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

December 9, 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. 10.28.2025 PC 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)

II. Site Plan and Conditional Use Permit Approval for Commercial Complex located at 677 South Main (Planner Jacob Roberts)

4. Work Meeting:

I. Review of Annual Planning Commission Report to the City Council for Calendar Year 2025. (Community Development Director/Tony Kohler)

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 05.25.2025, 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.

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
October 28, 2025

DRAFT Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Chairman Jordan called the Planning Commission Meeting to order at 6:00 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 Robert Wilson Commissioner Greg Royall Commissioner Robert Mckinley
Planning Commission Absent:	Commissioner Dennis Gunn Commissioner Dave Richards
Staff Present:	Community Development Director Tony Kohler Planning Office Admin Meshelle Kijanen City Engineer Ross Hansen Consultant Landmark Design Inc Aubrey Larson
Staff Participating Remotely:	Consultant Denna Woodbury, Jamie Baron
Also Present:	Paul Watson, DeAnna Lloyd, Russ Poulson, Cal Johnson, Laurel Nordi, R. Citris, Rae Lynne Kohler
Also Attending Remotely:	N/A

III. Pledge of Allegiance: By Invitation

Chairman Jordan led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought: By Invitation

Chairman Jordan offered a thought on voting.

V. Recuse for Conflict of Interest: N/A

2. Consent Agenda:

I. 10.14.2025 PC Minutes for Approval

Motion: Commissioner Knight moved to approve the items on the Consent Agenda. Vice-Chair Broughton made the second.

Discussion: N/A

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

Voting No: None. The Motion Passed 7-0.

3. Action Items:

I. Public Hearing on the Heber City Water Use and Preservation General Plan Element (Planner Jamie Planner)

Planner Baron introduced the consultant, Landmark Design, and reported that in 2022 the State legislature had passed a law that mandated all municipalities needed to have a specific element in their General Plan that addressed water use and planning. He explained they needed to adopt this policy by the end of the year and were looking to solicit feedback from the public and Planning Commission about the proposed guidelines.

Landmark Design Inc. Consultant Larson presented the Staff Report. She overviewed the history of the draft thus far and elaborated on the requirements in SB 110. Consultant Larson emphasized the water element would be a new section in the General Plan. She then discussed the document, noting that the four main ideas were 1. Growing Pains, 2. Annexation Complexity, 3. Water-intensive landscaping, and 4. Evolving Rates. She provided some context about Heber City's water sources and explained that the focus of the document was only on Heber City's population, not the special service districts.

Consultant Larson summarized the main demands for water in Heber City and also went over conservation measures that the City had already implemented. She presented a list of ideas about how to increase their conservation efforts, explaining that they had conducted a study to see what kinds of programs the residents were interested or already participating in.

Consultant Larson compared the City's current demand with the forecasted demand in coming years. She noted there was not ample evidence about availability of secondary water, but it was projected for Heber to have sufficient culinary water by 2045. She shared the City's conservation goals for the future and commended Heber City for already having a Water Shortage Plan in place.

Consultant Larson identified Heber City's goals. She reported goal one was to consistently review current water usage; goal two was to explore opportunities to promote water conservation through City programs and planning; and goal three was to support long-term water sustainability by supporting opportunities for water reuse.

Chairman Jordan referenced the recommended actions and their outcomes. He asked which actions were new and which were actions that they were already doing in the City. Consultant Larson explained in the chart which goals were already implemented in Heber City. Chairman Jordan also asked about who would be involved with the Water Conservation Committee and Consultant Larson explained it depended on what the City wanted to use the committee for, and said the concept of a committee was relatively new and was something other cities were currently exploring.

Consultant Larson asked the Commission if they wanted to model their goals off of the format in the current General Plan, or switch to a model that was more timeline-based. Chairman Jordan asked about resources required to implement the goals. Consultant Larson discussed that there were a varying amount of resources needed for the goals; with some goals being much smaller than others. Consultant Larson also reported that the goal of a 32% reduction by 2030 came from a State report from 2015, and she noted that there may be an update to that figure soon.

Chairman Jordan opened the floor for a public hearing. Planning Office Admin Kijanen read the rules for public comment.

There were no public comments.

Chairman Jordan closed the floor.

Chairman Jordan asked Community Development Director Kohler about the resources required to achieve their goal. Commissioner Knight clarified that the goal was a 20% reduction by 2065, which Chairman Jordan said was more reasonable. Consultant Larson reiterated her earlier comment that the variables about the goals meant that the resources needed would vary significantly.

Chairman Jordan brought up City ordinances about watering hours. He asked if there was a penalty for the use of irrigation water outside of the approved hours. Community Development Director Kohler noted there was a lot of recent growth in Heber City and said there may be some confusion from newly arrived residents, as Heber City did not have such an ordinance. Community Development Director Kohler noted it was best practice to not water during the heat of the day.

Commissioner McKinley expressed concerns that their goals would not be acted upon if there was not a committee formed.

Chairman Jordan asked for a motion.

Vice-Chair Broughton motioned to forward a positive recommendation of the Water Use and Preservation General Plan with the findings and conditions as identified in the Staff Report. Commissioner Knight made the second.

Discussion:

Vice-Chair Broughton asked how the City would actually put this plan in motion.

Community Development Director Kohler acknowledged that plans could become stale if not acted upon quickly. He said there was an upcoming Council meeting and said Staff could raise the issue of the water plan at that meeting.

Chairman Jordan liked that the plan addressed the root of their issues, namely growth of the population, rather than just trying to create 'band-aid' solutions. He agreed with Commissioner McKinley that a committee needed to be formed if this plan was to be successful.

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

Voting No: None. The Motion Passed 7-0.

II. Public Hearing for North Village Views 2nd MDA Amendment (Planner Denna Woodbury)

Planner Woodbury provided an overview of this request and reported on the history of this application thus far. She explained the applicant wished to amend their MDA due to some issues with topography that they had encountered on the site. She listed the four requested variances. Planner Woodbury noted they did not have the elevations for the buildings, since that would come with future applications, although she confirmed there were issues with the topography. She reported that City Staff recommended that a positive motion be sent to City Council, subject to all findings, conditions, and restrictions identified by Staff and the Planning Commission.

City Engineer Hanson clarified that they were considering amendment of an MDA, and confirmed that they did not currently have a draft of the document. Community Development Director Kohler replied that was correct and explained the process for approval of an MDA amendment. City Engineer Hanson said he had no further comments at this point, but would like to see a copy of the amended MDA once it was drafted.

Applicant Seth Hobby introduced himself on behalf of Northwood Properties. He summarized the history of this application and explained that they had made amendments to the roads and some other features at the behest of the City. Mr. Hobby indicated that there were substantial changes to the roadways, although there were minimal changes with their actual site plan. He explained the changes had been made to accommodate requirements from both the City and UDOT. He noted that the main changes to the site plan were that the number of units had slightly reduced and the buildings were slightly closer together. Mr. Hobby stated that they were willing to accommodate any other requests from Staff.

Community Development Director Kohler commented that this application had been through several iterations as they worked to accommodate both the City and UDOT. He agreed with Mr. Hobby's comment that the project had been greatly influenced by the

City's transportation plan. Community Development Director Kohler affirmed that there were issues with the topography of the site that inhibited development.

Community Development Director Kohler noted that if there were to be front-loaded garages, he wanted there to be private roads, which he believed this development had. He commented that if the roads were managed by the City there could be challenges with the HOA as far as snowplowing and other maintenance issues were concerned.

Engineer for the project Paul Watson stated that they intended to follow the City's Master Plan for the trail system, although the trails were not recorded on the site plan.

Chairman Jordan asked about how the garage design had changed and Mr. Hobby said there had been no changes to the garages; only changes to the roadways. Mr. Watson noted the most significant change they had made was to the roundabout by Highway 40, and since the roundabout design had changed the Senior Center now had to be on the other side of the road.

Community Development Director Kohler discussed how this project aligned with NVOZ's specifications for garages. He said the reason for having small blocks was to ensure walkability, although small blocks were difficult to accommodate when there were canals and explained the applicant had asked for the variance about block lengths due to the canals. He said that the North Village had topography challenges which made rear-loaded garages difficult to build. Mr. Watson elaborated on the challenges posed by the slopes on the site.

Community Development Director Kohler explained the rationale for the windows and building variations, and he noted that these variances had also been requested by DH Horton for Highlands for the same reasons. He said that in that case, the City had asked for DH Horton for architectural assurances that not all the buildings would look the same and he requested that they do the same for this application.

Mr. Hobby spoke to the reasons for the variances as well and explained that because they had been asked to move one of their roads, they needed to cross over the drainage ditch. Community Development Director Kohler clarified that the road crossed over the storm drain canal that the City had identified. City Engineer Hansen clarified that 'ditch' was not the proper term; what they were referring to were 'drainage channels.' City Engineer Hansen explained that per City ordinance, developments were required to maintain a certain distance from storm drain channels but because these development needed to cross over the channel, they were requesting an exemption from that requirement. City Engineer Hansen emphasized that the exemption was not for the entire length of the channel; only in the place where they needed to cross.

Commissioner McKinley asked about the phrase 'single-family dwelling units under 30' in the section about fire safety requirements. He thought the phrase was ambiguous and should be clarified. Planner Woodbury noted that the language came from the Fire Department and was in reference to secondary access point requirements.

Chairman Jordan opened the floor for public comments.

There were no public comments and Chairman Jordan closed the floor.

Commissioner Slagowski clarified that the developer was using the buildings to make the grade transitions so the roads could remain relatively on-grade. He thought this solution was more attractive than retaining walls or other measures. He said it made the roads looked more natural.

Vice-Chair Broughton asked if these changes impacted the amount of open space and Mr. Hobby replied it did not change it. Mr. Hobby also noted that these changes did not alter the affordable housing component of the development either.

Vice-Chair Broughton asked Community Development Director Kohler if they should continue the item and Community Development Director Kohler replied that if any of the Commissioners or any members of the public were uncomfortable with any element of the plan then they should table it.

Commissioner Knight asked Community Development Director Kohler if he felt this project would set a precedent for others and Community Development Director Kohler replied that he did not think so, noting that most other developments in the City were not impacted by slope to the extent that this development was. Community Development Director Kohler commented that the variances requested by this applicant were the same as what the Highlands development had been granted for the same challenges with topography. Planner Woodbury spoke to the similarities between this application and Highlands as well.

Mr. Hobby stated that most of their changes had been requested by the City. He said this application had been in progress for three years as they worked to accommodate the City, and he noted that the changes had lowered the overall density from what they had originally been approved. He discussed that they could have done stacked flats and retaining walls, they had opted not to do so because it was not in the best interest of the City, even though it made the development less profitable for them.

Commissioner Slagowski and Commissioner Royall expressed that they did not have a problem with the development and appreciated that the developer wanted to ensure it was aesthetically pleasing. Commissioner Slagowski said that projects had to accommodate for grade all the time and that roads posed an issue in steep areas.

City Engineer Hansen spoke to the process moving forward for this application.

Chairman Jordan asked the Commission if they were comfortable making a motion that evening.

Vice-Chair Broughton motioned to send a positive recommendation to City Council for the North Village Views MDA amendment, with the findings and conditions as identified in the Staff Report. Commissioner Royall made the second.

Discussion: N/A

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

Voting No: None. The Motion Passed 7-0.

III. Public Hearing for Springs at Coyote Ridge Phase 5 Development Agreement (Planner Jamie Baron)

Planner Baron presented a history of the Coyote Ridge development. He explained the purpose for the public hearing was to solicit feedback about the proposal to build a row of townhouses and two commercial buildings on a property adjacent to the Springs at Coyote Ride development. Planner Baron said that the property in question was not a part of the original development, but Thrive Development, who had built the Springs at Coyote Ridge, was under contract to annex the land wanted to pull the property into the existing development.

Planner Baron presented the site plan and indicated that the plan was to extend the road, as required by the development agreement and build twelve townhomes. He said the townhomes were front-loaded, not alley-loaded, due to an elevation change. He highlighted other features of the site plan and noted there was no proposed connection to UDOT, although the current plan only required them to have access for Fire without having to connect back to UDOT. He pointed out the existing elevations and said the applicant's goal was to build something that was congruous with the existing development.

Planner Baron said the plan for twelve townhomes and two commercial buildings were allowed in the zone and were in fact less dense than the maximum density allowed in the zone. He added that the open space requirement was also met, and so he reported that City Staff recommended approval subject to comments from Staff, Engineering, and the Planning Commission.

City Engineer Hansen said Engineering had no conditions beyond what was already stated in the Staff Report. He said there was nothing substantial.

Russ Poulson from Thrive Development and Cal Johnson from Legend Engineering introduce themselves and expressed willingness to answer questions.

Chairman Jordan opened the floor for public comments.

Randy Christ, 1723 N Highway 40, said he lived across the street from the existing buildings in the development. He said he had previously had an issue with the lighting and the signs, and said the City had worked with the applicant to get the lighting issue resolved. Mr. Christ said he had seven acres, but the lighting from the development extended far into his property. Mr. Christ said if these new buildings were similar to the existing ones, he hoped that the same lighting restrictions would apply. He discussed that the new building to the north had scones on white walls, which reflected a lot of light. Mr. Christ asked for the night lighting to be considered. He asked that no lighting be mounted on the white walls and he pointed out that the lights on brown or dark walls did not cause the same issue. He further asked that the material on the buildings and

the windows be of high quality in order to avoid having issues with the building reflecting heat and light from the sun during the day.

Mr. Christ also asked about access and Mr. Johnson explained where the access road would extend. Mr. Christ brought up traffic and said the new light on Coyote Parkway was great. He spoke about some of the plans UDOT had for the road. He thought the light had slowed traffic down and also made the road quieter. He reiterated his comment about the poor finish on the buildings.

Mr. Christ brought up Envision 2050 and said the purpose of the plan was to keep the commercial space clustered in Heber City. He did not like that commercial developments were being stretched out along the road and he said said that did not align with the requirements of Envision 2050.

Deana Lloyd said she lived to the south of the annexation. She asked for clarification about the access road and Planner Baron responded that the existing townhomes had a road in front of them, but that was not the main access road. Planner Baron indicated how the roads would run on the site plan map. Mrs. Lloyd asked if the townhomes were going to be similar to the ones that already existed and Mr. Johnson replied that they were very similar, with the main difference being that the new townhomes had front-loaded garages.

Mrs. Lloyd said the developer had been a good neighbor so far and noted they had put in a privacy fence in the past. She asked that the fence be continued as the development expanded, and said she was overall in support of the development. Mr. Johnson said that their plans included a continuation of the privacy fence.

Laurel North said she lived on the other side of the highway and said her adult son also lived nearby. Mrs. North voiced concerns about the water from a nearby spring and asked if the developer had considered the fact that the water flowed under the road. Mr. Poulson replied they had consulted with the City about the water's course and said they would not interfere with it. Mrs. North also asked about access and Mr. Johnson replied that UDOT would not allow them access to Highway 40. Mrs. North expressed that she liked what the developers had done so far with the existing buildings.

Raylyn Corry said she was the owner of the property in question. She opined that the plans for the development aligned with what they had done so far. She expressed concerns about the road and hoped that her neighbors would not be negatively impacted in the future. She asked for the road to go in a direction where it would not impact her friends negatively.

Chairman Jordan closed the floor for public comment.

Vice-Chair Broughton thanked the commenters for sharing their thoughts. She said it was always nice to hear from people who were civil and had an understanding of what the Planning Commission had the power to do. She thanked the commenters for being so informed and engaged with the City.

City Engineer Hansen affirmed he had no problems with the development besides what he had already noted in his report.

Chairman Jordan asked about front-loading versus rear-loading garages. He said he

was the president for the Muirfield HOA and said many of the garages in that development ended up being used for storage. He expressed that he liked the parking area identified in the site plan and appreciated that front-load garages allowed for backyards. He asked if the backyards were going to be fenced off from each other and Mr. Poulson replied the backyards would at least be semi-private. Chairman Jordan said that in his neighborhood many of the residents had built private fences, but many of them did not take care of their lawns.

Chairman Jordan said that rear-loading garages allowed for a more attractive streetscape and said it in his opinion, it would be better to have rear-loaded garages. Chairman Jordan elaborated about how many residents did not maintain their backyards and parked on the street and opined that both of these issues could be circumvented with rear-loaded garages. Commissioner Knight agreed that there was a risk of an eyesore with front-load garages. Chairman Jordan noted that poor maintenance of properties also led to a decrease in the surrounding home's values.

Vice-Chair Broughton asked if there was an affordable housing requirement. Mr. Poulson replied that 10% of the properties were affordable and their AMI was about 80%, although they were still waiting to hear back from Council.

Commissioner Knight motioned to forward a positive recommendation for the Springs at Coyote Ridge Phase 5 Development Agreement to the City Council, subject to the findings and conditions identified in the Staff Report. Commissioner Slagowski made the second.

Discussion: Chairman Jordan asked if there should be an amendment subject to the night sky requirements that had been discussed that evening. Commissioner Slagowski thought that the Planning Commission should revisit their ordinance overall rather than addressing this application specifically.

Vice-Chair Broughton asked about the commercial buildings. Planner Baron explained that the commercial buildings were permitted by conditional use permit, and the applicant had asked for the use to not be limited to medical offices only, but also other kinds of offices. Vice-Chair Broughton clarified that the conditions were met. Planner Baron noted that the plan did not include retail, only different kinds of offices. Commissioner Knight thought this made sense because office spaces would not be in use on the weekends when the residents would be home.

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

Voting No: None. The Motion Passed 7-0.

4. Work Meeting:

I. Central Heber Overlay Zone (CHOZ) wrap up discussion and celebration (Tony Kohler)

Community Development Director Kohler discussed the final changes made to the Central Heber Overlay Zone before it was finalized, although the recording did not capture his presentation.

5. Administrative Items:

Chairman Jordan asked that an email be sent out to all Planning Commissioners reminding them to complete their Annual 2025 Planning Commission Training. Planning Office Admin Kijanen stated she would send the email with training materials.

6. Adjournment:

Motion: Commissioner Knight moved to adjourn. Commissioner Slagowski made the second.

Discussion: N/A

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

Voting No: None. The Motion Passed 7-0.

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Meshelle Kijanen, Administrative Assistant

DRAFT

DRAFT

Planning Commission Staff Report

MEETING DATE:	12/9/2025
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. It is a continued item from the October 14, 2025, Planning Commission meeting.

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 item was continued from the October 14, 2025 Planning Commission meeting to investigate the groundwater issue that was raised at the meeting. Staff met with the applicant and concerned parties to address the groundwater issue to be able to move forward with the application.

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 an MDA that was approved by City Council on January 16, 2025, and includes the following exceptions to the 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 li ne. 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 NVOZZ (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.

At the October 14, 2025 Planning Commission meeting, there was discussion regarding the conditions and if the applicant had resolved the issues. There was also discussion regarding the parking for the townhomes, the size of the roads and cul-de-sacs, amenities, site plan and architecture. The applicant stated that they would go before the Planning Commission with an architectural plan for review. There was a discussion regarding groundwater.

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
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.
5. All private roads in the development shall include a perpetual public access easement allowing public pedestrian, bicycle, and vehicular access.

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 SUPPRESSIO N 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
1. 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.

Alterntive 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.

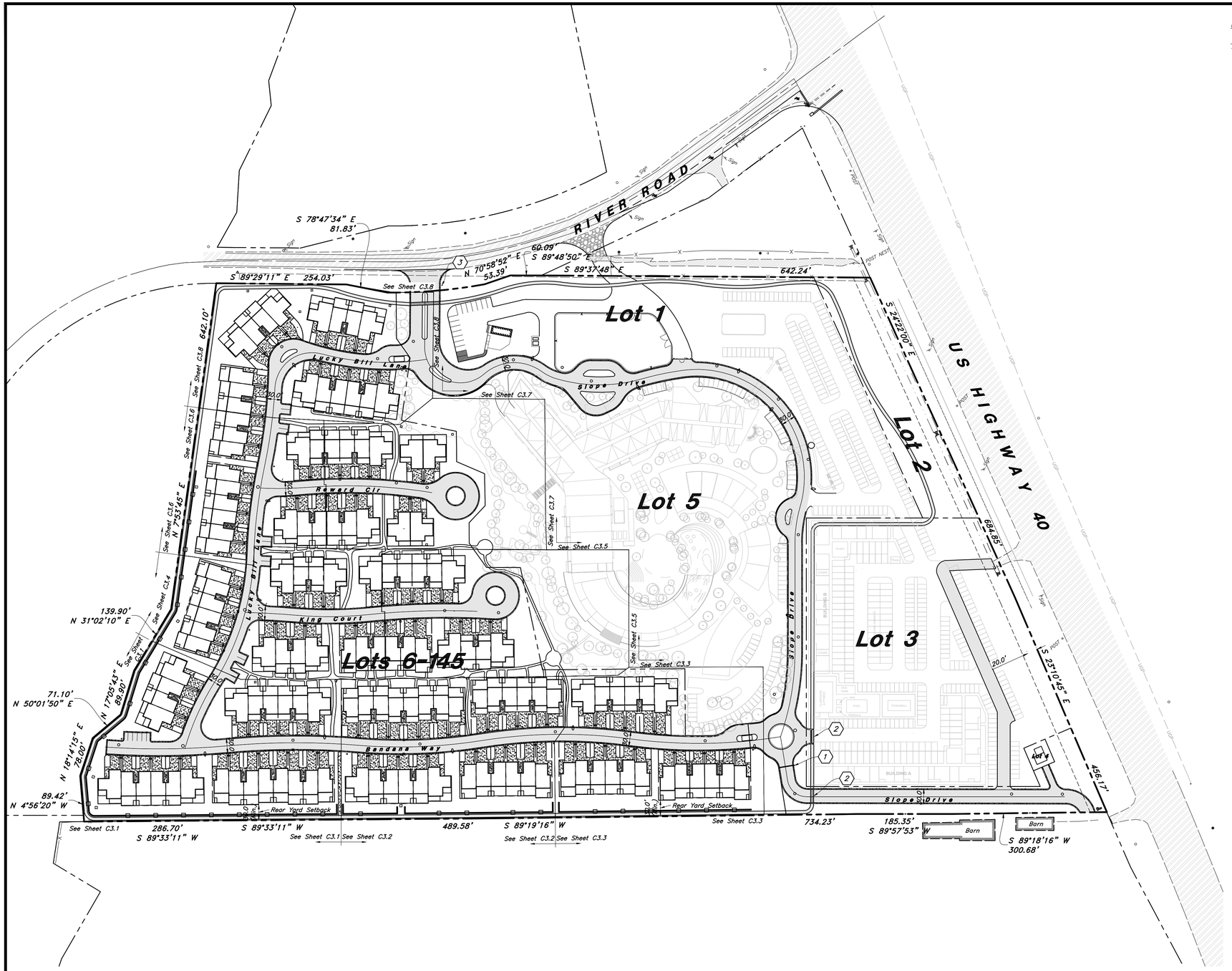
POTENTIAL MOTIONS

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. Crossings Agreement Confirmation
7. NVSSD Master Development Agreement - Harvest Village (002)
8. 3rd Party Groundwater Determination Review



CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 100'

100' 0 100' 200'

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:

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

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:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & 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:

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 completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data 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 hard improvement elevations included on these plans or on electronic data 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 any construction staking.

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.

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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	-X-
Proposed Fence	-X-	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	XX / XX

REV	DATE	DESCRIPTION

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

24-269 SP

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

Overall Site Plan

The Slope
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11... STATE OF UTAH
For Review Only

26 Aug, 2025

SHEET NO.
C1.0

The Slope

River Road & US Highway 40
Wasatch County, Utah

Heber City Standard Notes

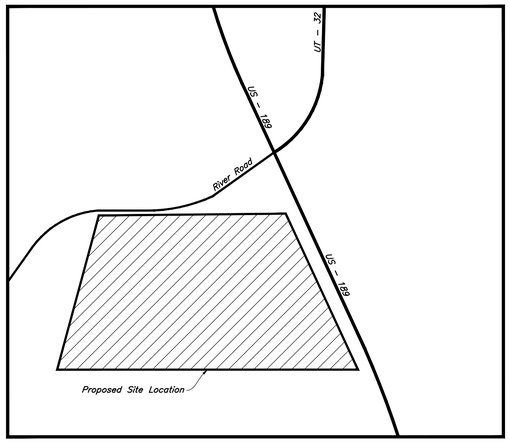
1. Contractor assumes all responsibility for job site conditions during construction of this project, including the safety and well-being of all persons and property. This responsibility shall apply continuously and not be limited to normal working hours.
2. Contractor shall obtain all applicable permits 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 tothe 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 locationsupon 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	Bollard	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	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fiber Optic	FO
Proposed Conduit Line	C	Existing Fence	X
Proposed Power Line	P	Flowline	
Proposed Gas Line	G	Centerline	
Proposed Fire Line	F	Existing Contour	78
Proposed Fiber Optic	FO	Existing Spot	78.00TA
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number / Sheet Number	XX / XX
Existing Utility Marker			
Existing Post			



Vicinity Map
Not to Scale

Civil Sheet Index

C0.1	Cover Sheet	C3.3	Utility Plan
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C0.1	Phasing Map	C3.5	Utility Plan
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C1.1	Site Plan	C3.7	Utility Plan
C1.2	Site Plan	C3.8	Utility Plan
C1.3	Site Plan	C3.9	Utility Plan
C1.4	Site Plan	C3.10	Utility Plan
C1.5	Site Plan	C4.1	Plan & Profile
C1.6	Site Plan	C4.2	Plan & Profile
C1.7	Site Plan	C4.3	Plan & Profile
C1.8	Site Plan	C4.4	Plan & Profile
C2.0	Overall Grading Plan	C4.5	Plan & Profile
C2.1	Grading Plan	C4.6	Plan & Profile
C2.2	Grading Plan	C4.7	Plan & Profile
C2.3	Grading Plan	C4.8	Plan & Profile
C2.4	Grading Plan	C4.9	Plan & Profile
C2.5	Grading Plan	C4.10	Plan & Profile
C2.6	Grading Plan	C4.11	Plan & Profile
C2.7	Grading Plan	C4.12	Plan & Profile
C2.8	Grading Plan	C4.13	Plan & Profile
C2.9	Grading Plan	C5.1	Details
C2.10	Grading Plan	A	US Hwy. 40 - Median Addition
C2.11	Grading Plan	B	US Hwy. 40 - Light Relocation
C3.0	Overall Utility Plan	C	Northfields Irrigation Ditch Temporary Relocation
C3.1	Utility Plan		
C3.2	Utility Plan		

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 Cody and Standard Specifications and Drawings ("Standards"). I Understand and agree that:

1. *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.*
2. *The City's Acknowledgment 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.*
3. *The City's Acknowledgment 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.*
4. *The City's Acknowledgment 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

FFKR
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 Morini
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°47'34" 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
146 number Lots

REV	DATE	DESCRIPTION

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

24-269 CV

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

Cover Sheet

The Slope
River Road & US Highway 40
Wasatch County Utah

No. 11161778 JAMES D. COPELAND STATE OF UTAH
For Review Only

26 Aug, 2025

SHEET NO.
C0.0

24-269 SUB

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

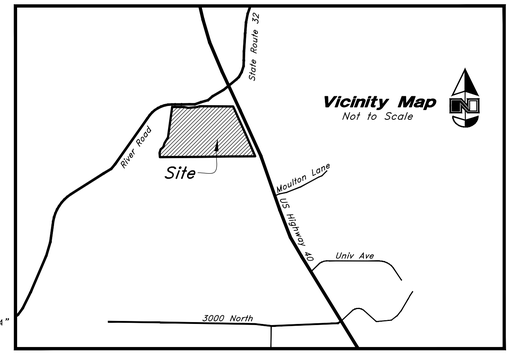
Flood Plain Data

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."

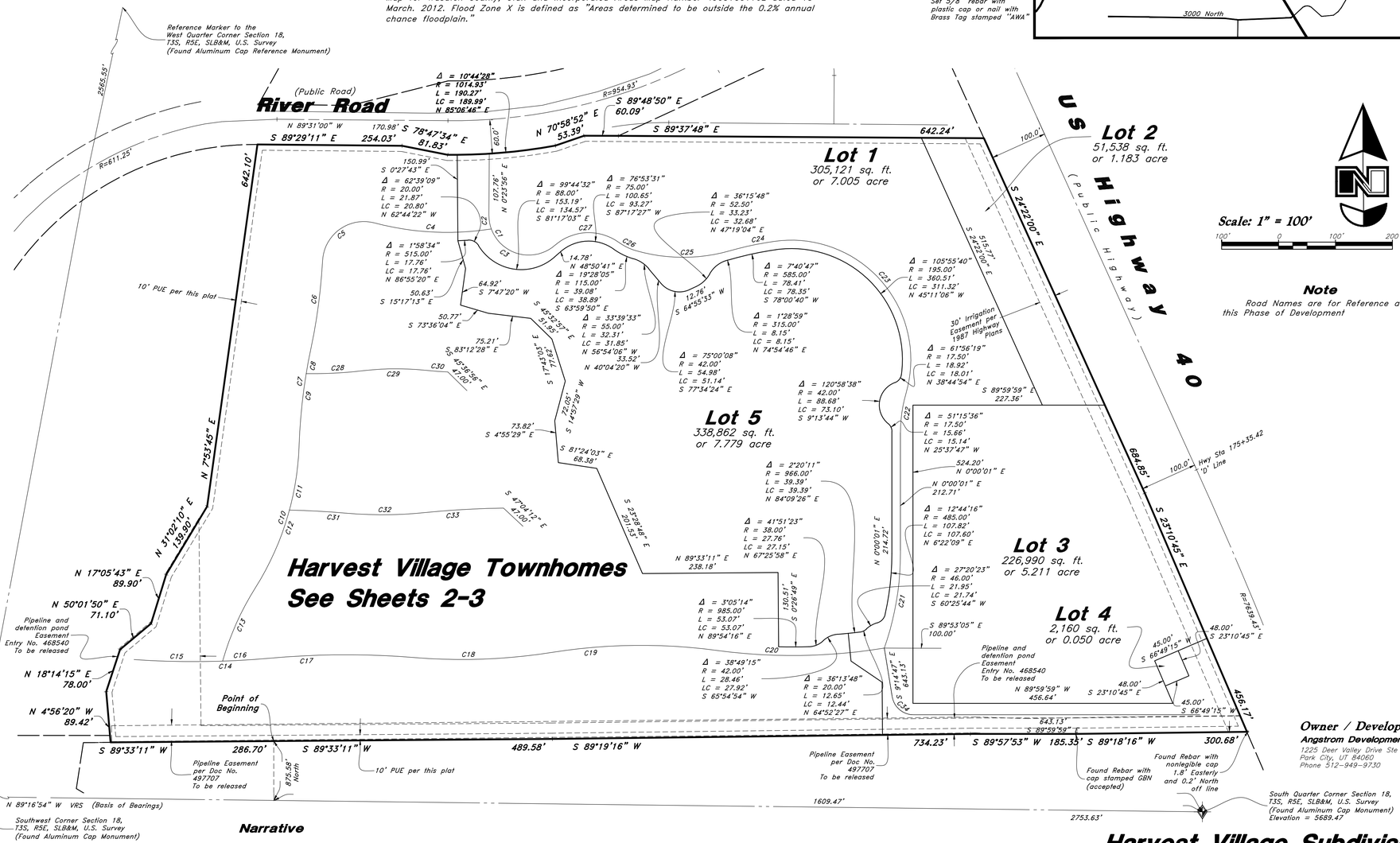
Legend

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

Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"



Vicinity Map
Not to Scale



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.

Owner / Developer
Angstrom Development Group
1225 Deer Valley Drive Ste 201
Park City, UT 84060
Phone 512-949-9730

Harvest Village Subdivision

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

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 owners 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

PRELIMINARY

PROFESSIONAL LAND SURVEYOR
362256
BRUCE D. PIMPER
STATE OF UTAH

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 whereby I have hereunto set my hand
This Day of AD, 20.

Angstrom Development Group, LLC — by: its:

KLJB, LLC — by: its:

Limited Liability Company Acknowledgment

State of
County of } ss

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
County of } ss

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

NUMBER
ACCOUNT
SHEET 1
OF 4 SHEETS

City Planning Director
Approved this day of 20 by the Heber City Planning Commission.

Planning Director

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

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

24-269 SUB

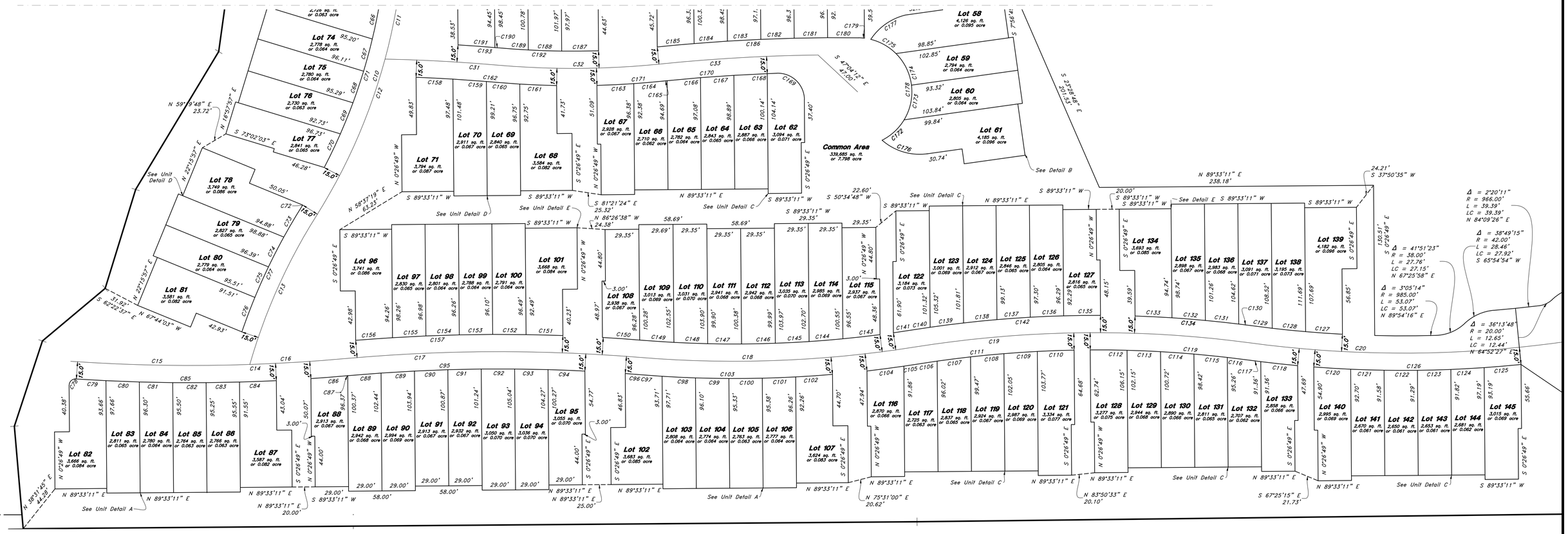
Harvest Village

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

Scale: 1" = 40'

40' 0 40' 80'

See Sheet 3



PRELIMINARY

PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

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

24-269 SUB

Harvest Village

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



See Sheet 2

NUMBER _____
ACCOUNT _____
SHEET 3
OF 4 SHEETS

PRELIMINARY

PROFESSIONAL LAND SURVEYOR
362256
BRUCE D. PIMPER
STATE OF UTAH

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

24-269 SUB

Harvest Village

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

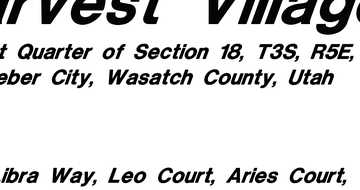
Centerline for Libra Way, Leo Court, Aries Court, Pisces Way and Harvest Village Drive

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'	263.96'	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'

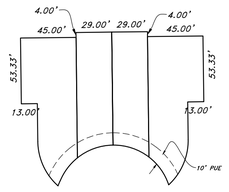
Curve Table				
Curve	Delta	Radius	Length	Chord Data
C21	19°23'26"	500.00'	169.21'	N 9°41'44" E 168.41'
C22	16°11'23"	250.00'	70.64'	S 8°05'42" W 70.41'
C23	114°20'20"	210.00'	419.07'	N 40°58'46" W 352.92'
C24	7°40'47"	600.00'	80.42'	S 78°00'40" W 80.36'
C25	31°43'24"	300.00'	166.10'	S 89°58'01" E 163.99'
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'

Typical Unit Details

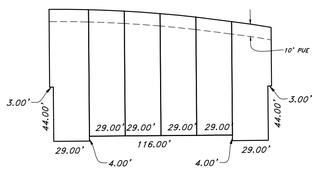
Unit Type A



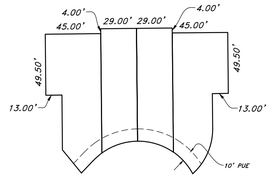
Unit Type B



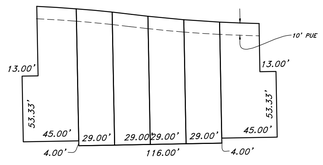
Unit Type C



Unit Type D



Unit Type E



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

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°22'15"	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°03'55" 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°49'37"	485.00'	32.39'	N 8°05'28" E 32.39'
C66	3°26'27"	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°05'48"	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"	1485.00'	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°38'16"	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°55'20" 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'

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 32.44'
C151	1°12'39"	1515.00'	32.02'	S 88°31'19" E 32.02'
C152	1°05'49"	1515.00'	29.00'	S 89°40'33" E 29.00'
C153	1°05'48"	1515.00'	29.00'	N 89°13'38" E 29.00'
C154	1°05'50"	1515.00'	29.01'	N 88°07'49" E 29.01'
C155	1°05'52"	1515.00'	29.03'	N 87°01'58" E 29.03'
C156	1°12'46"	1515.00'	32.07'	N 85°52'39" E 32.07'
C157	6°48'44"	1515.00'	180.13'	N 88°40'38" E 180.02'
C158	1°14'12"	1485.00'	32.05'	N 87°08'43" W 32.05'
C159	1°07'21"	1485.00'	29.09'	N 85°57'56" W 29.09'
C160	1°28'42"	765.00'	19.74'	S 85°46'56" E 19.74'
C161	2°23'59"	765.00'	32.04'	S 87°43'16" E 32.04'
C162	2°43'14"	1485.00'	70.51'	N 86°24'12" W 70.50'
C163	2°23'56"	765.00'	32.03'	N 87°15'29" E 32.03'
C164	1°54'34"	765.00'	25.49'	N 85°06'14" E 25.49'
C165	0°08'20"	1485.00'	3.60'	S 84°13'07" W 3.60'
C166	1°07'22"	1485.00'	29.10'	S 84°50'58" W 29.10'
C167	1°07'16"	1485.00'	29.06'	S 85°58'16" W 29.06'
C168	1°07'12"	1485.00'	29.03'	S 87°05'30" W 29.03'
C169	91°34'42"	23.00'	36.76'	N 46°14'10" W 32.97'
C170	3°49'32"	1485.00'	99.15'	S 86°03'43" W 99.13'
C171	4°18'30"	765.00'	57.52'	N 86°18'12" E 57.51'
C172	32°07'21"	47.00'	26.35'	N 47°13'08" E 26.01'
C173	38°19'08"	47.00'	31.43'	N 11°59'54" E 30.85'
C174	37°55'19"	47.00'	31.11'	N 26°07'20" W 30.54'

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C175	30°59'44"	47.00'	25.43'	N 60°34'51" W 25.12'
C176	48°58'57"	49.32'	42.16'	S 73°09'21" E 40.89'
C177	42°54'55"	50.18'	37.59'	S 54°54'07" W 36.72'
C178	139°21'31"	47.00'	114.32'	N 6°23'57" W 88.15'
C179	6°06'39"	47.00'	5.01'	N 85°50'59" W 5.01'
C180	1°01'17"	1515.08'	27.01'	N 89°48'31" W 27.01'
C181	1°05'48"	1515.08'	29.00'	S 89°07'57" W 29.00'
C182	1°05'50"	1515.08'	29.01'	S 88°02'08" W 29.01'
C183	1°05'52"	1515.08'	29.03'	S 86°56'17" W 29.03'
C184	1°05'56"	1515.08'	29.06'	S 85°50'22" W 29.06'
C185	1°08'27"	1515.08'	30.17'	S 84°43'11" W 30.17'
C186	6°33'11"	1515.08'	173.28'	S 87°25'33" W 173.19'
C187	2°29'41"	735.01'	32.00'	N 89°31'53" E 32.00'
C188	2°15'46"	735.01'	29.03'	S 88°05'24" E 29.03'
C189	1°54'56"	735.01'	24.57'	S 86°00'03" E 24.57'
C190	0°10'16"	1514.97'	4.52'	N 85°07'43" W 4.52'
C191	1°12'51"	1514.97'	32.11'	N 85°49'16" W 32.10'
C192	6°40'23"	735.01'	85.60'	S 88°22'46" E 85.55'
C193	1°23'07"	1514.97'	36.63'	N 85°44'08" W 36.63'
C194	2°24'00"	765.00'	32.04'	N 86°41'16" E 32.04'
C195	2°10'51"	765.00'	29.12'	N 84°23'51" E 29.12'
C196	0°02'01"	765.00'	0.45'	N 83°17'25" E 0.45'
C197	3°23'05"	485.00'	28.65'	S 84°57'57" W 28.65'
C198	3°25'38"	485.00'	29.01'	S 88°22'18" W 29.01'
C199	3°25'45"	485.00'	29.03'	N 88°12'00" W 29.02'
C200	2°19'05"	485.00'	19.62'	N 85°19'35" W 19.62'
C201	0°56'16"	765.00'	12.52'	S 84°38'10" E 12.52'
C202	4°36'52"	765.00'	61.61'	N 85°34'50" E 61.59'
C203	12°33'33"	485.00'	106.31'	S 89°33'11" W 106.10'
C204	47°58'25"	49.63'	41.55'	S 88°12'00" E 40.35'
C205	32°10'02"	47.00'	26.39'	N 31°35'11" E 26.04'
C206	38°10'28"	47.00'	31.31'	N 3°35'04" W 30.74'
C207	38°01'31"	47.00'	31.19'	N 41°41'03" W 30.62'
C208	32°50'03"	47.00'	26.93'	N 77°06'50" W 26.57'
C209	47°48'44"	49.53'	41.33'	S 42°51'57" W 40.14'

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C210	141°12'04"	47.00'	115.83'	N 22°55'50" W 88.66'
C211	2°30'12"	734.99'	32.11'	S 85°40'33" E 32.11'
C212	0°15'25"	734.99'	3.29'	S 84°17'45" E 3.29'
C213	2°52'21"	515.00'	25.82'	N 85°36'13" W 25.82'
C214	3°13'42"	515.00'	29.02'	N 88°39'14" W 29.01'
C215	3°13'40"	515.00'	29.01'	S 88°07'04" W 29.01'
C216	3°13'50"	515.00'	29.04'	S 84°53'19" W 29.03'
C217	0°00'18"	735.05'	0.06'	N 83°16'33" E 0.06'
C218	2°30'16"	735.00'	32.13'	N 84°31'50" E 32.12'
C219	30°08'54"	57.50'	30.26'	N 89°45'45" E 29.91'
C220	3°14'24"	515.00'	29.12'	S 77°02'59" E 29.12'
C221	3°13'43"	515.00'	29.02'	S 80°17'02" E 29.02'
C222	3°13'38"	515.00'	29.01'	S 83°30'42" E 29.00'
C223	3°14'13"	515.00'	29.10'	S 86°44'38" E 29.09'
C224	3°35'49"	515.00'	32.33'	N 89°50'21" E 32.32'
C225	16°47'45"	515.00'	150.97'	S 83°33'41" E 150.43'

PRELIMINARY

PROFESSIONAL LAND SURVEYOR
362256
BRUCE D. PIMPER
STATE OF UTAH

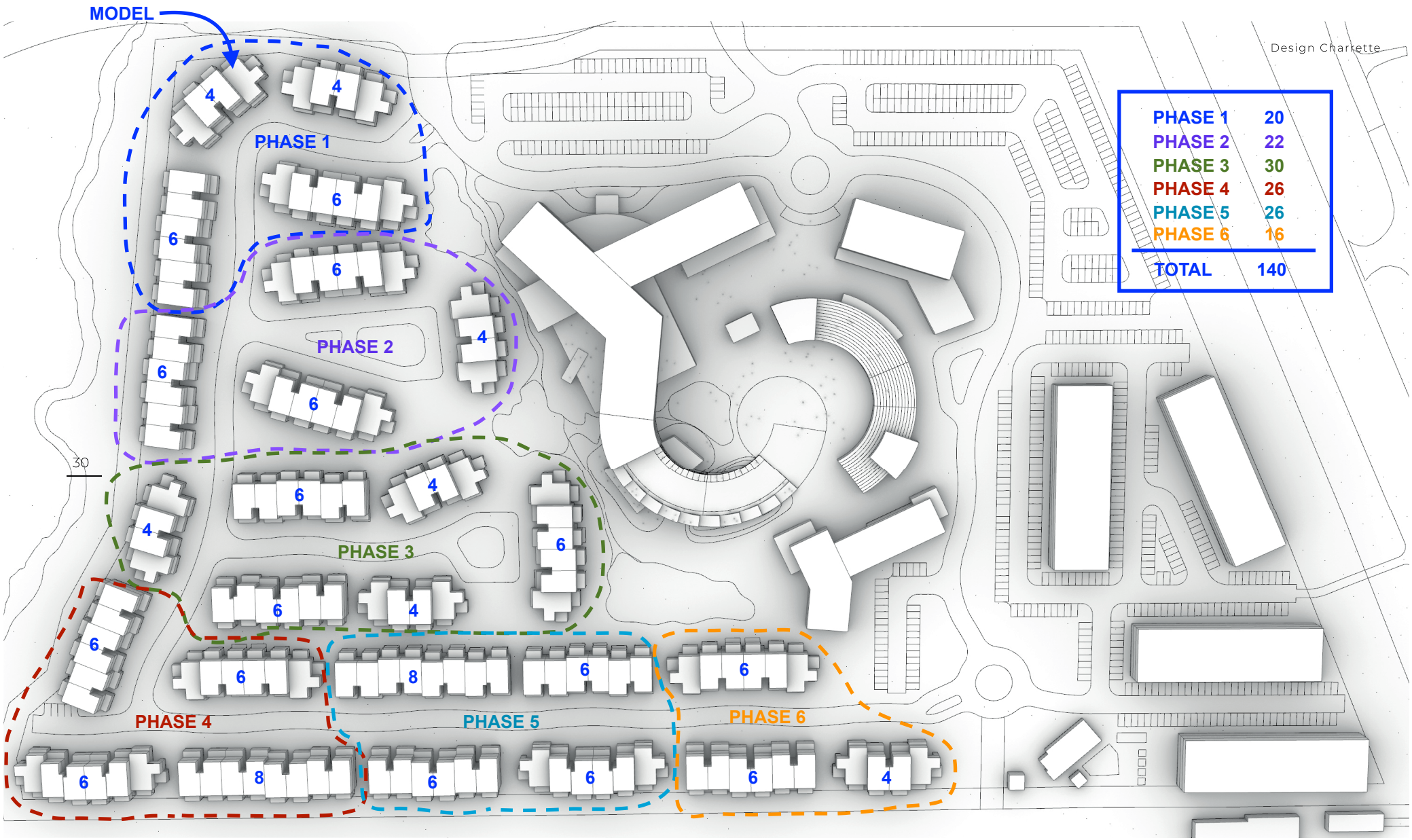
NUMBER _____
ACCOUNT _____
SHEET 4
OF 4 SHEETS

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 4
OF 4 SHEETS

Harvest 140 phasing plan



GVI GOMEZ VAZQUEZ INTERNATIONAL

MASTER PLAN - ILLUSTRATIVE VIEW

Harvest Village

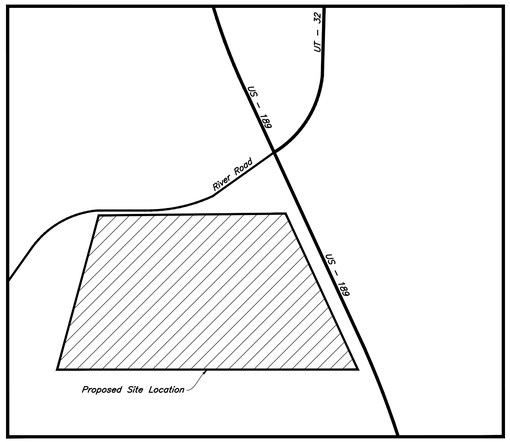
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December 2024

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
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C4.1	Plan & Profile
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C4.3	Plan & Profile
C4.4	Plan & Profile
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C4.7	Plan & Profile
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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

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 tothe 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 locationsupon 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	Bollard	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	TC	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	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fiber Optic	FO
Proposed Conduit Line	C	Existing Fence	X
Proposed Power Line	P	Flowline	
Proposed Gas Line	G	Centerline	
Proposed Fire Line	F	Existing Contour	78
Proposed Fiber Optic	FO	Existing Spot	78.00TA
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number / Sheet Number	XX / XX
Existing Utility Marker			
Existing Post			

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 Cody and Standard Specifications and Drawings ("Standards"). I Understand and agree that:

1. 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.
2. The City's Acknowledgment 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.
3. The City's Acknowledgment 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.
4. The City's Acknowledgment 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

FFKR
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 Morini
Phone Number: 949-903-0401

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°47'34" 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
146 number Lots

REV	DATE	DESCRIPTION

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

24-269 CV

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

Cover Sheet

The Slope
River Road & US Highway 40
Wasatch County Utah

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

19 Aug, 2025

SHEET NO.
C0.0

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 100'

100' 0 100' 200'

Hatch Legend

- Phase 1 (Lots 6–25, Roods, 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)

RIVER ROAD

US HIGHWAY 40

Lot 1 Future Parking

Building 6 8,847 sf

Lot 2

Lot 5 Future Commercial Development

Building 1 296,264 sf

Building 5 2,500 sf

Building 4 17,830 sf

Building 3 14,830 sf

Building 2 20,391 sf

Lot 3 Future Multifamily Housing

Sewer Lift Station

Lot 4

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Phase 6

Lucky Bill Lane

Reward Cir

King Court

Bandana Way

Slope Drive

30' SETBACK

30' EASEMENT

BOX LOCKED

Barn

Barn

General Site 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. 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.
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. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Heber City Standard Notes

1. 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 Wahlen & 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.

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.

Survey Control Note:

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 completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data 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 hard improvement elevations included on these plans or on electronic data 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 any construction staking.

REV	DATE	DESCRIPTION

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

24-269 SP – Phasing

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

Phasing Map

The Slope

River Road & US Highway 40
Wasatch County Utah

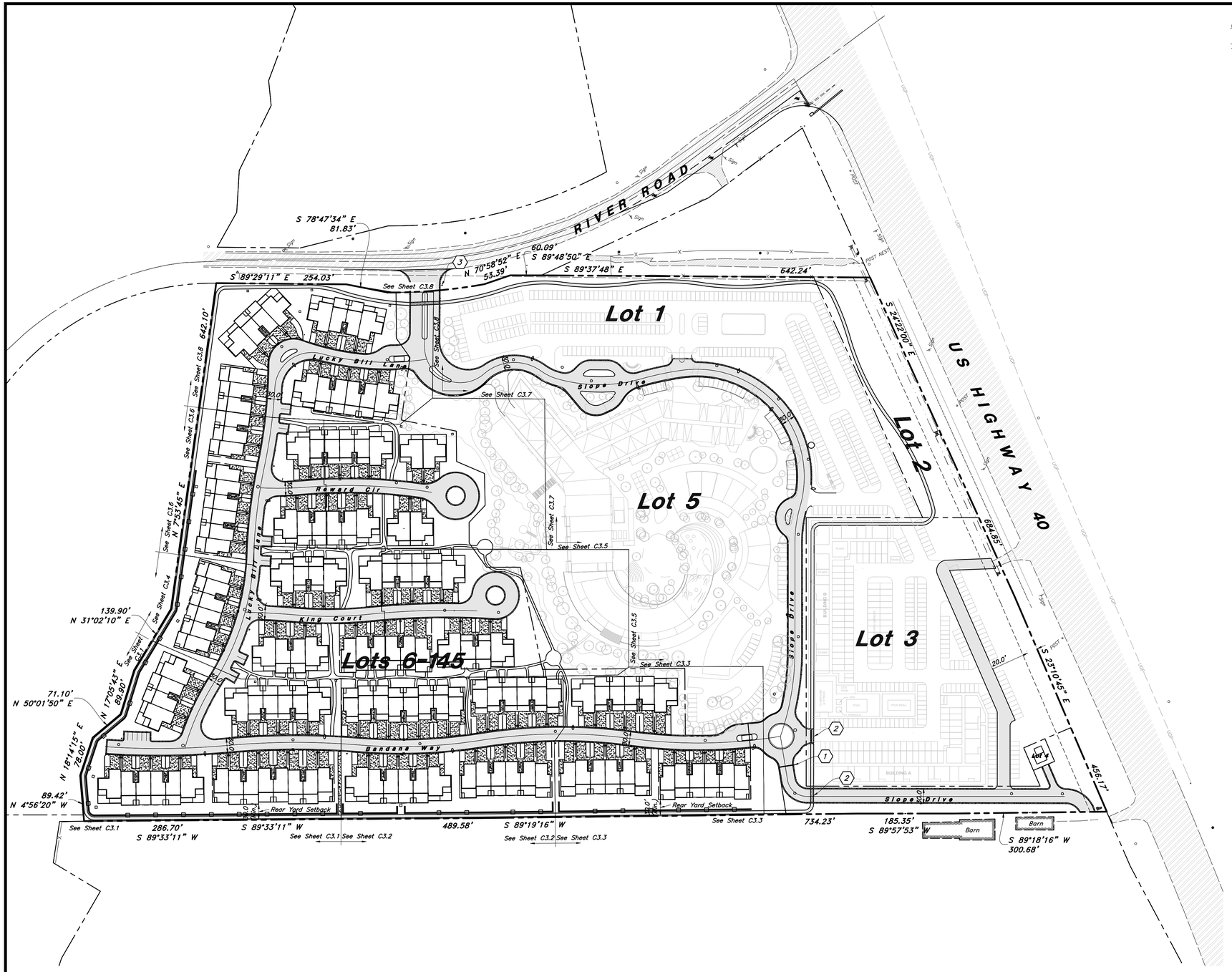
PROFESSIONAL ENGINEER No. 11... STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.

