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

July 14, 2026

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. 06.09.2026 Planning Commission Minutes for Approval

3. **Action Items:**

   I. ~~*Public Hearing for Master Development Agreement Amendment for Finch Creek (Planner Denna Woodbury)~~

   II. Public Hearing: Development Agreement for State Automotive 425 West 100 South (Planner Jacob Roberts)

   III. Consideration for a Subdivision Preliminary approval for Jordanelle Ridge Village 2 Phase 3 (Planner Aubrey Larsen)

   IV. Consideration for a Subdivision Preliminary approval for Jordanelle Ridge Village 2 Pod 21 C (Planner Aubrey Larsen)

4. **Work Meeting:**

   I. Telecommunication Code Update and Report on Atlas Cell Tower Site (Development Community Director Tony Kohler)

5. **Administrative Items:**

   I. City Council Communication Item

6. **Adjournment:**

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media.

In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Meshelle Kijanen at the Heber City Offices at 435.657.7898 at least eight hours prior to the meeting.

Posted on 07.09.2026, 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
June 9, 2026

DRAFT Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Vice Chair Broughton called the Planning Commission Meeting to order at 6:00 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:	Vice-Chair Tori Broughton Commissioner Dave Richards Commissioner Darek Slagowski Commissioner Robert Wilson Commissioner Greg Royall Commissioner Robert Mckinley Commissioner Kristina Goodnough
Planning Commission Absent:	Chairman Phil Jordan Commissioner Josh Knight
Staff Present:	Planner Jacob Roberts Planning Office Admin Meshelle Kijanen City Engineer Ross Hansen
Staff Participating Remotely:	N/A
Also Present:	Cal Johnson
Also Attending Remotely:	N/A

III. Pledge of Allegiance: By Invitation

Commissioner Wilson led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation ()

Commissioner Richards gave a prayer

V. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. 05.12.2026 & 05.26.2026 Planning Commission Minutes for Approval

Motion: Commissioner McKinley moved to approve 05.12.2026 & 05.26.2026 Planning Commission Minutes for Approval. Commissioner Royall made the second.

Discussion: N/A

Voting Yes: Planning Commission Richards, Commissioner Slagowski, Commissioner Wilson, Commissioner Royall, Commissioner McKinley, Vice Chair Broughton, Commissioner Goodnough. **Voting No:** None. The Motion Passed 7-0.

3. Action Items:

I. Consider Preliminary Subdivision Approval for Springs at Coyote Ridge Phase 5 (Planner Jamie Baron)

City Planner Jacob Roberts stated he was presenting on behalf of Planning Manager Jamie Baron and would read through the Staff Report as it was fairly simple. Please refer to the 06.06.2026 Staff Report, PowerPoint and Video for additional information through this link: https://hebercityut.portal.civicclerk.com/event/449/overview

Mr. Roberts began, Drive Development is seeking a preliminary plat approval for the Springs at Coyote Ridge phase five, containing 12 town homes and two commercial lots.

Policy questions are as follows:

Does the application comply with the Development Agreement and does the application comply with the Development Code?

Staff's recommendation to the Planning Commission for this preliminary plat is an approval with the findings and conditions outlined in the conclusion of this report.

Background: Springs at Coyote Ridge was annexed into the city with the VXC annexation in 2019, which included Ivory Homes Coyote Ridge, Thrive Springs at Coyote Ridge, the Keele property and Morelco property. Earlier this year, the city approved the phase five Development Agreement to allow the development of the Morelco property which is right here (shown on map, see video), which is Coyote Canyon Parkway. This project is a little south of there.

Process: Section 18.117.016 identifies the Planning Commission's land use authority for the preliminary Development Agreement. The application is consistent with the Development Agreement which has been attached and was adopted by the City Council.

Mr Roberts continued, this paragraph is really the crux that I believe is most important. It is regarding the phase four amendment and public right-of-way. A portion of this project is currently within phase four and has a dedicated right-of-way for a future road. The road will be constructed with phase five. However, the location of the right-of-way will be changed. The state code requires a Public Hearing at the City Council to remove the current right-of-way easement and this Public Hearing is currently being scheduled. This will allow the new right-of-way to be plotted with the final plat of phase five.

Conclusion: Thrive Development is seeking preliminary plat approval for the Springs at Coyote Ridge phase five containing 12 town homes and two commercial lots.

Staff is recommending the Planning Commission approve the preliminary plat with the following findings and conditions.

Findings: The application complies with the Development Agreement and the application complies

with the Development Code.
Conditions: Coyote Ridge phase four amended plat shall be completed prior to the final plat recording. All conditions of the city engineer shall be met. All conditions of the fire district shall be met, and all other code requirements shall be met.

Vice Chair Broughton asked the applicant's representative, Mr. Cal Johnson, if he had anything to add. Mr. Johnson stated if the Commissioners had questions regarding the right-of-way paragraph in the Staff Report specifically he would like to address those questions and also that he could answer any other questions regarding the project. The Commissioners and Mr. Johnson discussed the background and the right-of-way previously mentioned while looking at the map of the project.

Commissioner Richards summarized, the applicant would be taking two lots from phase four into phase five and moving the road right-of-way from phase four to the west and would then would be in phase five. Mr. Richards then asked what would happen to the original property that was part of the original right-of-way in phase four? Mr. Johnson answered that town homes would take the place of where the right of way would have been.

Commissioner Slagowski asked where the access would be for the town homes. Mr. Johnson responded that the town homes would be front loaded onto Gilbert Peak, which was one of the items discussed with the Development Agreement.

Commissioner Richards asked the City Engineer, Ross Hansen, about the engineering conditions. Mr. Hansen responded that a full review of the subdivision had been completed, and the applicant had a full list of the conditions that they need to complete, but the most important condition was that the phase 4 amended plat needed to be recorded contemporaneous with this plat. It was important that the recording of these two plats stay in that order, or the applicant would have a problem with the right-of-way.

Commissioner Richards asked about the drainage process. Mr. Hansen commented that the applicant's intention is that once they submit a site plan application on the commercial lot, then they will take it underground. Vice Chair Broughton asked Mr. Hansen if he had any other concerns. Mr. Hansen stated, his biggest concern was that we make sure that the discussed condition is stated in an approval because that will be a huge problem if this condition is not met.

Vice Chair Broughton asked how the condition Mr. Hansen mentioned was tracked and how the follow-through would work. Mr. Hansen responded, the plats will not get the signatures to be able to be recorded without these steps being implemented correctly.

Commissioner McKinley asked what would be on the backside of the town homes. Mr. Johnson stated it would be a shared green space. The town homes will also have their own semi-private backyard.

Vice Chair Broughton asked about the trails for the development and Mr. Johnson stated they would be connecting trail systems through the development.

Motion: Planning Commission Richards moved to approve the Preliminary Subdivision Approval for Springs at Coyote Ridge Phase 5 with the three findings and the four conditions as presented in the Staff Report. Commissioner Slagowski made the second.

Discussion: N/A

Voting Yes: Vice Chair Broughton, Planning Commission Richards, Commissioner Slagowski, Commissioner Wilson, Commissioner Royall, Commissioner McKinley and Commissioner Goodnough. **Voting No:** None. The Motion Passed 7-0.

4. Work Meeting: N/A

5. Administrative Items:

I. City Council Communication Item

The Communication Item for the City Council Meeting was not discussed as the Staff that was present had not attended the City Coucil meeting.

6. Adjournment:

Motion: Commissioner McKinley moved to Adjournment:. Commissioner Royall made the second.

Discussion: N/A

Voting Yes: Planning Commissioner Richards, Commissioner Slagowski, Commissioner Wilson, Commissioner Royall, Commissioner McKinley, Commissioner Goodnough. and Vice Chair Broughton **Voting No:** None. The Motion Passed 7-0.

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Meshelle Kijanen, Administrative Assistant

Planning Commission Staff Report

MEETING DATE: 7/14/2026

SUBJECT: *~~Public Hearing for Master Development Agreement Amendment for Finch Creek (Planner Denna Woodbury)~~

RESPONSIBLE: Denna Woodbury

DEPARTMENT: Planning

STRATEGIC RELEVANCE:

SUMMARY

The applicant would like to amend the existing Master Development Agreements for the Finch Creek development. This request is to facilitate a realignment of University Avenue and NVOZ provisions due to topography impacts on the project design

RECOMMENDATION

Staff recommends that a public hearing be held and that the Planning Commission provides favorable recommendation to the City Council.

BACKGROUND

The applicant would like to amend the existing Master Development Agreements for the Finch Creek development. This request is to facilitate a realignment of University Avenue and NVOZ provisions due to topography impacts on the project design. The amendment document is in addition to the original MDA, not a replacement agreement.

The original MDA was entered into on December 5, 2022, as a mixed-use project that had a commercial strip center and townhomes. The amendment proposes to be a residential development with townhomes and mansion homes. The project is proposing 127 units on 13.88 acres. The amendment requests do not affect the previously approved ERUs or affordable housing requirements.

DISCUSSION

The proposed project moves University Avenue to the north where it connects to Highway 40. This change allows for the streets to have a gentler slope throughout the project, connecting to the

development to the east.The project consists of residential units of townhomes and mansion homes..

The proposed realignment affects provisions to the NVOZ requirements. The NVOZ presents challenges with hillside development. The NVOZ creates short streets and blocks, which increases connectivity and walkability. NVOZ also encourages pushing building toward the streets. However, hillside topography can make it more difficult to meet the building standards without carving up thehillside to provide the grades needed to meet street and building standards. The applicant's amendment requests are intended to comply with the intent of the NVOZ standards while trying to minimize hillside disturbance and meet the City's street grade requirements.

The changes requested from NVOZ relate to the Streets (4.0) and Buildings (3.0) sections of the code.

4.0 Streets
The project cannot meet the Street Connectivity Requirements, specifically the maximum block length of 500 feet and the block perimeter of 2000 feet. The project will provide pedestrian connectivity throughout the project. A longer block length and larger block perimeter are needed to meet the street grades.

3.0 Buildings
The proposed amendment provides two designed themed architectural styles for both the townhome and mansion home products; the Farmhouse and Mountain Modern. The elevations show four-sided architecture with no blank walls and windows within the garage doors. The conceptual elevations provided as part of the MDA Amendment submittal outline how each of the elevations meets the required elements and areas that need an exception to NVOZ. The exceptions needed for the building elevations are listed below by building type.

Towhhome
Mountain Modern design massing main-level floor-to-ceiling height requirement of 10–14 feet. The project proposes a main level floor-to-ceiling height that falls under 10 feet to comply with aerial access standards and overall building height standards.

The Farmhouse and Mountain Modern ground floor stone or brick requirement of 20% was reduced to 10% on the rear main level due to garage doors.

The Farmhouse and Mountain Modern 15% transparency requirement on 3rd floor side windows and on garage level. The layout of the units has bathrooms on the third floor where the smaller windows are located.

Mansion Home
Mountain Modern design massing main-level floor-to-ceiling height requirement of 10–14 feet. The project proposes a main level floor-to-ceiling height that falls is 9 feet.

Mountain Modern requirement of windows and doors read untrimmed and integrate glazing into the exterior wall plane. The exception allows for head and sill trim and have been provided to accommodate the 'Mountain Modern' vernacular.
.
Mountain Modern Details that has exposed structural elements provided. The exception is not to provide exposed structural elements due to future maintenance simplification.

With both the Farmhouse and Mountain Modern designs, the garages are not recessed two feet

because their location is considered rear as the private streets act as an alley. Additionally, the Mountain Modern requirement of decorative wood or wood-looking garage doors provided and recessed from the front plane is requested as an exception because the front facade faces the open space. The garage doors are wood-looking, but are located on the rear facade.

The Farmhouse and Mountain Modern ground floor stone or brick requirement of 20% was reduced to 17% on the rear main level.

The Farmhouse and Mountain Modern 15% transparency requirement at the garage level. Windows are in the garage doors give the transparency level to 12%, but they do not meet the 15% requirement.

The Farmhouse Mansion Homes need relief from the decorative window trim width 5 to 6 inches, with emphasis at top and bottom. The proposed trim width is 4". The Windows and Doors section in this same section states 4" - 6".

The Farmhouse Mansion Homes are proposing all lighting be placed beneath the roof structure, rather than using shielded fixtures and directing light downward.

The Farmhouse Mansion Homes require relief with some of the porch requirements. Specifically, the requirements for the porch structure showing exposed structural elements. For future maintenance, simplification of exposed elements is not proposed. Additionally, the requirement for railings uses turned balusters, square balusters, or steel. The homes proposed for the upper level deck railings are metal atop an enclosed parapet wall. The porch roof formals require forward-facing shed or hip roof styles. Four of the five porch roofs comply. The center porch roof is a gable and requires an exception.

The Farmhouse architectural style requires window grouping using individual units or pairs. The proposed elevations show some window triplets in some locations, but mostly singles and doubles.

Townhome and Mansion Homes
Due to the topography, the project cannot meet the parking requirement to be located in the rear yard (alley loaded). The proposed project has garages located in each unit that are accessed off of the internal private street network. As designed, the private streets act as alleys with the front of the units facing open space. They are also proposing 30 guest parking spaces for the townhome product where 27 spaces are required.

The proposed concept plan shows it has 7 buildings with mansion homes and 13 townhome buildings. Due to the road configuration, some of the buildings create a green courtyard feeling and do not meet the requirement of three buildings of 5-units with a minimum of 50 feet to building to create the courtyard. The site plan shows 8 buildings that face the green courtyard that is a v-shape rather than a rectangle. The distance from building to building at the widest point of the green space is 1020'8" and at the narrowest, 25'10".

The buildings shown on the concept plan will meet the intent of the Build to Zone and Front Property Line Coverage because they face onto open space and not onto the private streets.

FISCAL IMPACT

None.

CONCLUSION

The Finch Creek Development has challenging topography, making it difficult to meetsome of the requirements found in NVOZ. The changes that are being proposed to the MDA includethe realignment of University Avenue and development layout that meets the intent of NVOZ while addressing the unique topographic challenges.

Staff recommends that a public hearing be held and that the Planning Commission provides a favorable recommendation to City Council.

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 Conditions:

- Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed with future submittals: (Please note that the following list is not to be considered all-inclusive and additional concerns may arise as design plans are submitted for review.)
- The sensitive Lands section of chapter 18 prohibits residential and commercial structures in areas with natural slopes greater than 30%. Roads, driveways, and trails are permitted to be built across natural slopes greater than 30% with approved geotechnical reports and engineering design addressing slope stability, retaining walls, and erosion prevention.
- Applicant needs to incorporate the City's Master Plan for trails. Trail design needs to be included in design plans.
- The road alignment may need to be changed. UDOT is currently working on a design for HWY40 and bypass alternate routes in this area. Applicant will need to coordinate with UDOT for access permit and required improvements.
- Ensure emergency vehicle access is available through phased construction.
- Storm water design manual needs to be followed which includes a hydrodynamic separator or other allowed system for pretreatment prior to infiltration.
- No survey map was submitted with concept plan.
- If deed lines extend into the HWY 40 ROW and/or River Road, then dedication will need to occur.
- Any overlaps and gaps in deeds and/or occupation lines will need to be resolved.

2. All other Code Requirements shall be met.
3. Any other conditions or changes as articulated by the Planning Commission.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** a **Master Development Agreement Amendment for Finch Creek** as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue Master Development Agreement Amendment for Finch Creek** 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 Master Development Agreement Amendment for Finch Creek** with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member:

EXHIBITS

1. Finch Creek signed MDA 12-05-22
2. C1.00 SITE PLAN 2026.07.08 PC
3. L1.00 SITE LANDSCAPE PLAN 2026.07.08-Conceptual Layout-v1
4. C1.10 PHASING PLAN 2026.03.24
5. 260130 - Finch Creek Alley Loads (5)
6. R26 - Mansion Homes (2)
7. C0.20 SENSITIVE LANDS PLAN (1)
8. 26.07.08 [Applicant] Expected Exceptions Requested in MDA

WHEN RECORDED, RETURN TO:

Heber City
Attention: City Recorder
75 North Main Street
Heber City, Utah 84032

Tax Parcel Nos.:

(Space above for Recorder's use only.)

DEVELOPMENT AGREEMENT
FOR THE
FINCH CREEK MIXED USE DEVELOPMENT

THIS DEVELOPMENT AGREEMENT FOR THE FINCH CREEK MIXED USE DEVELOPMENT (this "**Agreement**") is made and entered into as of the 5th day of December, 2022, by and between HEBER CITY, a political subdivision of the State of Utah (the "**City**"), and Finch Creek, LLC, a Utah limited liability company ("**FINCH CREEK**"). Each of FINCH CREEK and the City are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. The capitalized terms used in these Recitals are defined in Section 1.2, below.

B. FINCH CREEK is the owner of approximately 11.63 acres of undeveloped real property located at 3320 N., 3390 N. and 3400 N. Hwy 40 (Parcel # 00-0021-2028, #00-0007-7847 & #00-0021-2027) in Wasatch County, State of Utah, a legal description of which is set forth in **Exhibit A**, attached hereto (the "**Property**"). This Agreement and the Site Plan meets the intent of, and is guided by, the Envision 2050 Heber General Plan.

C. On Nov 15, 2022, the City approved and adopted, a Site Plan for the Project, subject to the Parties entering into this Agreement and the agreeing to annexation of the Property into the City. The Site Plan for the Property shall allow for a mixed use development, including recreational and open space uses. All such uses shall be consistent with the permitted uses in the NVOZ.

D. Provision of infrastructure to the Property is vital to its development in accordance with the Site Plan and this Agreement and, consistent with the foregoing, FINCH CREEK will prepare an Infrastructure Plan (aka Civil Drawings).

E. FINCH CREEK may not be the developer of the entire Property but may sell or otherwise convey some or all the Property to one or more Persons who will undertake the actual development work (each a **"Developer"** and together, the **"Developers"**). Notwithstanding that there may be sub-developers, transferees, purchasers or assignees from the original Developer or

Developers, only those parties that FINCH CREEK specifically designates in a written agreement as their "Successor", or "Successor's in Interest", shall retain the right and standing to oppose, or seek amendment of this Agreement, or any other subsequent amendment thereto. Any third party not so specifically designated, that may purchase or receive portions, phases, lots or parts of this Development/Project, shall have no standing to oppose or seek amendment of any part of this Agreement, nor have any part in any negotiations to alter, change or amend. Additionally, notwithstanding the foregoing, once all backbone improvements are laid down, implemented and approved by the City, any subsequent Developer, Assignee, Successor, or Successor in Interest obtaining any portion, or part, or phase of this Development/Project by sale, transfer or assignment shall have no standing to oppose or seek to amend any portions of this Development/Project.

F. The Parties now desire to enter into this Agreement to establish and set forth the rights and responsibilities of FINCH CREEK and its successors in interest, including but not limited to, those developers, sub-developers and builders who will develop the Property as a mixed use project in accordance with the terms hereof, and to establish the rights and responsibilities of the City to annex the Property into the boundaries of Heber City and to authorize and regulate such development pursuant to the requirements of this Agreement.

G. The City Council has reviewed this Agreement and determined that it is consistent with the Act, the Zoning Ordinance and the Heber City General Plan, and that it provides for and promotes the health, safety, welfare, convenience, aesthetics, and general good of the community as a whole. The Agreement does not contradict, and specifically complies with, and is governed by Utah Code Ann Section 10-9a. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of, the Act.

H. FINCH CREEK and the City have cooperated in the preparation of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and FINCH CREEK hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1 **Incorporation.** The foregoing Recitals and **Exhibits A** through **E** are hereby incorporated into this Agreement.

1.2 **Definitions.** Any capitalized term or phrase used in this Agreement has the meaning given to it below or in the section where the definition of such term is given.

1.2.1 **Act** means the Municipal Land Use, Development, and Management Act, Utah Code Ann. §§10-9a-101, *et seq.* (2008).

1.2.2 **Administrative Action** means and includes any amendment to the Exhibits to this Agreement or other action that may be approved by the Administrator as provided in Section 17.

1.2.3 **Administrator** means the Person designated by the City as the Administrator of this Agreement.

1.2.4 **Agreement** has the meaning set forth in the preamble and includes all Exhibits attached hereto.

1.2.5 **Public Gathering Areas** means any public owned area or public park identified on the Site Plan that is intended to provide services to the community at large, such that it would be considered to be a System Improvement.

1.2.6 **Applicant** means a Person submitting a Development Application, a Modification Application or a request for an Administrative Action.

1.2.7 **Assessment Area** means an area or areas created by the Special Service District pursuant to Utah Code Ann. § 11-42-101, *et seq.* (2008), or other applicable State Law, with the approval of FINCH CREEK and other Property Owners, if required, to fund the construction of some or all of the Backbone Improvements.

1.2.8 **Backbone Improvements** means those improvements shown as such in the Infrastructure Plan and which are, generally, infrastructure improvements that are intended to support the overall development of the Property and not merely a part of the development of any particular Subdivision. Backbone Improvements are generally considered to be in the nature of "System Improvements," as defined in Utah Code Ann. § 11-36a-101, *et seq.* (2008).

1.2.9 **Building Permit** means a permit issued by the City to allow construction, erection or structural alteration of any building, structure, private or public infrastructure, On-Site Infrastructure on any portion of the Project, or to construct any Off-Site Infrastructure.

1.2.10 **CC&Rs** means one or more declarations of conditions, covenants and restrictions regarding certain aspects of design and construction on the Property recorded or to be recorded with regard to the Property or any part thereof, as amended from time to time.

1.2.11 **Capital Facilities Plan** means a plan adopted or to be adopted by the City in the future to substantiate the collection of Impact Fees as required by State law.

1.2.12 **City** means the City of Heber, a political subdivision of the State of Utah.

1.2.13 **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage to review certain aspects of the development of the Project.

1.2.14 **City Updated North Village Street Master Plan** shall mean the City's Street Master Plan and Street Capital Facilities Plan.

1.2.15 **City Updated North Village Stormwater Master Plan** shall have the meaning provided in Paragraph 12.3.

1.2.16 **City's Future Laws** means the ordinances, policies, standards, procedures and processing fee schedules of the City that will be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and that may, in accordance with the provisions of this Agreement, be applicable to the Development Application.

1.2.17 **City's Vested Laws** means the ordinances, policies, standards, procedures and processing fee schedules of the City related to zoning, subdivisions, development, public improvements and other similar or related matters that are in effect as of the Effective Date.

1.2.18 Intentionally Omitted.

1.2.19 **Council** means the elected City Council of the City.

1.2.20 **Default** shall have the meaning provided in Paragraph 14.

1.2.21 **Design Guidelines** means the design guidelines referenced in the North Village Over Lay Zone.

1.2.22 **Developer** shall have the meaning provided in Recital E.

1.2.23 **Development Application** means an application to the City for development of a portion of the Project, a Building Permit, improvement plans or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.24 **Development Property** shall have the meaning provided in Section 23.1.

1.2.25 **Development Report** means a report containing the information specified in Section 3.4 submitted to the City by FINCH CREEK or any successor for the sale of any Parcel to a Developer, Sub-developer or Builder or the submittal of a Development Application by a Developer, Sub-developer or Builder pursuant to an assignment from FINCH CREEK.

1.2.26 **Development Unit** means either a commercial or residential use of property with respect to which an ERU calculation can be applied in accordance with this Agreement.

1.2.27 **Effective Date** means the date on which the later of both the following shall have occurred: the Parties have executed this Agreement and the City's annexation of the Property has been completed and takes effect pursuant to Utah Code Ann. §10-2-425.

1.2.28 **Eligible Improvements** shall have the meaning provided in Section 8.9.

1.2.29 **Development Entitlements** shall have the meaning provided in Section 3.1 of this Agreement.

1.2.30 **Equivalent Residential Unit (ERU)** means the residential density allocated to: (a) any given Residential Unit when measured against a single-family dwelling unit, which measure shall be determined pursuant to Section 18.21.020.2.2(2) of the City's Vested Laws; and (b) commercial ERUs will be calculated as provided in Section 18.21.020.2.2(2) of the City's Vested Laws. For purposes of clarity, the Parties agree that no ERUs shall be allocated to schools and churches.

1.2.31 **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. §10-9a-603, and approved by the City, effectuating a Subdivision of any portion of the Project.

1.2.32 **Highway 40** means a "state highway" type transportation corridor maintained by the Utah Department of Transportation and referred to as U.S. Highway 40.

1.2.33 **Homeowners' Association(s)** means one or more associations formed pursuant to Utah law to perform the functions of an association of property owners.

1.2.34 **Impact Fees** means those fees, assessments, exactions or payments of money imposed by the City as a condition on development activity as specified in Utah Code Ann. §§ 11-36a-101, *et seq.*, (2008).

1.2.35 **Improved Open Space** means open space, including but not limited to that which has been improved with one or more of the following, as selected by the City Manager or his or her designee: first and foremost those amenities listed in the City's Park's Site Plan, churches, schools and associated lands, playgrounds, tennis courts, club houses, swimming pools, trail systems, trail heads, skate parks, volleyball courts, Public Gathering Areas or parks, sports fields, bathrooms, irrigated landscaping, associated paved parking for improved open space, pavilions, playgrounds, trailheads, drinking fountains, natural areas integrated with open spaces and park areas, or other improvements.

1.2.36 **Infrastructure Plan** means the conceptual infrastructure plan, including culinary water, secondary water, storm water, sanitary sewer and private roads, as amended from time to time.

1.2.37 **Intended Uses** means the use of all or portions of the Project for open spaces, parks, trails and other uses permitted in the Zoning Ordinance, Design Guidelines and as shown on the Site Plan.

1.2.38 **Site Plan** means the Site Plan attached as **Exhibit B**, which Site Plan is a conceptual/illustrative depiction of the presently anticipated development plan for the Property, which Site Plan may be modified from time-to-time by FINCH CREEK to respond to market, engineering and other development objectives.

1.2.39 **Modification Application** means an application to amend this Agreement (but not including those changes which may be made by Administrative Action).

1.2.40 **Mortgage** means (1) any mortgage or deed of trust or other instrument or transaction in which the Property, or a portion thereof or a direct or indirect ownership or other interest therein, or any improvements thereon, is conveyed or pledged as security, or (2) a sale and leaseback arrangement in which the Property, or a portion thereof, or any improvements thereon, is sold and leased back concurrently therewith.

1.2.41 **Mortgagee** means any holder of a lender's beneficial or security interest (or the owner and landlord in the case of any sale and leaseback arrangement) under a Mortgage.

1.2.42 **Intentionally omitted.**

1.2.43 **Non-City Agency** means a governmental or quasi-governmental entity, other than those of the City, which has jurisdiction over the approval of an aspect of the Project.

1.2.44 **North Fields** means that certain real property located generally west of the Property and generally depicted on **Exhibit C** attached hereto.

1.2.45 **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another Party.

1.2.46 **Off-Site Infrastructure** means the off-site public or private infrastructure, such as roads and utilities, specified in the Infrastructure Plan that is necessary for development of the Property but is not located on the portion of the Property that is subject to a Development Application.

1.2.47 **On-Site Infrastructure** means the on-site public or private infrastructure, such as roads or utilities, specified in the Infrastructure Plan that is necessary for development of the Property and is located on that portion of the Property that is subject to a Development Application.

1.2.48 **On-Site Retention/Detention** shall mean a storm drain facility that is provided on-site upon private property within the development.

1.2.49 **Open Space** means the following: all parks (regardless of size or type); pedestrian, bicycle, and equestrian trails and pathways; passive open spaces, water features, and natural habitat areas; parkways and commonly maintained natural or landscaped areas; sidewalks, street tree plantings and medians; ballfields and recreational spaces (including, without limitation, any such facilities provided by or upon a school or church site, excepting areas within building footprints other than community gardens); drains and detention basins and swells, canals, protected slope areas, and any other quasi-public area that the City determines to be Open Space as a part of the approval of a Development Application. Open Space includes, but is not limited to, those areas identified as Open Space in the Site Plan.

1.2.50 **Outsourcing** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application, as is more fully set out in this Agreement.

1.2.51 **Parcel** means an area identified on the Site Plan with a specific land use designation that is intended to be further subdivided for future development.

1.2.52 **Person** means any natural person, corporation, Limited Liability Company, trust, joint venture, association, company, partnership, limited partnership, governmental authority or other entity.

1.2.53 **Phase** means the development of a portion of the Project.

1.2.54 **Intentionally omitted.**

1.2.55 **Planning Commission** means the City's Planning Commission.

1.2.56 **Project** means the mixed-used Site Plan to be developed on the Property in accordance with this Agreement, including, without limitation, all associated public and private facilities, Intended Uses, Phases and all of the other aspects approved as part of this Agreement and the Site Plan.

1.2.57 **Intentionally omitted.**

1.2.58 **Property Owner or Property Owners** means FINCH CREEK and any other successor-in-interest to FINCH CREEK as an owner of the Property or any portion thereof, including but not limited to, Developers, Sub-developers and builders.

1.2.59 **Site Plan** means the conceptual plan submitted to the City for the first stage of the approval of a mixed use development in accordance with the City's Vested Laws.

1.2.60 **Sub-developer** means any Person that obtains title to a Parcel from a Developer for development.

1.2.61 **Subdivision** means the division of any portion of the Project into a subdivision pursuant to State Law and/or the Zoning Ordinance.

1.2.62 **System Improvement** means those elements of infrastructure that fall within the definition of System Improvements pursuant to Utah Code Ann. §11-36a-102(21). System Improvements shall be defined as set out in the North Village Capital Facilities Plans and Master Plans.

1.2.63 **Zone** means the City's North Village Overlay District Zone.

1.2.64 **Zoning Ordinance** means the City's Land Use and Development Ordinance adopted pursuant to the Act that is in effect as of the Effective Date.

2. **Development of the Project.** Development of the Project shall be in accordance with this Agreement, the City's Vested Laws and the City's Future Laws as expressly set forth in this Agreement. The Parties acknowledge and agree that if there is a conflict with this Agreement and the City's current or future laws, then this Agreement shall supersede and take precedence to the fullest extent possible.

3. **Development of the Property in Compliance with the Site Plan.**

3.1 **Project Density.** Except as may be otherwise augmented hereinafter, Property Owners shall be entitled to and are vested with the right to develop and construct up to 69.72 ERUs on the Property consistent with the Intended Uses specified in the Zoning Ordinance and generally identified on the Site Plan (collectively, the "**Base Density Entitlements**"). The Base Density Entitlements represent the base density allocation per gross acre allowed by the City's Vested Laws and have been approved pursuant to the City's review of the Site Plan in accordance with the requirements of the North Village Overlay District Zone. In addition to the Base Density Entitlements, Property Owners shall be entitled to and are vested with the right to develop and construct an additional 3.5 ERUs on the Property consistent with the Intended Uses specified in the Zoning Ordinance and generally identified on the Site Plan (collectively, the "**Bonus Density Entitlements**," and together with the Base Density Entitlements, the "**Development Entitlements**"), which reflects a five percent (5%) increase in base density granted by reason of the Low Income Housing requirements imposed pursuant to this Agreement.

3.2 **Intended Uses by Parcel and Densities.** Intended Uses and Densities currently contemplated for each Parcel are shown on the Site Plan for the Property, which plan has been prepared in compliance with the requirements of the Heber City ordinances set forth in Chapter 17.20 Plans of the City's Vested Laws. Uses on the property shall not include stacked flats unless approved by the City Council.

3.3 **Use of Density.** Notwithstanding the maximum gross density permitted under the Zone, FINCH CREEK may allocate the Development Entitlements among any Subdivision within the Project;

3.4 **Accounting for Density for Parcels Sold to Sub-developers.** In connection with the sale of any Parcel sold by FINCH CREEK to a Developer or Sub-developer, FINCH CREEK shall provide the City with a written document specifying the identity of the Person to whom the Parcel is sold, the allocation, if any, of any Development ERUs associated with such Parcel, and the Open Space requirements and/or obligations associated with such Parcel. In connection with the recordation of a Final Plat or other document of conveyance for any Parcel sold to a Developer or Sub-developer, FINCH CREEK shall provide the City Recorder with a development report (a "**Development Report**") identifying the Parcel(s) sold, the Residential Development ERU and/or other type of use or Development Unit allocated with the Parcel(s), the Development ERU remaining with FINCH CREEK and any material effects of the sale on the Site Plan.

3.4.1 Return of Unused Density. If a Developer or Sub-developer cannot or does not utilize all of the Development ERU allocated to it in connection with the transfer of one or more Parcels at the time the Developer or Sub-developer receives approval for the final Development Application for such

transferred Parcel(s), the unused Development ERU shall automatically revert back to FINCH CREEK. Such Development ERU shall be accounted for in any subsequent Development Report that FINCH CREEK, or any of its successors in interest may be required to file with the City Recorder.

3.5 **Parcel Sales.** The City acknowledges that the precise location and details of the public improvements, lot layout and design and any other similar item regarding the development of a particular Parcel may not be known at the time of the sale of a Parcel.

