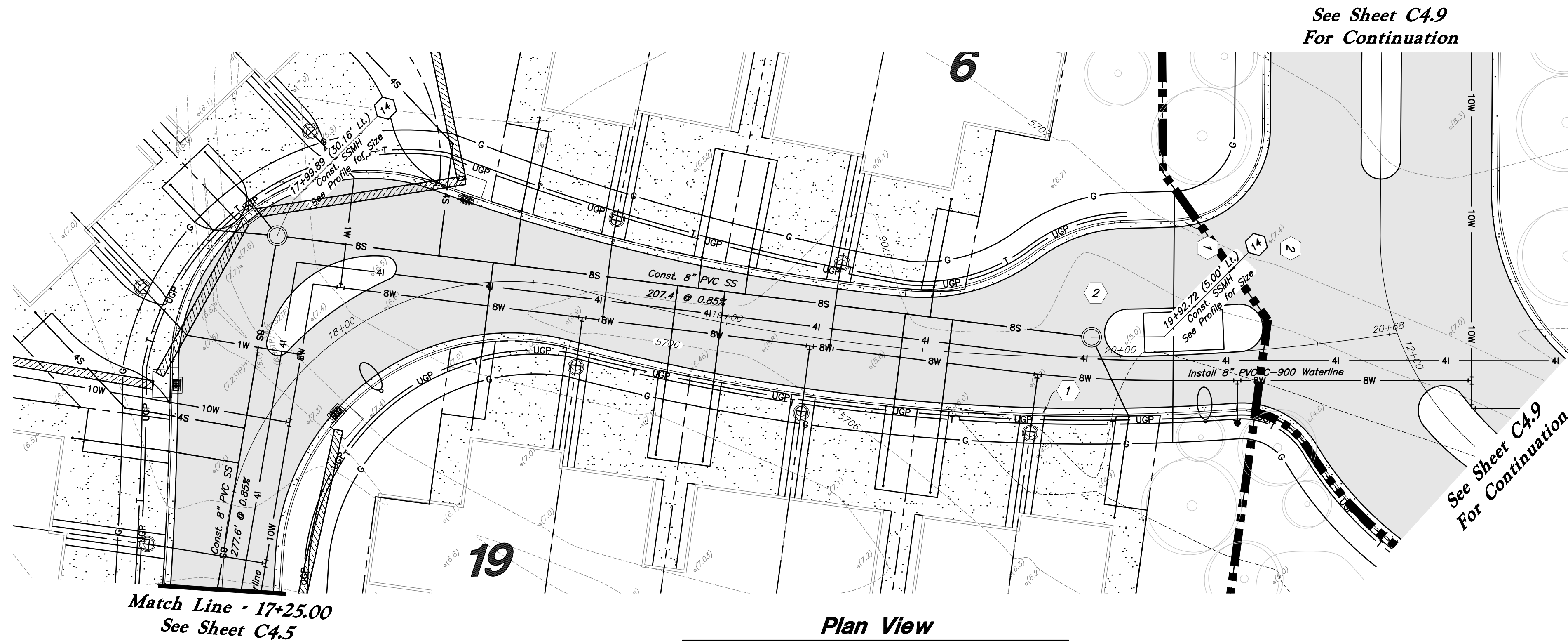
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

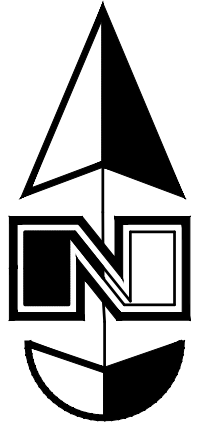
SHEET NO.

C4.5



CITY ENGINEER ACCEPTANCE
Signature _____ Date _____

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



Plan & Profile Construction Notes

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13. Const. Survey Street Monument per City Stds.
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Storm Drain & Sanitary Sewer Note:

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Lengths and Slopes are from
Center of Structure to Center of Structure



Site Key Map

Scale: Not Set



Plan & Profile

The Slope

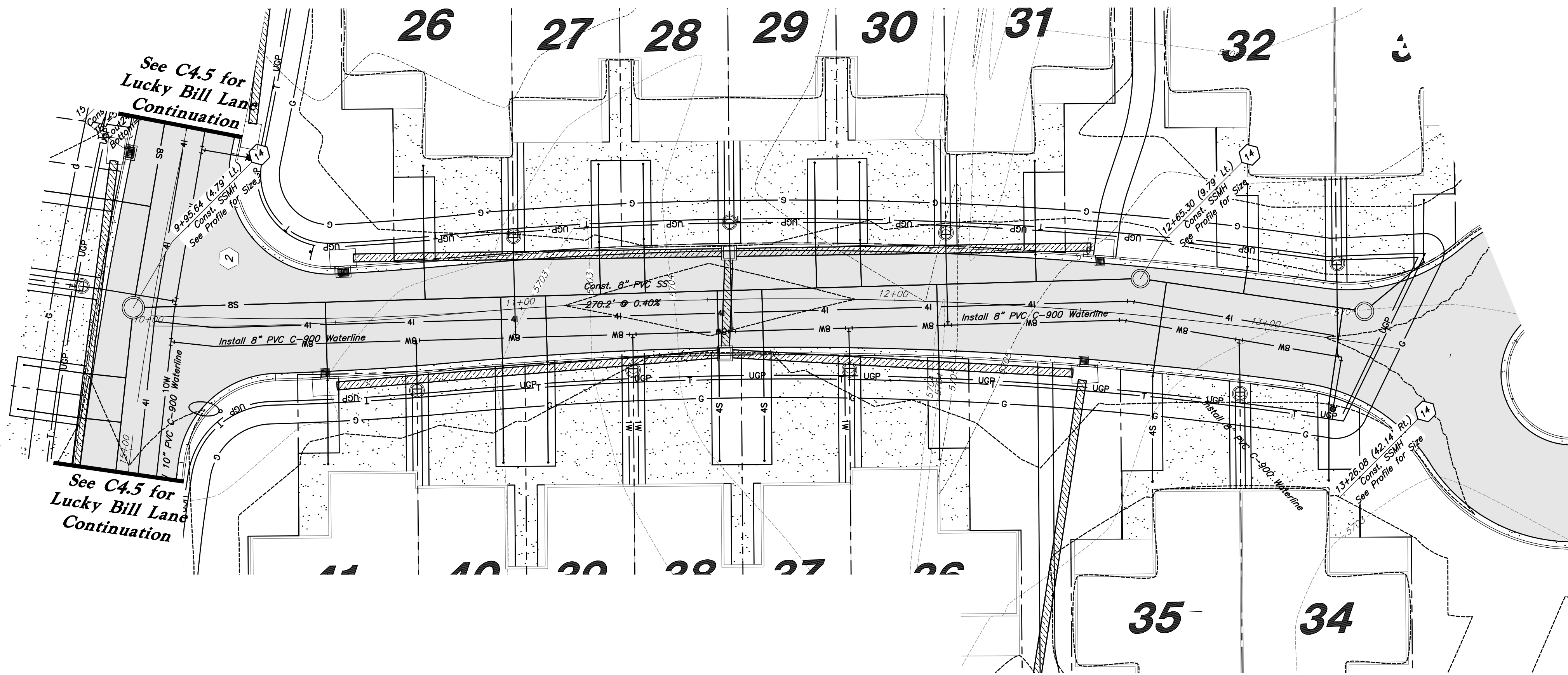
River Road & US Highway 40
Wasatch County Utah



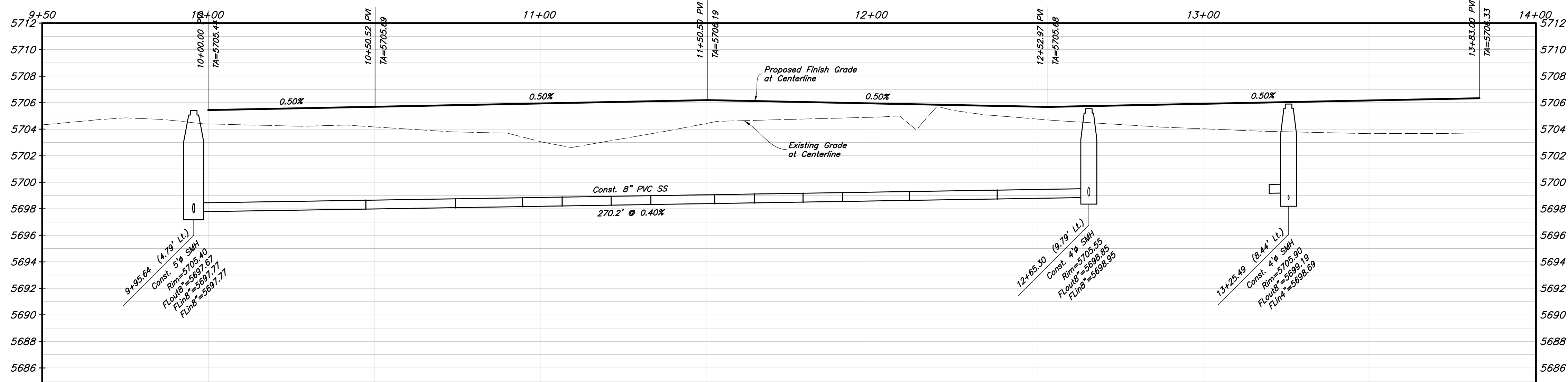
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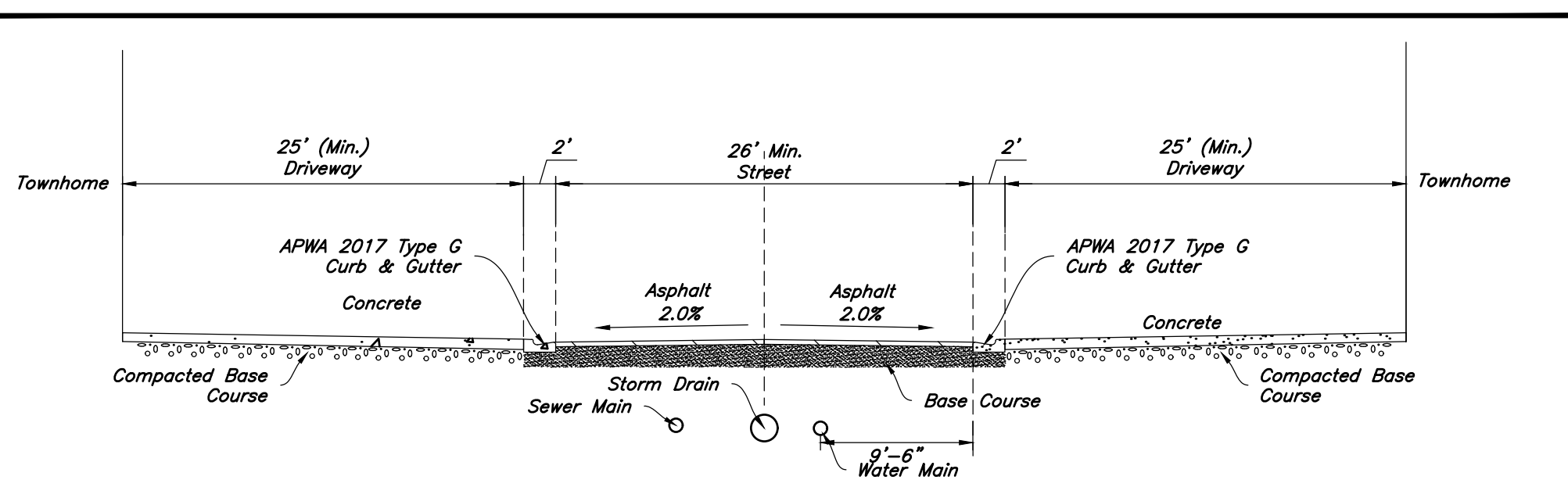
C4.6



Plan View
Reward Cir



Profile View



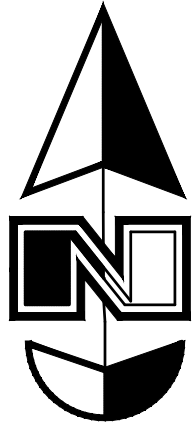
A **Typ. Street Cross Section**
Not to Scale