C0.1



CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 100'

100' 0 100' 200'

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:

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 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.
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	
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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	-X-
Proposed Fence	-X-	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	XX / XX

REV	DATE	DESCRIPTION

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

24-269 SP

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

Overall Site Plan

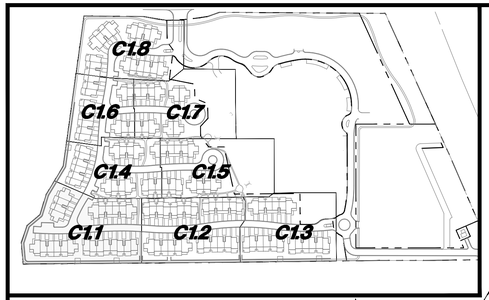
The Slope

River Road & US Highway 40
Wasatch County, Utah

PROFESSIONAL ENGINEER No. 11... STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C1.0



Site Key Map

Scale: Not Set

Legend

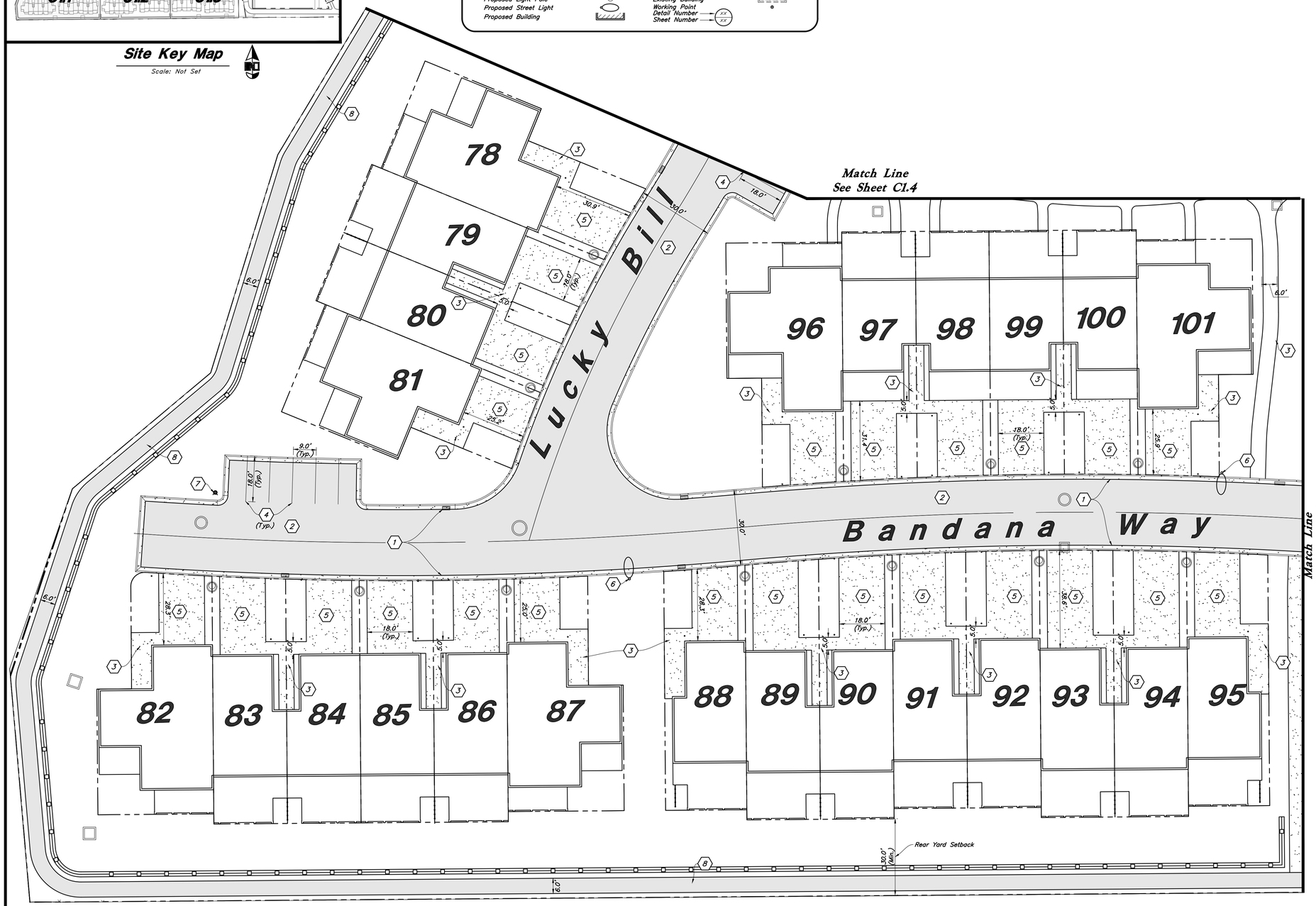
Proposed Curb & Gutter		Existing Power Pole	
Proposed Asphalt		Existing Power Pole w/ Guy	
Proposed Concrete		Existing Post	
Proposed Truncated Domes		Existing Improvements	
Proposed Inlet Box		Existing Asphalt	
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Sawcut Line		Existing Street Light	
Proposed Light Pole		Existing Building	
Proposed Street Light		Working Point	
Proposed Building		Detail Number / Sheet Number	XX / XX

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'



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

General Site 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.
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REV	DATE	DESCRIPTION

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

24–269 SP

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

Site Plan

The Slope

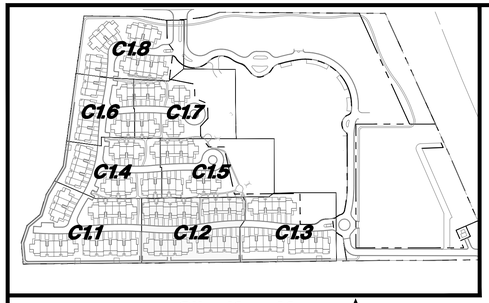
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11[illegible]
JARED D. WAHLEN
STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C1.1

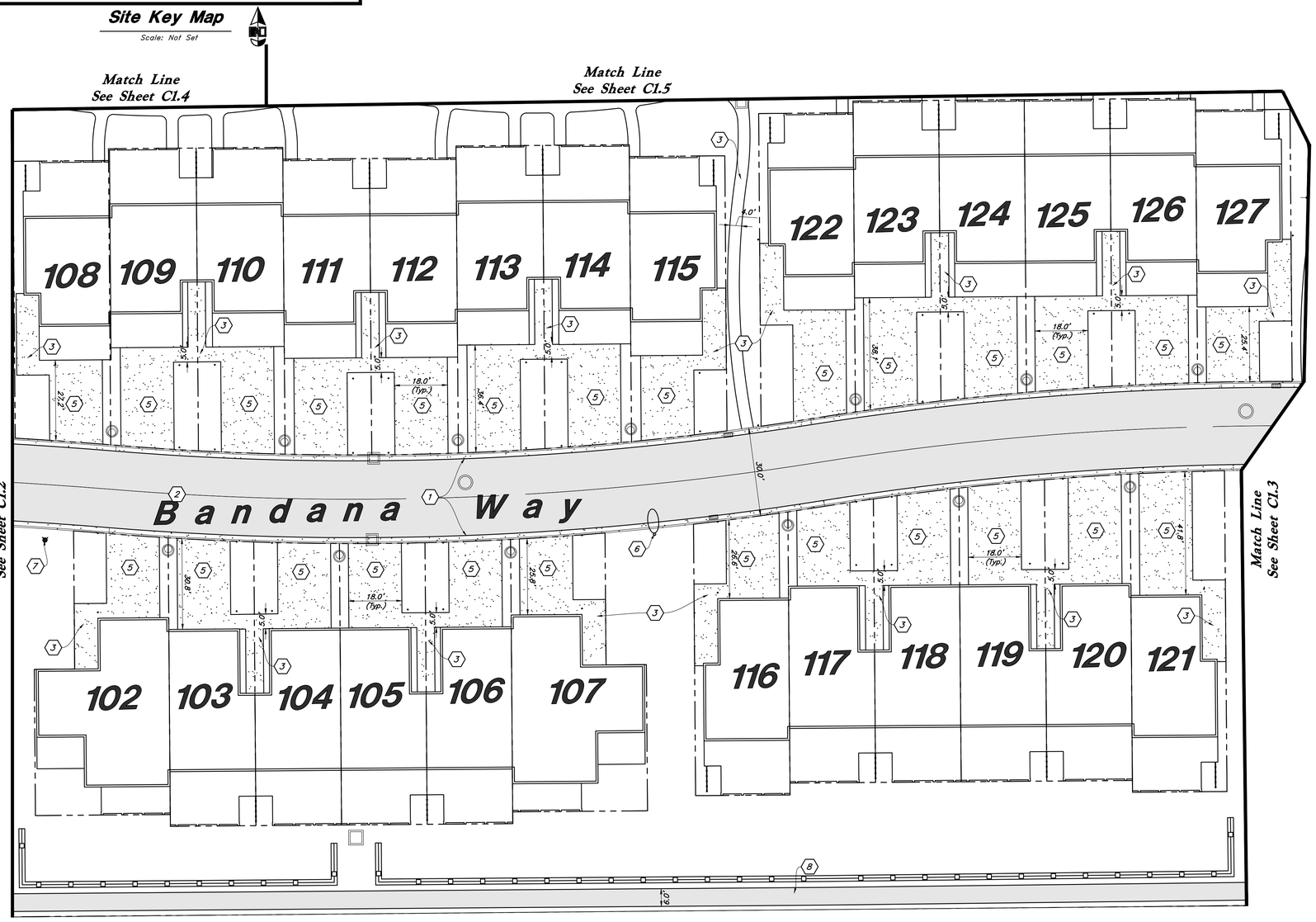


Site Key Map

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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	XX / XX



CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'

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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REV	DATE	DESCRIPTION

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

24–269 SP

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

Site Plan

The Slope

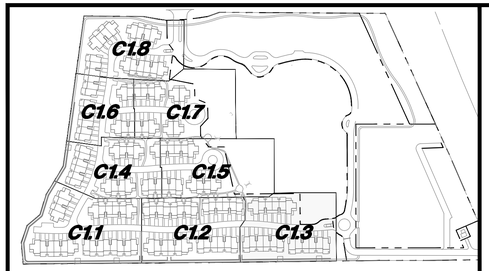
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11[illegible]
JAMES R. LAND
STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C1.2



Site Key Map

Scale: Not Set

Legend

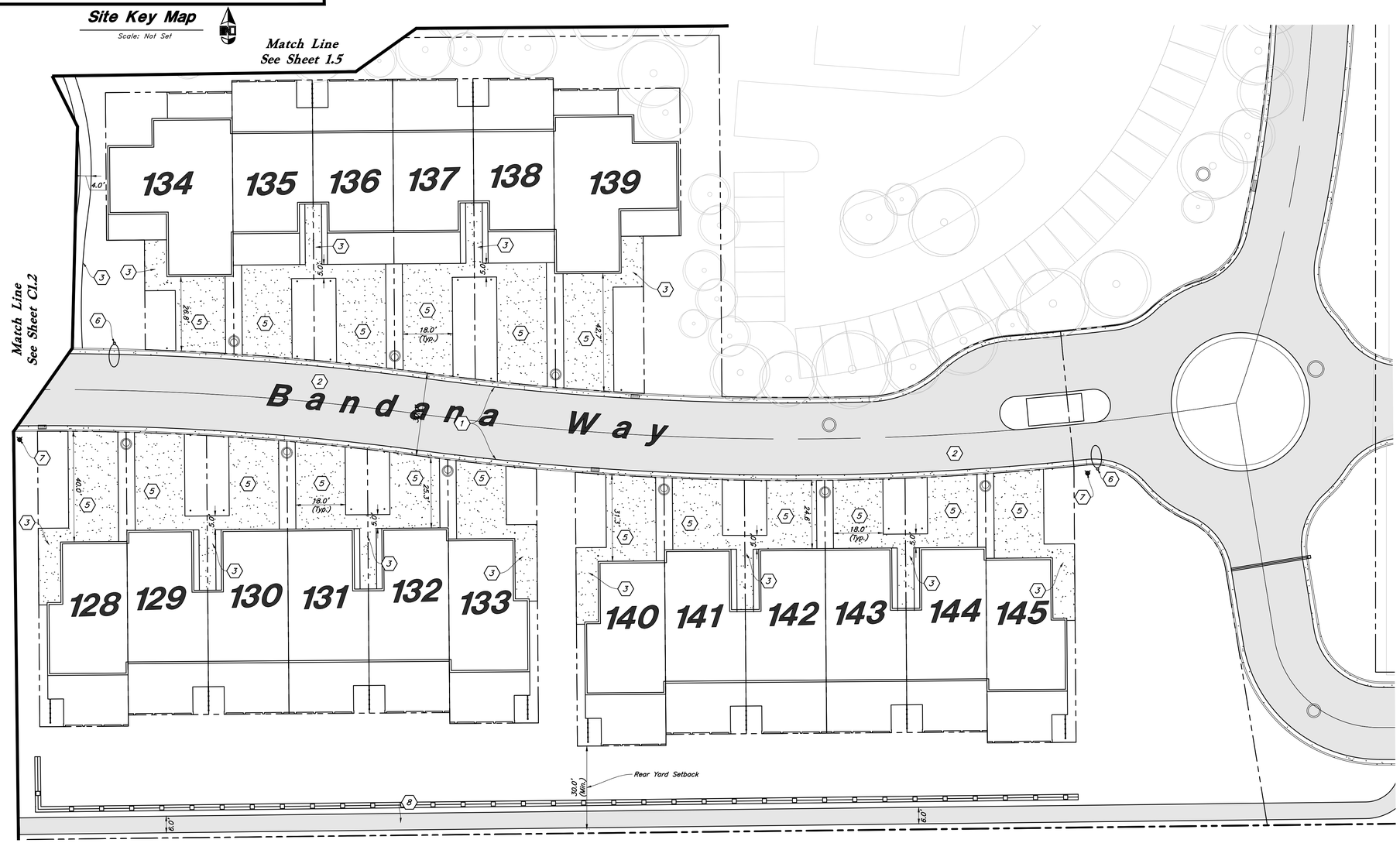
Proposed Curb & Gutter		Existing Power Pole	
Proposed Asphalt		Existing Power Pole w/ Guy	
Proposed Concrete		Existing Post	
Proposed Truncated Domes		Existing Improvements	
Proposed Inlet Box		Existing Asphalt	
Proposed Catch Basin		Existing Concrete	
Proposed Manhole		Existing Inlet Box	
Proposed Transformer		Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
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	XX / XX

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'



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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REV	DATE	DESCRIPTION

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

24–269 SP

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

Site Plan

The Slope

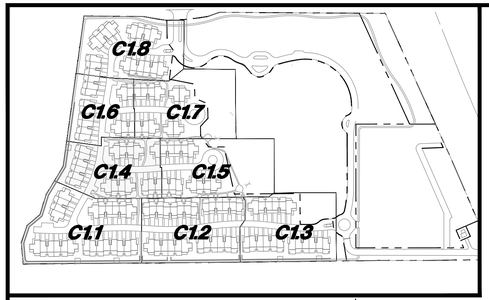
River Road & US Highway 40
Wasatch County, Utah

PROFESSIONAL ENGINEER No. 11 CHRISTOPHER D. LAND STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C1.3

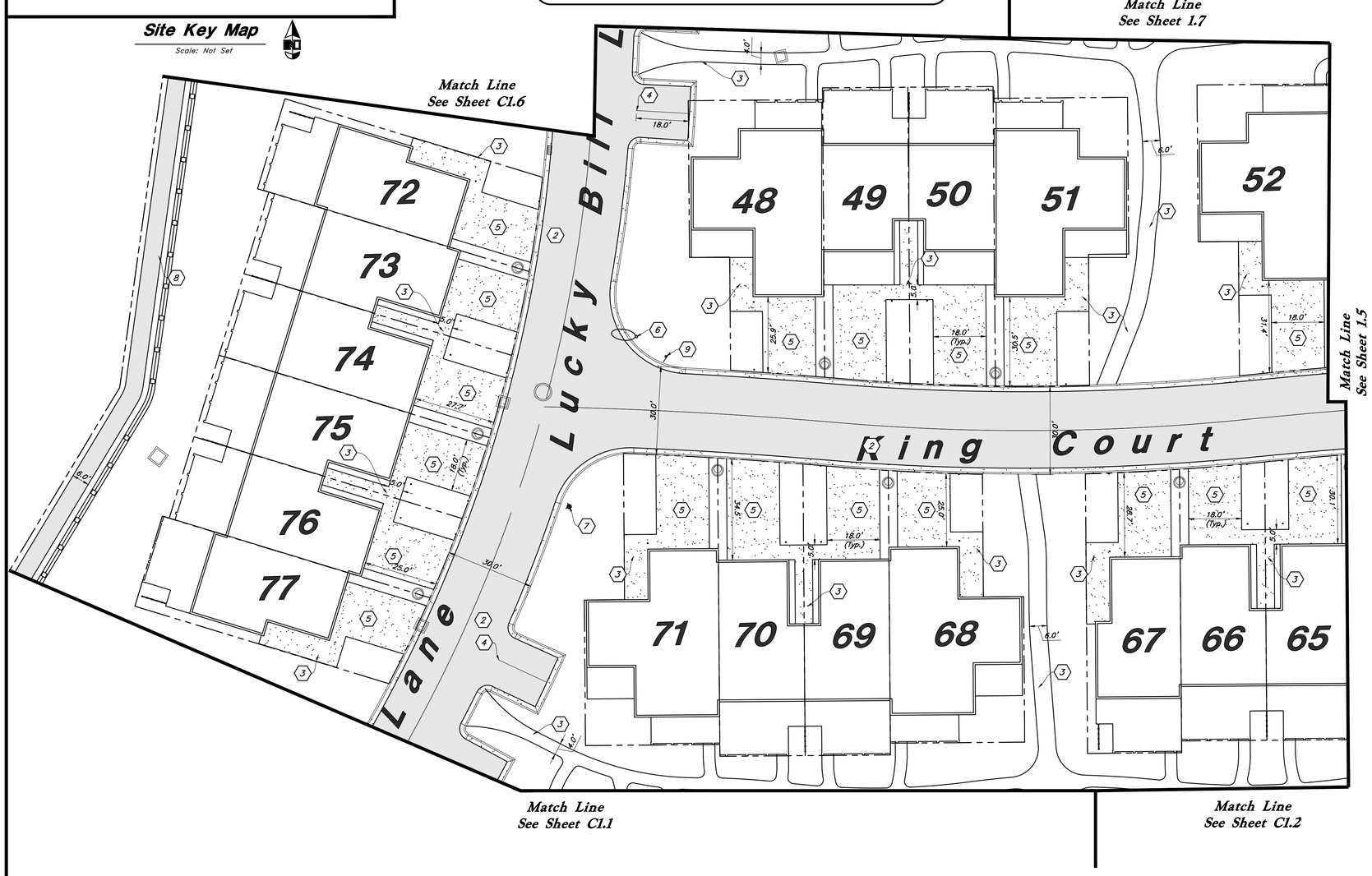


Site Key Map

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 Asphalt	
Proposed Catch Basin		Existing Concrete	
Proposed Manhole		Existing Inlet Box	
Proposed Transformer		Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
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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	XX / XX



CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'

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
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REV	DATE	DESCRIPTION

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

24–269 SP

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

Site Plan

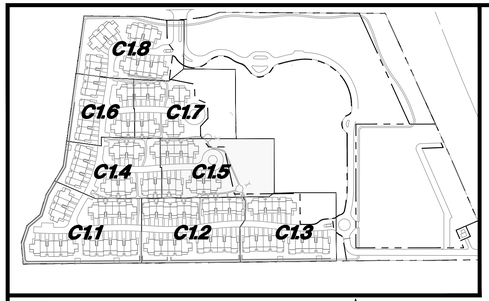
The Slope

River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11 ANDERSON WAHLEN STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C1.4

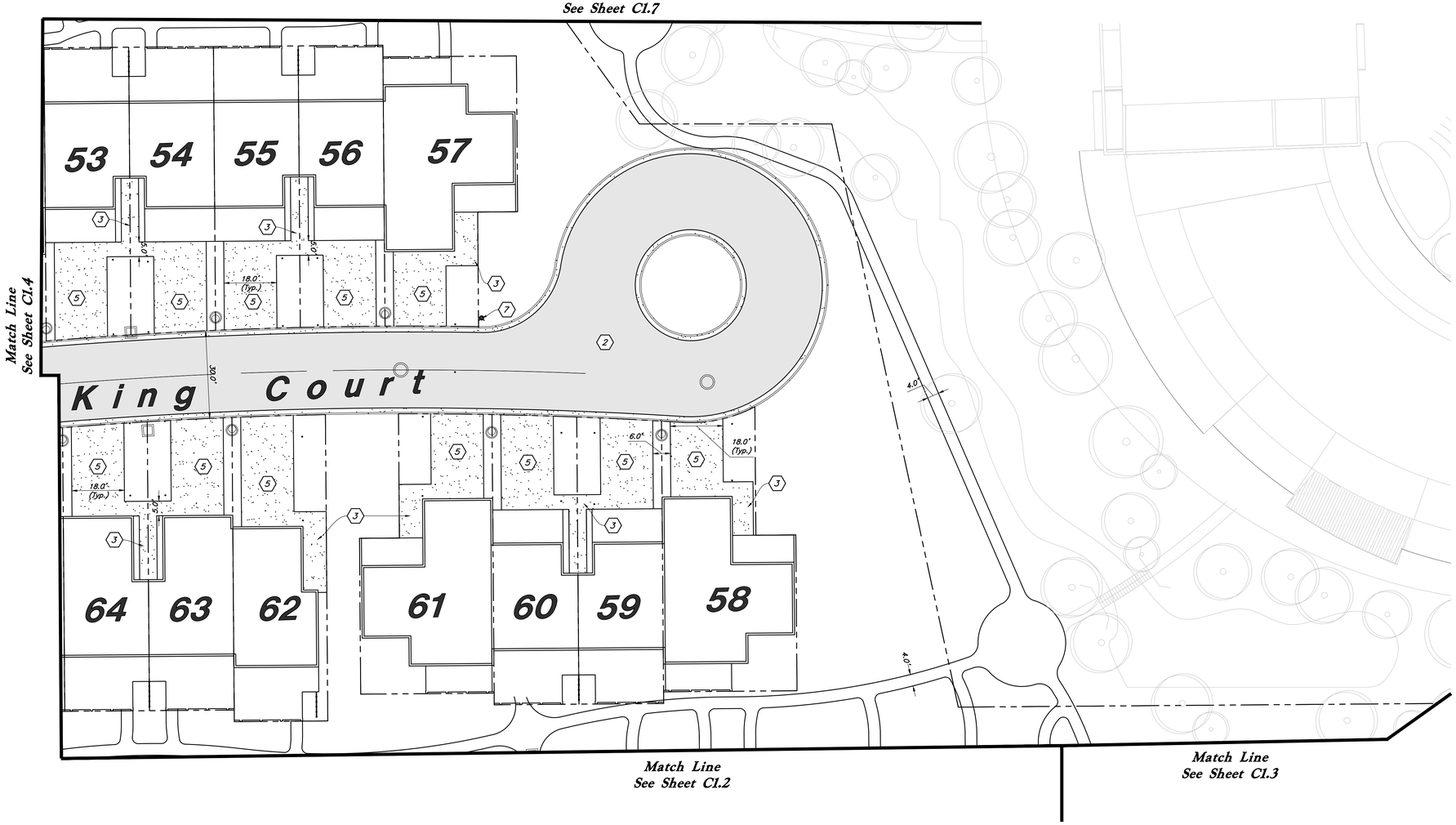


Site Key Map

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	
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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	XX / XX



CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'

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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REV	DATE	DESCRIPTION

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

24–269 SP

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

Site Plan

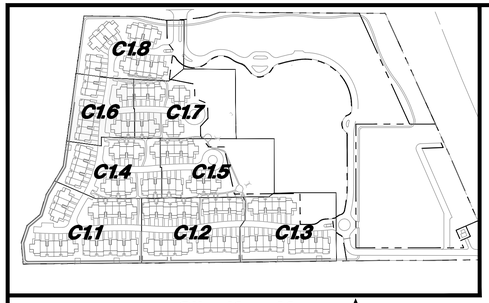
The Slope

River Road & US Highway 40
Wasatch County, Utah

PROFESSIONAL ENGINEER No. 11 STATE OF UTAH — For Review Only

19 Aug, 2025

SHEET NO.
C1.5

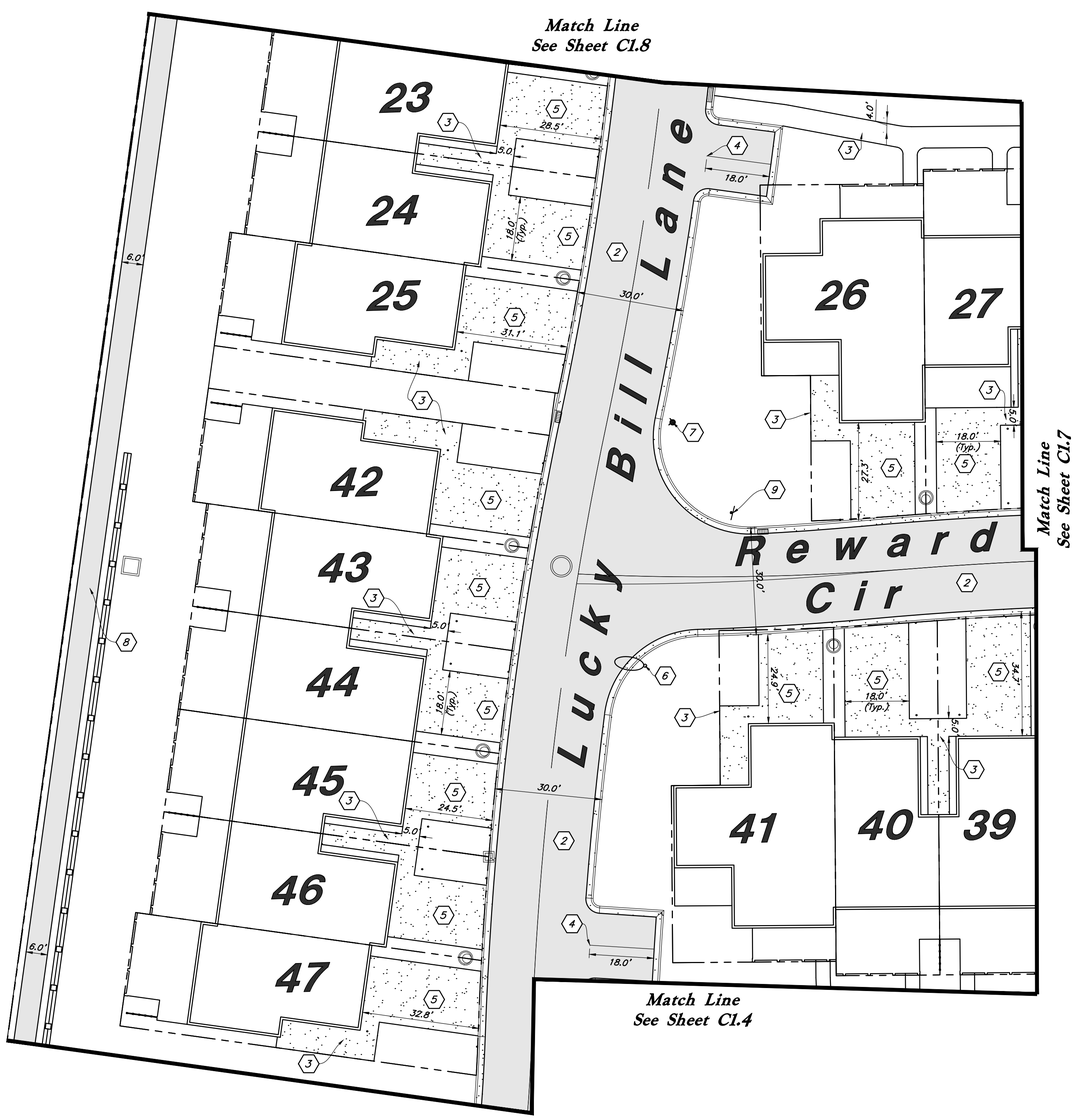


Site Key Map

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	
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Sawcut Line		Existing Street Light	
Proposed Light Pole		Existing Building	
Proposed Street Light		Working Point	
Proposed Building		Detail Number / Sheet Number	XX / XX



CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'

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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) 521-8529 - AWAengineering.net

Site Plan

The Slope

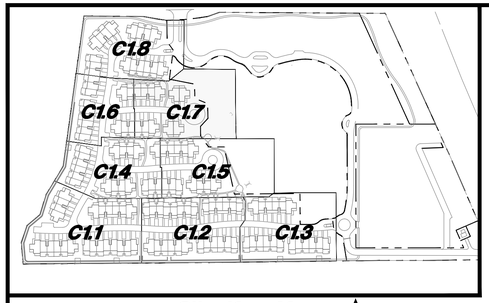
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11 CHRISTOPHER D. GLAND STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C1.6

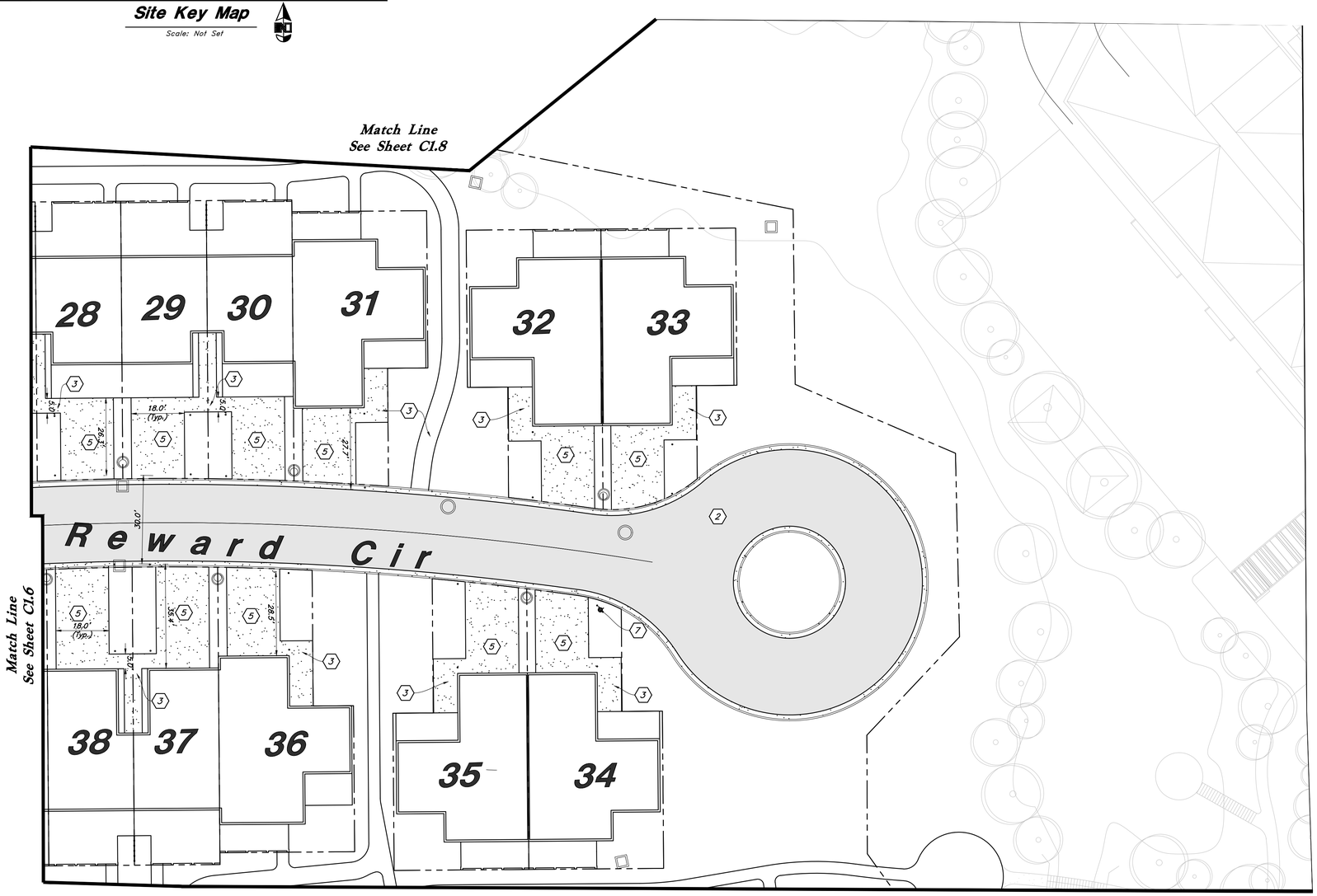


Site Key Map

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	FH
Proposed Combo Box		Existing Water Valve	WV
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	XX / XX



CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'

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

General Site 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. 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.
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

Construction Survey Note:

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Survey Control Note:

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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.

REV	DATE	DESCRIPTION

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

24–269 SP

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

Site Plan

The Slope

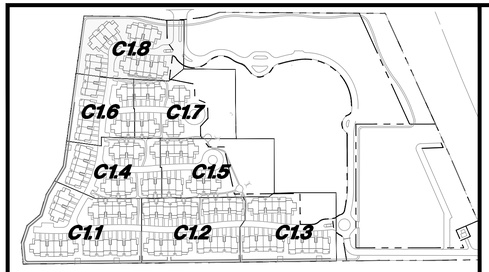
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11[illegible] JARED B. ALLAND STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C1.7

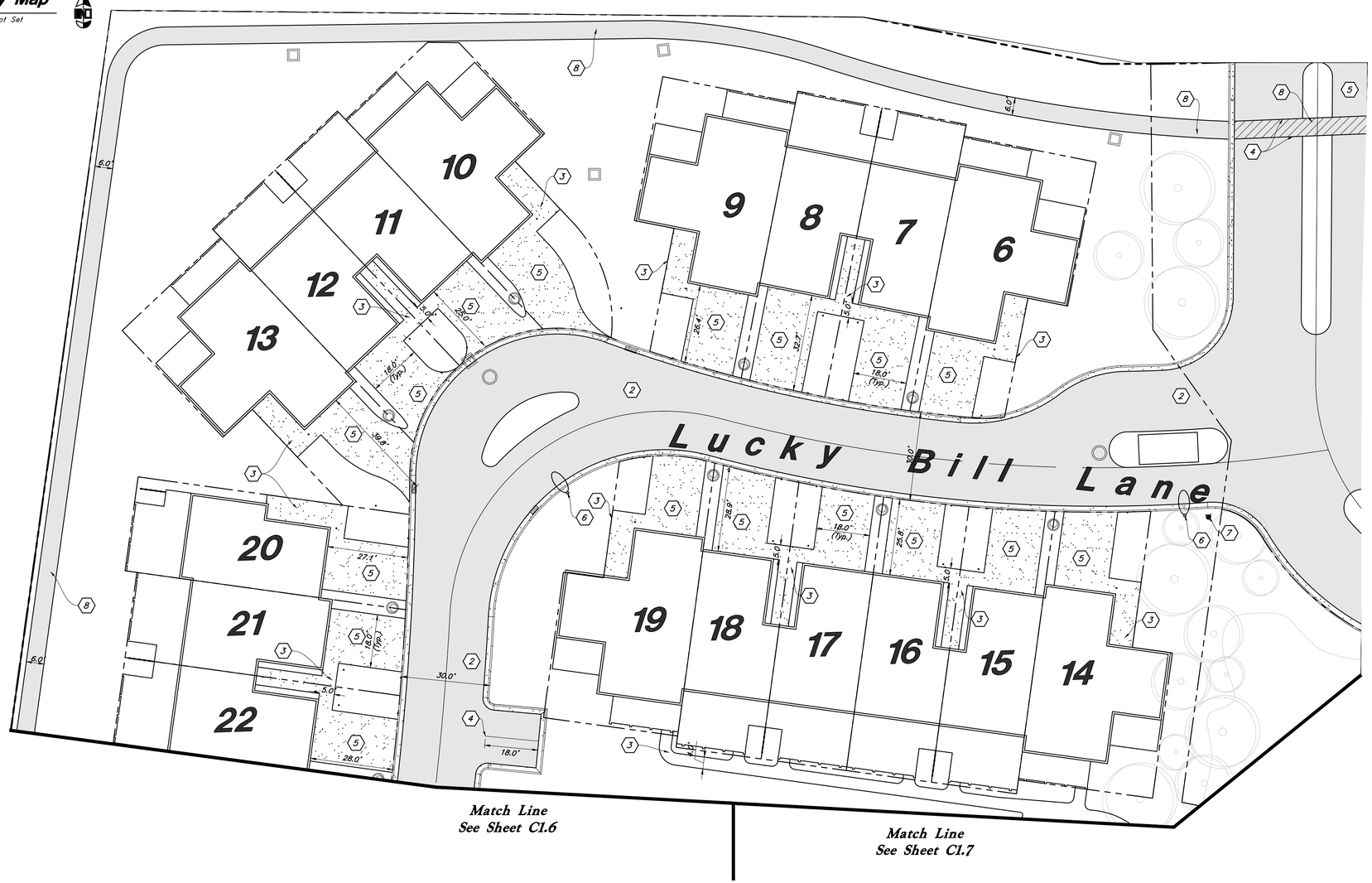


Site Key Map

Scale: Not Set

Legend

Proposed Curb & Gutter		Existing Power Pole	
Proposed Asphalt		Existing Power Pole w/ Guy	
Proposed Concrete		Existing Post	
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Proposed Building		Detail Number / Sheet Number	XX / XX



Match Line
See Sheet C1.6

Match Line
See Sheet C1.7

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. 24" APWA Type G Curb & Gutter
2. Const. Asphalt Paving
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REV	DATE	DESCRIPTION

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

24–269 SP

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

Site Plan

The Slope

River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11[illegible]8
JARED D. ALLAND
STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C1.8



CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 100'

100' 0 100' 200'

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 permitee.
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.
(1) 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.
(2) 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.

(3) 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:
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

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

REV	DATE	DESCRIPTION

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

24-269 GR - Sheets

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

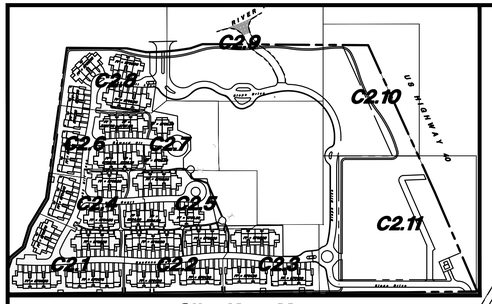
Overall Grading Plan

The Slope
River Road & US Highway 40
Wasatch County, Utah

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

19 Aug, 2025

SHEET NO.
C2.0



Site Key Map

Scale: Not Set

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'

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

Match Line
See Sheet C2.4

FF = 5703.70

FF = 5702.00

FF = 5703.50

FF = 5701.75

Match Line
See Sheet C2.2

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James Copeland, P.E. No. 11161778 Date

REV	DATE	DESCRIPTION

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

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

Grading Plan

The Slope

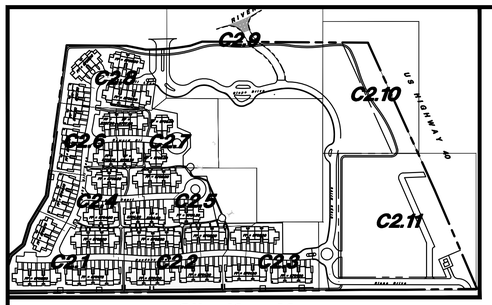
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11161778 JAMES R. COPELAND STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C2.1



Site Key Map

Scale: Not Set

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'

Match Line
See Sheet C2.4

Match Line
See Sheet C2.5

Match Line
See Sheet C2.2

Match Line
See Sheet C2.3

FF = 5702.00

FF = 5702.00

FF = 5701.00

FF = 5701.00

Bandana Way

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

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Angstrom Development Group
24-269 GR – Sheets

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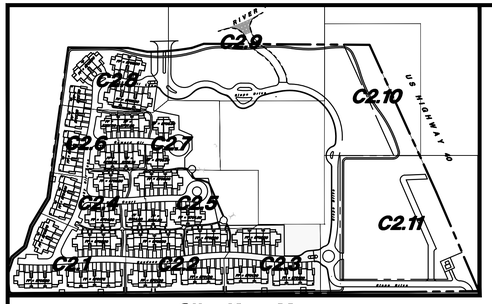
Grading Plan

The Slope
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
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JAMES A. COPELAND
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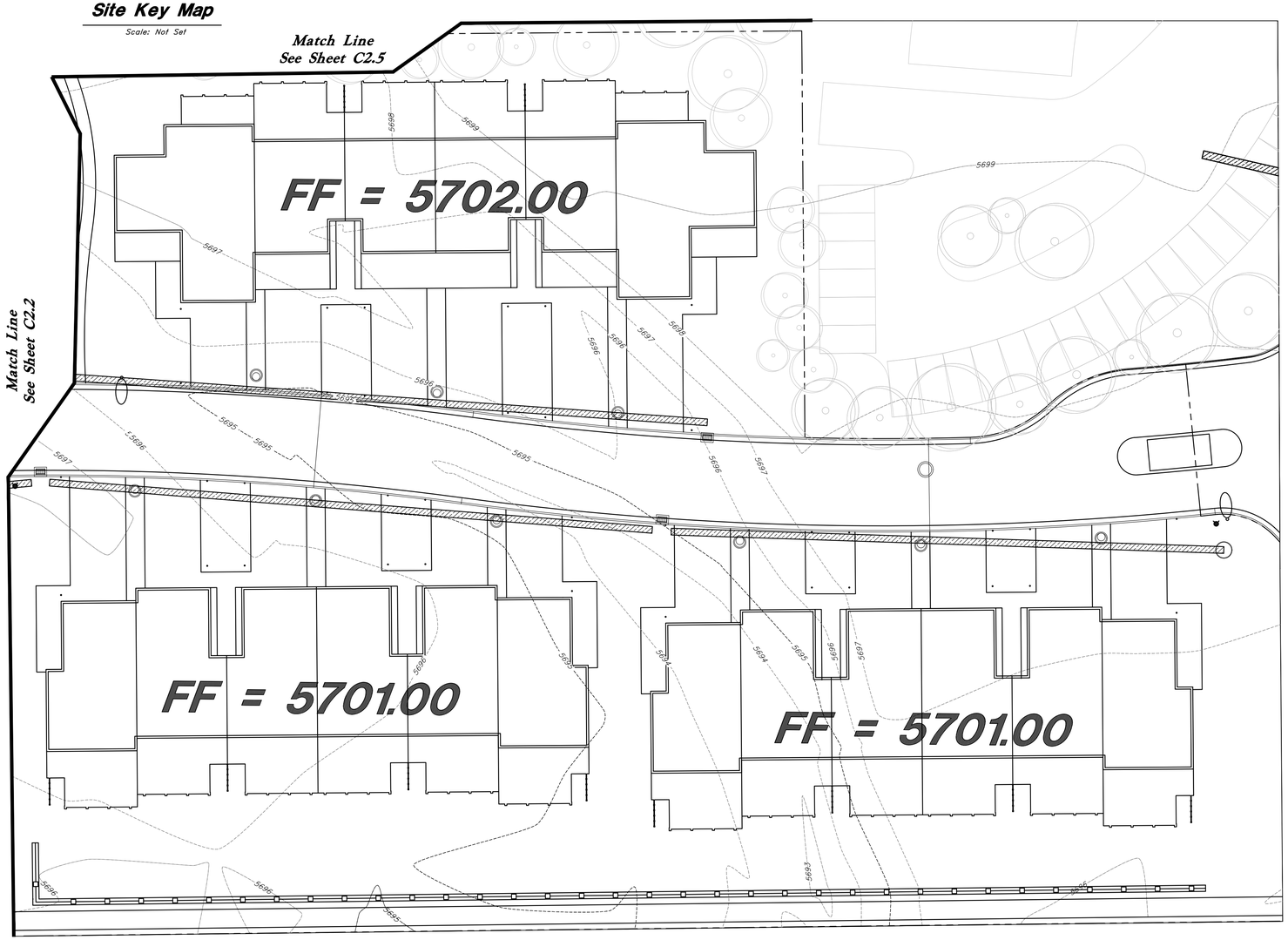
19 Aug, 2025

SHEET NO.
C2.2



Site Key Map

Scale: Not Set



Scale: 1" = 20'

20' 0 20' 40'

CITY ENGINEER ACCEPTANCE

Signature Date

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Angstrom Development Group
24-269 GR - Sheets

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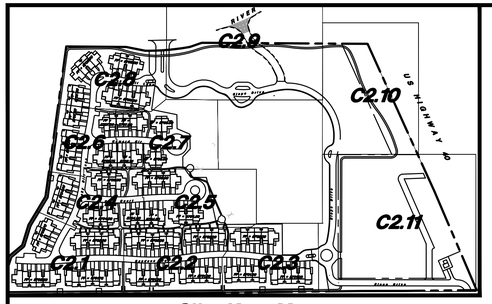
Grading Plan

The Slope
River Road & US Highway 40
Wasatch County Utah

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

19 Aug, 2025

SHEET NO.
C2.3



Site Key Map

Scale: Not Set

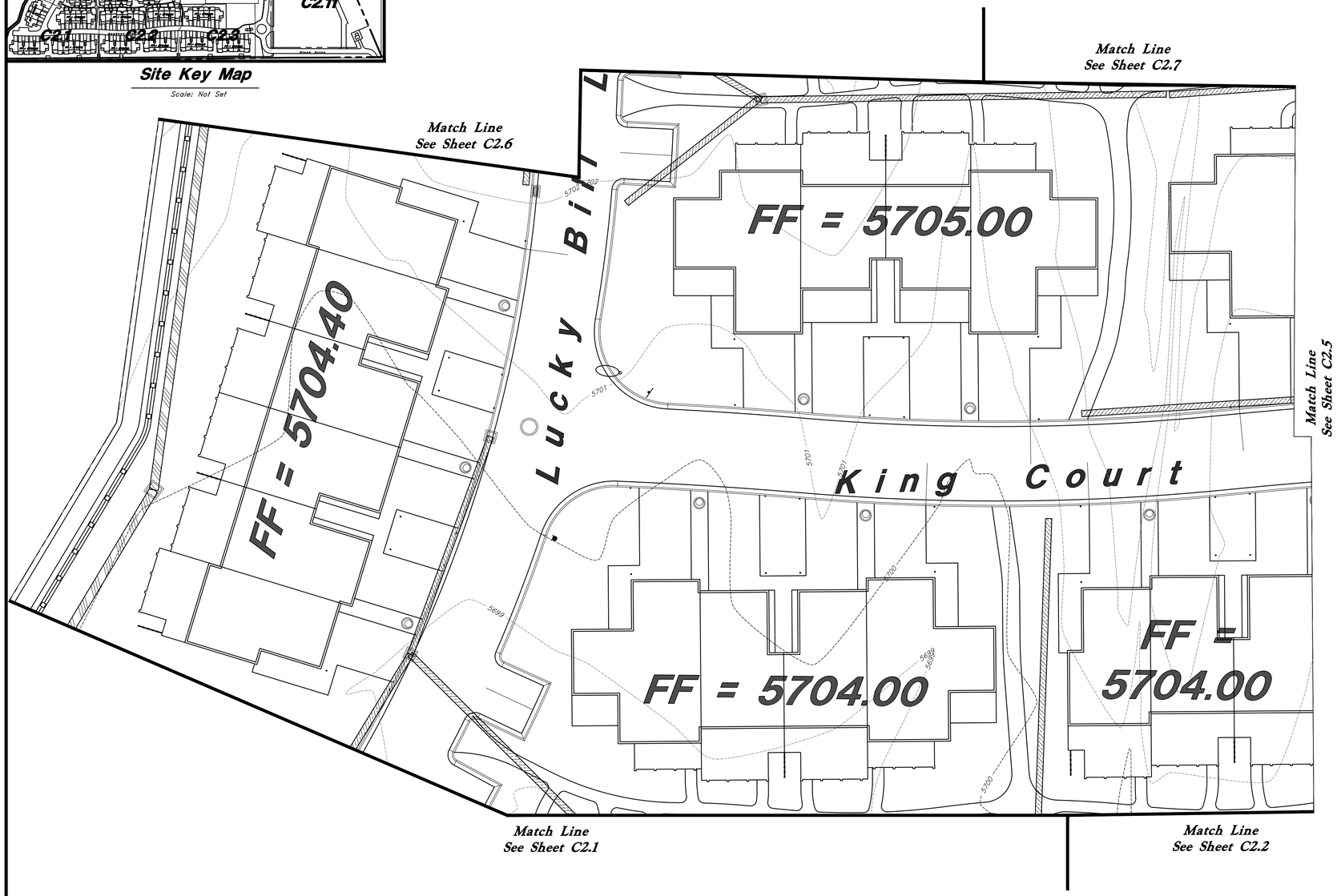
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24-269 GR – Sheets

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Grading Plan

The Slope

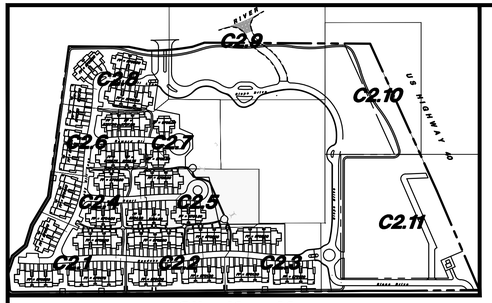
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11161778 JAMES A. COPELAND STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C2.5



Site Key Map

Scale: Not Set

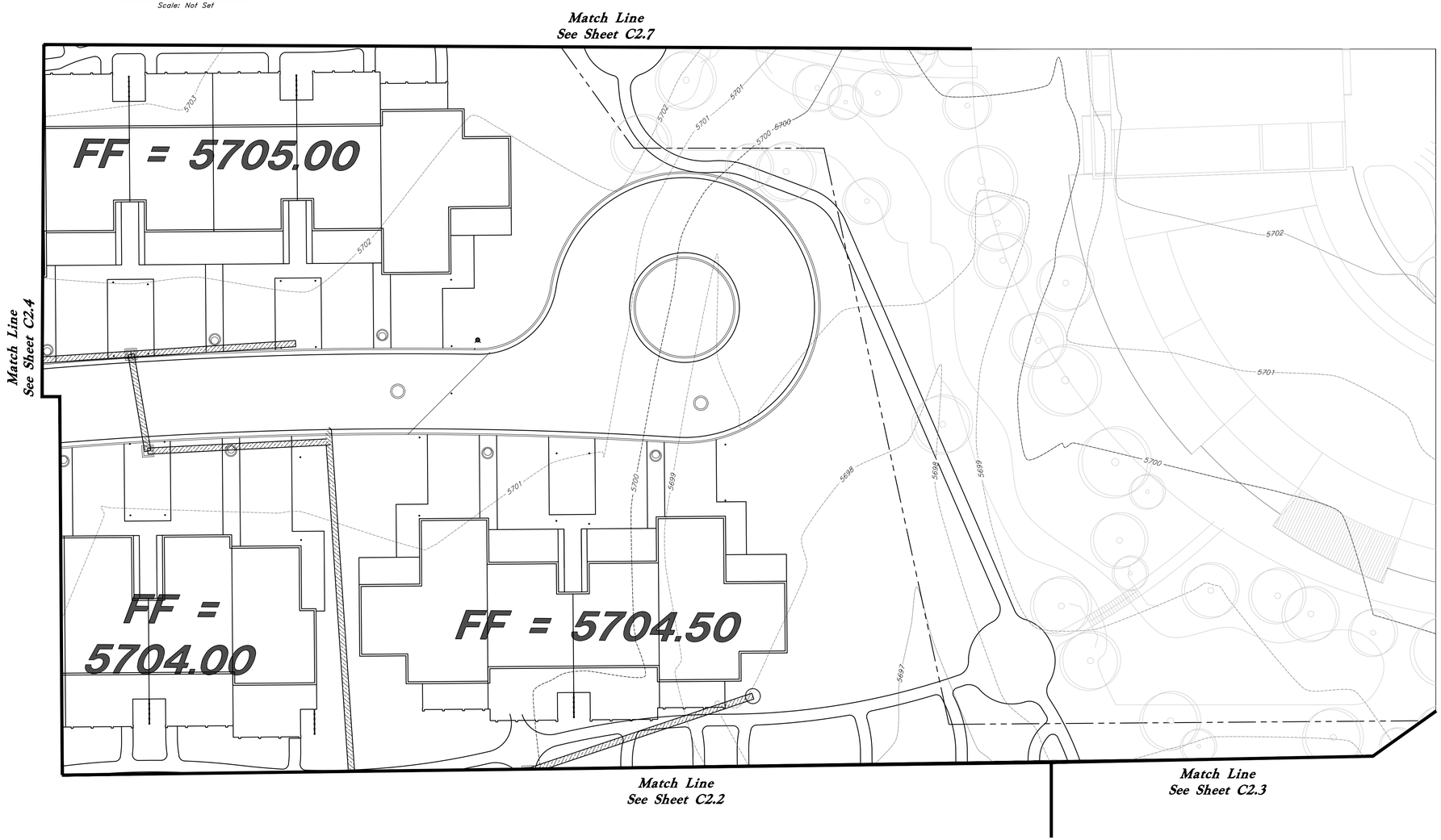
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Client Name:
Angstrom Development Group
24-269 GR - Sheets

2010 North Redwood Road, Salt Lake City, Utah 84116
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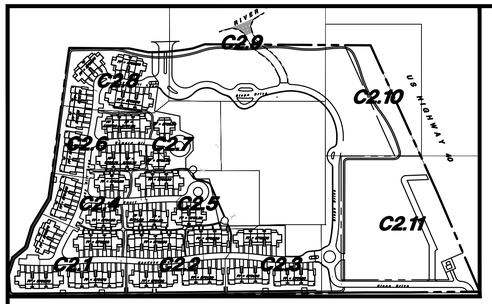
The Slope

River Road & US Highway 40
Wasatch County Utah

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

19 Aug, 2025

SHEET NO.
C2.5



Site Key Map

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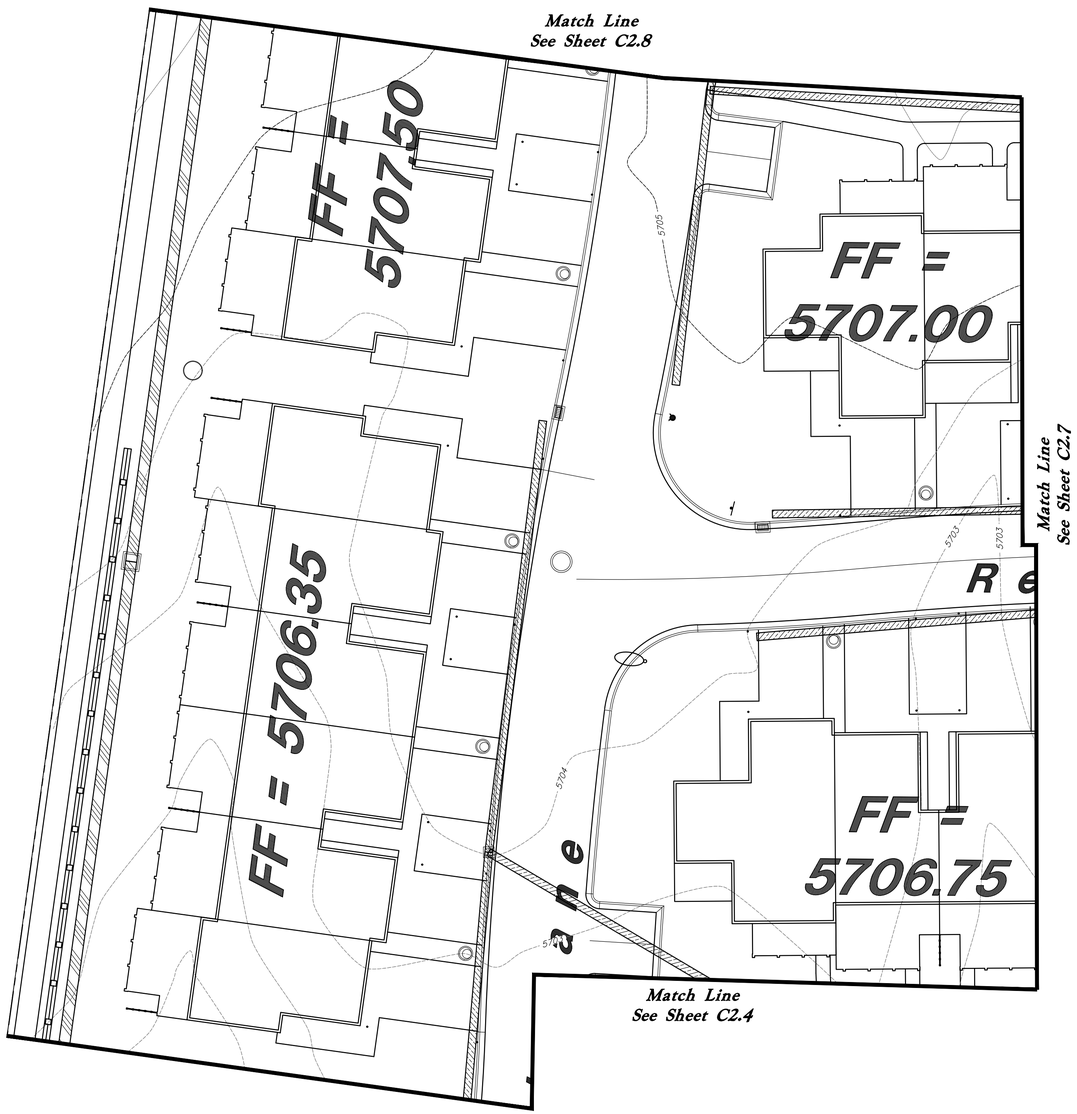
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Drafted by: AL
Client Name:
Angstrom Development Group

24-269 GR – Sheets

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(801) 521-8529 - AWAengineering.net