3.6 **Low Income Housing Requirements.** For the purposes of this Agreement, Low Income or Affordable Housing shall maintain a selling price that is affordable for individuals or families with an income of less than 60% of the average median income (AMI) in Wasatch County, Utah. A minimum of 3.5 ERU's shall be deed restricted in perpetuity and sold or rented at an affordable rate to families earning no more than sixty percent (60%) of the average median income (60% AMI). FINCH CREEK shall reasonably disperse the Low Income Housing units throughout the Project. FINCH CREEK shall also be entitled to allocate any such Low Income Housing requirements to Developers and/or Sub developers as FINCH CREEK may elect. The Low Income Housing ERUs shall be developed on a proportional basis with the development. Developer and the City shall follow and comply with any deed restrictions as outlined in the Low Income Housing Ordinance & Plan. Payment of a fee in lieu to fulfill the requirements of the Low Income Housing Ordinance & Plan is not an option, unless specifically agreed to by the City. Fractions of required Low Income Housing ERUs may be implemented with the payment of a fee in lieu option.

3.6.1 Allocation of Low Income Housing. At least one half of the required affordable housing (ERUs) shall be sold to parties that shall be required to reside in the units as their primary residence, "Owner-Occupied", with a specific restriction not to allow said units to be rented. ERUs constructed as Low Income Housing in the Project shall be deed restricted and preserved in perpetuity for those income qualified at 60% or less of the Average Medium Income for Wasatch County, Utah.

3.6.2 Rights of First Offer. Heber City, or its designee, shall have the first right to purchase all affordable dwelling units (aka, AMI deed restricted properties, or affordable deed restricted units). In the event that Heber City does not exercise or execute on its said option to purchase, then FINCH CREEK, and its successors, shall grant or cause the applicable Developers and/or Sub-developers to grant to the following entities and their employees, in descending order of priority, a right to purchase Low Income Housing constructed and operated as affordable housing and available within the Project for sale to income qualifying households otherwise

meeting the requirements of this Agreement: the **City**, the Wasatch County School District (the "**District**") and Wasatch County (the "**County**"). In the event the City, the District, and the County do not exercise their respective first rights, the applicable Low Income Housing Units may be sold, as the case may, be to members of the general public meeting the income qualification requirements, employed in Wasatch County and living or desiring to live in Wasatch County.

3.6.2.1 Deed Restrictions Protecting the Affordability and Sustainability of the Affordable Homes at FINCH CREEK MIXED USE DEVELOPMENT.

a. Prior to final approval for the Finch Creek Mixed Use Development, and, prior to transfer of ownership from Developer/ Owner of any Affordable Housing Units/ Homes, Developer/ Owner shall negotiate and enter into with the City a ***Deed Restrictions Covenant,*** *(which shall be recorded with the Wasatch County Recorder),* that shall serve as a Covenant Running With the Land to protect the affordability and sustainability of the Affordable Units/homes at Finch Creek Mixed Use Development, Heber City, Wasatch County, Utah. Some of the terms of such a Covenant should include, but shall not be limited to the following:

1. The Covenant is to provide and articulate terms, conditions, and restrictions. The Covenant shall be enforceable by the City and, upon its execution and recording in the public records of the County Recorder of Wasatch County, Utah, shall run with the land, enforceable against the Owners; each Unit Owner, and each Unit Owner's successors interest, assignees, heirs, devisees, mortgagees, lessees, trustees, beneficiaries, executors, administrators, personal representatives; any subsequent owners; and any other parties claiming an interest in the Property. In addition to the recording of this Covenant, Developer/Owner shall cause that any deed or plat map associated with any affordable housing properties or units shall reference said Covenant.

2. The City shall forever retain the right to purchase all Affordable housing units, in perpetuity, pursuant to such a Covenant running with the land and units.

3. Administration and Enforcement. The City shall have the right to enforce the terms of such a Covenant and may enforce its terms as it deems administratively proper through its employees, administrative offices, agents, or assigns. The Heber City Police Department shall be authorized to investigate certain affordable housing violations and to issue citations pursuant to

applicable City Code and State Statute. The City may enforce this Covenant by any appropriate legal or equitable action including but not limited to specific performance, injunction, abatement, damages and such other remedies and penalties as may be specified in this Covenant. This Covenant shall inure to the benefit of the City and nothing herein shall be construed as creating a general scheme to the enforced by Unit Owners against each other.

4. At least 50% of the required affordable ERUs shall be Owner-Occupied unless a Unit Owner shall receive prior written consent of the City, in its sole and absolute discretion, for an exception. Each of these Unit Owners shall occupy the Unit as a Primary Residence. Unless the City gives its prior written consent, each Unit Owner shall not obtain, purchase, or otherwise acquire any other direct or indirect interest in real property while the Unit owner is a Unit Owner; neither the Unit Owner nor any person in the Unit Owner's Household shall establish a trust of which the Unit Owner is a beneficiary if such trust's corpus contains any other real property.

5. Resale of Unit. The Unit Owner shall send Notice to the City of such Unit Owner's intent to sell the unit (the date of such Unit Owner's Notice to the City shall be the "Offer Date") and shall not Sell any interest in such Unit without written consent of the City.

3.6.3 **Off-site Low Income Housing.** At the discretion of the developer, some or all of the affordable housing requirements may be met in partnership with the City to allow construction and location of affordable housing units off site on any available property whether owned by the City, third parties or other entities. The exact details of such an arrangement, if presented by the City and discretionally negotiated by developer, would be negotiated with the City at the time of development, if possible, and if the City has the property available at that time. It is the intent that such option would not reduce the developer's requirements below that required in this MDA.

3.6.4 **Timing.** At least 50% of the required Low Income Housing units shall be constructed no later than the construction of the first 30 percent of the Market Rate units. The full Low Income Housing requirement shall be completed no later than construction of the first 60 percent of the Market Rate units.

3.6.5 **Non-Residential Development Timing.** Any commercial areas shown upon the Master Plan for the development shall be rough graded and

provided with access to adequate utilities to serve the land uses no later than the construction of 60 percent of the residential units within the development.

4. **Zoning and Vested Rights.**

4.1 **Compliance with City Requirements and Standards.** Developer and Owners expressly acknowledge that nothing in this Agreement shall be deemed to relieve Developer or any Continuing or Successor Owner from its obligations to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats and site plans for the Project, which are in place at the time of a complete and approved application, including the payment of unpaid fees, the approval of subdivision plats and site plans, the approval of building permits and construction permits, and compliance with all applicable ordinances, resolutions, policies and procedures of the City except as otherwise provided in this Agreement. Specifically, Developer and Owner acknowledge and agree that in the event adherence to the City Updated North Village Storm Water and the North Village Street Master Plans, may or actually does affect or compromise entitlements, Developer and Owner shall not be allowed to claim damages, takings or costs from or against the City.

4.2 **Current Zoning.** Concurrently with its execution of this Agreement, the City has annexed the Project to the City and zoned the Property under the North Village Overlay District Zone. The North Village Overlay District Zone (Section 18.21.010 and Section 18.21.060 of the Heber City Code) was approved by the Council on March 16, 2021.

4.3 **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and continue either for a period of ten (10) years, or the day upon which the final certificate of occupancy is approved and granted, whichever first occurs, (the "**Term**"), unless it is terminated in accordance with Section 26. The Term may, at FINCH CREEK's option, be extended for one (1) additional five (5) year period, provided FINCH CREEK is not in material default of any provisions of this Agreement and after providing the City with written notice not less than six (6) months prior to the scheduled expiration date. Unless otherwise agreed between the Parties, FINCH CREEK's vested rights and interests set forth in the Agreement shall expire at the end of the Term, or as the Term may be extended by mutual agreement of the Parties. Upon termination of this Agreement for any reason, the obligations of the Parties to each other created under this Agreement shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to the expiration of the Term or termination of this Agreement shall

be rescinded or limited in any manner, nor will any rights or obligations of Property Owners or the City intended to run with the land be terminated.

5. **Approval Processes for Development Applications.**

5.1 **Phasing.** The City acknowledges that FINCH CREEK, Developers, and Sub-developers who have purchased Parcels of the Property may submit multiple applications from time to time to develop and/or construct portions of the Project in phases.

6. **Open Space, Improved Public Parks, and Trails Requirements.**

6.1 **Development Timing: Open Space, Neighborhood Parks, and Trails.** Neighborhood Parks and Trails shall be constructed and developed concurrently with the respective development within which said trails are located. The City shall not be obligated to make final approval and place into warranty any public improvements located within or constructed in conjunction with the development of a particular Phase until the parks and trails located within such Phase have been constructed, or the City has received an improvement completion assurance in the form of either a cash escrow deposit, a letter of credit or such other form of completion assurance as may then be accepted by the City with respect to such parks and trails meeting the requirements of Section 10-9a-604.5 of the Utah Municipal Land Use Development Management Act. Open space, parks and trails shall comply with the requirements of the NVOZ.

6.2 **Dedication of Open Space or Trails**. Property within the canal easements shall be granted and dedicated by the Property Owner to the City, or other public entity as determined by the City. Dedication of Trails to the City shall be by plat recordation or by dedication by deed from the applicable Property Owner which shall be without any financial encumbrance or other encumbrance (including easements) which unreasonably interferes with the use of the property for Open Space and/or Trails; In the event trails are established solely for the internal use by Homeowners' Association, no public easement shall be granted by FINCH CREEK or any other Property Owner. Construction and dedication of the Highway 40 trail shall occur within the first phase of development.

6.3 **Maintenance of Open Space/or Trails**. Except as otherwise specifically provided in this Agreement, upon acceptance by the City of Trails and after formal possession, the City shall be responsible for maintaining the Public Trail after final inspection and acceptance of the applicable improvements included therein, if any. If the Trails are dedicated to an entity other than the City, the dedication shall provide for the maintenance of the applicable Trails. Unless approved by, and dedicated to the City, any associated landscaping with such Trails shall be maintained by the respective property owners association.

6.4 **Tax Benefits**. The City acknowledges that Property Owners may seek to qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring Open Space and/or Trails to the City or to a charitable organization. Property Owners shall have the sole responsibility to claim and qualify for any tax benefits sought by Property Owners by reason of the foregoing. The City shall reasonably cooperate with Property Owners to the maximum extent allowable under law to allow Property Owners to take advantage of any such tax benefits.

6.5 **North Fields Preservation**. FINCH CREEK, for itself and with respect to each subsequent Owner of the Property, agrees that upon issuance of a building permit for a Development Unit, the Owner of such Development Unit shall pay to the City a fee equal to $2,500 per ERU or partial ERU attributable to such Development Unit (the "**North Fields Preservation Fee**"). The City shall utilize funds collected pursuant to the North Fields Preservation Fee solely for the purpose of preserving open space in the North Fields, including purchase of development rights. The City agrees that the North Fields Preservation Fee shall not be charged for Development Units constructed and operated as Low Income Housing Units.

7. **Public Improvements.**

7.1 **Utilities and On-Site Infrastructure.** The City acknowledges that FINCH CREEK will prepare an Infrastructure Plan (a/k/a Civil Drawings). The Parties acknowledge that there will be a Capital Facilities Plan for the Public Infrastructure approved and adopted by the City. The Property Owners shall have the responsibility and obligation, to construct and fund, or cause to be constructed and installed, in phases, the On-Site and Off-Site Infrastructure according to the Capital Facilities Plan that is necessary to support the development proposed within a specific Development Application. If any Property Owners elect to construct any On-Site Infrastructure or Off-Site Infrastructure required by the Capital Faculties Plan as a condition of approval of a Development Application, the Property Owner shall pay the cost thereof, subject to its reimbursement rights set forth in Section 7.2. The City shall comply with the statutory processes and all other applicable laws, rules, and regulations governing such work. Parties contemplate that each Phase will be served by sanitary sewer, culinary water and secondary irrigation systems provided by others.

7.2 **Excess Improvements/Upsizing.** Any infrastructure requested by the Developer or required by the Development shall be the responsibility of the Developer. The City and FINCH CREEK acknowledge and agree that, as a part of the Capital Facilities Plan, certain portions of the infrastructure improvements shown on the Capital Facilities Plan (including both On and Off-site Infrastructure) may need to be enlarged, increased or otherwise "upsized" or upgraded (collectively, the "**Excess Improvements**") at the request of the City or other responsible Non-City Agency to serve, directly or indirectly, developments or

future developments on land areas outside of the Project's boundaries or owned by parties other than Property Owners (collectively, the "**Benefitted Property**"). In recognition of the foregoing, and as a material inducement to the execution of this Agreement by FINCH CREEK:

7.2.1 **Reimbursements.** The City agrees that it shall reimburse the applicable Property Owners for, or to the extent permissible under then-applicable law and as identified in the approved Capital Facilities Plan, costs incurred by the applicable Property Owners in the construction of Excess Improvements. Subject to the City's approval, Property Owners may, from time to time, oversize and/or install and construct portions of the infrastructure specified in the Infrastructure Plan that are System Improvements. The City shall ensure that Property Owners, as applicable, are reimbursed for actual costs from Impact Fees for oversizing. City shall also make available reimbursement/pioneering agreements to reimburse Property owners for installing Off-site System Improvements to serve their property as required by State law. Said pioneering agreements shall have a maximum duration of 10 years from the date of City's acceptance of associated improvements.

7.2.2 **Building Fee and Impact Fee Credits.** To the extent that any reimbursements paid to a Property Owner pursuant to the Reimbursement Procedures do not fully reimburse Property Owners for the amounts expended or costs incurred by the Property Owner in the construction of the Excess Improvements, City shall credit the applicable Property Owner up to the value of such deficiency against the Impact Fees applicable to the Project.

7.2.3 **Backbone Improvements.** Property Owners shall not be compensated for any "upsizing" of the Backbone Improvements that are not included as System Improvements in the approved Capital Facilities Plan.

7.2.4 **Phasing of Master Planned Facilities**. Public Facilities shown on the City's Capital Facilities Plan shall be constructed within the first phase of development.

7.3 Secondary Access. Subject to approval of the City and Wasatch County Fire Service District, FINCH CREEK shall cause one of the proposed Secondary Access Roads to be completed in connection with the first phase of the Project. If approved, said Secondary Access Road shall satisfy the requirements of the City and the Wasatch County Fire Service District with respect to adequate ingress and egress for the Project.

7.4 **Variations between Infrastructure Plan, Capital Facilities Plan and any City's Future Capital Facilities Plan.** The Parties acknowledge that the City may adopt a new or amended Capital Facilities Plan. Additionally, the City may adopt new or amended Impact Fee ordinances as permitted by State Law for the collection of Impact Fees to pay for the construction of parts or all of the Backbone Improvements. The new Capital Facilities Plan shall in no way change any land uses or permitted uses of the Project; limit or control the rate, timing, phasing or sequencing of the approval, development or construction of all or any part of the Project in any manner so long as all applicable requirements of this Agreement and relevant sections of the Zoning Ordinance are satisfied. The Capital Facilities Plan and any future Capital Facilities Plan may differ from the Infrastructure Plan. As a part of the approval of a Development Application, the City may require Property Owners to build portions of the Backbone Improvements as shown on the Capital Facilities Plan (after it is adopted) instead of as shown on the Infrastructure Plan. If the Parties cannot reach agreement on the terms of a reimbursement agreement, the terms of such a reimbursement agreement shall be subject to the mediation and arbitration provisions of Section 14. Notwithstanding the above, nothing herein obligates the City to pay for the minimum backbone infrastructure needed for the Project.

7.5 **No Additional Off-Site Infrastructure Requirements.** Notwithstanding anything to the contrary in the City's Vested Laws, the City shall not, directly or indirectly, charge Developers or Sub-developers, or any of their respective affiliates or successors, any development fees, impact fees, water hookup fees, or any similar fees, charges, assessments or exactions for Off-Site Infrastructure not contemplated in the Capital Facilities Plan, or subsequent updates to said Plan. However, any and all such development fees, impact fees, water hookup fees, or any similar fees, charges, assessments or exactions for On-Site Infrastructure, shall be borne by Developers and Sub-developers, or any of their respective affiliates or successors, or residents, regardless of whether they are off-site or on-site, pursuant to the Capital Facilities Plan. In the event that Developer or Sub-developer is required to build Off-Site Infrastructure, and subject to the aforementioned 10 year limited duration, in the event pioneering agreements are used, the City would collect a pro-rata share from future, benefitting developers.

7.6. **Modifications of Infrastructure Locations and the Boundaries of the Development Areas.** The City acknowledges that the exact locations of On and Off-Site Infrastructure and the boundaries of the Parcels are conceptual in nature and that additional surveying, engineering and similar studies are needed to finalize lot locations, road and utility alignments as well as road and utility sizing. Therefore, Parcel boundaries, road and utility alignments and, subject to the requirements of this Agreement, infrastructure sizing may be further modified and revised upon the City's approval of subsequent Development Applications in accordance with subsequent subarea infrastructure Site Plans that will be prepared

by Developer for each Phase, and the City's Vested Laws, all subject to City final approval.

7.7 **Utilities Provided by the North Village Special Service District (NVSSD) and the Jordanelle Special Service District (JSSD).** The Parties acknowledge that the Project is currently served by the NVSSD and the JSSD for sewer and water, including secondary water. It is the intent by both Parties that the NVSSD and the JSSD shall continue to serve the project for these utilities through such service districts as long as they have capacity and are capable of serving. The Developer shall provide Commitment Letters from JSSD and NVSSD for the plat and/or phase being served before final approval for that particular plat is granted. Water for phases and all amenities shall be dedicated up front. If at any time it is deemed unfeasible to have JSSD or NVSSD serve the Project, the Developer shall secure other service providers. The City shall not be liable or responsible to provide such services.

7.8. **Water Rights.** Developers shall be required to comply with the JSSD and NVSSD water policies generally applicable to all NVSSD customers.

7.9. **Streets.** Street frontage shall be improved in compliance with the City's Standards and Specifications and the NVOZ.

Development shall obtain UDOT access approval for any accesses onto a state highway.

Development shall comply with the Highway 40 Access Management Agreement.

At the time of development, a transportation hub (area with a bus stop bench and bus turnout), will provided to the satisfaction of the City Engineer within each development, at a location that is central to the transportation network and convenient for access to the center of density within the development.

7.10 **Off-Site Connectivity**. All trails, canals, ditches and roads shall connect with existing and internal trails, canals, ditches and roads located immediately adjacent to the Project such that there is consistent, smooth linkage and connectivity with any and all municipal systems.

8. **Cable/Fiber Optic Service.** Subject to all applicable federal and state laws, as well as the City's authorization and capacity to timely install in a reasonable manner all required infrastructure and provide such service, FINCH CREEK agrees that the City shall be the sole cable/fiber optic network provider for the Development. The City shall install or cause to be installed all underground conduits necessary to make available a minimum of one cable service/fiber optic communication provider, or other comparable information and communication service provider, within the Project. FINCH CREEK shall cooperate and reasonably accommodate the City's installation and development of said cable service/fiber optic network, (CFON).

Notwithstanding the foregoing, Property Owners may contract with any cable TV/fiber optic and other communication provider of their own choice and grant an exclusive right of access and/or easement to such provider to furnish cable TV/fiber optic and other communication services for those dwelling units or other uses on such Property Owner's real property so long as the property is private and not dedicated to the public. The City may charge and collect all taxes and fees with respect to cable, fiber optic and other communication lines as allowed under an applicable City ordinance or state law.

9. **CC&Rs.** As more fully set forth in the CC&Rs, Property Owners shall create and establish one or more Property Owners' Associations, which shall be responsible for the implementation and enforcement of the CC&Rs and the Design Guidelines, including but not limited to architectural reviews, water efficiency, wildfire education, open space, and private street and storm water system maintenance. Recordation of the CC&Rs and creation of such Property Owners' Associations shall be required at the time of Final Plat review and approval. They shall be recorded both with the County and City Recorders. The City shall not be responsible for the implementation and/or enforcement of any such CC&Rs and Design Guidelines. The CC&Rs may be amended by the processes specified in the CC&Rs without any requirement of approval of such amendments by the City. If any provision of the Design Guidelines is inconsistent with a specific provision of this Agreement, the terms of this Agreement shall govern. Prior to the issuance of any building permits for residential, business, commercial or recreational use, but excluding On or Off-Site Infrastructure or other infrastructure proposed by Property Owners, the architectural control committee established by the CC&Rs shall certify that the proposed Development Application complies with the Design Guidelines. To facilitate uniform application and enforcement of the Design Guidelines, the Design Guidelines shall incorporate the design standards set forth in the Zone. Potential avenues of enforcement of the applicable CC&Rs available to the applicable Property Owners' Association or Owners shall include judicial enforcement by a court having subject matter jurisdiction over the particular dispute.

10. **Fees & Bonding.**

10.1 **General Requirement of Payment of Fees.** The City acknowledges its fees are subject to applicable State law. The City's impact fee requirements will be set forth in the City's approved Capital Facilities Plan for the Project area to be developed subsequent to this Agreement and incorporated herein.

10.2 **Warranty Bonding.** To the extent other public financing vehicles are not available for any on or off-site, publicly dedicated infrastructure or similar improvements for the Project, Property Owners, Developers or Sub-developers, as applicable, shall provide performance or warranty bonds, per the Heber City Code, in the form of letters of credit or cash bonds (all forms approved by the City) in relation to any on or off-site, publicly dedicated infrastructure or similar improvements for the Project (the "**Security**"), including, without limitation, roads, curb and gutter, storm drains, sewer, water, street lighting, signs, sidewalks, landscaping within public rights of way, public open space, public parks and trails.

Notwithstanding anything to the contrary under the City's Vested Laws, Property Owners shall not be required to post any such security for any privately-owned infrastructure or improvements, not necessary for public health and safety. The Security required under this section shall otherwise conform to the requirements of State Law.

11. **Construction Standards and Requirements.**

11.1 **Building Permits.** No buildings or other structures that require permits, shall be constructed within the Project without the Developer or Sub-developer first obtaining building permits in accordance with the City's Vested Laws. Developers and Sub-developers may apply for and obtain a grading permit following Preliminary Site Plan approval if the Developers or Sub-developers, as applicable, have submitted and received approval of a site-grading plan and SWPPP and subject to a Land Disturbance Permit issued pursuant to Section 12 below.

11.2 **City and Other Governmental Agency Permits.** Before commencement of construction or development of any buildings, structures or other work or improvements upon any portion of the Project, a Developer or Sub-developer shall, at their expense, secure, or cause to be secured, any and all permits which may be required by the City under the City's Vested Laws or any other governmental entity having jurisdiction over the work. The City shall reasonably cooperate with Developers Sub-developers in seeking to secure such permits from other governmental entities.

11.3 **Limitation to Three Stories.** No structure in the Project shall exceed three (3) stories in height unless approved by the City Council.

12. **Grading, On-Site Processing of Natural Materials; Storm Water Management.**

12.1 **Intentionally Omitted.**

12.2 **On-Site Processing of Natural Materials**. Property Owners may use the natural materials located on the Project, including, without limitation, sand, gravel and rock, and may process such natural materials into construction materials, including, without limitation, aggregate or topsoil, for use in the construction of On and Off-Site Infrastructure, commercial buildings, residential structures, or other buildings or improvements located in the Project and other locations outside the Project. Property Owner shall remediate any damage to trails, infrastructure, drainage or natural water features caused by such use. Notwithstanding this provision, this does not permit the construction of any subdivision or site-specific improvements prior to the requisite Final Plat review and approval for such improvements. Any such uses shall not be considered gravel pits.

12.3 **Storm Water Management**. The Parties acknowledge that the City is presently contemplating a future regional storm water master plan (as finalized and adopted by the City, the "**City Updated North Village Stormwater Master Plan**"). Concurrent with Provision 4.1 above, FINCH CREEK shall be required to comply with all future policies and standards of the North Village Stormwater Master Plan and associated Stormwater Design Manual, yet to be adopted, and all standards and requirements of any and all exhibits attached and incorporated into this Agreement, including but not limited to the Engineering Review Letter.

12.3.1 As a condition of annexation, as outlined in the **City Updated North Village Storm water Master Plan**, Developer and Property Owner shall restore or replace the historic, natural drainage channels downstream of the existing irrigation canals, as outlined and contemplated in the above referenced Master Plan.

12.4 **Intentionally Omitted.**

12.5. **Future Transportation Plan.** The Parties acknowledge that the City is presently contemplating a future Updated North Village Transportation Plan (as finalized and adopted by the City, the (when finalized and adopted by the City, the "**City Updated North Village Transportation Plan**"). Concurrent with Provision 4.1 above, FINCH CREEK shall be required to comply with all future policies and standards of the North Village Transportation Plan, yet to be adopted, and all standards and requirements of any and all exhibits attached and incorporated into this Agreement, including but not limited to the Engineering Review Letter.

13. **Provision of Municipal Services.** The City shall provide all City services to the Project that it provides from time to time to other residents and properties within the City including, but not limited to, development services and inspections, road and streetlight maintenance on public streets, police, and other emergency services. Such services shall be provided to the Project at the same levels of service, and on the same terms and rates as provided to other residents and properties in the City, unless such services are provided by other entities, or, because of the unique topography, location or other special or unique circumstances in the area covered by this Agreement, the cost to provide such services is higher than the like property rate throughout the City, and the City is able to demonstrate by empirical evidence, that such costs are a result of substantive additional or increased costs of municipal services, or financial burden to the City, then such additional costs, including but not limited to those required for additional special fire or police services, may be passed on to the Property Owners by way of special municipal service zonal fees, or some other equivalent of such fees. The City may charge such increased rate fees to Property Owners with respect to the Project, Phase, or sections of a Phase proportionate to their share of the increased cost.

14. **Default.** Any failure by any party to perform any term or provision of this

Agreement, which failure continues uncured for a period of thirty (30) days following the receipt of written notice of such failure from the other party (unless such period is extended by mutual written consent, and subject to Sections 14.2 through 14.4), shall constitute a **"Default"** under this Agreement. Any notice given pursuant to the preceding sentence (**"Asserted Default Notice"**) shall comply with Section 14.1.

14.1. **Notice.** If a Property Owner or the City causes an event which remains uncured for a period of thirty (30) days, this would constitute a Default of this Agreement. The Party claiming a Default shall provide a written Asserted Default Notice to the other Party.

14.1.1. **Contents of the Asserted Default Notice.** The Asserted Default Notice shall:

14.1.1.1 Claim of Default. Specify the claimed event of Default;

14.1.1.2. Identification of Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

14.1.1.3. Specify Materiality. Identify why the claimed Default is claimed to be material; and

14.1.1.4. Proposed Cure. Specify the manner in which said failure may be satisfactorily cured.

14.2. **Cure.** Following receipt of an Asserted Default Notice, the defaulting Party shall have sixty (60) days in which to cure such claimed Default (the "Cure Period"). If more than 60 days is required for such cure, the defaulting Party shall have such additional time as is reasonably necessary under the circumstances in which to cure such Default so long as the defaulting Party commences such cure within the Cure Period and pursues such cure with reasonable diligence.

14.3. **Meet and Confer, Mediation, Arbitration.** Upon the failure of a defaulting Party to cure a Default within the Cure Period or in the event the defaulting Party contests that a Default has occurred, before initiating any formal litigation proceedings the Parties shall first engage in Mediation.

14.4. **Remedies.** If the Parties are not able to resolve the Default by Mediation, the Parties shall have the following remedies:

14.4.1. **Legal Remedies.** Legal Remedies available to both Parties shall include all rights and remedies available at law and in equity, including, but not limited to, injunctive relief, specific performance and/or damages. In

addition to any other rights or remedies, any Party may institute legal action to cure, correct or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation. Nothing in this section is intended to, nor does it limit Developer's or City's right to such legal and equitable remedies as permitted by law. It is specifically acknowledged by both Parties that neither Party waives any such rights for legal and equitable remedies.

14.4.2. **Enforcement of Security.** The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

14.4.3. **Withholding Further Development Approvals.** The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of that portion of the Property owned by the defaulting Property Owner.

14.5. **Public Meeting.** For any Default by a Property Owner, before any remedy in Section 14.4.1 may be imposed by the City, Property Owners shall be afforded the right to attend a public meeting before the Council and to address the Council regarding the claimed Default.

14.6. **Emergency Defaults.** Anything in this Agreement notwithstanding, if the Council finds on the record in a public meeting that a Default by Property Owners materially impairs a compelling, countervailing interest of the City and that any delays in imposing a remedy to such a Default would also impair a compelling, countervailing interest of the City, the City may impose the remedies of Section 14.4., without any further requirements or obligations to the Property Owners. The City shall give Notice to Property Owners in accordance with the City's Vested Laws of any public meeting at which an emergency Default is to be considered and Property Owners shall be allowed to attend such meeting and address the Council regarding the claimed emergency Default.

14.7. **Cumulative Rights.** The rights and remedies set forth herein shall be cumulative.

15. **Notices.** All notices required or permitted under this Amended Development Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Property Owners:

Finch Creek, LLC
Attn: James Stout

1113 S. 500 W.
Bountiful, UT 84010

To the City:

City of Heber
Attn: City Recorder
25 North Main Street
Heber, Utah 84032

15.1 **Effectiveness of Notice.** Except as otherwise provided in this Agreement, each Notice shall be effective and shall be deemed delivered on the earlier of:

15.1.1 **Physical Delivery.** Its actual receipt, if delivered personally, by courier service, or by facsimile, provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending Party has confirmation of transmission receipt of the Notice.

15.1.2 **Electronic Delivery.** Its actual receipt if delivered electronically by email, provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending Party has an electronic receipt of the delivery of the Notice.

15.1.3 **Mail Delivery.** On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail.

15.1.4 **Change of Notice Address.** Any Party may change its address for Notice under this Agreement by giving written Notice to the other Party in accordance with the provisions of this Section.

16. **Administrative Amendments.**

16.1 **Allowable Administrative Applications:** The following modifications to this Agreement may be considered and approved by the Administrator.

16.1.1 **Infrastructure.** Modification of the location and/or sizing of the infrastructure for the Project that does not materially change the functionality of the infrastructure.

16.1.2 **Design Guidelines.** Modifications of the Design Guidelines.

16.1.3 **Development Unit Allocations.** Any allocation of Development Unit densities to be made by FINCH CREEK or its successors.

16.1.4 **Minor Amendment.** Any other modifications deemed to be minor modifications by the Administrator.

16.2 **Application to Administrator.** Applications for Administrative Amendments shall be filed with the Administrator.

16.2.1 **Referral by Administrator.** If the Administrator determines for any reason that it would be inappropriate for the Administrator to determine any Administrative Amendment, the Administrator may require the Administrative Amendment to be processed as a Modification Application.

16.2.2 **Administrator's Review of Administrative Amendment.** The Administrator shall consider and decide upon the Administrative Amendment within a reasonable time not to exceed forty-five (45) days from the date of submission of a complete application for an Administrative Amendment. Applicant must provide all documents in their completed form and pay any required fee in accordance with State law.

16.2.3 **Notification Regarding Application and Administrator's Approval.** Within ten (10) days of receiving a complete application for an Administrative Amendment, the Administrator shall notify the Council in writing. Unless the Administrator receives a notice pursuant to these Sections, requiring that the proposed Administrative Amendment be considered by the Council as a Modification Application, the Administrator shall review the application for an Administrative Amendment and approve or deny the same within the 45-day period set forth in Section 16.2.2. If the Administrator approves the Administrative Amendment, the Administrator shall notify the Council in writing of the proposed approval and such approval of the Administrative Amendment by the Administrator shall be conclusively deemed binding on the City. A notice of such approval shall be recorded against the applicable portion of the Property in the official City records.

16.2.4 **City Council Requirement of Modification Application Processing.** If the Council requires the proposed Administrative Amendment to be considered by the Council as a Modification Application, it shall, within two (2) business days after the first Council meeting following notification by the Administrator pursuant to Section 16.2.3 above, notify the Administrator that the Administrative Amendment must be processed as a Modification Application, and that the Council shall be the final determining body for any and all Modification Applications.

16.2.5 **Appeal of Administrator's Denial of Administrative Amendment.** If the Administrator denies any proposed Administrative Amendment, the Applicant may process the proposed Administrative

Amendment to the Council for final adjudication. The Council shall be the final determining body for any and all Modification Applications.

17. **Amendment.** Except for Administrative Amendments, any future amendments to this Agreement shall be considered as Modification Applications subject to the following processes:

17.1 **Submissions of Modification Applications.** Only the City or FINCH CREEK or an assignee of FINCH CREEK, approved in writing by the City, and one that succeeds to all of the rights and obligations of FINCH CREEK under this Agreement may submit a Modification Application.

17.2 **Modification Application Contents.** Modification Applications shall:

17.2.1 **Identification of Property.** Identify the property or properties affected by the Modification Application.

17.2.2 **Description of Effect.** Describe the effect of the Modification Application on the affected portions of the Project.

17.2.3 **Identification of Non-City Agencies.** Identify any Non-City agencies potentially having jurisdiction over the Modification Application.

17.2.4 **Map.** Provide a map of any affected property and all property within three hundred feet (300') showing the present or Intended Use and density of all such properties.

17.2.5 **Fee.** Modification Applications shall be accompanied by a fee in an amount reasonably estimated by the City to cover the costs of processing the Modification Application.

17.3. **Mutual Cooperation in Processing Modification Applications.** Both the City and Applicants shall cooperate reasonably in promptly and fairly processing Modification Applications.