CITY ENGINEER ACCEPTANCE

Signature

Date

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



Plan & Profile Construction Notes

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12. Const. Combo Box per City Stds.
13. Const. Survey Street Monument per City Stds.
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15. Const. 4" Sanitary Sewer Service Lateral per City Stds.
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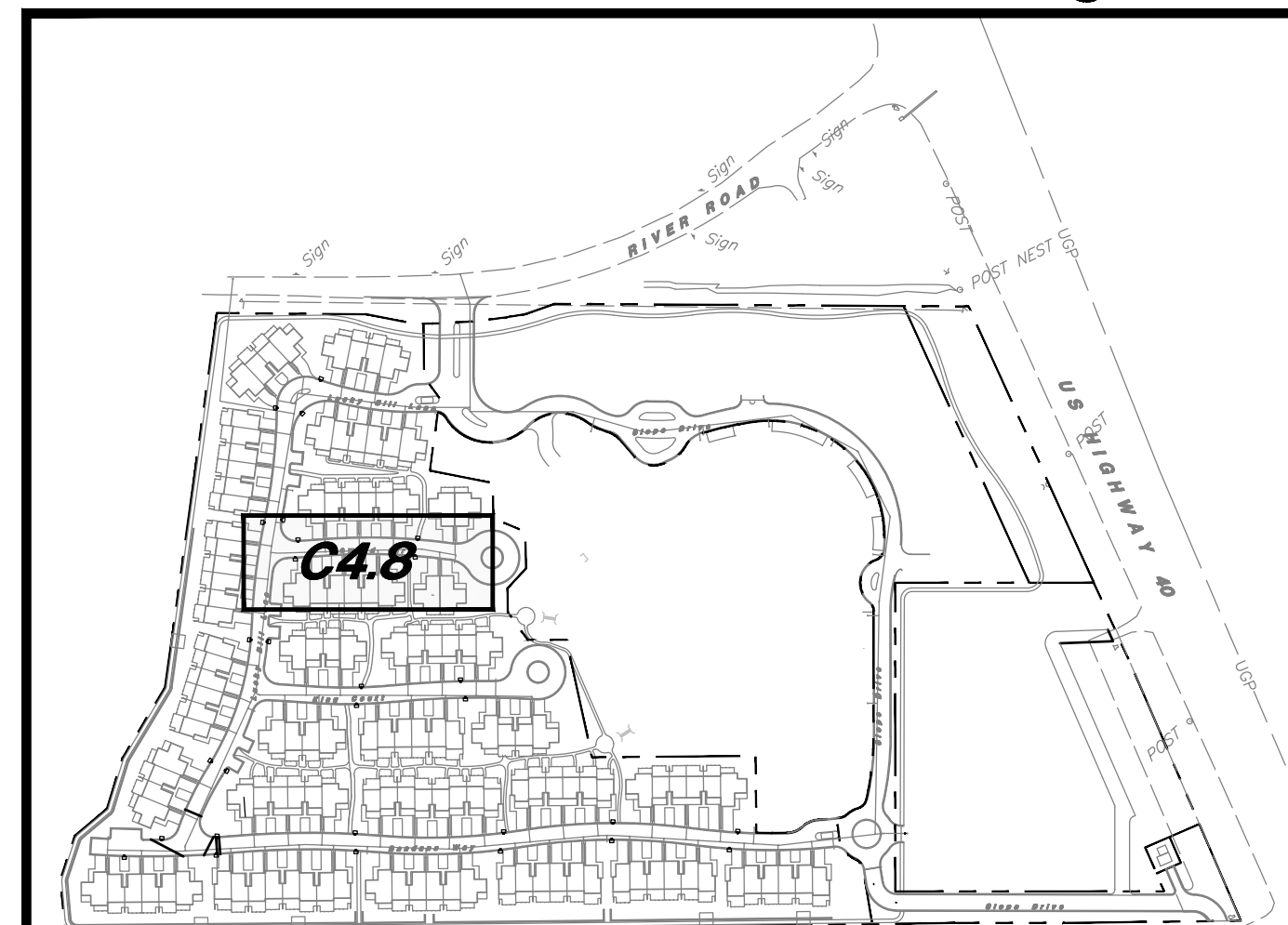
Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure



Site Key Map

Scale: Not Set



Plan & Profile

The Slope

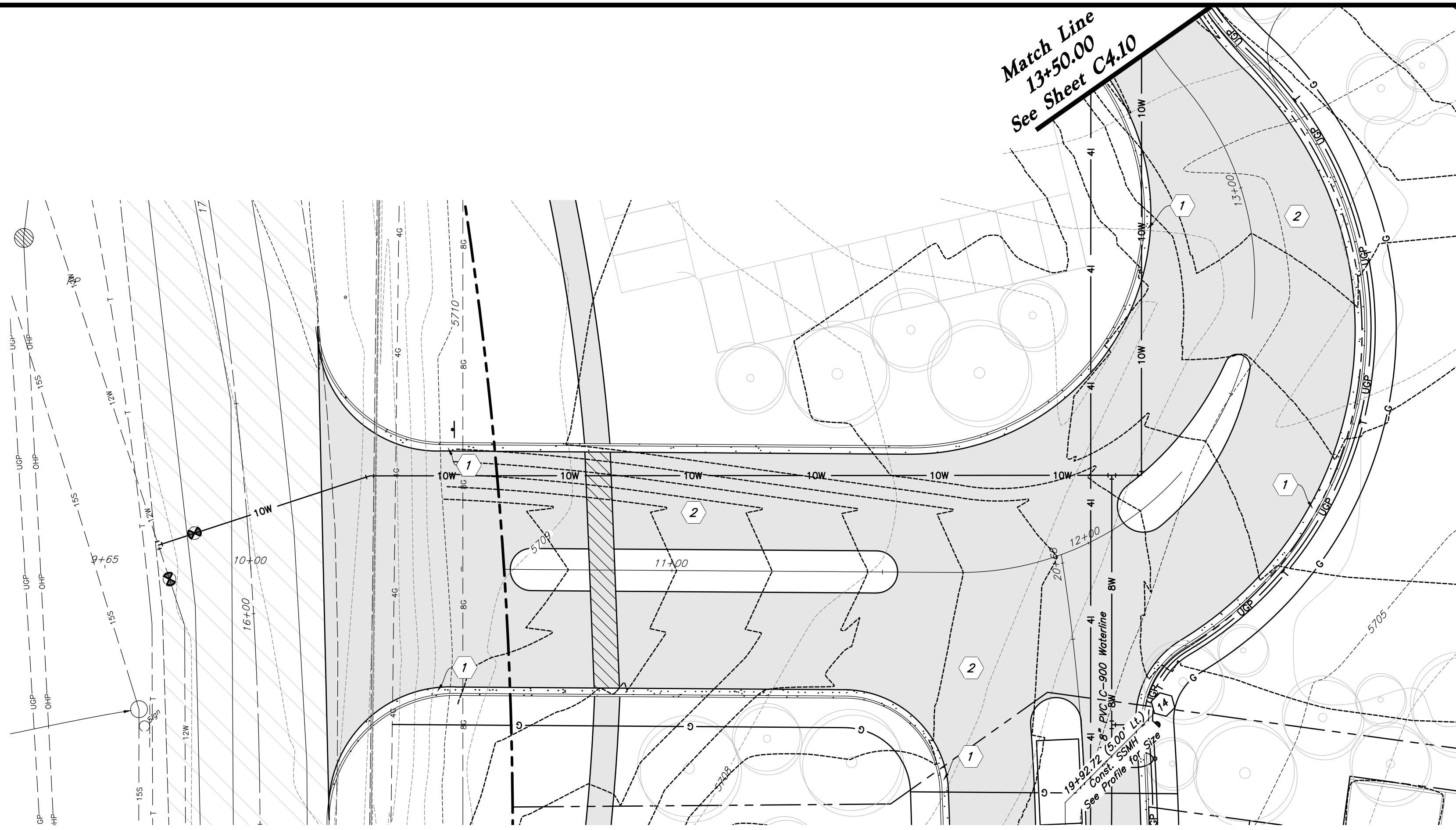
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11111
JUL 11 2025
STATE OF UTAH
For Review Only

19 Aug, 2025

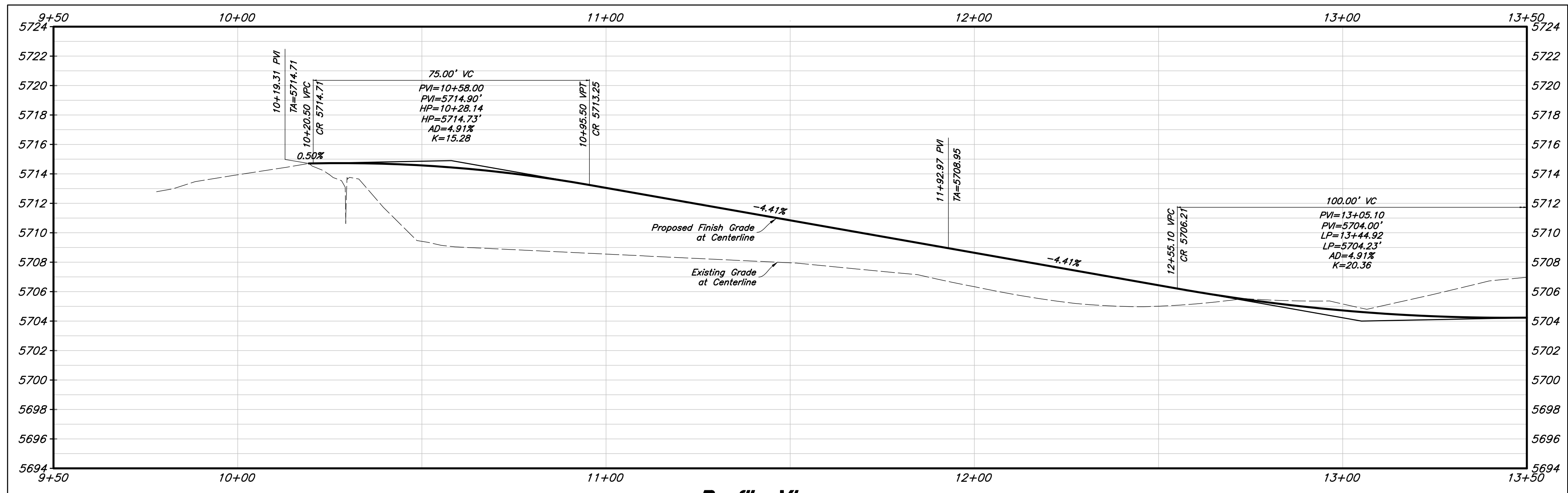
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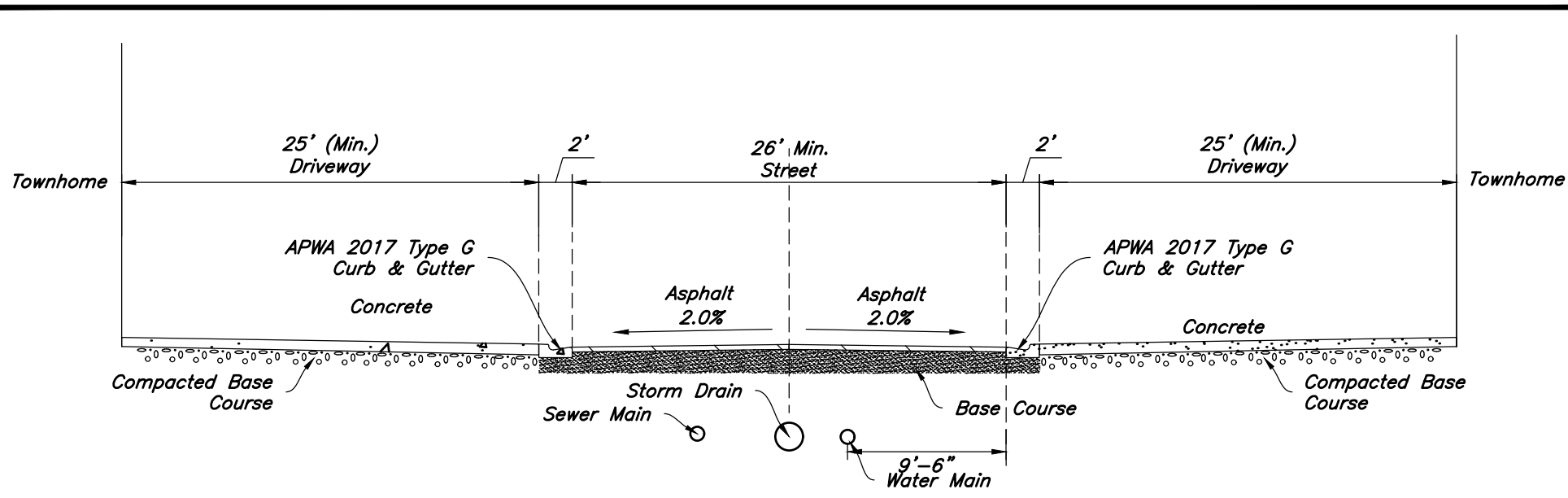


Plan View

Slope Drive



Profile View



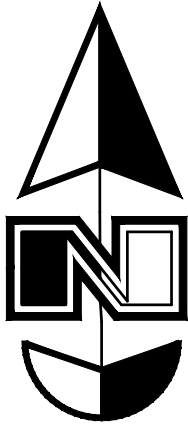
A **Typ. Street Cross Section**
Not to Scale

CITY ENGINEER ACCEPTANCE

Signature

Date

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



Plan & Profile Construction Notes

1. Const. 24" APWA Type G Curb & Gutter
2. Const. Asphalt Paving
3. Const. Concrete Paving
4. Const. Concrete Sidewalk per City Stds.
5. Const. Accessible Ramps per City Stds.
6. Const. Street Coordinate Sign per City Stds.
7. Const. 30" Stop Sign per City MUTCD R1-1
8. Const. 25 mph Speed Limit Sign per MUTCD R2-1
9. Const. Street Light per City Stds.
10. Const. Storm Drain Manhole per City Stds.
11. Const. Inlet Box per City Stds.
12. Const. Combo Box per City Stds.
13. Const. Survey Street Monument per City Stds.
14. Const. Sanitary Sewer Manhole per City Stds.
15. Const. 4" Sanitary Sewer Service Lateral per City Stds.
16. Const. 1" Water Meter & Service per City Stds.
17. Const. Waterline DI Bend/ Thrust Blocking per City Stds.
18. Const. Waterline 8" Tee w/ (?) 8" Gate Valves per City Stds.
19. Const. 8" Gate Valve per City Stds.
20. Const. 8"x6" Waterline Reducer per City Stds.
21. Const. Fire Hydrant Complete w/ Valve per City Stds.
22. Const. 4" C.O.T.G.