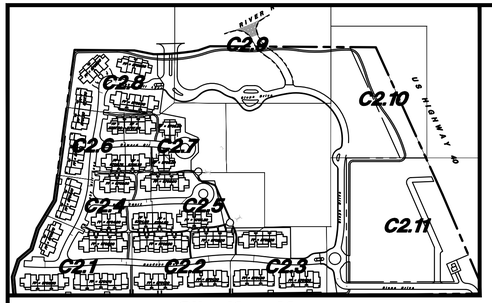
Grading Plan

The Slope
River Road & US Highway 40
Wasatch County Utah

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

19 Aug, 2025

SHEET NO.
C2.6



Site Key Map

Scale: Not Set

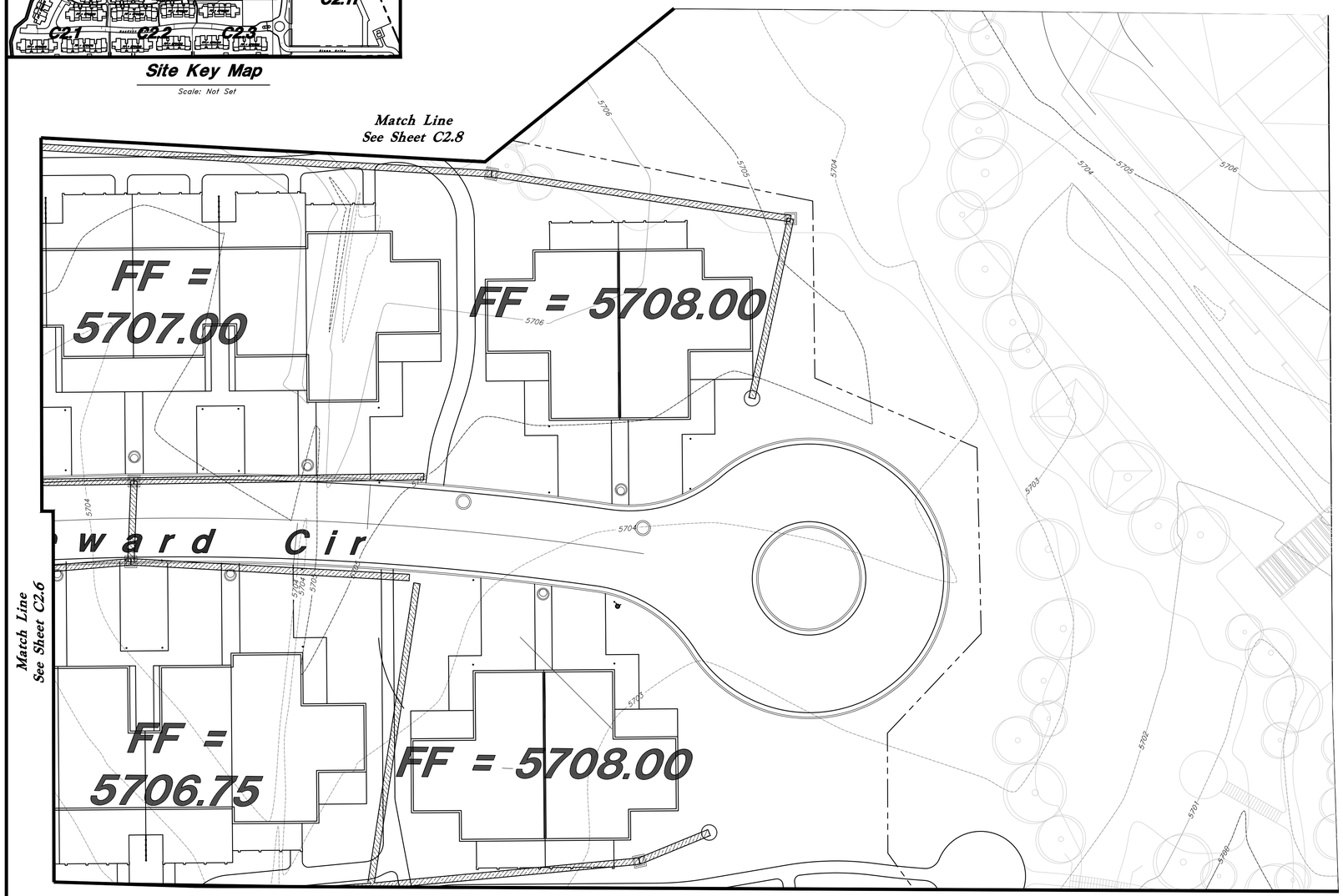
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CITY ENGINEER ACCEPTANCE

Signature Date

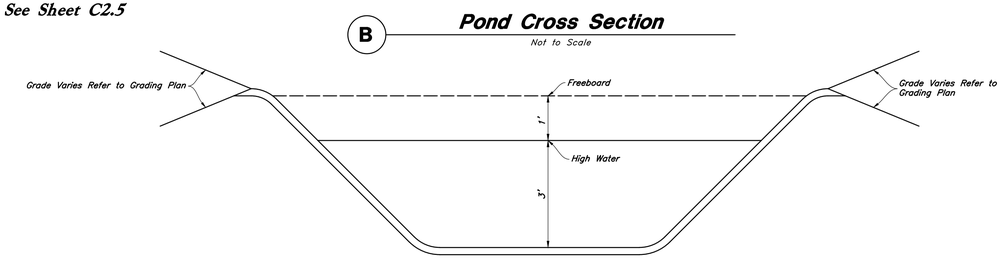
Scale: 1" = 20'

20' 0 20' 40'



B **Pond Cross Section**

Not to Scale



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

REV	DATE	DESCRIPTION

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

24-269 GR – Sheets

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

Grading Plan

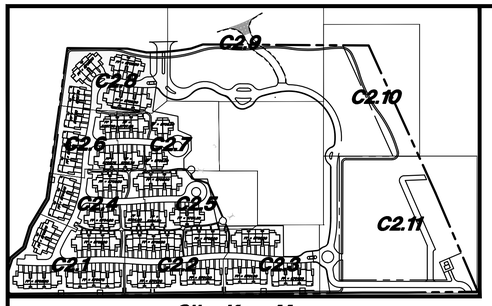
The Slope

River Road & US Highway 40
Wasatch County Utah

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

19 Aug, 2025

SHEET NO.
C2.7



Site Key Map

Scale: Not Set

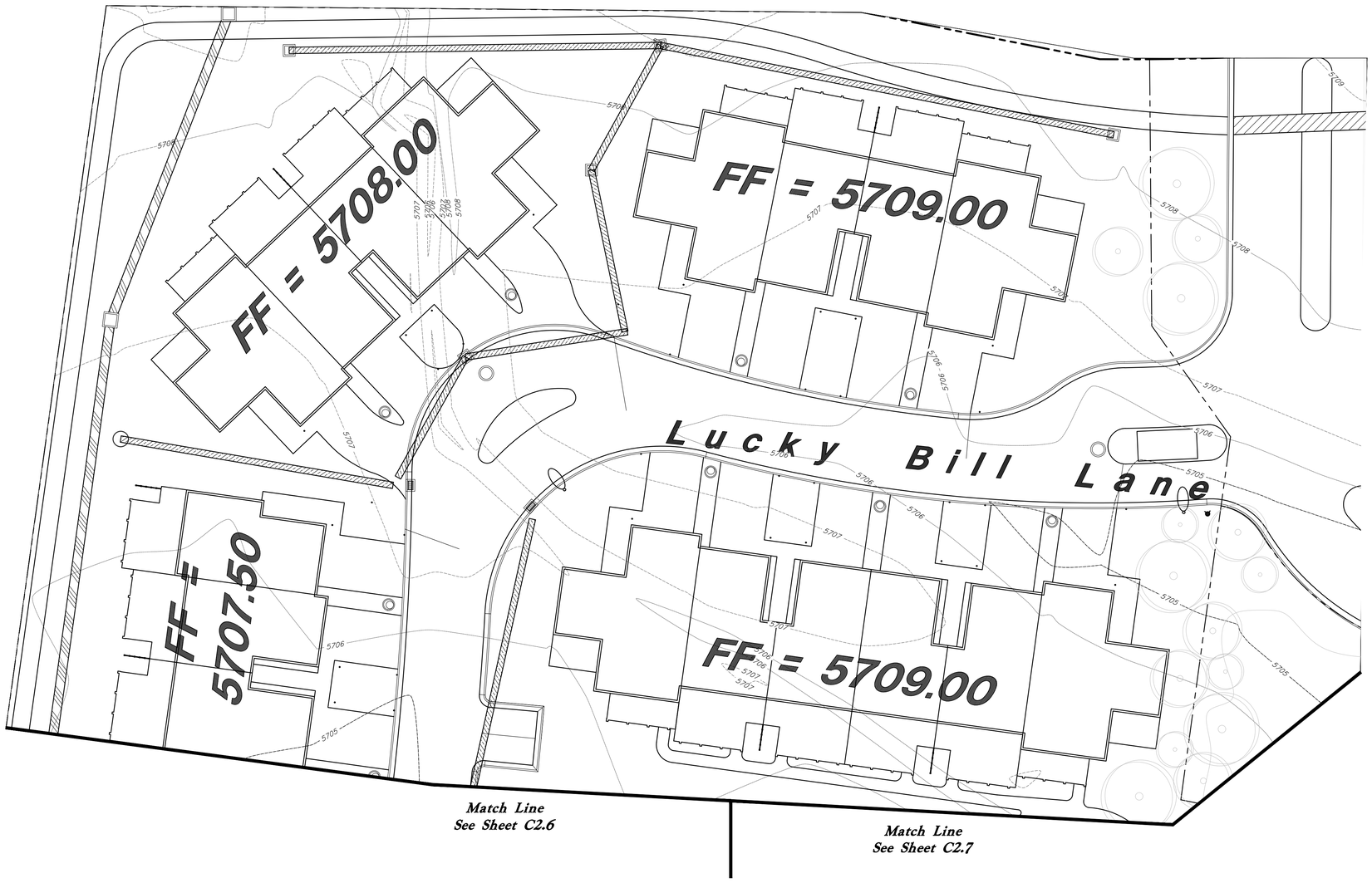
Know what's below. Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
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1-800-662-4111

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 20'

20' 0 20' 40'



Match Line
See Sheet C2.6

Match Line
See Sheet C2.7

Drainage Compliance Note:
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Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group

24-269 GR - Sheets

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

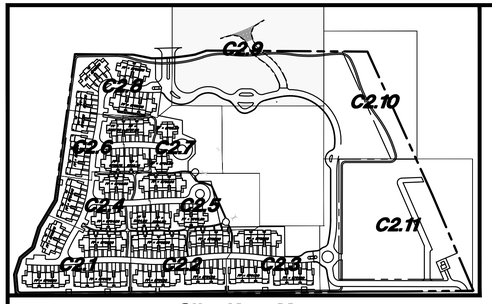
Grading Plan

The Slope
River Road & US Highway 40
Wasatch County, Utah

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

19 Aug, 2025

SHEET NO.
C2.8



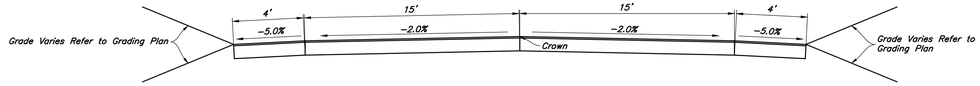
Site Key Map

Scale: Not Set

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(E) Road Cross Section

Not to Scale

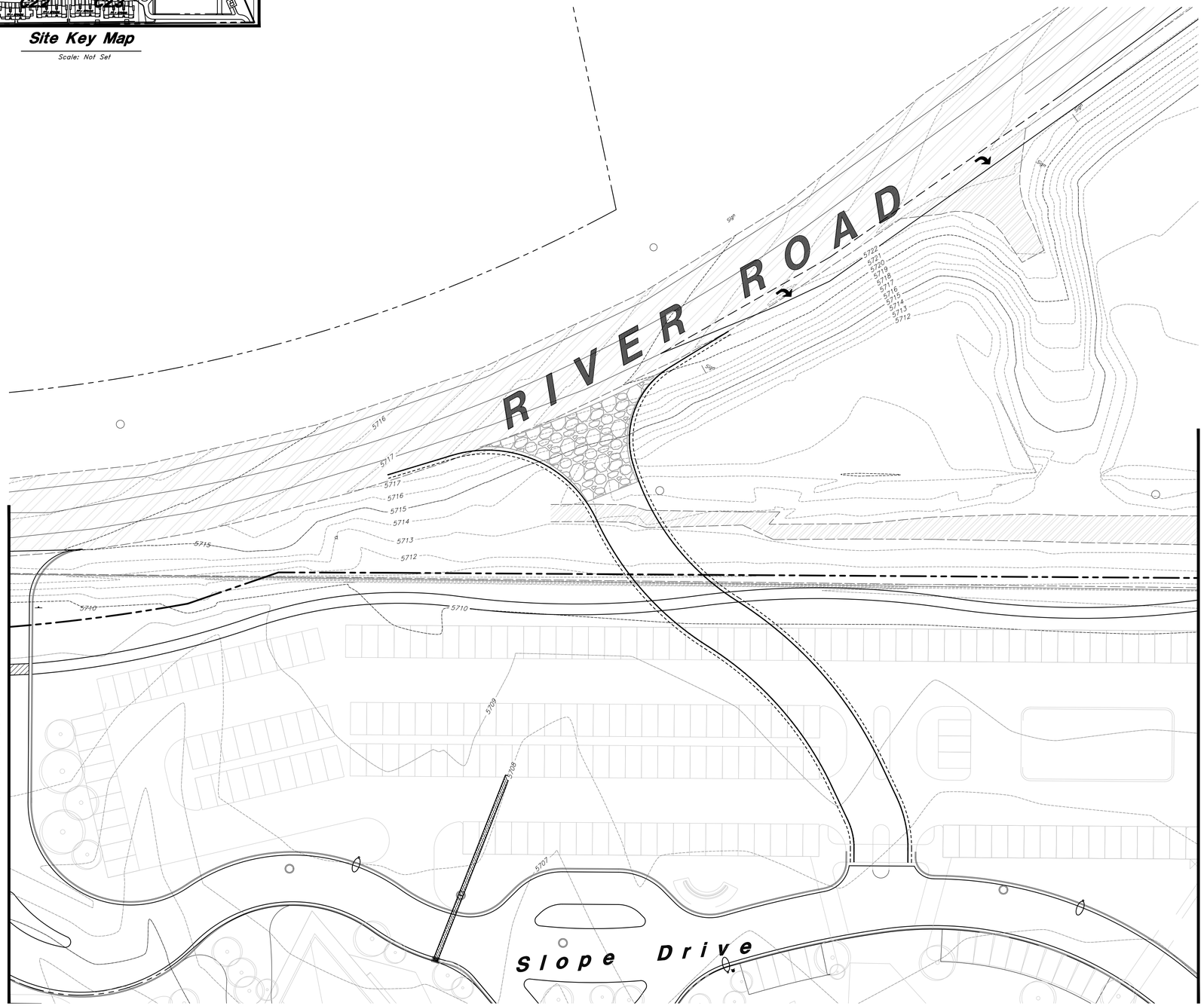


CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 30'

30' 0 30' 60'



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

REV	DATE	DESCRIPTION

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

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

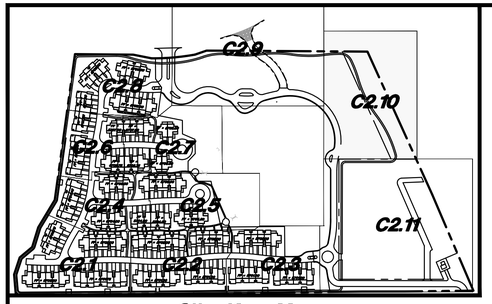
Grading Plan

The Slope
River Road & US Highway 40
Wasatch County Utah

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

19 Aug, 2025

SHEET NO.
C2.9



Site Key Map

Scale: Not Set

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Match Line
See Sheet C2.11

Scale: 1" = 30'

30' 0 30' 60'

CITY ENGINEER ACCEPTANCE

Signature Date

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James Copeland, P.E. No. 11161778 Date

REV	DATE	DESCRIPTION

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

24-269 GR – Sheets

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

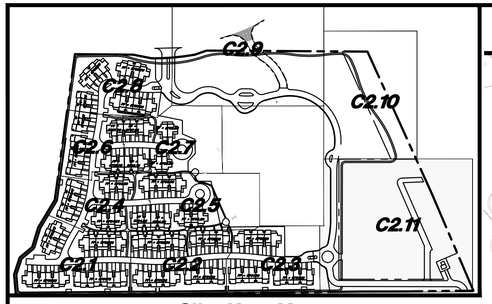
Grading Plan

The Slope
River Road & US Highway 40
Wasatch County Utah

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

19 Aug, 2025

SHEET NO.
C2.10



Site Key Map

Scale: Not Set

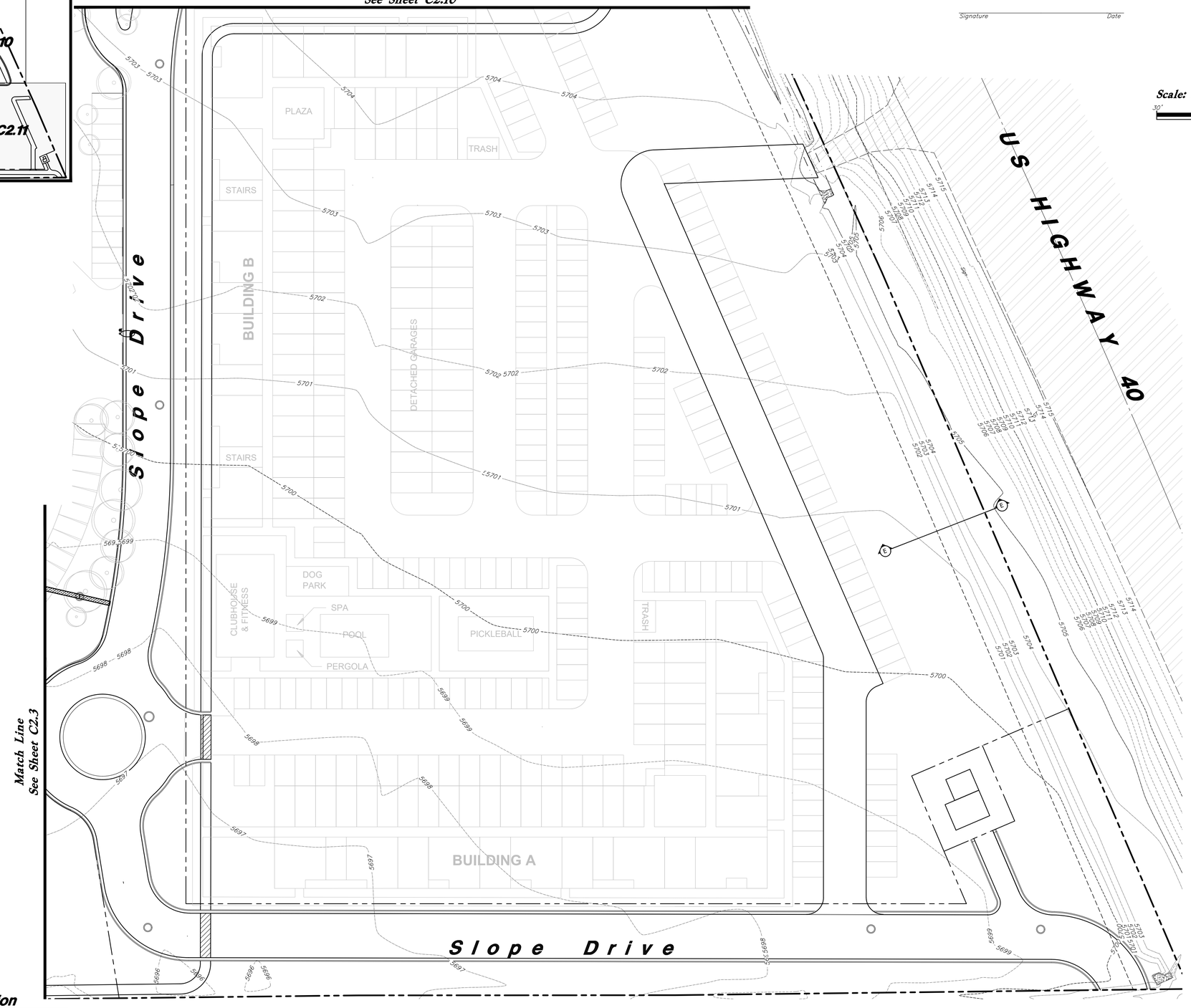
Match Line
See Sheet C2.10

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 30'

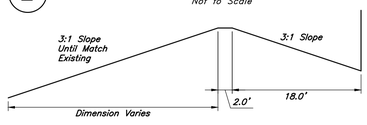
30' 0 30' 60'



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E **Berm Cross Section**

Not to Scale



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

REV	DATE	DESCRIPTION

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

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

Grading Plan

The Slope

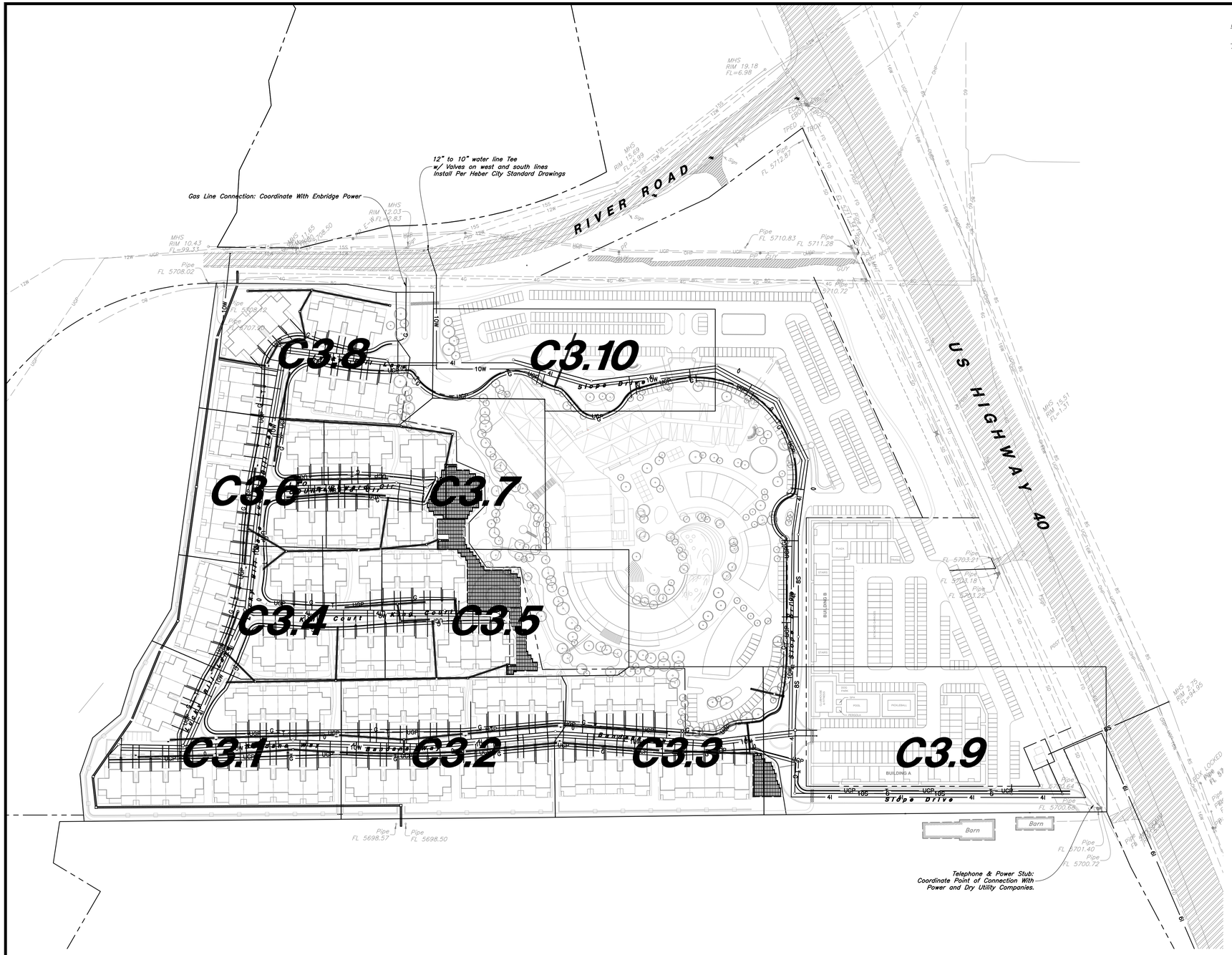
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11161778
JAMES A. COPELAND
STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C2.11



CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 100'

100' 0 100' 200'

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 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 700.1.15.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.

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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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	XX / XX

RCV	DATE	DESCRIPTION

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

24-269 UT

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

Utility Plan

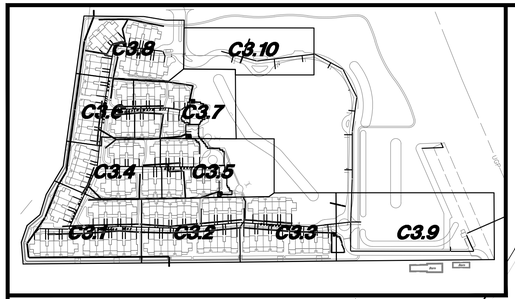
The Slope
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11[illegible]18
JARED W. ALLAND
STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C3.0

W:\24-269 Harvest Village Heber\dwgs\24-269 UT.dwg, 8/20/2025 2:50:40 PM, DWG To PDF.pc3, 1:1



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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	XX / XX

Sewer Keynotes

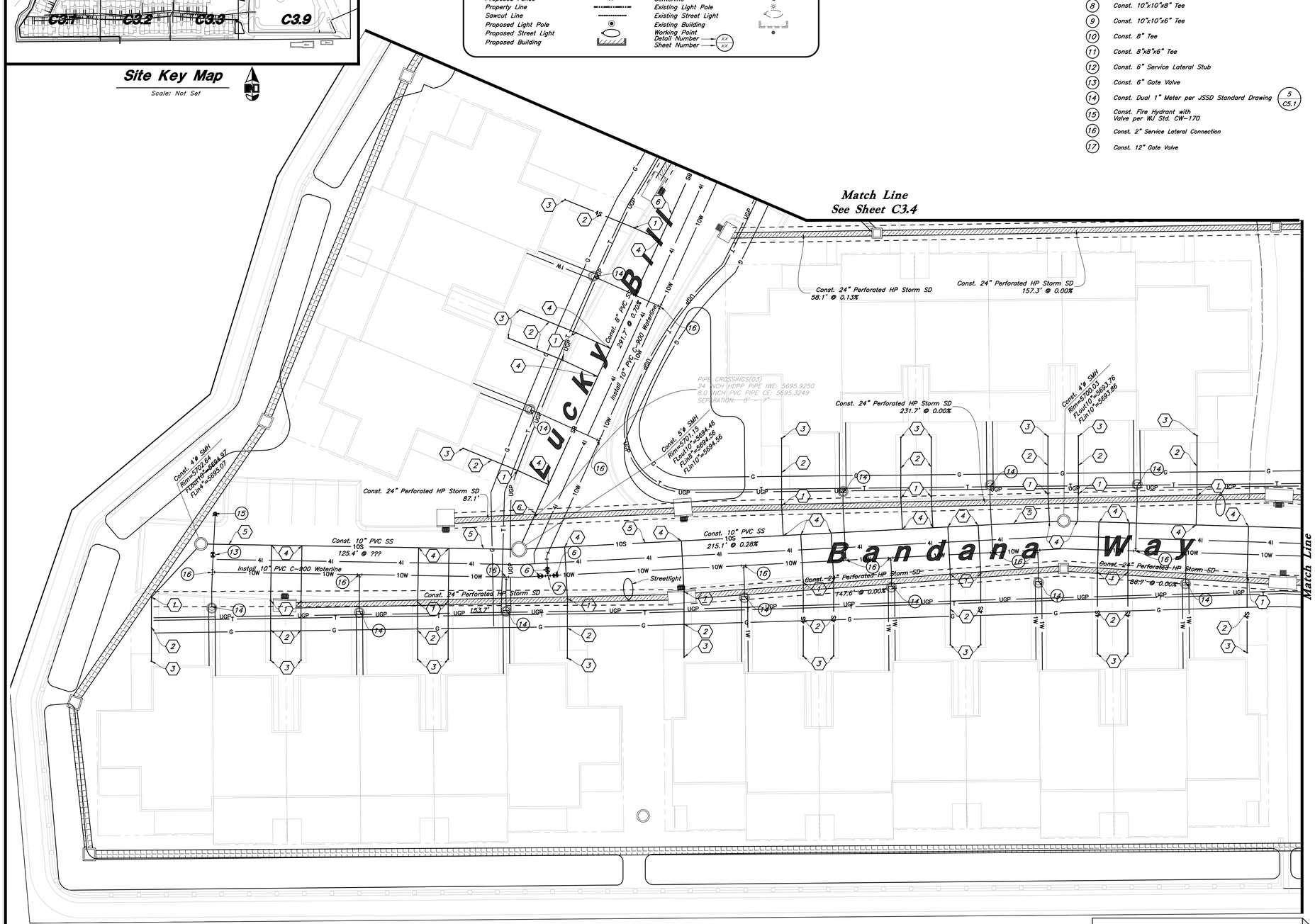
1. Const. SS Cleanout at Property Line per JSSD Standards
2. Const. 4" PVC Sanitary Sewer. (2.00% Min. Slope)
3. Const. SS Building Conn. (5' Min. Depth)
4. Const. SS Wye Connection (Match Service Lateral Flowline to Street Main Crown Elevation)
5. Const. 10" PVC Sanitary Sewer. (0.25% Min. Slope)
6. 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 (5 / C5.1)
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



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Scale: 1" = 20'

20' 0 20' 40'

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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

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www.bluestakes.org
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REV	DATE	DESCRIPTION

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

24-269 UT

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

Utility Plan

The Slope

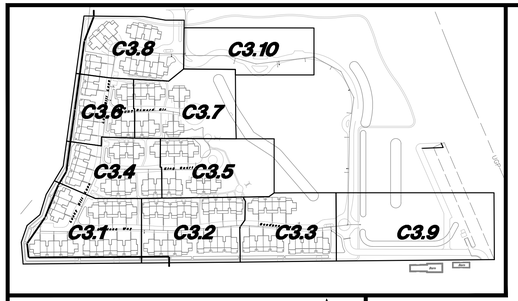
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11[illegible]
JAMES A. LEWIS
STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C3.1

W:\24-269 Harvest Village Heber\dwgs\24-269 UT.dwg, 8/20/2025 2:50:48 PM, DWG To PDF.pc3, 1:1



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	
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Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	XX / XX

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

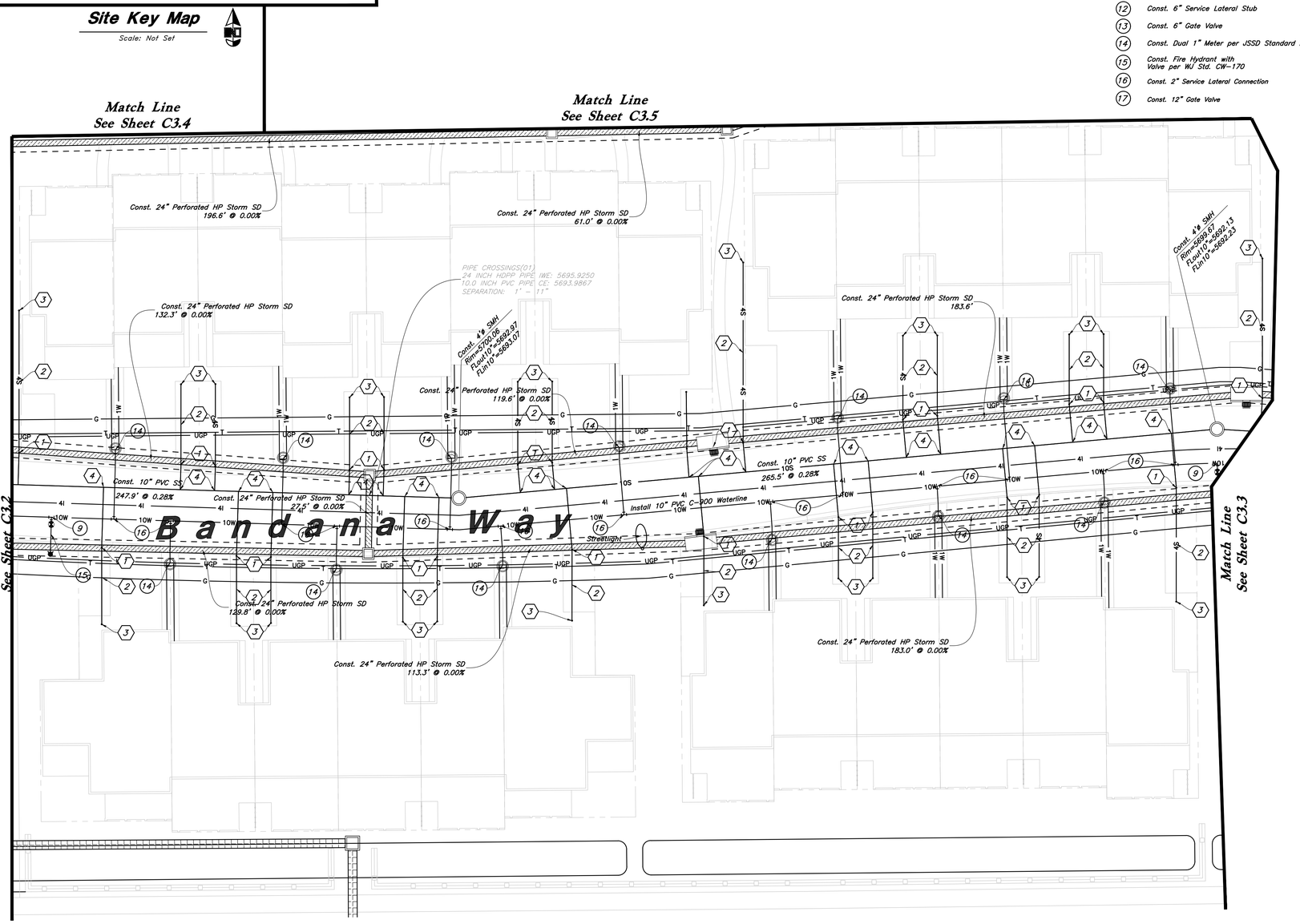
1. Const. 90° Waterline Bend
2. Const. 45° Waterline Bend
3. Const. 22.5° Waterline Bend
4. Const. 11.25° Waterline Bend
5. Const. 8" Gate Valve
6. Const. 10" Gate Valve
7. Const. 10" Tee
8. Const. 10"x10"x8" Tee
9. Const. 10"x10"x6" Tee
10. Const. 8" Tee
11. Const. 8"x8"x6" Tee
12. Const. 6" Service 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'

20' 0 20' 40'



General Utility Notes:

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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 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 700.1.15.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.

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

REV	DATE	DESCRIPTION

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

24-269 UT

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

Utility Plan

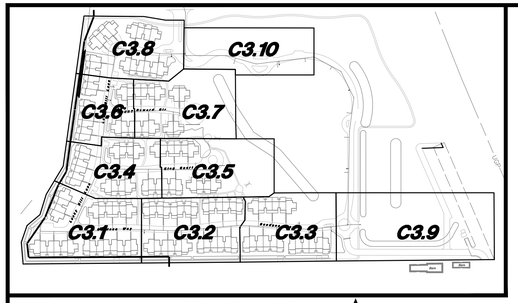
The Slope
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11[illegible] STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C3.2

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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	T	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	—X—	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	XX / XX

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
   FLin=5296.50

Waterline Keynotes

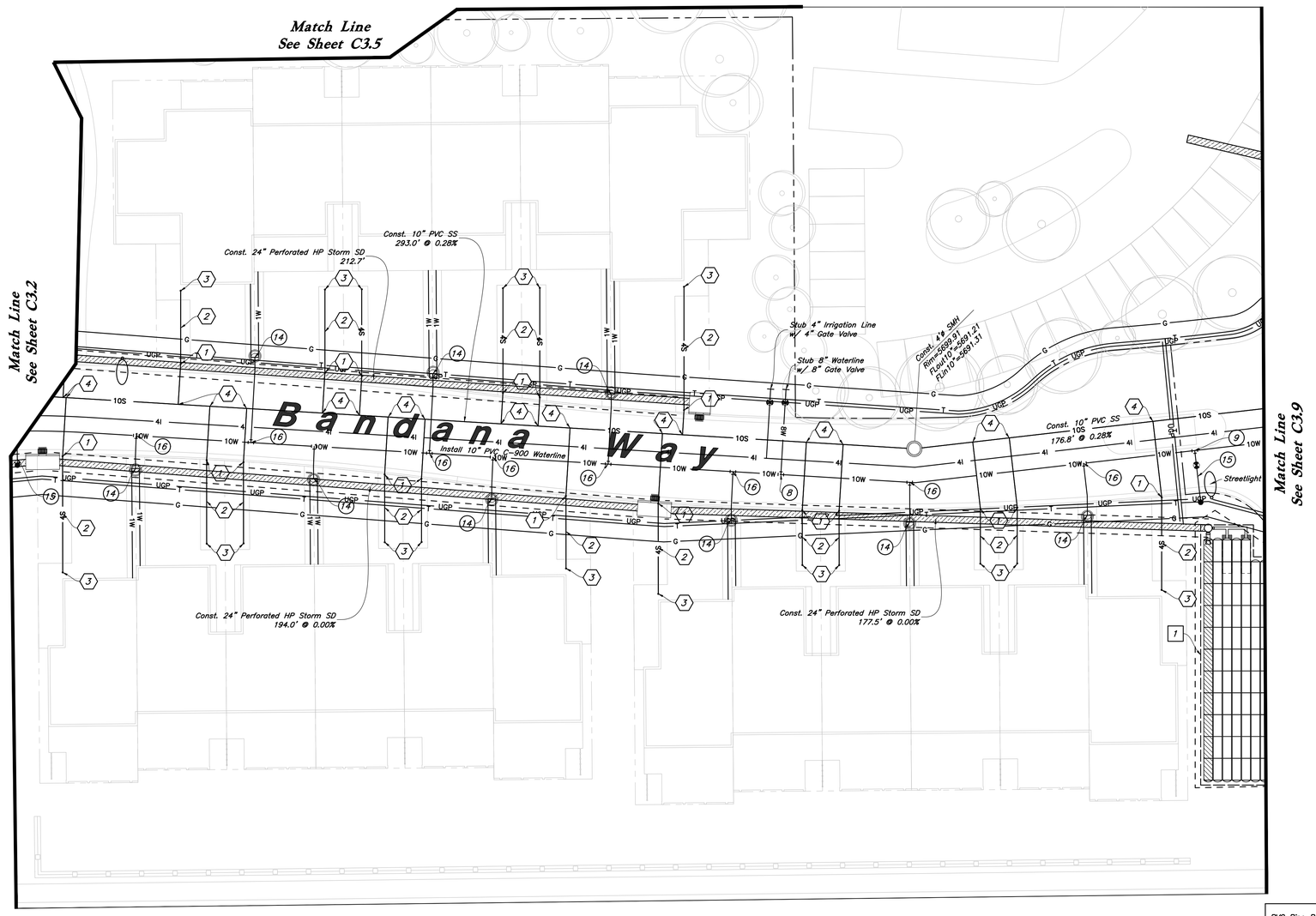
1. Const. 90° Waterline Bend
2. Const. 45° Waterline Bend
3. Const. 22.5° Waterline Bend
4. Const. 11.25° Waterline Bend
5. Const. 8" Gate Valve
6. Const. 10" Gate Valve
7. Const. 10" Tee
8. Const. 10"x10"x8" Tee
9. Const. 10"x10"x6" Tee
10. Const. 8" Tee
11. Const. 8"x8"x6" Tee
12. Const. 6" Service 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'

20' 0 20' 40'



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 mode.
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.
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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 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 700.1.15.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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3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

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

RCV	DATE	DESCRIPTION

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

24-269 UT

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

Utility Plan

The Slope

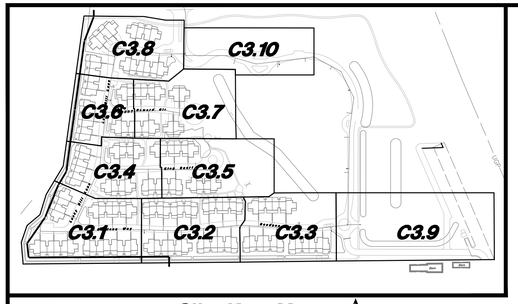
River Road & US Highway 40
Wasatch County Utah

For Review Only
No. 11[illegible]
JAMES C. LAND
STATE OF UTAH
PROFESSIONAL ENGINEER

19 Aug, 2025

SHEET NO.
C3.3

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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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	XX / XX

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

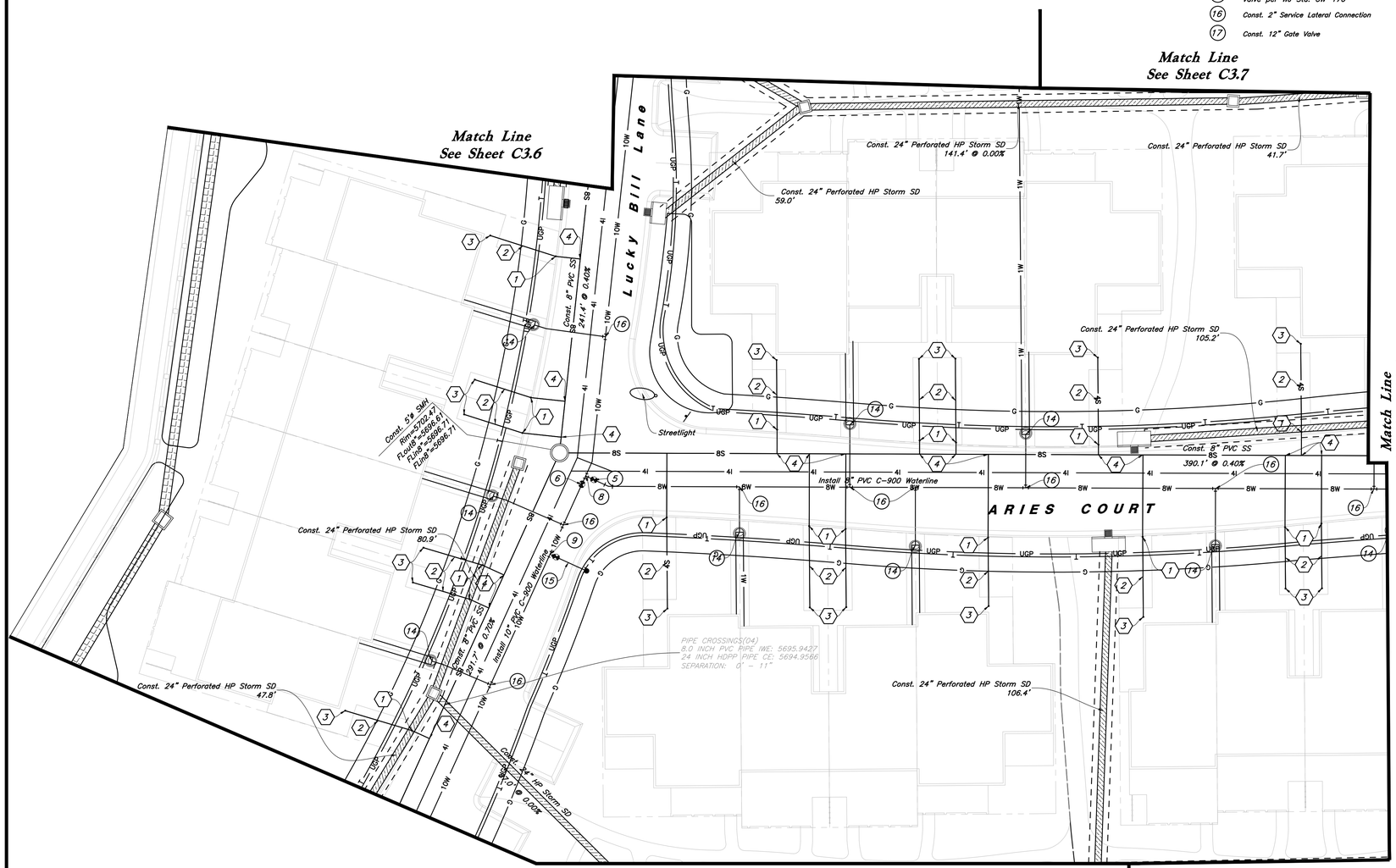
1. Const. 90° Waterline Bend
2. Const. 45° Waterline Bend
3. Const. 22.5° Waterline Bend
4. Const. 11.25° Waterline Bend
5. Const. 8" Gate Valve
6. Const. 10" Gate Valve
7. Const. 10" Tee
8. Const. 10"x10"x8" Tee
9. Const. 10"x10"x6" Tee
10. Const. 8" Tee
11. Const. 8"x8"x6" Tee
12. Const. 6" Service 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'

20' 0 20' 40'



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.
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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 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 700.1.15.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
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PVC Pipe Protection During Construction:
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

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

24-269 UT

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

Utility Plan

The Slope

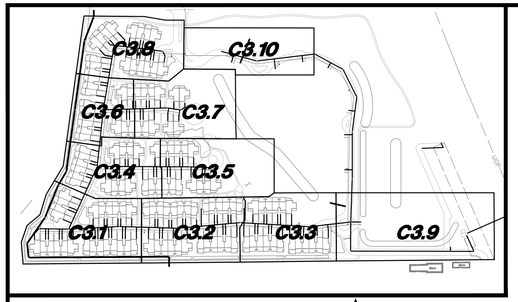
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11 STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
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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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	XX / XX

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

2. Construct 137 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=137 SC-310
   Retention Volume Required= 14,207.17 cf
   Total Volume Provided=14,264.68 cf
   Chamber Volume Provided=5,313.00 cf
   Top of Stone=5698.33
   Top of Chambers=5697.83
   Bottom of Chambers=5696.50
   Bottom of Stone=5696.00
   FLin=5296.50

3. Construct 438 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=438 SC-310
   Retention Volume Required= 7,030 cf
   Total Volume Provided=23,651 cf
   Chamber Volume Provided=15,243 cf
   Top of Stone=5701.33
   Top of Chambers=5700.83
   Bottom of Chambers=5700.00
   Bottom of Stone=5699.50
   FLin=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

Scale: 1" = 20'

20' 0 20' 40'

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5. All catch basin and inlet box grates are to be bicycle proof.
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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 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
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Heber City Standard Notes

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Storm Drain & Sanitary Sewer Note:

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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.

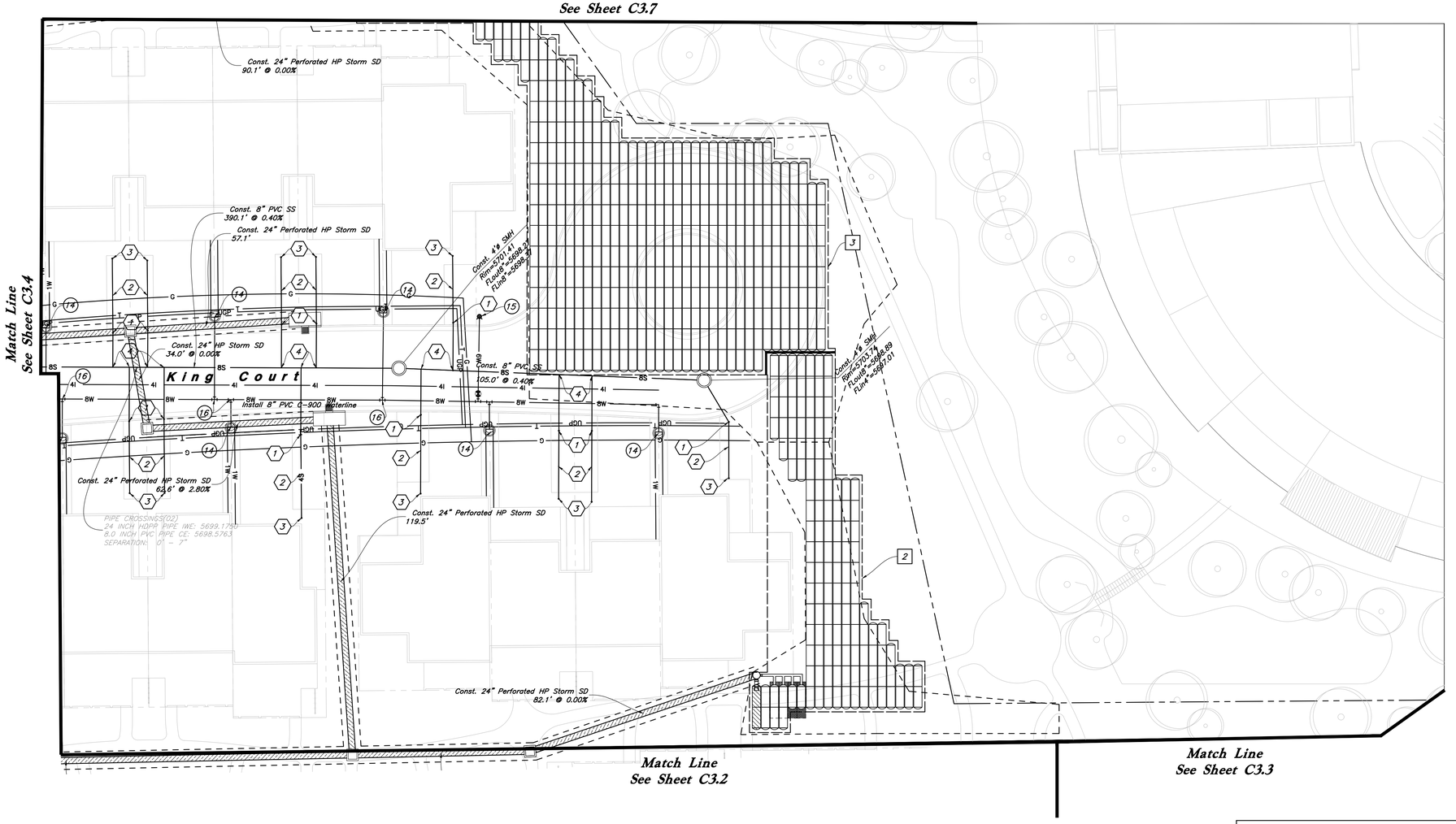
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Match Line
See Sheet C3.7

Match Line
See Sheet C3.4

Match Line
See Sheet C3.2

Match Line
See Sheet C3.3



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

24-269 UT

REV	DATE	DESCRIPTION

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

Utility Plan

The Slope

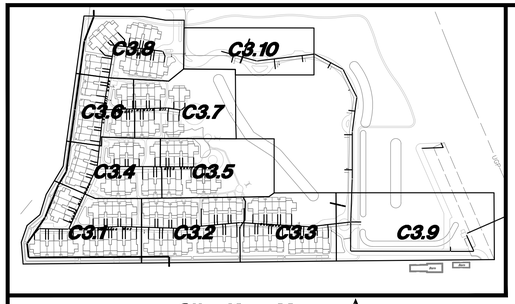
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11 STATE OF UTAH — For Review Only

19 Aug, 2025

SHEET NO.
C3.5

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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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	xx / xx

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

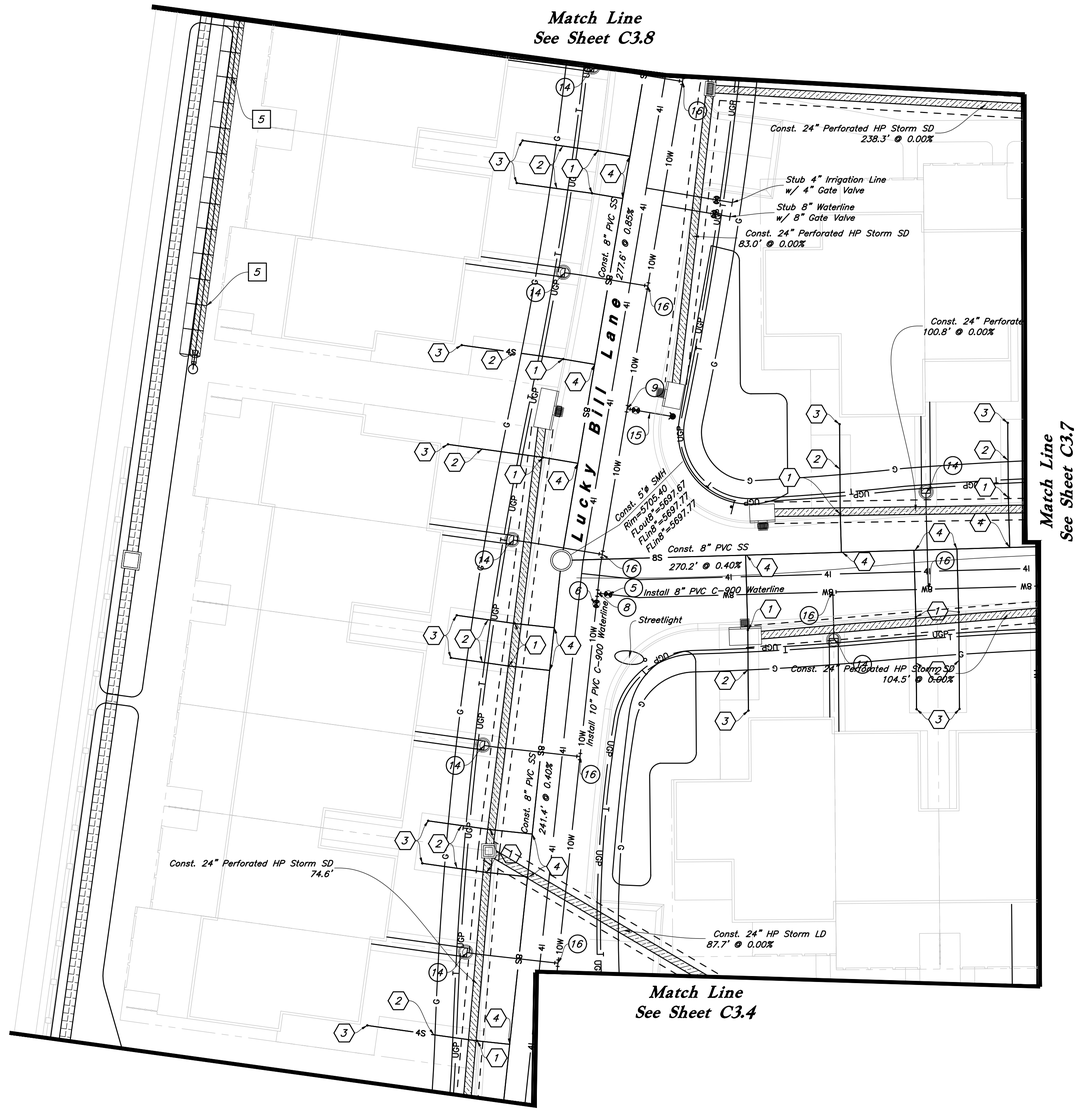
5. Construct 54 Stormtech SC-310 Chambers (or Approved Equal) per Manufacturer Standards. Contractor to Provide Submittal for Engineer's Review Prior to Ordering and Installation.
   # of Chambers=54 SC-310
   Retention Volume Required=4,244 cf
   Total Volume Provided=6,437 cf
   Chamber Volume Provided=1,946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

20' 0 20' 40'

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 mode.
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 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 700.1.15.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.