17.4 **Planning Commission Review of Modification Applications.**

17.4.1 **Review.** All aspects of a Modification Application required by law to be reviewed by the Planning Commission shall be considered by the Planning Commission as soon as reasonably possible in accordance with the City's Vested Laws in light of the nature and/or complexity of the Modification Application. The City shall not be required to begin its review of any application unless and until the Applicant has submitted a complete application.

17.4.2 **Recommendation.** The Planning Commission's vote on the Modification Application shall be only a recommendation.

17.5 **Council Review of Modification Application.** After the Planning Commission, if required by law, has made or been deemed to have made its recommendation of the Modification Application, the Council shall consider the Modification Application.

17.6 **Council's Objections to Modification Applications.** If the Council objects to the Modification Application, the Council shall provide a written determination advising the Applicant of the reasons for denial, including specifying the reasons the City believes that the Modification Application is not consistent with the intent of this Agreement and/or the City's Vested Laws (or, only to the extent permissible under this Agreement, the City's Future Laws).

17.7 **Mediation of Council's Objections to Modification Applications.** If the Council and Property Owners are unable to resolve a dispute regarding a Modification Application, the Parties shall attempt within seven (7) days to appoint a mutually acceptable expert in land planning or such other discipline as may be appropriate. If the Parties are unable to agree on a single acceptable mediator, each shall, within seven (7) days, appoint its own individual appropriate expert. These two experts shall, between them, choose the single mediator. Property Owners shall pay the fees of the chosen mediator. The chosen mediator shall within fourteen (14) days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties.

17.8 **Amendments by FINCH CREEK**. Notwithstanding any other provision in this Agreement to the contrary, FINCH CREEK may propose and if approved by the City, execute any amendment or other modification of this Agreement or the Site Plan, without the consent of any Property Owner provided that such amendments, modifications, land uses and density allocations: (a) are consistent with the requirements of the City's Vested Laws; and (b) shall not alter the ERU density allocated to such Property Owner identified in a duly executed Development Report or assignment from FINCH CREEK or otherwise affect any development rights associated with such Property Owner's Development Property set forth in a property specific development agreement with the City pertaining to such Development Property or a recorded Subdivision Plat specific to such Development Property and no other portion of the Project. For avoidance of doubt, neither the City nor FINCH CREEK shall be required to obtain the consent of any Property Owner or any subsequent owner of a portion of the Project in order to amend this Agreement pursuant to this Section 17.

18. **Estoppel Certificate.** Upon twenty (20) days prior written request by a Property

Owner, the City will execute an estoppel certificate to any third party certifying that this Agreement has not been amended or altered (except as described in the certificate) and remains in full force and effect, and that such Property Owner is not in default of the terms of this Agreement (except as described in the certificate), and such other matters as may be reasonably requested by the Property Owner. The City acknowledges that a certificate hereunder may be relied upon by transferees and mortgagees.

19. **Attorney Fees and Costs.** Subject to the Default provisions of Section 14 above, any and all disputes arising out of or related to the terms and conditions of this Agreement, including the interpretation and validity of the terms herein and the respective rights and obligations of the parties, shall first be negotiated informally in good faith between the parties. If such informal negotiations do not resolve the dispute, the parties shall participate, in good faith, in mediation. If mediation is unsuccessful, then either party may pursue whatever legal remedies may be available, at law or equity, before a court of competent jurisdiction, the losing party to the controversy shall pay to the successful party any and all costs and expenses, including reasonable attorney's fees, investigating such actions, taking depositions and discovery, and all other necessary costs incurred in, arising out of or resulting from such default (including any incurred in connection with any appeal or in bankruptcy court) incurred by such party and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

20. **Entire Agreement.** Unless expressly provided herein, nothing in this Agreement shall be interpreted to conflict with, replace or waive any requirements, obligations, standards, duties, rights and enforcements afforded to the Parties, provided by and through the NVOZ Zone and Ordinance, and shall be interpreted and presumed by the Parties to be consistent, in harmony with, and incorporated herein with this Agreement. This Agreement and all Exhibits hereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

21. **Headings.** The captions used in this Agreement are for convenience only and a not intended to be substantive provisions or evidences of intent.

22 **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Property Owner. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for or duty to any third parties, including but not limited to JSSD or NVSSD, concerning any improvements to the Property unless the City has accepted the dedication of such improvements at which time all rights and responsibilities for the dedicated public improvement shall be the City's.

23. **Assignability.**

23.1 **Transfer to Developers and Sub-developers.** Notwithstanding anything to the contrary in this Agreement, FINCH CREEK or its successor may sell any

portion of the Property to one or more Developers and/or Sub-developers at any time from and after the Effective Date. Each such transferred portion of the Property (each, a "**Development Property**") shall be developed by the Developer and/or Sub-developer in accordance with and subject to the terms hereof, including, without limitation, the following:

23.1.1 Developer or Sub-developer shall assume in writing for the benefit of the City and Property Owners all of the obligations and liabilities of Property Owners hereunder with respect to the Development Property;

23.1.2 Developer and Sub-developer shall be afforded the rights of Property Owners granted hereunder in respect of the applicable Development Property only, including, without limitation, any rights of Property Owners in and the impact fee credits and/or reimbursements pertaining to such Development Property; provided, however, that unless FINCH CREEK otherwise agrees in writing, Developer and/or Sub-developer shall not, in each case without the prior written consent of FINCH CREEK, which may be granted or withheld in FINCH CREEK's sole discretion:

(ii) submit any design guidelines to the City in respect to the Development Property and/or propose any amendments, modifications or other alterations to the Design Guidelines or any other design guidelines previously submitted by FINCH CREEK Owners to the City in respect of the Development Property;

(iii) process any Final Plats, site plans or Development Applications for the Development Property and/or propose any amendments, modifications or other alterations of any approved Final Plats, site plans, and/or Development Applications procured by FINCH CREEK for the Development Property; or

(iv) propose or oppose any amendments, modifications or other alterations to this Agreement.

23.1.3 The City agrees not to accept or process any of the foregoing matters from a Developer and/or Sub-developer unless the matter has been approved by the owner of the Development Property.

23.1.4 FINCH CREEK shall not amend, modify or alter this Agreement or the Design Guidelines, or any Final Plats, Development Agreements and/or site plans approved for the Development Property in a manner that would materially interfere with Developer and/or Sub-developer's rights hereunder in respect of such Development Property, in each case without

Developer and/or Sub-developer's prior written consent, which shall not be unreasonably withheld, conditioned or delayed.

24. **Effect of Breach.** Notwithstanding any other provision of this Agreement, no breach or default hereunder, by any Person succeeding to any portion of a Property Owner's obligations under this Agreement shall be attributed to Property Owner. Nor may a Property Owner's rights hereunder be canceled or diminished in any way by any breach or default by any such Person. No breach or default hereunder by a Property Owner shall be attributed to any Person succeeding to any portion of such Property Owner's rights or obligations under this Agreement, nor shall such transferee's rights be canceled or diminished in any way by any breach or default by such Property Owner. During the development of the Project, until final approval of and dedication to the City, Developer, Owners or Owners, and their assigns, transferees, and sub - developers shall maintain the City as an additional named insured where reasonably possible, and without adding unreasonable cost, on any relevant or applicable liability insurance associated with the Project.

25. **Mortgagee Protection.** This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof, including the lien of any Mortgage. Notwithstanding the foregoing, no breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any such Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against any Person that acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise. Notwithstanding the provisions of this Section, no Mortgagee shall have any obligation or duty under this Agreement to construct or complete the construction of improvements, or to guarantee such construction or completion. If the City receives a written notice from a Mortgagee requesting a copy of any notice of default given to a Property Owner or a Sub-developer and specifying the address for service thereof, then the City shall deliver to such Mortgagee, concurrently with service thereon to the Property Owner or a Sub-developer, as applicable, any notice of default or determination of noncompliance given to the Property Owner or such Sub-developer. Each Mortgagee shall have the right (but not the obligation) for a period of 90 days after the receipt of such notice from the City to cure or remedy the default claimed or the areas of noncompliance set forth in the City's notice. If such default or noncompliance is of a nature that it can only be cured or remedied by such a Mortgagee upon obtaining possession of the Property, then such Mortgagee may seek to obtain possession with diligence and continuity through a receiver or otherwise, and shall within 90 days after obtaining possession cure or remedy such default or noncompliance. If such default or noncompliance cannot with diligence be cured or remedied within either such 90 -day period, then such Mortgagee shall have such additional time as may be reasonably necessary to cure or remedy such default or noncompliance if such Mortgagee commences such cure or remedy during such 90 -day period and thereafter diligently pursues completion of such cure or remedy to the extent possible.

26. **Termination.**

26.1 This Agreement shall be terminated and of no further effect upon the occurrence of any of the following events:

(i) Expiration of the Term of this Agreement, unless extended as provided in Section 4.3;

(ii) Completion of the Project in accordance with the Development Entitlements and the City's issuance of all required occupancy permits and acceptance of all dedications and improvements required under the Development Entitlements and this Agreement;

(iii) Except for the payment of applicable fees and assessments, as for any specific residential dwelling or other structure within the Project, this Agreement shall be terminated for such dwelling or other structure upon the issuance by City of a certificate of occupancy therefore;

(iv) Entry of final judgment (with no further right of appeal) or issuance of a final order (with no further right of appeal) directing City to set aside, withdraw, or abrogate City's approval of this Agreement,

(v) The effective date of a party's election to terminate the Agreement as specifically provided in this Agreement, or

(vi) in the event that Developer or the project are in default, or where material, contractual and developmental obligations are not met, or any deadlines and conditions of this Agreement, and relevant State and Federal Laws not fulfilled or are violated, after appropriate default notices and cure provisions of this Agreement.

26.2 **Notice of Termination.** City shall, upon written request made by Developer or Developer's successor(s) or assign(s) or any Owner to City's Planning Director, determine if the Agreement has terminated with respect to any parcel or lot at the Property, and shall not unreasonably withhold, condition, or delay termination as to that lot or parcel. Upon termination of this Agreement as to any lot or parcel, City shall upon Developer or Developer's successor(s) or assign(s) or any Owner's request record a notice of termination that the Agreement has been terminated. The aforesaid notice may specify, and Developer or Developer's successor(s) or assign(s) and Owners agree, that termination shall not affect in any manner any continuing obligation to pay any item specified by this Agreement. Termination of the Agreement as to any parcel or lot at the Property shall not affect Developer or Developer's successor(s) or assign(s) or any Owner's rights or obligations under any of the Development Entitlements and Subsequent Entitlements, including but not limited to, the General Plan, Specific Plan, Zoning Ordinance and all other City policies, regulations, and ordinances applicable to the Project at the Property. City

may charge a reasonable fee for the preparation and recordation of any notice(s) of termination requested by Developer or Developer's successor(s) or assign(s) or any Owner.

26.3 **Partial Termination.** In the event of a termination of this Agreement with respect of any portion of the Property, any then-existing rights and obligations of the parties with respect to such portion of the Property shall automatically terminate and be of no further force, effect or operation. However, no termination of this Agreement with respect to any portion of the Property or the Project shall affect in any way the parties' rights and obligations hereunder with respect to any other portion of the Property or Project not subject to the termination. Subject to the provisions of the Default Paragraph 14, the expiration or termination of this Agreement shall not result in any expiration or termination of any Entitlement then in existence, without further action of City.

27. **Insurance and Indemnification.** Each Property Owner shall defend and hold the City and its officers, employees and consultants harmless for any and all claims, liability and damages arising out of the negligent actions or inactions of such Property Owner, its agents or employees pursuant to this Agreement, unless caused by the City's negligence or willful misconduct.

28. **Hazardous, Toxic, and/or Contaminating Materials.** Each Owner shall defend and hold the City and its elected and/or appointed boards, officers, agents, employees and consultants harmless from any and all claims, liabilities, costs, fines, penalties and/or charges of any kind whatsoever relating to the existence and removal, or caused by the introduction of hazardous, toxic and/or contaminating materials by such Property Owner on the Project or arising out of action or inactions of Developer, except where such claims, liability costs, fines, penalties and charges are due to the actions of the City or its elected or appointed boards, officers, agents, employees or consultants.

29. **Binding Effect.** If FINCH CREEK or another Property Owner conveys any portion of the Property to one or more Sub-developers, the property so conveyed shall have the same rights, privileges, Intended Uses and configurations, and shall be subject to the same limitations and rights of the City, applicable to such property under this Agreement prior to such conveyance, without any required approval, review, or consent by the City, except as otherwise provided herein.

30. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have.

31. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

32. **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 therefor; acts of nature, inclement weather, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, 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.

33. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

34. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and FINCH CREEK each shall designate and appoint a representative to act as a liaison between the City and its various departments and FINCH CREEK. The initial representative for the City shall be City Manager, or his designee and the initial representatives for FINCH CREEK shall be Marco Diaz. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

35. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either Party based on which Party drafted any particular portion of this Agreement.

36. **Applicable Law.** This Agreement is entered into in the City in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

37. **Recordation and Running with the Land.** This Agreement shall be recorded in the office of the Wasatch County Recorder. Copies of the City's Vested Laws, **Exhibit D**, shall not be recorded. A secure copy of **Exhibit D** shall be filed with the City Recorder and each Party shall also have an identical copy. The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. All successors in interest shall succeed only to those benefits and burdens of this Agreement which pertain to the portion of the Project Area to which the successor holds title. Such titleholder is not a third party beneficiary of the remainder of this Agreement or to zoning classifications and benefits relating to other portions of the Project Area. The obligations of Property Owners hereunder are enforceable by the City, and no other Person shall or may be a third party beneficiary of such obligations unless specifically provided herein.

38. **Authority.** The parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to City Policy. This Agreement is approved as to form and is further certified as having been lawfully adopted by the City by the signature of the City Attorney.

39. **Covenant of Good Faith and Fair Dealing.** No party shall do anything which shall have the effect of injuring the right of another party to receive the benefits of this Agreement or do anything which would render its performance under his agreement impossible. Each party shall perform all acts contemplated by this Agreement to accomplish the objectives and purposes of this Agreement.

40. **Further Actions and Instruments.** The Parties agree to provide reasonable assistance to the other and cooperate to carry out the intent and fulfill the provisions of the Agreement. Each of the parties shall promptly execute and deliver all documents and perform all acts as necessary to carry out the matters contemplated by this Agreement.

41. **Partial Invalidity Due to Governmental Action.** In the event state or federal laws or regulations enacted after the Execution Date of this Agreement, or formal action of any governmental jurisdiction other than City, prevent compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified extended or suspended only to the minimum extent necessary to comply with such laws or regulations.

[Signatures appear on the following two pages.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

PROPERTY OWNER

Finch Creek, LLC
Utah limited liability company

By: _____
Name: James Stout
Title: Manager

PROPERTY OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:§.
CITY OF SALT LAKE)

On the 5th day of December, 2022, personally appeared before meJames Stout, who being by me duly sworn, did say that he is the Manager of Finch Creek, LLC, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

TRINA N COOKE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

_____
NOTARY PUBLIC

CITY

Heber City, a political subdivision of the State of Utah

By: Heidi Franco
Name: Heidi Franco
Its: Mayor

HEBER CITY CORPORATE Seal WASATCH COUNTY UTAH

Approved as to form and legality:

City Attorney

By: _____

Attest:

City Recorder

By: Trina N Cooke

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:§.
CITY OF HEBER)

On the 5th day of December, 2022, personally appeared before me Heidi Franco who being by me duly sworn, did say that she is the Mayor of City of Heber, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body.

TRINA N COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

EXHIBIT A

TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN WASATCH COUNTY, UTAH AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: (PARCEL NO.: 00-0007-7847/SERIAL NO.: OWC-0537-0-019-035)
ADDRESS: 3390 N HWY 40, HEBER CITY, UT 84032
COMMENCING AT A POINT HAVING STATE PLANE RECTANGULAR COORDINATES OF X:2022919.84 AND Y:806794.95 (BASED ON THE CONFORMAL PROJECTION, UTAH CENTRAL ZONE); SAID POINT ALSO BEING SOUTH 935.47 FEET AND EAST 1646.19 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 87°18'04" WEST 515.93 FEET; THENCE NORTH 28°34'26" WEST 129.47 FEET; THENCE NORTH 64°00' EAST 50.0 FEET; THENCE NORTH 18°56'24" WEST 153.68 FEET; THENCE NORTH 68°25'30" EAST 492.04 FEET; THENCE SOUTH 49°00'48" EAST 30.21 FEET; THENCE SOUTH 32°32'13" EAST 96.2 FEET; THENCE SOUTH 52°35'46" WEST 139.24 FEET; THENCE SOUTH 32°30'37" EAST 298.9 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY;

ALL THAT PORTION OF THE THOMAS W. AND PAULA P. ANDERSON PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SECTION NINETEEN (19), TOWNSHIP THREE (3) SOUTH, RANGE FIVE (5) EAST, SALT LAKE BASE AND MERIDIAN, INCLUDED WITHIN A STRIP OF LAND TWENTY-FIVE (25.00) FEET WIDE, TWENTY-FIVE (25.00) FEET RIGHT OR WESTERLY FROM THE CENTER LINE OF THE WASATCH CANAL, FROM STATION 97+22 TO 98+44: BEGINNING AT A POINT IN THE CENTERLINE OF THE WASATCH CANAL (STATION 97+22), AS SAID CENTERLINE IS DEPICTED ON THE ATTACHED EXHIBIT A (ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF), WHICH POINT IS FOUR HUNDRED SEVENTY-SIX AND SEVENTY-NINE HUNDREDTHS (476.79) FEET SOUTH AND ELEVEN HUNDRED AND FIFTY-SIX HUNDREDTHS (1100.56) FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19) (BRASS CAP SET 1976); THENCE SOUTHEASTERLY SIXTY-FOUR AND TWENTY-FOUR HUNDREDTHS (64.24) FEET ALONG THE ARC OF A ONE HUNDRED FORTY (140.00) FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 39°17'21" EAST SIXTY-THREE AND SIXTY-EIGHT HUNDREDTHS (63.68) FEET) TO THE POINT OF REVERSE CURVATURE OF A ONE HUNDRED SEVENTY-TWO AND FIFTY-FIVE HUNDREDTHS (172.55) FOOT RADIUS CURVE; THENCE SOUTHEASTERLY FIFTY-EIGHT AND FIFTY HUNDREDTHS (58.50) FEET ALONG THE ARC OF SAID CURVE TO A POINT (STATION 98+44) ONE THOUSAND TWENTY-SIX AND FOURTEEN HUNDREDTHS (1026.14) FEET WEST AND FIVE HUNDRED

SEVENTY-THREE AND TWENTY-SIX HUNDREDTHS (573.26) FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19) (BRASS CAP SET 1976).
EXCEPTING THE PORTION THAT LIES WITHIN THE HALL FAMILY PARTNERSHIP TRACT, (ENTRY NO. 185608, RECORDED MARCH 21, 1996, IN BOOK 318, AT PAGE 410, WASATCH COUNTY, UTAH).
THE SIDE BOUNDARIES OF SAID STRIP ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN ON SAID NORTHERLY BOUNDARY LINE AND END ON SAID SOUTHERLY BOUNDARY LINE OF SAID PROPERTY BOUNDARY.
SITUATE INWASATCHCOUNTY, STATE OF UTAH.

PARCEL 2: (PARCEL NO.: 00-0021-2027/ SERIAL NO.: OWC-0539-5-019-035)

ADDRESS: NONE ASSIGNED

BEGINNING AT A POINT BEING SOUTH 00°30'30" EAST 1085.37 FEET AND SOUTH 89°53'52" WEST 669.21 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°53'52" WEST, A DISTANCE OF 466.63 FEET; THENCE SOUTH 42°04'20" WEST, A DISTANCE OF 263.72 FEET TO A POINT ON THE NORTHWEST SIDELINE OF STATE HIGHWAY 40; THENCE NORTH 31°21'37" WEST, ALONG SAID SIDELINE, A DISTANCE OF 402.47 FEET; THENCE NORTH 87°13'09" EAST, A DISTANCE OF 520.38 FEET; THENCE NORTH 32°30'59" WEST, A DISTANCE OF 298.91 FEET; THENCE NORTH 52°35'58" EAST, A DISTANCE OF 139.08 FEET; THENCE NORTH 32°24'17" WEST, A DISTANCE OF 96.36 FEET; THENCE NORTH 49°02'11" WEST, A DISTANCE OF 30.17 FEET; THENCE SOUTH 68°24'44" WEST 515.30 FEET TO A POINT ON THE NORTHWESTERLY SIDELINE OF SAID HIGHWAY 40; THENCE NORTH 24°49'56" WEST, ALONG SAID SIDELINE A DISTANCE OF 150.48 FEET; THENCE NORTH 69°59'05" EAST, A DISTANCE OF 399.34 FEET; THENCE SOUTH 70°20'17" EAST, A DISTANCE OF 104.96 FEET TO THE CENTER LINE OF WASATCH CANAL; THENCE ALONG THE CENTER LINE OF SAID WASATCH CANAL THE FOLLOWING NINE (9) COURSES; (1) SOUTH 62°37'14" EAST 78.81 FEET; (2) SOUTH 39°53'29" EAST 132.39 FEET; (3) SOUTH 55°57'44" EAST 111.02 FEET; (4) SOUTH 43°39'59" EAST 56.24 FEET; (5) SOUTH 32°00'02" EAST 23.20 FEET; (6) SOUTH 20°24'36" EAST 117.27 FEET; (7) SOUTH 41°35'39" EAST 119.93 FEET; (8) SOUTH 24°37'46" EAST 140.91 FEET; (9) SOUTH 33°44'06" EAST 85.31 FEET TO THE POINT OF BEGINNING.
SITUATE IN WASATCH COUNTY, STATE OF UTAH.

PARCEL 3: (PARCEL NO.: 00-0021-2028/ SERIAL NO.: OWC-0539-6-019-035)

ADDRESS: NONE ASSIGNED
BEGINNING AT A POINT BEING SOUTH 00°30'30" EAST 1085.37 FEET AND SOUTH 89°53'52" WEST 669.21 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND

RUNNING THENCE SOUTH 89°53'52" WEST, A DISTANCE OF 466.63 FEET; THENCE SOUTH 42°04'20" WEST, A DISTANCE OF 263.72 FEET TO A POINT ON THE NORTHWEST SIDELINE OF STATE HIGHWAY 40; THENCE NORTH 31°21'37" WEST, ALONG SAID SIDELINE, A DISTANCE OF 402.47 FEET; THENCE NORTH 87°13'09" EAST, A DISTANCE OF 520.38 FEET; THENCE NORTH 32°30'59" WEST, A DISTANCE OF 298.91 FEET; THENCE NORTH 52°35'58" EAST, A DISTANCE OF 139.08 FEET; THENCE NORTH 32°24'17" WEST, A DISTANCE OF 96.36 FEET; THENCE NORTH 49°02'11" WEST, A DISTANCE OF 30.17 FEET; THENCE SOUTH 68°24'44" WEST 515.30 FEET TO A POINT ON THE NORTHWESTERLY SIDELINE OF SAID HIGHWAY 40; THENCE NORTH 24°49'56" WEST, ALONG SAID SIDELINE A DISTANCE OF 150.48 FEET; THENCE NORTH 69°59'05" EAST, A DISTANCE OF 399.34 FEET; THENCE SOUTH 70°20'17" EAST, A DISTANCE OF 104.96 FEET TO THE CENTER LINE OF WASATCH CANAL; THENCE ALONG THE CENTER LINE OF SAID WASATCH CANAL THE FOLLOWING NINE (9) COURSES; (1) SOUTH 62°37'14" EAST 78.81 FEET; (2) SOUTH 39°53'29" EAST 132.39 FEET; (3) SOUTH 55°57'44" EAST 111.02 FEET; (4) SOUTH 43°39'59" EAST 56.24 FEET; (5) SOUTH 32°00'02" EAST 23.20 FEET; (6) SOUTH 20°24'36" EAST 117.27 FEET; (7) SOUTH 41°35'39" EAST 119.93 FEET; (8) SOUTH 24°37'46" EAST 140.91 FEET; (9) SOUTH 33°44'06" EAST 85.31 FEET TO THE POINT OF BEGINNING.
SITUATE IN WASATCH COUNTY, STATE OF UTAH.

EXHIBIT B

TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

Site Plan



EXHIBIT C
TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT
North Fields

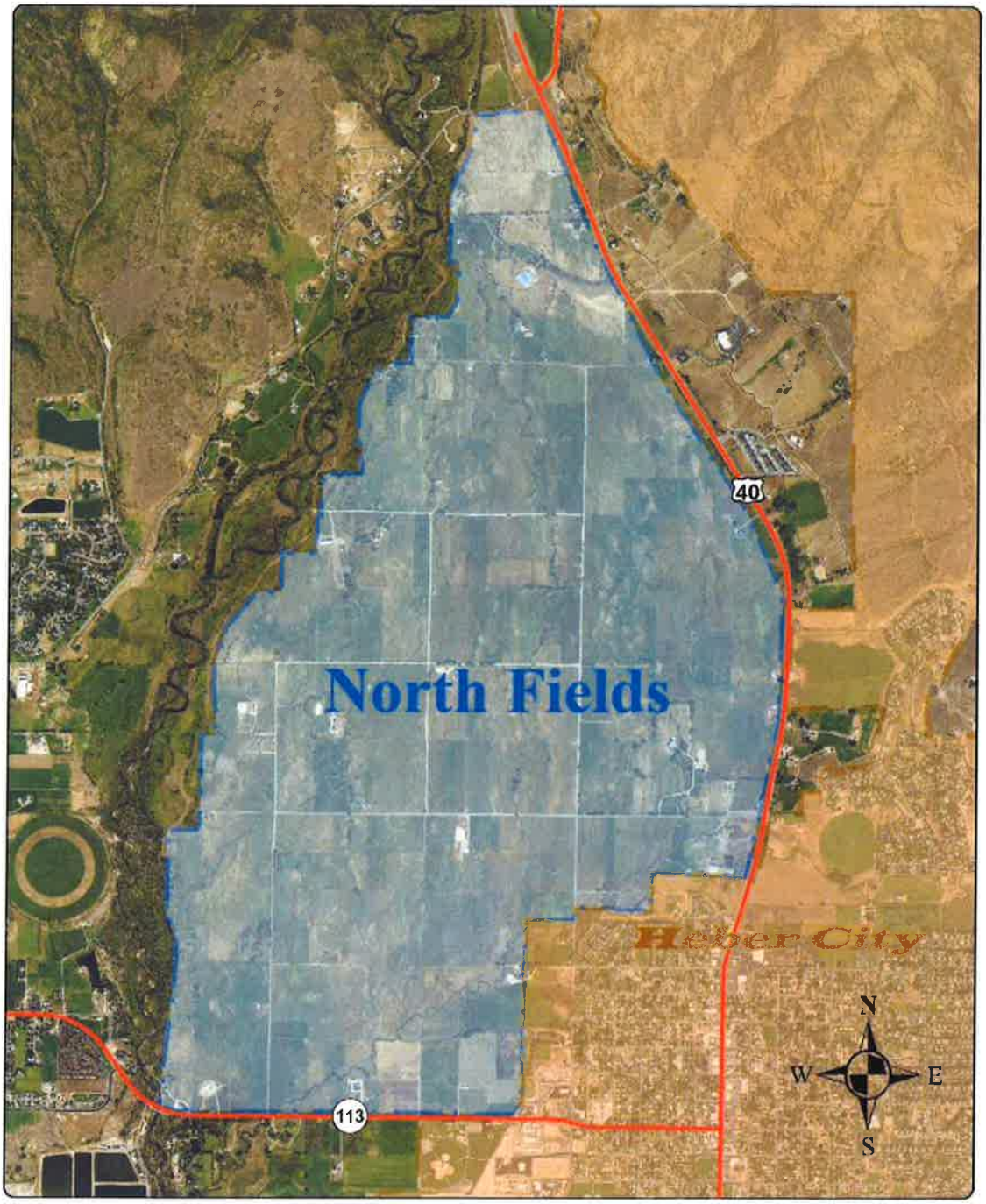
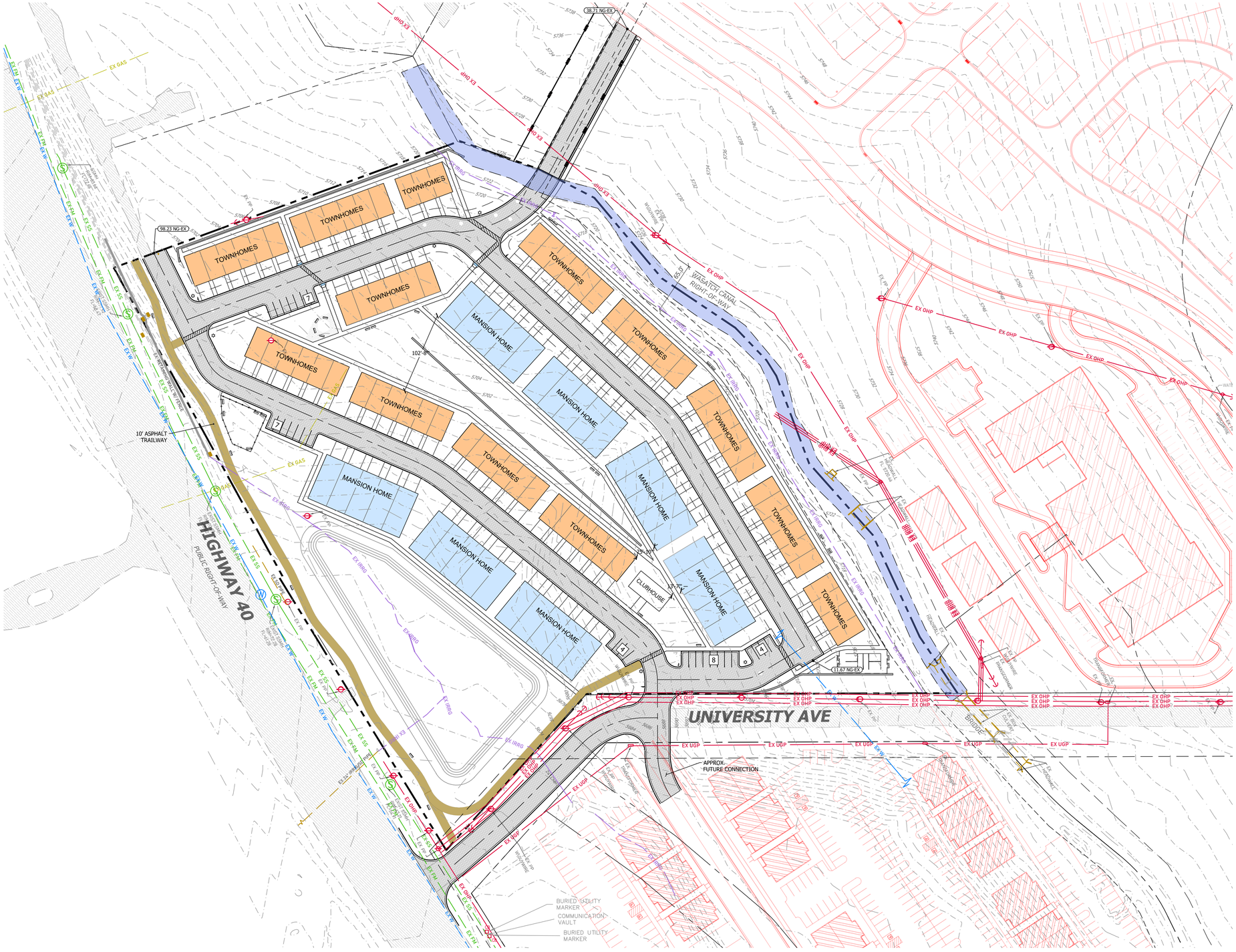


EXHIBIT D
TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

City's Vested Laws

For the City's Vested Laws, reference the North Village Overlay Zone (NVOZ), adopted by the City Council of Heber City, Utah, in Chapter 18.81 of Heber Municipal Code on March 16, 2021.