General Site Notes:

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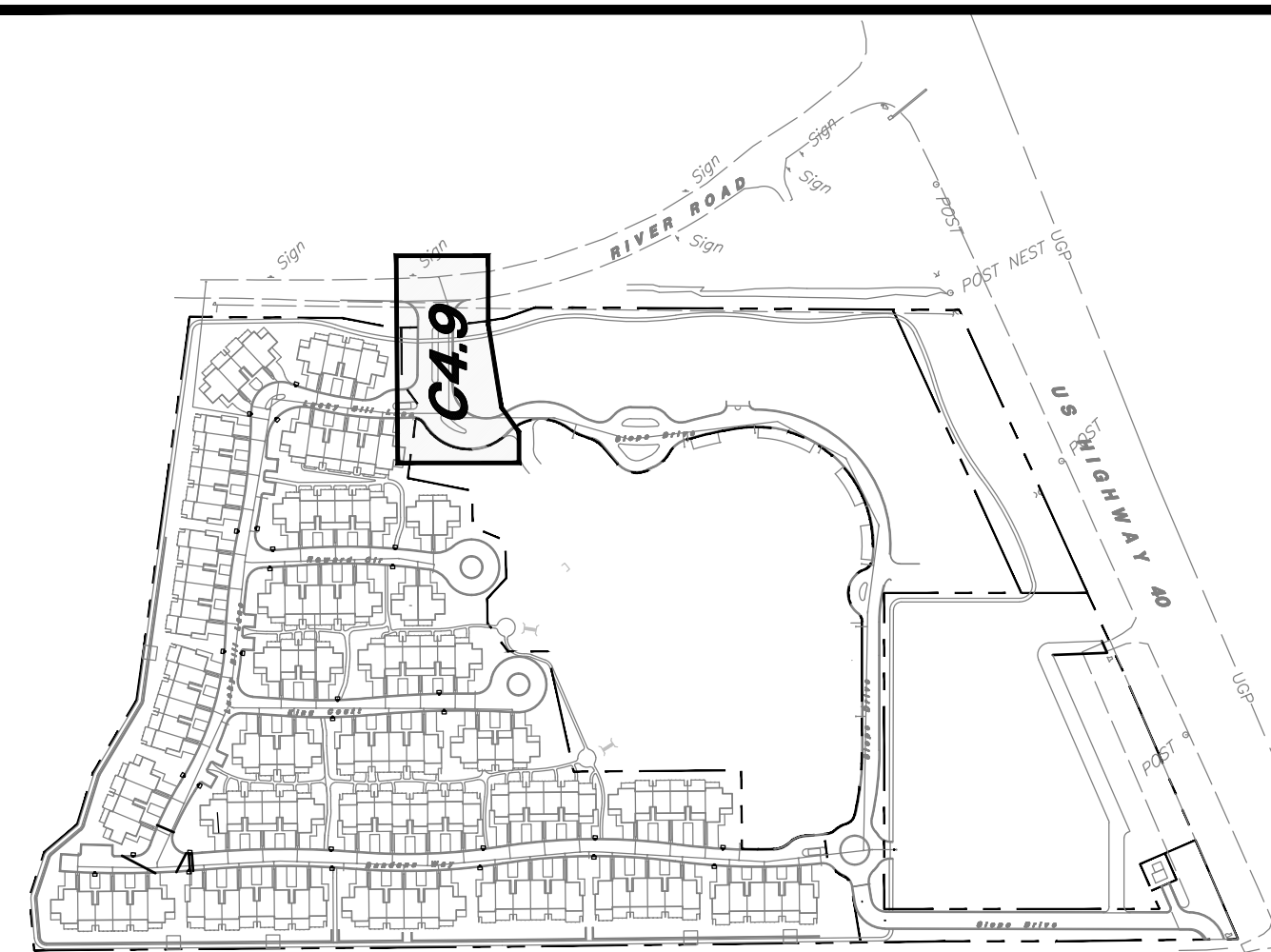
Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure



Site Key Map

Scale: Not Set



Plan & Profile

The Slope

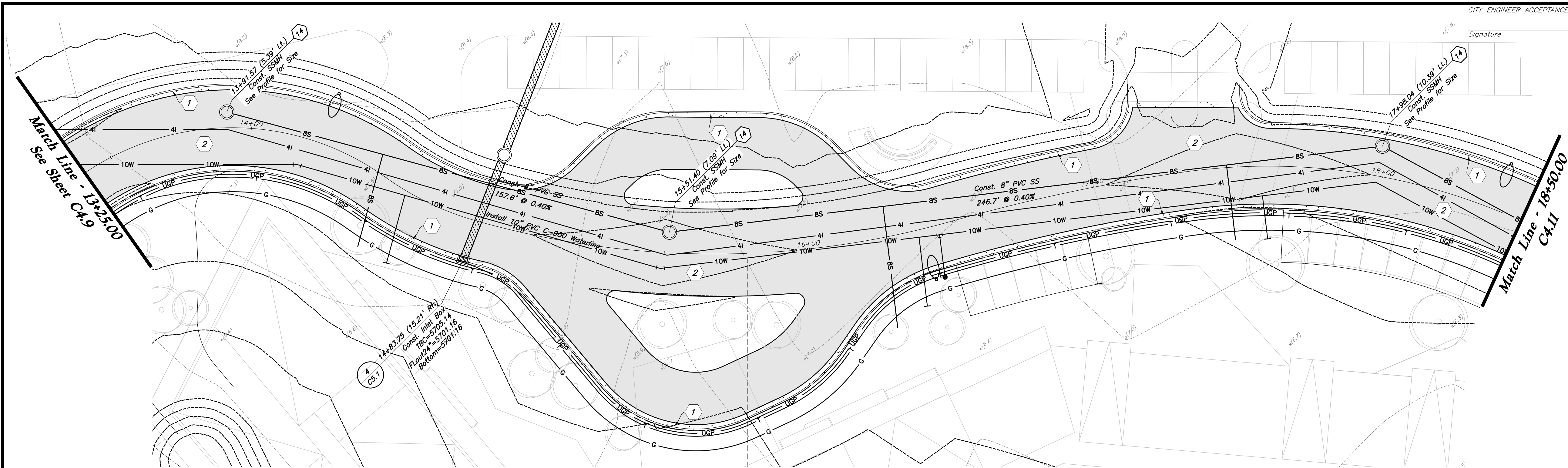
River Road & US Highway 40
Wasatch County Utah



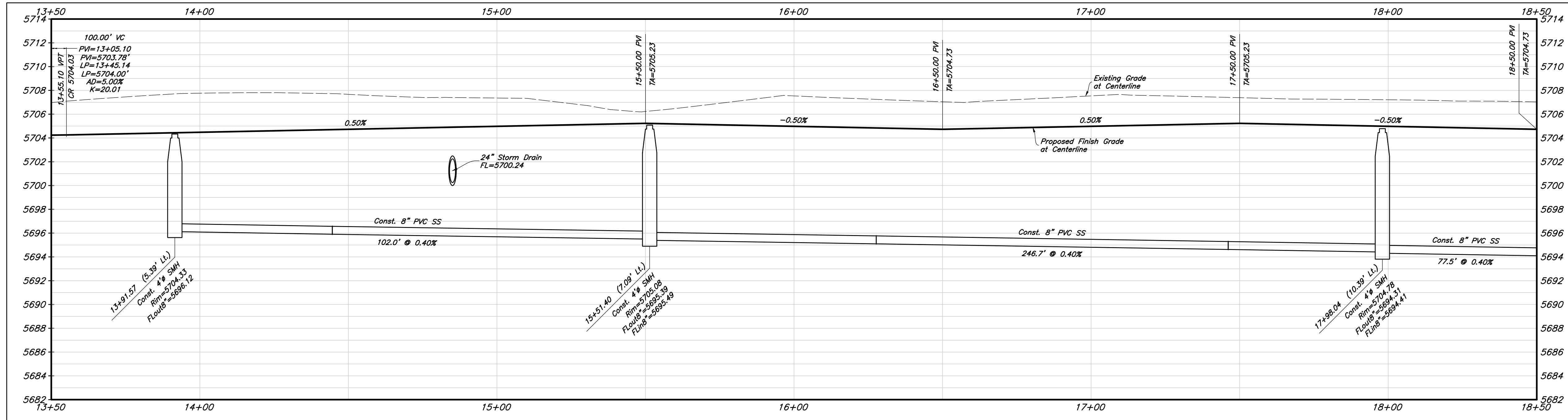
19 Aug, 2025

SHEET NO.