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

REV	DATE	DESCRIPTION

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

24-269 UT

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

Utility Plan

The Slope

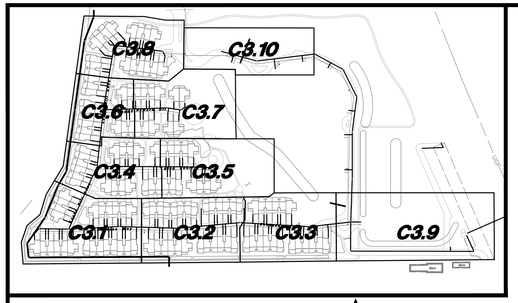
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11[illegible]
JAMES C. ANDERSEN
STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C3.6

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1:1



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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	XX / XX

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
   FLin=5700.00

Waterline Keynotes

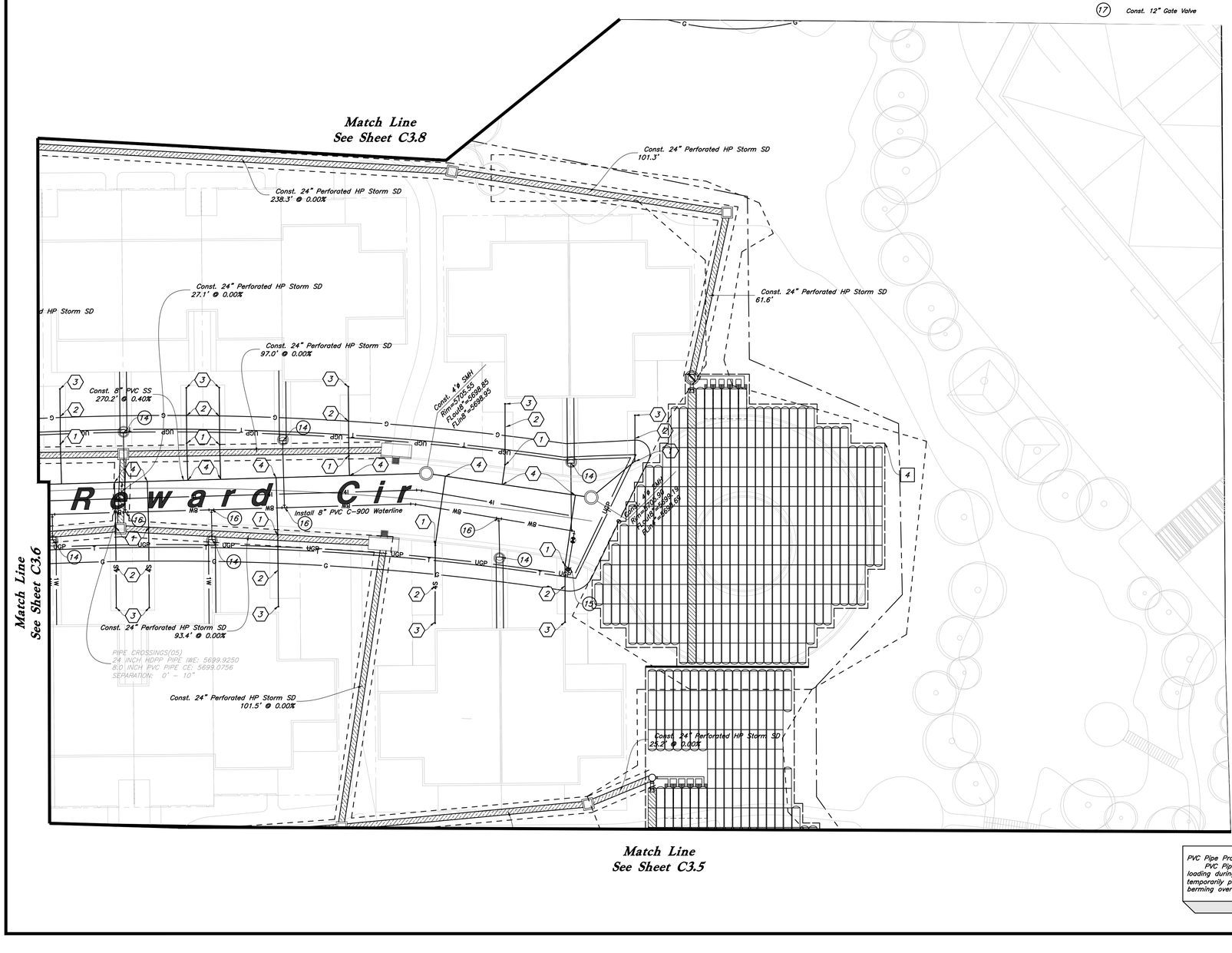
1. Const. 90° Waterline Bend
2. Const. 45° Waterline Bend
3. Const. 22.5° Waterline Bend
4. Const. 11.25° Waterline Bend
5. Const. 8" Gate Valve
6. Const. 10" Gate Valve
7. Const. 10" Tee
8. Const. 10"x10"x8" Tee
9. Const. 10"x10"x6" Tee
10. Const. 8" Tee
11. Const. 8"x8"x6" Tee
12. Const. 6" Service 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

Scale: 1" = 20'

20' 0 20' 40'



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 mode.
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 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 700.1.15.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. 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.

Know what's below. Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
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REV	DATE	DESCRIPTION

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

24-269 UT

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

Utility Plan

The Slope

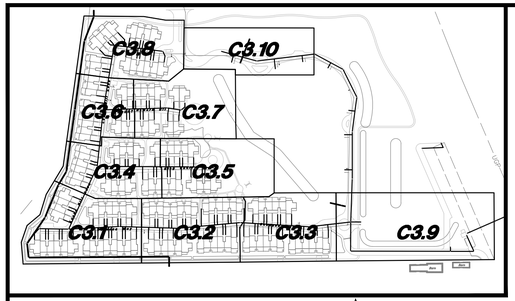
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11...
STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C3.7

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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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	CL FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	-X-
Proposed Fence	-X-	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	XX / XX

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

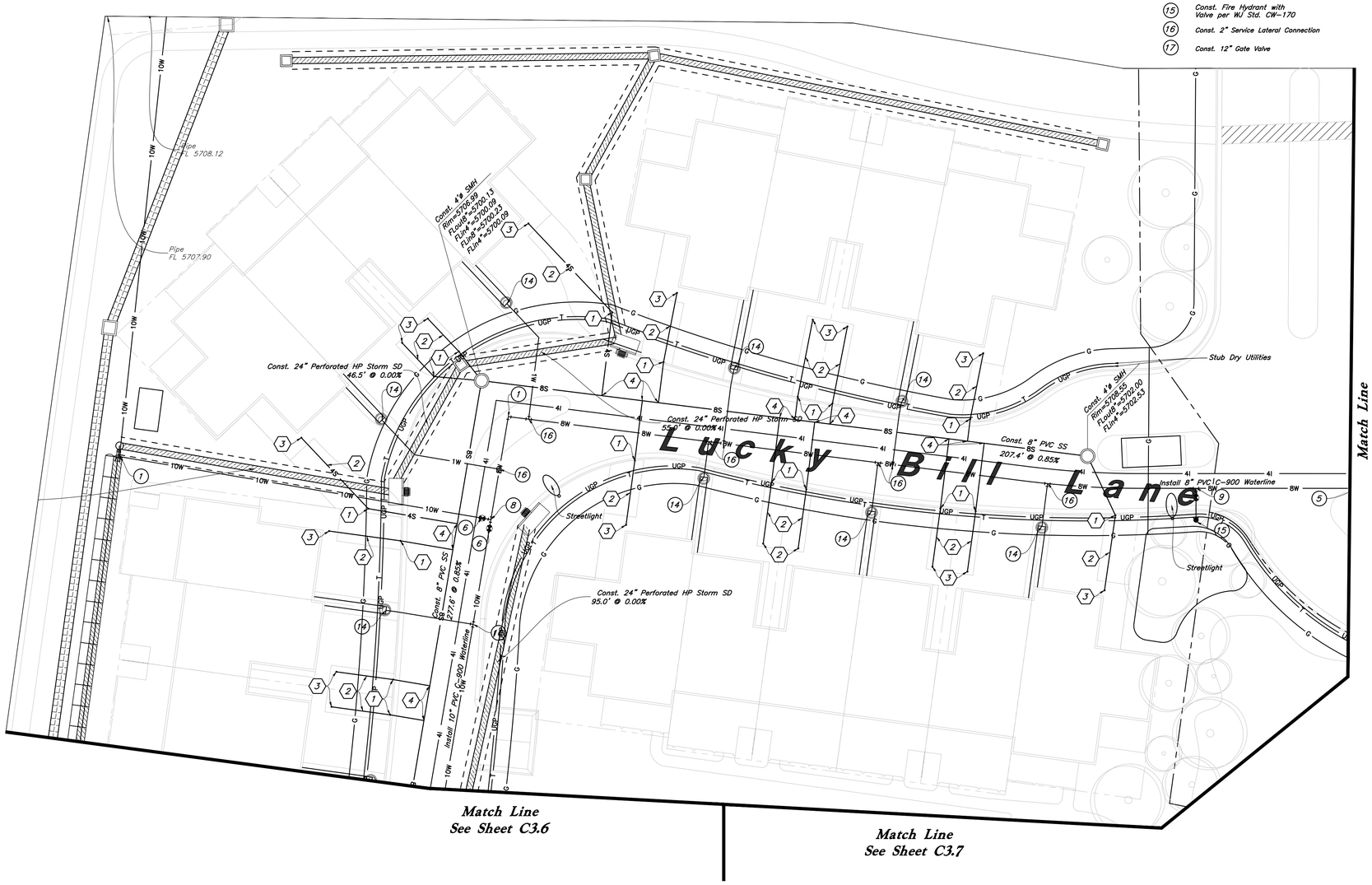
1. Const. 90° Waterline Bend
2. Const. 45° Waterline Bend
3. Const. 22.5° Waterline Bend
4. Const. 11.25° Waterline Bend
5. Const. 8" Gate Valve
6. Const. 10" Gate Valve
7. Const. 10" Tee
8. Const. 10"x10"x8" Tee
9. Const. 10"x10"x6" Tee
10. Const. 8" Tee
11. Const. 8"x8"x6" Tee
12. Const. 6" Service 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'

20' 0 20' 40'



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 mode.
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.
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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 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 700.1.15.A.13 and 14 of Heber City Standard Specifications

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Storm Drain & Sanitary Sewer Note:

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Onsite Utility Connection Notes:

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REV	DATE	DESCRIPTION

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Angstrom Development Group

24-269 UT

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Utility Plan

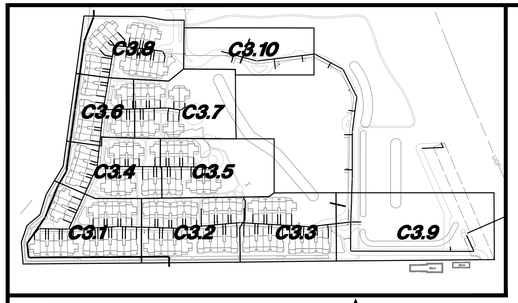
The Slope
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER No. 11 STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C3.8

W:\24-269 Harvest Village Heber\dwgs\24-269 UT.dwg, 8/20/2025 2:51:24 PM, DWG To PDF.pc3, 1:1



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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	Ct. FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	XX / XX

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
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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 WU 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'

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 PSM, SDR 35

Storm Drain Lines

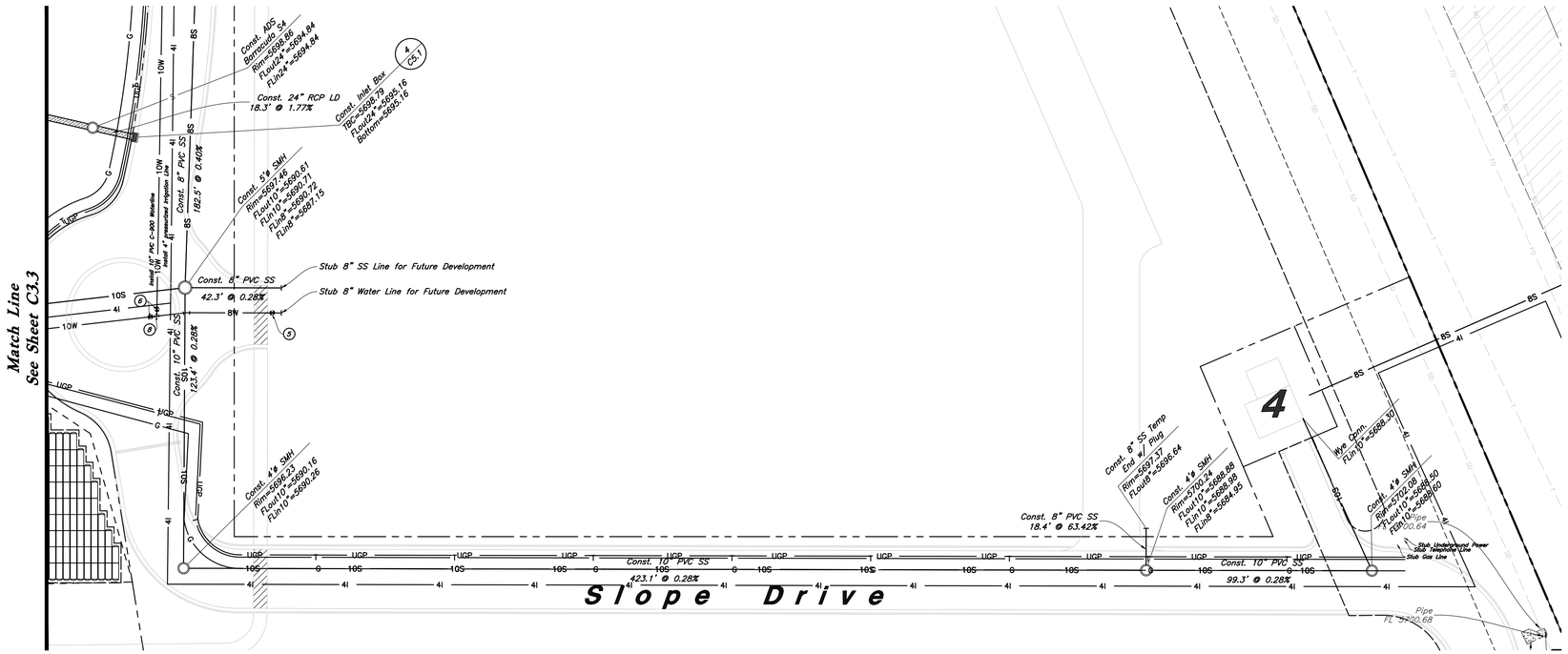
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Storm Drain & Sanitary Sewer Note:

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. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
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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

REV	DATE	DESCRIPTION

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

24-269 UT

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

Utility Plan

The Slope

River Road & US Highway 40
Wasatch County Utah

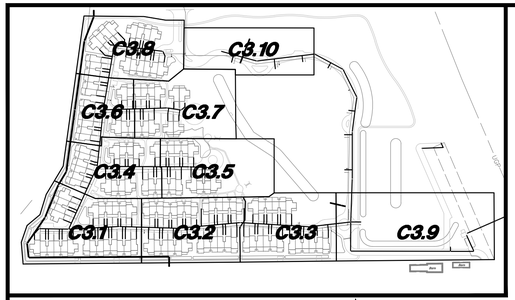
PROFESSIONAL ENGINEER No. 11 JARED C. WARD STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C3.9

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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	T	Existing Catch Basin	
Proposed Meter Box		Existing Manhole	
Proposed Water Meter		Existing Fire Hydrant	FH
Proposed Combo Box		Existing Water Valve	WV
Proposed Fire Hydrant		Existing Fence	X
Proposed Fence	X	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	XX / XX

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

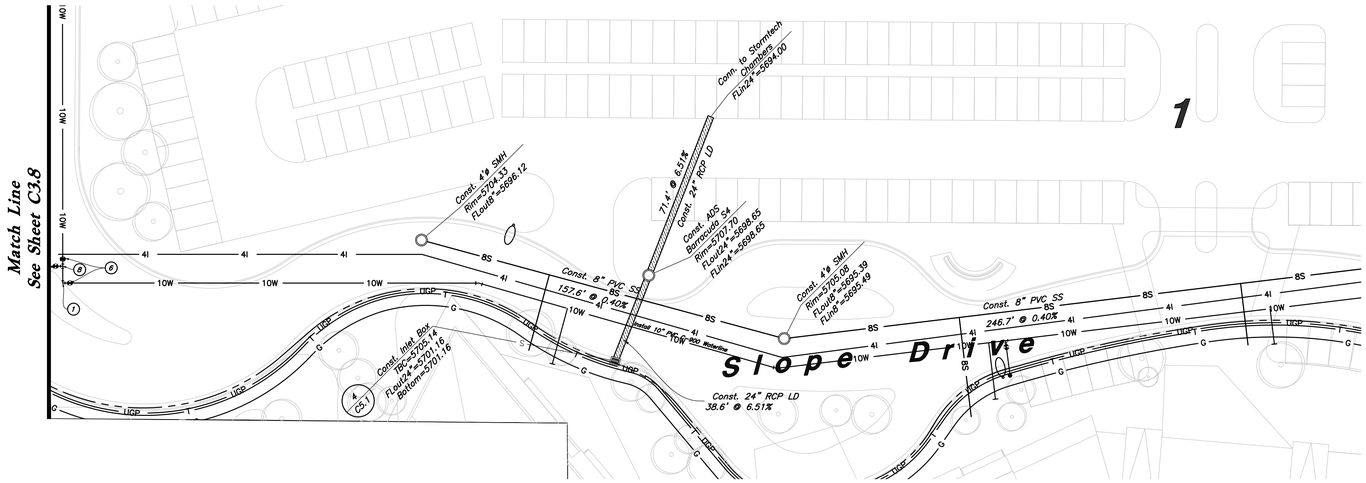
1. Const. 90° Waterline Bend
2. Const. 45° Waterline Bend
3. Const. 22.5° Waterline Bend
4. Const. 11.25° Waterline Bend
5. Const. 8" Gate Valve
6. Const. 10" Gate Valve
7. Const. 10" Tee
8. Const. 10"x10"x8" Tee
9. Const. 10"x10"x6" Tee
10. Const. 8" Tee
11. Const. 8"x8"x6" Tee
12. Const. 6" Service 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" = 30'

30' 0 30' 60'



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 mode.
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 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 700.1.15.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:

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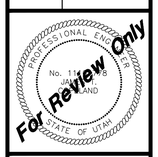
Designed by: JC
Drafted by: AL
Client Name:
Angstrom Development Group

24-269 UT

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

Utility Plan

The Slope
River Road & US Highway 40
Wasatch County Utah



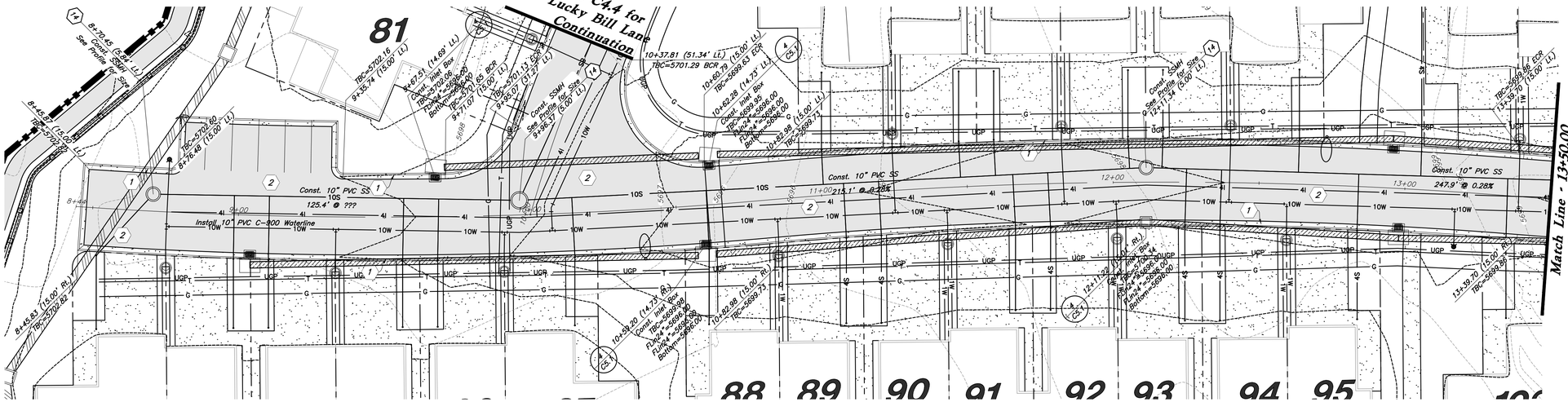
19 Aug, 2025

SHEET NO.
C3.10

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CITY ENGINEER ACCEPTANCE

Signature Date



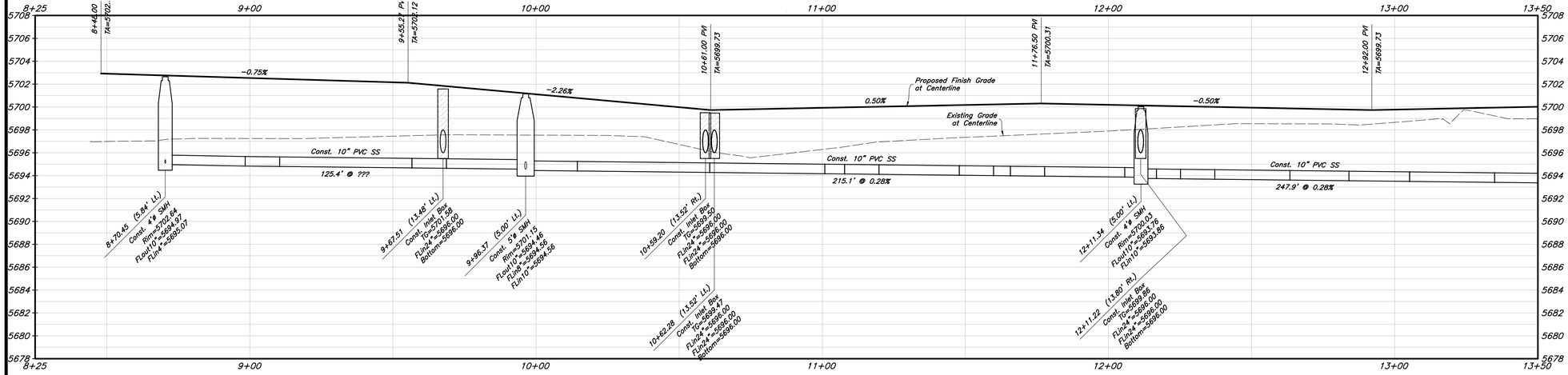
Plan View

Bandana Way

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'
20' 0 20' 40'

Plan & Profile Construction Notes

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12. Const. Combo Box per City Stds.
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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.



Profile View

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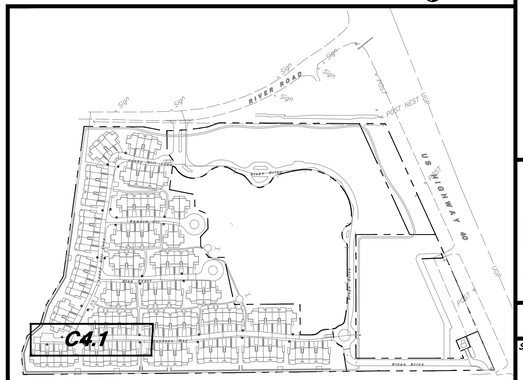
Storm Drain & Sanitary Sewer Note:

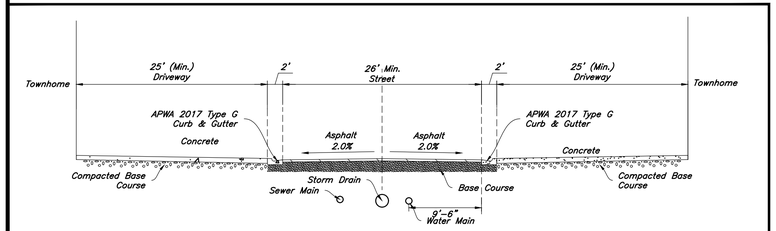
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Site Key Map

Scale: Not Set





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

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

REV	DATE	DESCRIPTION

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

Plan & Profile

The Slope
River Road & US Highway 40
Wasatch County Utah

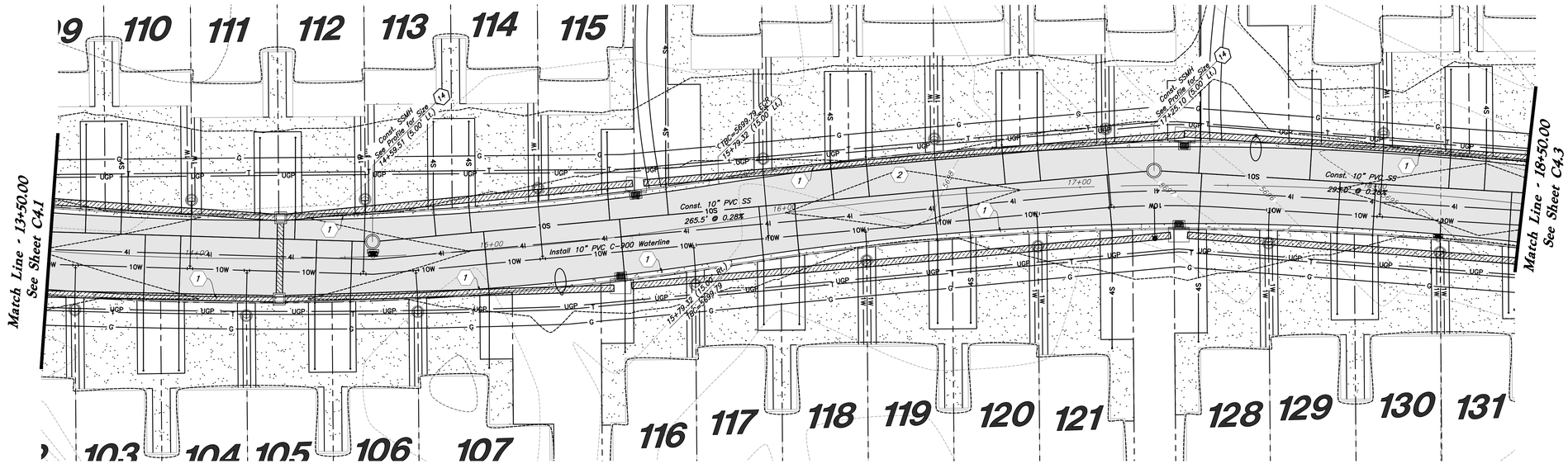
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For Review Only

19 Aug, 2025

SHEET NO.
C4.1

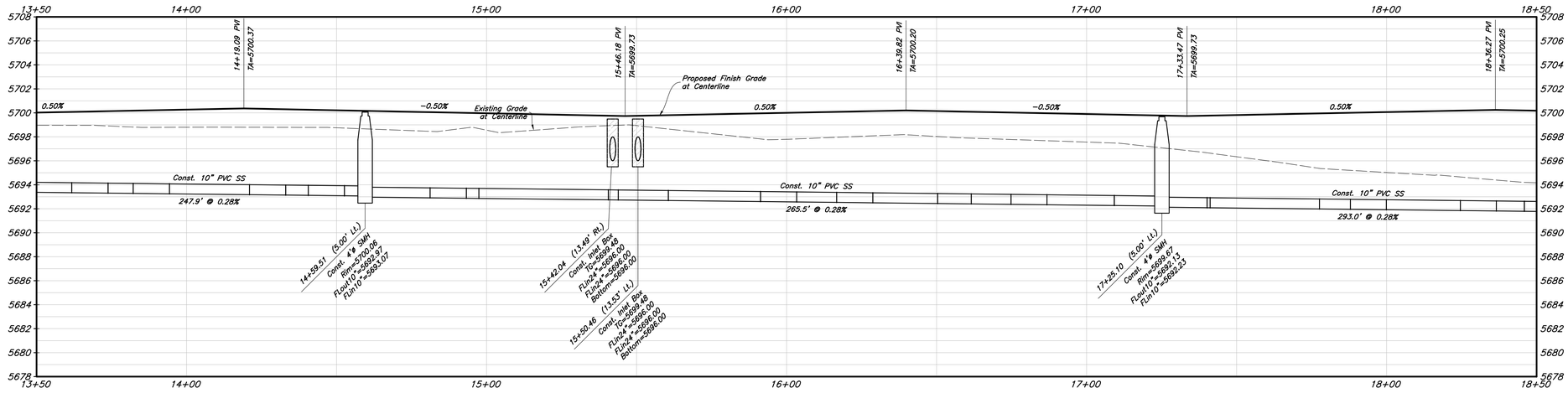
CITY ENGINEER ACCEPTANCE

Signature Date

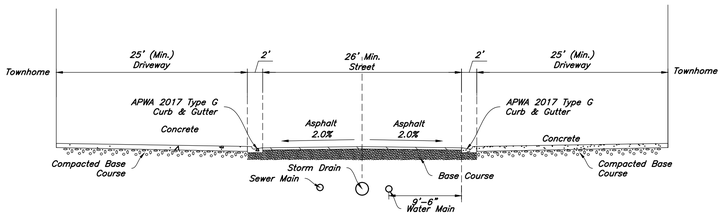


Plan View

Bandana Way



Profile View



A **Typ. Street Cross Section**

Not to Scale

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Vertical Scale: 1" = 5'

20' 0 20' 40'

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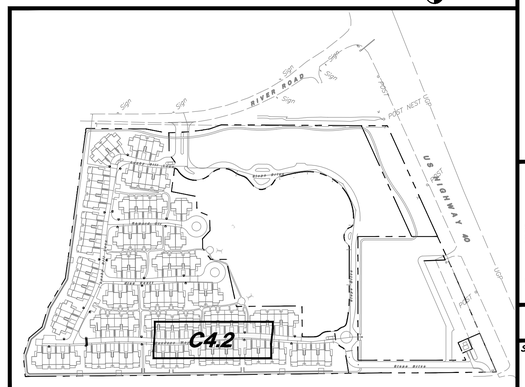
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Site Key Map

Scale: Not Set



REV	DATE	DESCRIPTION

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

24-269 PP

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

Plan & Profile

The Slope

River Road & US Highway 40
Wasatch County Utah

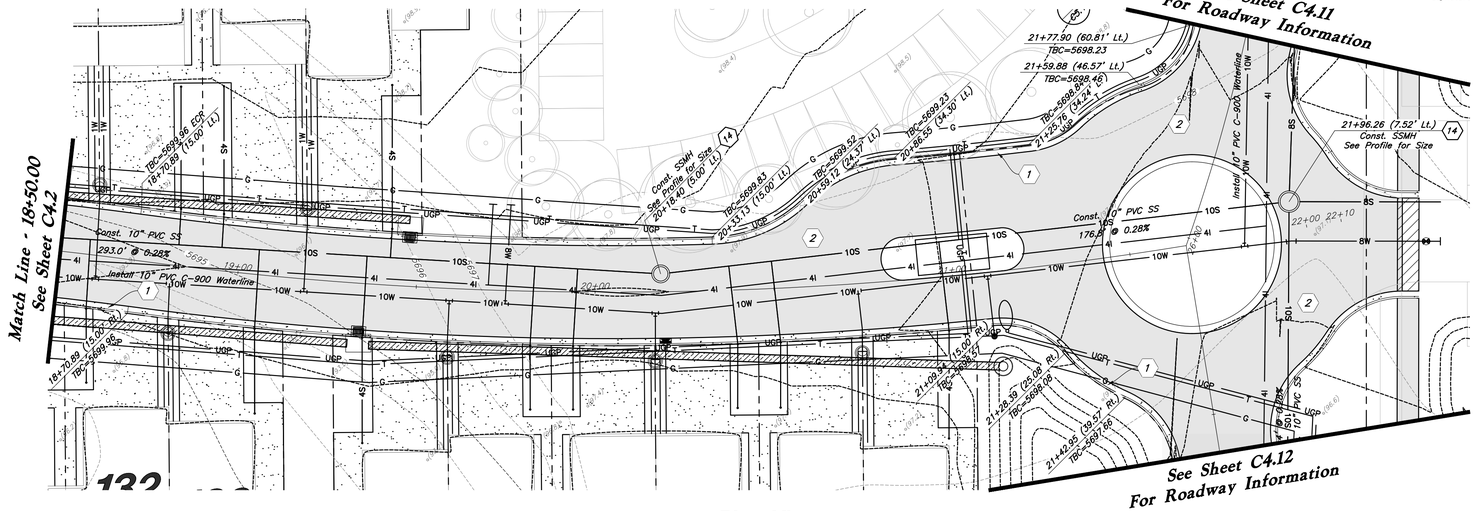
PROFESSIONAL ENGINEER
No. 11
STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C4.2

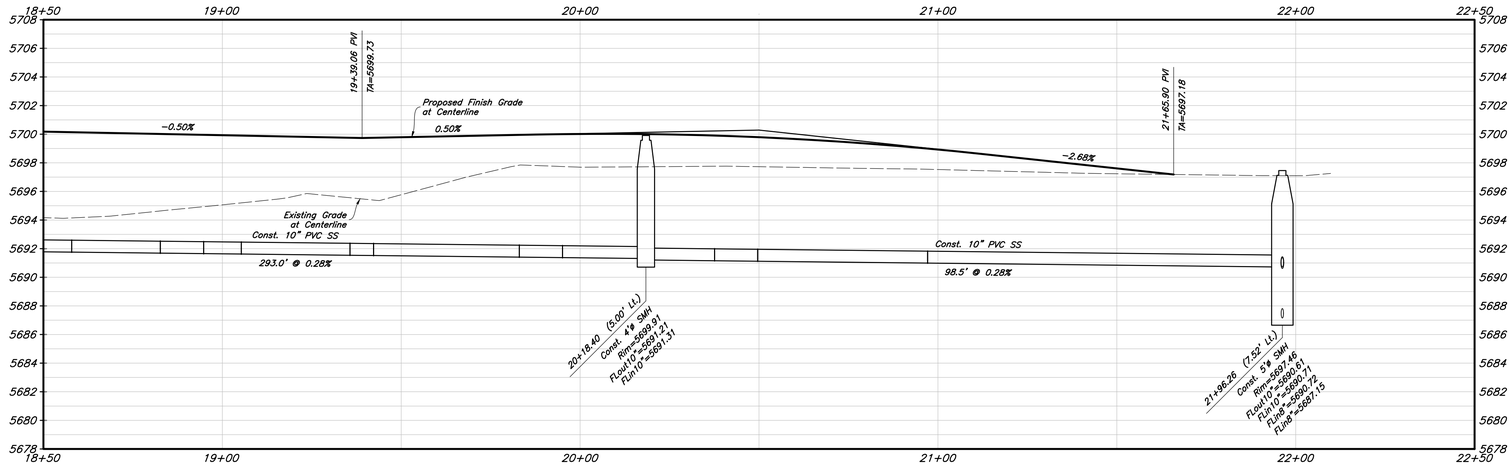
CITY ENGINEER ACCEPTANCE

Signature Date

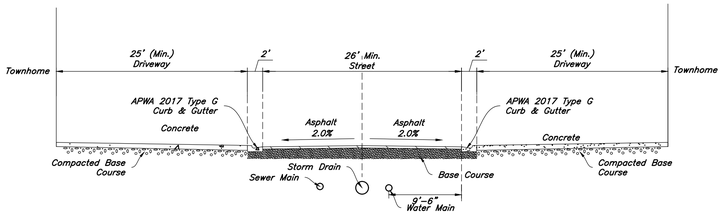


Plan View

Bandana Way



Profile View



A **Typ. Street Cross Section**

Not to Scale

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

20' 0 20' 40'

Plan & Profile Construction Notes

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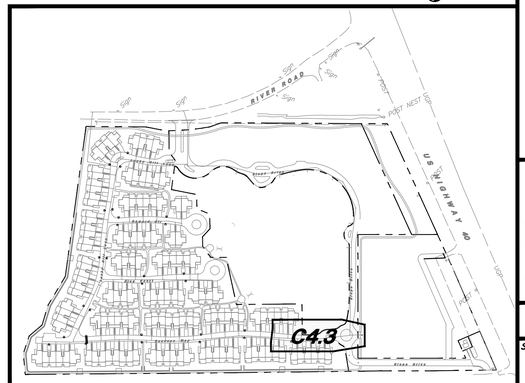
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Site Key Map

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RCV	DATE	DESCRIPTION

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Drafted by: AL
Client Name:
Angstrom Development Group

24-269 PP

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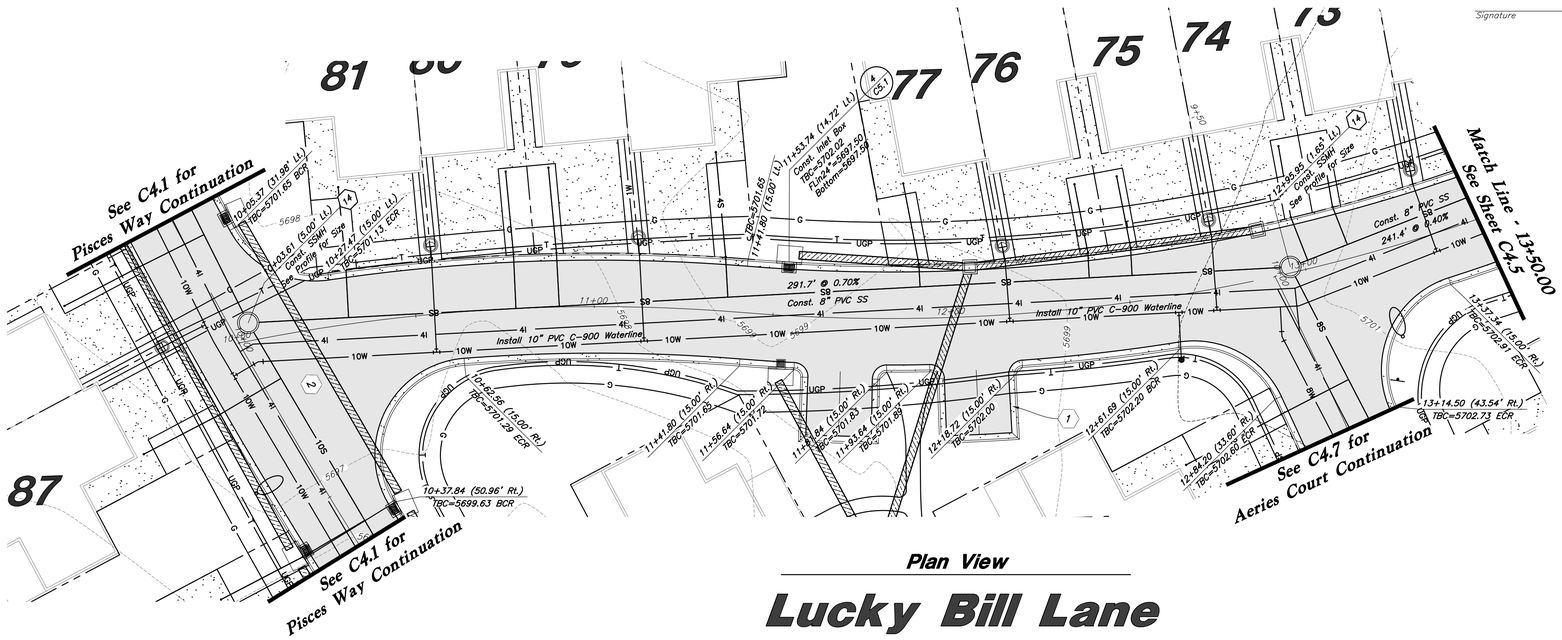
PROFESSIONAL ENGINEER
No. 11
CHRISTOPHER D. ALLRED
STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C4.3

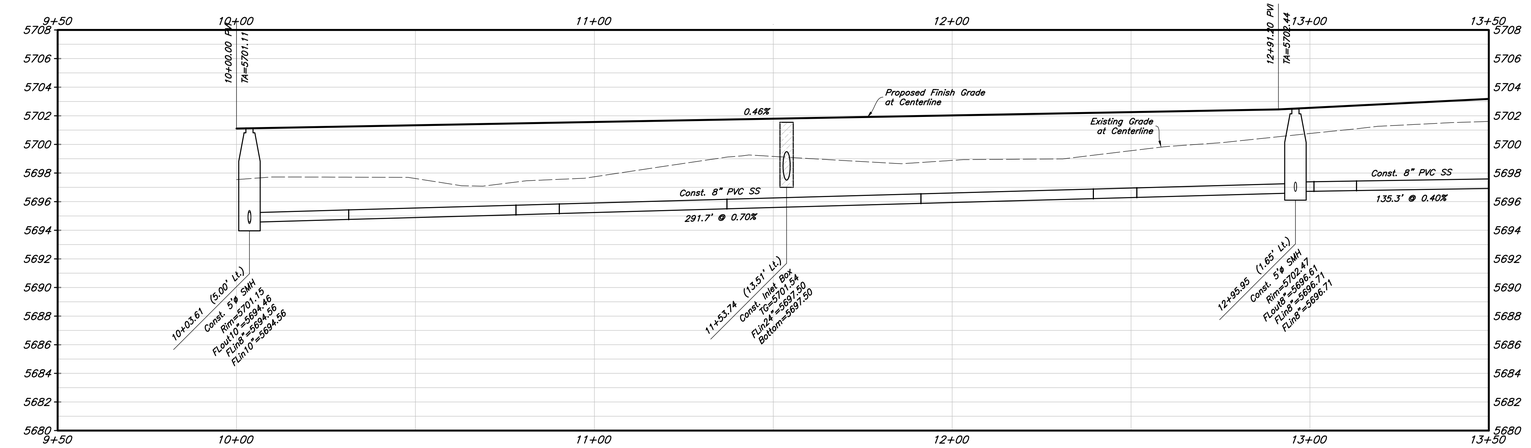
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Signature Date

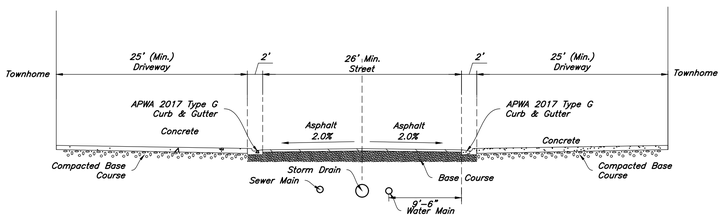


Plan View

Lucky Bill Lane

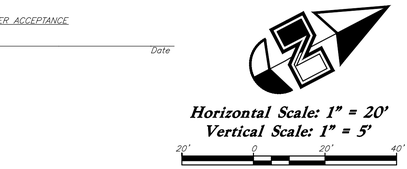


Profile View



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Not to Scale



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20' 0 20' 40'

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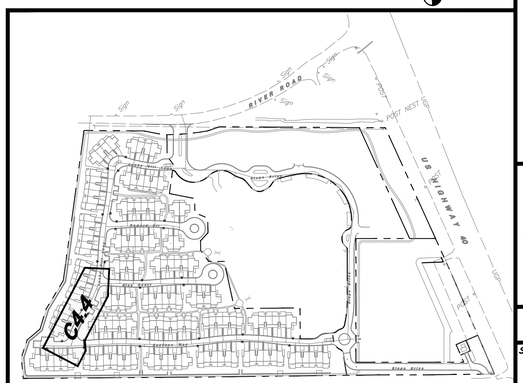
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Site Key Map

Scale: Not Set



REV	DATE	DESCRIPTION

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

24-269 PP

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

Plan & Profile

The Slope

River Road & US Highway 40
Wasatch County Utah

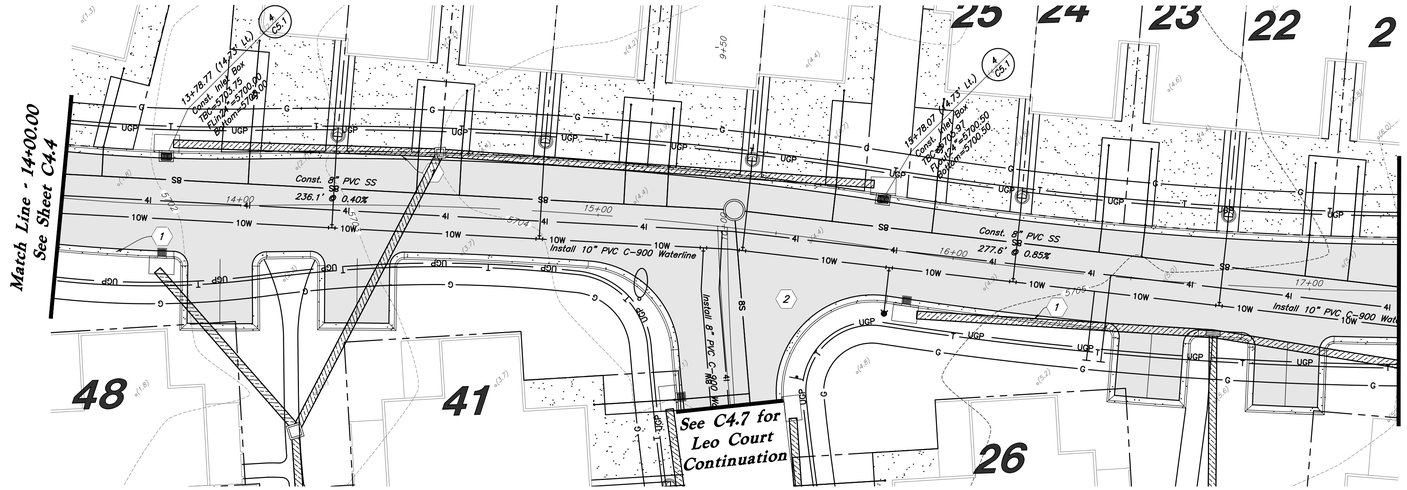
PROFESSIONAL ENGINEER
No. 11[illegible]18
ANDREW WARD LAND
STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C4.4

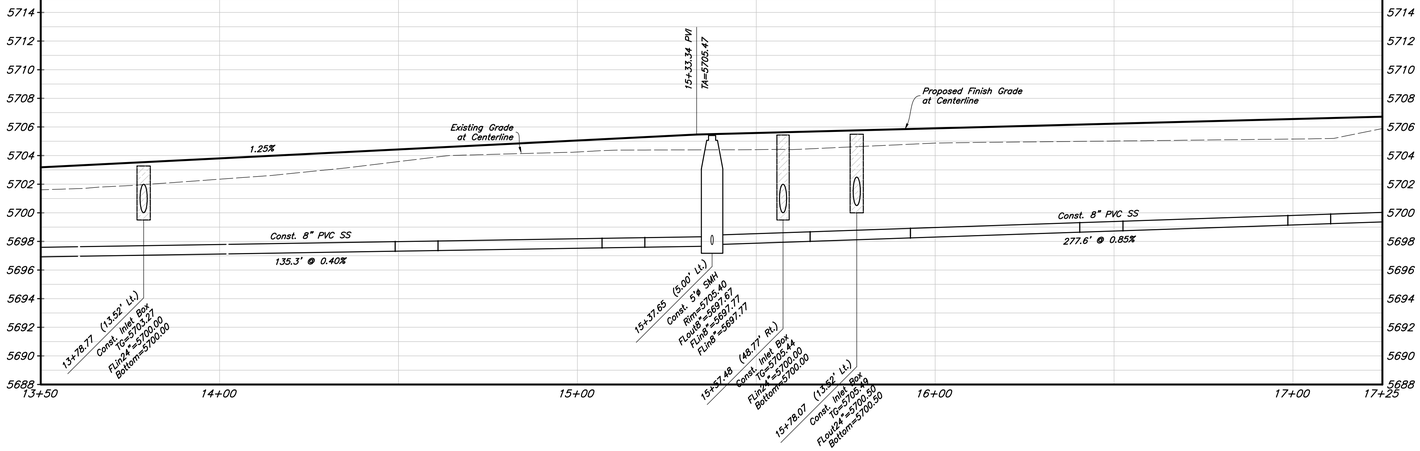
CITY ENGINEER ACCEPTANCE

Signature Date

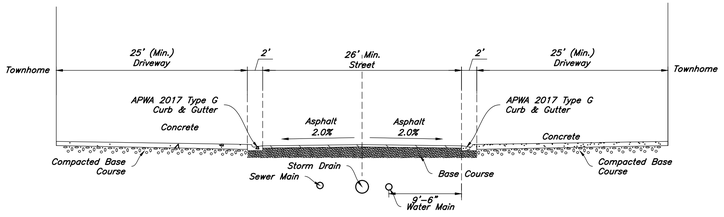


Plan View

Lucky Bill Lane

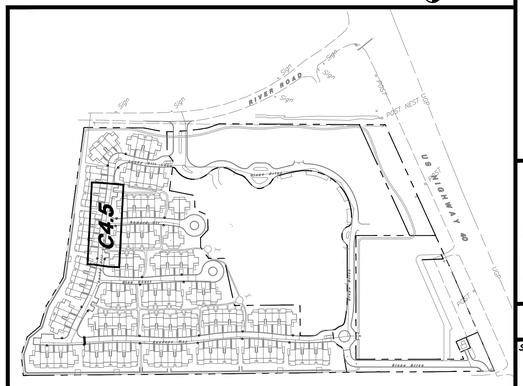


Profile View



A **Typ. Street Cross Section**

Not to Scale



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

20' 0 20' 40'

Plan & Profile Construction Notes

1. Const. 24" APWA Type G Curb & Gutter
2. Const. Asphalt Paving
3. Const. Concrete Paving
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5. Const. Accessible Ramps per City Stds.
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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:

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Site Key Map

Scale: Not Set

REV	DATE	DESCRIPTION

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

24-269 PP

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

Plan & Profile

The Slope

River Road & US Highway 40
Wasatch County, Utah

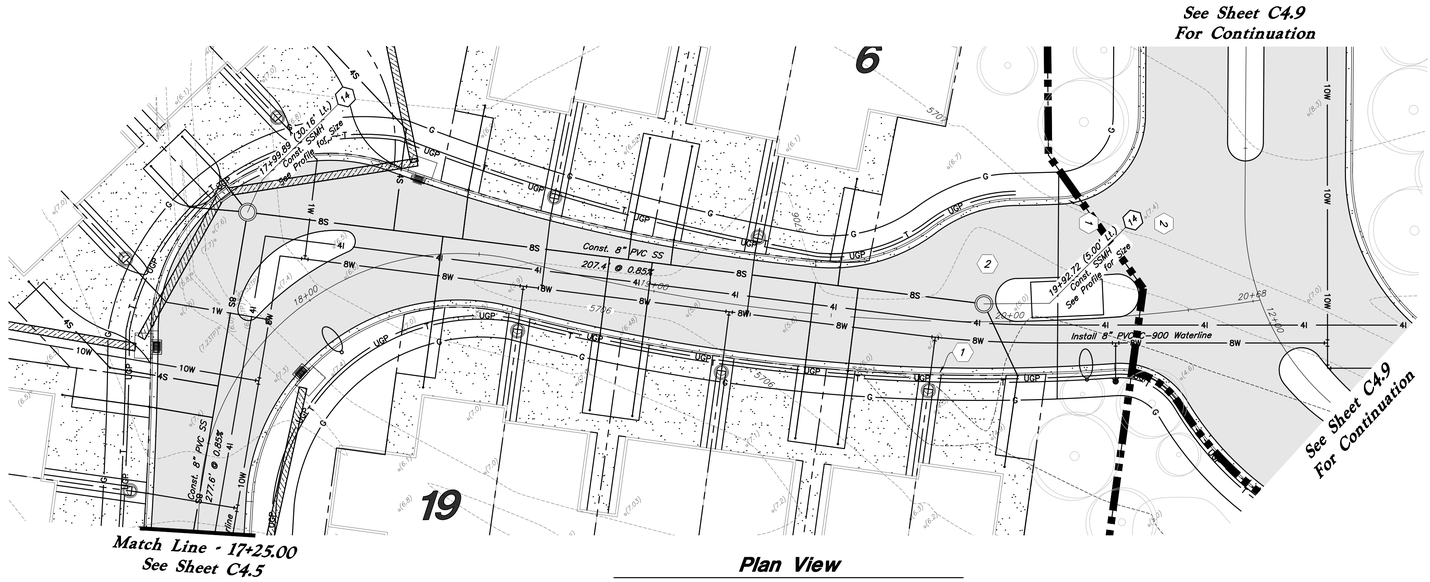
PROFESSIONAL ENGINEER No. 11 STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C4.5

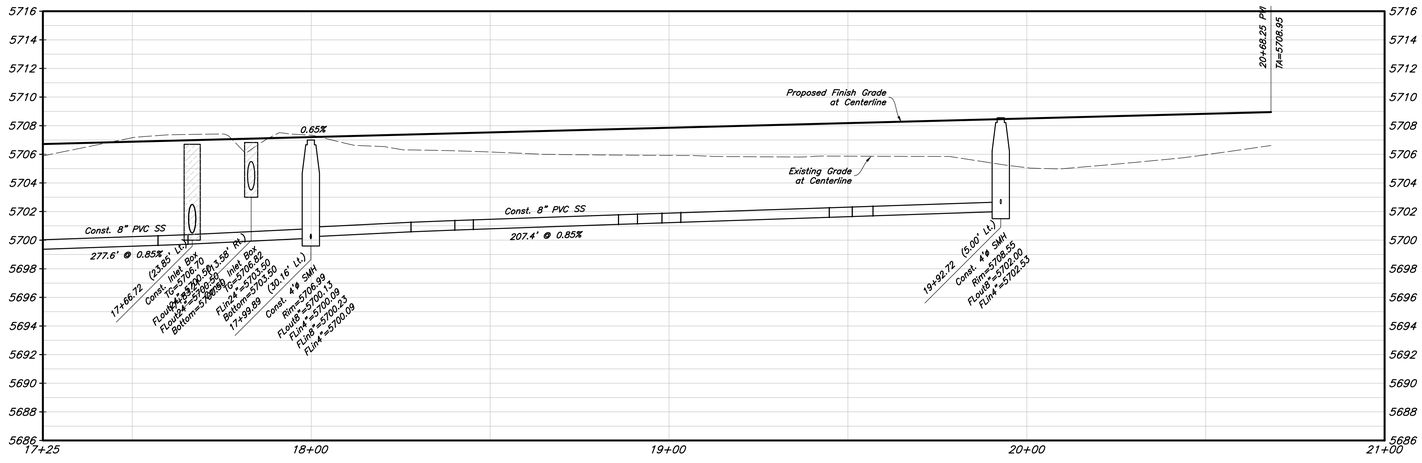
CITY ENGINEER ACCEPTANCE

Signature Date

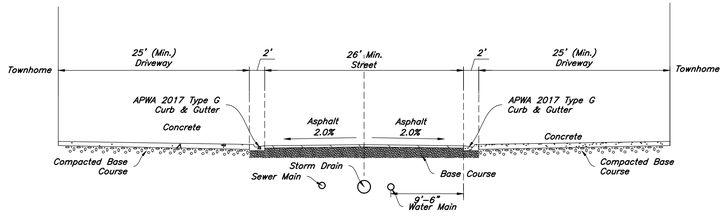


Plan View

Lucky Bill Lane



Profile View



A **Typ. Street Cross Section**

Not to Scale

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

20' 0 20' 40'

Plan & Profile Construction Notes

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8. Const. 25 mph Speed limit Sign per MUTCD R2-1
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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.
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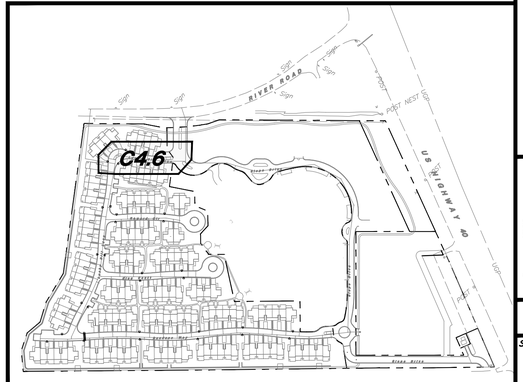
Storm Drain & Sanitary Sewer Note:

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

Site Key Map

Scale: Not Set



RCV	DATE	DESCRIPTION

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

24-269 PP

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

Plan & Profile

The Slope

River Road & US Highway 40
Wasatch County, Utah

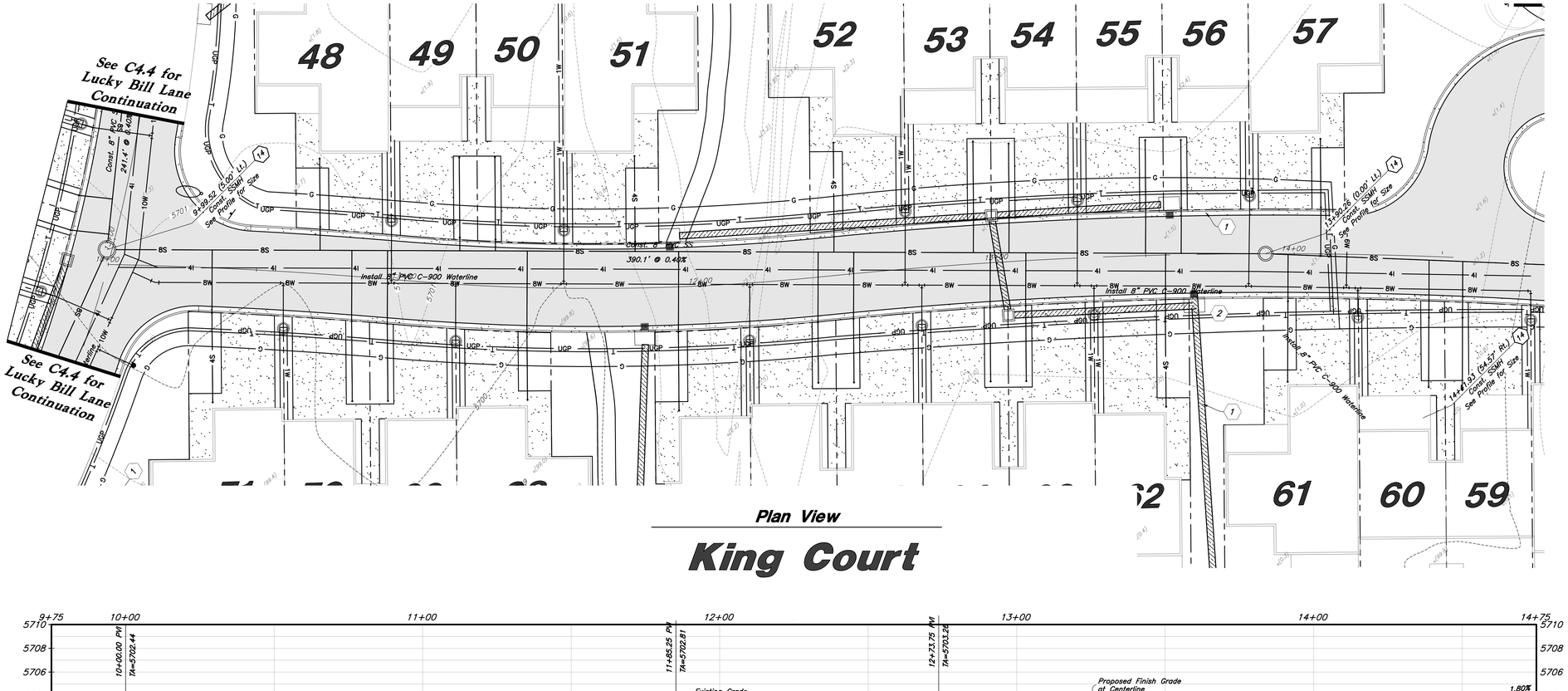
PROFESSIONAL ENGINEER No. 11 STATE OF UTAH JASON R. LAND
For Review Only