N
W E
S

60 0 60 120 180

Scale: 1" = 60'

811 Know what's **below.** **Call** before you dig.

KEY NOTES

1. ASPHALT PAVEMENT, SEE TYPICAL CROSS SECTION - DETAIL 1/ SHEET C1.90
2. 10' ASPHALT TRAIL, SEE TYPICAL CROSS SECTION - DETAIL 1/ SHEET C1.90
3. 5' CONCRETE WALKWAY, SEE CITY STANDARD DETAIL - STREETS-4 / SHEET C1.90
4. RESIDENTIAL DRIVEWAY APPROACH, SEE CITY STANDARD DETAIL - STREET-7 / SHEET C1.90
5. STANDARD CURB & GUTTER, SEE CITY STANDARD DETAIL - STREETS-4 / SHEET C1.90
6. ACCESSIBLE RAMP WITH TRUNCATED DOMES, SEE CITY STANDARD DETAIL - STREETS-5A/ SHEET C1.90
7. STOP SIGN (R1-1) PER MUTCD STANDARDS AND STREET SIGN, SEE CITY STANDARD DETAIL - STREETS-10/ SHEET C1.90
8. CROSSWALK - YELLOW PAINTED STRIPING
9. 4-IN YELLOW PAINTED STRIPING
10. STREET LIGHTING, SEE CITY STANDARD DETAIL - STREETS-15/ SHEET C1.90
11. TRAIL LIGHTING, SEE CITY STANDARD DETAIL - STREETS-14/ SHEET C1.90
12. UTILITY CONCRETE COLLAR, SEE CITY STANDARD DETAIL - UTILITIES-4 / SHEET C3.90
13. FIRE HYDRANT LOCATION, SEE CITY STANDARD DETAIL - WATER-1/ SHEET C3.90
14. ROCK RETAINING WALL, SEE DETAILS/ SHEET 2.91

DEVELOPMENT SUMMARY

LOCATION:	HEBER CITY, WASATCH COUNTY
ZONING:	NVOZ, NORTH VILLAGE OVERLAY DISTRICT
SUB-DISTRICT:	UV, UNIVERSITY VILLAGE
INTENDED USE:	TOWNHOMES
PROPERTY SIZE:	604,542 SF / 13.88 ACRES
DENSITY	
BASE:	6.0 ERUS PER GROSS ACRE
TOWNHOME <1,200 SF	0.5 ERU (NOT TO EXCEED 1,200 SQUARE FEET)
TOWNHOME: >1,200 SF	0.75 ERU (NOT TO EXCEED 1,600 SQUARE FEET)
BUILDING FOOTPRINT:	129,777 SF (21%)
HARD SURFACE AREA:	163,250 SF (27%)
LANDSCAPE AREA:	311,515 SF (52%)
SETBACKS	
FRONT:	10' TO 20'
SIDE:	0' BETWEEN UNITS, 15' BETWEEN BLDGS
REAR:	15' (ON ALLEY IS 5')
BUILDING UNITS:	6 UNITS MAX.
PARKING:	REAR YARD - ALLEY LOADING 0.25 STALLS PER UNIT 108 UNITS * 0.25 = 27 STALLS 30 STALLS PROVIDED

NOTICE TO CONTRACTORS

THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.

HUNT DAY ENGINEERING
3445 ANTELOPE DRIVE, ST 200
SYRACUSE, UT 84075
PH: 801.664.4724
EM: THOMAS@HUNTDAY.CO

PROJECT TITLE

FINCH CREEK
HIGHWAY 40 & UNIVERSITY AVE.
HEBER CITY | WASATCH COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

SITE PLAN

SHEET NO.
C1.00

OWNER: C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\C1.00 SITE PLAN 2026.04.30 7/8/2026 1:59 PM



811 Know what's **below.** **Call** before you dig.

N W E S

60 0 60 120 180

Scale: 1" = 60'

DEVELOPMENT SUMMARY

LOCATION:	HEBER CITY, WASATCH COUNTY
ZONING:	NVOZ, NORTH VILLAGE OVERLAY DISTRICT
SUB-DISTRICT:	UV, UNIVERSITY VILLAGE
INTENDED USE:	TOWNHOMES
PROPERTY SIZE:	488,662 SF / 11.22 ACRES
DENSITY	
BASE:	6.0 ERUS PER GROSS ACRE
TOWNHOME <1,200 SF	0.5 ERU (NOT TO EXCEED 1,200 SQUARE FEET)
TOWNHOME: >1,200 SF	0.75 ERU (NOT TO EXCEED 1,600 SQUARE FEET)
BUILDING FOOTPRINT:	113,820 SF (23%)
HARD SURFACE AREA:	163,250 SF (29%)
LANDSCAPE AREA:	232,923 SF (48%)
SETBACKS	
FRONT:	10' TO 20'
SIDE:	0' BETWEEN UNITS, 15' BETWEEN BLDGS
REAR:	15' (ON ALLEY IS 5')
BUILDING UNITS:	6 UNITS MAX.
PARKING:	REAR YARD - ALLEY LOADING 0.25 STALLS PER UNIT 108 UNITS * 0.25 = 27 STALLS 30 STALLS PROVIDED

LANDSCAPE SUMMARY

LANDSCAPING REQUIREMENTS:

TREE REQUIREMENT:
20 TREES PER 1 ACRE OF PROJECT

(20 * 11.22 AC) = REQUIRED 224.4 ≈ 225 TREES - PROVIDED 225

SHRUB REQUIREMENT:
50 SHRUBS ARE REQUIRED PER 1 ACRE OF PROJECT

(50 * 11.22 AC) = REQUIRED 561 SHRUBS

(561 SHRUBS - 337 (60% GRASS OR PERENNIAL) = 224 SHRUBS REQUIRED - PROVIDED 224

2 ORNAMENTAL GRASSES OR PERENNIALS COUNT AS 1 SHRUB FOR UP TO 60% OF REQUIRED SHRUBS

(561 * 0.60) = 336.6 ≈ 337

LEGEND

= PROPOSED VEGETATION

= PROPOSED ASPHALT PAVEMENT

= PROPOSED SODDED AREA

= PROPOSED ASPHALT TRAILWAY

NOTICE TO CONTRACTORS

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HUNT DAY ENGINEERING
3445 ANTELOPE DRIVE, ST 200
SYRACUSE, UT 84075
PH: 801.664.4724
EM: THOMAS@HUNTDAY.CO

PROJECT TITLE

FINCH CREEK

HIGHWAY 40 & UNIVERSITY AVE.
HEBER CITY | WASATCH COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

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0 1"
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PROJECT INFO.

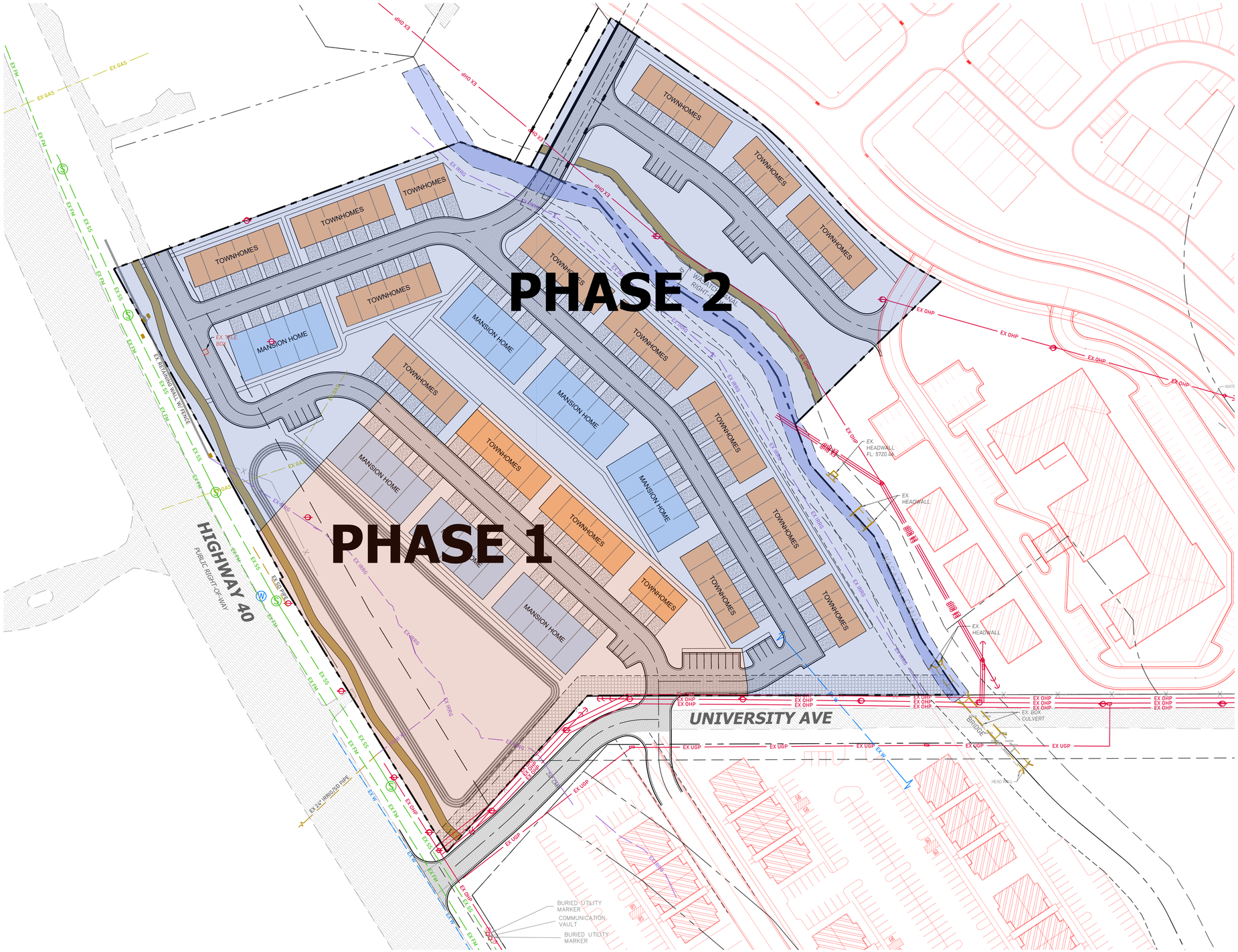
Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.
L1.00

OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\L1.00 SITE LANDSCAPE PLAN 7/7/2026 3:49 PM



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REV.	DATE	DESCRIPTION	BY

SEAL

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SHEET TITLE

SITE PLAN

SHEET NO.
C1.00

811 Know what's **below.** **Call** before you dig.

OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\C1.10 PHASING PLAN 3/24/2026 9:08 AM



ALLEY LOAD TOWNHOMES

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Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

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FINCH CREEK
COVER SHEET
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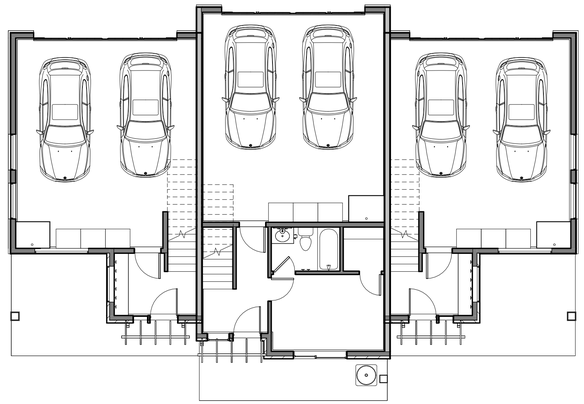
REVISIONS:

TITLE:
COVER SHEET

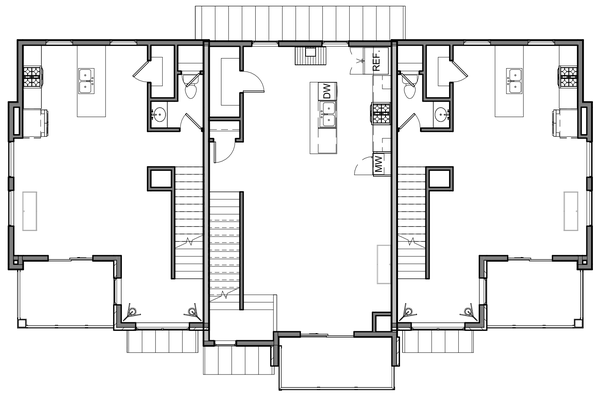
1/30/2026 2:54:13 PM

SCHEMATIC DESIGN

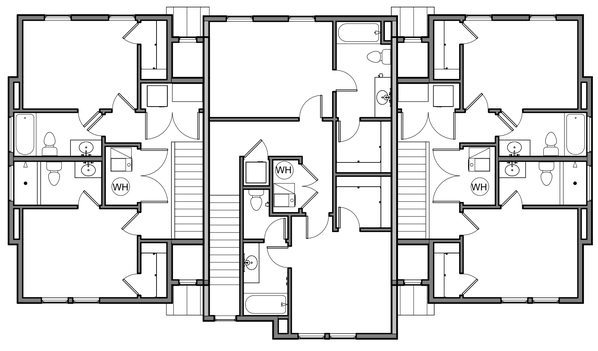
A000



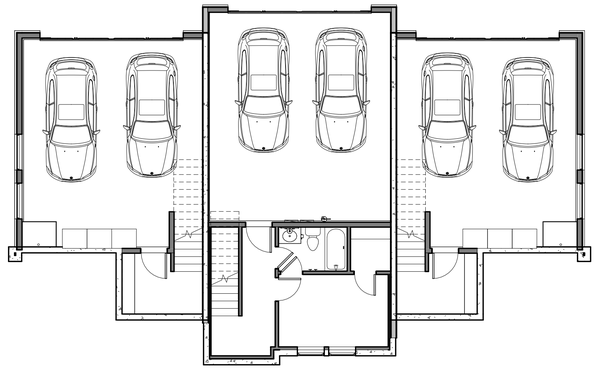
1 **3-PLEX - LEVEL 1**
1/8" = 1'-0"



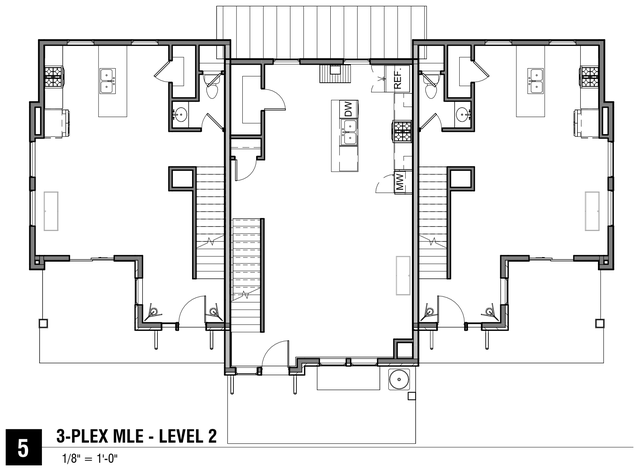
2 **3-PLEX - LEVEL 2**
1/8" = 1'-0"



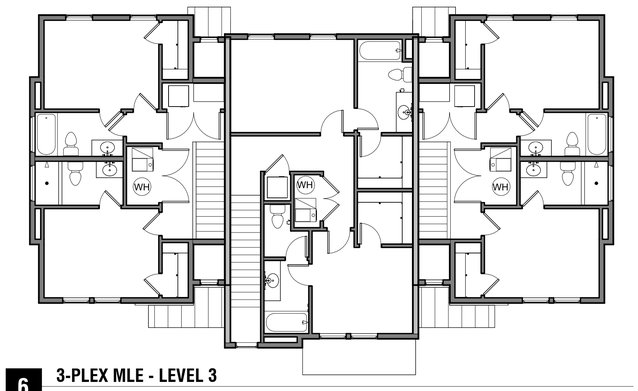
3 **3-PLEX - LEVEL 3**
1/8" = 1'-0"



4 **3-PLEX MLE - LEVEL 1**
1/8" = 1'-0"



5 **3-PLEX MLE - LEVEL 2**
1/8" = 1'-0"



6 **3-PLEX MLE - LEVEL 3**
1/8" = 1'-0"

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Element
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470 NORTH 500 WEST
BOUNTIFUL, UT 84010

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JON@ELEMENT-DESIGN.CO

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX OVERALL PLANS

1/30/2026 2:47:33 PM

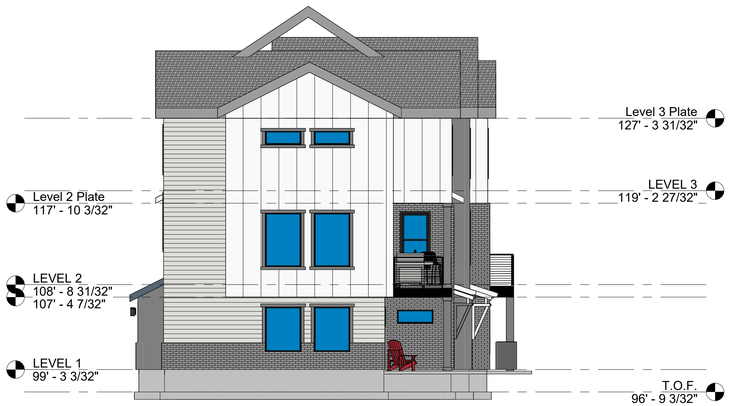
SCHEMATIC DESIGN

A110



1 3-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



2 3-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"



3 3-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"



4 3-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 511 sf
Masonry area = 205 sf = 40%

REAR MAIN LEVEL
Wall area = 511 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 521 sf
Glazing area = 150 sf = 28%

FRONT MIDDLE LEVEL
Wall area = 684 sf
Glazing area = 220 sf = 32%

FRONT UPPER LEVEL
Wall area = 617 sf
Glazing area = 116 sf = 18%

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:47:52 PM

SCHEMATIC DESIGN

A200.1F



1 3-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"



2 3-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 3-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"



4 3-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 512 sf
Masonry area = 269 sf = 52%

REAR MAIN LEVEL
Wall area = 512 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 1818 sf
Masonry area = 457 sf = 25%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 521 sf
Glazing area = 150 sf = 28%

FRONT MIDDLE LEVEL
Wall area = 684 sf
Glazing area = 220 sf = 32%

FRONT UPPER LEVEL
Wall area = 617 sf
Glazing area = 116 sf = 18%

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:48:10 PM

SCHEMATIC DESIGN

A200.1M



1 3-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"



2 3-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"



3 3-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"



4 3-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 592 sf
Masonry area = 220 sf = 37%

REAR MAIN LEVEL
Wall area = 513 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 281 sf = 24%

FRONT UPPER LEVEL
Wall area = 962 sf
Glazing area = 144 sf = 15%

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:48:25 PM

SCHEMATIC DESIGN

A200.2F



1 3-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"



2 3-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"



3 3-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"



4 3-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  -Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 512 sf
Masonry area = 233 sf = 45%

REAR MAIN LEVEL
Wall area = 512 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 1160 sf
Masonry area = 233 sf = 20%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 281 sf = 24%

FRONT UPPER LEVEL
Wall area = 962 sf
Glazing area = 144 sf = 15%

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FINCH CREEK
3 PLEX
-

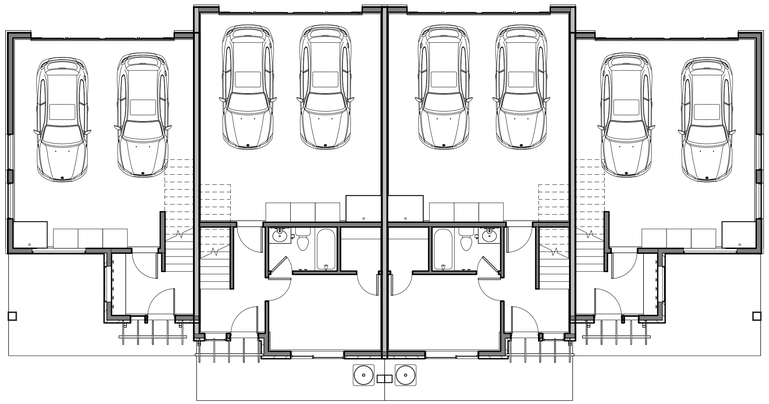
REVISIONS:

TITLE:
3-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:48:41 PM

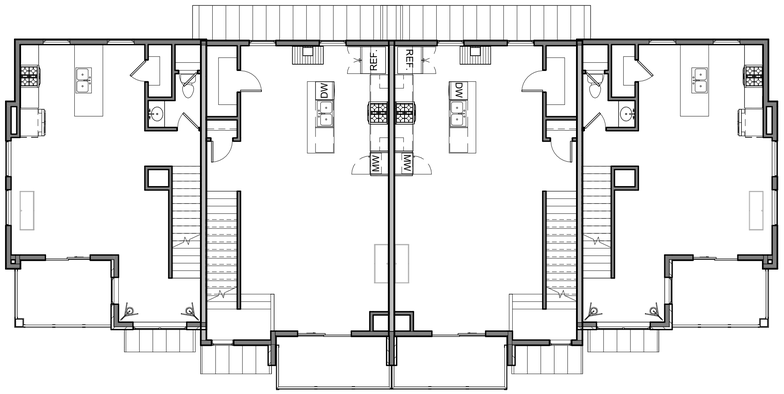
SCHEMATIC DESIGN

A200.2M



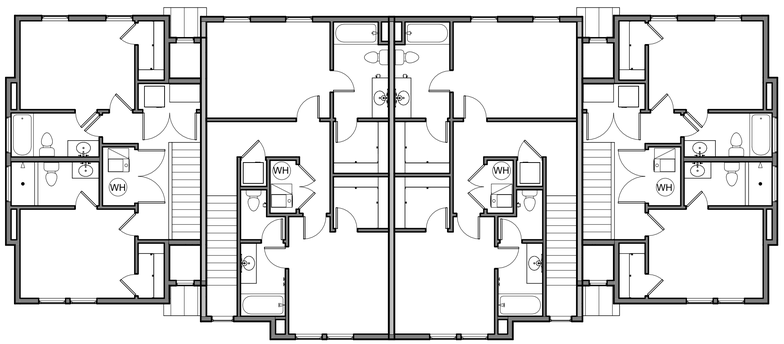
1 **4-PLEX - LEVEL 1**

1/8" = 1'-0"



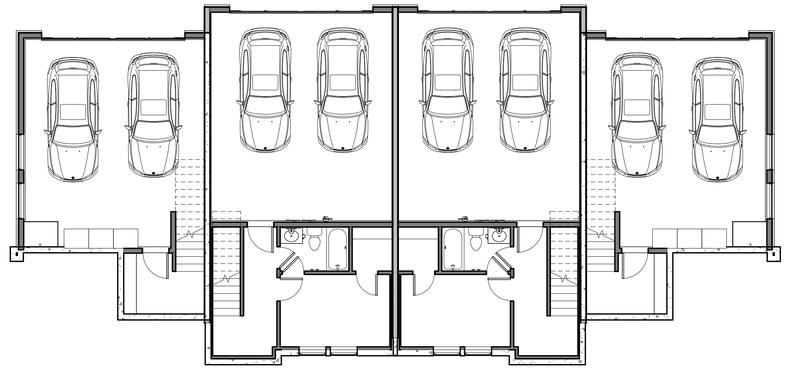
2 **4-PLEX - LEVEL 2**

1/8" = 1'-0"



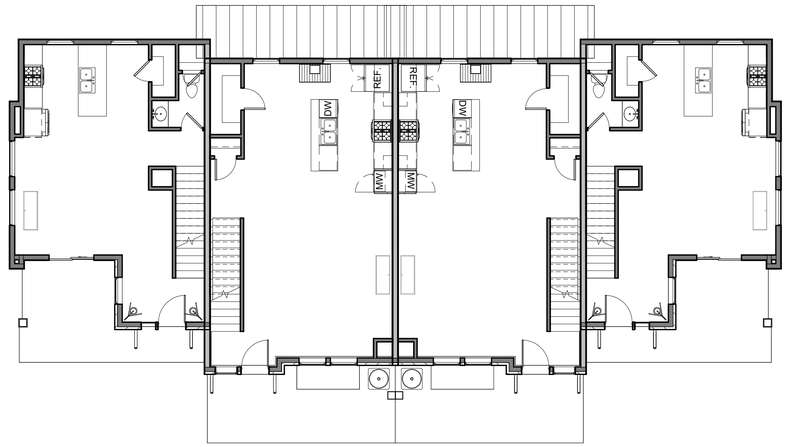
3 **4-PLEX - LEVEL 3**

1/8" = 1'-0"



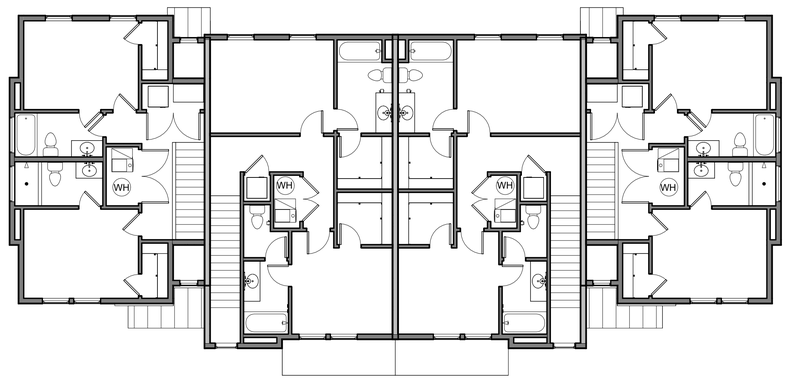
4 **4-PLEX MLE - LEVEL 1**

1/8" = 1'-0"



5 **4-PLEX MLE - LEVEL 2**

1/8" = 1'-0"



6 **4-PLEX MLE- LEVEL 3**

1/8" = 1'-0"

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX OVERALL PLANS

1/30/2026 2:48:46 PM

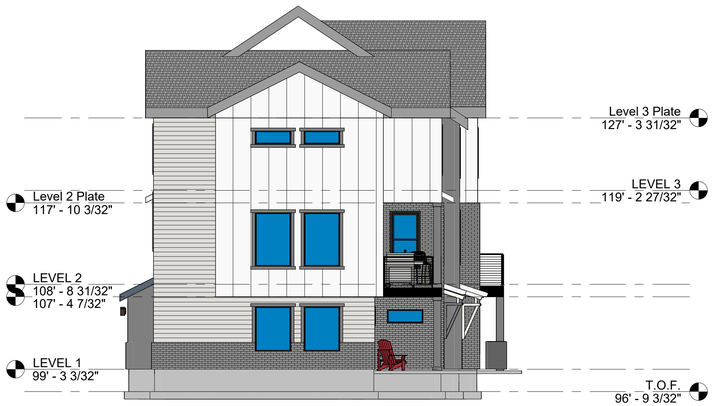
SCHEMATIC DESIGN

A111



1 4-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



2 4-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"



3 4-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"



4 4-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 683 sf
Masonry area = 306 sf = 44%

REAR MAIN LEVEL
Wall area = 683 sf
Masonry area = 69 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 683 sf
Glazing area = 219 sf = 32%

FRONT MIDDLE LEVEL
Wall area = 784 sf
Glazing area = 254 sf = 32%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 163 sf = 23%

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Element
design collective

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:49:06 PM

SCHEMATIC DESIGN

A201.1F



1 4-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"



2 4-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 4-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"



4 4-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  -Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 684 sf
Masonry area = 372 sf = 54%

REAR MAIN LEVEL
Wall area = 684 sf
Masonry area =69 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 2408 sf
Masonry area = 549 sf = 23%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 683 sf
Glazing area = 219 sf = 32%

FRONT MIDDLE LEVEL
Wall area = 784 sf
Glazing area = 254 sf = 32%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 163 sf = 23%

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:49:27 PM

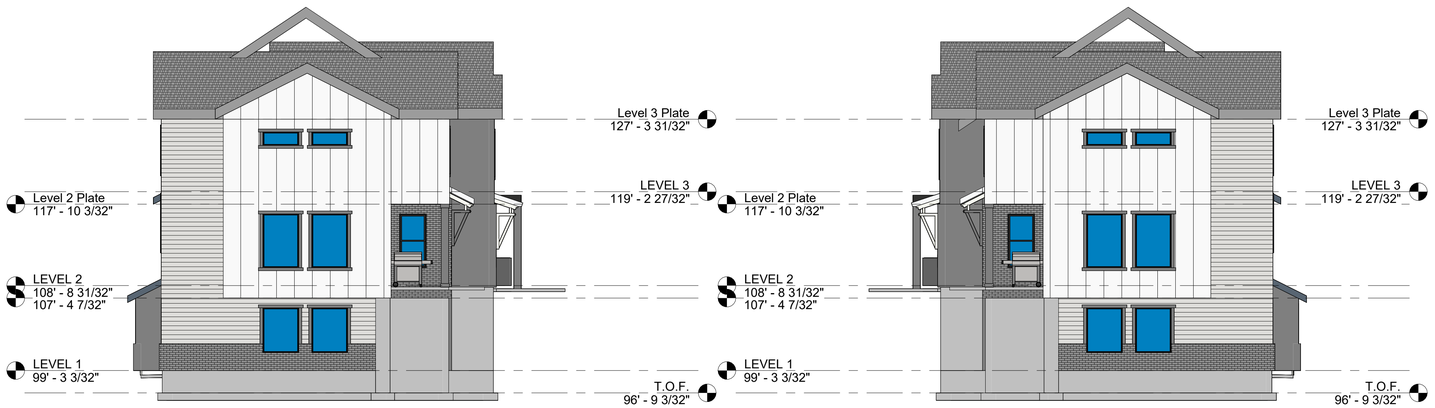
SCHEMATIC DESIGN

A201.1M



1 4-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"



2 4-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"

3 4-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"



4 4-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Masonry area = 338 sf = 43%

REAR MAIN LEVEL
Wall area = 696 sf
Masonry area = 70 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Glazing area = 311 sf = 39%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 162 sf = 23%

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:49:46 PM

SCHEMATIC DESIGN

A201.2F



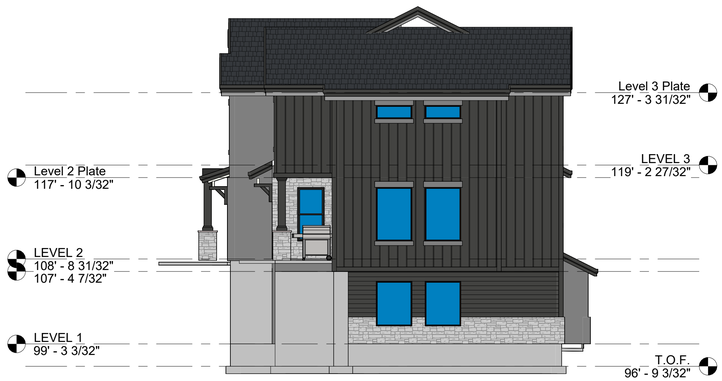
1 4-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"



2 4-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"



3 4-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"



4 4-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.

-Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.

See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.