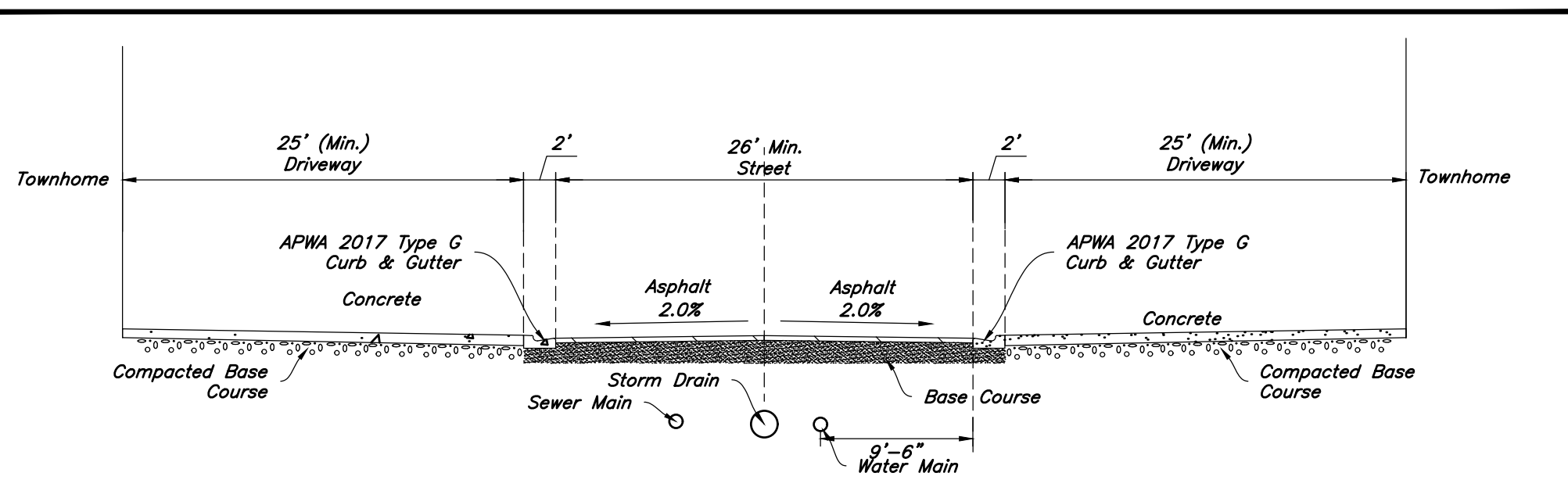
C4.9



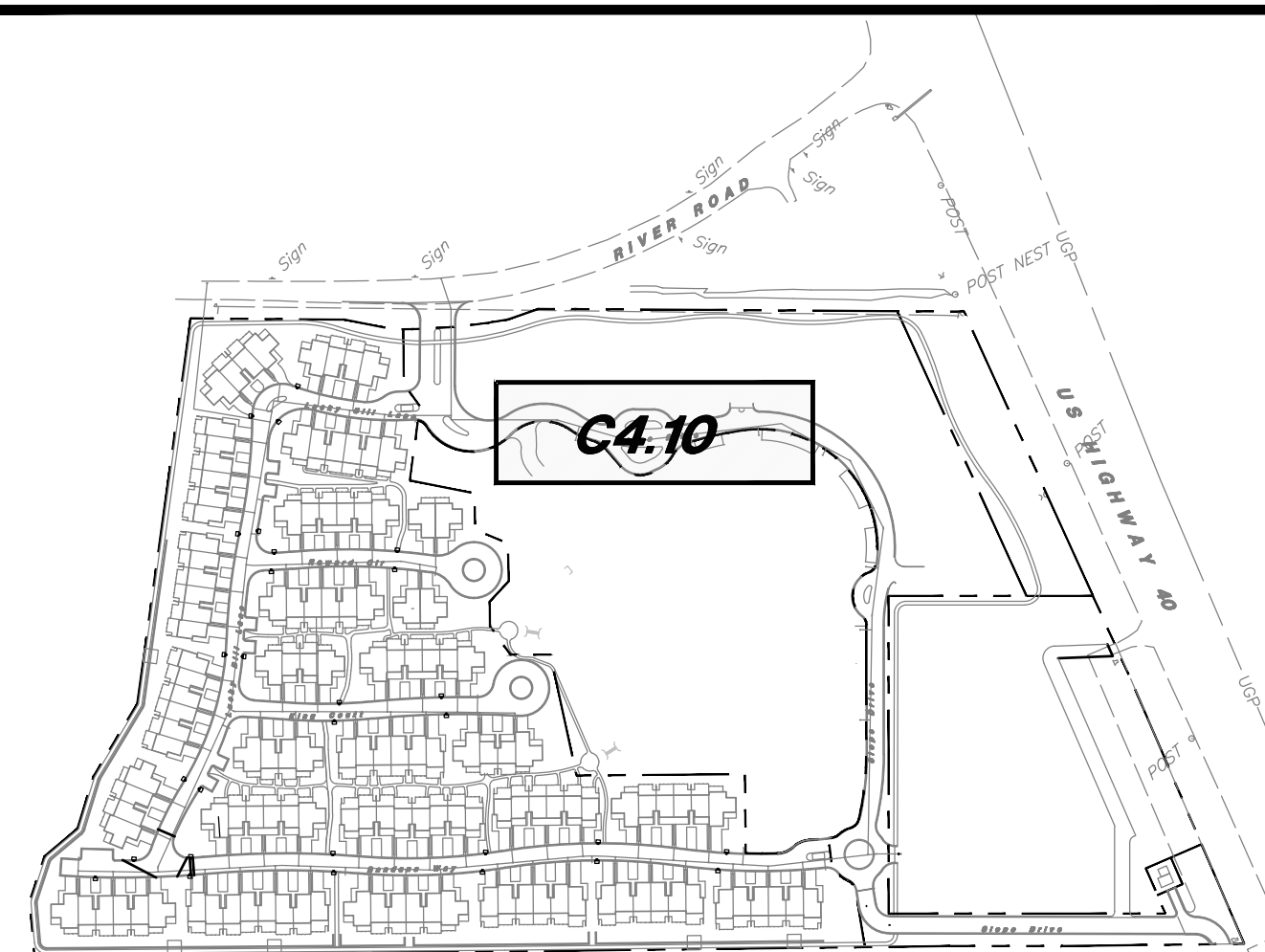
Plan View
Slope Drive



Profile View



A **Typ. Street Cross Section**
Not to Scale



Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'

Plan & Profile Construction Notes

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19. Const. 8" Gate Valve per City Stds.
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21. Const. Fire Hydrant Complete w/ Valve per City Stds.
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3. All dimensions are to back of curb unless otherwise noted.

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Site Key Map

Scale: Not Set

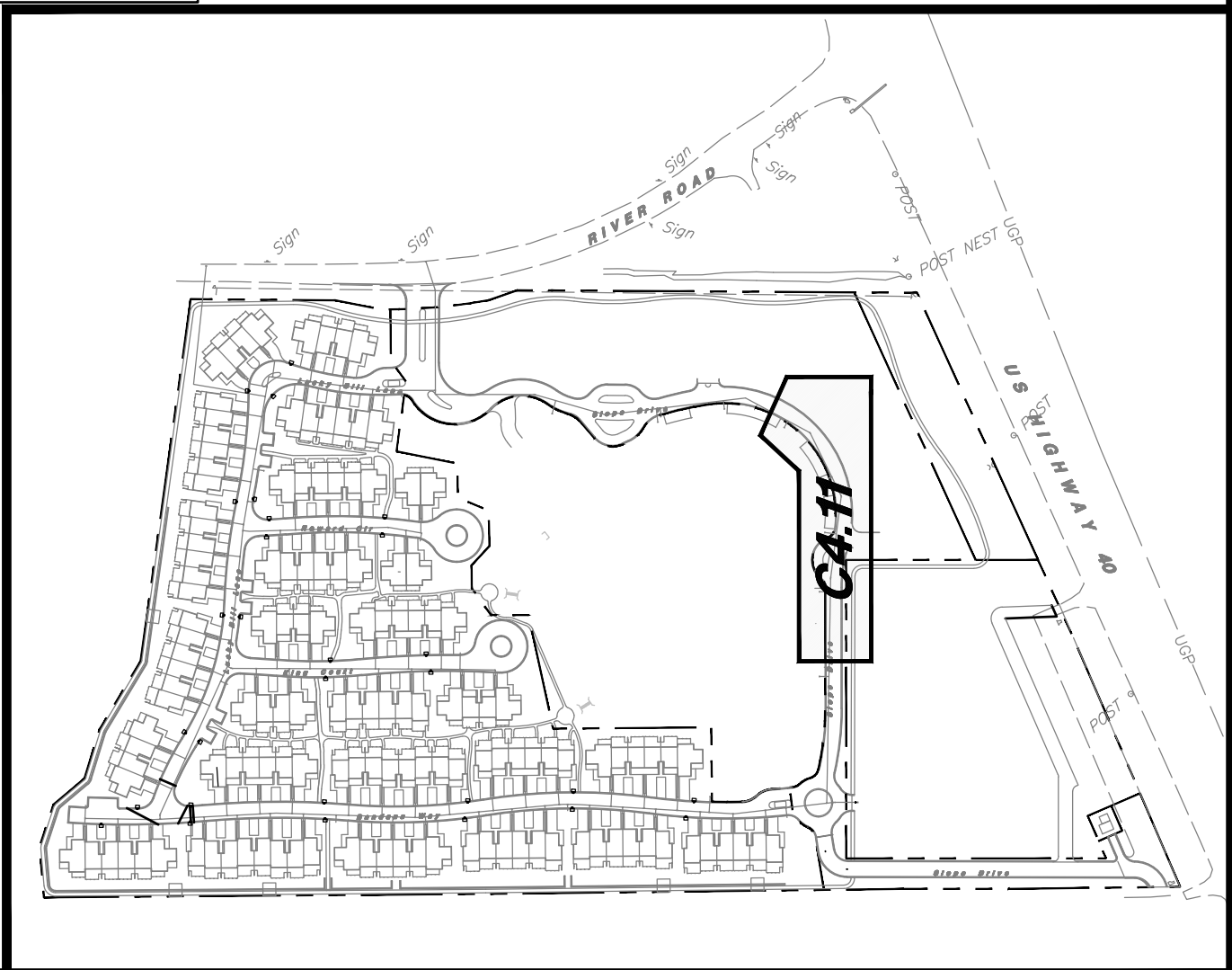
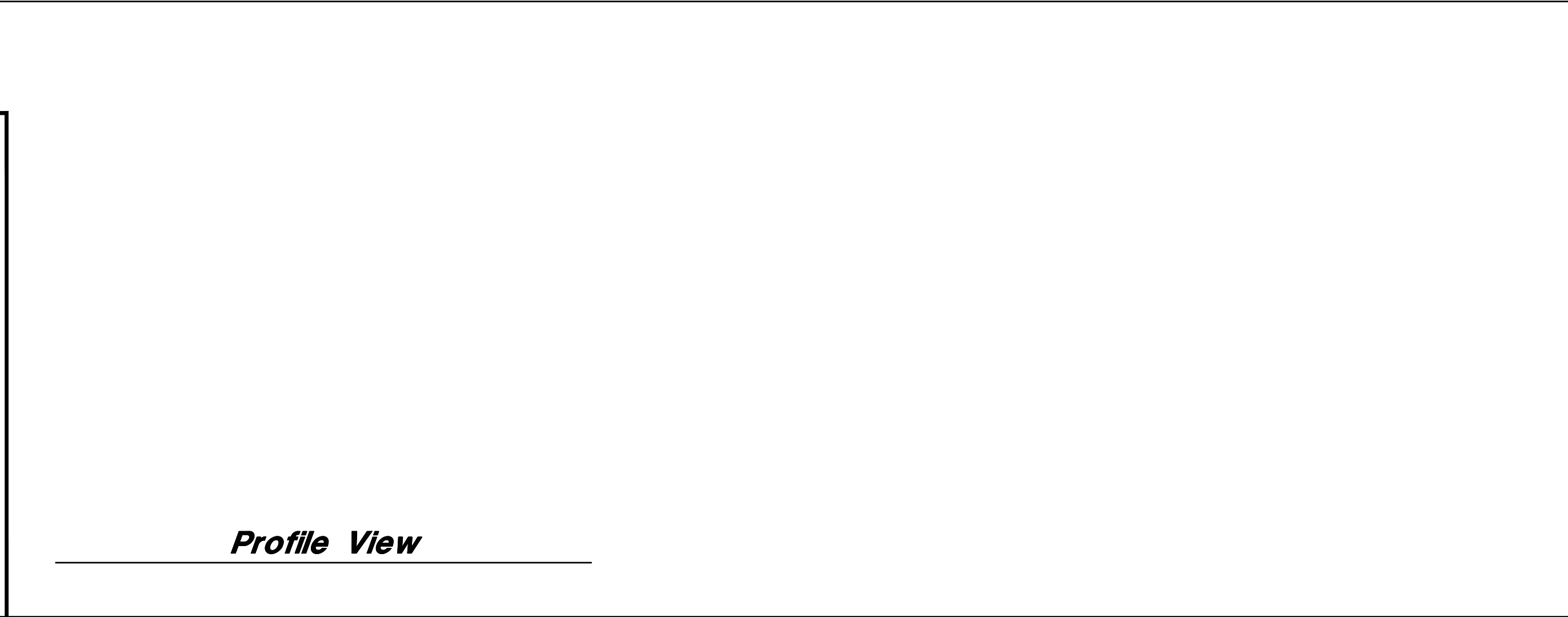
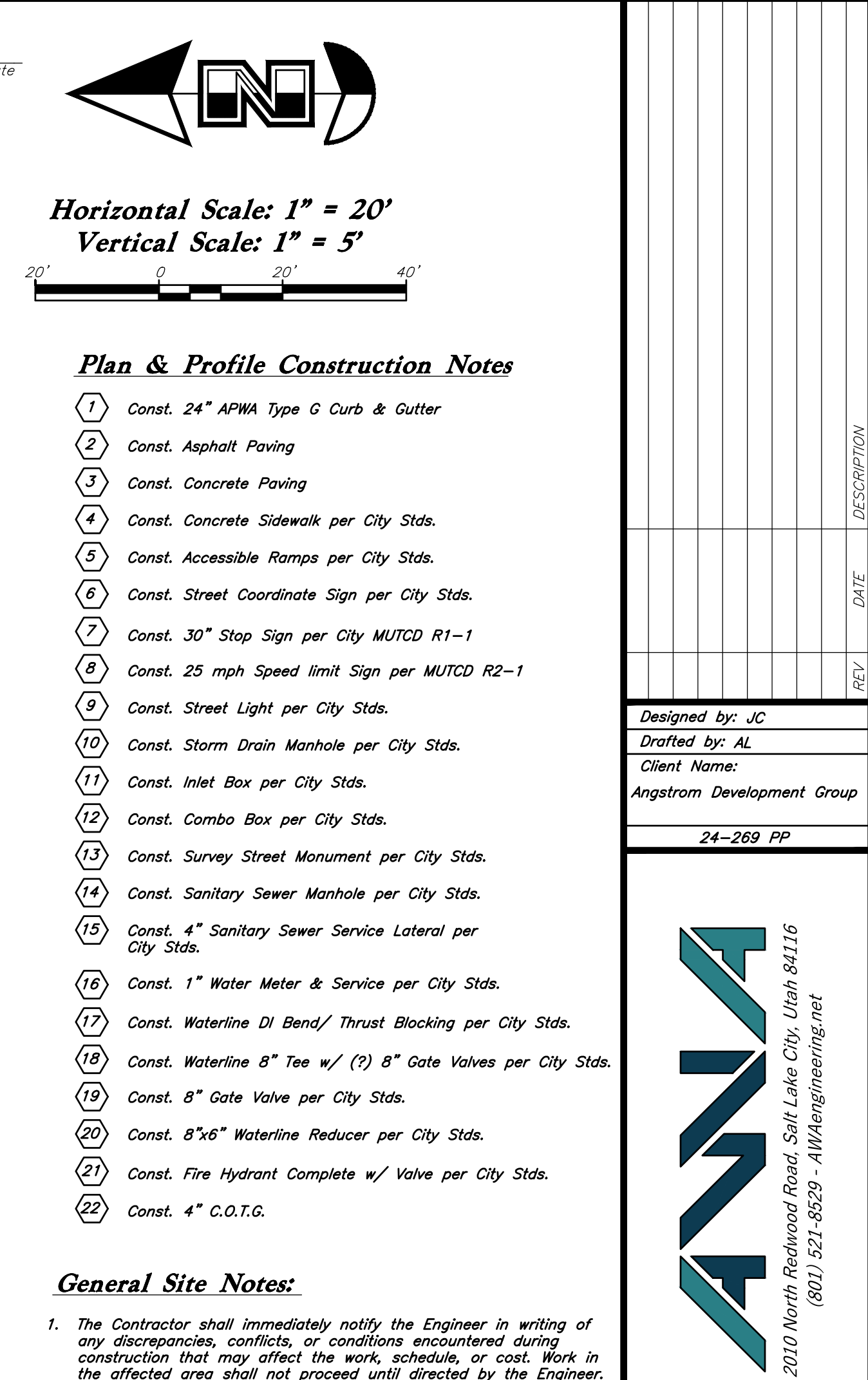
Plan & Profile
The Slope
River Road & US Highway 40
Wasatch County Utah