19 Aug, 2025

SHEET NO.
C4.6

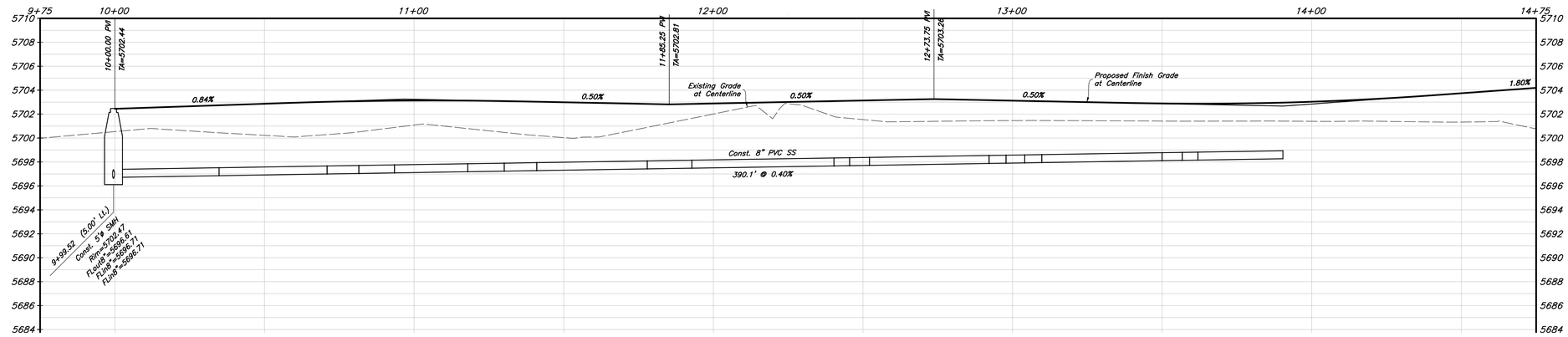
CITY ENGINEER ACCEPTANCE

Signature Date

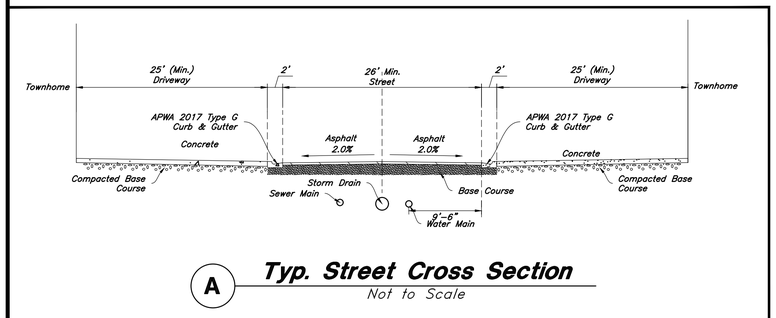


Plan View

King Court



Profile View



A **Typ. Street Cross Section**

Not to Scale

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

20' 0 20' 40'

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.
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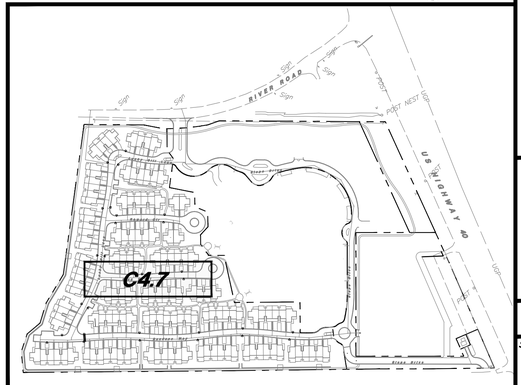
Storm Drain & Sanitary Sewer Note:

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

Site Key Map

Scale: Not Set



REV	DATE	DESCRIPTION

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

24-269 PP

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

Plan & Profile

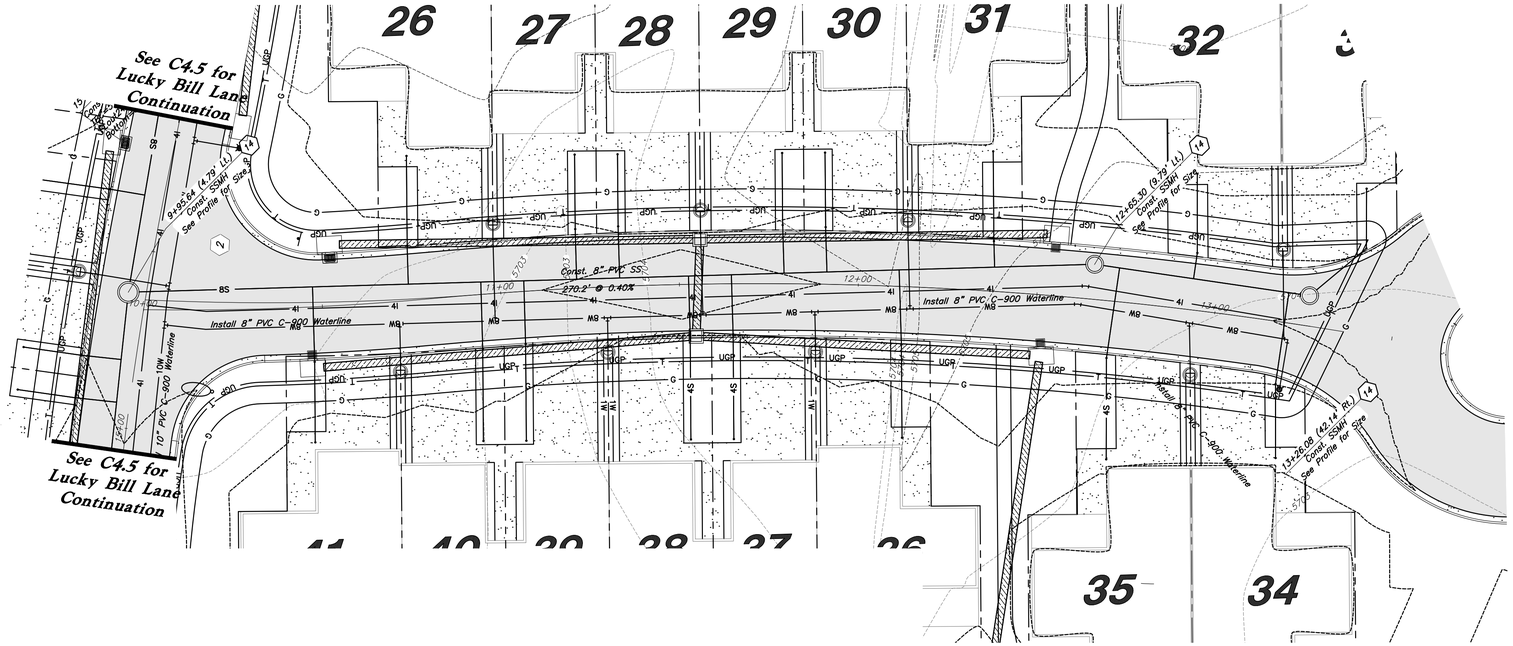
The Slope

River Road & US Highway 40
Wasatch County, Utah

PROFESSIONAL ENGINEER
No. 11
CHRISTOPHER D. CROWTHER
STATE OF UTAH
For Review Only

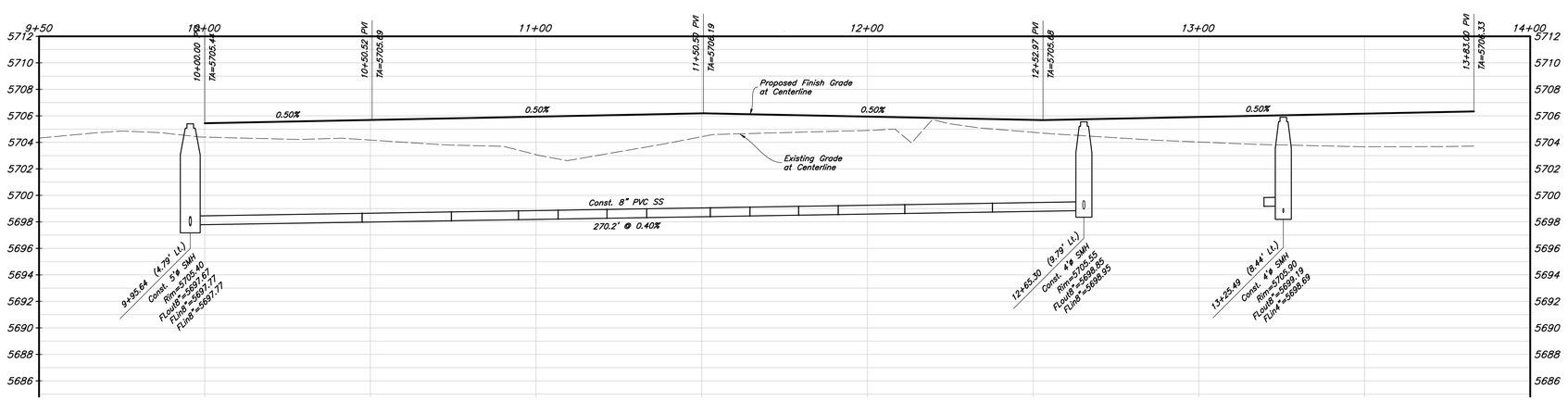
19 Aug, 2025

SHEET NO.
C4.7

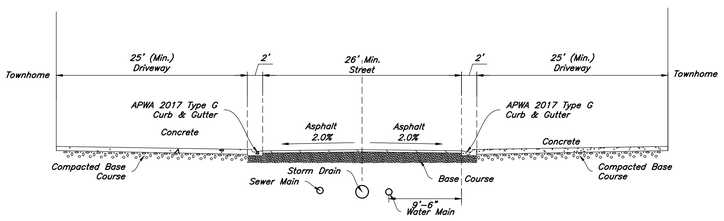


Plan View

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'

20' 0 20' 40'

Plan & Profile Construction Notes

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2. Const. Asphalt 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.
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21. Const. Fire Hydrant Complete w/ Valve per City Stds.
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1-800-662-4111

Site Key Map

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ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
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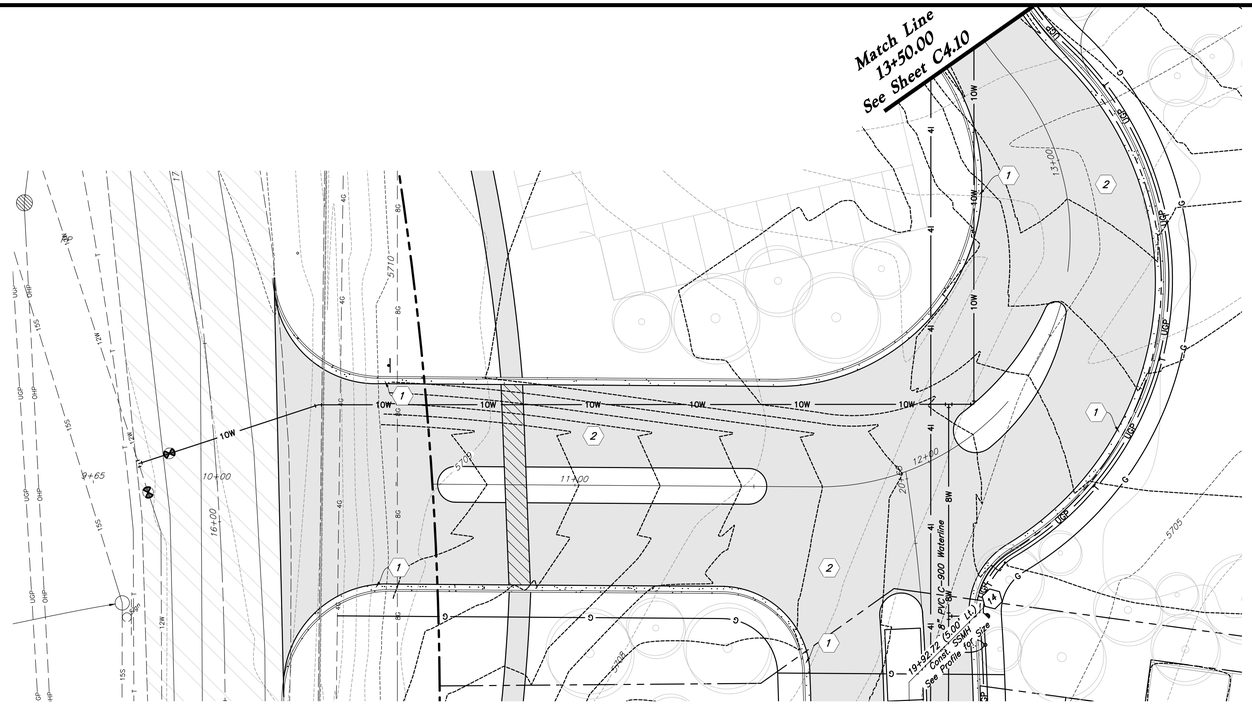
Plan & Profile

The Slope
River Road & US Highway 40
Wasatch County, Utah

PROFESSIONAL ENGINEER
No. 11
STATE OF UTAH
For Review Only

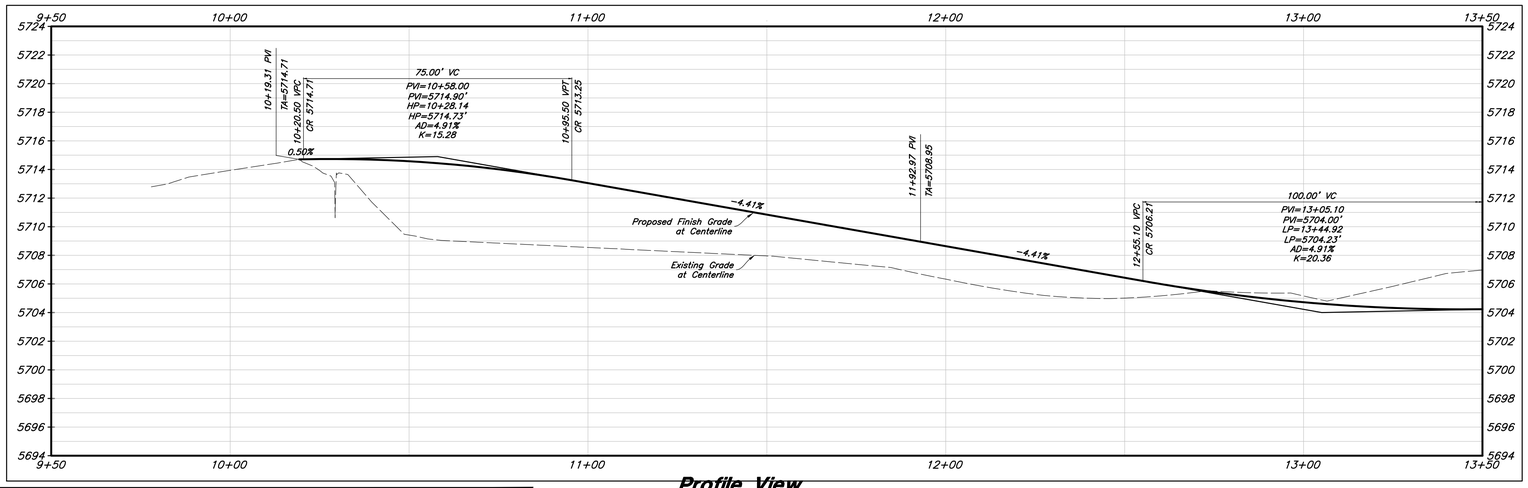
19 Aug, 2025

SHEET NO.
C4.8

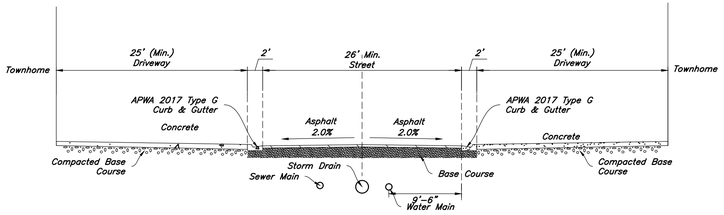


Plan View

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'

20' 0 20' 40'

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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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17. Const. Waterline DI Bend/ Thrust Blocking per City Stds.
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19. Const. 8" Gate Valve per City Stds.
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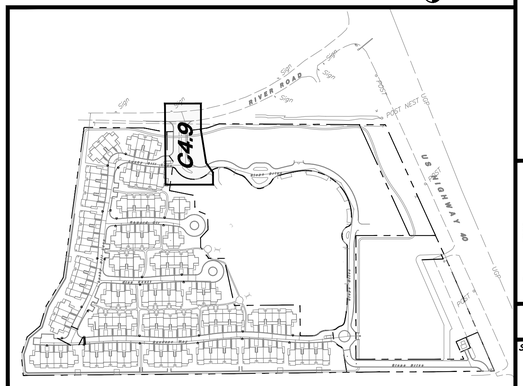
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Site Key Map

Scale: Not Set



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24-269 PP

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Plan & Profile

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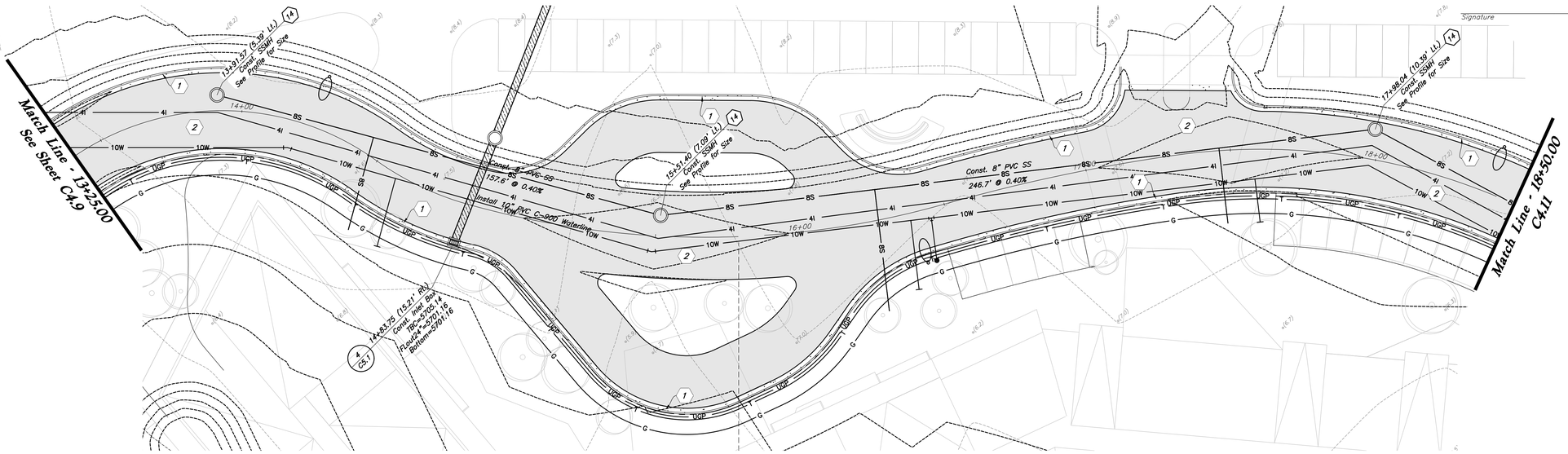
PROFESSIONAL ENGINEER No. 11 JARED WARD HOLLAND STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C4.9

CITY ENGINEER ACCEPTANCE

Signature Date



Plan View

Slope Drive

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

20' 0 20' 40'

Plan & Profile Construction Notes

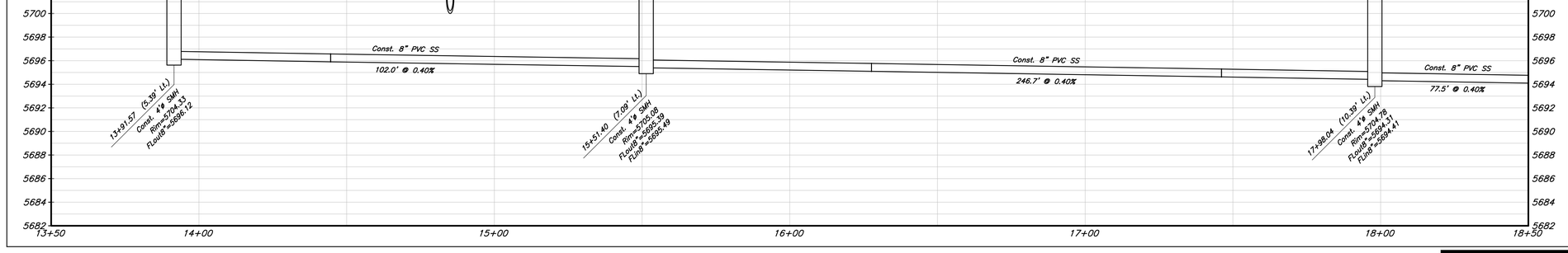
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12. Const. Combo Box per City Stds.
13. Const. Survey Street Monument per City Stds.
14. Const. Sanitary Sewer Manhole per City Stds.
15. Const. 4" Sanitary Sewer Service Lateral per City Stds.
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20. Const. 8"x6" Waterline Reducer per City Stds.
21. Const. Fire Hydrant Complete w/ Valve per City Stds.
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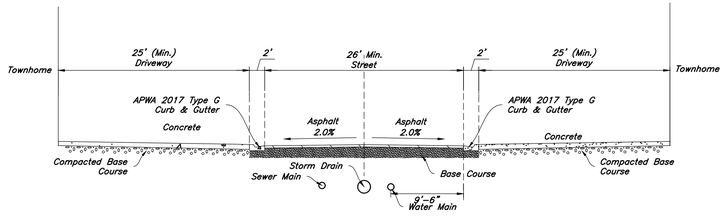
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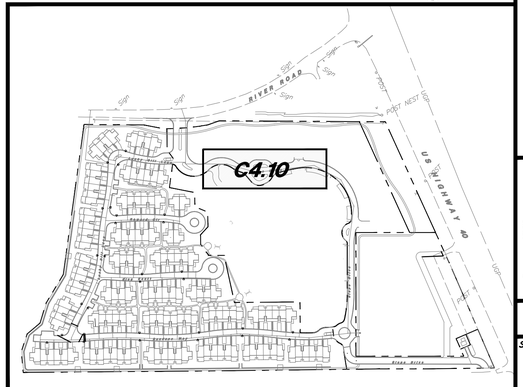
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Profile View



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



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

Site Key Map
Scale: Not Set

RDV	DATE	DESCRIPTION

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

24-269 PP

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

Plan & Profile

The Slope
River Road & US Highway 40
Wasatch County, Utah

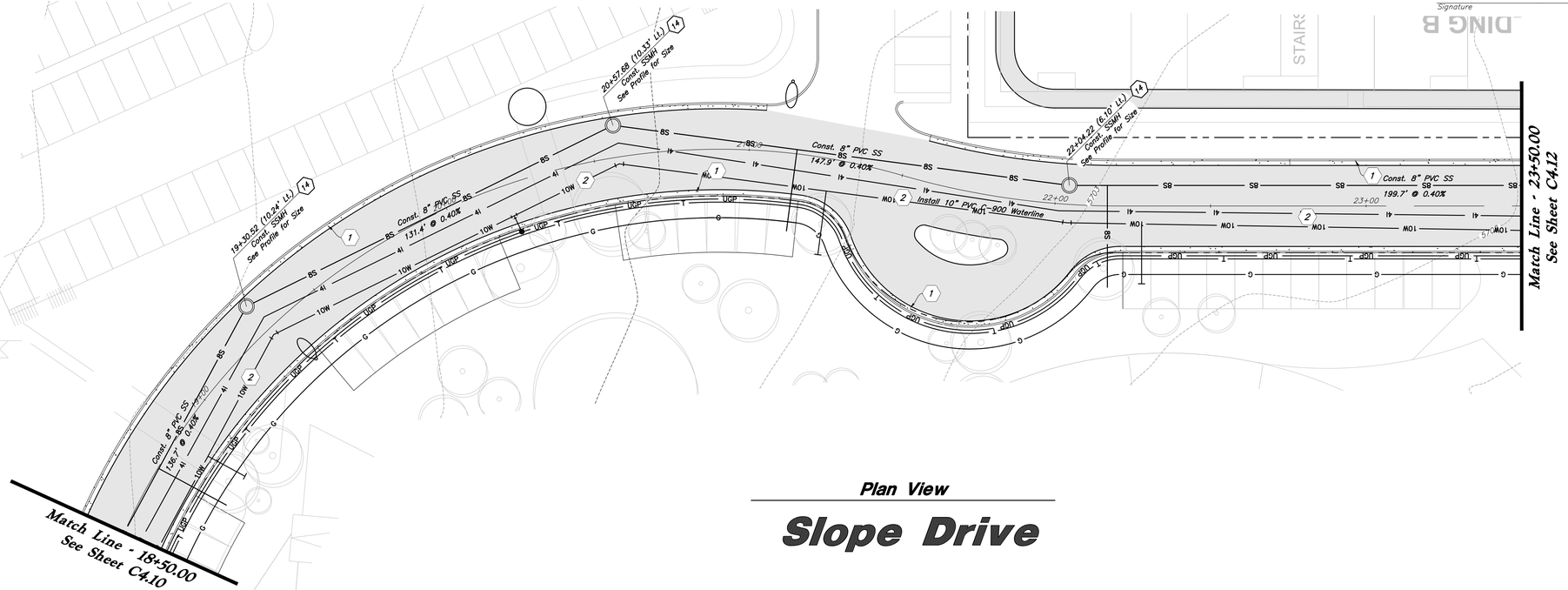
STATE OF UTAH — PROFESSIONAL ENGINEER — No. 11... — ANDREW LAND — For Review Only

19 Aug, 2025

SHEET NO.
C4.10

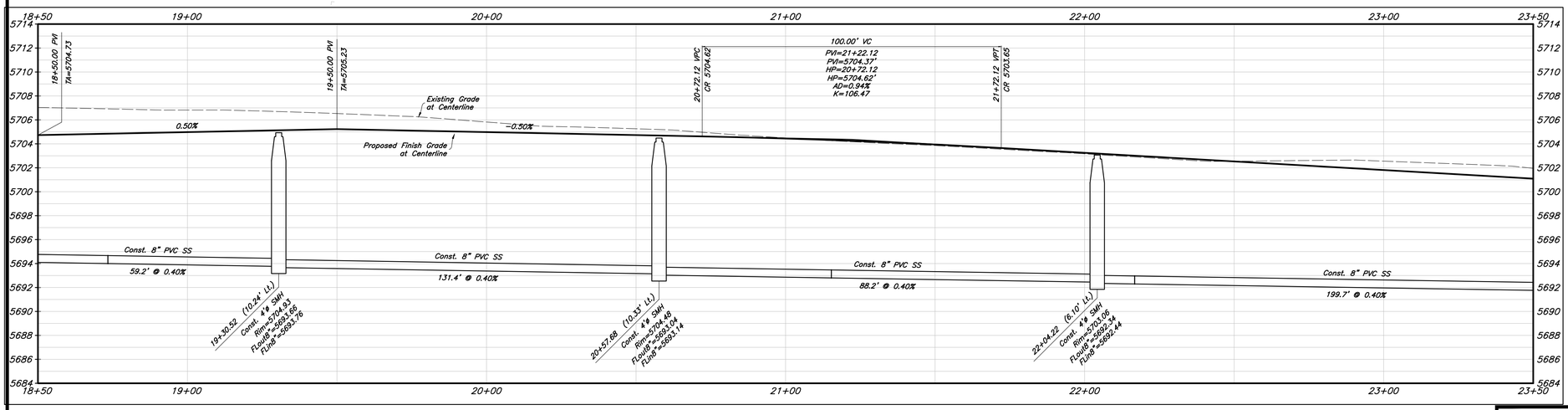
CITY ENGINEER ACCEPTANCE

Signature Date

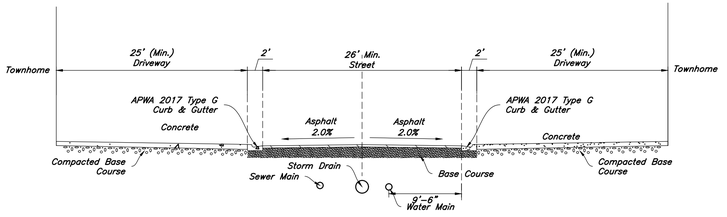


Plan View

Slope Drive



Profile View



A **Typ. Street Cross Section**

Not to Scale

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

20' 0 20' 40'

Plan & Profile Construction Notes

1. Const. 24" APWA Type G Curb & Gutter
2. Const. Asphalt Paving
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15. Const. 4" Sanitary Sewer Service Lateral per City Stds.
16. Const. 1" Water Meter & Service per City Stds.
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18. Const. Waterline 8" Tee w/ (?) 8" Gate Valves per City Stds.
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21. Const. Fire Hydrant Complete w/ Valve per City Stds.
22. Const. 4" C.O.T.G.

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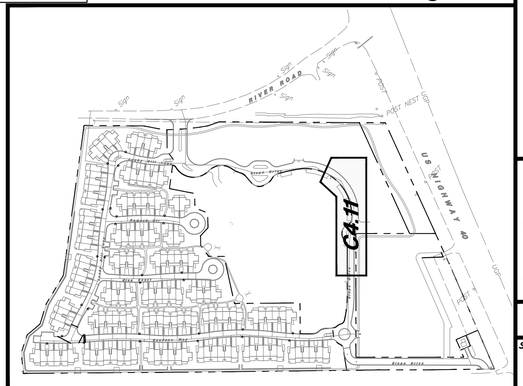
Storm Drain & Sanitary Sewer Note:

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Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
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www.bluestakes.org
1-800-662-4111

Site Key Map

Scale: Not Set



REV	DATE	DESCRIPTION

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Drafted by: AL
Client Name:
Angstrom Development Group

24-269 PP

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

Plan & Profile

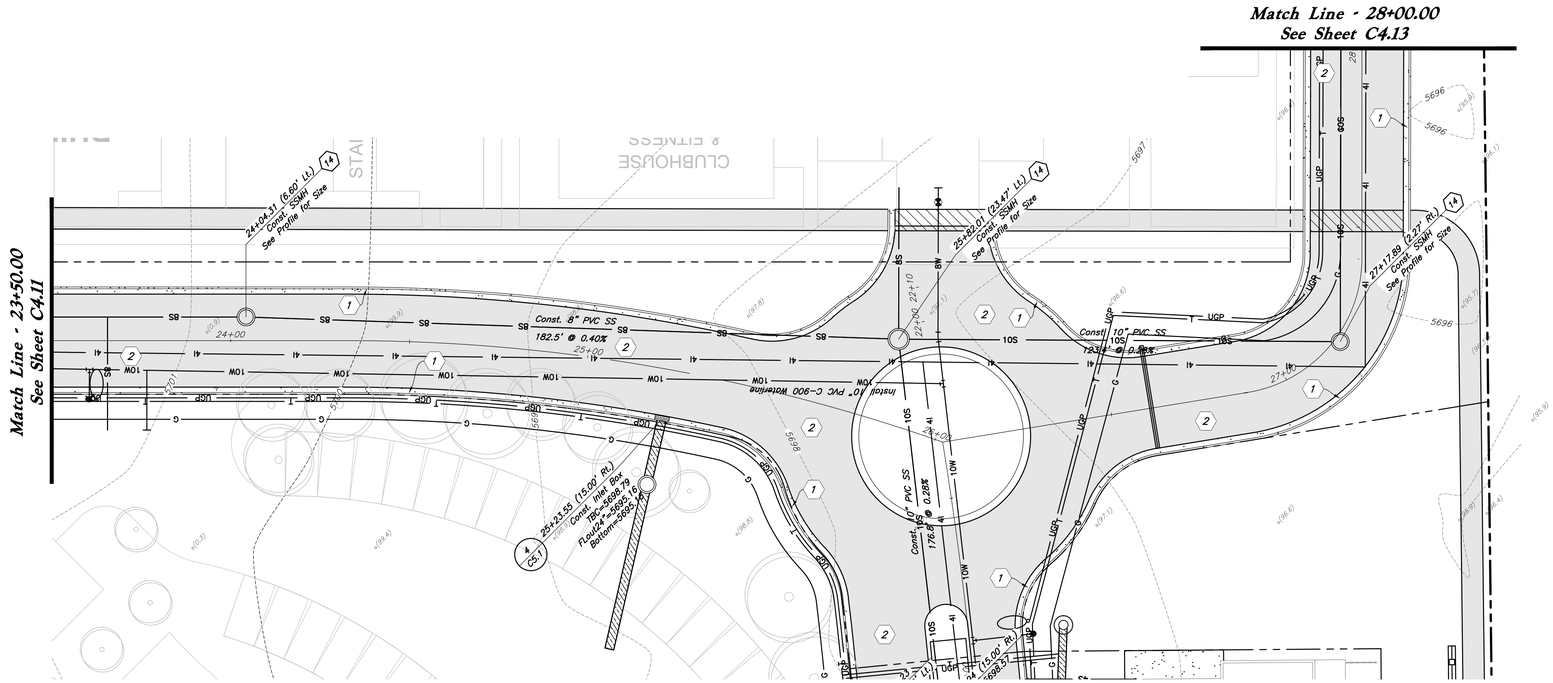
The Slope

River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11
STATE OF UTAH
For Review Only

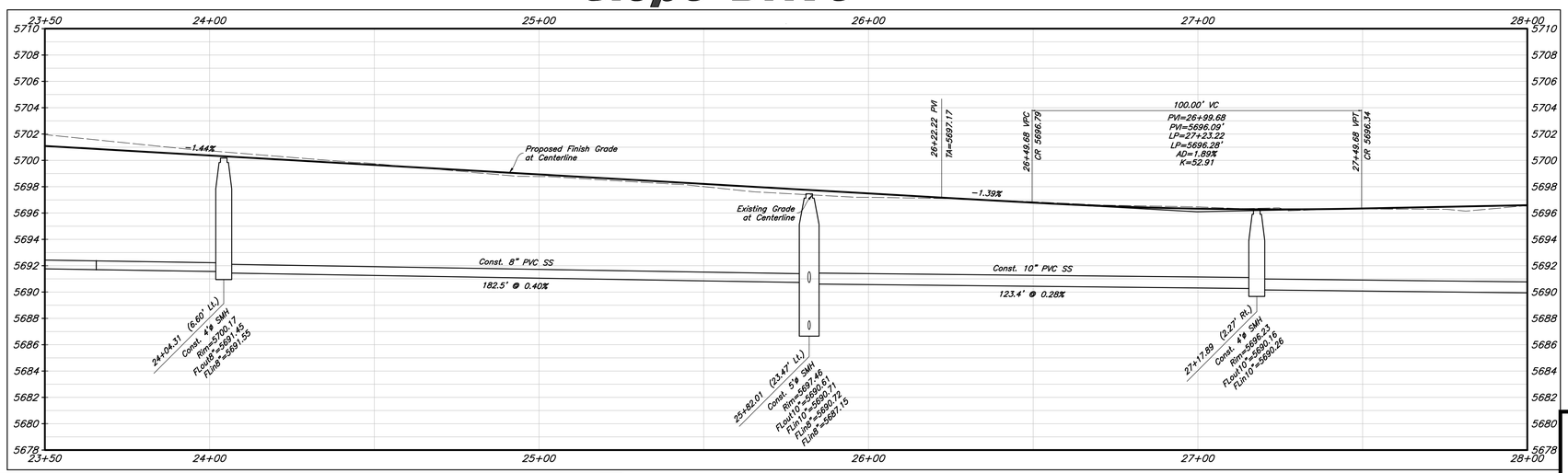
19 Aug, 2025

SHEET NO.
C4.11

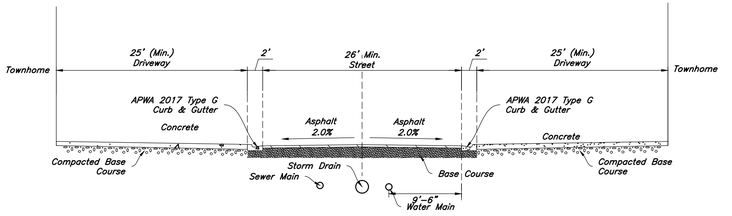


Plan View

Slope Drive



Profile View



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

CITY ENGINEER ACCEPTANCE

Signature Date

Horizontal Scale: 1" = 20'
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20' 0 20' 40'

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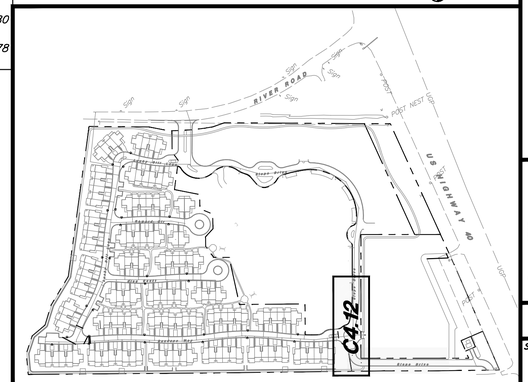
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1-800-662-4111

Site Key Map

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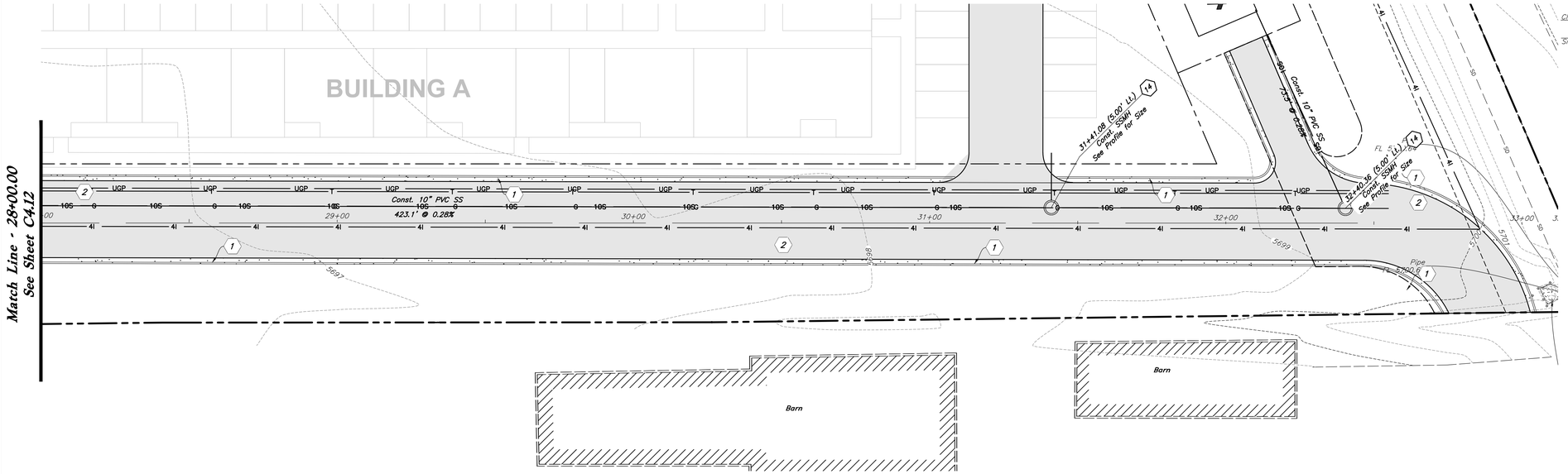
Plan & Profile

The Slope
River Road & US Highway 40
Wasatch County, Utah

PROFESSIONAL ENGINEER No. 11 JAMES C. LAND STATE OF UTAH
For Review Only

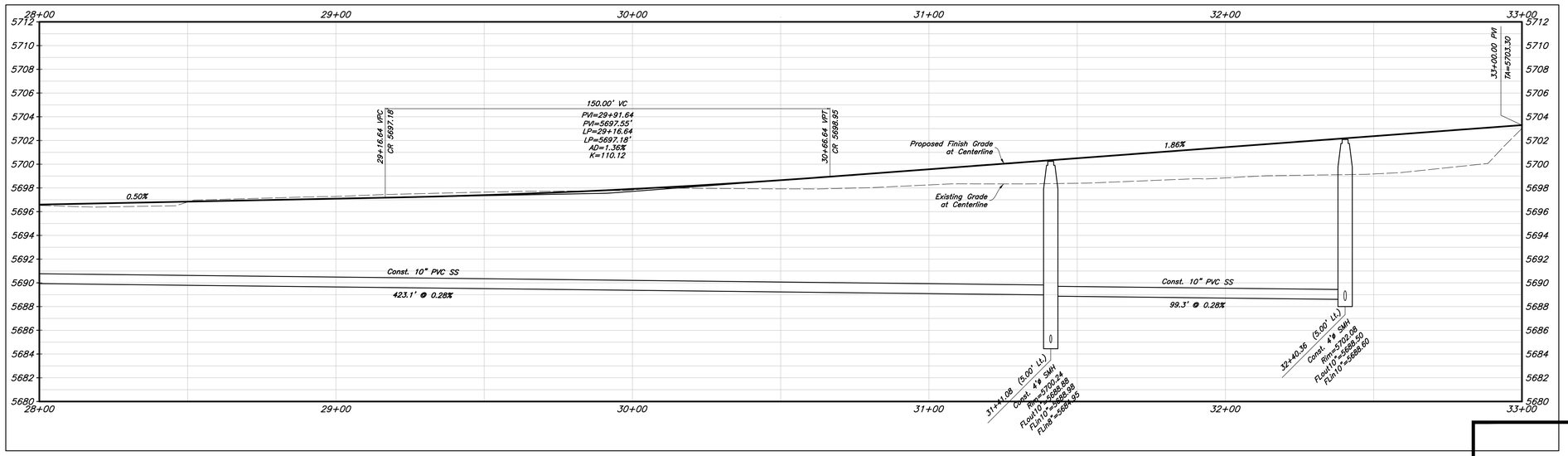
19 Aug, 2025

SHEET NO.
C4.12

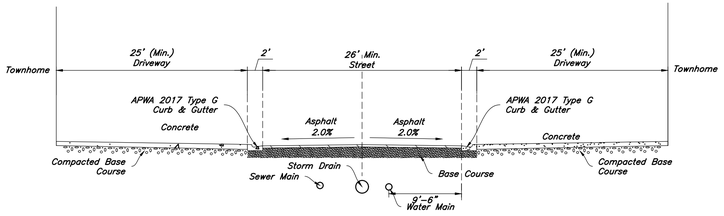


Plan View

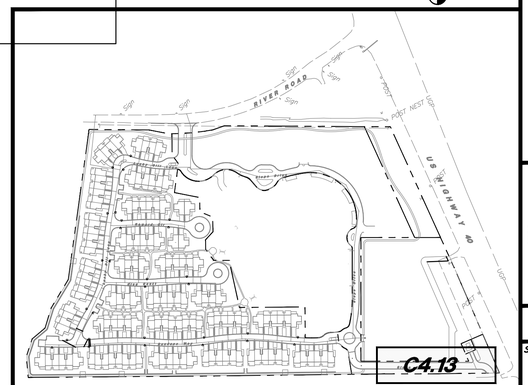
Slope Drive



Profile View



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



CITY ENGINEER ACCEPTANCE

Signature Date

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Site Key Map

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Angstrom Development Group

24-269 PP

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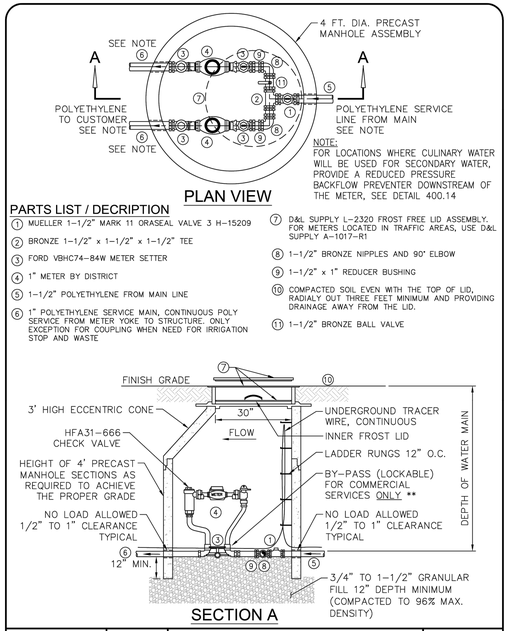
Plan & Profile

The Slope
River Road & US Highway 40
Wasatch County, Utah

PROFESSIONAL ENGINEER
No. 11
STATE OF UTAH
For Review Only

19 Aug, 2025

SHEET NO.
C4.13



PLAN VIEW

PARTS LIST / DECRIPTION

1. MUELLER 1-1/2" MARK 11 ORASEAL VALVE 3 H-15209
2. BRONZE 1-1/2" x 1-1/2" x 1-1/2" TEE
3. FORD VBHC74-84W METER SETTER
4. 1" METER BY DISTRICT
5. 1-1/2" POLYETHYLENE FROM MAIN LINE
6. 1" POLYETHYLENE SERVICE MAIN, CONTINUOUS POLY SERVICE FROM METER YOKE TO STRUCTURE ONLY EXCEPTION FOR COUPLING WHEN NEED FOR IRRIGATION STOP AND WASTE
7. D&L SUPPLY L-2320 FROST FREE LID ASSEMBLY. FOR METERS LOCATED IN TRAFFIC AREAS, USE D&L SUPPLY A-1017-R1
8. 1-1/2" BRONZE NIPPLES AND 90° ELBOW
9. 1-1/2" x 1" REDUCER BUSHING
10. COMPACTED SOIL EVEN WITH THE TOP OF LID, RADIALY OUT THREE FEET MINIMUM AND PROVIDING DRAINAGE AWAY FROM THE LID.
11. 1-1/2" BRONZE BALL VALVE

SECTION A

JORDANELLE SPECIAL SERVICE DISTRICT	DRAWN BY: SP CHECKED BY: SJ REV. DATE: NOV. 2022	METER BOX DETAIL FOR DUAL 1" METERS

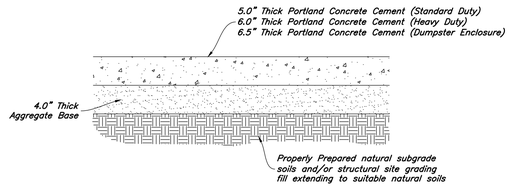
DWG. 400.5

5 Culinary Meter Box Detail
Not to Scale

CITY ENGINEER ACCEPTANCE

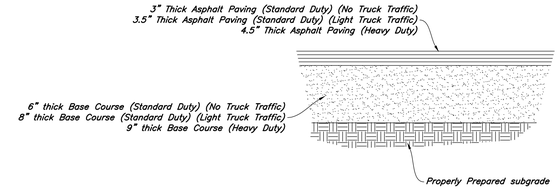
Signature Date

1. See Geotechnical Report for Project for Future Details



3 Concrete Paving Section
Not to Scale

1. See Geotechnical Report for Project



2 Standard Asphalt Section
Not to Scale

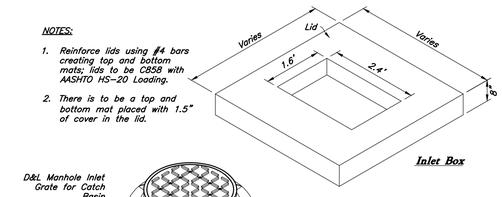
Designed by:	JC
Drafted by:	AL
Client Name:	Angstrom Development Group
	24-269 DT

REV	DATE	DESCRIPTION

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

NOTES:

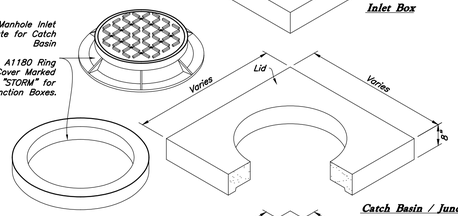
1. Reinforce lids using #4 bars creating top and bottom mats; lids to be C858 with AASHTO HS-20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.



Inlet Box

D&L Manhole Inlet Grate for Catch Basin

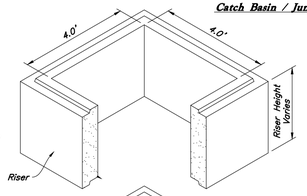
D&L A1180 Ring & Cover Marked "STORM" for Junction Boxes.



Catch Basin / Junction Box

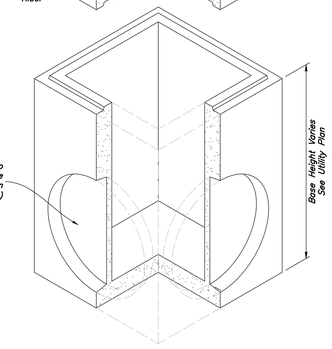
NOTES:

1. Vaults will be designed to meet ASTM C858 with AASHTO HS-20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.

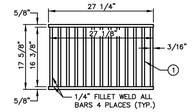


Backfill Excavation Around Boxes with 1-1/2" Washed Rock 3' Above Bottom of Box

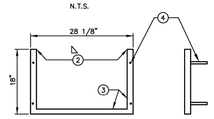
Thin Wall Knockouts to Accommodate pipe size See Utility Plan (Typical 4 Sides)



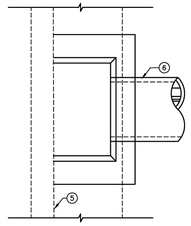
6 Precast 4' x 4' Catch Basin Junction Box/Inlet Box
Not to Scale



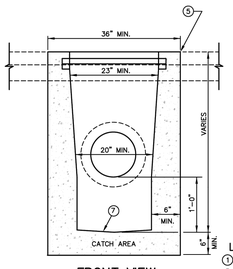
GRATE DETAIL
N.T.S.



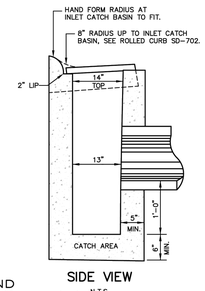
GRATE FRAME DETAIL END VIEW
N.T.S. N.T.S.



TOP VIEW
N.T.S.



FRONT VIEW
N.T.S.

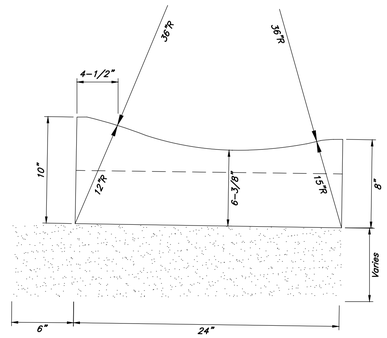


SIDE VIEW
N.T.S.

LEGEND

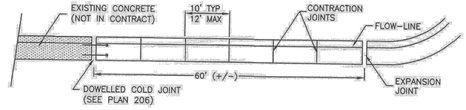
1. 1 1/2" X 5/8" STEEL BAR (TYP.).
2. 1.5" X 1.5" X .25" STEEL TRIANGLE (2 PLACES).
3. 1.75" X 1.75" X .25" STEEL ANGLE.
4. WELD (4) 1/2" X 3" STUDS.
5. ADJOINING TOP OF CURB.
6. OUTLET.
7. TROWEL SMOOTH.

4 Inlet Catch Basin (for Rolled Curb)
Not to Scale



CONCRETE AREA = 1.989 SQ. FT.

TYPE G



JOINT DETAIL

APWA Utah Chapter

Curb and gutter

Plan 205.2 April 2011

1 24" Curb And Gutter Type G per APWA Std. Detail
Not to Scale

Details

The Slope
River Road & US Highway 40
Wasatch County Utah

For Review Only
PROFESSIONAL ENGINEER
No. 11[illegible]8
JARED ALLAND
STATE OF UTAH

19 Aug, 2025

SHEET NO.
C5.1

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 50'

50' 0 50' 100'

r=30.0'

r=120.0'

r=120.0'

RIVER ROAD

4" Dotted White Line

Deceleration Lane Length
265.0'

240.0'

Acceleration Lane Length
480.0'

US HIGHWAY 40

8" White Lane Drop
White Line

Taper Length
300.0'

REV	DATE	DESCRIPTION

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

24-269 Hwy 40 Exhibit

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

US Hwy. 40 & River Rd Free Right Turn Exhibit

The Slope

River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11[illegible]
JARED A. ALLAND
STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
A

CITY ENGINEER ACCEPTANCE

Signature Date

Scale: 1" = 30'

30' 0 30' 60'

Traffic Signal Relocation

r=85.0'

4" Dotted White Line

Deceleration Lane Length 265.0'

Note: Mast Arm Replacement May be Necessary to Align Signal Heads With Opposing Lanes After Signal Pole Relocation

RIVER ROAD

US HIGHWAY 40

REV	DATE	DESCRIPTION

Designed by: JC

Drafted by: AL

Client Name:

Angstrom Development Group

24-269 Hwy 40 Exhibit

2010 North Redwood Road, Salt Lake City, Utah 84116
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US Hwy. 40 & River Rd
Signal Pole Relocation Exhibit

The Slope

River Road & US Highway 40
Wasatch County Utah

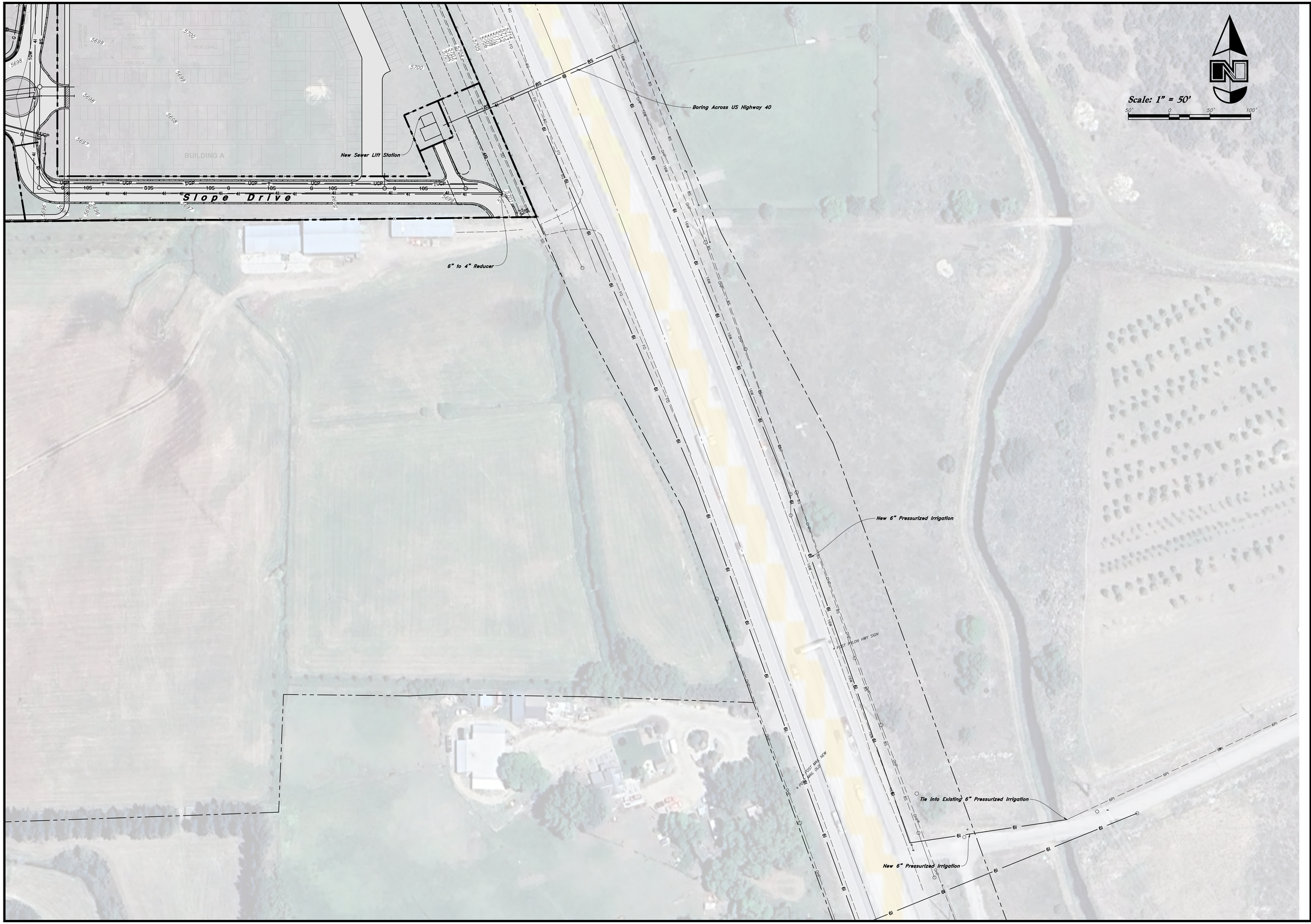
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For Review Only

19 Aug, 2025

SHEET NO.