See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY

See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Masonry area = 351 sf = 44%

REAR MAIN LEVEL
Wall area = 696 sf
Masonry area = 70 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 1597 sf
Masonry area = 351 sf = 22%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Glazing area = 311 sf = 39%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 162 sf = 23%

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FINCH CREEK
4 PLEX
-

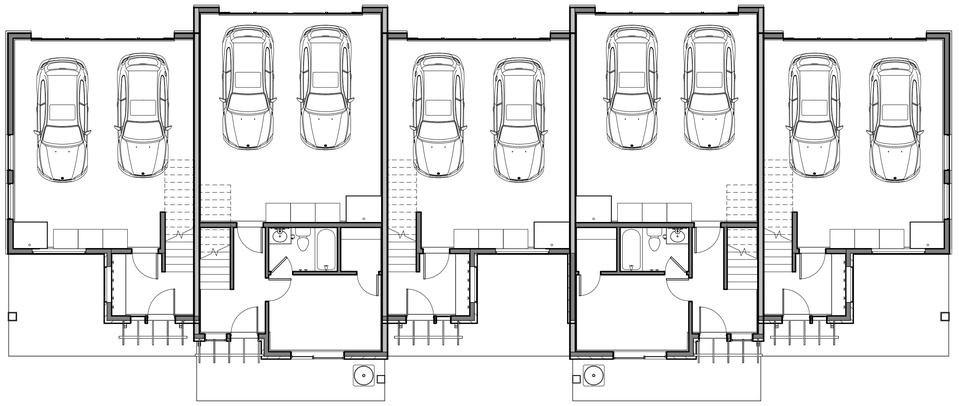
REVISIONS:

TITLE:
4-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:50:05 PM

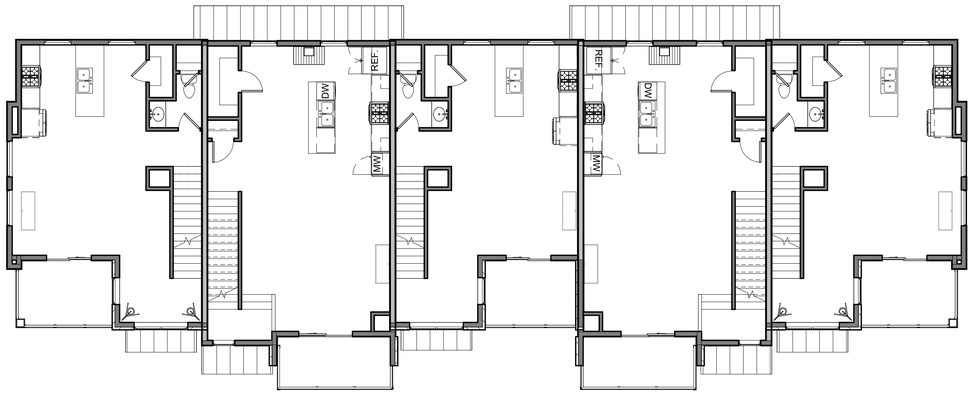
SCHEMATIC DESIGN

A201.2M



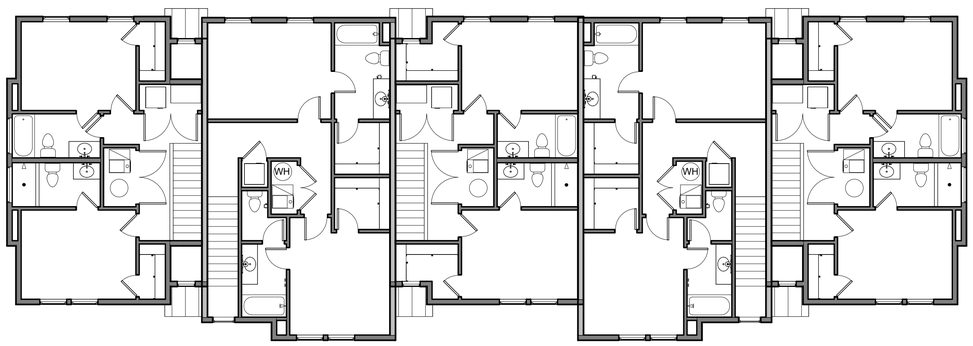
1 5-PLEX - LEVEL 1

1/8" = 1'-0"



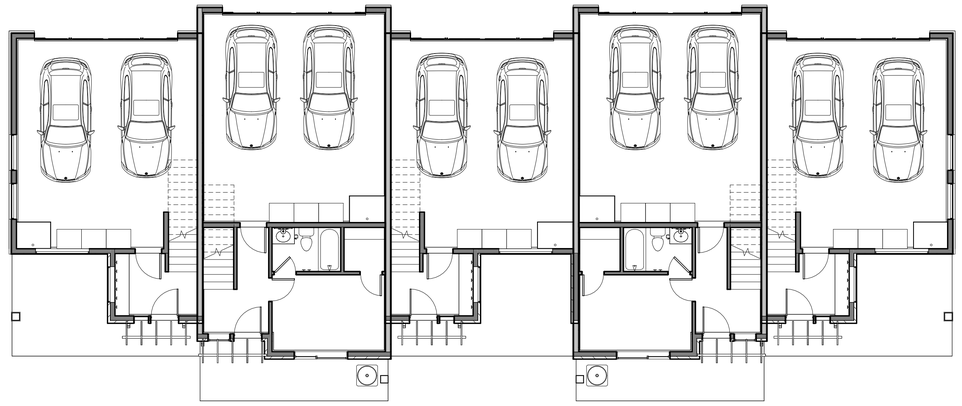
2 5-PLEX - LEVEL 2

1/8" = 1'-0"



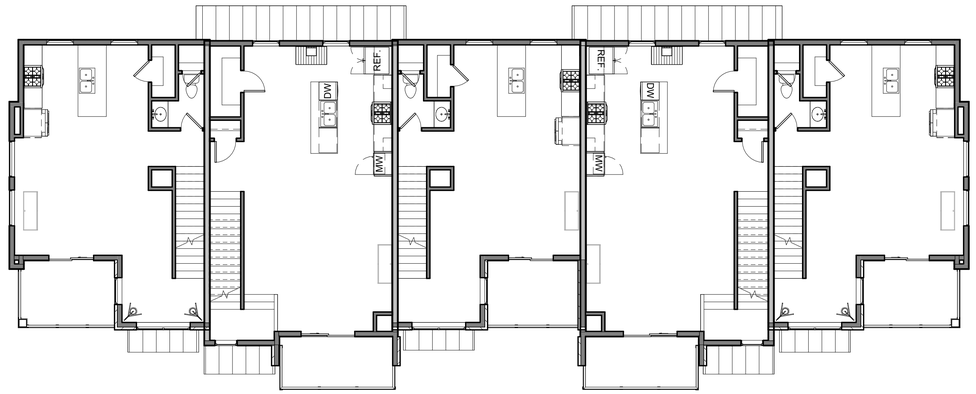
3 5-PLEX - LEVEL 3

1/8" = 1'-0"



4 5-PLEX MLE - LEVEL 1

1/8" = 1'-0"



5 5-PLEX MLE - LEVEL 2

1/8" = 1'-0"

6 5-PLEX MLE - LEVEL 3

1/8" = 1'-0"

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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX OVERALL PLANS

1/30/2026 2:50:11 PM

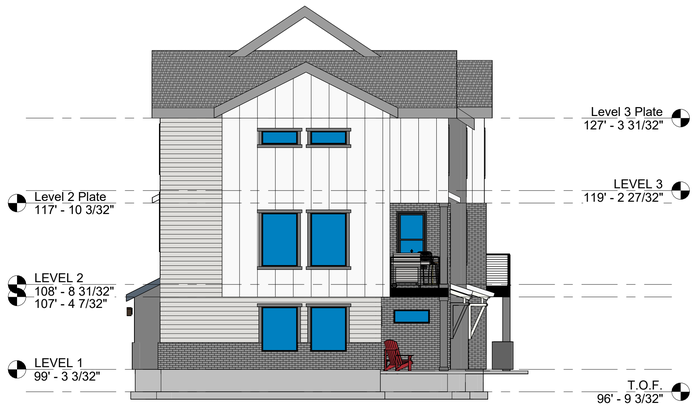
SCHEMATIC DESIGN

A112



1 5-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



2 5-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"



3 5-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"



4 5-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Masonry area = 363 sf = 42%

REAR MAIN LEVEL
Wall area = 856 sf
Masonry area = 86 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Glazing area = 256 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 975 sf
Glazing area = 348 sf = 35%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 198 sf = 22%

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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:50:43 PM

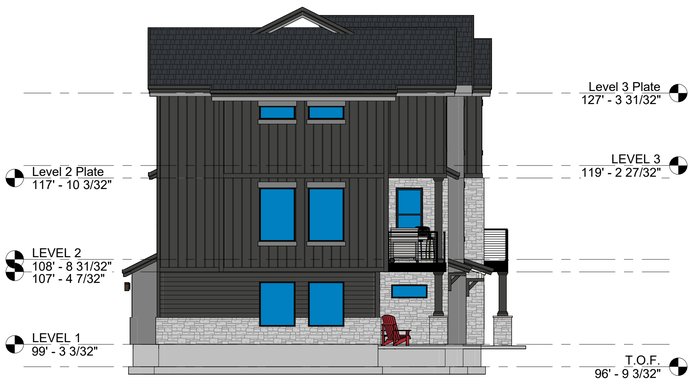
SCHEMATIC DESIGN

A202.1F



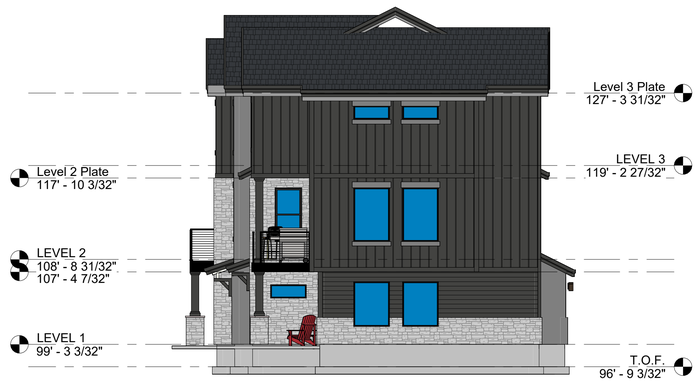
1 5-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"



2 5-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 5-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"



4 5-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Masonry area = 434 sf = 50%

REAR MAIN LEVEL
Wall area = 856 sf
Masonry area = 86 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 3043 sf
Masonry area = 706 sf = 23%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Glazing area = 256 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 975 sf
Glazing area = 348 sf = 35%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 198 sf = 22%

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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:51:10 PM

SCHEMATIC DESIGN

A202.1M



1 5-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"



2 5-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"



3 5-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"



4 5-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Masonry area = 395 sf = 40%

REAR MAIN LEVEL
Wall area = 511 sf
Masonry area = 87 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Glazing area = 390 sf = 40%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 200 sf = 23%

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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:51:32 PM

SCHEMATIC DESIGN

A202.2F



1 5-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"



2 5-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"



3 5-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"



4 5-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  -Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Masonry area = 422 sf = 43%

REAR MAIN LEVEL
Wall area = 873 sf
Masonry area = 87 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 2002 sf
Masonry area = 422 sf = 21%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Glazing area = 390 sf = 40%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 200 sf = 23%

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FINCH CREEK
5 PLEX
.

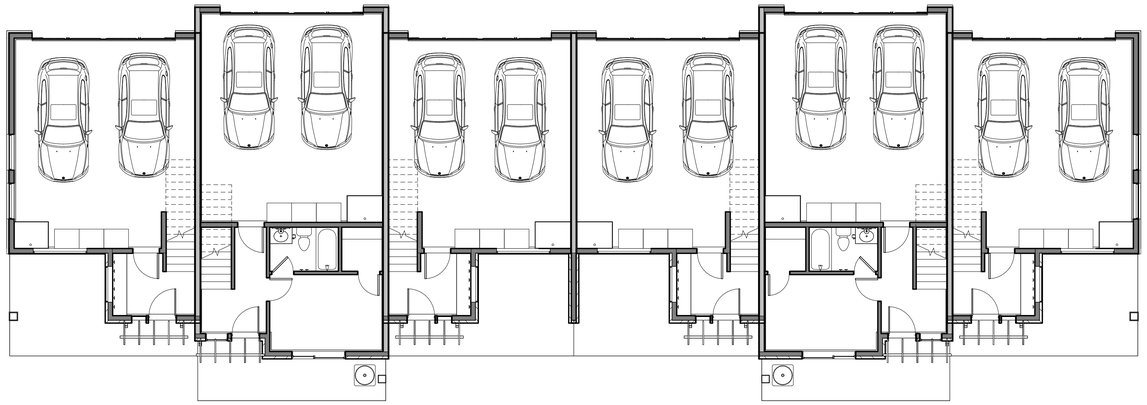
REVISIONS:

TITLE:
5-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:51:56 PM

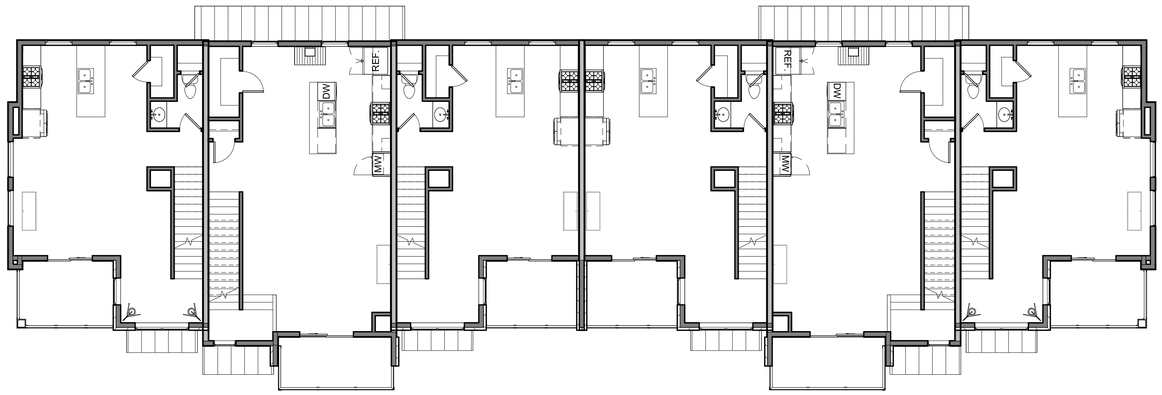
SCHEMATIC DESIGN

A202.2M



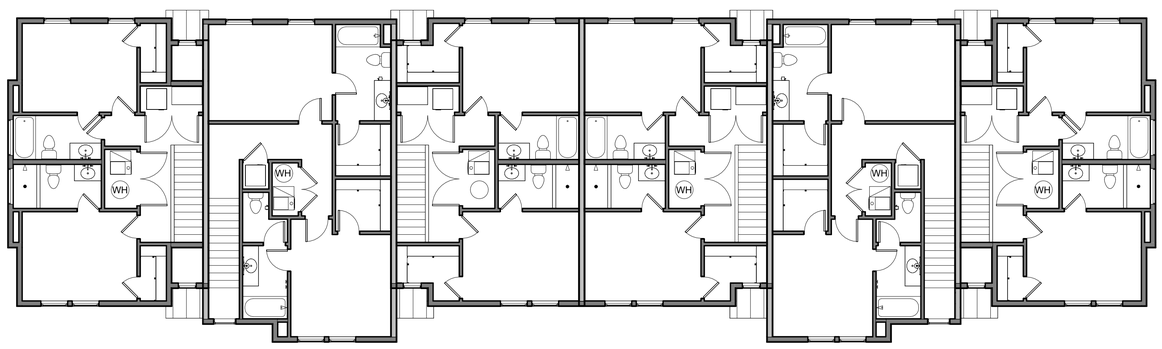
1 **6-PLEX - LEVEL 1**

1/8" = 1'-0"



2 **6-PLEX - LEVEL 2**

1/8" = 1'-0"



3 **6-PLEX - LEVEL 3**

1/8" = 1'-0"

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FINCH CREEK
6 PLEX
-

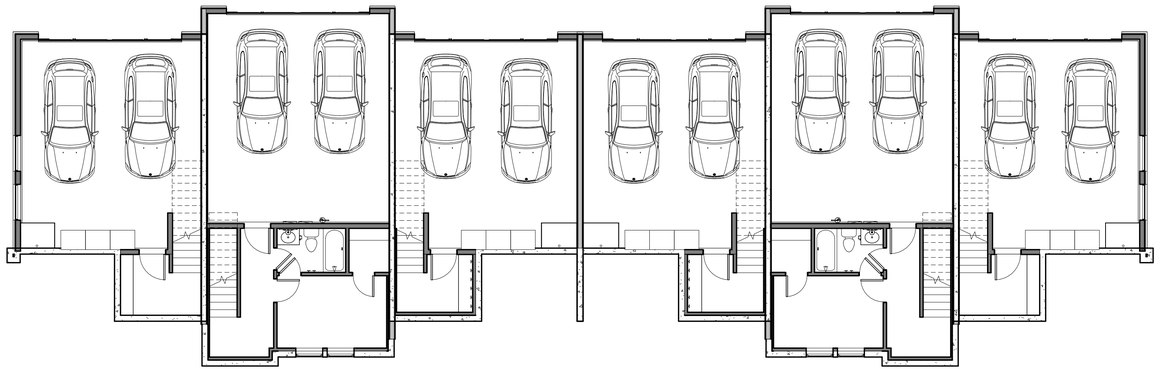
REVISIONS:

TITLE:
6-PLEX OVERALL PLANS

1/30/2026 2:52:01 PM

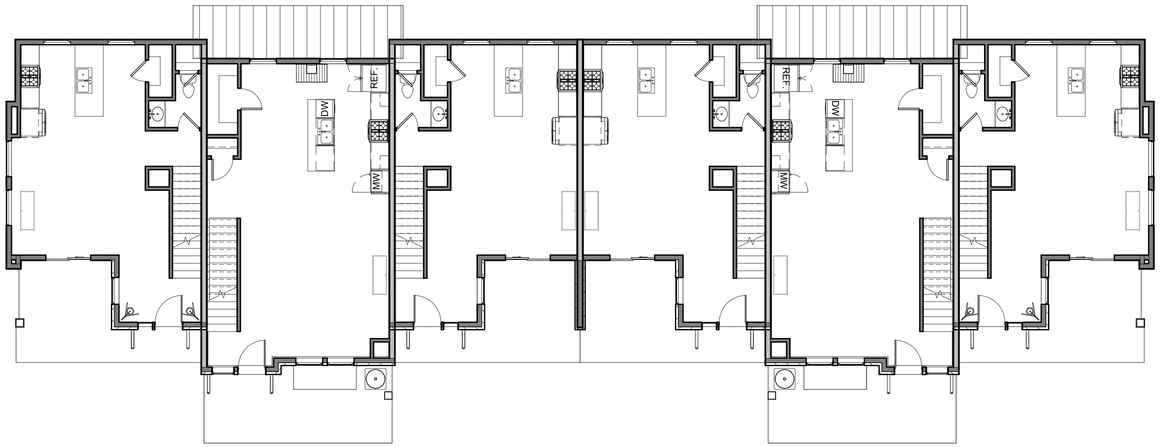
SCHEMATIC DESIGN

A113



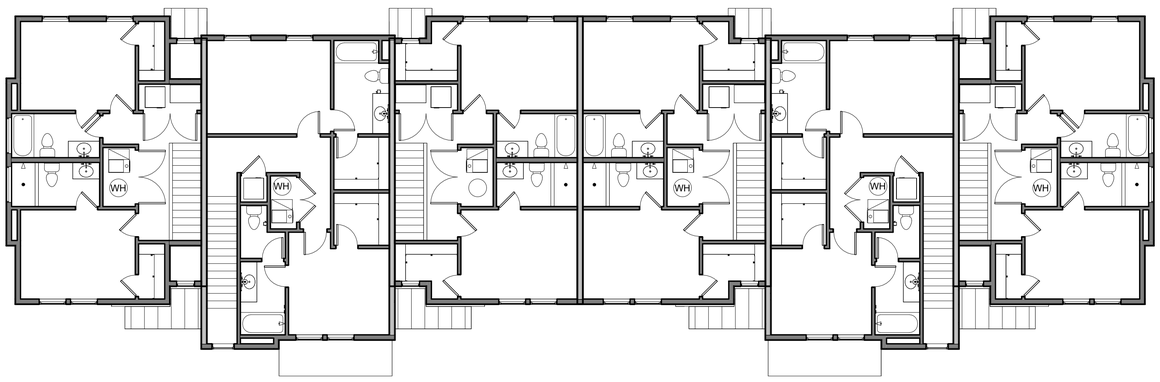
1 **6-PLEX MLE - LEVEL 1**

1/8" = 1'-0"



2 **6-PLEX MLE - LEVEL 2**

1/8" = 1'-0"



3 **6-PLEX MLE - LEVEL 3**

1/8" = 1'-0"

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FINCH CREEK
6 PLEX
-

REVISIONS:

TITLE:
6-PLEX MLE OVERALL PLANS

1/30/2026 2:52:05 PM

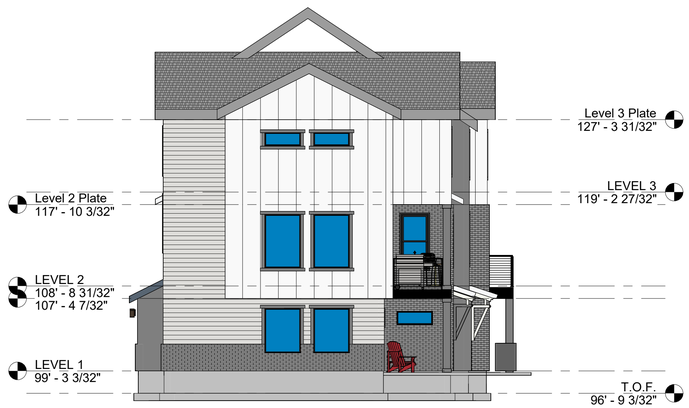
SCHEMATIC DESIGN

A113.1



1 6-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



3 6-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"



2 6-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"



4 6-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- ■ Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- ■ Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1023 sf
Masonry area = 416 sf = 40%

REAR MAIN LEVEL
Wall area = 1024 sf
Masonry area = 103 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1023 sf
Glazing area = 300 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 1165 sf
Glazing area = 424 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 235 sf = 22%

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FINCH CREEK
6 PLEX
.

REVISIONS:

TITLE:
6-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:52:35 PM

SCHEMATIC DESIGN

A203.1F



1 6-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"



2 6-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 6-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"



4 6-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.

-Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.

See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.

See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY

See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FFRONT MAIN LEVEL
WWall area = 512 sf
MMasonry area = 233 sf = 45%

RREAR MAIN LEVEL
WWall area = 512 sf
MMasonry area = 52 sf = 10%

LLEFT MAIN LEVEL
WWall area = 295 sf
MMasonry area = 129 sf = 43%

RRIGHT MAIN LEVEL
WWall area = 295 sf
MMasonry area = 129 sf = 43%

FFRONT FACADE
WWall area = 1160 sf
MMasonry area = 233 sf = 20%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1023 sf
Glazing area = 300 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 1165 sf
Glazing area = 424 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 235 sf = 22%

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FINCH CREEK
6 PLEX
-

REVISIONS:

TITLE:
6-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:53:06 PM

SCHEMATIC DESIGN

A203.1M



1 6-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"



2 6-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"



3 6-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"



4 6-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Masonry area = 766 sf = 56%

REAR MAIN LEVEL
Wall area = 1022 sf
Masonry area = 103 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Glazing area = 491 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 233 sf = 22%

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FINCH CREEK
6 PLEX
.

REVISIONS:

TITLE:
6-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:53:32 PM

SCHEMATIC DESIGN

A203.2F



1 6-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"



2 6-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"



3 6-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"



4 6-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Masonry area = 470 sf = 35%

REAR MAIN LEVEL
Wall area = 1022 sf
Masonry area = 103 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 2302 sf
Masonry area = 470 sf = 20%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Glazing area = 491 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 233 sf = 22%

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FINCH CREEK
6 PLEX
.

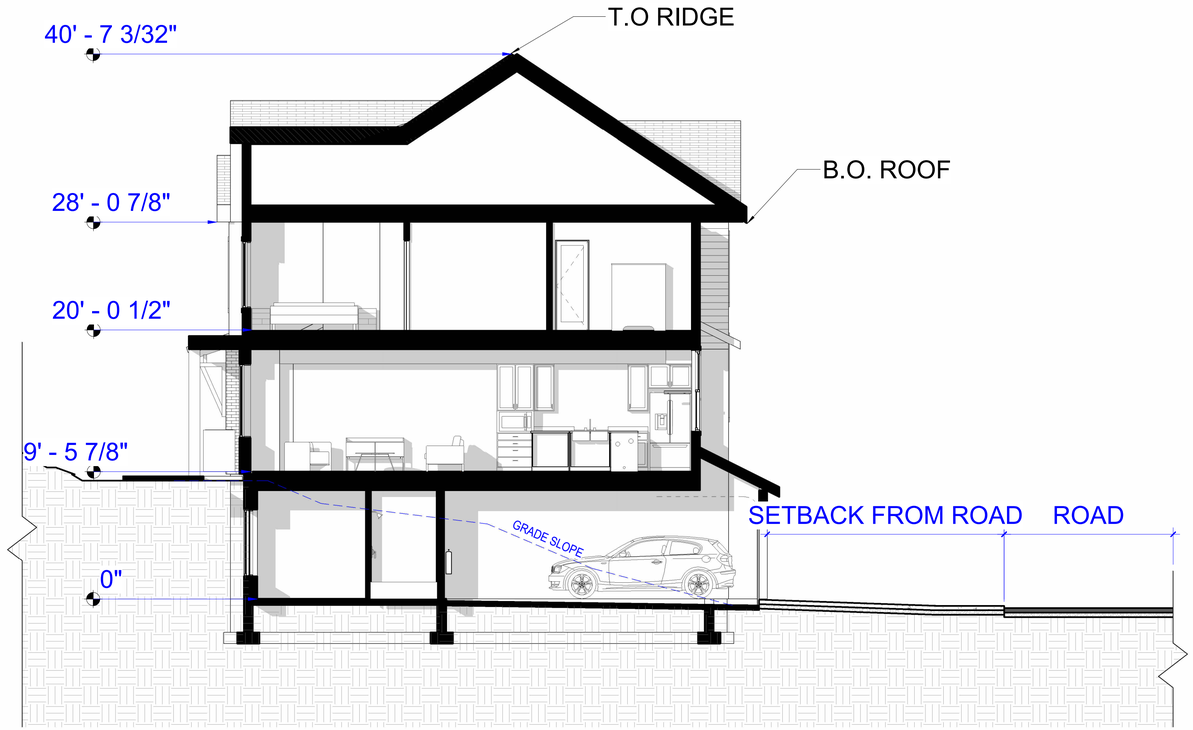
REVISIONS:

TITLE:
6-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

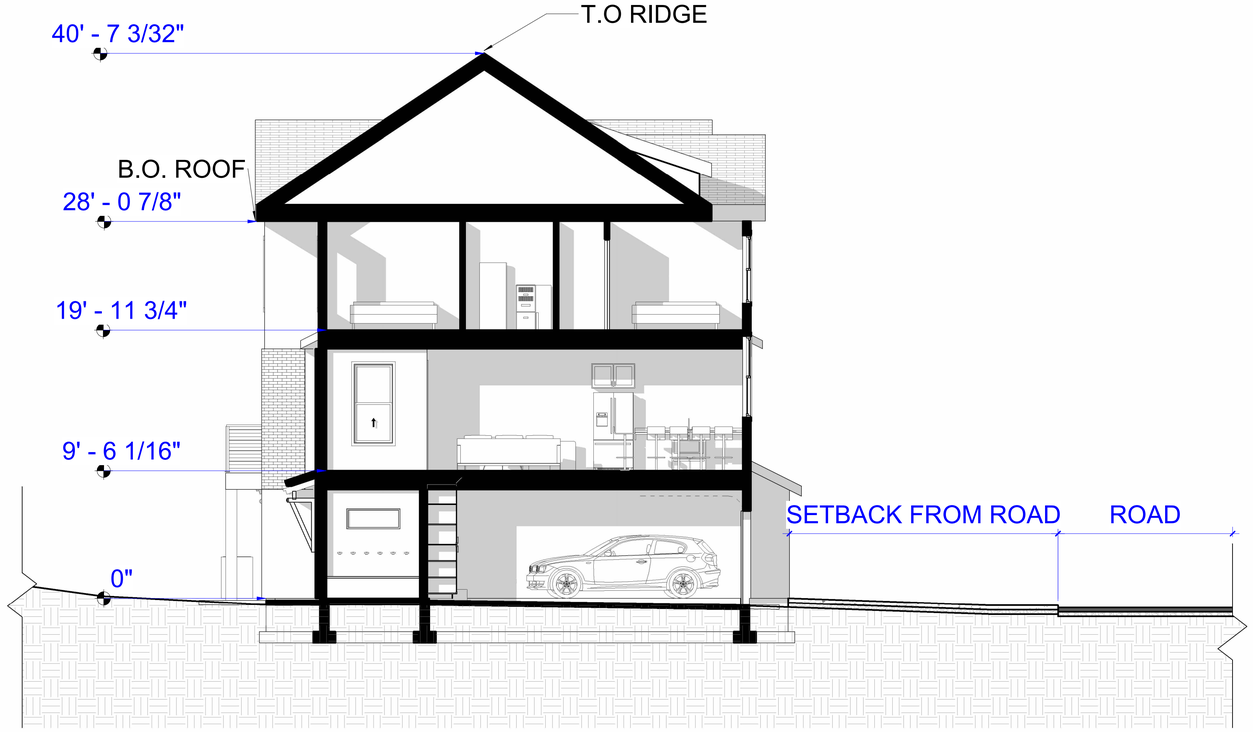
1/30/2026 2:54:03 PM

SCHEMATIC DESIGN

A203.2M



2 **MAIN ENTRY LEVEL**
3/16" = 1'-0"



1 **STANDARD ENTRY LEVEL**
3/16" = 1'-0"

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FINCH CREEK ALLEY LOADS

REVISIONS:

TITLE:
Townhome Section

2/2/2026 1:34:03 PM

CONFORMANCE SET

A301





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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

REVISIONS:

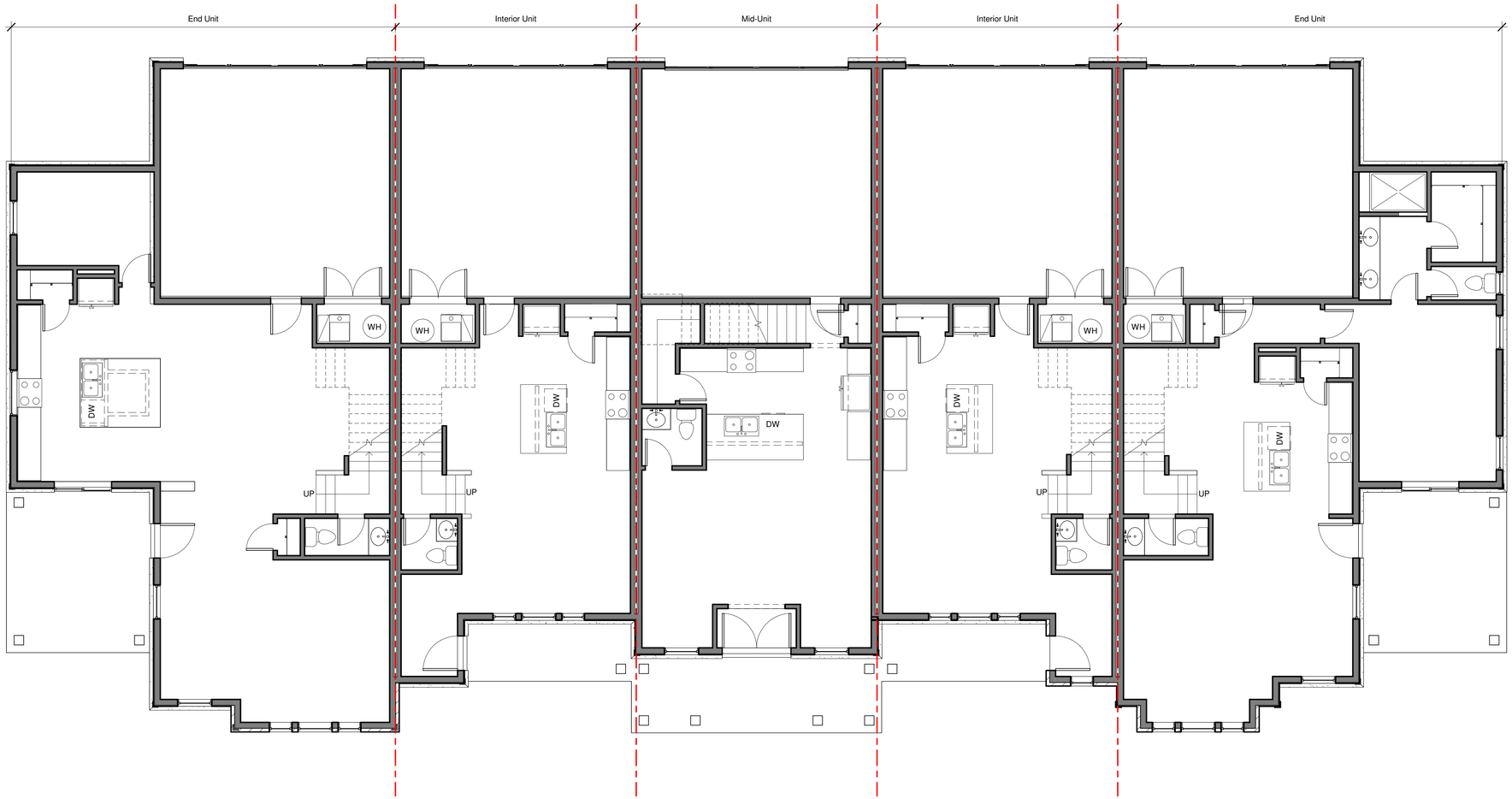
TITLE:

Cover Sheet

1/30/2026 10:43:19 AM

Project Status

A000



1 Composite Plan - Level 1
3/16" = 1'-0"

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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

REVISIONS:

TITLE:
Compoite Plan - Level 1

1/29/2026 10:29:43 AM

Schematic Design

A101



1 Compoite Plan - Level 2
3/16" = 1'-0"

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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

REVISIONS:

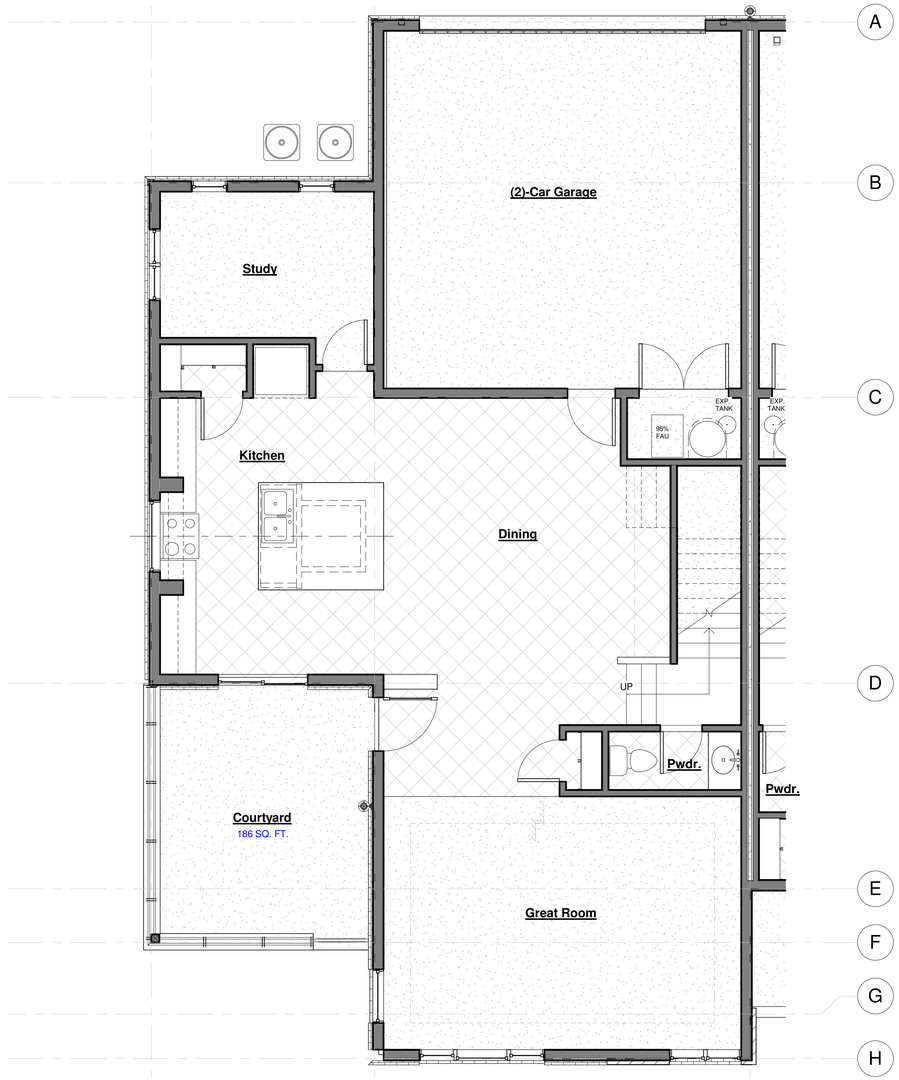
TITLE:
Compoite Plan - Level 2

1/29/2026 10:29:44 AM

Schematic Design

A102

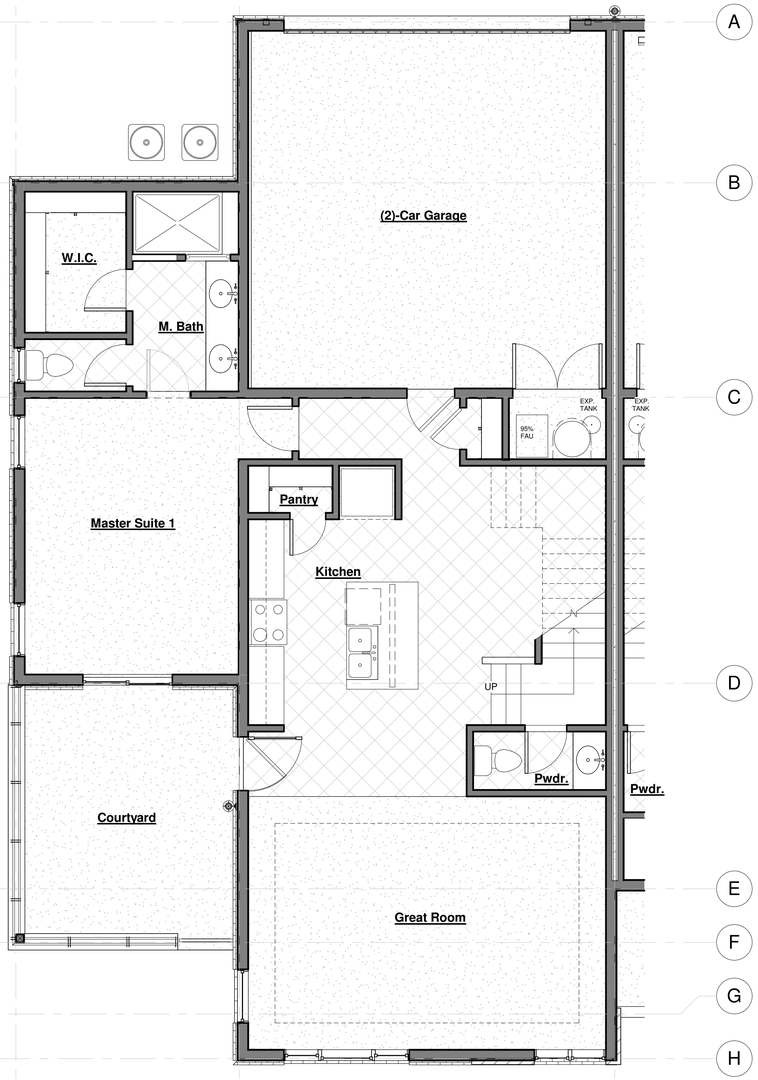
Level 1 Plan



Exterior Unit

Gourmet Kitchen / Office

Level 1 Plan



Exterior Unit

First Floor Master Suite

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Finch Creek

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Heber City | Wasatch County, UT

REVISIONS:

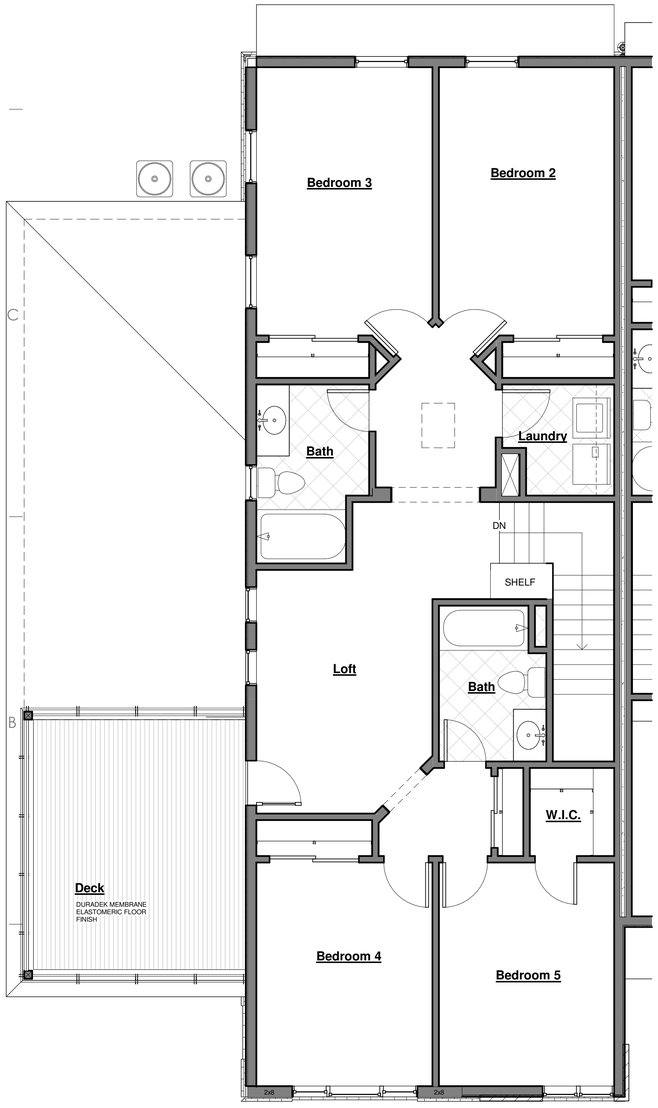
TITLE:
Exterior Unit - Level 1

1/29/2026 10:31:47 AM

Project Status

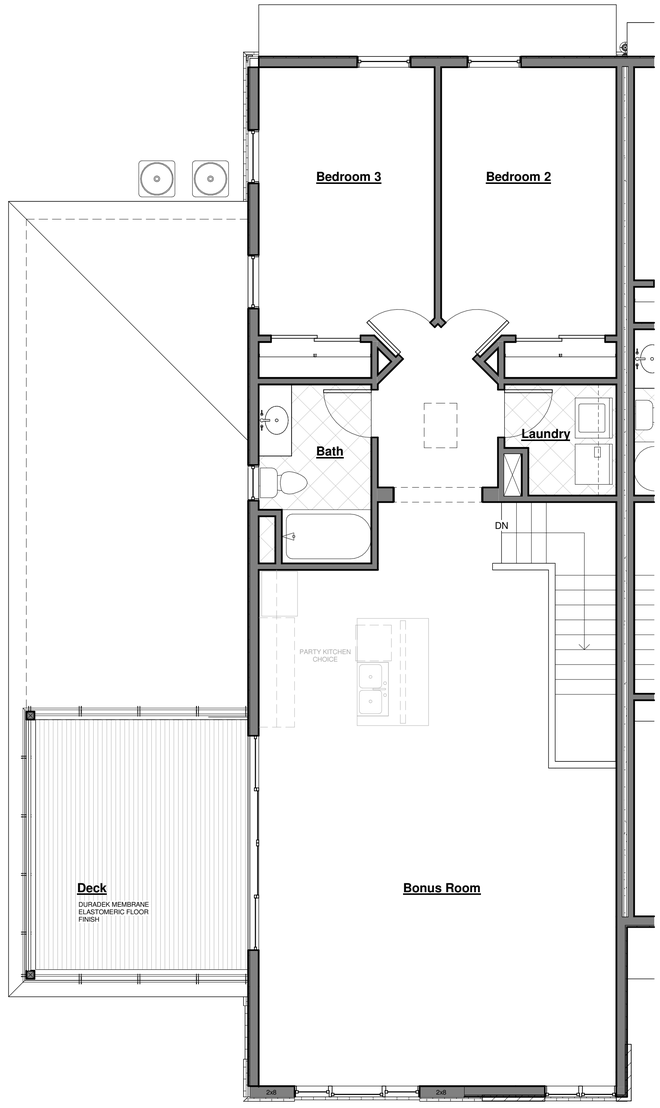
A103

Level 2 Plan



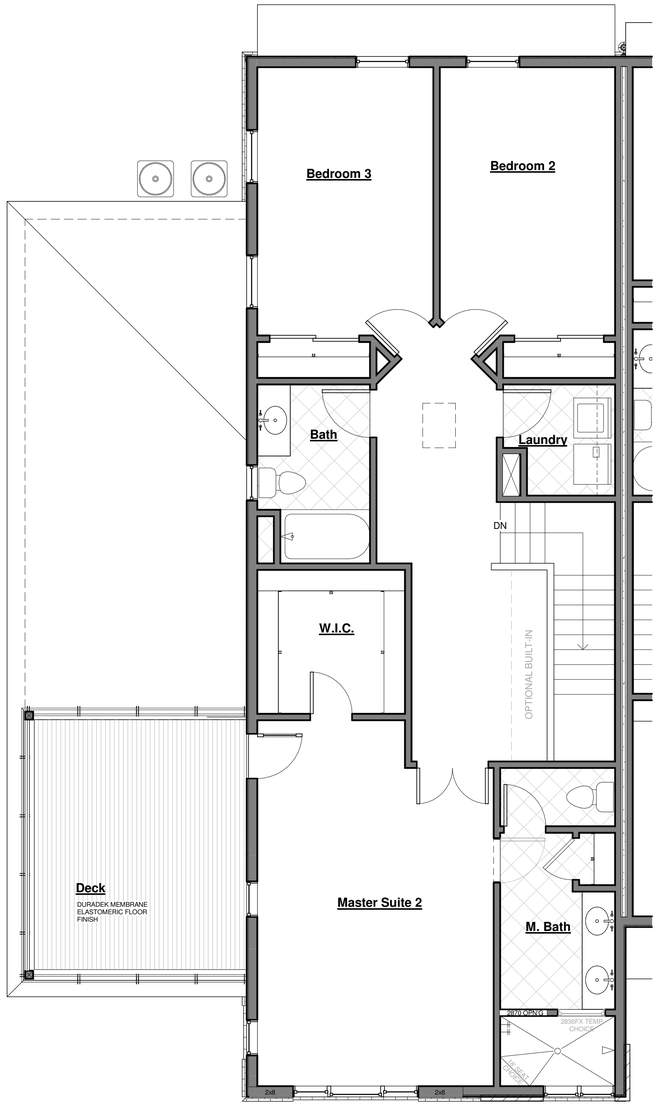
Exterior Unit
4 Bedrooms / Loft

Level 2 Plan



Exterior Unit
2 Bedrooms

Level 2 Plan



Exterior Unit
3 Bedrooms

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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

REVISIONS:

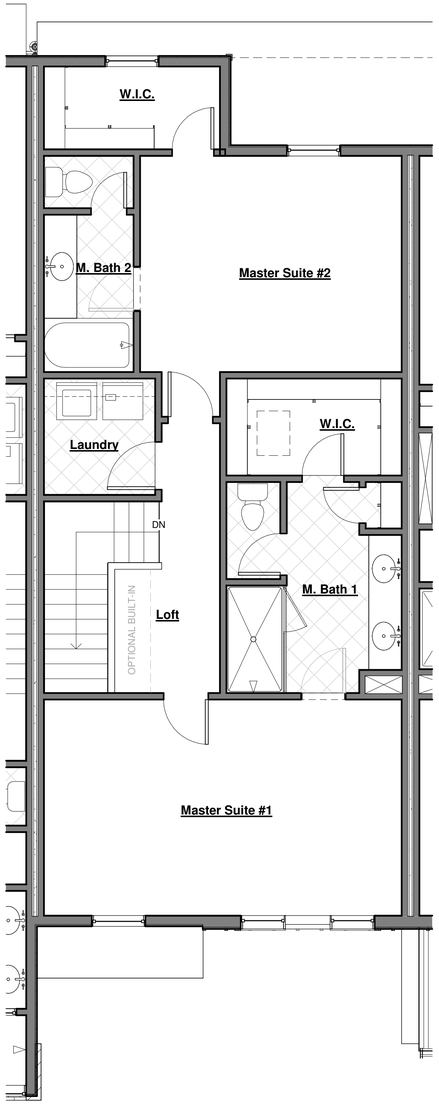
TITLE:
Exterior Unit - Level 2

1/29/2026 10:31:47 AM

Project Status

A104

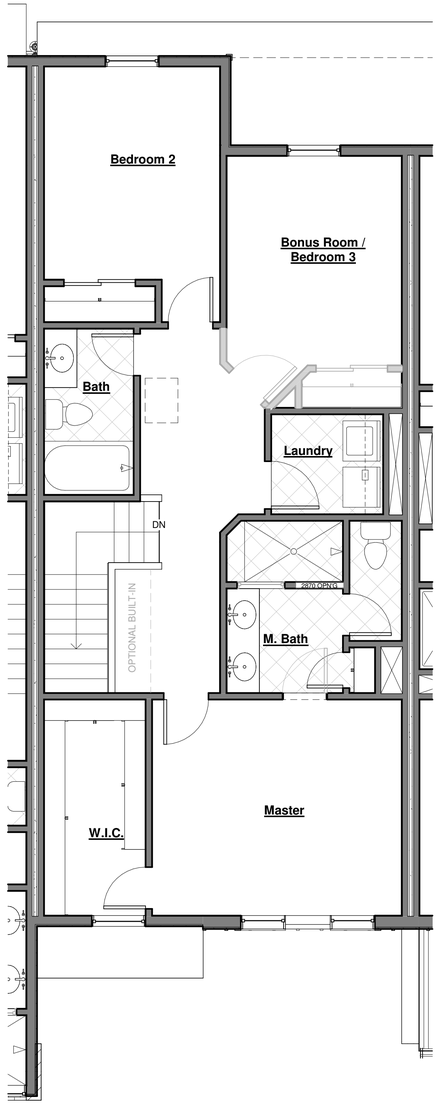
Level 2 Plan



Interior Unit

2 Master Suites

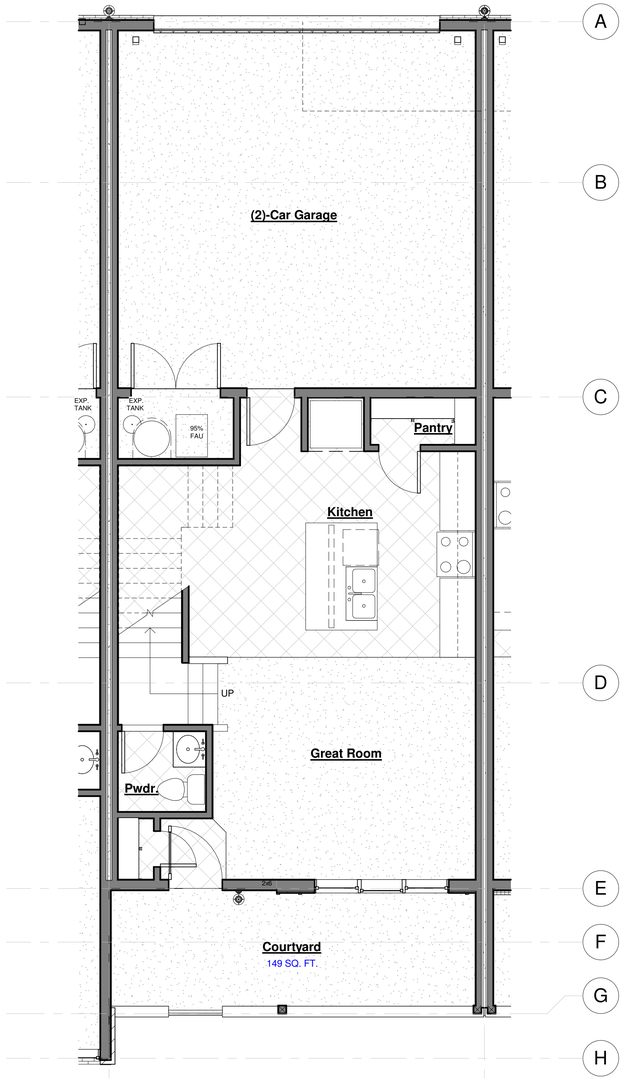
Level 2 Plan



Interior Unit

3 Bedrooms

Level 1 Plan



Interior Unit

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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

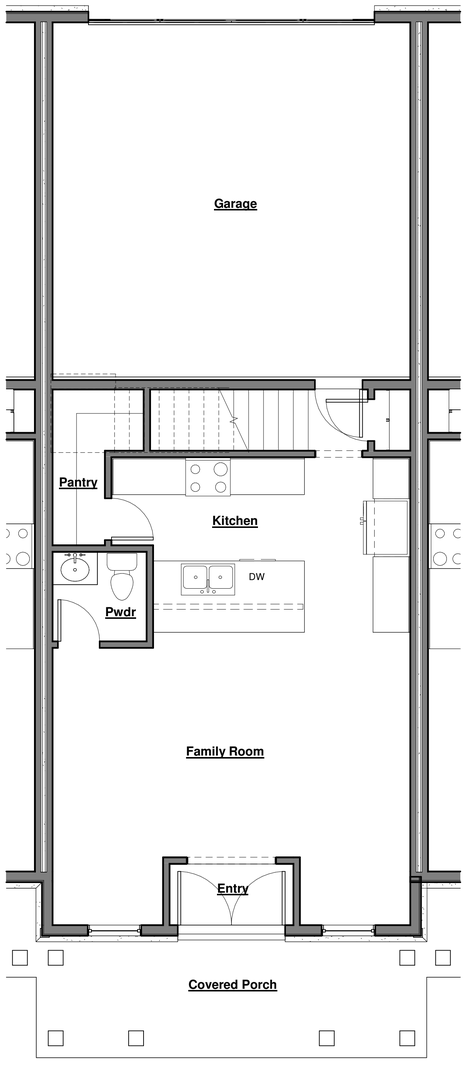
REVISIONS:

TITLE:
Interior Unit

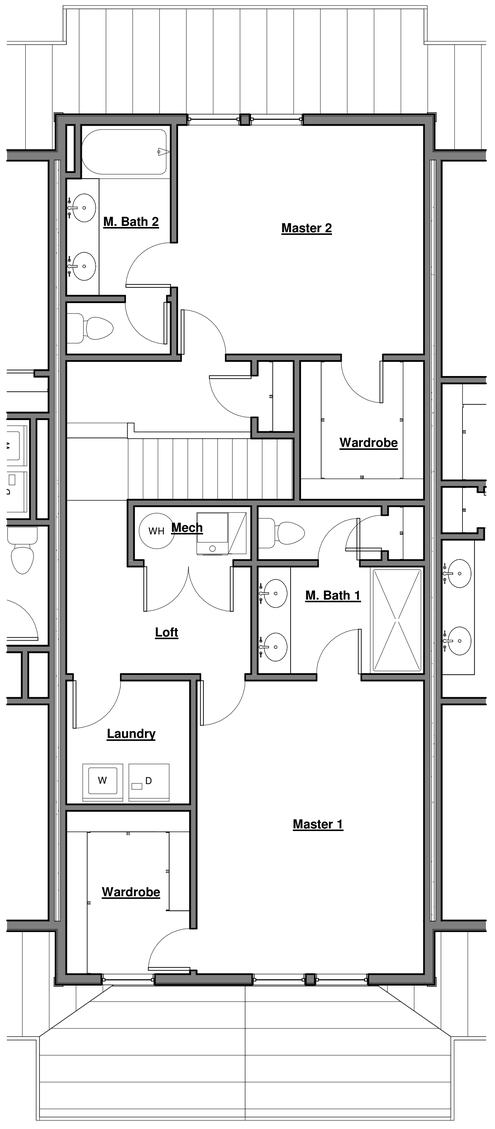
1/29/2026 10:31:47 AM

Project Status

A105



1 Mid-Unit - Level 1
1/4" = 1'-0"



2 Mid-Unit - Level 2
1/4" = 1'-0"

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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

REVISIONS:

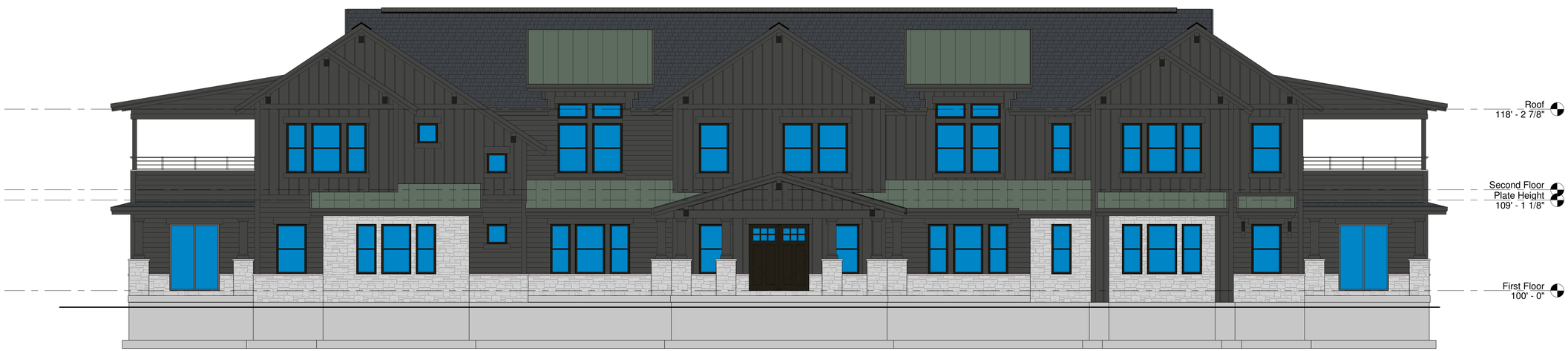
TITLE:

Mid-Unit

1/29/2026 10:29:44 AM

Schematic Design

A106



1 Front
3/16" = 1'-0"



2 Left
3/16" = 1'-0"

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 321 sf = 27%

FRONT UPPER LEVEL
Wall area = 961 sf
Glazing area = 276 sf = 29%

LEFT MAIN LEVEL
Wall area = 511 sf
Glazing area = 76 sf = 15%

LEFT UPPER LEVEL
Wall area = 514 sf
Glazing area = 85 sf = 17%

REAR MAIN LEVEL
Wall area = 860 sf
Glazing area = 103 sf = 12%**

REAR UPPER LEVEL
Wall area = 962 sf
Glazing area = 184 sf = 19%

RIGHT MAIN LEVEL
Wall area = 511 sf
Glazing area = 88 sf = 17%

RIGHT UPPER LEVEL
Wall area = 514 sf
Glazing area = 128 sf = 25%

**O.H. garage doors preclude 15% minimum.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Masonry area = 562 sf = 47%

LEFT MAIN LEVEL
Wall area = 511 sf
Masonry area = 181 sf = 35%

REAR MAIN LEVEL
Wall area = 860 sf
Masonry area = 144 sf = 17%

RIGHT MAIN LEVEL
Wall area = 511 sf
Masonry area = 181 sf = 35%

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level ceiling height is 9'.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- □ Stone chimney penetrations appear as oversized massing elements where provided.
  N/A.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- □ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.
  Head and sill trim have been provided to accommodate the 'Mountain Modern' vernacular.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- □ Walled entry courtyards provided where shown.
  N/A.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- □ Exposed structural elements provided.
  Does not for future maintenance simplification.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- ■ Stone on front facade meets 20 percent minimum.
  O.H. garage doors preclude 20%. 17% provided.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- □ Garage door recessed a minimum 2 feet from the front facade.
  N/A.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- □ Decorative wood or wood look garage doors provided and recessed from the front plane.
  O.H. garage doors are wood-look, but are located on the rear facade.

MULTIFAMILY REQUIREMENTS
- ■ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS
- ■ Stone or brick at ground floor meets 20 percent minimum on each elevation.
- ■ Residential uses include balconies. Minimum 60 square feet.
- ■ Metal roofed shed roof or awnings provided at building entrance areas. Minimum 6 foot depth for pedestrian weather protection.
- ■ Minimum 15% transparency per each story.
- ■ Multifamily structures shall incorporate stone or brick on the ground floor (20% minimum on each street facing elevation).
- ■ Stone on front facade (20% minimum).

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Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CANNOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ELEMENT DESIGN COLLECTIVE

Mansion Home - Mountain Modern

REVISIONS:

TITLE:

Elevations

1/30/2026 10:03:11 AM

Schematic Design

A201



1 Rear
3/16" = 1'-0"



2 Right
3/16" = 1'-0"

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 321 sf = 27%

FRONT UPPER LEVEL
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HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

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MASSING
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■ Overall massing reads simple and emphasizes horizontal building elements.
■ Pitched roofs appear as a common massing feature.
■ Building height aligns with one or two stories.
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Main level ceiling height is 9'.

ROOF FORM AND OVERHANGS
■ Single pitched roofs dominate.
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N/A.
■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
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Head and sill trim have been provided to accommodate the 'Mountain Modern' vernacular.

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N/A.
■ Entry expression includes exposed wood, stone, and metal siding elements.
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DETAILS
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O.H. garage doors preclude 20%. 17% provided.
■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
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□ Garage door recessed a minimum 2 feet from the front facade.
N/A.
■ Garage door reads decorative and includes small pane windows.
■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
■ Foundations receive veneered or textured or colored finish where exposed to view.
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■ Residential uses include balconies. Minimum 60 square feet.
■ Metal roofed shed roof or awnings provided at building entrance areas. Minimum 6 foot depth for pedestrian weather protection.
■ Minimum 15% transparency per each story.
■ Multifamily structures shall incorporate stone or brick on the ground floor (20% minimum on each street facing elevation).
■ Stone on front facade (20% minimum).

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Mansion Home - Mountain Modern

REVISIONS:

TITLE:
Elevations

1/30/2026 10:03:12 AM

Schematic Design

A202



1 Front
3/16" = 1'-0"



2 Left
3/16" = 1'-0"

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 321 sf = 27%

FRONT UPPER LEVEL
Wall area = 961 sf
Glazing area = 276 sf = 29%

LEFT MAIN LEVEL
Wall area = 511 sf
Glazing area = 76 sf = 15%

LEFT UPPER LEVEL
Wall area = 514 sf
Glazing area = 85 sf = 17%

REAR MAIN LEVEL
Wall area = 860 sf
Glazing area = 103 sf = 12%**

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Glazing area = 184 sf = 19%

RIGHT MAIN LEVEL
Wall area = 511 sf
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RIGHT UPPER LEVEL
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FRONT MAIN LEVEL
Wall area = 1190 sf
Masonry area = 562 sf = 47%

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Wall area = 511 sf
Masonry area = 181 sf = 35%

REAR MAIN LEVEL
Wall area = 860 sf
Masonry area = 144 sf = 17%

RIGHT MAIN LEVEL
Wall area = 511 sf
Masonry area = 181 sf = 35%

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof form presents a gable facing the street.
- ■ Front facade includes a one story porch integrated into the facade.
- ■ Dormers used to add floor area, daylight, and architectural interest.
- ■ Window composition reads as vertically proportioned, with balanced placement.
- ■ Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- ■ Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- ■ Overall massing reads simple and emphasizes vertical building elements.
- ■ Front facing gable reads as the primary form. Side wings absent or secondary.
- ■ Projecting bays and low sloping shed roof elements appear as supporting forms.
- ■ Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- ■ Main roof pitch falls between 6:12 and 12:12.
- ■ Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- ■ Roof overhangs fall between 6 inches and 12 inches.
- ■ Main gable intersects with secondary roof forms where shown.
- ■ Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- ■ Windows read as vertically proportioned single hung or double hung.
- □ Window grouping uses individual units or pairs.
  We show triplets in some locations, but mostly singles and doubles.
- ■ Bay windows, if used, read square or angled.
- ■ Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- ■ Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- ■ Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- ■ Front porch faces the street and stays one story.
- ■ Corner lots use a wrap porch where applicable.
- □ Porch roof form reads forward facing shed or hip.
  Four of the five porch roofs comply. The center porch roof is a gable.
- ■ Porch includes exposed wood and metal elements where detailed.
- ■ Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- □ Railings use turned balusters, square balusters, or steel.
  Upper level deck railings are metal atop an enclosed parapet wall.

DETAILS AND MATERIAL TRANSITIONS
- ■ Detailing reads simplified and ornamentation restrained.
- □ Porch structure shows exposed structural elements where detailed.
  Does not for future maintenance simplification.
- ■ Exposed concrete foundation receives stone or brick cladding.
- ■ Gutters read ogee or half round.
- □ Board and batten wainscot uses coarser spacing where shown.
  N/A
- ■ Rake moldings read ***square*** or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- ■ Covered porch provided. Columns show base, shaft, and capitol.
- ■ Windows orient vertically.
- □ Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
  4" provided. Windows and Doors section above states 4" - 6".
- □ Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
  Garage doors are on rear of building. Glass panels are provided.
- ■ Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- ■ Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- ■ Foundation finish reads veneered, textured, or colored where exposed to view.
- □ Exterior lighting uses shielded fixtures and directs light downward.
  All exterior lighting will be placed beneath roof structure.

MULTIFAMILY ONLY REQUIREMENTS
- ■ Each elevation includes ground floor stone or brick at 10 percent minimum.
- ■ Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- ■ Building includes a covered front porch that addresses the street or a common area.
- ■ Minimum 15% transparency per each story.
- ■ Multifamily structures shall incorporate stone or brick on the ground floor (10% minimum on each elevation)

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Mansion Home - Farmhouse

REVISIONS:

TITLE:
Elevations

1/30/2026 8:58:27 AM

Schematic Design

A203



1 Rear
3/16" = 1'-0"



2 Right
3/16" = 1'-0"

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 321 sf = 27%

FRONT UPPER LEVEL
Wall area = 961 sf
Glazing area = 276 sf = 29%

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Wall area = 511 sf
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FRONT MAIN LEVEL
Wall area = 1190 sf
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MASSING
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- ■ Main roof pitch falls between 6:12 and 12:12.
- ■ Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- ■ Roof overhangs fall between 6 inches and 12 inches.
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- ■ Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- ■ Windows read as vertically proportioned single hung or double hung.
- □ Window grouping uses individual units or pairs.
  We show triplets in some locations, but mostly singles and doubles.
- ■ Bay windows, if used, read square or angled.
- ■ Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- ■ Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
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- ■ Porch includes exposed wood and metal elements where detailed.
- ■ Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
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- ■ Rake moldings read ***square*** or more detailed profile.

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- ■ Windows orient vertically.
- □ Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
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- □ Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
  Garage doors are on rear of building. Glass panels are provided.
- ■ Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- ■ Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- ■ Foundation finish reads veneered, textured, or colored where exposed to view.
- □ Exterior lighting uses shielded fixtures and directs light downward.
  All exterior lighting will be placed beneath roof structure.