For Review Only
No. 11
JUL 11 2025
STATE OF UTAH
LAND

19 Aug, 2025

SHEET NO.

C4.10

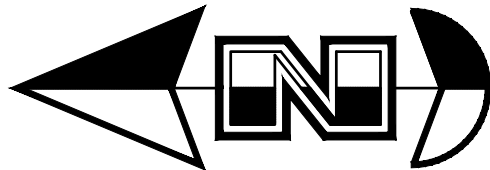


Match Line - 28+00.00
See Sheet C4.13

CITY ENGINEER ACCEPTANCE

Signature

Date



Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



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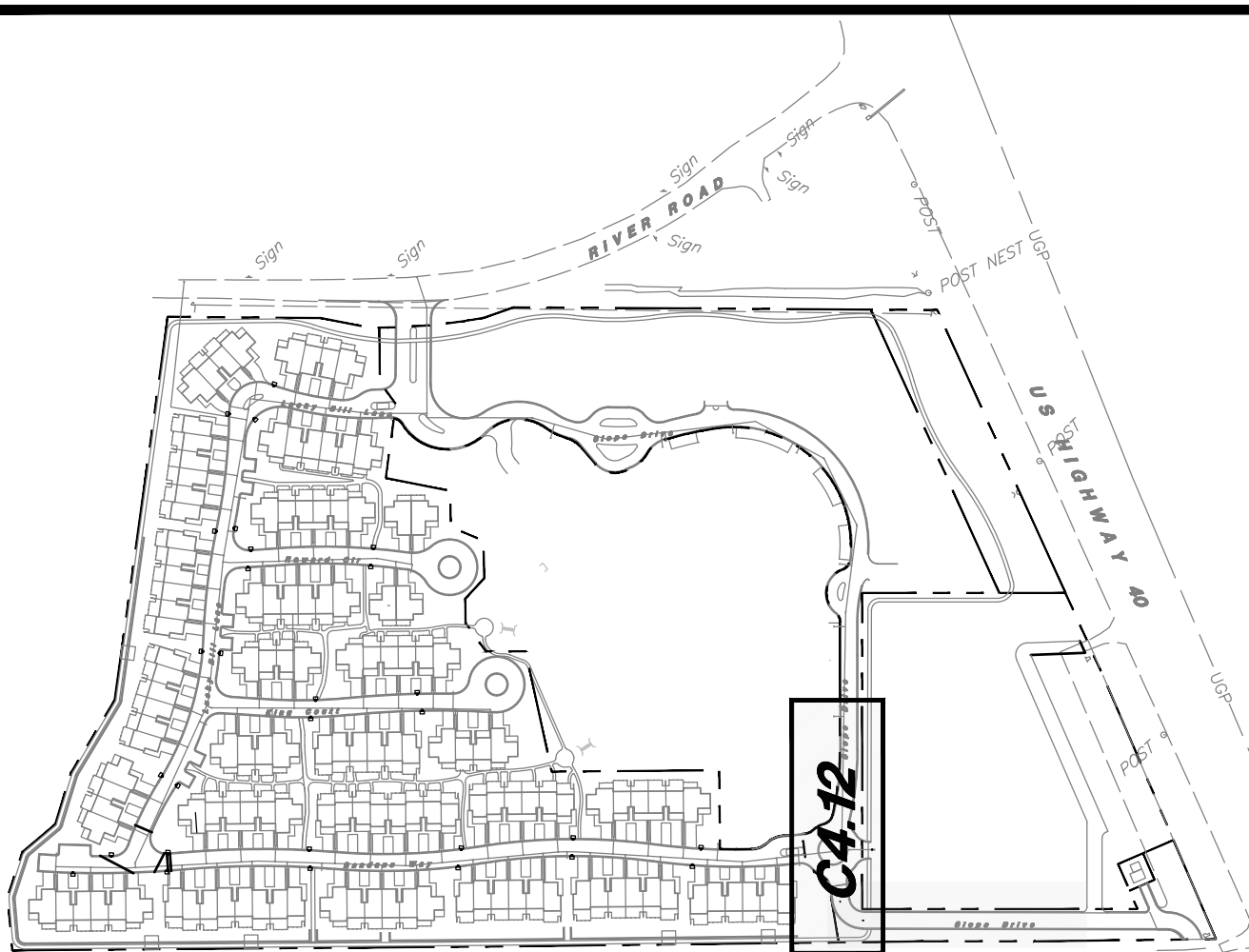
Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe
Lengths and Slopes are from
Center of Structure to Center of Structure