B



REV	DATE	DESCRIPTION

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

24-269 Irr Exhibit

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

Proposed Irrigation Tie-In

The Slope
River Road & US Highway 40
Wasatch County Utah

PROFESSIONAL ENGINEER
No. 11[illegible]
ANDREW LAND
STATE OF UTAH

For Review Only

19 Aug, 2025

SHEET NO.
C

AD

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**

R

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...

11

h

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.

SLOPE

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.

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 Exbibit 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 [X]	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: _____ Date: _____
Max Covey
General Manager

ANGSTROM DEVELOPMENT GROUP, LLC

Date: _____

By: _____

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.

DRAFT

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.

DRAFT

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

DRAFT

December 3, 2025
Job No.1491-001-25

Heber City
75 North Main Street
Heber City, Utah 84032

Attention: Mr. Russell Funk, P.E.

Ladies and Gentlemen:

Re: Groundwater Study Review
Proposed The Slope Mixed-Use Development
Southwest Corner of River Road and Highway 40
Heber City, Utah

1. INTRODUCTION

1.1 GENERAL

This summary letter presents the results of our review of the provided documents for the proposed "The Slope Mixed-Used Development" located the southwest corner of River Road and Highway 40 in Heber City, Utah. It is our understanding that concerns have been raised regarding the maximum anticipated groundwater table used for the stormwater system design. This study was requested and authorized by Mr. Russell Funk with the Heber City Engineering Department.

2. DOCUMENTS REVIEWED

The following documents were provided for our review:

Geotechnical Investigation, Proposed Harvest Village, SWC River Road and Highway 40, Heber City, Utah, AGEC Project No. 1250389, Dated August 1, 2025.

Letter, Groundwater Evaluation, The Slope Mixed-Use Development, Approximately 3921 North Highway 40, Heber City, Utah, GSH Geotechnical Inc., Job No. 14147-001-25, Dated August 12, 2025.

Technical Drainage Study, The Villas at The Slope, River Road and Highway 40, Heber City, Utah, Anderson Wahlen & Associates, Project No. 24-269, Dated August 19, 2025.

Letter, "AWA Response to Dan Siummons & HAL Concerns", Dated October 16, 2025.

"Email Between GSH and HAL Regarding Analysis", Dated November 10, 2025.

"Email Attachment about Groundwater Testing Techniques CH09-V3", "Hydromorphic Soils" by Breemen and Buurman, January 1998.

"Email between AWA and HAL Regarding Bottom of Chamber Elevations", Dated November 7, 2025.

"Email Attachment about Chamber Design Elevations", "Sub Basin 3 Exhibit prepared by AWA dated November 6, 2025.

3. SCOPE OF SERVICES

This writer has been requested to review the provided documents and provide a professional opinion on the methods used to determine the "maximum historical groundwater at the site". This review focused on the means and methods of measuring present and historic groundwater levels.

4. QUALIFICATIONS AND EXPERIENCE

This writer is a principal engineer with 20 years of experience in geotechnical engineering, geological engineering, geologic hazard investigation, and environmental site assessments. In addition, he has extensive experience in shallow/deep foundation, mat foundation, retaining wall, roadway, and on-site wastewater designs and in dealing with high water table, collapsible soils, expansive soils, soft soils, liquefaction, and lateral spread conditions.

Education
B.S. Geological Engineering, University of Utah

Professional Qualifications
Professional Engineer, Utah (7941710)
Professional Engineer, Nevada (23299)
Professional Geologist, Utah (7941710)
Onsite Wastewater Design Levels I-III
American Society of Civil Engineers
Association of Engineering Geologists

Recent Projects
The following is a list of geotechnical and geologic hazard/fault studies completed by Mr. Emery:

Wasatch Rock 62-Acre Mixed-Use Development (Formerly AJ Dean Gravel Pit) – extensive geotechnical/geological hazard studies extending back more than 20 years. Recently received approval from Cottonwood Heights.

Northrop Grumman Cast Cure Project – major expansion to WVC campus for two new rocket casting pits. Required extensive geotechnical studies, fault study, rock fall fence design, and debris flow analysis.

Lindon City Foothills Area – geologic hazard study for future land use planning
Slate Canyon in Provo - geologic hazard study for future land use planning
SR 201 Interchange Structures – fault study
The Brix (12-Level Mixed-Use Structure) - geo + fault study
Millcreek 7-story podium for Cottonwood Residential - geo + fault study
Millcreek North Apartments (7-level podium) - geo + fault study
Millcreek City Hall (7-Level podium) - geo + fault study
East Kaysville 22-acre residential development - geo + fault study
Folkman Farms 27-acre residential development - geo + fault study
Morgan City 20-acre residential development – geo hazards + fault study
900-acre industrial development in Tooele (Lake View Business Park)
400-acre industrial development in Grantsville
132-acre mixed-use development in Payson (Red Bridge Station)
109-acre warehouse development along John Cannon Drive in SLC
89-acre warehouse development in West Valley City

5. SUMMARY OF FINDINGS

Based on our review of the provided documents, one of the primary concerns with the development discussed is the maximum historical groundwater depth used in the stormwater system design.

In order to determine the maximum historical groundwater depth, GSH Geotechnical excavated 12 test pits across the site. The results are detailed in their report dated August 12, 2025. Piezometers were installed in the test pits and stabilized groundwater measurements were recorded. Additionally, evidence of soil mottling was noted in the test pit logs. The maximum historical groundwater levels provided in the report were based on the depth at which the mottling was observed in the soils.

Soil mottles (or mottling) are spots or streaks of rust and/or gray colors that form during fluctuating water conditions. The variations in color are caused by a chemical oxidation of certain minerals containing iron. Orange/reddish mottles indicate oxidized iron and a relatively well aerated zone

of soil. Gray mottling indicates that poor soil aeration has kept the iron minerals in a chemically reduced state.

Based on this writer's experience with onsite wastewater (septic system) design, soil mottling is commonly used by regulatory agencies to determine the maximum historical groundwater depth. The following excerpt in Section 4-4 Feasibility Determination from R317-4: Onsite Wastewater Systems January 1, 2016 is used by Health Departments across Utah (highlights added):

(i) The maximum ground water table shall be determined where the anticipated maximum ground water table, including irrigation induced water table, might be expected to rise closer than 48 inches to the elevation of the bottom of the onsite wastewater system. Maximum ground water table shall be determined where alternative onsite wastewater systems may be considered based on groundwater elevations. The maximum ground water table shall be determined by the following.

(A) Regular monitoring of the ground water table, or ground water table, perched, in an observation well for a period of one year, or for the period of the maximum groundwater table.

(B) Previous ground water records and climatological or other information may be consulted for each site proposed for an onsite wastewater system and may be used to adjust the observed maximum ground water table elevation.

(C) Direct visual observation of the maximum ground water table in a soil exploration pit for evidence of crystals of salt left by the maximum ground water table or chemically reduced iron in the soil, reflected by redoximorphic features, such as a mottled coloring. Previous ground water records and climatological or other information may be consulted for each site proposed for an onsite wastewater system and may be used to adjust the observed maximum ground water table elevation in determining the anticipated maximum ground water table elevation.

(D) In cases where the anticipated maximum ground water table is expected to rise to closer than 34 inches from the original ground surface and an alternative or experimental onsite wastewater system would be considered, previous ground water records and climatological or other information shall be used to adjust the observed maximum ground water table in determining the anticipated maximum ground water table.

Based on this writer's understanding and experience, direct observation of soil mottles is a standard practice for determining the maximum historical groundwater depth at a site with the understanding that there are some limitations. Soil mottling is a reliable indicator that the soils were previously saturated. However, the lack of soil mottling does not necessarily guarantee that a soil has never been saturated. Very brief saturation could potentially occur during peak snowmelt or flooding events and the groundwater is drained or moves off site before the chemical oxidation process occurs to the extent that would result in observable soil mottes. Regular groundwater monitoring during the period of maximum groundwater is recommended by the Health Department when this condition is of concern.

It is the opinion of this writer that direct observation of soil mottles is an appropriate method for determining seasonal groundwater fluctuations at the site. Temporary saturated conditions above the elevation of the observed soil mottling could potentially occur however it is anticipated that these conditions would rapidly dissipate otherwise soil mottling would be observed in the surficial soils.

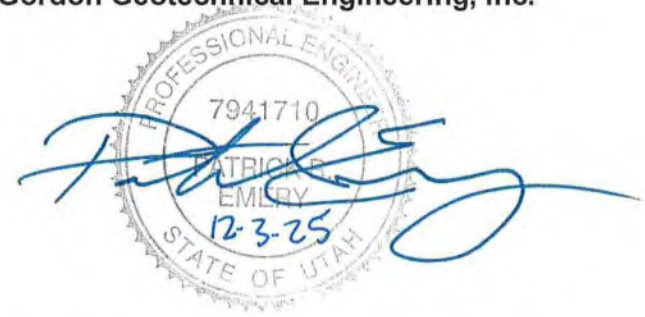
It is also the opinion of this writer that the number of test pit explorations to evaluate the groundwater fluctuations across the site were appropriate for the size of the site.

GORDON GEOTECHNICAL ENGINEERING, INC.

We appreciate the opportunity of providing this service for you. If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Gordon Geotechnical Engineering, Inc.



Patrick R. Emery, State of Utah No. 7941710
Professional Engineer

PRE:sn

Addressee (email)

Planning Commission Staff Report

MEETING DATE: 12/9/2025

SUBJECT: Site Plan and Conditional Use Permit Approval for Commercial Complex located at 677 South Main (Planner Jacob Roberts)

RESPONSIBLE: Jacob Roberts

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

Wright Development Group has submitted a site plan and conditional use permit application for a Commercial Complex at 677 South Main Street. The application is before the Planning Commission because a Commercial Complex—defined as two or more commercial uses on a single lot or adjacent lots that share parking, circulation, landscaping, or are approved together under a conditional use or subdivision application—requires Planning Commission review.

Staff has completed an initial review and identified several significant outstanding conditions. The Planning Commission may: (1) approve the site plan and conditional use permit subject to all staff conditions, requiring all conditions to be met prior to final approval; (2) continue the item to allow staff and the applicant additional time to resolve the outstanding issues; or (3) approve the request with modified conditions as deemed appropriate.

RECOMMENDATION

The Planning Commission may: (1) approve the site plan and conditional use permit subject to all staff conditions, requiring all conditions to be met prior to final approval; (2) continue the item to allow staff and the applicant additional time to resolve the outstanding issues; or (3) approve the request with modified conditions as deemed appropriate.

BACKGROUND

The proposed commercial concept site plan is located at 677 South Main Street, directly north of the Timberline Ace Hardware expansion, west of Wasatch High School, and east of several existing businesses including Costa Vida, Carl's Jr., and Mountain America Credit Union. This property, along with the surrounding area, is designated as part of the South Town District in the General Plan, which envisions auto-oriented commercial uses that remain complementary to the downtown core.

Staff completed the most recent review cycle on December 8, 2025, with most staff comments submitted by December 5, 2025. The applicant chose to move forward to a Planning Commission meeting without having seen the Planning Staff comments and with the understanding that

Engineering Staff had several major outstanding conditions and comments. These conditions and comments from both Planning and Engineering will be outlined in the next section.

DISCUSSION

The conditions of approval from staff are as follows (all comments and conditions are also included in the attached documents) :

Planning Department

The C-2 Zone allows commercial complex developments as a conditional use. As part of the conditional use permit application, staff reviews potential impacts to the area. The impacts that staff identified as most significant are found in Section 18.108.060, *Standards for Approval*. The Municipal Code states that all conditional uses must meet these standards. Staff feels that all standards have been met except for item number 7, which states:

7. *Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks,* ***character****, construction, solar access, landscaping, fencing, screening, and* ***architectural design*** *and* ***exterior detailing/finishes and colors within the neighborhood*** *in which the conditional use will be located.*

The reason for this analysis comes from the C-2 and C-4 Design Criteria. After review, staff has determined that this development does not meet the outlined criteria in multiple areas and does not blend harmoniously with the surrounding developments. Specific items of concern include:

1. **Parking Infrastructure:** Landscaped parking diamonds are required.
2. **Design Composition:** The building *shall* reflect elements of downtown (sandstone, brick, etc.).
3. **Materials and Façade Elements:** Requirements must be met to create harmony with the C-3 Zone.
4. **Building Width:** The rear of the building is not compliant (see Section 307 of staff review).
5. **Building Mass:** The building uses the same design across the façade, making it appear monolithic; the Design Criteria require façade variation to break up the visual size of the building.
6. **Materials:** While most of the building is CMU, which has been used as a substitute masonry before, the Design Criteria strongly encourage the use of traditional building materials.
7. **Additional Materials:** Additional materials *shall* be a different color or texture; the canopies over the doors are essentially the same color as the proposed masonry.
8. **Architectural Features:** Exposed structural expression should be a feature of the building. Where “should” is used, the Planning Commission has discretion.

9. **Canopies and Awnings:** These should be a complementary color (Planning Commission has discretion).

10. **Wall Surface Materials:** Plain or textured concrete is prohibited as a wall surface material by the C-2 & C-4 Design Criteria (Page 30).

In summary, Planning Department comments focus primarily on the design criteria outlined in the C-2 & C-4 Design Criteria Code. Heber City Municipal Code Section 18.28.040 *Development Standards* states that in the C-2 and C-4 Commercial Zones, there are no area, width, or location requirements except that all buildings and structures must conform to the adopted Heber City C-2 and C-4 Design Standards and Guidelines. As staff conducted the review, it was determined that the building, as currently designed, does not conform to these design requirements. The form of the building is not the issue; wall plane undulations, roof height and style, and window and door placements have all been met. However, the building does not use traditional materials or elements required by the design guidelines and found on nearby buildings. Please see the full attached code review for all comments and photos of nearby buildings.

Engineering Department Comments
1. Redline and comments have been provided on the submitted drawings. All comments need to be addressed; specifically, all HC Stormwater Design Manual pre-treatment requirements need to be complied with.

2. Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications.

3. Water Rights Action report for landscaping and dust control needs to accompany next submittal. (Please note Water Rights will be required for landscaping and indoor use as part of the building permit process.)

4. Need to complete the Long Term Stormwater Agreement with the associated Long Term Stormwater Plan. Please refer to appendix J of the Heber City Storm Water Design Manual. Accordingly, prepare the Plan and submit a draft Agreement with appendices for consideration and signature.

FISCAL IMPACT

CONCLUSION

Wright Development Group has submitted a site plan and conditional use permit application for a Commercial Complex at 677 South Main Street. Based on reviews conducted by the Planning and Engineering Departments, several substantial outstanding issues remain—primarily related to architectural design compliance with the C-2 and C-4 Design Criteria and completion of required engineering documentation and stormwater processes. While portions of the project meet required development standards, the building's materials, design elements, and certain site features do not

currently conform to the adopted design guidelines for the C-2 Zone.

The proposal is consistent with the General Plan, as the South Town District supports auto-oriented commercial development that complements the downtown core. However, despite this alignment, the project does not yet meet all required zoning and design standards.

Given the number and significance of the unresolved items, staff concludes that the project, in its current form, does not fully meet the standards necessary for approval of a conditional use permit. The Planning Commission may: (1) approve the request subject to all staff conditions, requiring full compliance prior to final approval; (2) continue the item to allow the applicant time to resolve the outstanding issues; or (3) approve the project with modified conditions as deemed appropriate.

Conditions of Approval

Planning Department Conditions

1. Revise the building design to comply with all C-2 and C-4 Design Criteria, specifically:

2. Provide required landscaped parking diamonds.

3. Incorporate downtown design elements (e.g., sandstone, brick).

4. Adjust materials and façade elements to harmonize with the C-3 Zone.

5. Correct the non-compliant rear building width.

6. Add façade variation to break up the monolithic appearance.

7. Incorporate traditional building materials as encouraged by the Design Criteria.

8. Ensure additional materials include contrasting colors or textures.

9. Incorporate architectural features reflecting exposed structural expression where appropriate.

10. Adjust canopy/awning colors to be complementary.

11. Remove any plain or textured concrete surfaces prohibited by the Design Criteria.

12. Revise material selections and architectural elements to match design standards used by nearby compliant buildings.

Engineering Department Conditions

1. Address all redlines and comments on the submitted drawings, including compliance with all Heber City Stormwater Design Manual pre-treatment requirements.

2. Applicant (and any successors) must comply with all City policies, ordinances, processes, standards, and specifications.

3. Submit a Water Rights Action Report for landscaping and dust control with the next submittal.

4. Complete the Long-Term Stormwater Agreement and Long-Term Stormwater Plan consistent with Appendix J of the Stormwater Design Manual, including submission of a draft agreement with all required appendices.

Items Where the Project Is in Compliance With City Code

Staff has found the following components of the proposal to be compliant:

1. General Plan:
- The project aligns with the South Town District's vision for auto-oriented commercial uses that complement the downtown core.

2. Building Form:
- Wall plane undulations meet code.
- Roof height and roof style meet C-2 and C-4 standards.
- Window and door placements comply with development guidelines.

3. Use and Zoning:
- A Commercial Complex is a permitted conditional use in the C-2 Zone.
- The building layout and site plan structure conform to allowable uses for the district.

4. Conditional Use Standards:
- All Conditional Use approval standards in Section 18.108.060 are met except Standard #7 (design compatibility).

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** the item to another meeting on **[DATE]**, with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL
I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jacob Roberts, Planner

EXHIBITS

1. 677 South Main Code Review
2. 2022 C2 C4 Design Standards
3. 1 page Site Plan
4. Heber Flex - ARCH - 10-21-2025

677 South Main Commercial Site Plan and CUP Code Review

Project Type: Commercial Site Plan & Conditional Use Permit

Project Address: 677 South Main Street

Project Zone: C-2 Commercial Zone

Code Review Due Date: 12/08/25

Planning Commission Required? YES

Planner Assigned: Jacob Roberts

Landscaping Plan (18.76) *18.76 Landscaping*

- Compliant with Heber City Code Section 18.76

Lighting Plan (18.78) *18.78 Lighting*

- Compliant with Heber City Code Section 18.78

Conditional Use Permit Requirements (18.108) *18.108 Conditional Uses*

- 18.108.060 Standards for Approval: *All Conditional Use Permits run with the land and may require the applicant to record documents to that effect. The Planning Commission and staff, in their review capacity, may impose site plan modifications and conditions to mitigate the reasonably anticipated detrimental effects of a conditional use. All conditional uses shall meet the following standards:*
    - 7. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks**, character**, construction, solar access, landscaping, fencing, screening, and **architectural design** and **exterior detailing/finishes** and **colors within the neighborhood** in which the conditional use will be located.

- Given that the design of the building and use of certain colors, and materials is not in line with the C-2 & C-4 Design Criteria, Staff does not believe this item is being met adequately for the conditional use permit to be granted.

Commercial Zones 18.28 *18.28 Commercial Zones*

18.28.010 Purpose and Objectives: The C-2 commercial zone has been established to facilitate the development of attractive entrances to the City. To reduce the conflict between commercial and residential uses along principal highways and streets adjacent to the central commercial districts and to facilitate the orderly expansion of commercial uses out from the central commercial districts. Incorporating some of the historical architectural styles evident on Main Street is suggested for development in the C-2 zone.

18.28.030 Permitted and Conditional Uses

- Commercial Complex is permitted in the C-2 Zone as a Conditional Use, therefore a Conditional Use Permit and review by the Planning Commission is required.

LAND USES	C-2	C-3	c-4	Limitations
Commercial Complex	C		C	

18.28.040 Development Standards

- A. In the C-2 and C-4 Commercial Zones, there shall be no area, width, and location requirements *except that all buildings and structures in the C-2 and C-4 zones shall conform to the requirements of the adopted Heber City C-2 and C-4 Design Standards and Guidelines.* In the C-3 zone, a 0 (zero) foot front setback is required.

Building Design (C-2 and C-4 Design Criteria) *C-2 and C-4 Design Criteria PDF*

Section 106 – Transportation and Circulation

- Community Spaces
    - Less than 30,000 square feet, site amenities not required.

Section 107 – Parking Infrastructure

- All parking lots with back to back parking areas SHALL provide a landscaped parking diamond with a tree for every 10 parking spaces. Currently no parking diamonds are proposed, to meet code 3 must be provided.
- *Parking provided = 37, Required landscaped parking diamonds (for every 10 back to back stalls) = 2*

Section 108 – Site Furnishings

- Not required, site does not have any public street frontage.

Section 302 Design Composition

- SHALL reflect elements which come from the surrounding environment
    - This means characteristics of downtown, sandstone, brick, etc.
    - SHALL means the design criteria for materials, massing and building style must be met. See further comments.

Section 303 – Physical Characteristics

- SHALL respect and key from the C-3 Zone (materials, massing, pedestrian scale, colors)
- SHALL continue to build upon this past philosophy to further strengthen the commercial core
- SHALL be harmonious to the C-3 Zone
- *Common threads of color, materials, textures and details SHALL play an integral part*
- *Materials and façade requirements must be met to create harmony with the C-3 Zone*

Section 304 – Relationship to Street

- The street front of all buildings SHALL be designed to visually invite the pedestrian into the facility and SHALL create an anchor to the streetscape.
- *The proposed building is compliant with this requirement.*

Section 306 – Building Height

- Building will be 28' 8" tall C-2 allows up to 5 stories. (COMPLIANT? YES)

Section 307 – Building Width

- West façade is compliant with required offsets
- North Façade is compliant with required offsets
- Alternate to Building wall plane modulation on East Facade:
    - Two or more features are spaced at a minimum of the same interval as the applicable wall plane offsets. Qualifying features consist of windows, pilasters, columns, horizontal and vertical offsets, decorative cornices, awnings, arcades, entry areas, canopies, murals, graphics, reveals, projection ribs, etc. (Compliant? NO)
    - At least two material changes, textures or colors shall be used (Compliant? YES)
    - An 8' wall along residential zones (Compliant? NOT APPLICABLE)
    - Landscaping shall include an 8' landscaping buffer along the property line. (Compliant? UNKNOWN, MEASURMENT NOT PROVIDED)

Section 308 – Building Form

- The buildings *form* (tall narrow building facades, sloping roof to rear of building, vertically oriented etc..) is compliant with requirements found in this section. The design and materials of the building are *not* compliant.

Section 309 – Building Mass:

- Develop a façade of smaller buildings rather than one large monolithic structure by dividing the façade into modules that express traditional dimensions.
- Variation in exterior material selection as well as color and texture to break up the perceived building mass into the traditional building modules. (NOT COMPLIANT, SAME COLOR SCHEME IS USED ALL THE WAY ACROSS THE BUILDING CAUSING IT TO APPEAR MONOLOTHINC)

Section 310 – Human Scale

- Buildings SHALL establish and reinforce the area as a pedestrian environment with architectural features scaled accordingly.
    - Use brick or stone (no brick or stone)
    - Avoid large panelized products or extensive featureless surfaces (this is a problem, façade of building repeats design and appears monolithic)

Section 312 – Building Material

- The use of indigenous /traditional building materials and techniques is strongly encouraged. (CMU IS NOT INDIGENOUS OR TRADITIONAL) (NOT COMPLIANT)
    - Prefer to use materials that convey texture, scale, finish and color similar to traditionally used materials.
- Additional materials shall be a different color or texture than the masonry, (METAL TRIM IS THE SAME COLOR NOT COMPLIANT)

Section 313 – Building Color

- Color is acceptable, more appropriate colors can be found in the C-2 & C-4 Design Criteria Appendix.

Section 314 – Roof Design

- Secondary roof forms that accentuate but not dominate the composition such as low-pitched gables, hip and shed roofs, shall extend at least two (2) feet over the covered structure and SHALL be used as a means to break up the mass of the façade adding variety and interest. (COMPLIANT)
- Elements such as expressive brackets, cornices, copings, layered and overlapping fascia and exposed rafters with profiled ends are *strongly encouraged.*

Section 318 – Architectural Features

- Exposed structural expression of wood framing members, timbers and steel detailed elements supporting the roofs, sheds and balconies SHOULD be a feature of all commercial building designs. (CURRENTLY NO STRUCTURAL SUPPORTS OF ANY KIND ARE VISIBLE) (PLANNING COMMISSION HAS DISCRETION)

Section 319 – Canopies and Awnings

- Should be complimentary in color, (CURRENT CANOPY DESIGN IS THE SAME COLOR)
- Approval based upon review and acceptance of the planning commission.

Chapter 6: APPENDIX

Exterior Building Materials

CMU 3, CMU 2 and CMU 1 are all prohibited wall surface elements. Composite Siding is encouraged.

Two different blocks, split faced and smooth. One color does cover more than 50% of the façade which is not permitted.

In general the materials of this building are not compliant with the C-2 & C-4 design Criteria

Colors are acceptable. More appropriate colors can be found in the C-2 & C-4 Design Criteria Appendix.

Photos of Nearby Buildings:


MOUNTAIN AMERICA
CREDIT UNION


Carl's Jr.


Costa Vida
Costa Vida


THE UPS STORE
THE UPS STORE

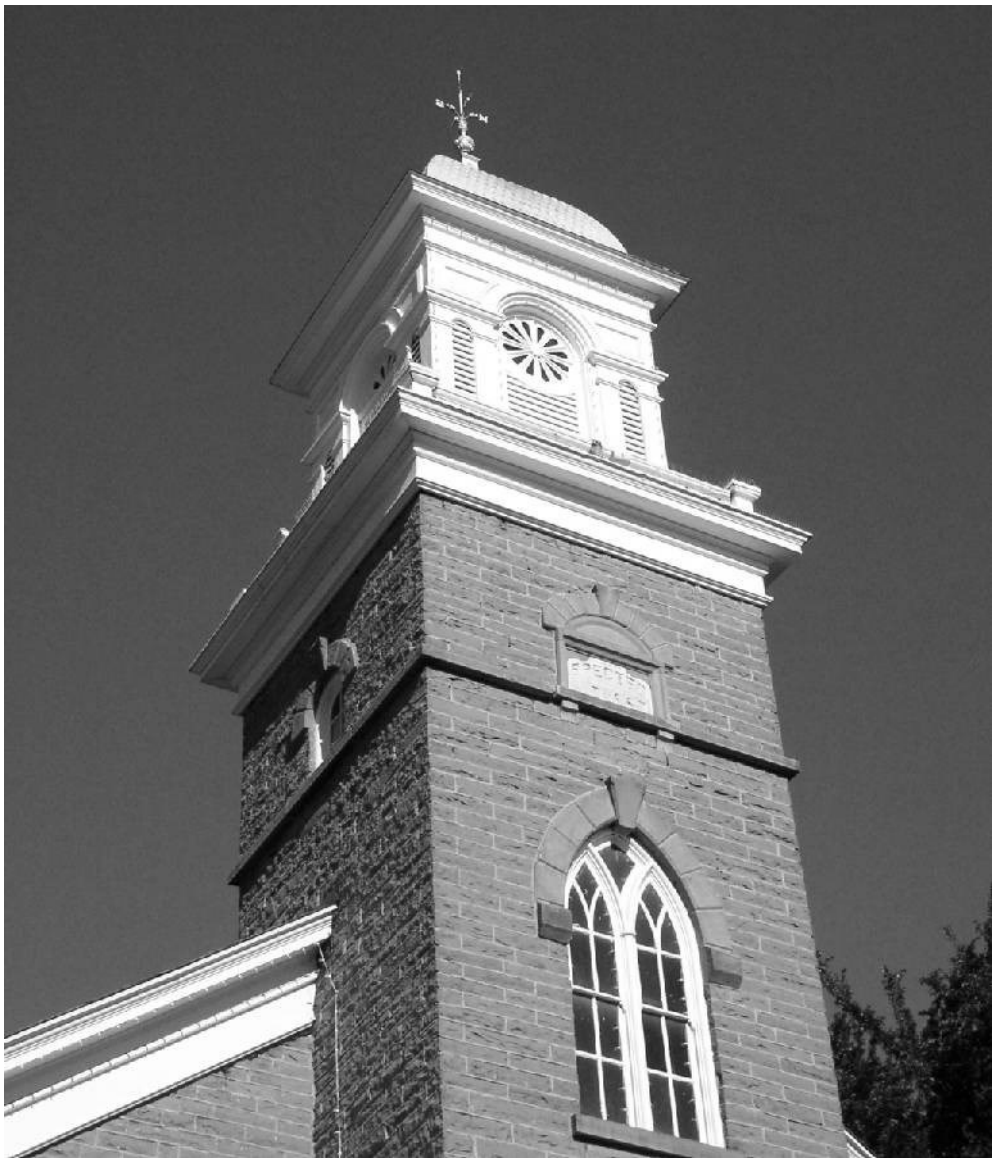

TIMBERLINE
HARDWARE
ACE

Heber City

Commercial Districts: C-2 and C-4 Zones

Design Standards & Guidelines

ADOPTED: November 2 006
AMENDED: Ord. 2014-14, 2015-07, 2015-23, 2016-11. 2017-9, 2017-28, 2017-39, 2018-46, 2021-11, 2022-03, 2022-26



All pictures and diagrams by Lythgoe Design Group, Inc., Heber City, Utah.

Definitions:

The following definitions shall apply to this document.

The term SHALL as contained in this document is defined as a standard that will be adhered to without interpretation or subjective dialog.

The term SHOULD as contained in this document is defined as a guideline that allows a certain degree of latitude upon approval by the Heber City Planning Commission.

The term “Main Street” shall mean that portion of Highway 40 lying between 500 North and 1200 South.

Project Definitions:

PROJECT type “A” – Project A shall be defined as any project within the Heber City C-2 or C-4 Commercial Zones, located north of 1200 South and Hwy 189.

PROJECT type “B” – Project B shall be defined as any project within the Heber City C-2 or C- 4 Commercial zone, located south of 1200 South and Hwy 189..

Note: These guidelines shall be directed to the Project A type development described herein. The project B type development shall conform to the project A type standards when a type B standard is not listed.

Chapter 1: SITE DESIGN

SECTION 101 – SITE HISTORY:

Each property owner should research and understand the historical values of the property being developed to draw upon past ideas, concepts, and methods in establishing a link between past and new development.

SECTION 102 – BUILDING ORIENTATION:

All primary facades and design elements for buildings along Main Street should orient to Main Street with secondary and subordinate features associated with side streets and alleyways. Placement of building(s) on a site should be compatible with existing buildings in order to maintain the building setback as outlined within Section104. Primary building entrances for buildings along Main Street should be oriented towards Main Street with a secondary entrance off of the parking area. Joint angular entrances that service both the parking and Main Street pedestrian traffic are acceptable. *(See illustration C2-a & C2-b SITE LAYOUT)*

SECTION 103 – BUILDING SETBACK:

Project Type A: Buildings shall be set back a minimum of twenty feet (20') and a maximum of forty feet (40') from any public right of way. Sites that utilize a wall sign or blade projecting sign on the wall as the primary sign may have a 10 foot minimum setback from the public right of way upon approval from the Planning Department. *(See illustration detail C2B-1 & C2B-2)*

Project Type B: Buildings shall be set back a minimum of twenty feet (20') and a maximum of one hundred feet (100') from the public right of way, with the following exceptions:

1. Buildings on Hwy 40, south of 1200 South, shall be setback a minimum of 30' with no maximum setback.

General:

1. Buildings without any street frontage shall be exempt from the minimum and maximum setbacks when:
    a. The parcel doesn't have any street frontage, but does have access, or;
    b. The building is on the same parcel as buildings that are located adjacent to the street and meet the minimum and maximum setbacks.
2. Commercial Subdivisions with private streets are exempt from the maximum setback as measured from private streets, but shall meet the required minimum setback from public streets.
3. Where a setback conflicts with Section 18.68.172 or a Highway Access Management Agreement, the larger setback shall apply.

SECTION 104 – SENSITIVITY TO NATURAL FEATURES:

It is essential that all buildings in the Heber City C-2 and C-4 Commercial Zones appear harmonious with their mountain environment and that they allow the natural landscape to dominate the distant views of the community. Important natural features should be preserved and used as organizing elements in the site placement of buildings. Sensitivity to these natural features as well as view corridors shall be considered during site placement and concept approval. Specific examples include site and building design with sensitivity to view corridors such as the preservation of views of Mount Timpanogos and the Wasatch Mountains, historic markers or buildings, open space etc. Also other places of interest as viewed from the street, and adjoining properties, and preservation of large existing

trees or other unique cultural or natural features on the property.

SECTION 105 – RESIDENTIAL COMPATIBILITY:

Commercial development which adjoins residential zones or residential uses or is across the street from residential zones or uses shall give due consideration to site design that minimizes the impact of the commercial use on the residences. Loading zones, loading docks, utilities which create noise and vibration such as air conditioners, garbage bins, and other nuisance creating objects shall be setback from the residential property lines by at least fifteen feet (15'). Commercial lots adjoining residential zoned lots should be bounded with an eight foot (8') sight-obscuring fence of like materials and design of the building façade, and a six foot (6') landscaped area planted with dense evergreen shrubbery and/or evergreen trees along the residential lot lines *(See illustration detail C2B-3)*. Rooftop utilities and antenna equipment shall be screened with parapet walls. Uses which emit noise, radiation, fumes, smoke, vapors or other deleterious effects shall be separated from residences by placing the use as far away from the residences as reasonably possible on the lot and preferably separated from the residences by another less intrusive commercial building or use.

SECTION 106 – TRANSPORTATION & CIRCULATION:

Transportation and Circulation: A circulation study is required for new commercial developments. Traffic circulation shall be designed to minimize traffic impact on public streets. Driveways shall be designed to adequately accommodate queuing of vehicles without blocking traffic in the public street. Parking lots shall be designed so that vehicles need not back into the street from parking spaces.

Additional driveway access standards, site development, and traffic circulation standards apply in Chapter 17.38 and Section 18.68.210.

Pedestrian Circulation: All developments must provide a pedestrian sidewalk/path from the building to the street and provide a pedestrian connection to side and rear parking. It is strongly encouraged that a direct link be made from the street to the building creating a pedestrian oriented environment. Each commercial development shall provide a bicycle rack for bicycle parking.

Outdoor dining: Outdoor dining (sidewalk dining) is appropriate. Outdoor dining shall maintain at least a 4 foot clear path along sidewalks and at least 7 feet of vertical clearance for umbrellas and awnings. The dining area should be separated from the public sidewalk with a barrier such as a fence or planter if the clear path is less than 6 feet.

Integration into the Street Network. Internal and new streets shall connect to existing streets or be designed to facilitate future connections as deemed necessary by the traffic study and/or the master plan. The Petitioner shall submit a traffic study when deemed necessary by the Planning Commission.

Sidewalks. The site shall include a pedestrian circulation element. All developments with a building of more than 30,000 square feet of floor area shall provide the following:

Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public street.

Sidewalks, no less than 6 feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.

A landscaped and lighted pedestrian walkway connecting from the street to the building(s).

Community Spaces. Large retail developments with more than 30,000 square feet of floor area shall provide outdoor spaces and amenities to link structures with the remainder of the community. Passenger drop-off/pick-up points shall be integrated with traffic patterns on the site. Special design features shall enhance the building's function as a center of community activity. Each retail development shall provide at least three (3) of the following design features, which shall be constructed of materials that match the principal structure and linked by sidewalks to the principal structure:

1. Patio/seating area,
2. Pedestrian plaza with benches,
3. Window-shopping walkway,
4. Play areas,
5. Kiosk area,
6. Water feature, clock tower, sculpture,
7. Other focal features approved by the Planning Commission

Emergency Access and Fire Protection: Design of the site, driveways, and buildings shall consider accessibility of fire trucks and fire personnel.



Driveway Access: Driveways shall be at least twenty four (24) feet wide for two way traffic. Vehicle backup areas shall be provided at the end of parking aisles. Cooperation shall be evident with Heber City in establishing a long term phased in approach to parking and driveway access from the side block as well as from Main Street. Driveway access throat depth shall be thirty foot (30') for front Main Street access and twenty foot (20') for side road access, unless a traffic study shows that a larger throat is necessary.

Driveway access to highways shall be minimized through driveway entrance sharing with adjoining developments.

Signs: Each development shall provide pedestrian and traffic directional signs as appropriate to direct traffic in an efficient and safe manner. Signage for the site must be developed and integrated into the overall site during site design stages rather than as an afterthought, giving consideration to placement of landscaping areas and wall treatments to accommodate future signs. Signs must meet the standards of the Sign Ordinance, in Chapter 18.103 of the code.

SECTION 107 – PARKING INFRASTRUCTURE:

General Parking: The minimum number of parking spaces shall meet the requirements set forth in Section 18.72 of the City's Zoning Ordinance, or as determined by the Planning Commission upon analysis of a parking study submitted by the petitioner for shared parking for the overall site. Property owners desiring to apply time alternating shared parking shall petition Heber City with "time use studies" showing the viability of such an option. Heber City shall be open to viable options.

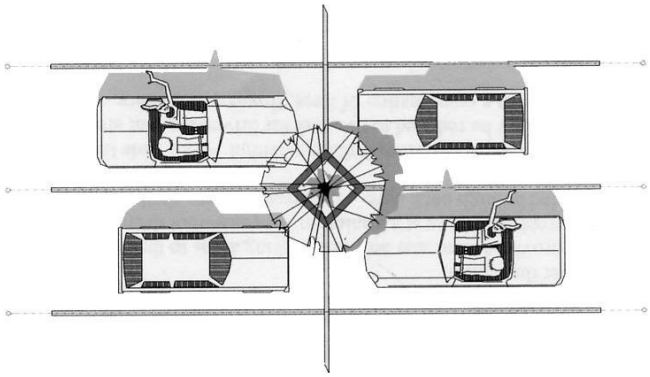
Location: For buildings along Main Street, all off street parking shall be located to the rear or side of the building. In the case of corner lots, all parking shall have side street access to the parking areas. This side street access shall be established in order to accommodate future growth of the area and allow rear parking from side access points. *This standard shall be coordinated with Heber City Planning and the Heber City Engineering department for appropriate short and long range Heber City parking strategies and goals*. Parking lots shall be located on the site in a convenient location for patron access to the building. All circulation drives shall be clearly defined and marked appropriately with arrows and the like to assist public circulation into, on and out of the property and through parking lot areas. See Heber City engineering parking standards.

Accessible Parking: All parking shall incorporate ADA standards as outlined in ANSI A117.1 latest edition.

Loading Areas: Commercial developments shall provide off-street loading zones consistent with Section 18.72.140 of Heber City Code.

Parking Lot Landscaping: For every third parking aisle, one (1) raised four (4) foot wide landscaped parking island with trees, bounded with high back curb shall be provided, thereby creating separated parking areas to aid in safe and orderly use of the lot and confine vehicular movement to marked drives. Raised or curved circulation islands shall be constructed at the ends of the rows of parking spaces or at other locations where circulation drives intersect.

All parking lots with back to back parking areas shall provide a landscaped parking diamond with a tree for every ten (10) parking spaces. *(See illustration detail parking diamond)*



Parking lots shall be bounded with a high back curb unless otherwise approved by the planning commission.



Paved areas and parking lots shall be separated from buildings with a minimum four foot (4') wide landscape area bounded with a high back curb or a five foot (5') raised sidewalk. *(See illustration detail C2B-4&5)*

Street and Parking Lot Lighting: Parking lot lighting shall be black fluted poles similar to the downtown street light fixtures. Parking lots with less than 3 aisles may alternatively light the parking lot with lighting fixtures compatible with the style of the black fluted poles but attached to the building. Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares, and shall be full cutoff.

Parking Lot Snow Storage and Removal: All parking lots shall be bounded along property lines and along street sidewalks with at least a ten foot landscaped area, bounded by curb, and containing shrubs, trees and landscaping or attractive stone. This landscaped area shall serve as a snow storage area along with ensuring that parked vehicles do not overhang onto the sidewalk or over property lines.

Storm Drainage: All storm water runoff from impervious area and buildings shall be retained or detained onsite to city engineering standards and specifications.

SECTION 108 – SITE FURNISHINGS:

Site Furnishings: Each development shall incorporate site furnishings into the site such as a patio/seating area, pedestrian plaza with benches, window-shopping walkway, play areas, kiosk area, water feature, clock tower, sculpture, bike racks, public art, etc. One site furnishing element shall be required per lot frontage or every 50 feet of frontage, whichever is greater. Site furnishings shall be reviewed by the Planning Commission and approved by the Planning Department prior to installation.



SECTION 109 – OUTDOOR STORAGE & TRASH

ENCLOSURES:

Outdoor Storage: Outdoor storage, loading and operations areas shall be attractively screened from adjacent parcels and streets. All outdoor storage areas shall be bounded by a eight foot (8') sight obscuring fence similar in quality and design to the trash enclosure area. Optional evergreen shrubbery in front of this fence to provide a softening by way of landscaping.

No temporary storage, structure, container, or semi trailer shall be allowed on the site for storage. Parked delivery trucks which idle or create fumes or noise between 10:00 p.m. and 6:00 a.m. shall be deemed a public nuisance.

Areas for the storage and sale of seasonal merchandise shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as in the principal structure. If such areas are to be covered, then the covering shall conform to the colors on the building.

Outdoor display and storage shall not encroach on any portion of a walkway, drive aisles or required parking spaces. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 30 feet of any internal pedestrian way.

Trash Enclosures: All trash areas shall be screened on all four sides by 6' high walls and be hidden from public view. The walls shall be constructed of a similar material and style to compliment the main building architecture and details. Screened "gates" shall provide access to trash removal services. Trash enclosure location shall be located for convenient accessibility by trash removal services.

There shall be adequate trash containers in and around doors. Outdoor storage, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall site design. Views of these areas shall be visually screened from all property lines and separated from sidewalks and on-site pedestrian ways. Screening structures shall be made of the same materials as the principal structure.

SECTION 110 – CODE REFERENCE:

See Heber City Engineering: Standards and Specifications; Chapter 18.68 "Supplemental Zoning Regulations", Title 17 "Subdivisions", Chapter 17.38 "Commercial Developments", and UDOT Highway Access Standards for additional requirements.

SECTION 111 – RESERVED

SECTION 112– ILLUSTRATION REFERENCE:

The referenced illustrations contained within this document are meant as a general guide to possible conditions within the C-2 and C-4 Zones. Other conditions may arise which will require the Heber City Planning Commission to further refine these guidelines.

SECTION 113-SETBACK AND PARKING LOCATION EXCEPTION

Any main building which exceeds 12,000 square feet, and which is located between two existing buildings which are (a) both located on the same side of the street, (b) both located within 300 feet of that main building, (c) both situated in excess of the maximum 40 foot street setback, and (d) situated with parking in front of the main building; may be permitted a setback and parking location exceptions by the Planning Commission as follows:

1. The maximum street setback of such main building may be increased to 100 feet from the street property line; and

2. Parking to include up to one driveway with an aisle of parking on each side of the driveway. All said described parking locations may be situated in front of the building.

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Chapter 2: LANDSCAPE DESIGN

SECTION 201 – PRIVATE LANDSCAPING:



Areas not covered with buildings, parking, or sidewalks shall be landscaped. Landscaping should incorporate a combination of trees, flowers beds, shrubbery, lawn, boulders, planted berms and mounds. Landscaping must be designed to avoid conflict with utilities and other elements. Plantings shall include species native to the area and shall incorporate drought tolerant design and plant material. All private landscaping shall have 50% in 3 Dimensional landscaping incorporating a more garden like atmosphere to soften the hardscape. This 3 Dimensional landscape shall be incorporated primarily around the perimeter of the building with pockets of this landscaping scattered throughout the project. All parking shall be screened from the built environment by 3 Dimensional landscaping and shall be calculated at 2% of the total built square footage. ***(See photograph above)*** All landscape designs shall be reviewed by the Planning Department for compliance to the intent of the Design Guidelines.

Private Landscaping see "Landscape Plants in Utah: A Guide for High Mountain Valleys" for a list of suggested native plants. This document is available from the Heber City Planning Department upon request.

SECTION 202 – RIGHT of WAY LANDSCAPING:

Planter strips shall be planted in grass and contain one street tree per 50 feet of street frontage. Choice of species for street trees must avoid evergreens, thorn and fruit bearing trees, and trees that grow large or have shallow roots. The trees may be clustered to avoid clear zones near corners and driveways but must be planted within the planter strip unless underground utilities prevent such location. Planter strips adjoining the streetscape may be broken up by periodic sections of pavers.

SECTION 203 – PLANT SIZE:

Required trees shall be at least 3 inch (3") caliper or larger. Required shrubbery shall be at least 2 gallon per plant.

SECTION 204 – EXISTING TREES:

Existing street trees and existing large trees on the property shall be preserved into the design of the site unless the trees threaten the integrity of the sidewalk, curb, or utilities. Approval from the Planning Commission or an appointed committee shall be required prior to the removal of any existing trees.

SECTION 205 – IRRIGATION:

All landscaped areas shall be maintained and irrigated with an automatic pressurized irrigation system.

SECTION 206 – CODE REFERENCES:

See Section 17.38.040 “Commercial Developments”, Chapter 18.76 “Landscaping”, and Chapter 12.20 “Street Trees” of the Heber City code for additional landscaping requirements.

SECTION 207 LANDSCAPE REQUIREMENTS:

Each site shall provide a landscaped area of at least 10 feet in width along all public street right of ways.

Chapter 3: BUILDING DESIGN

Section 301 - DESIGN VISION STATEMENT:

To create an independent environment that will nurture the development of commercial space to complement the C-3 neighboring zone, which draws upon the historic architectural heritage of Heber City. This design vision shall draw upon the past materials, techniques, form, mass and detailing to anchor the building to the Main Street vision but allowing the architect to create a current interpretation of the space and its aesthetic and functional needs. Honesty, simplicity and quality are the hallmarks of the Heber City Main Street design vision and shall be respected in all development.

Section 302 - DESIGN COMPOSITION: (from the General Plan)

The design composition of Heber City shall reflect the authentic design elements which come from the surrounding environment and the historic, social and cultural features that carry the spirit of a special place and provide a link between the founders of Heber City, those who live here today, as well as those in the future who will choose to call Heber home.



Heber City sits on a broad green, mountain valley floor with spectacular mountain vistas as a backdrop. The beautiful dark evergreen trees, accented by rich fall colors, the Provo River, sage, red sandstone and river rock provide a broad pallet of colors, materials, textures and hues for the design composition.

Heber has a unique, western architectural style which was transferred from the northeastern United States, England and Europe in the mid 1880's. It embraces the natural textures and colors, black iron of the railroad and the brick and stone of the environment. These design elements are reflected in the Tabernacle, Heber Bank, C John Murray Murdock and Abram Hatch homes. They depict an architectural style that is in sharp contrast to the frontier and mining towns of the wild west.

SECTION 303 - PHYSICAL CHARACTERISTICS:

The physical characteristics of commercial architecture for this zone shall respect and key from the more dominating C-3 zone. These architectural characteristics depict a local culture of quality, simplicity, and permanence that is displayed in many existing buildings. All new construction shall continue to build upon this past philosophy to further strengthen the commercial core of Heber City.

All design elements shall be harmonious to the more dominating C-3 zone but shall be subordinate in terms of all physical characteristics. Common threads of color, materials, textures and details shall play an integral part of leading one from the C-2 and C-4 Zones into the more dominating visual destination of the C-3 zone.

SECTION 304 – RELATIONSHIP TO STREET:

The "Streetscape" is defined to create a resemblance of the "Streetwall" found in the C-3 zone and to promote a more pedestrian anchored shopping experience, but at the same time recognizing the vehicular presence within the C-2 and C-4 Zones. All buildings shall maintain the setback requirements as set forth in Section 104. No building front shall be allowed outside of this area.

In order to promote a pedestrian environment within the C-2 and C-4 Zones it shall be strongly encouraged that the building be designed in such a way to accommodate both street pedestrian and side parked pedestrian entrance into the facility. **This shall be done by utilizing a front corner entrance anchor that shall be visible from the street as well as the side parking area**. The street front of all buildings shall be designed to visually invite the pedestrian into the facility and shall create an anchor to the streetscape.

SECTION 305 – BUILDING FLOOR USEAGE:

Appropriate building floor usage shall be defined as follows. First floor uses shall be reserved for all retail, business, or professional services as allowed by the Heber City ordinances appropriate for this zone. Second floor uses shall have the option of all first floor uses or residential mixed uses as reviewed and approved by the Planning Commission.



SECTION 306 –BUILDING HEIGHT:

The applicable underlying Commercial Zoning District regulates the maximum building height of commercial buildings.

SECTION 307 – BUILDING WIDTH:

Buildings on Main Street are to maintain a resemblance of the street wall found within the C-3 zone, but allow for interior vehicular penetration from the street accessing side and rear yard parking. Placing the façade of the building back from the front property line as defined in Section 104 allows for the placement of more landscape material as well as pedestrian friendly features to encourage pedestrian activity. Recognizing that this zone has a more vehicular driven activity, front street access points are allowed between the buildings as defined in section 108.

Each building shall be designed in a way that will allow no more than fifty (50') horizontal feet of wall plane for the type "A" project and seventy five (75') horizontal feet of wall plane for the type "B" project; without a clear expression of modulation or change.

This requirement shall consist of a primary offset in the wall plane based on the length of the wall plane as follows:

Wall Plane Length	Min. Offset Depth	Min. Offset Width
50'- < 60'	24"	48"
60'- < 75'	36"	72"
75'	48"	96"

The wall plane modulation shall extend up vertically and shall be carried back onto the roof structure to create a solid façade connection with the roof structure. Each wall plane shall be enhanced by employing the use of at least one of the following architectural features, including but not limited to windows, pilasters, columns, horizontal and vertical offsets, materials, colors, and textural variations, decorative cornices, awnings, arcades, entry areas, canopies, murals, graphics, reveals, projection ribs, and offsets. In order to assure conformance with this requirement, all exterior elevations shall be reviewed and approved as a part of the overall review process.

As an alternate to the required wall plane modulation, rear and sidewalls of a building that: (1) are not visible from a public right of way; (2) are located at least 100 feet from a public right of way line; (3) are no taller than 2 stories; and (4) do not serve as a primary access to the building, may utilize other architectural features, provided the following is met:

A. At least two (2) or more features, spaced at a minimum of the same interval as the applicable wall plane offsets, are used. Qualifying features consist of windows, pilasters, columns, horizontal and vertical offsets, decorative cornices, awnings, arcades, entry areas, canopies, murals, graphics, reveals, projection ribs, etc.
B. At least 2 material changes, textures, or colors shall be used.
C. An 8' wall shall be placed along property lines shared with residential uses or zones.
D. Landscaping shall include an 8' landscape strip along the property line with evergreen trees. The spacing of the required trees shall be one tree every 20 feet. Where an 8' wall is required, 2 inch caliper deciduous trees with species growing to 20 or more feet in height for a single story building, and 3 inch caliper trees growing to 30 or more feet in height for two story buildings, may be substituted.

SECTION 308 – BUILDING FORM:

One of the most prominent unifying elements of the traditional Main Street is the similarity in building form. Commercial buildings were simple rectangular solids, deeper than they were wide. The pedestrian levels were more decorative in appearance with a vertical extension in height and an

expansion of glazing surface area. The upper levels were shorter in floor to floor height and displayed a more conservative treatment of architectural elements. This characteristic is important and should be maintained in new projects.

Rectangular forms shall be dominant on Main Street facades and shall be vertically oriented. The facade shall appear predominantly flat, with decorative elements and "articulations" to be subordinate to the prevailing form.

Rear building facades should step down in scale to the alley by using a sloped shed roof from front to rear, providing a pleasant, pedestrian oriented appearance. Use projecting roofs at the ground floor over entrances, decks and separate utility structures to establish a human scale that invites pedestrian activity.

SECTION 309 – BUILDING MASS:

A building should appear to have a mass that is similar to that of traditional buildings in Heber City. A buildings mass is defined in broad form or generalized shapes rather than in specific details. A building should appear similar in scale to that seen traditionally for similar building types. Reduction of the apparent mass of a building can be accomplished through the following methods:

- Variations in wall planes outlined in Section 307.
- Developing a facade of smaller buildings rather than one large monolithic structure by dividing the façade into modules that express these traditional dimensions.
- Variation in exterior material selection as well as color and texture to break up the perceived building mass into the traditional building modules.

Designing structures with smaller modules and using variations in relief provided by different materials, openings and details, creates the diverse composition and harmony that exists in turn of the century architecture.

SECTION 310 – HUMAN SCALE:

A building should appear to have a "human scale" that relates to the pedestrian patron. In general, this can be accomplished by using familiar forms and elements that can be interpreted in human dimensions. All buildings shall have a human scale that is relative to the adjacent buildings and relevant to the pedestrian streetscape. Buildings shall establish and reinforce the area as a pedestrian environment with architectural features scaled accordingly.

- Use building materials that help establish a human scale:
  - Use brick or stone in standard modules or appropriate sizes to express the human scale.
  - Avoid large panelized products or extensive featureless surfaces that create a large visual mass and that does not relate to the human dimension.
- Express façade components in ways that will help to establish a human scale.
  - Exterior wall treatments that establish rhythm and pattern of windows, columns and other architectural features are encouraged.
  - Use window and door sizes that relate to traditional building scale.

Large expanses of glazing etc are inappropriate.



Expressing the position of each floor in the external skin design of a building is a recommended method of establishing a human scale:

- Use belt courses or other horizontal trim bands of contrasting color and materials to define floor lines.
- Use articulated structural elements, or changing materials as methods of

defining floors.

SECTION 311 – BUILDING STYLE:

Buildings should be designed to simulate the "add-on" nature of the early settlement buildings utilizing shed roofs, covered walkways, smaller boxes attached to larger boxes, variation in angle and orientation from one building to another. Stylistic variation in form from one structure to another is encouraged to create interest, depth and modulation. Second level areas above retail spaces are encouraged to create interest at various levels by way of form and massing of the structure. A clear visual division shall be maintained between ground level floors and upper floors by slight changes in height, style, form, mass, materials, color, window sizes, overhangs, balconies etc.

SECTION 312 – BUILDING MATERIAL:

The use of indigenous materials is one of the strongest links to the rich heritage of Heber City Main Street. "Red sandstone was quarried from mountain ledges in the Lake Creek region (five miles east of Heber City), by John Crook and William Forman. This stone was extensively used for homes and public buildings. The Stake tabernacle and County Courthouse were built of this material." *{Pg 118 Under Wasatch Skies a History of Wasatch County}.* Hand pressed, sun-dried bricks were also a prevalent building material that is seen in many turn of the century buildings. Wood architectural trim detailing were extensively used throughout this era.



The use of indigenous/ traditional building materials and techniques is strongly encouraged in new construction. Large featureless walls with only one building material, color, or texture are not appropriate. Exterior wall design should use an appropriate mixture of materials and material placement to provide a sense of human scale.

- Materials that convey texture, scale, finish and color similar to those used traditionally are preferred.
- A minimum of 30% of the vertical wall surface must include some form of masonry material such as brick, or stone with an indigenous look to the area. For elevations using 30% - 60% of masonry, 2 additional materials are required. For elevations using more than 60% masonry, 1 additional material is required. 100% masonry is permitted, with the use of multiple colors and/or textures. Additional materials shall be a different color or texture than the masonry.
- Cement based siding with textures in a scale appropriate to the building size,
- Material with a matte finish is appropriate. Highly reflective materials shall be avoided.

Large expanses of reflective materials on walls, windows or on rooftops are not appropriate.

- Large panelized products or extensive featureless surfaces such as stucco, shall be avoided.
- Architectural metal panels may be permitted, upon approval of the Planning Commission, as a siding material. Metal materials shall not exceed 25% of the exterior wall materials remaining after the use of masonry. The panels may be flat panels with a reveal or they may be ribbed with a profile that provides shade, shadows, and texture. Reflective metal panels are prohibited. Masonry, such as brick or stone, and other approved exterior materials shall be utilized with the metal to provide interest. The building shall be designed by an architect.
- Where possible, the use of modern materials which withstand aging and deterioration is appropriate (i.e. cement based siding instead of wood), if the materials are incorporated into a design element which reflects traditional building philosophy.
- All materials and construction methods shall be of the highest quality and integrity indicative of early craftsmanship.
- EIFS (Exterior Insulated Finish System)may be used as an accent material, not to exceed 25% of wall areas. Traditional detailing shall be applied to this material selection.
- With the exception of masonry, such as brick or stone, and traditional siding materials, no building material shall exceed 50% of the total exterior wall materials.