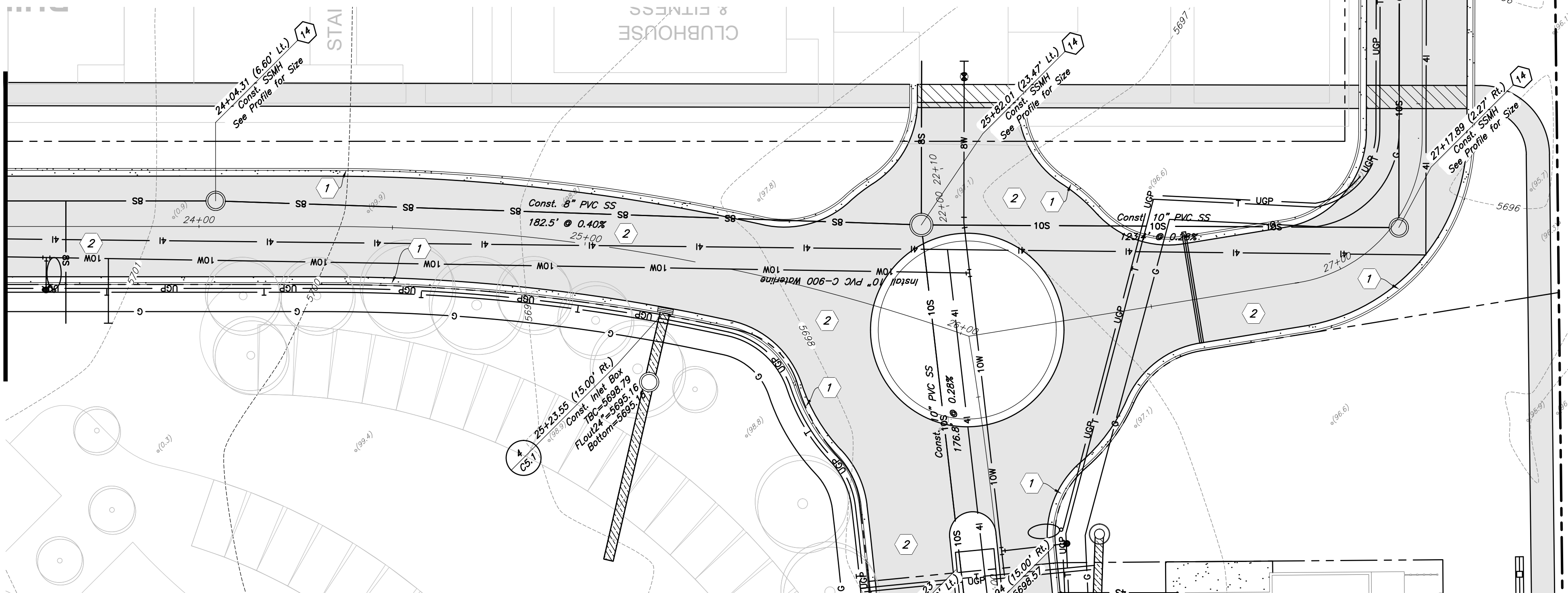


Site Key Map

Scale: Not Set

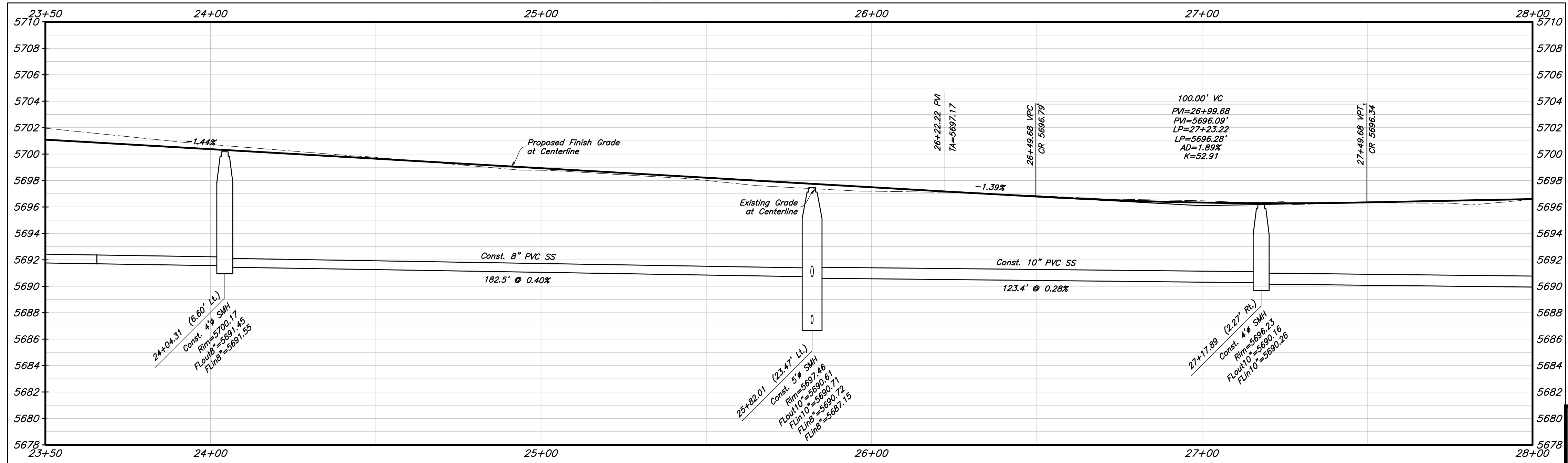


Match Line - 23+50.00
See Sheet C4.11

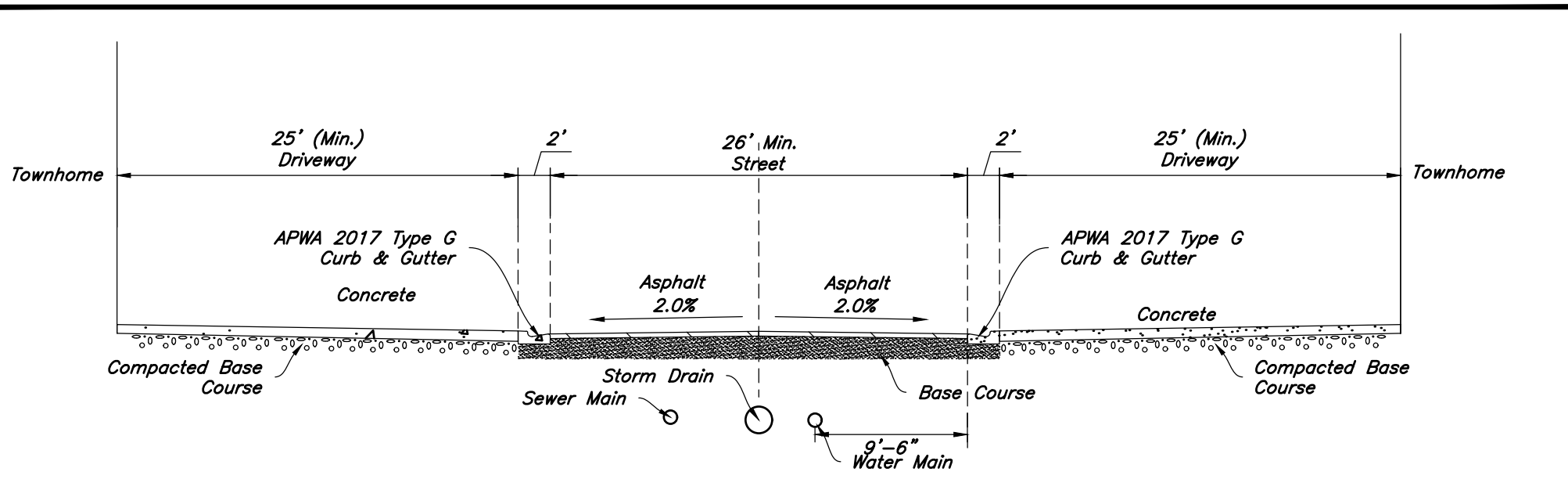


Plan View

Slope Drive



Profile View



Typ. Street Cross Section

Not to Scale

Plan & Profile

The Slope

River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025

SHEET NO.

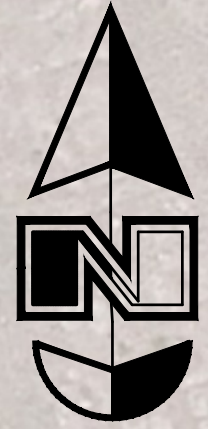
C4.12





CITY ENGINEER ACCEPTANCE
Signature _____ Date _____

Scale: 1" = 50'
50' 0 50' 100'



Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group
24-269 Hwy 40 Exhibit



US Hwy. 40 & River Rd
Free Right Turn Exhibit
The Slope
River Road & US Highway 40
Wasatch County Utah



19 Aug, 2025
SHEET NO.
A

WATER AND SEWER DEVELOPMENT AND SERVICE AGREEMENT

This WATER AND SEWER DEVELOPMENT AND SERVICE AGREEMENT (“**Agreement**”), is between the North Village Special Service District, a political subdivision of the State of Utah (the “**District**”), and the person or entity listed below as the “**Developer**.”

Developer:	Angstrom Development Group, LLC	
Developer Address:	1461 West Ursa Way, Mayflower Mountain, UT 84032-1699	
Project:	Harvest Village	
Project Property	See Exhibit C	
Project Address	Approximately 3300 River Road	
Project Impact:	Water Capacity Units: 156.2	Bonded: [156.2] Unbonded [0]
	Sewer Capacity Units: 389.3	Bonded: [226] Unbonded [163.3]
	Secondary Irrigated Acres: 10.67 acres	NA
Water Requirements:	Indoor: 168.19 acre-feet of JSSD Reserved Water	Reservation Accounts: 1011, 1012, 1013, and 1030
	Irrigation: 30.73 acre-feet of JSSD Reserved Water	Reservation Accounts: 1010.01
Special Conditions:	Attached as Exhibit B ☒	None ☐

This is a binding contract between the District and the Developer, in which the Developer agrees to design, construct, and install certain water and/or sewer facilities, to provide water necessary for the Project, and to pay impact and other fees, as applicable, in exchange for the District’s commitment to provide water and/or sewer service to the Project.

The following are expressly incorporated into this Agreement as if fully set forth herein: (i) the General Conditions attached as Exhibit A, (ii) the Special Conditions attached as Exhibit B, (iii) the legal description and depiction attached as Exhibit C, and (iv) and all District rules, regulations, and policies.

This Agreement may be executed in any number of counterparts, and will become effective when all parties have signed it. The date of this Agreement will be the date this Agreement is signed by the last party to sign it, as indicated by the date associated with that party’s signature. Each individual is signing this Agreement on the date stated opposite that individual’s signature.

NORTH VILLAGE SPECIAL SERVICE DISTRICT

By: _____
Max Covey
General Manager

Date: _____

ANGSTROM DEVELOPMENT GROUP, LLC

By: _____

Date: _____

Name: _____

Title: _____

Exhibit A

General Conditions

1. PROJECT SYSTEMS

- a. Project Systems Defined. The project systems required to be constructed and installed by the Developer shall include the Culinary Water System, the Sanitary Sewer System, and the Secondary Water System (sometimes referred to herein collectively as the “Project Systems”), each described as follows:
 - i. Culinary Water System. The Project “Culinary Water System” shall include all culinary water transmission lines extending from the prescribed point of connection with the District’s existing culinary water system which are necessary in providing culinary water service to the Project, all internal culinary water main lines and individual service lines within the Project, all water meters and meter boxes, all necessary valves and valve boxes, all required pumps and pump stations, all pressure regulation systems, all culinary water system manholes, and all other pipes, fittings, equipment and facilities necessary to enable the District to provide culinary water service within the Project.
 - ii. Sanitary Sewer System. The Project “Sanitary Sewer System” shall include all sewer transmission lines extending from the prescribed point of connection with the District’s existing sanitary sewer system which are necessary in providing sanitary sewer service to the Project, all internal sewer main lines within the Project, all individual service lines within the Project, all sewer valves and valve boxes, all sewer pumps and pump stations, all pressure regulation systems, all sewer system manholes, and all other pipes, fittings, equipment and facilities necessary to enable the District to provide sanitary sewer collection and treatment services within the Project.
 - iii. Secondary Water System. The Project “Secondary Water System” shall include all secondary water transmission lines extending from the prescribed point of connection with the District’s existing or future secondary water system which are necessary in providing secondary water service to the Project, all internal secondary water main lines and individual service lines within the Project, all secondary water meters and meter boxes, all necessary valves and valve boxes, all required pumps and pump stations, all pressure regulation systems, all secondary water system manholes, and all other pipes, fittings, equipment and facilities necessary to enable the District to provide secondary water service within the Project.
- b. Project System Extensions. In order to maintain the contiguity of the District’s culinary water and sanitary sewer systems as property develops within the District, each of the Project Systems within the Project Property shall be constructed and installed by the Developer either within dedicated public streets or existing utility easements and/or

within new utility easements granted by the Developer to the District, in either case so as to extend to the outer boundaries of the Project Property, as directed by the District.

- c. Design of Project Systems. The Project Systems shall be designed, constructed, and installed in strict conformance with the requirements of this Agreement, the District's Design Standards, Construction Specifications and Standard Drawings, and all applicable law. The Project Systems shall be designed, constructed, and installed by Developer at its sole cost and expense.
- d. Representation of Ownership of Project Property. The Developer represents that the Developer is the owner of the property upon which the Project is being developed and for which services are being requested of the District.
- e. Rights of Way. The Project Systems required for the Project shall be installed in existing public streets, existing public utility easements, or public streets or utility easements to be dedicated through the recording of the Final Plat. If any portion of the Project Systems are installed on property that is not part of the Project Property, and not within an existing public street or public utility easement, the Developer shall acquire and grant easements to the District prior to the commencement of construction. Any such easements must be acceptable in both form and substance to the District, in its sole discretion.
- f. 24-Hour Access. Developer acknowledges that the District and its personnel need to be able to access the Project Systems at any time in order to respond to emergency situations. Developer shall ensure that the District has 24-hour access to the Project Systems. If any portion of the Project Systems is located within a gated community, the Developer shall provide the District with keys, access codes, or other means of access so as to ensure that the District can access the Project Systems at all times.

2. SYSTEM IMPACTS AND IMPACT FEES

- a. Pursuant to the District's current water, sewer, and secondary water impact fee analyses, the District will assess water, sewer, and secondary water impact fees against the Project's use of water, sewer, and secondary water system capacity. The Developer shall pay all applicable impact fees, in full, prior to the Developer's application for a building permit. The Developer acknowledges that the District will not approve the issuance of a building permit until all required impact fees and other fees required by this Agreement are paid in full.
- b. The Agreement to which these General Conditions are attached lists the estimated amount of water system capacity, sewer system capacity, and secondary water system capacity required for the entire Project, measured in Water Capacity Units, Sewer Capacity Units, and Secondary Irrigated Acres. The Developer acknowledges that those amounts are based on the most recent preliminary design drawings submitted by the Developer for the entire Project, and that the final calculation of impact fees will be based on the approved Final Plan for each Phase.
- c. Impact fees will be assessed at the rates in effect at the time Developer applies for a building permit. For culinary water and sewer impacts, the District has two separate

rates: a lower, “bonded” impact fee rate based on the past collection of bond assessments, and a standard, “unbonded” impact fee rate. For each Phase, Developer and NVSSD will work together to determine if bond assessments were paid for the Project Property subject to such Phase, such that the Phase qualifies for the “bonded” impact fee rate. Otherwise, all water and sewer capacity will be assessed the standard “unbonded” impact fee rates. As of the date of this Agreement, there is no lower, “bonded” impact fee rate for the Secondary Water System.

3. WATER RIGHTS, WATER SOURCE, WILL SERVE

- a. The Developer must provide sufficient water to serve the Project, by either (i) reserving water rights or interests owned by the District for use in connection with the Project, or (ii) transferring water rights or shares to the District.
- b. The Agreement to which these General Conditions are attached lists the estimated amount of water required to serve the Project. The Developer acknowledges that that amount is based on the most recent preliminary design drawings prepared by the Developer, and that the final calculation of water required for the Project will be based on the Final Plan for each Phase.
- c. If the Developer is providing water for the Project by reserving District water rights or interests, the Developer must enter into a Water Reservation Agreement with the District. Use of water reserved from the District is subject to the terms and conditions of the Water Reservation Agreement and the District’s Water Reservation Policy. Any breach by the Developer of the Water Reservation Agreement, specifically including but not limited to non-payment, under-payment, or late payment of water reservation fees, will be deemed a material breach of this Agreement.
- d. If the Developer is providing water for the Project by transferring water rights or shares to the District, the Developer shall strictly comply with the District’s Water Dedication Policy, including payment of an Equalization Payment, if applicable. Upon the District’s acceptance of the water rights transfer of title to the District, the water rights will be commingled and become a part of the total water rights of the District, and the water available for use under those rights will become a part of the total water supply of the District, through which all of its customers, including the Project, will be served on an equal priority basis.
- e. The District will issue a “will serve” letter, indicating the District’s commitment to provide water and sewer services to the Project (subject to the terms and conditions of this Agreement), as follows:
 - i. If the Developer is providing water for the Project by reserving District water rights or interests, the District will issue a “will serve” letter following the execution of this Development Agreement, so long as the Developer has paid all applicable water reservation fees and is otherwise in compliance with the Water Reservation Agreement.

- ii. If the Developer is providing water for the Project by transferring water rights or shares to the District, the District will issue a “will serve” letter only after the Utah State Engineer issues a final, non-appealable order approving a Change Application in accordance with the District’s Water Dedication Policy.
- f. The Developer hereby: (i) recognizes the legal authority of the District to impose a water right exaction for the Project; (ii) acknowledges that there is a legitimate District interest in requiring the exaction of water rights to enable the District to provide water service to the Project; (iii) acknowledges that Developer has reviewed with the District the basis and methodology in quantifying the Water Rights required to be dedicated pursuant to the District’s exaction requirement; (iv) acknowledges and agrees that the exaction of Water Rights imposed hereunder is roughly proportional, both in nature and extent, to the impact of the water service requirements of the Development upon the District; (v) knowingly accepts and agrees to be bound by the quantification of the Water Rights to be dedicated as set forth herein; and (vi) affirmatively waives any right to challenge or seek other recourse as to the validity and fairness of the quantification of the Water Rights required to be dedicated hereunder.