Materials and details above first story may be of a simpler fashion to that of the primary first level façade. *(See illustration "Material Matrix")*

SECTION 313 – BUILDING COLOR:

Building color is one of the most critical elements in design. Careful attention should be paid to create colors that blend with the ever changing seasons of the Heber Valley, as well as blending and complimenting the man made environment of the down town area. To this extent color variations, using compatible hues, can be used to enhance or reduce the visual impact of scale, mass, detail and overall composition.

Hue: Colors that respect and enhance the natural earth tones of the local area are encouraged.

Value: The LRV (Light Reflective Value) of colors and materials used on major walls and roof areas should be between 7 (darkest value of shaded vegetation) and 38 (approx. value of red sandstone). In general, the more visible or massive the structure, the lower its LRV should be.

Chroma: The strength, intensity and brightness of the color selected should be in the range from very weak(grayish) to medium weak (neutral or earth tone). Strong Chroma colors such as the red color in the American flag should be avoided.



Stains and flat paints are encouraged. High gloss paints, factory finished metals or other materials which increase visual impacts; ie. Aluminum, white or reflective roofs are not acceptable if found visible from the street. Matte finishes are strongly recommended. LRV over 38% and strong chroma may be allowed for small accents and trim around windows, and

doors. Chimneys, flues, vents, gutters, down spout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in chroma and LRV to the surrounding surfaces to which they adjoin, unless they are featured in the design. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent and corporate signature color schemes are prohibited. Heber City's adopted color matrix is based upon "Columbia paint & coatings; Historic Colors of America" color wheel (see illustration "Color Matrix").

SECTION 314 – ROOF DESIGN:

Historically, commercial roof forms appeared flat, sloped or gabled, but all had false fronts or relatively tall parapets as seen from the street. This characteristic is important to the character and compatibility of this zone and should be preserved. The primary roof form of a structure should help reduce the perceived scale and mass of the building. For that reason, low sloped roofs are appropriate and strongly encouraged on commercial buildings. It is recommended that the slope runs with the highest point at the front of the building and the lowest in the rear.

Secondary roof forms that accentuate but not dominate the composition such as low pitched gables ,hip and shed roofs, shall extend at least two (2) feet over the covered structure and shall be used as a means to break up the mass of the façade adding variety and interest.

Roofs should compliment and respond to the heavy snow environment and shall be designed to meet all applicable building codes. Roof and canopy designs shall prevent snow or ice from shedding directly onto a pedestrian walkway or access. Snow shedding shall be controlled and measures shall be taken to prevent snow and ice damage to property and/or people.



- False fronts and parapets with horizontal emphasis are appropriate for Main Street. These elements were typically used to obscure the low sloped or flat roof.
- Parapet steps shall have an appropriate thickness or depth from the street view to convey solidness to the pedestrian. Minimum of twenty four (24) inch depth or greater depending upon building mass and scale. Parapets on side facades should step down towards the rear of the building unless the structure is located on a corner lot. Corner lots shall maintain continuity for both streetscapes with the primary street wall on Main Street and the secondary on the side street.
- Roof forms and planes shall vary to add visual interest to the street environment, provided they are aesthetically appropriate to the rugged mountain context and functionally responsive to the harsh climate.
- The top of building profile on street front facades shall vary in form thirty (30) inch minimum in vertical height per the following uninterrupted, horizontal roof dimensions:
  - Forty (40) foot maximum uninterrupted profile for type A buildings.
  - Fifty (50) foot maximum uninterrupted profile for type B buildings.,

- Roofs shall be constructed with materials appropriate for Main Street and the environmental constraints of the area.
- Roof materials shall be fire-retardant and non-reflective
- Top of wall copings or extended roof edges create visual interest,
- Elements such as expressive brackets, cornices, copings, layered and overlapping fascia and exposed rafters with profiled ends are strongly encouraged.
- Roof snow slide areas shall retain "snow guards" to prevent property damage and pedestrian injury.
- All roof mounted equipment, plumbing stacks, antennas, etc. shall be concealed from public view by way of parapet or some form of roof feature.

SECTION 315 – EXTERIOR WALLS (facade elements):

The repetition of similar façade elements greatly contributes to the historical character of the street. In particular, windows, details, ornaments and cornice moldings reoccur frequently. These details have "depth", such that they cast shadow lines and add a three-dimensional feel to the façade. These elements combine to form a composition for each façade that has variations of light and dark, solid and void, rough and smooth surfaces. This variety within an overall composition is an essential characteristic to the fabric of Main Street within the C-2 zone and C-4 Zone.



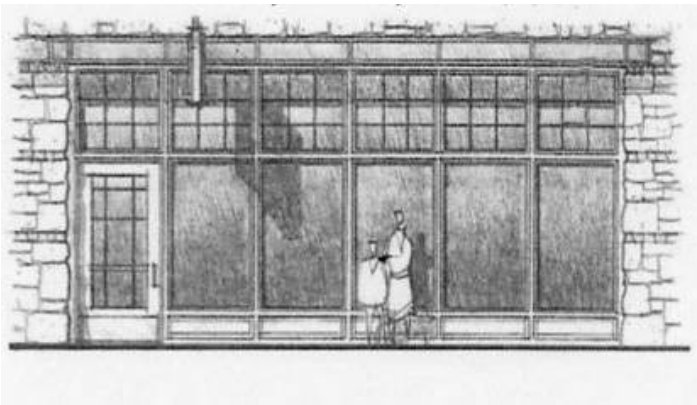
Existing features shall be preserved. New elements should not try to imitate the past but "reflect" upon the intent and philosophy of the originator by drawing upon its own understanding of the requirements and needs of the structure. The combination of architectural details for a building front should be reviewed as an overall composition and should be considered in its context to other buildings in the area. These subordinate compositions should stand on their own as well as complement the total canvass playing out as blocks and sections of Main Street.

Ornamentation should reflect the simple and restrained decorative tradition of the early pioneer lifestyle. Repetition of similar shapes and sizes should be respected as an element of economy in dressing up a structure. Simplicity in design and detail were among the true hallmarks of early frontier communities, while relying upon quality of materials and construction to convey permanence to the patron.

Visual interest on the street level of a building is provided by the following devices:

- A display window providing views to activities in the building.
- A display case with exhibits, where internal functions do not permit windows,
- A decorative wall surface, such as a mural or sculpture feature,
- A landscaped foreground where appropriate.

All façade features whether dormers, gables, windows etc. that are "planted on" in an attempt to imitate a traditional detail are inappropriate and shall not be used. True functional features that are incorporated into the design of the structure such as dormers, gables, fenestration etc. are appropriate and encouraged. Large and protruding balconies, large out of scale canopies, or other modern elements are not appropriate and shall not be used.



SECTION 316 – EXTERIOR WALLS (storefront):

The Main Street storefront shall display a character that is harmonious to the historical district providing a vibrant and interactive treatment to the pedestrian streetscape. It shall be that all storefronts shall maintain an active access from the Main Street as well as a secondary access from the side parking. Heber City encourages the developer to create a corner entrance which shall service both the Main Street pedestrian and side parking patrons within the same entrance of the facility.

SECTION 317 – EXTERIOR WINDOWS and DOORS:

The use of active glass windows and walls which allow a visual connection between the outside pedestrian streetscape and the interior store function is strongly encouraged.

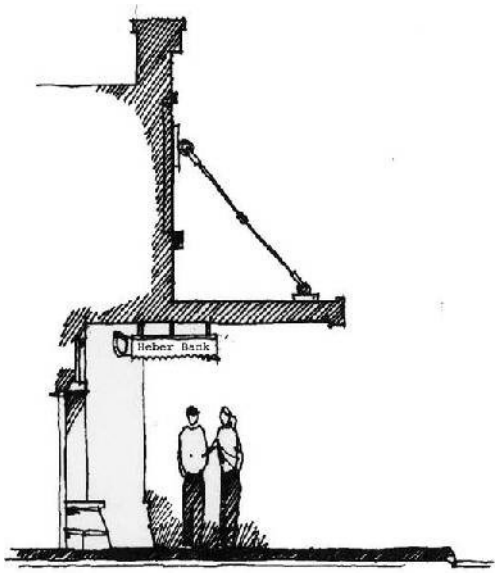
The use of false windows and doors is discouraged and shall be reviewed on a case by case basis by the Heber City Planning Commission.

SECTION 318 – ARCHITECTURAL FEATURES:

Exposed structural expression of wood framing members, timbers and steel detailed elements supporting the roofs, sheds and balconies should be a feature of all commercial building designs. New designs that draw upon the past architectural character of the community extending a new creative interpretation are permitted.

SECTION 319 – CANOPIES AND AWNINGS:

Canopies, flat metal canopies and awnings shall be designed and constructed to be complimentary with the architecture of the building. The color of the awning shall be complimentary to the color scheme of the structure and in keeping with the unique color palettes of the area. Awnings shall be constructed of a durable material that takes into consideration the local climate and weather conditions. Canopies and awnings are encouraged to shelter patrons during extreme weather conditions as well as adding to the pedestrian oriented streetscape. Approval based upon review and acceptance of the planning commission.



SECTION 320 – SPECIAL PROVISIONS:

Section 18.28.050 and Section 18.40.030 of the Heber City Code regulate the permitted gross floor areas of buildings in the C-2 and C-4 Commercial Zones.

Chapter 4: SIGNAGE

SECTION 401 – SIGNAGE TYPE:

All signage shall comply with the Heber City's adopted sign ordinance and shall be reviewed by the Heber City Planning Commission prior to approval.

All signs shall utilize the color scheme as outlined in Section 313 for their signage color structure. This color strategy shall utilize a "toned down" version of the corporate colors to allow patrons to recognize brand identity without allowing the glaring color scheme that is so prevalent in modern corporate images. All Corporate signage shall be required to submit a color mock to the Planning Department prior to approval of their signs.

Where either an On-Premise Freestanding Sign or Monument Sign is permitted for an individual parcel, the Planning Commission may approve the following variations from the design guidelines for the use of a Monument Sign over a Freestanding Sign:

- Wall plane lengths may be exceeded by up to 20% for Type A and Type B developments for walls that do not front a public street. The offset minimums will be based on the original maximum wall plane length (i.e. a 50' wall plane may be extended to 60', the offset depth and width will be required to be the same as the 50' wall plane).
- The base of a monument sign may contribute to the required masonry area if the material matches the material used on the building.






SNOWMASS
VILLAGE
DISCOVERY CENTER
SANCTUARY
a storied place
GALENA ST

Chapter 5: CONSERVATION

SECTION 501 – ENERGY EFFICIENCY:

All buildings should be designed to be energy efficient and should incorporate industry standards to achieve this, including;

- Energy conserving glazing features
- Super insulated or cold roof design with minimum of R-38
- Wall insulation with minimum of R-19
- Passive and Active solar systems where panels can be concealed within the architecture and obscured from view.
- Innovative heating and cooling systems that reduce the demand on energy requirements.

SECTION 502 – GREEN DESIGN:

All buildings should be designed to incorporate renewable resource strategies, green products, and optimal water usage.

- Recyclable and earth friendly materials
- Use of local and regional materials to reduce energy costs derived from excessive transportation,
- Effective use of vegetation to control micro-climate stresses
- Water conserving features and fixtures as pertaining to the local building codes.

Chapter 6: APPENDIX

Heber City Design Guidelines

C-2 Zone

EXTERIOR BUILDING MATERIALS

	Concrete: PLAIN	Concrete: TEXTURED	Concrete: COMPOSITE SIDING	Masonry: BRICK	Masonry: GRANITE, SANDSTONE	Masonry: LIMESTONE, RIVER ROCK	Masonry: FIELDSTONE	Masonry: CAST STONE	Metal: STANDING SEAM	Metal: SHINGLES	Metal: CAST	Wood: SIDING	Wood: SHAKES	Wood: SOLID TIMBER	Moisture Protection: EIFS	Moisture Protection: CLAY	Moisture Protection: ASPHALT	Moisture Protection: CONC. SHINGLE	Moisture Protection: MEMBRANE ROOF	Glass: CLEAR	Glass: TINTED	Glass: OPAQUE	Finished: STUCCO	Finished: CERAMIC TILE	Finished: PAINT
Wall Surface	X	X	E	E	E	E	E	L	X	L	X	L	L	X	L								X	L	E
Lintels, Headers, Sills	L	L	L	E	E	E	E	E			E			E	X								L	X	E
Columns, Pilasters	L	L	E	E	E	E	E	E			E			E	X								X	X	E
Brackets, Dentils	L	L	L	L	E	E	E	E			E			E	X								X	X	E
Doors, Windows																									L
Opening Frames			L																						
Glazing																				E	L	L			
Roofs									L	L			E			E	L	L							
Fencing surface	X	L	E	E	E	E	E						L	X									L	L	

E - Encouraged
L - Limited Use
X - Prohibited
- Not Applicable

Color Matrix



Tudor Ice

Standish Blue

Tory Blue

Muted Mulberry

Amelia

Marrett Apple

Appleton

Portsmouth Blue

Bold Bolection

Concord Grape

Hawthorne

Historic Morning Dew

Lucinda

Rocky Hill

Biloxi Blue

Plum Island

Elise

Melville

Bulfinch Blue

Winter Harbor

Bowen Blue



Emily

Saxon Blue

Seal Blue

Citadel Blue

Robin's Egg

Newport Indigo

Meetinghouse Blue

Glacier Bay

Volute

Lexington Blue

China Aster

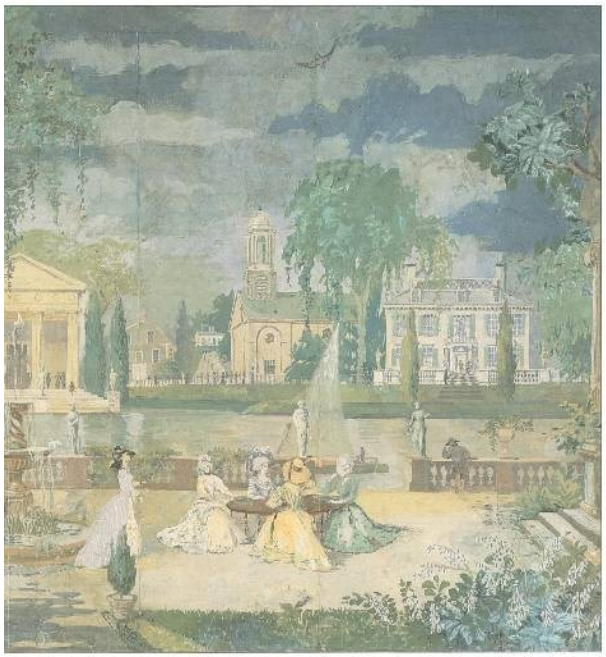
Asher Benjamin

Beauport Aubergine

Cottage Green

Coral Springs

Bristol Green
Green Bonnet
Veranda Blue
Phillips Green
Gedney Green
Wild Oats
Longfellow
Wainscot Green
Grasshopper
Boardman
Pointed Fir
Yarmouth Oyster
Viscaya
Whispering Willow
Blue Winged Teal
Warren Tavern
Brattle Spruce
Parsnip

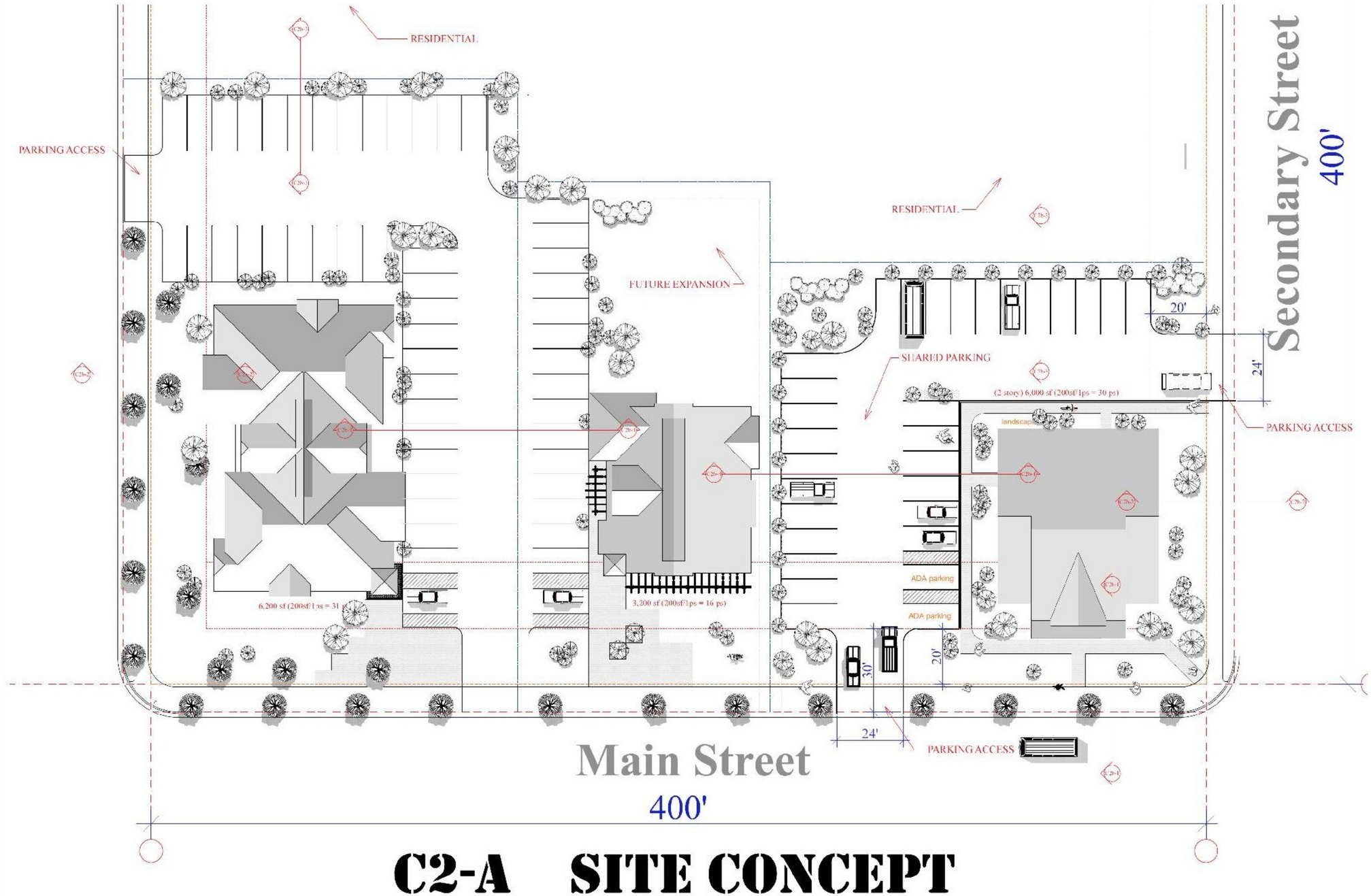


Hazelwood
Winter Balsam
Langdon Dove
Newbury Moss
Moss Glen
Jackson Antique
Picholine
Sayward Pine
Phelps Putty
Amish Green
Jewett White
Bayberry Wax
Venetian Glass
Brookside
Grassy Meadow
Baize
Plymouth Beige
Sandy Bluff

HISTORIC COLORS OF AMERICA

Flaxen Field	Nankeen	Ginger Root	Tankard Gray		
Rain Barrel	Winter Meadow	Maple	Hitching Post		
Pettingill Sage	Coastal Sand	Bean Pot	Cummings Oak	Tyson Taupe	Vinal Haven
Wooly Thyme			Brownstone	Wooden Nutmeg	Monument Gray
Burnished Pewter			Otis Madiera	Bargeboard Brown	Fieldstone
Milkweed			Liberty	Rawhide	Gropius Gray
Pitch Pine	Britches	Palomino	Burnt Umber	Chocolate	Polished Pewter
Sturgis Gray	Toffee	Portobello	Hickory Nut	Quincy Granite	Vermont Slate

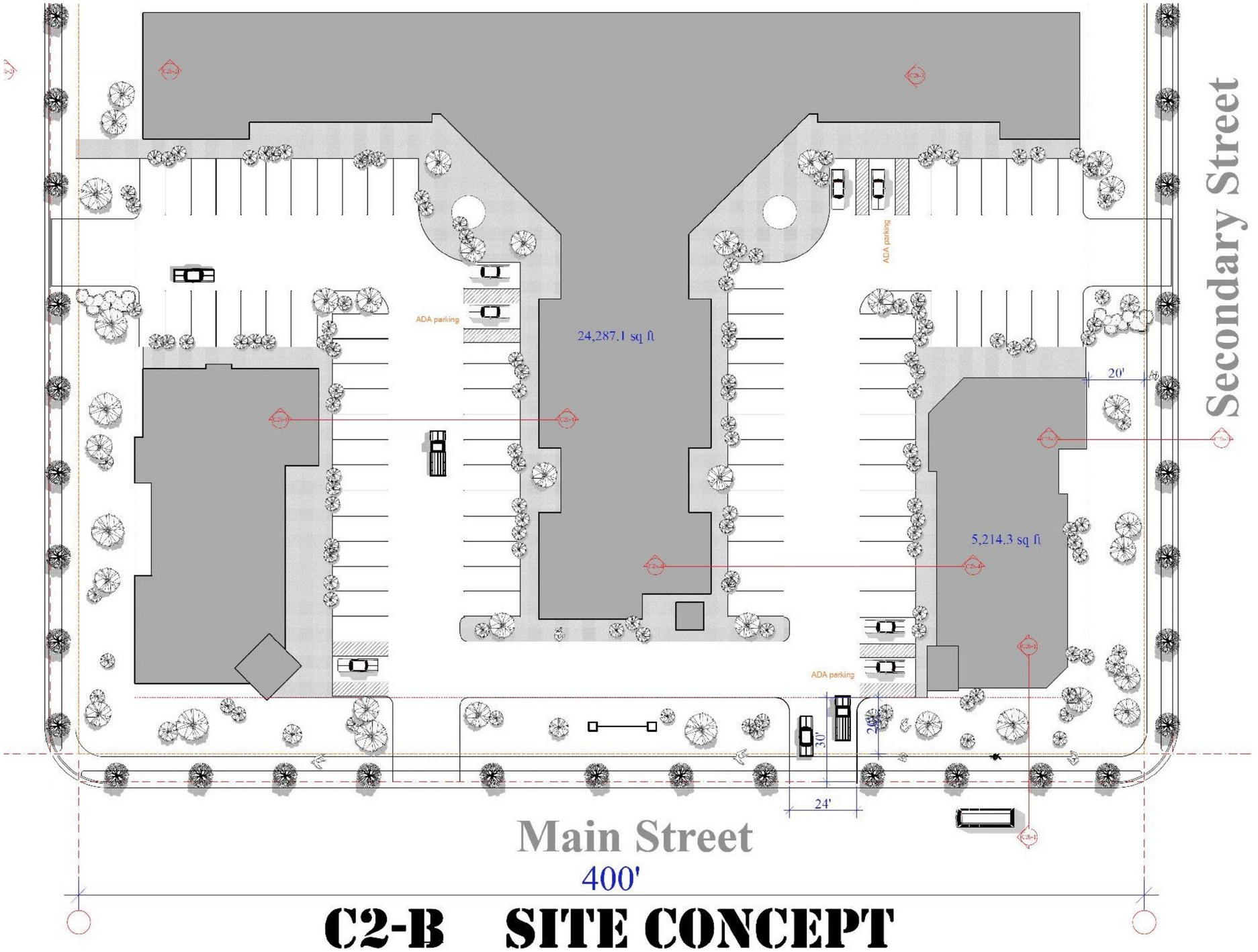
All colors are affected by age, light, heat and printing processes. Chips on card may vary in color or finish from the actual paint in the container. To achieve clarity and depth of color, some colors may require multiple coats. Colors shown are custom tints and may be slightly higher in price.



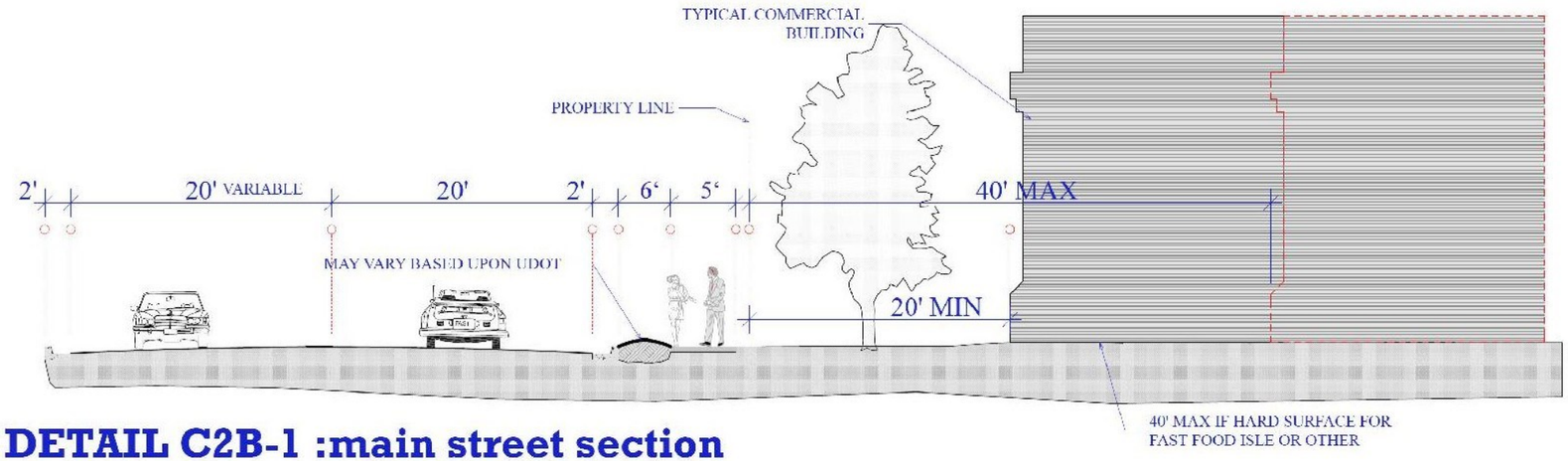
C2-A SITE CONCEPT

Typical Type A Commercial Site Plan

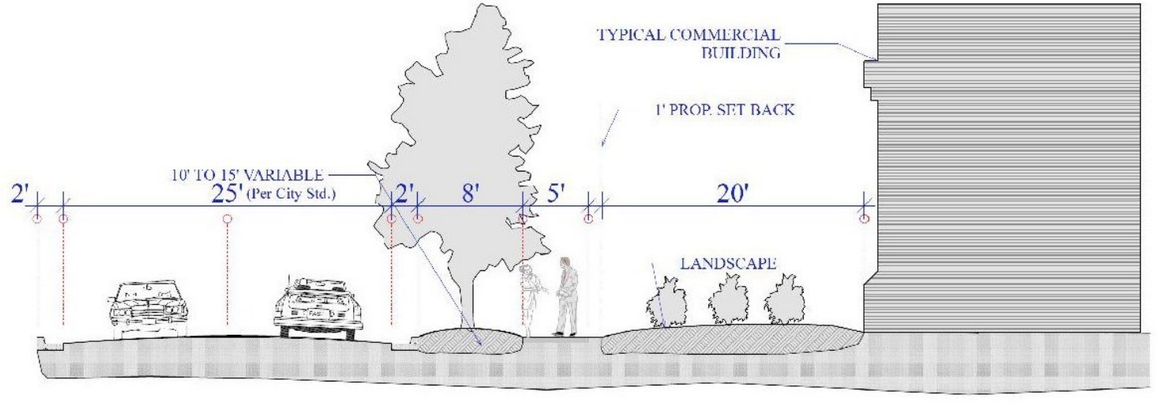
Typical Type B Commercial Site Plan



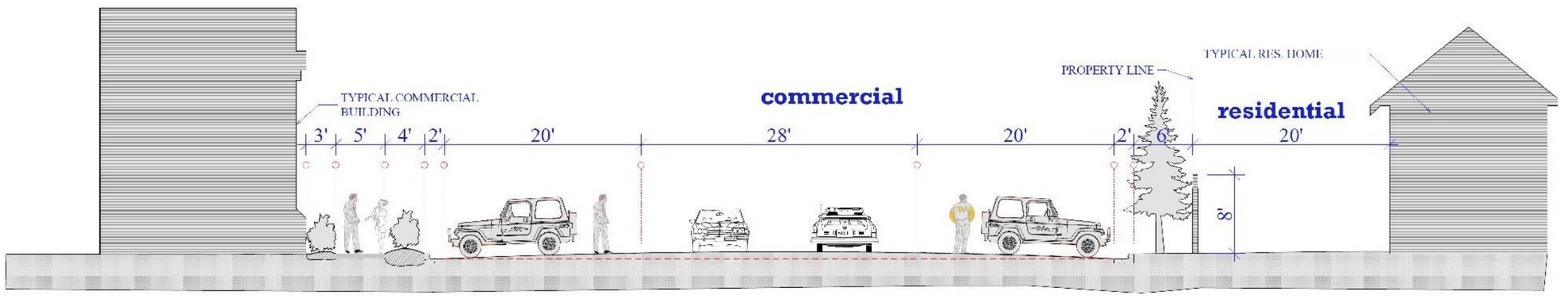
C2-B SITE CONCEPT



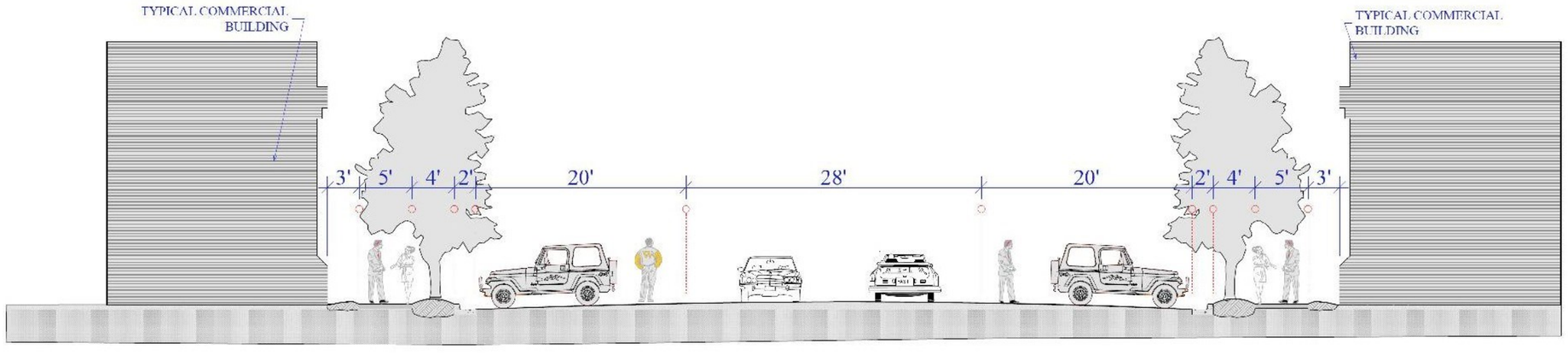
DETAIL C2B-1 :main street section



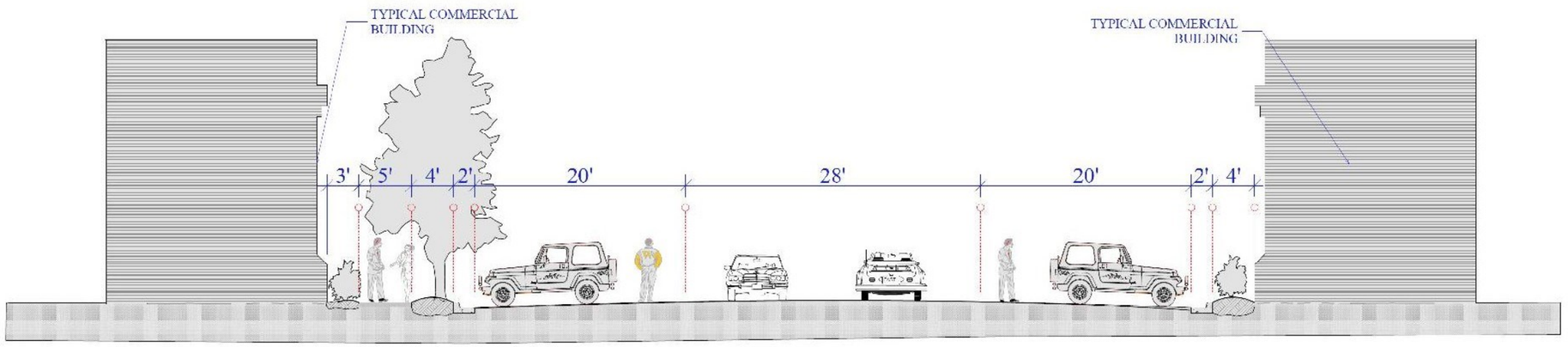
DETAIL C2B-2 : side street section



DETAIL C2B-3 : commercial/residential interface



DETAIL C2B-4 : commercial shared parking

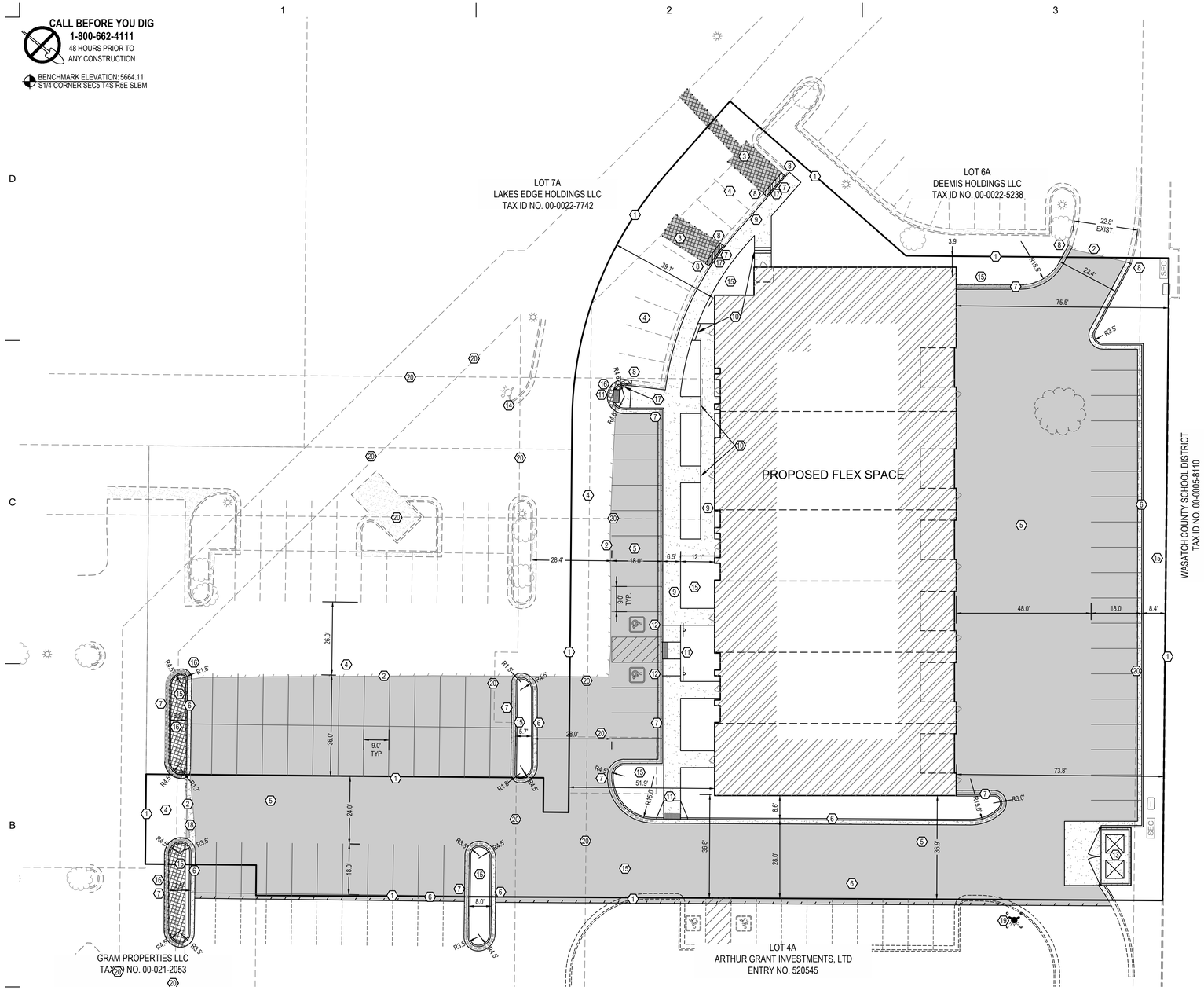


DETAIL C2B-5 : commercial shared parking

Typical Shared Parking

CALL BEFORE YOU DIG
1-800-662-4111
48 HOURS PRIOR TO
ANY CONSTRUCTION

BENCHMARK ELEVATION: 5664.11
S1/4 CORNER SEC5 T4S R5E SLBM



SITE INFORMATION

1. SITE IS ZONED C-2 COMMERCIAL
2. CURB DIMENSIONS ARE TO TOP FACE OF CURB UNLESS NOTED OTHERWISE

	SF	AC	%
Landscaped	7,954	0.183	14%
Building	15,800	0.363	28%
Paved	33,274	0.764	58%
Property	57,028	1.309	100%

PARKING REQUIREMENTS CALCULATED			
USE	AREA (SF)	REQUIRED STALLS	PARKING REQUIREMENT
GOLF SIMULATOR	4,200	12	ONE STALL PER TWO PATRONS, 24 PATRONS
WHOLESALE SALES	2,995	5	1 STALL PER 2 EMPLOYEES, 10 EMPLOYEES
GENERAL RETAIL	2,128	8.5	FOUR STALLS PER 1000 SQUARE FEET
NAIL SALON	2,178	8.7	FOUR STALLS PER 1000 SQUARE FEET
LAUNDRY	2,178	6.5	THREE STALLS PER 1000 SQUARE FEET
OFFICE	2,207	8.8	FOUR STALLS PER 1000 SQUARE FEET
TOTAL	**15,886**	**49.6**	

PROVIDED PARKING	
ON-SITE, EXISTING	10
ON-SITE, NEW	43
TOTAL ON-SITE	**53**
ADJACENT PROPERTY, NEW	26
TOTAL NEW	**69**
HANDICAP PARKING	2

KEYNOTES

1. PROPERTY LINE
2. SAW-CUT AND TACK EDGE OF EXISTING ASPHALT BEFORE PAVING TO MATCH
3. REMOVE PAVEMENT FOR UTILITY CONSTRUCTION. SAW-CUT AND TACK EDGES AND INSTALL T-PATCH AFTER UTILITY WORK
4. PRESERVE EXISTING PAVEMENT
5. CONSTRUCT ASPHALT PAVEMENT
6. CONSTRUCT 24" CURB AND GUTTER
7. CONSTRUCT 24" REVERSE-PAN CURB AND GUTTER
8. MATCH TO EXISTING CURB TO REMAIN
9. CONSTRUCT CONCRETE SIDEWALK
10. STAIRS REQUIRED - SEE SHEET C-2.0 FOR GRADES
11. CONSTRUCT SIDEWALK RAMP WITH TRUNCATED DOME CONTRASTING MARKING
12. VAN-ACCESSIBLE PARKING STALL, SIGN BEHIND SIDEWALK
13. INSTALL DUMPSTER ENCLOSURE - SEE ARCHITECTURAL
14. EXISTING HYDRANT
15. SITE LANDSCAPING - SEE LANDSCAPE PLANS
16. SAW-CUT ASPHALT AT PROPOSED LIP OF CURB AND MATCH LIP TO EXISTING PAVEMENT GRADE. SEE SHEET C-2.0 GRADING PLAN
17. REMOVE CURB AND GUTTER
18. INSTALL 2' ROLL GUTTER
19. INSTALL HYDRANT AND BOLLARDS - SEE SHEET C-3.0 UTILITY PLAN
20. EASEMENT - SEE RECORD OF SURVEY

LEGEND

- EXISTING CONCRETE WALL
- PROPOSED BUILDING
- EXISTING CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE-PAN GUTTER
- TRANSITION TO REVERSE-PAN GUTTER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING LIGHT
- SAW-CUT PAVEMENT
- PROPOSED ASPHALT
- PROPOSED CARPORT
- SETBACKS
- PUBLIC UTILITY EASEMENT
- HANDICAP PARKING MARKINGS

NORTH

SCALE: 1"=20'
0 10 20 40

STATEN
ENGINEERING PLLC
- CIVIL - PLANNING - CONSTRUCTION MANAGEMENT -
1014 W 4175 S
RIVERDALE, UT 84405
Mike.Staten.PE@gmail.com
(801)589-2686

FOR:
WRIGHT DEVELOPMENT GROUP
1178 LEGACY CROSSING BLVD. #100
CENTERVILLE, UT 84104

CONTACT:
LOGAN JOHNSON
PHONE: 801-773-7339

HEBER FLEX SPACE - 677 MAIN

LOT 5 OF THE AMSOURCE 6TH AND MAIN
4TH AMENDED COMMERCIAL SUBDIVISION
HEBER, UTAH

SEAL

PROFESSIONAL ENGINEER
REG. NO. 369029
10/29/25
STATE OF UTAH
MICHAEL T. STATEN

PROJECT NO. 2025.25

DESIGNED BY: M.S.

ISSUED:

NO.	DATE	DESCRIPTION
1	9/8/25	FOR REVIEW
2	10/29/25	FOR APPROVAL

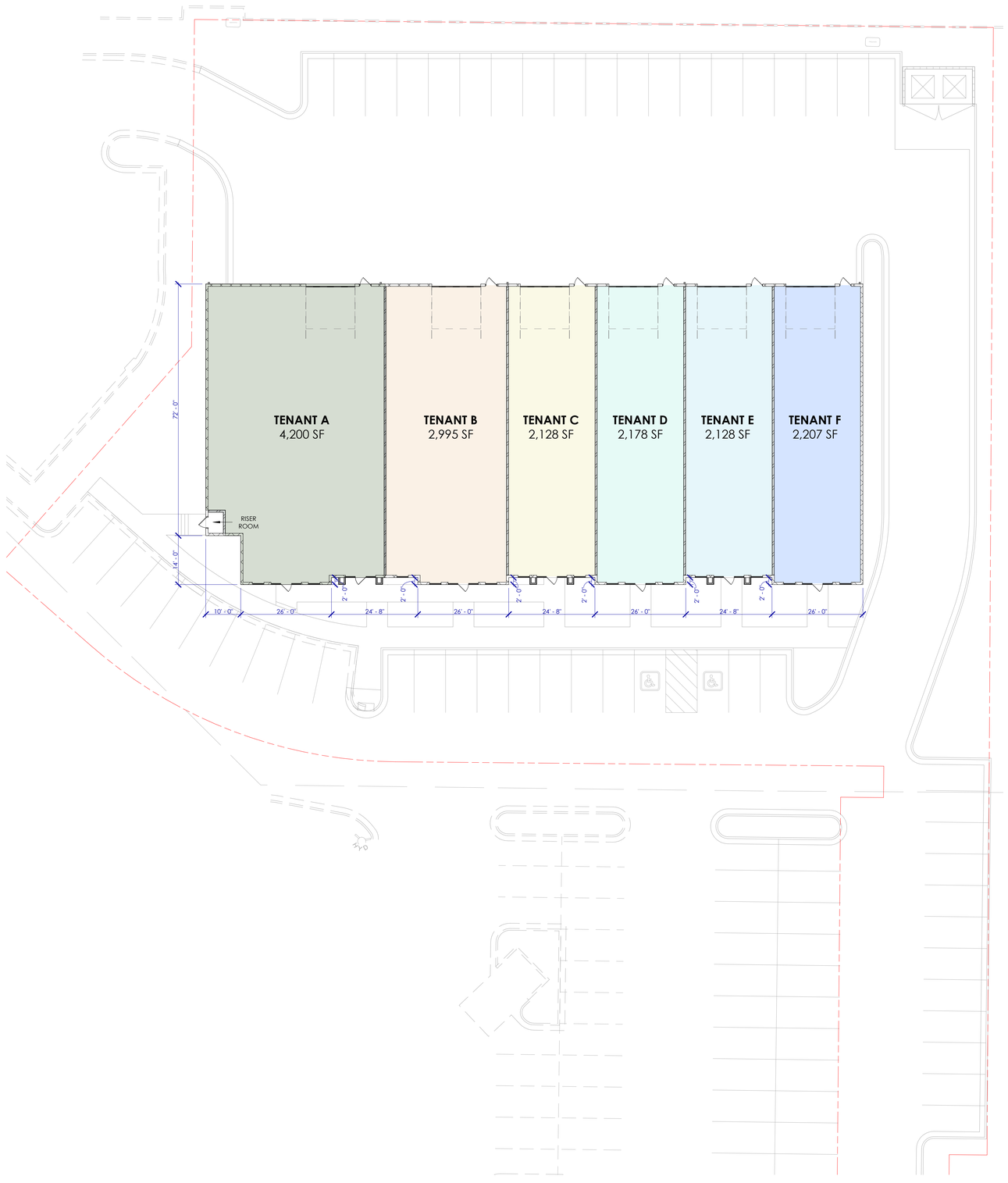
REVISIONS:

NO.	DATE	DESCRIPTION

SITE PLAN

SHEET NUMBER

C-1.0



WRIGHT DEVELOPMENT GROUP

HEBER FLEX

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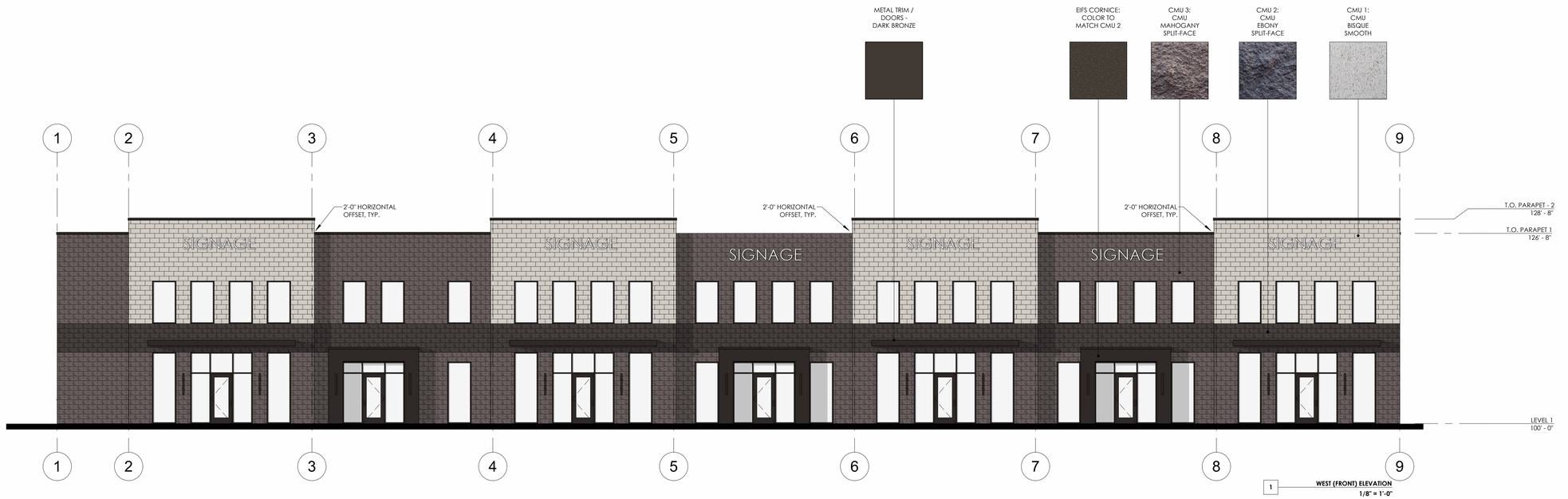
FLOOR PLAN | 1

677 S MAIN ST. HEBER CITY, UT 84032

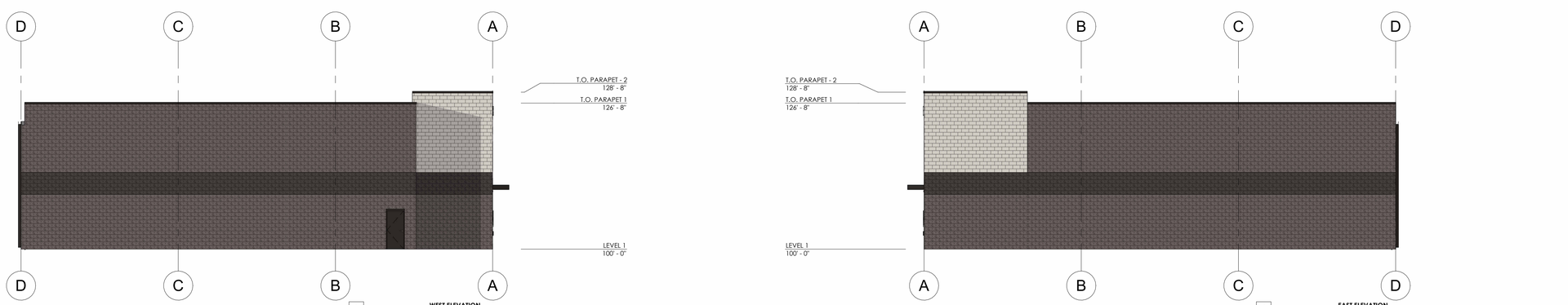
1/16" = 1'-0"

OCTOBER 21, 2025

EAG
ENVISION ARCHITECTURAL GROUP

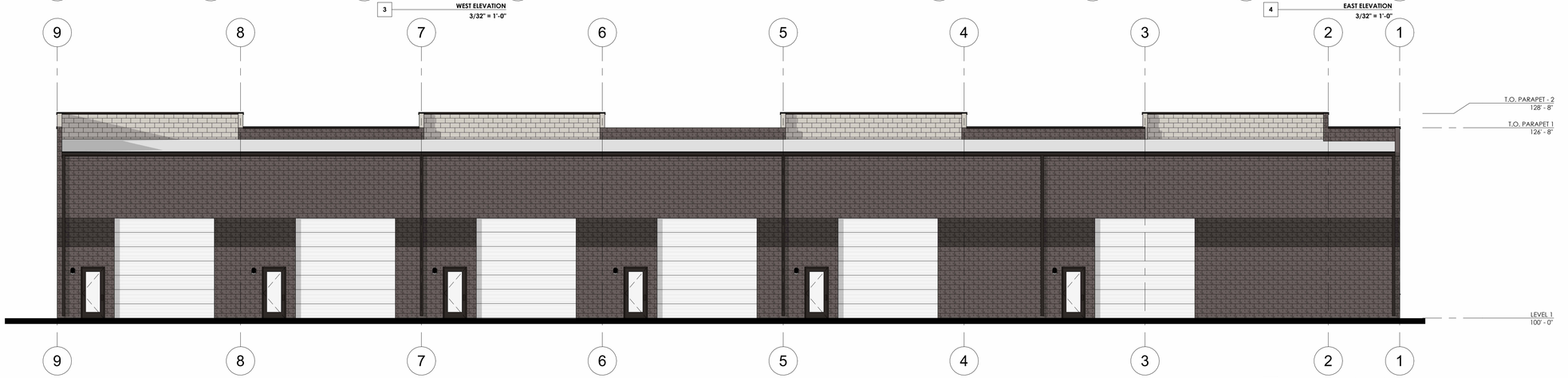


1 **WEST (FRONT) ELEVATION**
1/8" = 1'-0"



3 **WEST ELEVATION**
3/32" = 1'-0"

4 **EAST ELEVATION**
3/32" = 1'-0"



2 **EAST (REAR) ELEVATION**
1/8" = 1'-0"

WRIGHT DEVELOPMENT GROUP

HEBER FLEX

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ELEVATIONS | **2**

677 S MAIN ST. HEBER CITY, UT 84032

As indicated

OCTOBER 21, 2025

ENVISION ARCHITECTURAL GROUP

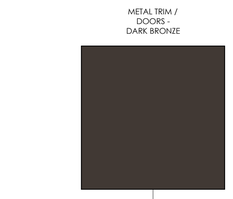


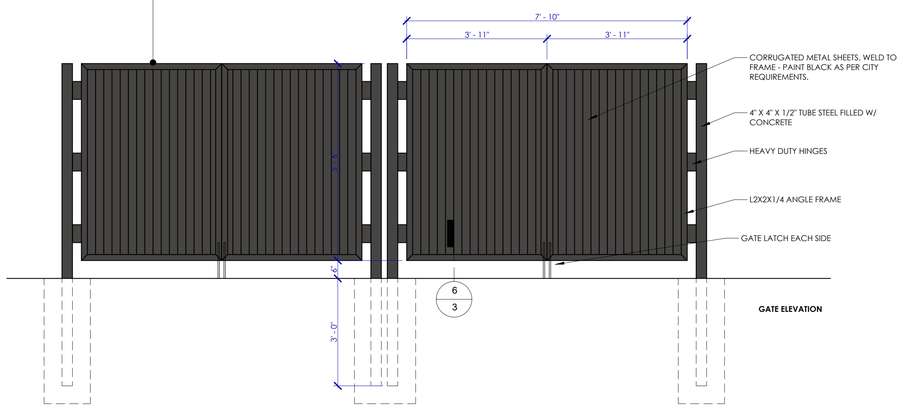
SIDE ELEVATIONS



REAR ELEVATION

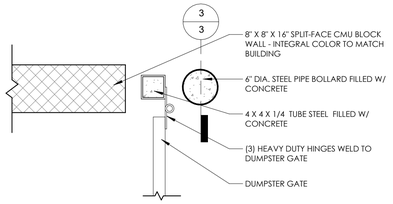




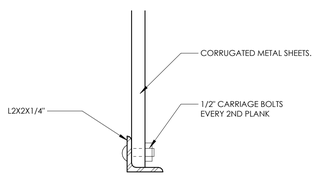


GATE ELEVATION

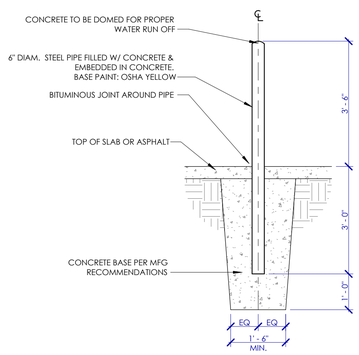
4 TYPICAL ELEVATIONS
1/2" = 1'-0"



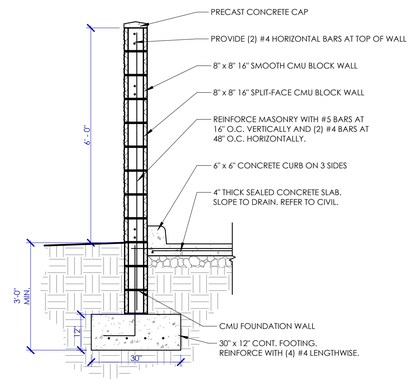
5 DUMPSTER ENCLOSURE DETAIL
1" = 1'-0"



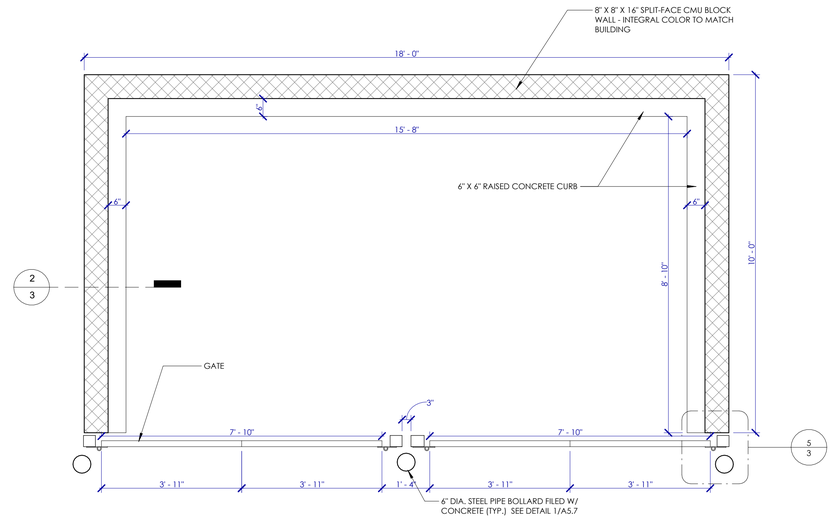
6 GATE SECTION
3" = 1'-0"



3 BOLLARD DETAIL
1/2" = 1'-0"



2 DUMPSTER ENCLOSURE WALL SECTION
1/2" = 1'-0"



1 DOUBLE DUMPSTER ENCLOSURE PLAN (18'-0")
1/2" = 1'-0"

WRIGHT DEVELOPMENT GROUP

HEBER FLEX

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DUMPSTER ENCLOSURE DETAILS | 3

677 S MAIN ST. HEBER CITY, UT 84032

As indicated

OCTOBER 21, 2025

ENVISION ARCHITECTURAL GROUP

Planning Commission Staff Report

MEETING DATE:	12/9/2025
SUBJECT:	Review of Annual Planning Commission Report to the City Council for Calendar Year 2025. (Community Development Director/Tony Kohler)
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

This item reviews the annual presentation to the City Council for actions taken by Planning Commission as well as recommended actions for the upcoming year. Please see the attached presentation for the item materials. The presentation to Council will occur on December 16.