4. FINAL PLAN

- a. Following the execution of this Agreement and approval of preliminary plans for a Phase by the applicable land use authority, the Developer shall prepare and submit to the District a final set of construction drawings, plans and profiles for such Phase (the “Final Plan”), in conformance with the following:
 - i. The Final Plan shall comply with the District’s Design Standards, Construction Specifications and Standard Drawings.
 - ii. The Final Plan submittal shall be reviewed internally by the District and in consultation with its consulting engineer and attorney. The Developer shall cooperate with the District in revising and conforming the Final Plan to the requirements of the District and its engineer. The Developer acknowledges that the District is not bound by any review or comment by the District on any preliminary design drawings for the Project provided by the Developer. The District may approve or deny the Final Plan in its sole discretion.
 - iii. The Final Plan must be approved in writing by the District prior to holding the pre-construction meeting required to be held pursuant to Section 5(a) herein. In no event shall any construction or installation of the Project Systems be commenced by the Developer or its contractors without the Final Plan being approved by the District in writing.
- b. Based on its review of the Final Plan, the District will calculate an Inspection and Review Fee (the “Inspection Fee”), to be assessed on the Project. The Inspection Fee is to cover the costs incurred by the District in reviewing plans, conducting necessary inspections of the Project Systems, and otherwise administering the Project. The Developer must pay the Inspection Fee to the District before the District will approve the Final Plan.

- c. The District shall deliver the Final Plan, as approved in writing by the District and Wasatch County, to the Utah Division of Drinking Water for its review and approval. Upon compliance with all Division of Drinking Water regulations, the Division of Drinking Water shall issue an operating permit to the District, which permit must be issued prior and as a condition to the District providing water and sanitary sewer service to the Project.
- d. A copy of the fully approved Final Plan must be filed with the District by the Developer after receiving Final Plan approval from the District.

5. CONSTRUCTION OF PROJECT SYSTEMS

- a. Pre-construction Meeting. After receiving approval by the District of the Final Plan and prior to the commencement of construction of the Project Systems, the Developer and its contractors shall be required to attend a pre-construction meeting, as scheduled by the District, to be attended by the Developer and its contractors, District personnel and its consulting engineers, building officials, and others as determined by the District or the Developer, for the purpose of reviewing the terms and provisions of this Agreement and the applicable provisions of the District's rules and regulations, coordinating the construction and responding to questions. The Developer shall deliver to the District a CD containing the CAD file for the Project at the pre-construction meeting.
- b. Governmental Agency Permits. Prior to commencement of construction of the Project Systems, the Developer shall, at its sole cost and expense, secure, or cause to be secured, any and all permits which may be required by any other governmental agency having jurisdiction over the work.
- c. Insurance. During the period beginning with commencement of any construction work related to the Project Systems, and ending on the date that is the end of the warranty period, the Developer shall furnish, or cause to be furnished, to the District satisfactory certificates of insurance from reputable insurance companies evidencing death, bodily injury and property damage insurance policies in the amount of Two Million Dollars (\$2,000,000) single limit, naming the District as an additional insured. Certificates of insurance shall be submitted to the District at the Pre-construction Meeting referenced in Section 6(a). The Developer shall require that all contractors performing work in connection with the Project Systems shall be obligated to maintain adequate worker's compensation insurance and public liability coverage. The Developer shall not commence any work in connection with the construction and installation of the Project Systems until the required certificates of insurance have been submitted to the District.
- d. Notice to Proceed with Construction. At such time as: (i) Developer has paid all required impact fees as required in Section 2, (ii) District has approved and executed the Final Plan as required in Section 4(a), (iii) Developer has paid the Inspection Fee required in Section 4(b), (iv) Developer has delivered the CD containing the CAD file for the Project as required in Section 5(a), (v) Developer has obtained all required governmental agency permits as required in Section 5(b), (vi) Developer has delivered the certificates of insurance as required in Section 5(c), and (vii) Developer has posted the Completion

Assurance, if required pursuant to Section 9, the District shall issue a “Notice to Proceed with Construction.”

- e. Construction. The Developer shall construct the Project Systems at its sole cost and expense, in a safe and workmanlike manner, and in conformance with the approved Final Plans and the District’s Design Standards, Construction Specifications and Standard Drawings. The Developer shall comply with all applicable federal, state and local laws, statutes, ordinances, rules and regulations pertaining to the Developer’s activities relating to the design, construction and installation of the Project Systems, and any portion thereof, including, without limitation, all applicable city or County ordinances and the District’s rules, policies, and regulations.
- f. Periodic Inspection, Testing and Approvals. District officials and its engineers shall have the reasonable right of access to the Project and any portion thereof during the period of construction and during the Warranty Period, to inspect, test, and observe the Project Systems, and any work thereon, and for all other purposes necessarily incident to this Agreement. No work on Project Systems requiring any excavation shall be covered over unless and until the same has been inspected and approved by the District’s representatives or other governmental entities having jurisdiction over the particular work involved. If any excavation is backfilled prior to inspection, the Developer, upon request from the District, shall be obligated to re-open the trench for inspection and the same shall not be re-covered until the appropriate inspections have been performed and all required approvals have been received. The District may conduct such tests as it deems necessary, and all testing will be at the Developer’s sole cost and expense.
- g. Correction of Work. The Developer, at its sole cost and expense, shall promptly repair and/or replace any work and /or materials that is defective, or is not in conformance with the approved Final Plans or the District’s Design Standards, Construction Specifications and Standard Drawings.
- h. Maintenance and Up-keep During Construction. During construction of the Project Systems, Developer shall keep, or shall cause its representatives, agents and contractors, to keep the Project and all affected public streets free and clear from any unreasonable accumulation of debris, waste materials, and any nuisances arising from the construction of the Project Systems, and shall contain construction debris and implement reasonable dust control measures so as to minimize scattering via wind and water.
- i. Completion of Construction; Final Construction Approval.
 - i. After completion of construction of the Project Systems, or any portion thereof, the District shall perform an inspection (the “Final Completion Inspection”). The Developer shall cooperate with the District in completing any punch-listed items identified during the Final Completion Inspection as a condition to the District’s approval thereof. All applicable City or County approvals shall be obtained as a condition precedent to District approval.

- ii. The actual interconnection of the Project Systems with the District's main water and sanitary sewer outfall lines shall be done by the Developer under the direct supervision of the District.
 - iii. At such time as the Developer has fully completed and the District has finally approved the punch-listed items identified in the Final Completion Inspection, and all Project Systems have been interconnected to the District's main water and sanitary sewer outfall lines, to the District's satisfaction, the District shall issue its final approval on all construction ("Notice of Final Construction Approval").
 - iv. The Improvement Warranty Period set forth in Section 9 shall commence to run upon the issuance by the District of the Notice of Final Construction Approval.
 - v. Subsequent to the issuance of the Notice of Final Construction Approval, the District shall prepare or cause to be prepared, or the District, at its sole discretion, may cause the Developer to prepare or cause to be prepared, a minimum of four sets of final "as-built" drawings for all Project Systems. If the as-builts are prepared by the District, the Developer shall pay for the preparation of the as-builts as billed by the District. Furthermore, if the District prepares the as-builts by hiring a consultant, then the selection of such a consultant shall be by mutual agreement between the District and the Developer. The District shall retain two set of as-builts, one set shall be delivered to the Developer, and one set to the Utah Division of Drinking Water. In addition, the Developer shall submit another set of electronic as-built drawings to the District in both .dwg and .pdf formats. The .dwg files must be located horizontally and vertically in the *NAD 1983 StatePlane Utah Central FIPS 4302 (US Feet)* coordinate system. The Developer shall provide to the District an itemization of all construction costs expended by the Developer in connection with the construction of the Project Systems, which information the District is required by its auditors to obtain for District audit purposes.
6. FINAL PLAT. The District shall execute the final mylar plat ("Final Plat") for each Phase of the Project prior to the recording thereof by the Developer. Upon completion and recording of the Final Plat for each Phase of the Project, the Developer shall deposit two (2) copies of the fully-executed Final Plat with the District.
7. FINAL ACCEPTANCE OF THE PROJECT. The District shall issue its notice of final acceptance of the Project Systems ("Notice of Final Acceptance"), upon satisfaction of the following:
- a. The issuance of a Notice of Final Construction Approval;
 - b. Receipt by the District of the Final Plat;
 - c. Receipt of appropriate lien releases for all Project Systems, and portions thereof; and
 - d. Payment in full of all Impact Fees and all other fees and charges due and owing on the Project.

8. TITLE TRANSFER; OPERATION AND MAINTENANCE; SERVICE

- a. Transfer of Title to Project Systems to the District. The Notice of Final Acceptance, upon issuance, shall be a written acknowledgment by the Parties that all of Developer's right, title, estate and interest in and to the Project Systems is deemed transferred by the Developer to the District and that the District thereby accepts and assumes the perpetual obligation of operation, maintenance, repair and replacement of the Project Systems. Title transfer and the resulting obligations of the District as set forth herein shall be expressly subject to the Developer's Improvement Assurance obligations set forth in Section 10 herein. The Project Systems deemed transferred to and accepted by the District are delineated as follows:
- i. Culinary Water System. The District shall take title to and thereafter own, operate, maintain, repair, replace and be responsible for all aspects of the Culinary Water System within the Project up to and including the water meter and meter box on each lot within the Project. The individual lot owners shall own, operate, maintain, repair, replace and be responsible for the water service lateral and all related culinary water facilities and equipment serving their lot beginning at lot owner's point of connection at the water meter.
- ii. Sanitary Sewer System. The District shall take title to and thereafter own, operate, maintain, repair, replace and be responsible for all aspects of the Sanitary Sewer System within the Project up to the point of connection of the service lateral serving each lot with the sanitary sewer main line in the street. The individual lot owners shall own, operate, maintain, repair, replace and be responsible for the connection to the sanitary sewer main line and the connection at the main line, and all related sewer facilities and equipment serving their lot on the lot owner's side of the connection.
- iii. Secondary Water System. The District shall take title to and thereafter own, operate, maintain, repair, replace and be responsible for all aspects of the Secondary Water System within the Project up to and including the water meter and meter box on each lot within the Project. The individual lot owners shall own, operate, maintain, repair, replace and be responsible for the secondary water service lateral and all related secondary water facilities and equipment serving their lot beginning at lot owner's point of connection at the water meter.
- b. Service Connections. The Developer shall not install any service connections to the Project Systems before the District issues the Notice of Final Acceptance
- c. Obligation to Provide Service. Upon compliance with all of the terms and conditions set forth in this Agreement, and with all other applicable requirements of the District, and subject to the provisions of Section 9 herein, the District shall be obligated to provide culinary water service, sanitary sewer service, and secondary water service to the individual owners of lots within the Project on the same basis as all other similarly situated customers within the service area of the District in accordance with the rules, regulations, and rate schedules of the District. Service will be subject to the payment of service fees.

9. COMPLETION ASSURANCE; IMPROVEMENT WARRANTY

- a. Completion Assurance. If the Developer seeks to record a plat or commence development activity prior to the final completion of the Project Systems, the District may require the Developer to provide security to guarantee the proper completion of the Project Systems (a “Completion Assurance”). Completion Assurances must be in an amount equal to 100% of the estimated cost of constructing and installing the Project Systems, and must otherwise be in conformance with the District’s Completion Assurance Policy.
- b. Improvement Warranty. The Developer shall warrant and guaranty that the Project Systems shall be free of defects in materials or workmanship for a period of one (1) year, commencing upon the issuance by the District of the Notice of Final Construction Approval (that year, the “Improvement Warranty Period”). The Developer’s warranty obligation shall be secured by the posting of appropriate warranty bonds (a “Warranty Assurance”).
- c. No Duplication of Bonding. If the Developer posts a Completion Assurance or Warranty Assurance with Wasatch County or Heber City, and if those instruments provide coverage for the Project Systems, to be determined by the District in its sole discretion, the Developer will not be required to post a duplicate Completion Assurance or Warranty Assurance with the District. Notwithstanding any law or ordinance to the contrary, Developer acknowledges and agrees that the District is an intended third party beneficiary of all performance, payment, warranty, and other bonds posted with Wasatch County or Heber City, in connection with the Project.
- d. District Completion Assurance Policy. If the Developer secures its completion obligation or warranty obligation by posting a Completion Assurance or Warranty Assurance with the District, the Developer shall strictly comply with the District’s Completion Assurance Policy, as amended.