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. 2025 PC Report

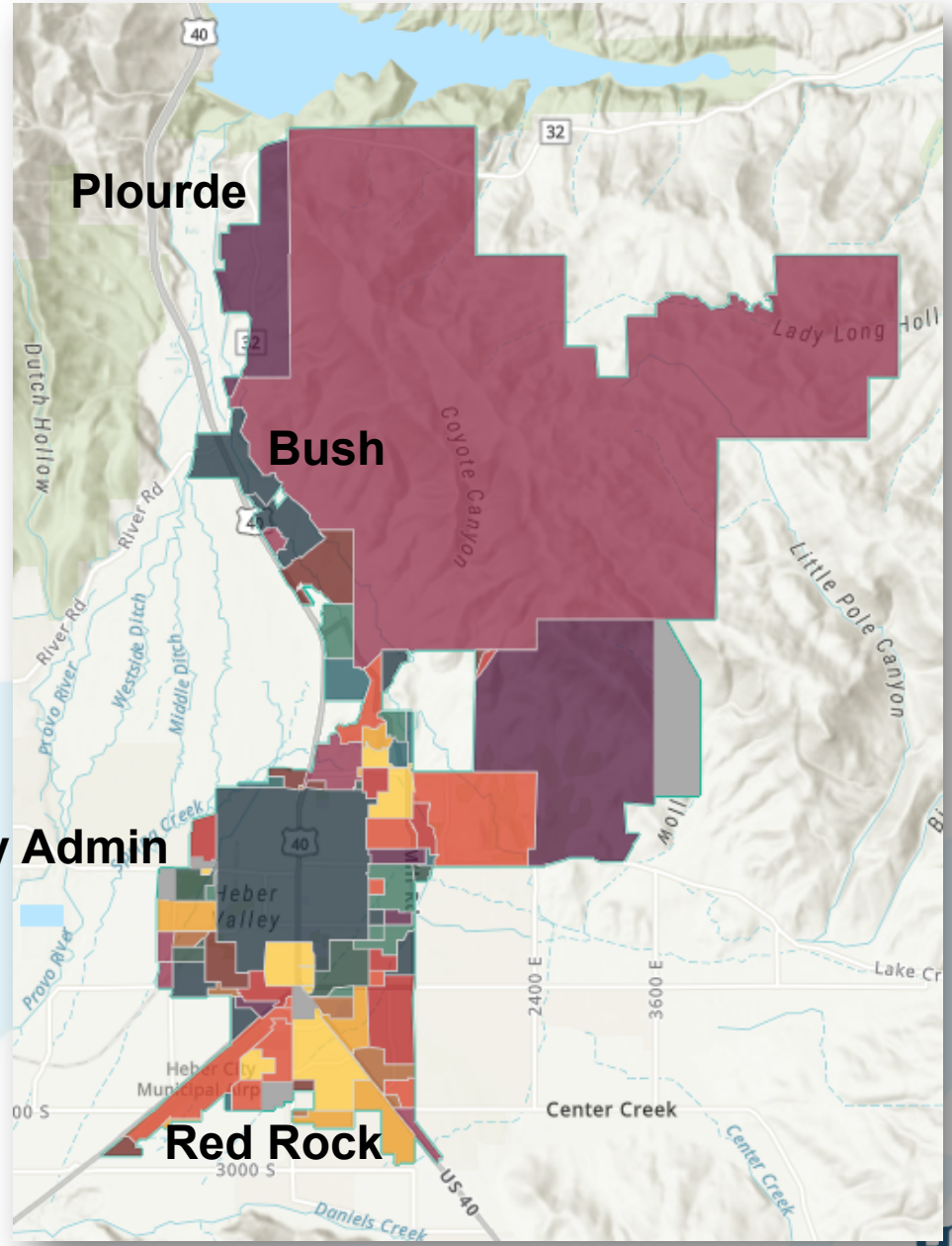
HEBER CITY
EST 1889
PLANNING

2025 Planning Commission Report

December 16, 2025

2025 Annexations

Name	Acres	Uses
Bush	1.863	Mixed Use Residential
County Admin	20.8	Office
Plourde	40.85	Resort
Red Rock	31.132	Industrial



2025 Policy Updates

Complete

- Body Art Code Update
- Central Heber Overlay Zone
- Daniel Road Zoning Map Amendment
- Sports Court Fencing Code Update
- Standards & Specifications Update
- Telecommunication Code Amendment
- Water Use Element of the General Plan
- Annexation Policy Plan Amendment (Wasatch Highlands)

Pending

- Airport Overlay Zone Update

2025 Cell Towers

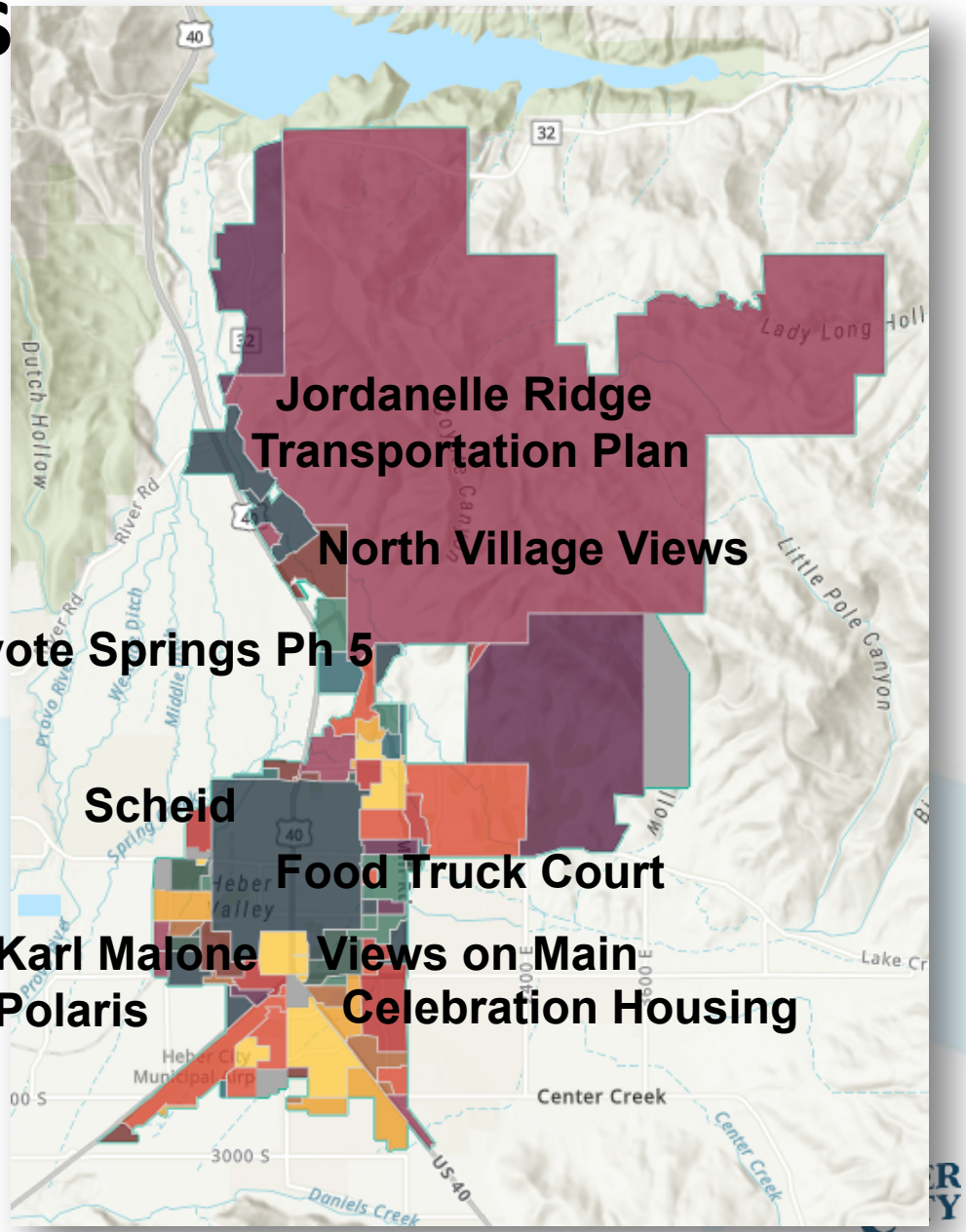
- Atlas Cell Tower (to be relocated)
- VZW Cell Tower

2025 Plat Amendments

- Amsource Plat Amendment (Timberline/Ace Hardware)

2025 Development Agreements

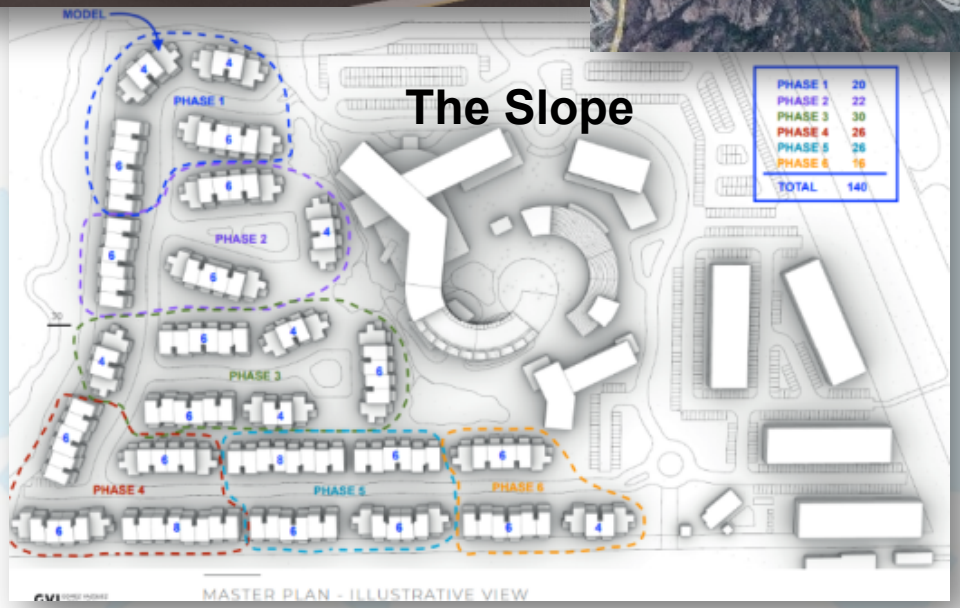
Name	Public Benefits
Celebration Housing	Affordable Housing creation
Coyote Springs Phase 5	Collaboration with adjoining property owners
Food Truck Court	Helping small business
Jordanelle Ridge Transportation Plan	Compliance with long term City plans
Karl Malone Polaris	Better looking building, safer streetscape
North Village Views	Compliance with City Transportation Plan, decreased density
Scheid	Mitigate impact of school upon residence
Views on Main	Compliance with City Transportation Plan

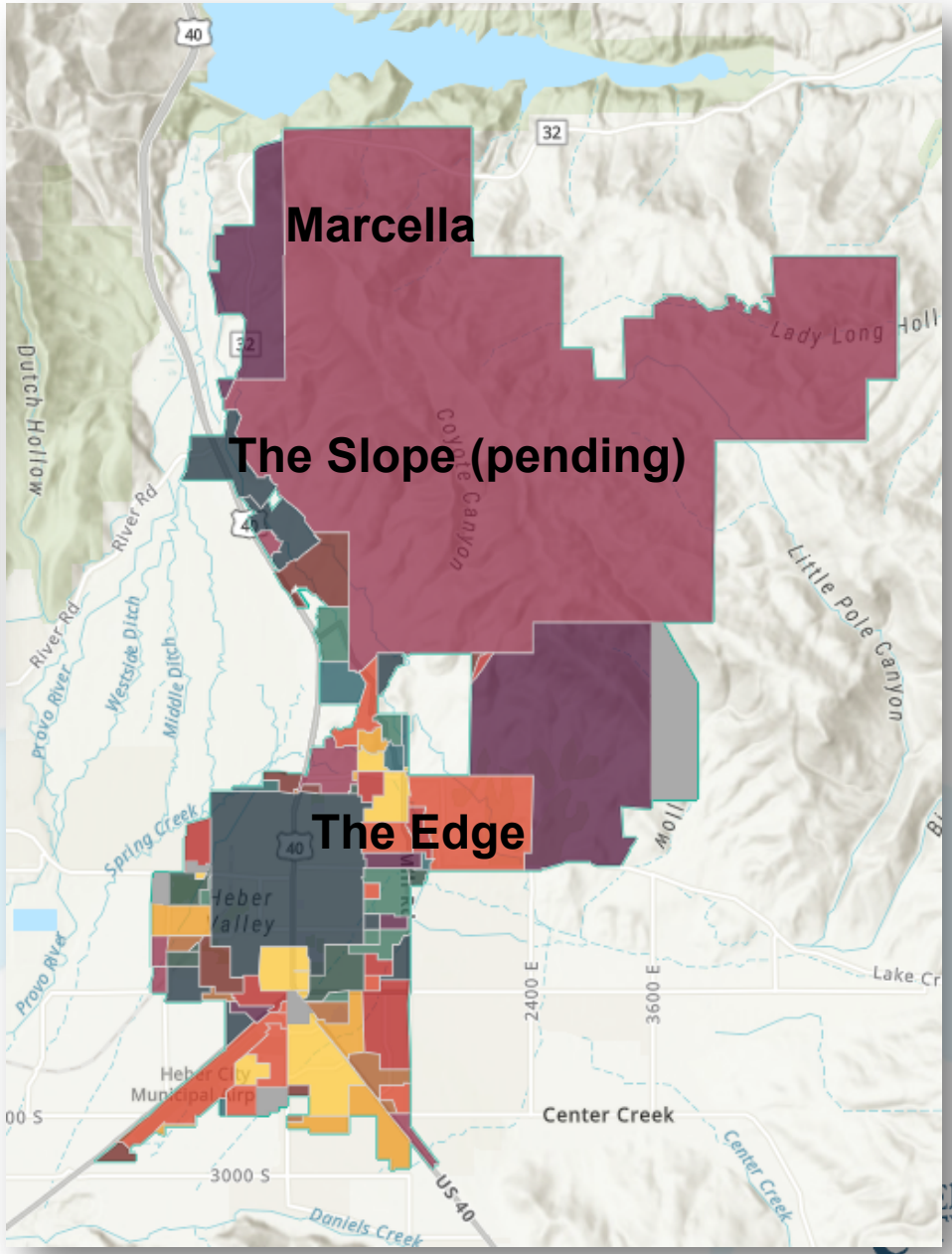


2025 Preliminary Plats



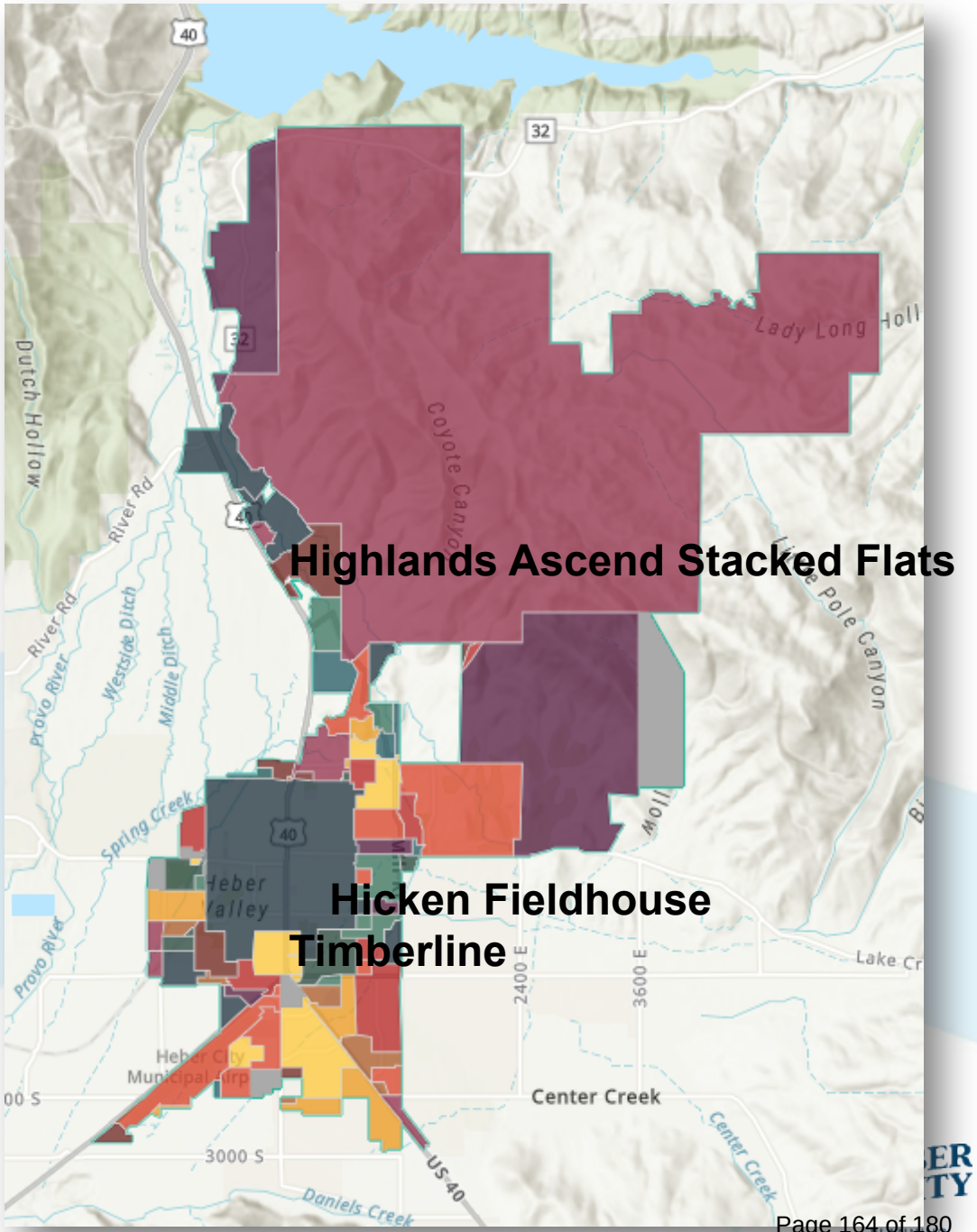




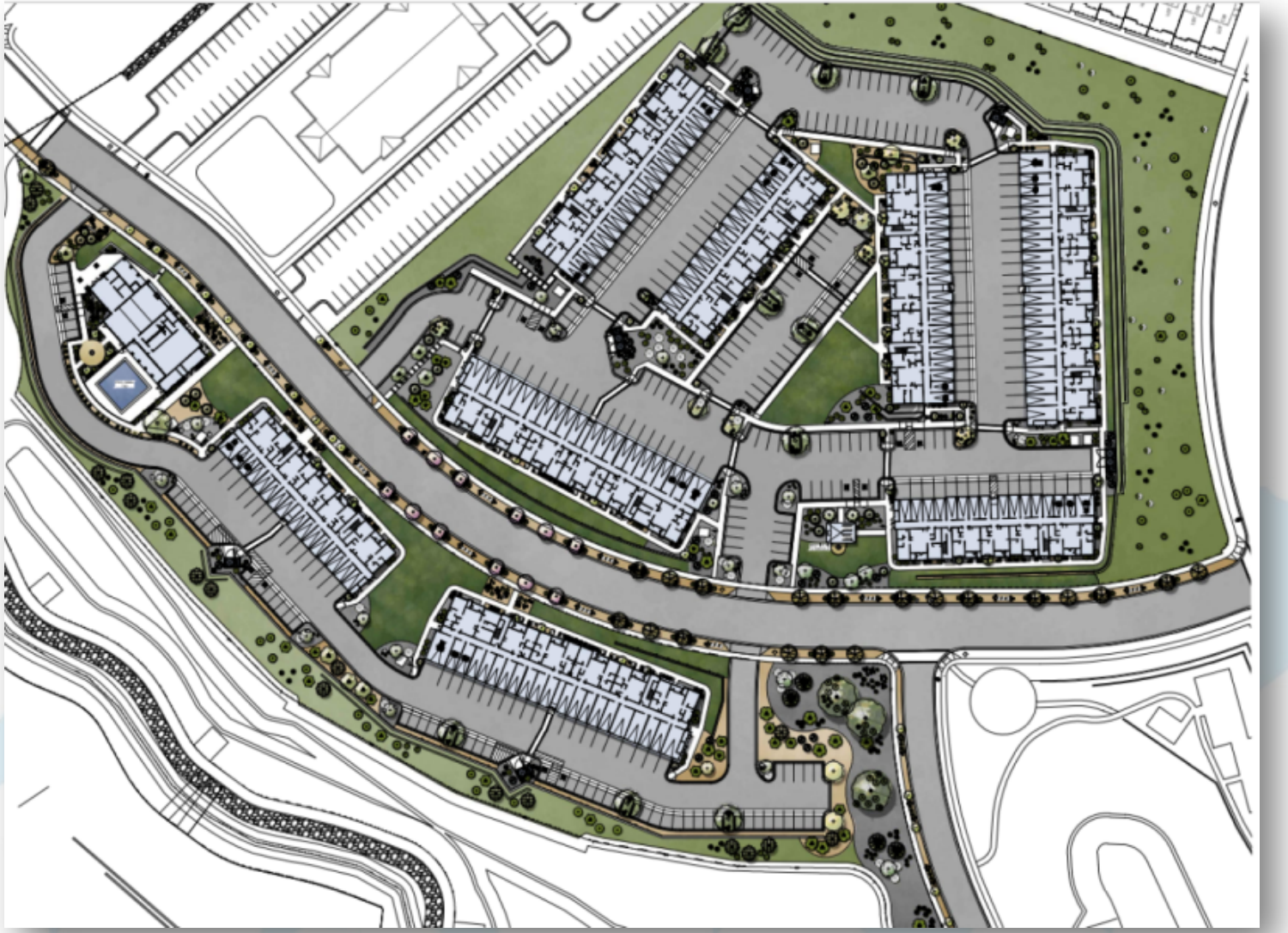


2025 Site Plans

Development	Acres	Units/SF	Use
Timberline	1.31	12,592	Retail
Hicken Fieldhouse	0.25	2 units	Multi-family
Highlands Ascend Stacked Flats	11.65	227 units	Multi-family



Highlands Stacked Flats

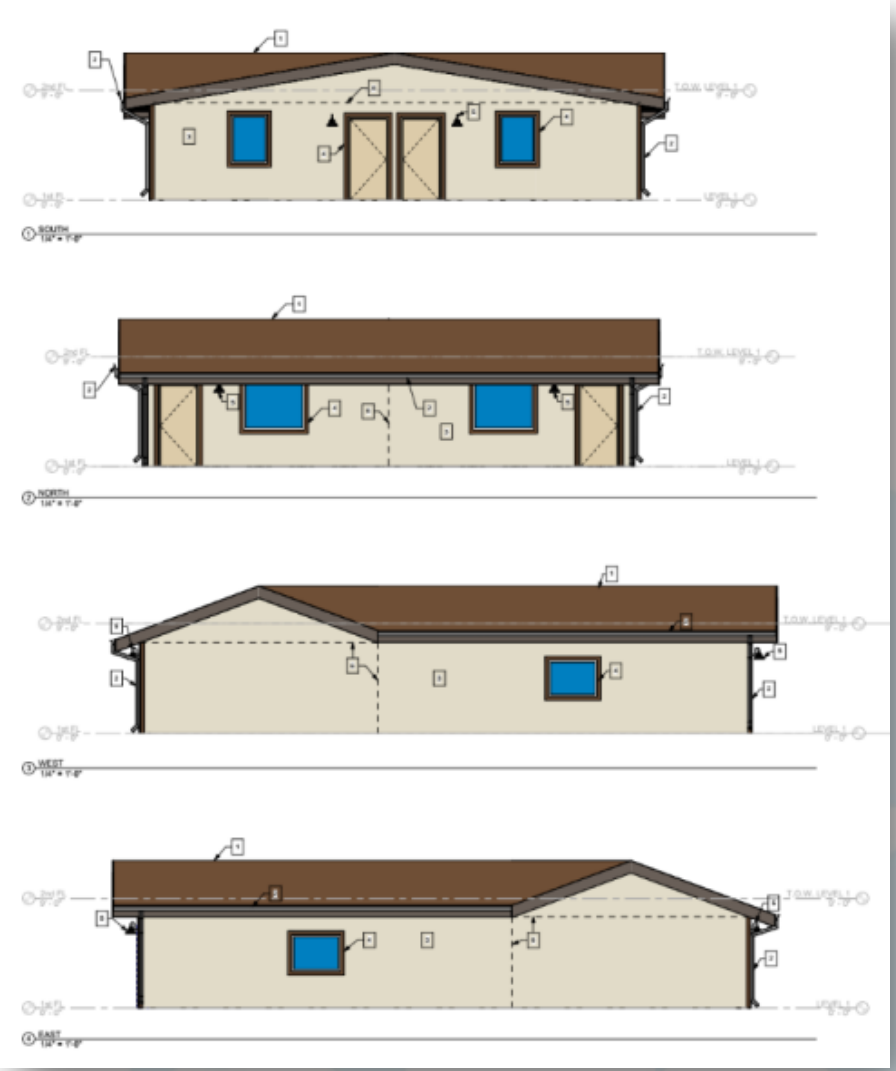


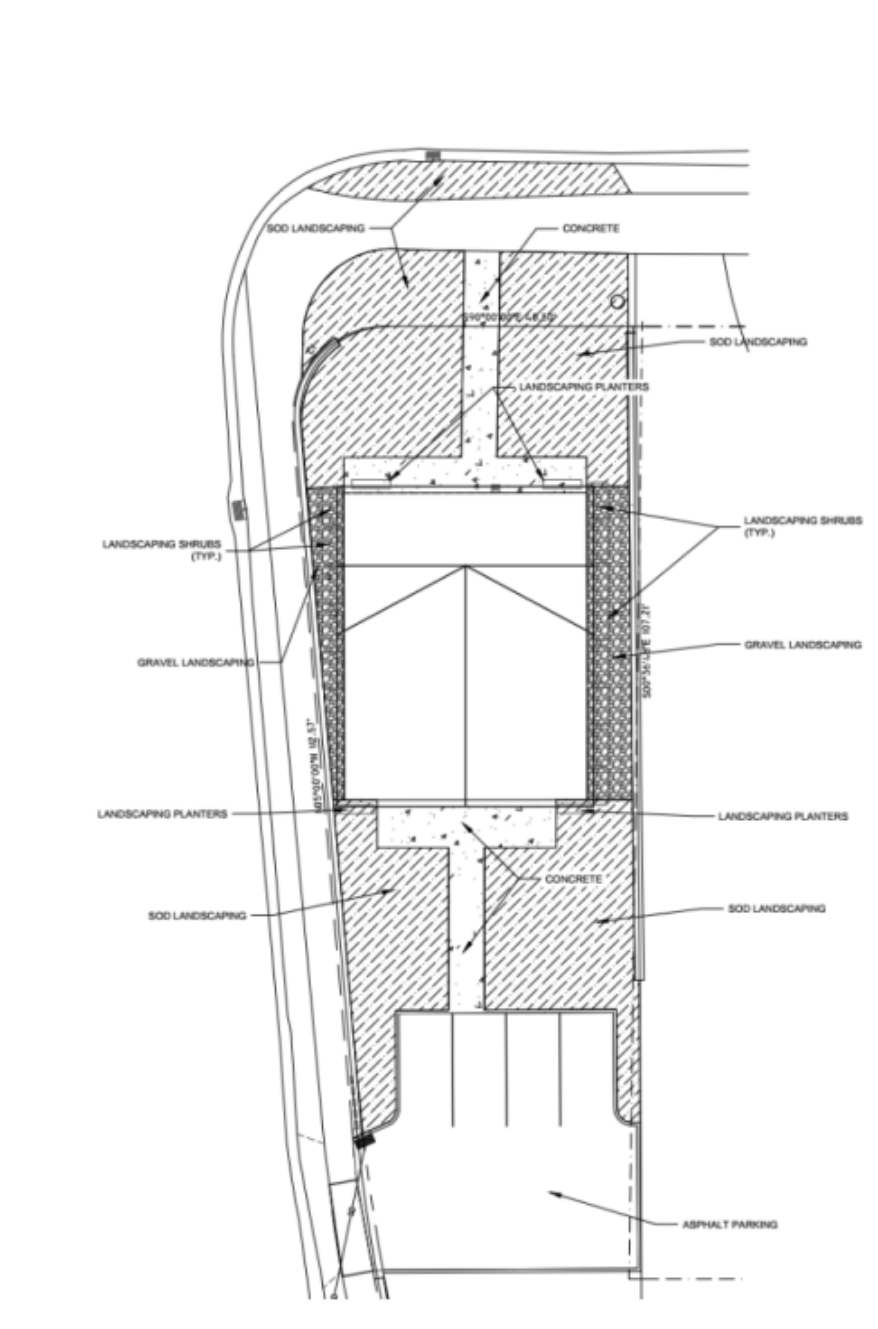




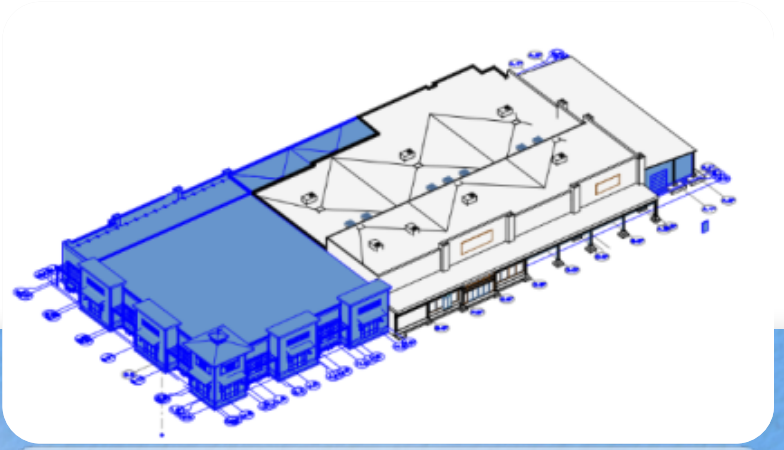


Hicken Fieldhouse





Timberline Ace Hardware







2025 Training

- Open Meetings Act
- Individual Online Learning
- Fall APA Conference
- December 9: 100% Compliance

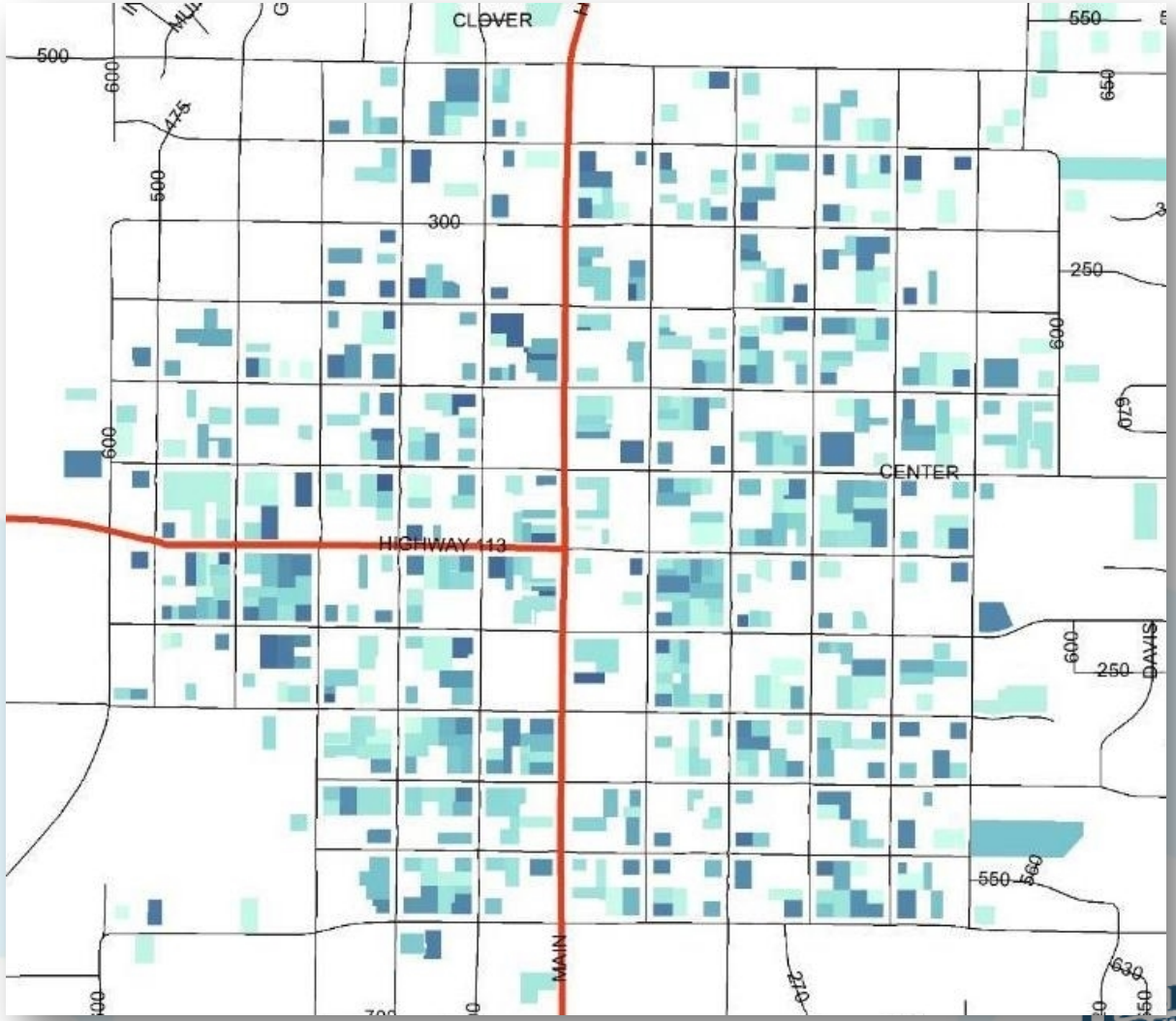
2026 Opportunities

- Historic Preservation
- General Plan Implementation (Zoning)
  - Recreation & Arts District
  - Missing Middle Neighborhood near Deer Creek High School
  - Public Facilities Zone
  - Neighborhoods with Open Space

Historic Preservation

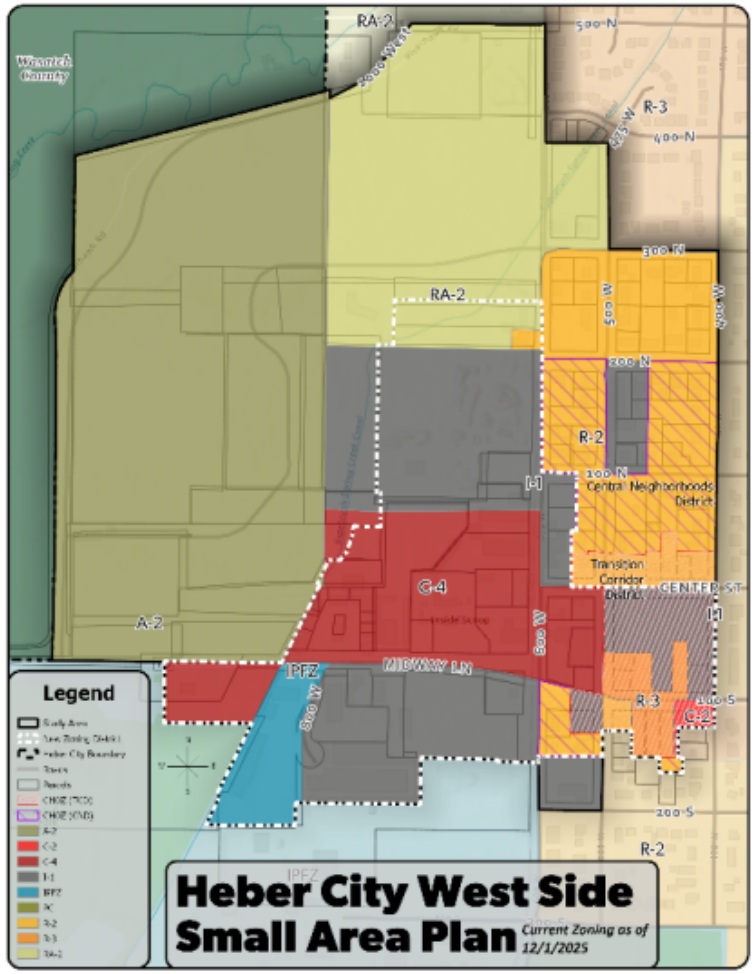
- 2025-2026: Historic Building Inventory (underway)
- 2026-2027: Consider National Historic District
  - Based upon inventory results
  - Opens up state and federal grant opportunities
  - No “requirements”
- Future: Consider Local Historic District

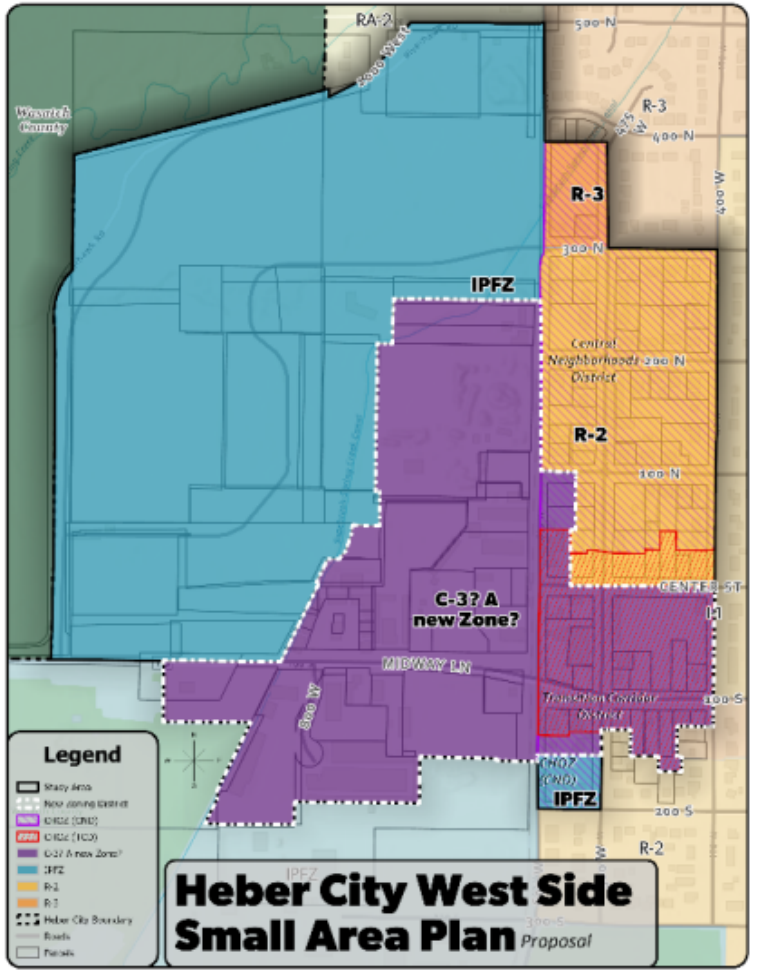
Buildings over 50 years old



Missing Middle Neighborhood/Arts & Rec District

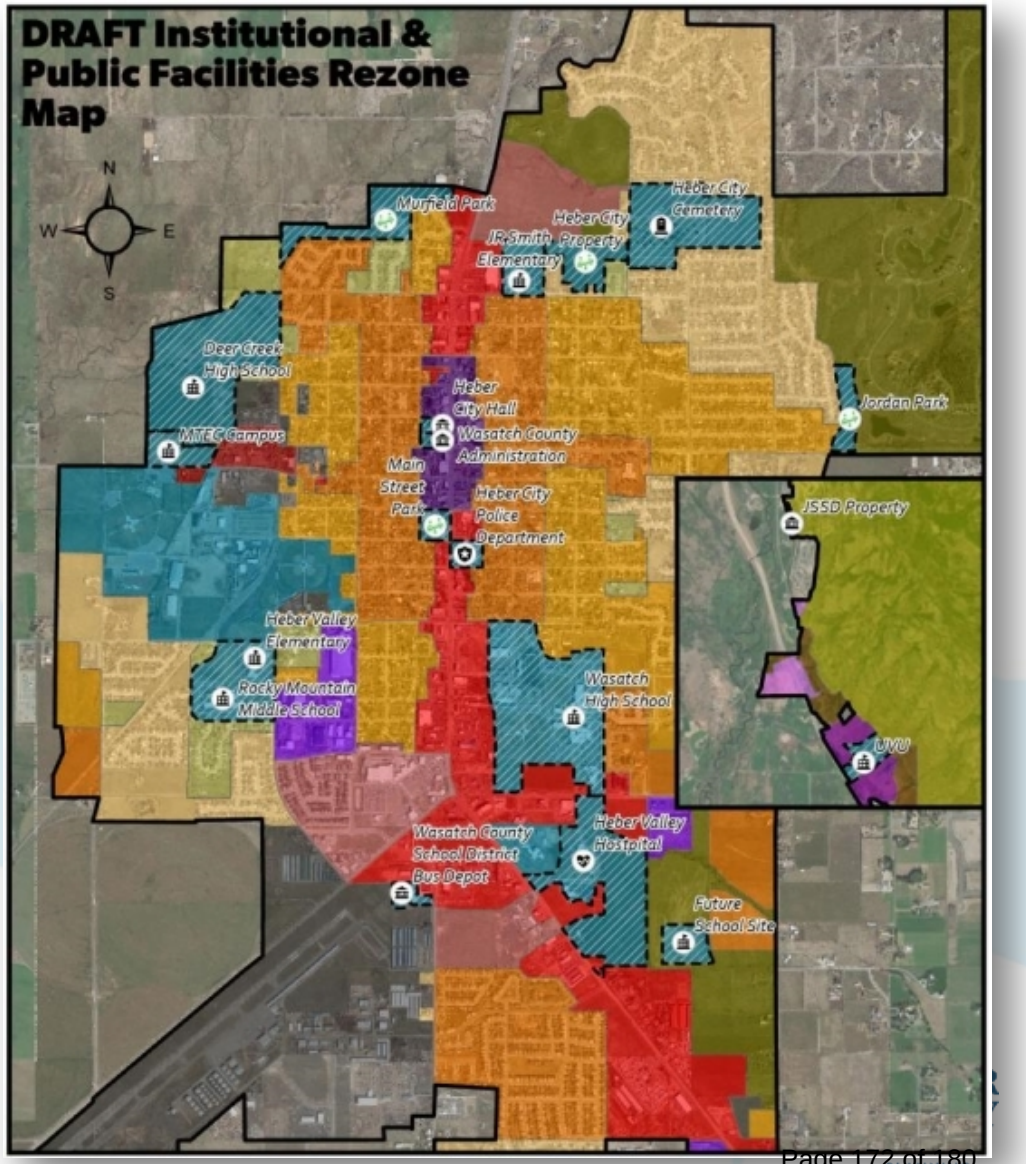
- General Plan calls for:
  - Missing Middle Neighborhood adjacent to new high school
  - New Arts & Recreation District Zone
- Potential new zone and map amendment in 2026-2027





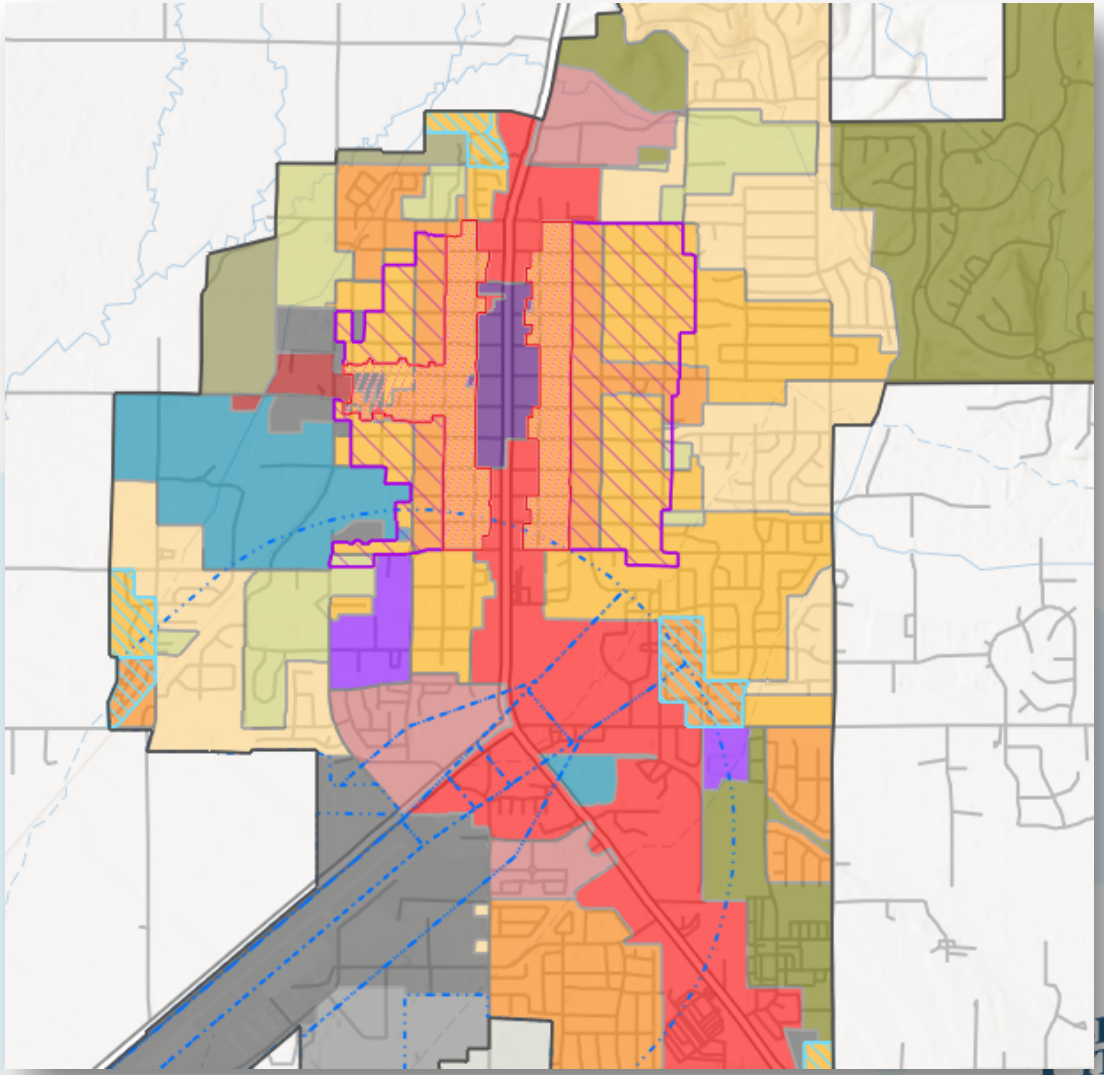
Public Facilities Zone

- City, school, county & state properties
- Only Southfield Park & County Courts are in IPFZ
- IPFZ Zone adopted in 2020 to apply to these public properties
- Potential rezoning of public properties to IPFZ in 2026-2027



Neighborhoods with Open Space

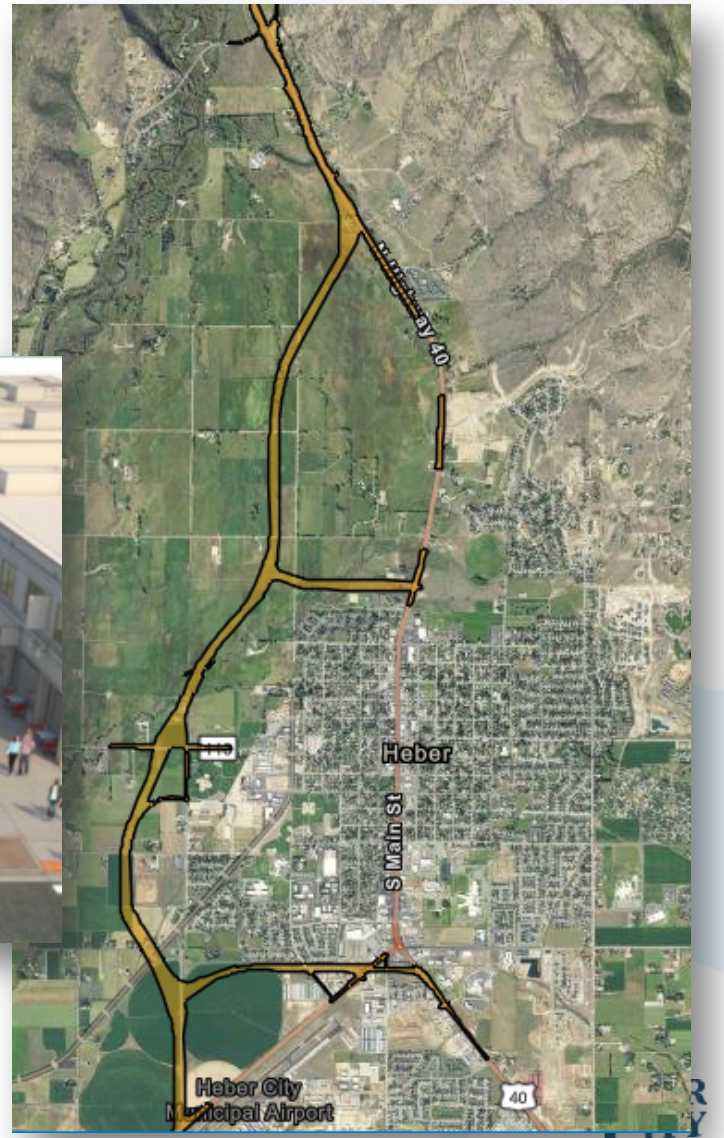
- General Plan calls for:
  - Neighborhoods with Open Space Zone to promote open space:
    - Adopted into NVOZ (North Village)
    - Needed elsewhere to address
      - Infill
      - Redevelopment
      - Affordable housing
    - Clustered Open Space Zone (COSZ) could be used as starting point
- Potential COSZ Amendment in 2026-2027



2026 General Plan Implementation: *Transportation*

- Central Heber Street Cross Sections
- Advocacy for bypass
- Main Street Design
  - Traffic Speed
  - Amenities
  - Walkability
  - Trees
  - Parking
  - Sidewalk
  - Dining
  - Small business focus





Central Heber Street Cross Sections

- General Plan calls for:
  - Reimagining streets in the Historic Core
- **Need**
  - Policy decision on overhead utility burial
  - Policy decision on curb, gutter and sidewalk (or lack thereof)
  - Cross sections



2026 General Plan Implementation

Economic Development

- CRA
- Future of UVU Campus
- Promote opportunities in tech, R&D, office & light manufacturing
- Redesign of Police Department, City Hall & Trailhead Plaza to activate Main Street
- City Land Purchases
- City Land Development Concept

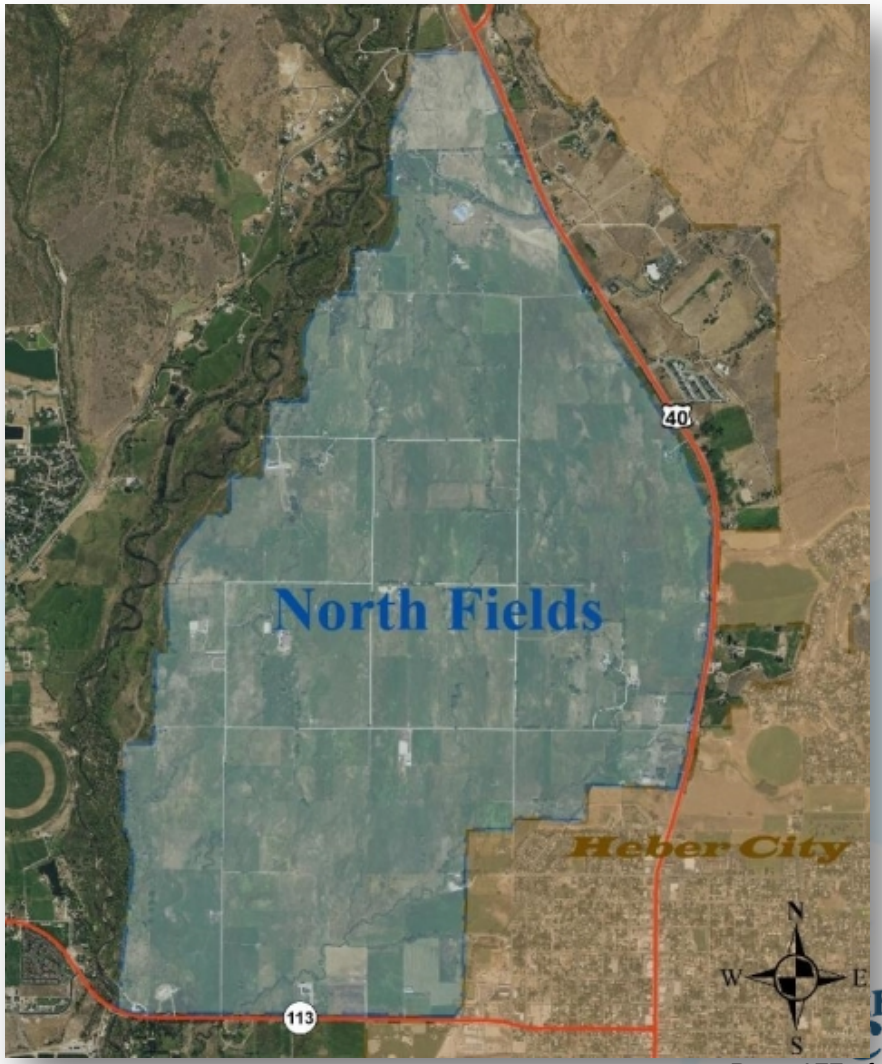
2026 General Plan Implementation: Open Space

North Fields Preservation

- Fee-in-Lieu Collections
  - Fitzgerald Farms
  - Highlands
- Fee-in-Lieu Use Priorities
- Initiatives
  - Matching grants
  - Other funding sources such as bonding
  - Partnerships
  - Land Purchase

Trails, Open Space & Parks

- Increase Park ratio of 10 acres/1,000 residents
- Lake to lake trail system concept design



2026 General Plan Implementation

C Street Master Planning

- C Street Pre-Design
- New Overlay Zone
- Brand
- Parking Plan & Fee In Lieu
- Façade renovation
- Small Business Friendly
- Trailhead Plaza Concept Design

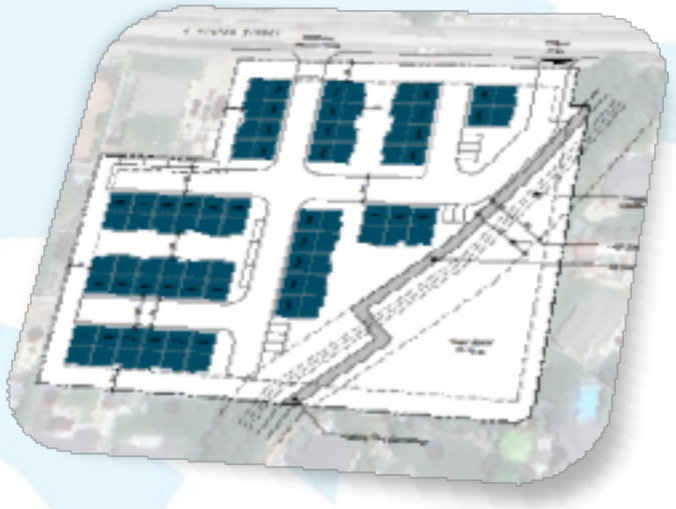


2026 General Plan Implementation

Moderate Income Housing

- **Potential Rezones**
  - *Garbett Homes*
  - *Flex Ready Homes*
  - *Workforce Housing*
- **MIH Development Implementation**
  - The Slopes
  - North Village Views
  - Highlands
  - Jordanelle Ridge Home Sales
  - Jordanelle Ridge Fee-In-Lieu
  - *Celebration Housing*
- **MIH Plan Update**
- **Needs Assessment**







Other 2026 Priorities

- Airport Overlay Zone
- Commercial Design Criteria Update
- Dark Sky Lighting Update
- Massage Code Update
- Initiate Water Conservation Committee
- Explore Nationally Designated Historic Area (in coordination with Historic Preservation Commission)