10. INDEMNIFICATION. The Developer hereby agrees to indemnify and hold the District harmless from and against any and all liability, loss, damage, costs, or expenses, including reasonable attorney’s fees and court costs, arising from or as a result of the death of any person or any accident, injury, loss, or damage whatsoever caused to any person or to the property of any person as a result of construction activities by the Developer, its agents, employees or contractors, and any claim by any contractor or other person for any amounts due and owing by the Developer to said contractor or person. The Developer shall not be responsible for, and this indemnity shall not apply to (i) any negligent acts or omissions of the District, or of its agents, employees or contractors, or (ii) any liability, loss, damage, costs or expenses, including attorney’s fees and court costs, arising in connection with any work performed by third-parties, such as public or private utility companies, that are not under the control of the Developer. At the end of the Improvement Warranty Period provided for in Section 9 herein, and the District’s final approval and acceptance of the Project Systems, the indemnity obligations of the Developer set forth herein shall cease to apply with respect to any work or activity performed by the Developer, its agents, employees or contractors on or after that date.

11. DEFAULT. In the event Developer fails to perform its obligations hereunder or comply with the terms and provisions hereof, and such failure remains uncured for a period of thirty (30) days (the “Cure Period”), after receiving written notice of default from the District, and provided that (i) such default cannot reasonably be cured within the Cure Period, and (ii) the Developer shall have commenced to cure such default within such Cure Period and thereafter uses reasonable efforts to cure the same, then the Cure Period shall be extended for so long as shall be required for the Developer to exercise reasonable efforts to cure the default. If however, the default remains uncured for a period of one hundred twenty (120) days in the aggregate, then the District may, at its election, pursue all rights and remedies which it may have at law and in equity, including but not limited to injunctive relief, specific performance and/or damages, and termination of the Agreement.
12. ASSIGNABILITY. With the written approval of the District, the Developer may assign its rights and delegate its duties hereunder to a third party purchaser of all or a portion of the Project, subject to the terms and provisions of this Agreement. In the event of an assignment, the assignee shall be jointly and severally liable with the Developer for the performance of each and every obligation of the Developer contained in this Agreement, unless, prior to the assignment, an agreement satisfactory to the District, delineating and allocating between the Developer and the assignee the various rights and obligations of the Developer hereunder has been approved by the District. Prior to any assignment, the Developer shall obtain and deliver to the District a written statement executed by the assignee, duly acknowledged by a notary public, wherein the assignee acknowledges that it has reviewed and is familiar with the terms and provisions of this Agreement, and agrees to be bound hereby.
13. MISCELLANEOUS PROVISIONS
 - a. Notice. All notices required or desired to be given hereunder shall be in writing and shall be deemed to have been given on the date of personal service upon the Party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, and addressed to the Parties at the addresses listed on the Agreement to which these General Conditions are attached. Any Party may change its address for notice hereunder by giving written notice to the other Party in accordance with the provisions of this Section.
 - b. Attorney’s Fees. The Parties each agree that should they default in any of the covenants or agreements contained herein, the defaulting Party shall pay all costs and expenses, including reasonable attorney’s fees and court costs, which may arise or accrue from the enforcement of this Agreement, or in pursuing any remedy provided for hereunder or by the statutes, or other laws of the State of Utah, whether such remedy is pursued by filing suit or otherwise, and whether such costs and expenses are incurred with or without suit or before or after judgment.
 - c. Entire Agreement. This Agreement, together with the Exhibits attached hereto, and the documents referenced herein, contain the entire agreement by and between the Parties with respect to the subject matter hereof, and supersede any prior promises, representations, warranties, inducements or understanding between the Parties which are not contained herein.

- d. Section Headings. The section headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.
- e. Non-liability of District Officials. No officer, representative, agent or employee of the District shall be personally liable to the Developer or any successor-in-interest or assignee of the Developer, in the event of any default or breach by the District, or for any amount which may become due the Developer, or its successors-in-interest or assignees, or for any obligation arising under the terms of this Agreement.
- f. No Third-party Rights. The obligations of the Developer and the District set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.
- g. Binding Effect; Covenants Run with the Land. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and upon their respective officers, agents, employees, representatives, affiliates and assigns (where assignment is permitted), including, without limitation, any separate affiliated entity of the Developer which is involved with, assumes or undertakes to fulfill any responsibility or obligation imposed upon the Developer pursuant to this Agreement, and any city or other governmental agency or agencies that assumes jurisdiction over the Project should the District no longer have jurisdiction over the Project. The covenants contained herein shall be deemed to run with the property within the Project, and the Parties agree that this Agreement shall be recorded in the office of the Wasatch County Recorder, State of Utah.
- h. Termination. Both the District and the Developer shall each have the right, but not the obligation, at the sole discretion of the applicable Party, to terminate this Agreement, in whole or in part, in the event (i) the Developer has not obtained final approval from Heber City within one year from the date of this Agreement, (ii) the Developer has not commenced construction of the Project Systems within one (1) year from the date of final approval from Heber City, (iii) the Project Systems have not been completed within two (2) years from the date of final approval from Heber City, or (iv) the Developer remains in default under the material provisions of this Agreement after expiration of any applicable notice and/or cure period. Any termination of this Agreement pursuant hereto may be effected by giving written notice of intent to terminate to the other Party pursuant to the notice provisions set forth here. Unless terminated pursuant to this Section, or by separate agreement signed by the Parties, this Agreement shall continue in full force and effect on all of the terms hereof until the Developer has received a Notice of Release and Termination of Warranty at the end of the Warranty Period.
- i. Recordation. Developer understands and agrees that the District may record this Agreement, or a summary or notice thereof, in the Wasatch County Recorder's Office, for the purpose of providing notice to all subsequent purchasers or interest holders of properties affected by this Agreement.
- j. Jurisdiction. The Parties hereby agree that any judicial action associated with this Agreement shall be taken in the Fourth Judicial District Court of Wasatch County, Utah.

- k. No Waiver. Any Party's failure to enforce any of the provisions of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefitted by the provision, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provision.
- l. Severability. If any portion of this Agreement is held to be unenforceable, any enforceable portion thereof and the remaining provisions of this Agreement shall continue in full force and effect.
- m. Time of the Essence. Time is expressly made of the essence with respect to the performance of each and every obligation hereunder.
- n. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes; labor disputes; inability to obtain labor, materials, equipment or reasonable substitutes therefore; adverse market conditions; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars; terrorist attacks; civil commotions; fires; or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder, shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage. Any Party seeking relief under the provisions of this Section shall notify the other Party pursuant to the notice provisions hereof of a force majeure event within ten (10) days following occurrence of the claimed force majeure event.
- o. Knowledge. The Parties have each read this Agreement and have executed it voluntarily after having been apprised of all relevant information and risks and having had the opportunity to obtain legal counsel of their choice.
- p. Supremacy. In the event of any conflict between the terms of this Agreement and those of any other agreement, contract, or document referred to herein, this Agreement shall govern.
- q. No Relationship. Nothing in this Agreement shall be construed to create any partnership, joint venture, or other fiduciary relationship between the Parties.
- r. Amendment. This Agreement may be amended only in writing signed by the District and the Developer.
- s. Warranty of Authority. The individuals executing this Agreement on behalf of the Parties hereby warrant that they have the requisite authority to execute this Agreement on behalf of the respective Parties and that the respective Parties have agreed to be and are bound hereby.

Exhibit B

Special Conditions

To the extent that these Special Conditions conflict with the General Conditions, the Special Conditions will control.

1. **Phases.** The Project will be developed in phases consisting of one or more separate subdivision plats. (each, a “**Phase**”). At the request of Developer and Heber City, the District is willing to issue an initial will serve letter for the entire Project, based on the Developer’s current plans. The Developer acknowledges and agrees that its current plans are conceptual in nature only, and that it will be required to seek a separate “Phase Will Serve Letter” for each Phase of the Project.
2. **Water.**
 - a. The Agreement to which these Special Conditions are attached lists the estimated amount of water that must be dedicated by the Developer to serve the indoor and outdoor water needs of the entire Project. The Developer acknowledges that those amounts are based on the most recent preliminary design drawings submitted by the Developer for the entire Project, and that the final calculation of water to be dedicated will be based on the approved Final Plans for each Phase of the Project, which will be documented in a Phase Will Serve Letter for each Phase.
 - b. Pursuant to the District’s Water Reservation Policy, the Developer holds 222 acre-feet of reserved water that will be used to satisfy the District’s dedication requirements. Developer acknowledges and agrees that unless the Developer acquires and dedicates additional water to the District, in accordance with the District’s Water Dedication Policy, the Project will be limited to 222 acre-feet of demand.
 - c. Developer shall not assign, sell, or otherwise transfer any of its reserved water until (i) after the plat for the final Phase of the Project has been approved by the District, and (ii) the District has confirmed that there is a surplus in Developer’s water reservation accounts that is not needed to serve the Project.
 - d. Developer acknowledges and agrees that it must continue to adhere to the terms of the District’s Water Dedication Policy, specifically including the requirement to pay annual Reservation Fees to keep the reservation in good standing.
3. **Sewer Capacity.**
 - a. Certain components of the District’s existing sewer infrastructure is at capacity and must be expanded to serve the Project. Accordingly, and notwithstanding anything to the contrary in this Agreement, Developer agrees to pay all of its estimated sewer impact fees at the beginning of the Project, and the District will use those impact fees to address system capacity constraints.

- b. No later than February 1, 2026, Developer shall pay to the District an amount of money equal to the estimated sewer demand for the entire Project (389.3 sewer capacity units) multiplied by the dollar amount of the sewer impact fee expected to be adopted by the District in November of 2025 (the “New Sewer Impact Fee”). It is currently estimated that the New Sewer Impact Fee will be approximately \$9,700, but the final amount is subject to further calculation and analysis and is subject to the approval of the District’s governing board. Developer affirmatively waives any right to challenge or seek other recourse as to the validity and fairness of the New Sewer Impact Fee, or to the application of the New Sewer Impact Fee to the Project before the New Sewer Impact Fee would normally take effect under Utah Code Ann. §11-36a-401. This is a material term of Agreement, and any late payment or underpayment will entitle the District to immediately terminate this Agreement and pursue any and all remedies under the Agreement or applicable law.
- c. The District will track the actual sewer demand for each Phase of the Project, and document that demand in a Phase Will Serve Letter for each Phase. If, after the plat for the final Phase of the Project has been approved, the total sewer demand for the entire Project was less than 389.3 sewer capacity units, the District will reimburse the Developer for the overpayment. If the sewer demand for any Phase of the Project, taken together with the aggregate of the sewer demand for earlier Phases of the Project, exceeds 389.3 sewer capacity units, the Developer will be required to pay sewer impact fees for that excess demand, at the then-current impact fee rates.

Exhibit C

Project Property

The Project Property consists of the following:

20-0622	Angstrom
21-1558	Angstrom
21-1559	Angstrom
21-1555	KLIB, LLC
21-2619	Angstrom
21-1557	Angstrom
21-2617	Angstrom
21-2612	Angstrom
21-2480	Baibach, LLC
21-2481	Baibach
21-2163	Angstrom
21-2611	Angstrom
21-2479	Baibach
21-2615	Angstrom
21-2620	Angstrom
21-2614	Angstrom
21-1556	Angstrom
21-2616	Angstrom
21-2618	Angstrom



Andy Dorobek <andy@angstrom-dev.com>
To James Copeland; Jenny Cooper

RE: (EXTERNAL) Fwd: Proposed Email External Inbox



Summary

- Hyrum confirmed that The Slope and The Crossings have agreed on an independent stormwater system.
- Neil confirmed Hyrum's statement and that a mutual solution has been found.

By Gemini; there may be mistakes. [Learn more](#)



Russell Funk Sep 22
All, The Heber City Engineering Department made a simple request for both parties to acknowledge in writing that the Storm Water Syst...



Hyrum Bosserman 3:46 PM
to Russell, me, Ross, Jeremy, Rich, Russ, Justin, Neil, Steven, Jeremy



Russ,

We have figured this out with the Slope. We are writing to confirm that the storm water system for the Harvest Village Subdivision is not intended or being designed with capacity to handle development runoff from the Crossings on the East side of Highway 40 and will operate as an independent stormwater system. The parties have identified a mutually acceptable location on the Slope's property on the West side of Highway 40 that is a reasonable alternative for the Crossings' development runoff requirements should the Crossings desire to use that alternative. We will let the Slope's representatives confirm that this is accurate.

...



Neil Goldman 3:52 PM
to Hyrum, Russell, me, Ross, Jeremy, Rich, Russ, Justin, Steven, Jeremy



Thank you Hyrum. Russ, please use this as confirmation that The Slope and The Crossings have found a mutual solution for an independent stormwater system and Hyrum's email is accurate.

...