MULTIFAMILY ONLY REQUIREMENTS
- ■ Each elevation includes ground floor stone or brick at 10 percent minimum.
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- ■ Building includes a covered front porch that addresses the street or a common area.
- ■ Minimum 15% transparency per each story.
- ■ Multifamily structures shall incorporate stone or brick on the ground floor (10% minimum on each elevation)

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Mansion Home - Farmhouse

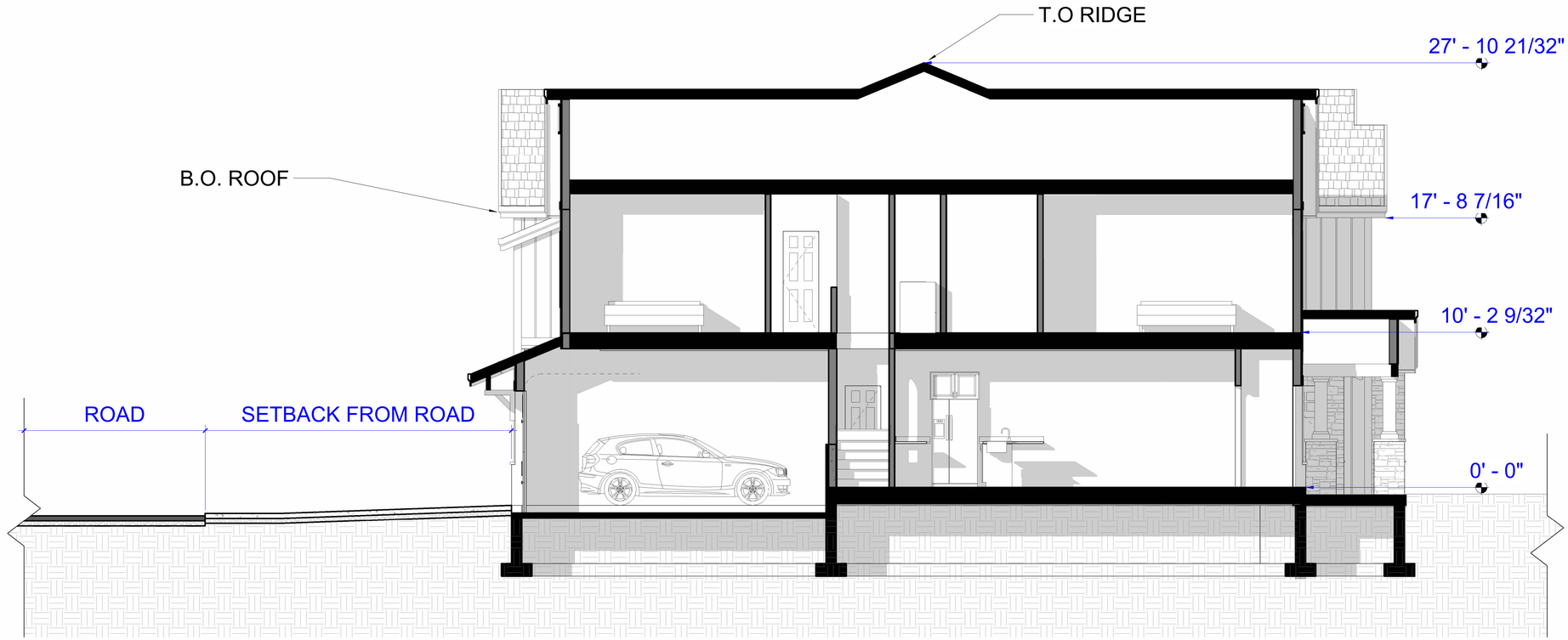
REVISIONS:

TITLE:
Elevations

1/30/2026 8:58:28 AM

Schematic Design

A204



1 **STANDARD ENTRY LEVEL**
1/4" = 1'-0"

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Mansion Home - Farmhouse

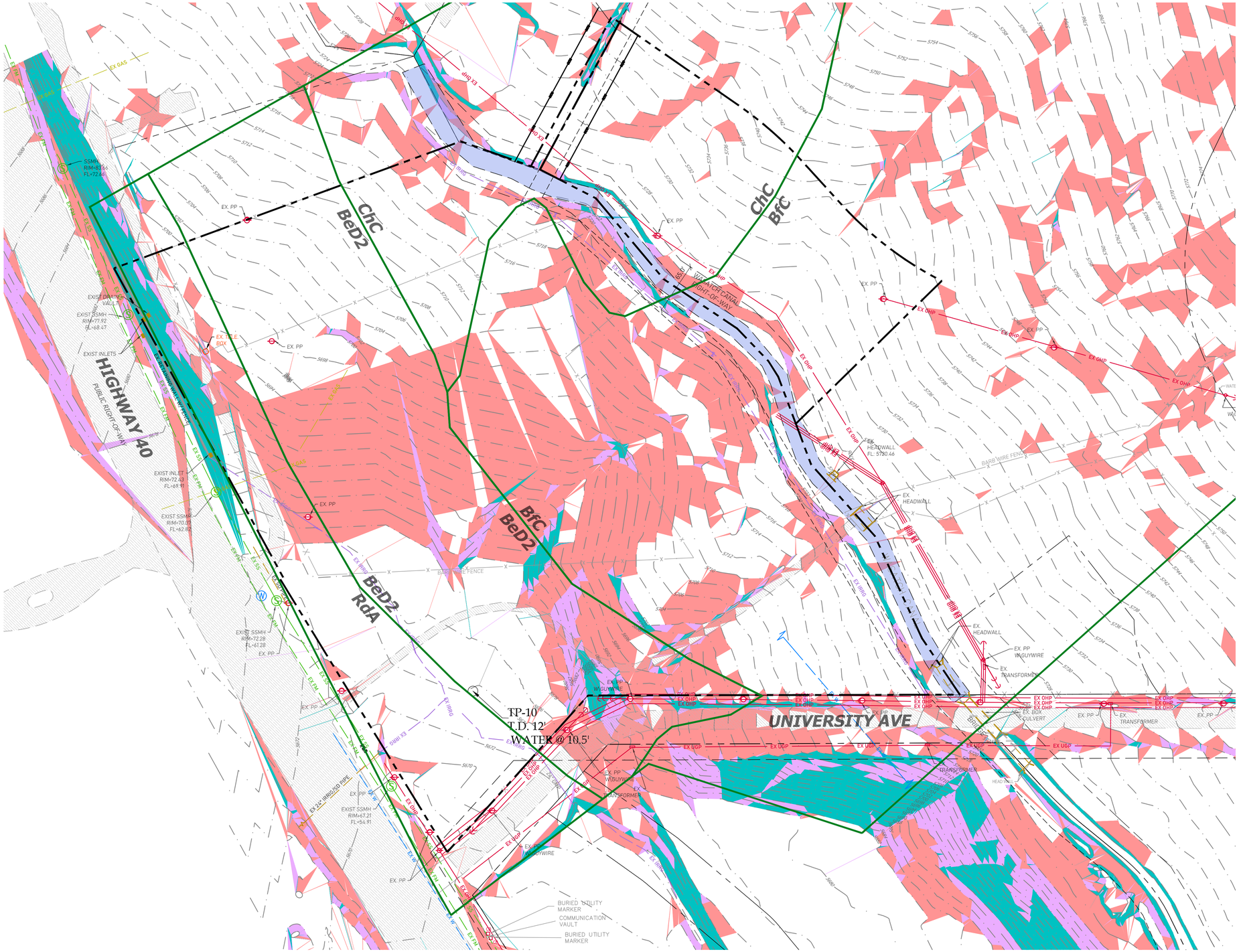
REVISIONS:

TITLE:
Mansion Home Section

2/2/2026 2:19:24 PM

Schematic Design

A300



SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	10.00%	20.00%	
2	20.00%	30.00%	
3	30.00%	1000.00%	

SOIL DATA		
SOIL TYPE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
BeD2 - Bezzant cobbly loam	> 80 INCHES	> 80 INCHES
BfC - Bezzant very cobbly loam	> 80 INCHES	> 80 INCHES
ChC - Clegg cobbly loam	> 80 INCHES	> 80 INCHES
RdA - Rasband loam	> 80 INCHES	> 80 INCHES

SOURCE: NCRS SOIL SURVEY (SOIL LINES SHOWN ARE FOR REPRESENTATION ONLY - REFER TO GEOTECHNICAL REPORT)

SENSITIVE LANDS

FEATURE	IDENTIFIED
STEEP SLOPES	IDENTIFIED ON PLAN
ROCK OUTCROPPINGS	
WETLANDS	
AVALANCHE ZONES	NOT APPLICABLE
INTERMITTENT OR CONSTANT FLOW STREAM CORRIDORS	IDENTIFIED ON PLAN (WASATCH CANAL)
RIDGELINES	
SPRINGS	
SIGNIFICANT GULLIES	
SPECIES PROTECTION	
WILDFIRE/URBAN INTERFACES	NOT APPLICABLE
FLOOD PLAINS	SEE NOTE BELOW
ANIMAL MIGRATION ROUTES	
HERITAGE TREES	
OAK AND MAPLE GROVES	

FLOOD ZONE DESIGNATION

THIS PROPERTY LIES WITHIN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 49051C0116E, EFFECTIVE DATE: MARCH 15, 2012.

NOTICE TO CONTRACTORS

THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.

811 Know what's **below.** **Call** before you dig.

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE

FINCH CREEK

HIGHWAY 40 & UNIVERSITY AVE.
HEBER CITY | WASATCH COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

SENSITIVE LANDS ANALYSIS

SHEET NO.

C0.10

CHRISTINA MARSIELLO C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\C0.20 SENSITIVE LANDS PLAN 2/19/2026 6:07 AM

Expected Modifications to Development Agreement

Prior to current ownership, the City Council approved a Development Agreement for the Finch Creek Project. The Applicant is in the process of reviewing and refining modifications for consideration by City Council. Chief among the changes will be updating the procedural history to account for the fact that the annexation has occurred, updating references to plans and studies adopted over the past few years, and amending an affordable housing agreement to bring it into alignment with the current City Code and practice. At the present time, the Applicant intends to request consideration of exceptions along the following general lines:

1. An exception to any requirement that a retail center or commercial office development be required within the Property; however, Property Owner shall be entitled to construct and use one detached building for the purposes of a clubhouse and wellness center for residents of Finch Creek in the approximate location and size shown on the Site Plan.
2. Property Owner may meet Parks requirements by providing amenities (a courtyard, pickleball court, and dog park) as generally provided on the Site Plan. In light of the open space, Property Owner shall be exempt from the requirement of City Code sections 18.21.050.2.8 and 18.21.050.2.9.
3. The Sensitive Lands Analysis shows minor areas where the slope may exceed thirty percent (30%). Notwithstanding the analysis, Property Owner shall be entitled to develop and construct buildings and infrastructure in the approximate location shown on the Site Plan on areas exceeding twenty percent (20%) or thirty percent (30%) slope.
4. The Property Owner shall be permitted to use private roads, measured from thirty-two (32) feet from back of curb to back of curb, and sidewalk in the approximate location shown and as generally shown on the Site Plan.
5. The glazing requirement for the first story of residential units within the Property may be ten percent (10%).
6. Property Owner shall be entitled to count both the driveway and garage towards the parking requirements of each residential unit to meet the requirements of Chapter 18.72 of the City Code. In light of the driveway and garage parking spaces, Property Owner shall not be required to construct any additional on-street or off-street parking, other than that shown generally on the Site Plan.
7. Property Owner shall not be required to meet the scenic buffer requirements for the portion of the project connected to Multan Lane.
8. Based on the landscape buffering and viewpoint from Highway 40, the Project shall be excepted from the monotony requirements, presently codified in City Code section 18.21.030.3.1, except that the Project shall contain a mix of styles, as conceptualized in the Site Plan.
9. To facilitate access, roads and hard surfaces are permitted and may be constructed in the approximate location shown on the Site Plan within the seventy-five foot (75') setback ordinarily required for the scenic buffer under City Code section 18.21.010.1.4.

10. Property Owner shall be entitled to develop the project according to the building siting, street layout, street network, blocks, block lengths, sidewalks, connectivity, landscaping screening, access, and trails as generally shown in the approximation location of the Site Plan, notwithstanding any requirements of the City's Vested or Future Laws.

11. The trail shown on the Site Plan near the courtyard and greenspace shall count as a sidewalk for the purpose of meeting the requirements of a courtyard.

Planning Commission Staff Report

MEETING DATE: 7/14/2026

SUBJECT: Public Hearing: Development Agreement for State Automotive 425 West 100 South (Planner Jacob Roberts)

RESPONSIBLE: Jacob Roberts

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

The property owners of the property located at 425 West 100 South are requesting a Development Agreement that would allow them to demolish the existing auto body shop and replace it with a new auto body shop within the exact same footprint as the existing building. The property is zoned C-2, which does not permit auto body repair as an allowed use. Therefore, a Development Agreement is required to allow the existing building to be demolished and replaced without losing its legal nonconforming (grandfathered) use. The use has been maintained because the auto body shop has not experienced a lapse in its business license for longer than one year.

RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation for the State Automotive Development Agreement with the findings and conditions outlined below.

BACKGROUND

An auto body shop has been operating on this property since at least the 1930s. The longtime owners have decided to sell the property, and the prospective owners currently operate high-end auto body shops in Salt Lake County. Much of their clientele is located in Wasatch County and the surrounding communities, as they primarily specialize in Toyota vehicles that have been modified for off-roading and overlanding.

There are several legal considerations associated with this property. First, auto body repair is no longer a permitted use in the C-2 Zone, making the existing use a legal nonconforming use. Additionally, the existing building is in disrepair and will need to be replaced. If the current building were demolished, the legal nonconforming (grandfathered) use would be extinguished. The new property owners would like to continue the existing use while upgrading the building. The replacement building will also feature increased interior clear height to accommodate modern vehicle lifts in each service bay. Although the interior ceiling height will increase, the overall height of the replacement building will not exceed that of the existing structure. To accomplish this, a Development Agreement is required.

On March 3, 2026, this item was presented to the City Council during a work meeting. The Council expressed interest in working with the prospective property owners to preserve what they described as a "historic use." The proposed Development Agreement would also facilitate cleanup of the property and improvements that would significantly enhance the streetscape along 100 South.

The adjoining property to the east (108 South 400 West) is also owned by the State Automotive group. Unlike the subject property, this parcel will be required to comply with all applicable C-2 Zone requirements. The applicants anticipate constructing an office for the auto body shop on this site, along with a second-floor apartment for business employees. The Council expressed a strong interest in seeing this corner improved in a manner consistent with the requirements of the C-2 Zone. Specifically, the Council directed staff to ensure the Development Agreement addresses proper vehicle storage, appropriate screening from the surrounding residential properties, architectural design compatible with the Historic Core, demolition of the existing residence on the adjoining property, cleanup of the site, and an implementation timeline of two to three years.

The Mayor and City Council also requested that an environmental review be completed. That review has been conducted and the findings are discussed in the Discussion section below.

DISCUSSION

The auto body shop has operated at this location for many years. Auto body repair was a permitted use within the C-2 Zone until the Municipal Code was amended on April 14, 2020. At that time, the use became a legal nonconforming use and was allowed to continue, provided it was not discontinued or otherwise extinguished. The business has continued to operate since that date and has maintained its legal nonconforming status. The use may continue so long as it is not discontinued for more than twelve (12) consecutive months and no substantial modifications are made that would terminate its legal nonconforming status.

The General Plan designates this area as the Historic Core Neighborhood. Primary land uses include single-family dwellings on smaller lots, townhomes, duplexes, triplexes, flexible infill housing, and small multifamily buildings, with consideration given to bonus densities for high-quality architecture. Secondary uses include small-scale retail and restaurant uses at connective and corner locations, bed and breakfasts, community gardens, public facilities, and churches. The General Plan describes the Historic Core Neighborhood as a mixed residential area that emphasizes a variety of housing types, strong street connections to downtown and the tourist center, and a pedestrian- and bicycle-friendly environment. In discussing this proposal, the City Council indicated that the existing auto body shop represents a historic use and is generally consistent with the intent of the General Plan.

The primary purpose of the Development Agreement is to allow the existing building to be demolished and replaced while allowing the legal nonconforming use to continue. The replacement building will provide additional interior clear height to accommodate modern vehicle lifts in each service bay. While the building will be redesigned to better serve the business, the overall height of the new structure will not exceed the height of the existing building. The replacement building has also been designed to improve site functionality. In addition to providing sufficient interior height for modern vehicle lifts, the building includes two pull-through service bays, which will improve on-site circulation and reduce vehicle maneuvering within the site. Very few additional exceptions to the Municipal Code are being requested. During the work meeting, the City Council directed staff to incorporate several specific provisions into the Development Agreement. Subject to any revisions

requested by the Planning Commission or City Council, the proposed Development Agreement is anticipated to include the following:

1. The existing building shall be demolished and replaced.
2. The legal nonconforming use (automotive maintenance and repair) shall not be extinguished as a result of demolishing the existing building.
3. The residence on the adjacent property (108 South 400 West) shall be demolished, and the lot shall be maintained until it is redeveloped.
4. The property shall be appropriately screened from all surrounding properties through landscaping, an 8-foot-tall fence, and other screening measures as necessary.
5. The rear yard shall be hard surfaced and maintained in an orderly manner for vehicle storage.
6. The design of the new building shall comply with the applicable C-2 and C-3 Design Criteria.
7. All required parking shall be provided on the property.

A note on parking: Parking requirements for this property will be based on the proposed use, which is classified as Personal Service Shops. This use requires four (4) parking stalls for every 1,000 square feet of net floor area. Because the proposed building contains 2,422 square feet, approximately ten (10) parking stalls will be required. However, because the property is located within the Designated Mixed Use Village Center, alternative parking provisions are available. These include allowing up to one-half of the available on-street parking to count toward the parking requirement, and the use of shared parking arrangements where applicable. The applicant has also proposed locating employee parking to the rear of the site with access provided from the existing easement off 200 South, helping separate customer and employee traffic. Vehicles awaiting repair will be stored within designated areas on the site and screened from neighboring residential properties in accordance with the Development Agreement.

A Phase I Environmental Site Assessment was conducted, and the report is included as an attachment to this staff report. The assessment concluded that no further environmental investigation is recommended at this time. However, the report notes that the existing in-ground automotive lifts are older and typically contain hydraulic oil, which is known to leak, particularly around the surface collar. If the lifts are to remain in service, the hydraulic oil should be removed and replaced with environmentally friendly vegetable-based oil. If the lifts are not intended to be reused, they should be removed and properly disposed of, and any contaminated soil should also be removed.

FISCAL IMPACT

N/A

CONCLUSION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Development Agreement for State Automotive, subject to the following findings and conditions.

Findings

1. The existing auto body repair business is a legal nonconforming use that has remained active and has not been discontinued for more than twelve (12) consecutive months.
2. The proposed Development Agreement will allow the existing building to be replaced while preserving the property's legal nonconforming use.

3. The proposed Development Agreement will improve the appearance and functionality of the property by replacing the deteriorated building with a new structure that meets modern operational needs while remaining no taller than the existing building and complying with the applicable C-2 and C-3 Design Criteria.
4. The proposal is generally consistent with the intent of the Historic Core Neighborhood designation of the General Plan by preserving a long-standing historic use while improving the quality and appearance of the site.
5. A Phase I Environmental Site Assessment has been completed and determined that no further environmental investigation is necessary at this time, provided the recommendations regarding the existing in-ground automotive lifts are implemented.

Conditions

1. The Development Agreement shall permit demolition of the existing building while preserving the property's legal nonconforming automotive maintenance and repair use.
2. The replacement building shall comply with all applicable C-2 and C-3 Design Criteria unless otherwise modified by the approved Development Agreement.
3. The residence located at 108 South 400 West shall be demolished, and the property shall be maintained in a clean and orderly condition until it is redeveloped.
4. The site shall provide adequate screening from adjacent residential properties through landscaping, an eight-foot (8') privacy fence, and any additional screening required by the City.
5. The rear yard shall be hard surfaced and maintained in an orderly manner for vehicle storage. Vehicle storage shall be limited to designated areas shown on the approved site plan.
6. All required parking shall be provided in accordance with the Heber City Municipal Code or through an approved alternative parking arrangement permitted within the Designated Mixed Use Village Center.
7. Prior to issuance of a building permit, the applicant shall address the recommendations contained in the Phase I Environmental Site Assessment regarding the existing in-ground automotive lifts, including removal or replacement of hydraulic fluids and proper removal of the lifts and any impacted soils, if applicable.
8. The Development Agreement shall establish an implementation timeline for demolition of the existing buildings and completion of the site improvements, consistent with the direction provided by the City Council.
9. Construction of the replacement building shall commence and the building shall be substantially completed within three (3) years of the effective date of the Development Agreement, unless an extension is approved by the City Council through an amendment to the Development Agreement.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve the Development Agreement for State Automotive** as presented, with the findings and conditions as presented in the conclusion above.

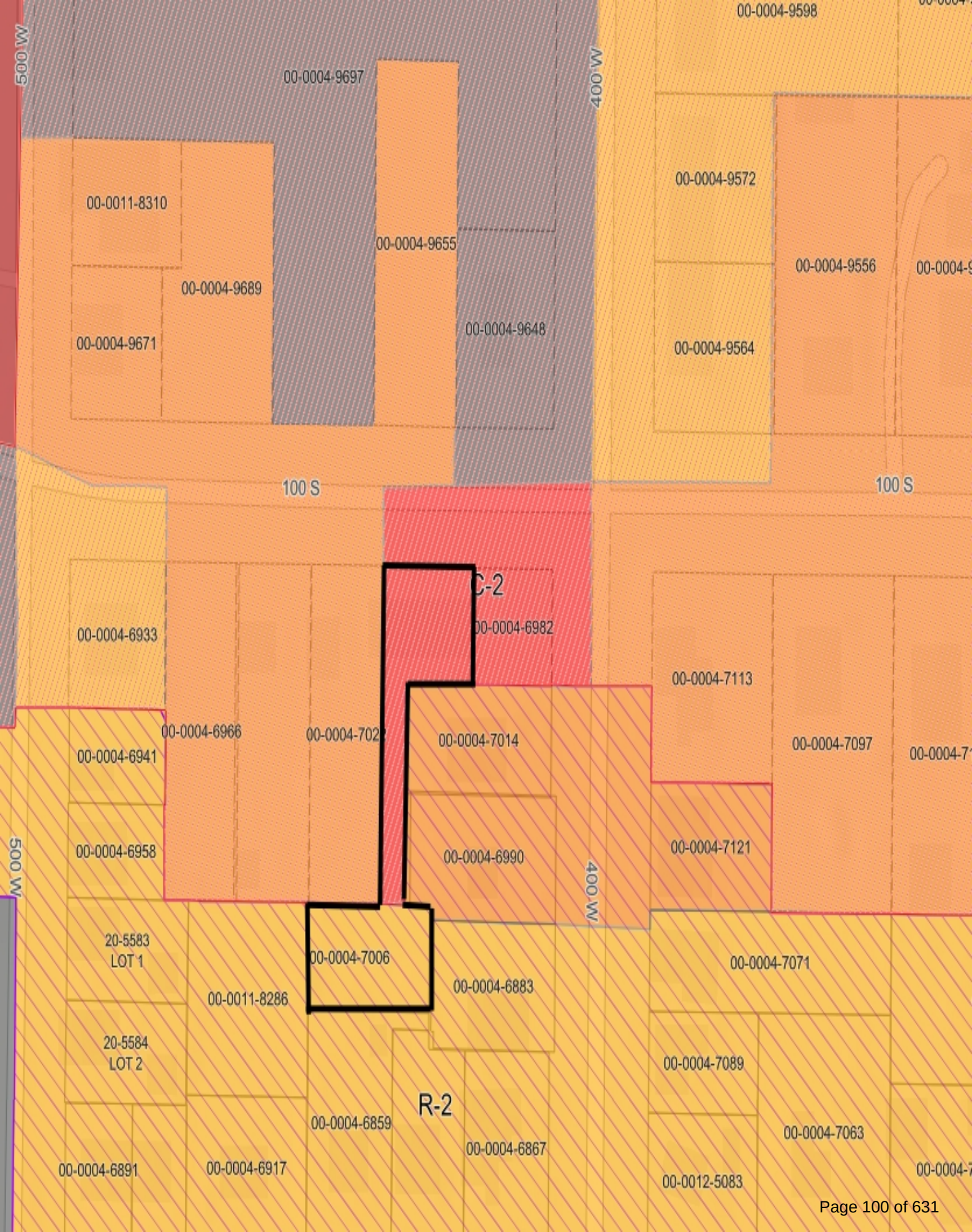
POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jacob Roberts, Planner

EXHIBITS

1. Zoning and Area Map
2. State Automotive 2026-02-23
3. 2026-03-004 West 100 South, Heber City, UT - Phase I ESA Complete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00-0012-5083

STATE AUTOMOTIVE

HEBER CITY, UT



PROJECT VICINITY MAP

NTS



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S5.2	STRUCTURAL DETAILS

CODE ANALYSIS

CODE CATEGORY	CODE REFERENCE	CODE REQUIREMENTS	ACTUAL BUILDING DESIGN
APPLICABLE BUILDING CODES		2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2020 NATIONAL ELECTRICAL CODE 2021 UNIFORM CODE FOR BUILDING CONSERVATION 2021 INTERNATIONAL FIRE CODE	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2020 NATIONAL ELECTRICAL CODE 2021 UNIFORM CODE FOR BUILDING CONSERVATION 2021 INTERNATIONAL FIRE CODE
OCCUPANCY	304.1, 306.2	B, BUSINESS	B, BUSINESS
OCCUPANCY SEPARATION	TABLE 508.4	SEPARATION NOT REQUIRED	SEPARATION NOT PROVIDED
CONSTRUCTION TYPE	CHAPTER 6	TYPE VB	TYPE VB
ALLOWABLE FLOOR AREA	TABLE 506.2	B 9,000 SF ALLOWABLE NOT SPRINKLED	LEVEL 1 - 2,402 S.F.
AREA MODIFICATIONS	SECTION 506 EQUATION 5-3	Aa = {At+[At x If] + [At X Is]}	AREA MODIFCATIONS NOT NEEDED
MAXIMUM HEIGHT	TABLE 504.3	B: 40' - 0" MAX (S)	BUILDING HEIGHT: 20' - 0"
MAXIMUM STORIES	TABLE 504.4	B: 2 STORIES MAX (S)	BUILDING: 1 STORY
OCCUPANT LOAD	TABLE 1004.5	SEE OCCUPANCY SCHEDULE ON SHEET G1.1	SEE OCCUPANCY SCHEDULE ON SHEET G1.1
ROOF COVERING	TABLE 1505.1	CLASS C FIRE-RESISTANCE	CLASS A METAL ROOF
DRAFT STOPS	SECTION 717.4	NOT REQ'D	NOT REQ'D
FIRE-PROTECTION SYSTEMS	SECTION 903.2.1.4	AUTOMATIC FIRE SPRINKLING SYSTEM NOT REQUIRED	AUTOMATIC FIRE SPRINKLING SYSTEM NOT PROVIDED
EXITS	TABLE 1006.2.1	2 MIN REQ. EXITS PER OCCUPANT LOAD 1-500	TWO ACCESSIBLE EXITS PROVIDED
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE	TABLE 1006.2.1	OCCUPANT LOAD GREATER THAN 49:75' MAX. ETD WITH OUT AUTOMATIC FIRE SPRINKLING SYSTEM	COMMON PATH OF EGRESS TRAVEL DISTANCE <75'
FACILITY ACCESSIBILITY	SECTION 1104	LEVEL 1 ACCESSIBILITY REQUIRED	LEVEL 1 ACCESSIBILITY PROVIDED
PLUMBING FIXTURES	TABLE 2902.1	W.C. MALE & FEMALEI 1/50, LAVS MALE & FEMALE; 1/40 D.F.: 1 SERVICE SINK 0	PROVIDED:1 W.C. MALE & FEMALE; 1LAVS M & F; 0 D.F.; 1 S.S.

PROJECT CONTACTS

ARCHITECTURAL
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HEBER CITY, UTAH 84032
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(435) 654-6600
ADAM HUFF

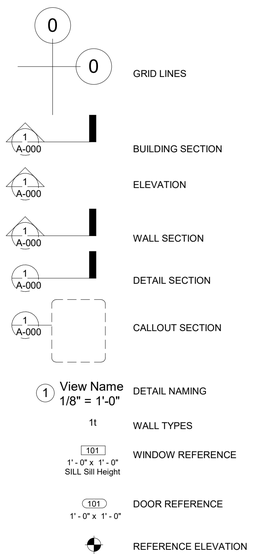
DEFERRED SUBMITTALS:

NONE

SCOPE OF WORK:

DEMO AND REBUILD WALLS OUT OF WOOD. EXISTING SHOP. REMOVE AND REPLACE ROOF TO INCREASE CEILING HEIGHT. REMOVE AND REPLACE HVAC AND ELECTRICAL THROUGHOUT BUILDING.

SYMBOL LEGEND



ABBREVIATIONS

ALUM.	ALUMINUM	INT.	INTERIOR
APPROX.	APPROXIMATE	INSUL.	INSULATION
B.U.	BUILT UP	MAX.	MAXIMUM
B.W.	BOTH WAYS	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MTL.	METAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	P.	POWER
CONST.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PNTD.	PAINTED
D.F.	DRINKING FOUNTAIN	R.D.	ROOF DRAIN
DIA.	DIAMETER	REG.	REGULAR
DN.	DOWN	R.S.	ROUGH SAWN
DWG.	DRAWING	REQ'D	REQUIRED
DTL.	DETAIL	REV.	REVISED
EA.	EACH	RM.	ROOM
E.F.	EXHAUST FAN	R.O.	ROUGH OPENING
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
ELEC.	ELECTRIC/ELECTRICAL	SHT.	SHEET
ELEV.	ELEVATION	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EXIST.	EXISTING	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
F.D.	FLOOR DRAIN	STRUCT.	STRUCTURAL
FDN.	FOUNDATION	SYS.	SYSTEM
FIN.	FINISH	T&B	TOP AND BOTTOM
FLR.	FLOOR	T&G	TONGUE AND GROVE
F.R.	FIRE RATED	T.O.	TOP OF
FTG.	FOOTING	T.O.F.	TOP OF FOOTING
G	GAS	T.O.P	TOP OF PIER
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALL
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED	T.S.	TUBULAR STEEL COLUMN
G.W.B.	GYPSUM WALL BOARD	U.N.O.	UNLESS NOTED OTHERWISE
G.L.B.	GLU-LAM BEAM	U.P.	UNDER GROUND POWER
H.B.	HOSE BIBB	VERT.	VERTICAL
HD.	HEAD	V.T.R.	VENT THRU ROOF
H.M.	HOLLOW METAL	VCT	VINYL COMPOSITE TILE
HOR.	HORIZONTAL	W	WATER
HW.	HALLWAY	WD.	WOOD
		WC.	WATER CLOSET
		W /	WITH
		WP.	WATERPROOF
		W.R.	WELDED WIRE FABRIC
		W.W.M.	WOVEN WIRE MESH

epic ENGINEERING

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GENERAL NOTES CONSTRUCTION:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.

3. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ENGINEER PRIOR TO COMMENCING RELATED WORK.

4. COORDINATE WITH STRUCTURAL PLANS FOR LOCATION OF SHEAR WALLS, COLUMNS, BEAMS, STEEL FRAMES, ETC. AS REQUIRED.

5. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS AND / OR PLANS FOR LOCATION OF EQUIPMENT, FIXTURES, SCHEDULES, REQUIREMENTS, ETC. AS NEEDED.

6. COORDINATE WITH OWNER AND / OR ENGINEER FOR INTERIOR FINISHES.

7. AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

8. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY SECTION 2304.11 OF THE 2021 IBC. WHERE REQUIRED PROTECTION FORM DECAY SHALL BE PROVIDED BY THE USE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

A. JOISTS GIRDERS AND SUBFLOOR: WHERE WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOOR WITH OUT JOISTS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITH THE PERIMETER OF THE BUILDING FOUNDATION, THE FLOOR ASSEMBLY (INCLUDING POSTS, GIRDERS, JOISTS AND SUB FLOOR) SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

B. WOOD SUPPORTED BY EXTERIOR FOUNDATION WALLS: WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

C. EXTERIOR WALLS BELOW GRADE: WOOD FRAMING MEMBERS AND FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE SHALL BE OF APPROVED NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

D. SLEEPERS AND SILLS: SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

E. GIRDER ENDS: THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A 1/2" AIR SPACE ON TOP, SIDES AND END, UNLESS NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD IS USED.

F. WOOD SIDING: CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

G. POSTS OR COLUMNS: POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE OR MASONRY SLAB OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
EXCEPTIONS:
1. POSTS OR COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTED AT LEAST 1" ABOVE THE SLAB OR DECK AND 6" ABOVE EXPOSED EARTH, AND ARE SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.

2. POSTS OR COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING, SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT GREATER THAN 8" FROM EXPOSED GROUND, AND ARE SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.

H. SUPPORTING MEMBER FOR PERMANENT APPURTENANCES: NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE UTILIZED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE SUCH MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHAND OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

I. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER DESIGNER, OR AT MINIMUM DOUBLE JOISTS. WHEN USING FLOOR TRUSSES USED 2 X 4 BLOCKING AT 24" O/C MEET REQUIREMENTS.

9. FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OF (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED PER SECTION 717.2 OF THE 2021 IBC.

10. STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1009 OF THE 2021 IBC.

A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 44 INCHES CLEAR WIDTH. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2" FROM EACH SIDE OF A STAIRWAY.

B. HEADROOM: STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

C. STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTH SHALL BE 11 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

D. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 0.375 INCH MEASURED AT A RIGHT ANGLE TO THE TREADS LEADING EDGE.

E. STAIRWAY LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THEN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48 INCHES WHERE THE STAIRWAY HAS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO A LANDING.

F. STAIRWAY CONSTRUCTION: ALL STAIRWAYS SHALL BE BUILD OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION.

G. OUTDOOR CONDITIONS: OUTDOOR STAIRWAYS AND OUT DOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

H. ENCLOSURES UNDER STAIRWAYS. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACE UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAYS ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.

11. HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1012 OF THE 2021 IBC

A. HEIGHTS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

B. HANDRAIL GRASPABILITY: HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGE SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.

C. CONTINUITY: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWELL POSTS OR OTHER OBSTRUCTIONS.

D. HANDRAIL EXTENSIONS: HANDRAILS SHALL RETURN TO A WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HAND RAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. AT STAIRWAYS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM RAMPS.

E. CLEARANCE: CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

F. PROJECTIONS: ON RAMPS, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AND RAMPS AT EACH HANDRAIL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED.

G. INTERMEDIATE HANDRAILS: STAIRWAYS SHALL HAVE INTERMEDIATE HANDRAILS LOCATED IN SUCH A MANNER SO THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30 INCHES OF A HANDRAIL.

12. GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1013 OF THE 2021 IBC.

A. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
WHERE GLASS IS USED TO PROVIDE A GUARD OR AS A PORTION OF THE GUARD SYSTEM, THE GUARD SHALL ALSO COMPLY WITH SECTION 2407 OF THE 2021IBC.

B. HEIGHT: REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

C. OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.

D. MECHANICAL EQUIPMENT: GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS, ROOF HATCH OPENINGS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH APPLIANCE, EQUIPMENT, FAN OR COMPONENT.

E. ROOF ACCESS: GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER.

13. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS IDENTIFIED IN SECTION 2406.3 AND SHALL MEET THE REQUIREMENTS PER SECTION 2406 OF THE 2021 IBC.

14. COORDINATE WITH MECHANICAL AND PLUMBING ON PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATION. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, IBC AND IPC CODES FOR INSTALLATION REQUIREMENTS.

15. COORDINATE WITH ELECTRICAL PLANS FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

16. PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF SILICON BASE CAULK APPROVED BY ENGINEER.

17. APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS.

ARCHITECTURAL:

1. GRADING SHALL SLOPE A MINIMUM OF 6 INCHES IN THE FIRST 10'-0" AWAY FROM BUILDING.

2. PATIO TO BE 4" CONCRETE SLAB OVER MINIMUM 4" COMPACTED GRAVEL. SLOPE MINIMUM OF 1/8" PER FOOT TO DRAIN AWAY FROM BUILDING. PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 @ 24 " O/C.

3. GYPSUM BOARD TO BE 1/2" THICK (UNLESS NOTED OTHERWISE ON PLANS) ATTACHED TO FRAMING W/ APPROVED SCREWS AS PER MFG. PROVIDE A LEVEL 4 FINISH AS PER INDUSTRY STANDARDS. PROVIDE SQUARE CORNER BEAD / TRIM FINISH. WALLS TO HAVE SMOOTH FINISH TYPICAL, CEILING TO HAVE SMOOTH FINISH TYPICAL.

4. PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL WET LOCATIONS.

5. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR PROVIDE TEMPERED OR LAMENTED SAFETY GLASS DOORS AND ENCLOSURES WHERE INDICATED ON PLANS.

ELECTRICAL NOTES:

1. THE ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.

3. ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.

4. ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE IBC AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDE 36" DEPTH AND 6'-6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

5. ALL STRUCTURED WIRING TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.

MECHANICAL NOTES:

1. THE MECHANICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

2. THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A ONE YEAR WARRANTY AFTER OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

3. LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

4. SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ENGINEER.

5. EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR PROVIDE ACOUSTICAL INSULATION GRILLS, CAPS, ETC.

6. THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. THESE DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILL, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT.

7. REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RETURN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

8. INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS AND GARAGES.

9. PROVIDE COMBUSTION AIR TO BOTH THE FURNACE AND WATER HEATER.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE SUBMITTING A BID OR PROCEEDING WITH ANY PORTION OF THE WORK

2. WHENEVER QUESTIONS ARISE OR CONDITIONS ARE ENCOUNTERED WHICH ARE NOT COVERED BY OR ARE IN CONFLICT WITH THE CONTRACT DOCUMENTS, CONTACT PROJECT CONSULTANTS PRIOR TO TAKING ANY FURTHER ACTION.

3. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, U.N.O.

4. DO NOT SCALE DRAWING FOR DIMENSIONS.

5. DIMENSIONS NOTED AS N.T.S. ARE TO BE VERIFIED.

6. ALL WOOD IN CONTACT WITH A WITHIN 8" OF SOILS IS TO BE FIELD TREATED FOR MOISTURE, RODENT AND INSECT PROTECTION

7. THE CONTRACTOR SHALL COORDINATE THE SEQUENCING OF WORK WITH THE OWNER AND ARCHITECT TO MEET THE OWNERS SCHEDULE.

8. CONTRACTOR SHALL LEAVE WORK AREAS BROOM CLEAN AND FREE OF TOOLS, EQUIPMENT, ECT.. AT THE END OF EACH SHIFT. ALL CONSTRUCTION ACTIVITY SHALL BE CONTAINED WITHIN CONSTRUCTION BARRICADES OR FENCES. CONTRACTOR SHALL PROTECT OWNERS EXISTING CONSTRUCTION AND EQUIPMENT ADJACENT TO NEW CONSTRUCTION. CONTRACTOR SHALL CLEAN ALL SURFACES TO "LIKE NEW" CONDITION AT THE COMPLETION OF WORK.

9. PROVIDE WATER SUPPLY ROUGH-IN AND ELECTRICAL SUPPLY TO IRRIGATION CONTROLS. PROVIDE PVC SLEEVE UNDER PAVEMENTS AND WALKS.

ENERGY NOTES

ENERGY NOTES
1. ALL WORK SHALL COMPLY WITH IECC 2021 REQUIREMENTS.
2. PROVIDE R-VALUES TO MEET OR EXCEED THOSE FOUND IN TABLE C402.2.
ROOF: R-49 CAVITY INSULATION
2x6 WALLS: R-21 CAVITY INSULATION
2x4 WALLS: R-13 CAVITY INSULATION
SLAB: R-10 FOR 36" UN-HEATED SLAB
3. BUILDING ENVELOPE REQUIREMENTS TO MEET OR EXCEED THOSE FOUND IN TABLE 402.4. ALL FENESTRATION TO BE LABELED BY MANUFACTURER AS PER IECC C303.1.3.
OPERABLE WINDOWS U-FACTOR 0.43
FIXED WINDOWS U-FACTOR 0.36
ENTRANCE DOORS U-FACTOR 0.77
GLAZING SHGC 0.40

PLUMBING NOTES:

1. THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

2. THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A ONE YEAR WARRANTY AFTER OWNERS ACCEPTANCE.

3. VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.

4. ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER IBC REQUIREMENTS AND OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.

5. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS.

6. WATER CLOSET TO HAVE 1.6 GAL. MAX. FLUSH TANK.

7. ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

8. WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER AND LOWER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD THE OVERTURNING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURERS RECOMMENDATIONS.

9. PROVIDE FLOOR DRAIN AND OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE.

10. THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.

11. THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.

12. CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.

13. AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.

14. PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.

15. WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.

16. PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.

17. PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE. FOR MULTIPLE FIXTURE USED SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

18. AN EXPANSION TANK IS TO BE INSTALLED ON THE SUPPLY LINE TO THE WATER HEATER

CONSTRUCTION NOTES

DATE

2/23/2026 10:52:12 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. IF NOT 1" ON YOUR SHEET ADJUST ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
BUILDING GENERAL NOTES

PLAN SET: PERMIT

SHEET G0.2

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2/23/2026 10:55:33 AM

OCCUPANCY SCHEDULE							
LEVEL	FUNCTION OF SPACE	ROOM NUMBER	ROOM NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
Not Placed	BUSINESS AREAS	2	EXIST. OFFICE	Not Placed		150	0
Not Placed	BUSINESS AREAS	3	EXISTING BAY 1	Not Placed		150	2
				0 SF			2
LEVEL 1	BUSINESS AREAS	1	EXISTING SHOP	2351 SF		150	12
LEVEL 1	BUSINESS AREAS	4	NEW ADA RESTROOM	60 SF		150	0
				2411 SF			12
				2411 SF			14

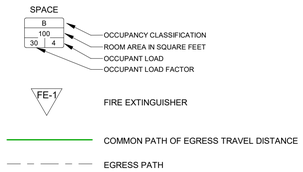
FIRE EXTINGUISHER SCHEDULE				
MARK	COUNT	MINIMUM RATING	MOUNT METHOD	REMARKS
FE-1	4	2-A	WALL HOOK	
FE-2	1	5-B	WALL HOOK	

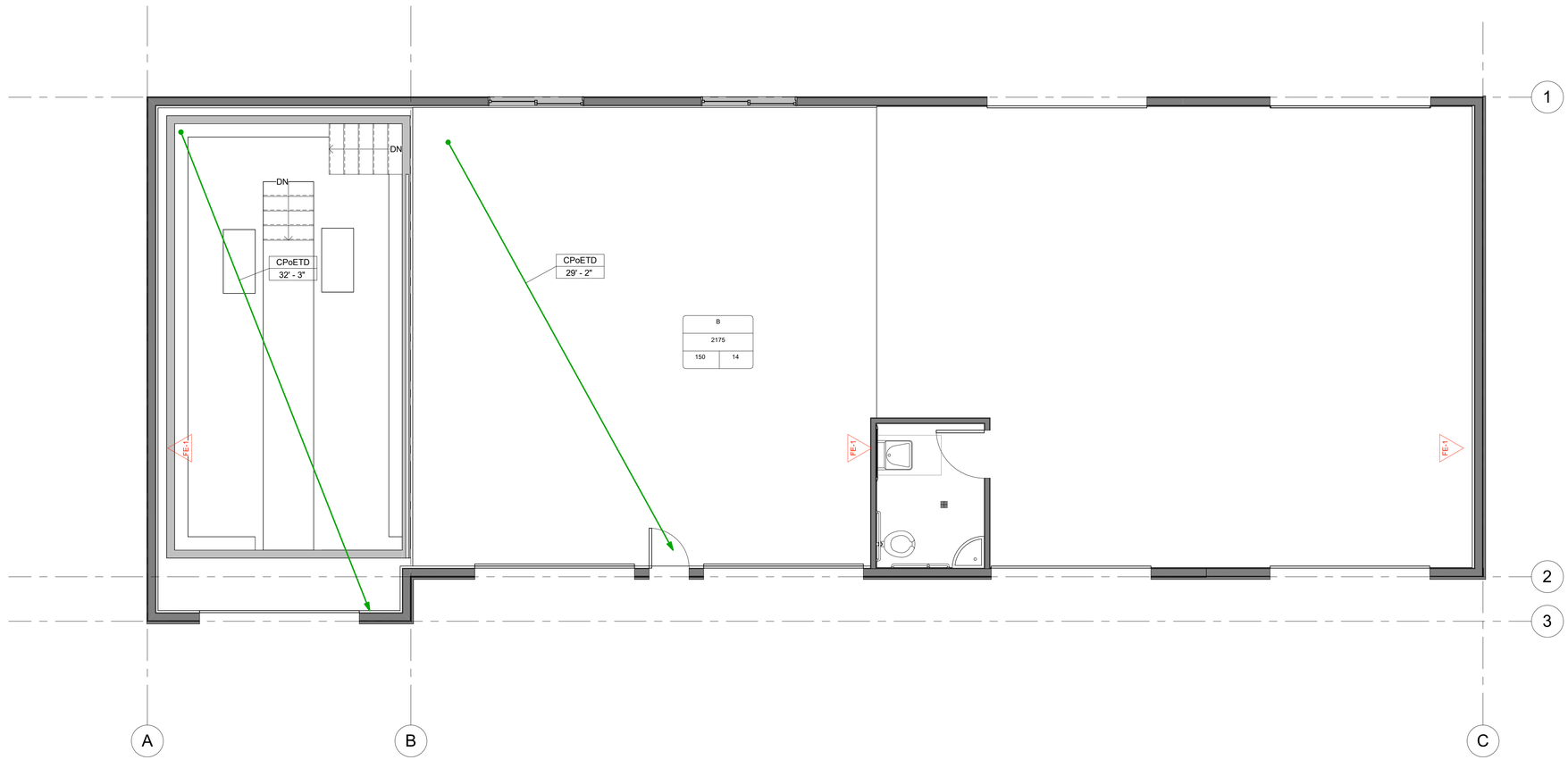


NOTE: ADA Accessible Guideline 4.4 Cabinets and Fire Extinguishers projecting from walls with their leading edges between 27 inches and 80 inches above the finished floor shall protrude no more than 4 inches into walks, halls, corridors, passageways, or aisle.

1 FIRE EXTINGUISHER CABINET MOUNTING HEIGHT
N.T.S.

EGRESS PLAN LEGEND





2 FLOOR PLAN - LEVEL 1 EGRESS
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE
2/23/2026 10:55:33 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
LIFE SAFETY PLAN

PLAN SET: PERMIT
SHEET G1.1

S:\Projects\25SM5601.01 State Automotive - Heber\Drawings\Revit\State Mechanic Shop-Heber.rvt

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. UNLESS DETAILED, SPECIFIED, OR OTHERWISE INDICATED ON THE DRAWINGS, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE DETAILS AND GENERAL NOTES. DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS ON DRAWINGS.
3. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
4. ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING BLUE STAKES FOR LOCATION OF ALL UTILITIES. 48 HOURS BEFORE DIGGING.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS.
6. PRESERVE OR RESTORE ALL EXISTING FENCES, ROADS, UTILITIES AND DITCHES.
7. ALL TRACER WIRE TO BE INSTALLED PER DETAIL 1 ON PAGE D1.0.
8. MAINTAIN A 10 FT. MINIMUM HORIZONTAL DISTANCE FROM SEWER FOR ALL CULINARY WATER LINES.
9. MAINTAIN 18 INCHES VERTICAL DISTANCE ABOVE SEWER FOR ALL CULINARY WATER LINES.
10. MINIMUM COVER FROM TOP OF PIPE SHALL BE 4 FEET FOR CULINARY UNLESS SHOWN OTHERWISE.
11. EXISTING PIPES TO BE POT-HOLED PRIOR TO INSTALLATION OF PIPE WITH SUFFICIENT DISTANCE TO ADJUST GRADE OF PIPE BEING INSTALLED.
12. CONTRACTOR SHALL TAKE PICTURES/VIDEO EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
13. CONTRACTOR SHALL NOTIFY THE RESIDENTS A MINIMUM OF 48 HOURS IN ADVANCE OF ALL PLANNED WATER OR ROAD SHUT DOWNS/INTERRUPTIONS OF SERVICE.
14. CONTRACTOR SHALL NOTIFY PLEASANT GROVE PUBLIC WORKS 4 BUSINESS DAYS IN ADVANCE OF PLANNED WATER SHUTOFFS FOR A LIST OF ADDRESSES THAT WILL BE IMPACTED. ONLY CITY EMPLOYEES MAY OPERATE WATER VALVES.
15. MECHANICAL JOINTS RESTRAINTS (I.E. MEGALUG OR EQ.) AND THRUST BLOCKS WILL BE REQUIRED AT ALL BENDS, TEES, FITTINGS, APPURTENANCES, OR WHERE NEEDED UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
16. LATERAL LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE FIELD DETERMINED.
17. CONTRACTOR SHALL PROVIDE A MAINTENANCE OF TRAFFIC (MOT) SHEET FOR TRAFFIC CONTROL DURING CONSTRUCTION.
18. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH UTAH DOT 2024 STANDARD DRAWINGS AND SPECIFICATIONS AND MUTCD STANDARDS.
19. MECHANICAL FLAGGING WILL NOT BE ACCEPTABLE.
20. DURING CONSTRUCTION ON NATHANIEL DRIVE, CONTRACTOR SHALL PROVIDE ONE LANE FOR EASTBOUND TRAFFIC AND ONE LANE FOR WESTBOUND TRAFFIC.
21. DURING CONSTRUCTION ON **100 SOUTH AND 400 WEST**, CONTRACTOR WILL BE ABLE TO CLOSE THE ROAD ENTIRELY WITHIN THE VICINITY OF THE WORK TAKING PLACE. LONG STRETCHES OR LONG DURATIONS OF ROAD CLOSURES WILL NOT BE ACCEPTABLE. CONTRACTOR MUST TAKE NECESSARY MEASURES TO ENSURE THE RESIDENTS HAVE ACCESS TO THEIR DRIVEWAYS.
22. DURING CONSTRUCTION ON **100 SOUTH AND 400 WEST**, THE ROAD WILL BE CLOSED. THE CONTRACTOR DOES NOT NEED TO PROVIDE ANY TRAFFIC CONTROL FOR LARGE VOLUMES OF TRAFFIC. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING THE TRENCH FROM LOCAL TRAFFIC AND PROVIDING SAFE PASSAGE FOR RESIDENTS TO THEIR HOMES ON **100 S, AND 400 W**.
23. INSTALL MANHOLE RIMS, GRATES, AND VALVE BOXES 1/8" BELOW PAVEMENT OR ADJUST AS REQUIRED IN FIELD.
24. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
25. NO PRODUCTS WILL BE FURNISHED BY THE OWNER UNLESS SPECIFICALLY STATED OTHERWISE.
26. CHIPS AND/OR PEA GRAVEL WILL NOT BE ALLOWED AS A PIPE ZONE MATERIAL OR AS AN IMPORT BACKFILL MATERIAL.
27. GRADES ARE STEEP. AS SUCH, ADDITIONAL MAINTENANCE OF CROSS TRENCHES MAY BE NECESSARY AND SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
28. NO MORE THAN 5 DAYS CAN THE PRESSURIZED IRRIGATION LINE BE TURNED OFF FOR ANY SECTION.
29. SAFE CONSTRUCTION PROCEDURES AND WORKING CLEARANCE ARE TO BE MAINTAINED AT ALL TIMES WHILE WORKING NEAR POWER LINES. CONTRACTOR TO FOLLOW ALL APPLICABLE OSHA STANDARDS.
30. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS: THE MOST CURRENT EDITION OF HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS, AND THE MOST CURRENT EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATION MANUAL OF STANDARD SPECIFICATION AND PLANS.
31. MARK ALL SAW CUT LINES, CONCRETE REMOVAL, AND TRENCH PATCHING LIMITS WITH ENGINEER PRIOR TO REMOVAL.
32. COORDINATE ANY SOFT SPOT REPAIR WITH ENGINEER PRIOR TO REMOVAL.
33. CONTRACTOR RESPONSIBLE TO SURVEY ALL EXISTING VALVES/MANHOLES, ETC. AND VERIFY
34. WITH ENGINEER PRIOR TO RAISING EXISTING VALVES/MANHOLES TO GRADE.
35. CONTRACTOR SHALL PROVIDE A STORMWATER POLLUTION PREVENTION BMP PLAN. NO SWPPP OR NOI IS REQUIRED.
36. TRENCH BACKFILL SHOULD BE PLACED IN 4 TO 6 INCH LIFTS IF HAND COMPACTED OR NO MORE THAN 8 INCH LIFTS IF POWER COMPACTED.
37. CLOSE TRENCHES DURING NIGHTTIME CONDITIONS THROUGH THE USE OF BACKFILL, TRENCH PLATES, BARRICADES AND/ OR OTHER APPROVED PROTECTION METHODS.
38. CONTRACTOR PROGRESS CLEANING PROGRAM WILL INCLUDE USING SWEEPER OR VACUUM TRUCK DAILY TO KEEP THE STREETS CLEAN. THE OWNER OR ENGINEER RESERVES THE RIGHT TO SHUT DOWN THE CONTRACTOR WITH NO EXTENSION OF TIME OR COST TO THE CONTRACT IF THE PROJECT PROGRESS CLEANING IS NOT BEING DONE
39. CONTRACTOR MAY PLACE AND TEMPORARILY STOCKPILE EXCAVATED MATERIAL OR IMPORTED MATERIAL ON PAVED ROADWAYS, WHEN THE ASPHALT IS TO BE REMOVED, PROVIDED THE CONTRACTOR PREVENTS MIGRATION OF THE
40. STOCKPILED MATERIAL FROM THE WORK SITE, PROVIDED THE CONTRACTOR FOLLOWS THE REQUIREMENTS OF THEIR STORM WATER POLLUTION PREVENTION PLAN, AND PROVIDED THE CONTRACTOR PREVENTS DAMAGE TO THE EXISTING ASPHALT PAVEMENT FROM EQUIPMENT SCRAPING OR CONSTRUCTION PROCEDURES. CITY MAY IMPOSE RESTRICTIONS ON TEMPORARY STOCKPILES OR REQUIRE RESTITUTION BY CONTRACTOR IF THESE REQUIREMENTS ARE NOT FOLLOWED. ANY DAMAGES INCURRED MUST BE REPAIRED TO EXISTING OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
41. PARTS OF ABANDONED GAS LINE CONTAIN ASBESTOS WRAPPED LINES. IF ENCOUNTERED AND REMOVAL IS REQUIRED CONTACT DOMINION ENERGY FOR PROPER REMOVAL OF ASBESTOS WARPED LINES.
42. GROUND WATER IS EXPECTED AND DE-WATERING WILL BE NECESSARY. ALL DE-WATERING WILL BE INCIDENTAL TO THE BASE BID LINE ITEMS.
43. CONTRACTOR SHALL PROVIDE A MINIMUM 18 INCHES HORIZONTAL SEPARATION BETWEEN SERVICES (I.E. WATERS SERVICE AND IRRIGATION SERVICE).
44. AERIAL UTILITIES ARE NOT ILLUSTRATED IN THE DRAWINGS. ELECTRICAL, CATV, AND TELEPHONE LINES ARE AERIAL. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITIES IF NECESSARY.
45. ANY ABANDONED INFRASTRUCTURE THAT OBSTRUCTS WATER PIPE ALIGNMENT SHALL BE REMOVED AND DISPOSED OF AT NO EXPENSE TO THE GOVERNMENT. ANY VOIDS CAUSED BY REMOVAL OF INFRASTRUCTURE MUST BE BACKFILLED.

CONSTRUCTION NOTES

DATE

12/18/2025 7:13:16 AM

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DRAWN: MS
DESIGNER: AH
REVIEWED: AH

PROJECT # 25SM5601.01

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SCALES

PROJECT NAME:

STATE AUTOMOTIVE

PROJECT LOCATION:

100 SOUTH 400 WEST HEBER CITY, UTAH 84032

SHEET TITLE:

SHEET LEGEND & GENERAL NOTES

PLAN SET: REVIEW

SHEET G0.1

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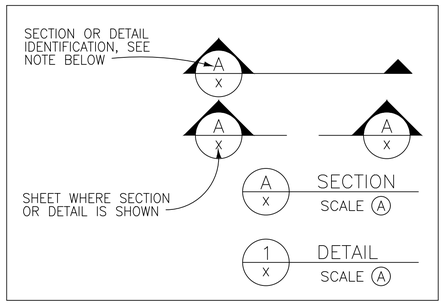
ABBREVIATIONS

@	AT
AC	ASBESTOS CEMENT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE, ADJACENT
AGGR	AGGREGATE
AP	AERIAL POWER
APPROX	APPROXIMATE, APPROXIMATELY
APVD	APPROVED
ARCH	ARCHITECT, ARCHITECTURAL
ARV	AIR RELEASE VALVE
AT	AERIAL TELEPHONE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AUTO	AUTOMATIC
AUX	AUXILIARY
AVRV	AIR & VACUUM RELEASE VALVE
BF	BLIND FLANGE, BOTTOM FACE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK, BEAM
BTWN	BETWEEN
°C	DEGREE CELSIUS
C TO C	CENTER TO CENTER
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CI	CAST IRON PIPE
CLR	CLEAR
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPLG	COUPLING
CTR	CENTER
CU	COPPER
CU FT	CUBIC FEET
CU IN	CUBIC INCH
DBL	DOUBLE
DET	DETAIL
DI	DUCTILE IRON PIPE, DROP INLET
DI	DUCTILE IRON PIPE
DIA, Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DWG	DRAWING
EA	EACH
ECC	ECCENTRIC
EL, ELEV	ELEVATION
ENGR	ENGINEER
ELB	ELBOW
ELEC	ELECTRIC, ELECTRICAL
EOP, EP	EDGE OF PAVEMENT
EQ	EQUIVALENT, EQUATION
EQPT	EQUIPMENT
EX	EXISTING
EXT	EXTERIOR
FC	FLEXIBLE COUPLING
FCA	FLANGED COUPLING ADAPTER
FH	FIRE HYDRANT
FHA	FIRE HYDRANT ASSEMBLY
FIG	FIGURE
FLG	FLANGE
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FOOT, FEET
FTG	FOOTING
°F	DEGREE FAHRENHEIT
G	GAS, GRILLE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GND	GROUND
GP	GUARD POST
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GVL	GRAVEL
HAS	HEADED ANCHOR STUD
HB	HOSE BIB
HC	HOLLOW CORE
HGT, HT	HEIGHT
HORIZ, HOR.	HORIZONTAL
HP	HORSEPOWER
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
I&C	INSTRUMENTATION & CONTROL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
K	RATE OF VERTICAL CURVATURE
KW	KILOWATT
L	LENGTH, LONG
LBS	POUNDS
LB/CU FT	POUNDS PER CUBIC FOOT
LF	LINEAR FEET
LH	LEFT HAND
LOC	LOCATION
LONG	LONGITUDINAL
MATL, MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MG/L	MILLIGRAMS PER LITER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OHE	OVERHEAD ELECTRIC
OPNG, OPG	OPENING
OPP	OPPOSITE
PB	PULL BOX
PC	POINT OF CURVE
PCF	POUNDS PER CUBIC FOOT
PE	PLAIN END
PEP	POLYETHYLENE PIPE
PEPP	POLYETHYLENE PRESSURE PIPE
PERF	PERFORATED
PERIM	PERIMETER
PI	POINT OF INTERSECTION
PLF	POUNDS PER LINEAL FOOT
PLYWD	PLYWOOD
PP	POWER POLE
PRCST	PRECAST
PRESS	PRESSURE
PRI	PRIMARY
PROP	PROPERTY
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH, GAUGE
PSV	PRESSURE SUSTAINING VALVE
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R&R, R/R	REMOVE AND REPLACE
R, RAD	RADIUS, RISER, REGISTER
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN, ROAD
REBAR	REINFORCING BAR
RED	REDUCER
REF, RE	REFER, REFERENCE
REINF	REINFORCING, REINFORCE
REQD	REQUIRED
RH	RIGHT HAND
RND	ROUND
ROW, R/W	RIGHT OF WAY
RPP	
RST	REINFORCING STEEL
S	SEWER, SLOPE
SL	SLOPE
SCHED, SCH	SCHEDULE
SH, SHT	SHEET
SIM	SIMILAR
SLC	SALT LAKE CITY
SPEC	SPECIFICATIONS
SPEC'D	SPECIFIED
SQ,	SQUARE
SQ FT, SF	SQUARE FOOT
SQ IN	SQUARE INCH
SSD	
SS	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
SYMM	SYMMETRICAL
T	TREAD, TOP, TELEPHONE
TB	THRUST BLOCK
T&B	TOP AND BOTTOM
TAN	TANGENT
TBM	TEMPORARY BENCH MARK
TECH	TECHNICAL
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK (NESS)
TOC	TOP OF CURB, CONCRETE
TOP	TOP OF PIPE
TOPO	TOPOGRAPHY
TW	TRACER WIRE
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UD	UNDERDRAIN
UE, UGE	UNDERGROUND ELECTRIC
UNK	UNKNOWN
UNO	UNLESS NOTED OTHERWISE
UP	UNDERGROUND POWER
UT	UNDERGROUND TELEPHONE
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
W	WIDE, WATER
WS	WATER STOP
WT	WEIGHT
YD	YARD

SECTION OR DETAIL IDENTIFICATION SYMBOLS



NOTE:
SECTIONS ARE LETTERED AND DETAILS ARE NUMBERED.

NOTE:

THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS APPEARING ON THIS SHEET MAY NOT BE USED. ABBREVIATIONS ON INDIVIDUAL DRAWINGS TAKE PRECEDENCE OVER THIS SHEET.

UTILITY SYMBOLS

- GUY WIRE
- LIGHT POLE
- (M) POWER METER
- OH LIGHT POLE
- POWER POLE
- UTILITY POLE
- POWER STRUCTURE
- [V] VAULT
- PED–ELECTRICAL
- [J] JUNCTION BOX
- (G) GENERATOR
- (J) JUNCTION
- [E] ENCLOSURE
- MANHOLE (ATTRIBUTE)
- CATCH BASIN
- TELEPHONE SYMBOL
- [T] TELEPHONE PEDESTAL
- PIPE BREAK IN SECTION
- EXISTING WATER VALVE
- NEW WATER VALVE
- FIRE HYDRANT
- [AC] AIR CONDITIONING
- [E] ELECTRICAL MAIN
- E ELECTRICAL SHUT OFF
- FD FIRE DEPT ACCESS POINT
- FD FIRE DEPT ACCESS
- FDC FIRE DEPT CONNECTION
- G GAS SHUTOFF
- NG NATURAL GAS SHUTOFF
- W WATER SHUTOFF
- [M] WATER METER
- PIPE IN SECTION
- PH # POT HOLE

LEGEND

- MONUMENT
- 100 GRADING POINT MARKER
- REACH FLOW LINE
- BASE LINE
- LIMITS OF CONSTRUCTION
- TOP OF SLOPE
- EDGE OF ROAD
- PROPERTY LINE
- 5530 EXISTING MAJOR CONTOUR
- 5531 EXISTING MINOR CONTOUR
- 5530 MAJOR CONTOUR
- 5531 MINOR CONTOUR
- PROPOSED FENCE
- EXISTING FENCE
- {X} FENCE DEMO
- CHAINLINK FENCE
- EROSION CONTROL SILT FENCE
- SEDIMENT BARRIER
- GRADE CHANGE
- EXISTING RAILROAD TRACK
- G NATURAL GAS
- EXISTING NATURAL GAS
- {G} NATURAL GAS ABANDON
- SS SANITARY SEWER
- EXISTING SANITARY SEWER
- {SS} SANITARY SEWER DEMO
- FM SANITARY FORCE MAIN
- EXISTING SANITARY FORCE MAIN
- {FM} SANITARY FORCE MAIN DEMO
- SD STORM SEWER
- EXISTING STORM SEWER
- {SD} STORM SEWER DEMO
- UD UNDERDRAIN
- EXISTING UNDERDRAIN
- {UD} UNDERDRAIN DEMO
- W WATER
- EXISTING WATER
- {W} WATER DEMO
- IRR IRRIGATION
- EXISTING IRRIGATION
- {IRR} IRRIGATION DEMO
- FW FIRE WATER
- EXISTING FIRE WATER
- {FW} FIRE WATER DEMO
- E ELECTRICAL
- EXISTING ELECTRICAL
- {E} ELECTRICAL DEMO
- OHP OVERHEAD POWER
- EXISTING OVERHEAD POWER
- {OHP} OVERHEAD POWER DEMO
- UGP UNDERGROUND POWER
- EXISTING UNDERGROUND POWER
- {UGP} UNDERGROUND POWER DEMO
- COM COMMUNICATIONS LINE
- EXISTING COMMUNICATIONS LINE
- {COM} COMMUNICATIONS LINE DEMO
- T TELEPHONE
- EXISTING TELEPHONE
- {T} TELEPHONE DEMO
- UGT UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND TELEPHO
- {UGT} UNDERGROUND TELEPHONE DEMO
- OHT OVERHEAD TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- {OHT} OVERHEAD TELEPHONE DEMO
- OHTV OVERHEAD CABLE
- EXISTING OVERHEAD CABLE
- {OHTV} OVERHEAD CABLE DEMO
- UGTV UNDERGROUND CABLE
- EXISTING UNDERGROUND CABLE
- {UGTV} UNDERGROUND CABLE ABANDON

- (SCALE X 0.5) ROAD ROCK
- (SCALE X 0.5) ASPHALT PAVEMENT
- (SCALE X 0.5) YARD ROCK
- (SCALE X 0.25) AGGREGATE BASE COURSE
- (SCALE X 0.2) STRUCTURAL FILL
- (SCALE X 0.6) EARTH
- (SCALE X 0.2) RIPRAP
- (SCALE X 0.04) CONCRETE

CONSTRUCTION NOTES

DATE
12/18/2025 7:13:16 AM

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DESIGNER: AH
REVIEWED: AH

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PROJECT # 25SM5601.01

SCALES

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
100 SOUTH 400 WEST
HEBER CITY, UTAH
84032

SHEET TITLE:
PLAN SYMBOLS AND ABBREVIATIONS

PLAN SET: REVIEW

SHEET G0.2

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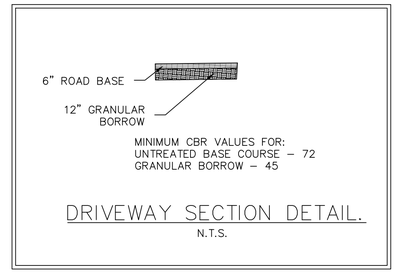

LEGEND

- HEBER CITY SURVEY MONUMENT
- FOUND REBAR & CAP (SEE MAP)
- POWER POLE
- GUY WIRE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- LOT/PROPERTY LINE
- BLOCK LINES
- ADJOINING LOT LINE
- CENTER OF RIGHT-OF-WAY
- MAJOR CONTOUR LINE (2.5' INTERVAL)
- MINOR CONTOUR LINE (0.5' INTERVAL)
- EXISTING BUILDING
- EXISTING FENCE LINE

SCALE: 1" = 40'

0 20 40 60 80 120

CONSTRUCTION NOTES

DATE

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REVISIONS		
MARK	DATE	DESCRIPTION

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PROJECT # 25SM5601.01

SCALES

PROJECT NAME:

STATE AUTOMOTIVE

PROJECT LOCATION:

100 SOUTH 400 WEST HEBER CITY, UTAH 84032

SHEET TITLE:

SITE PLAN

PLAN SET: REVIEW

SHEET C1.1

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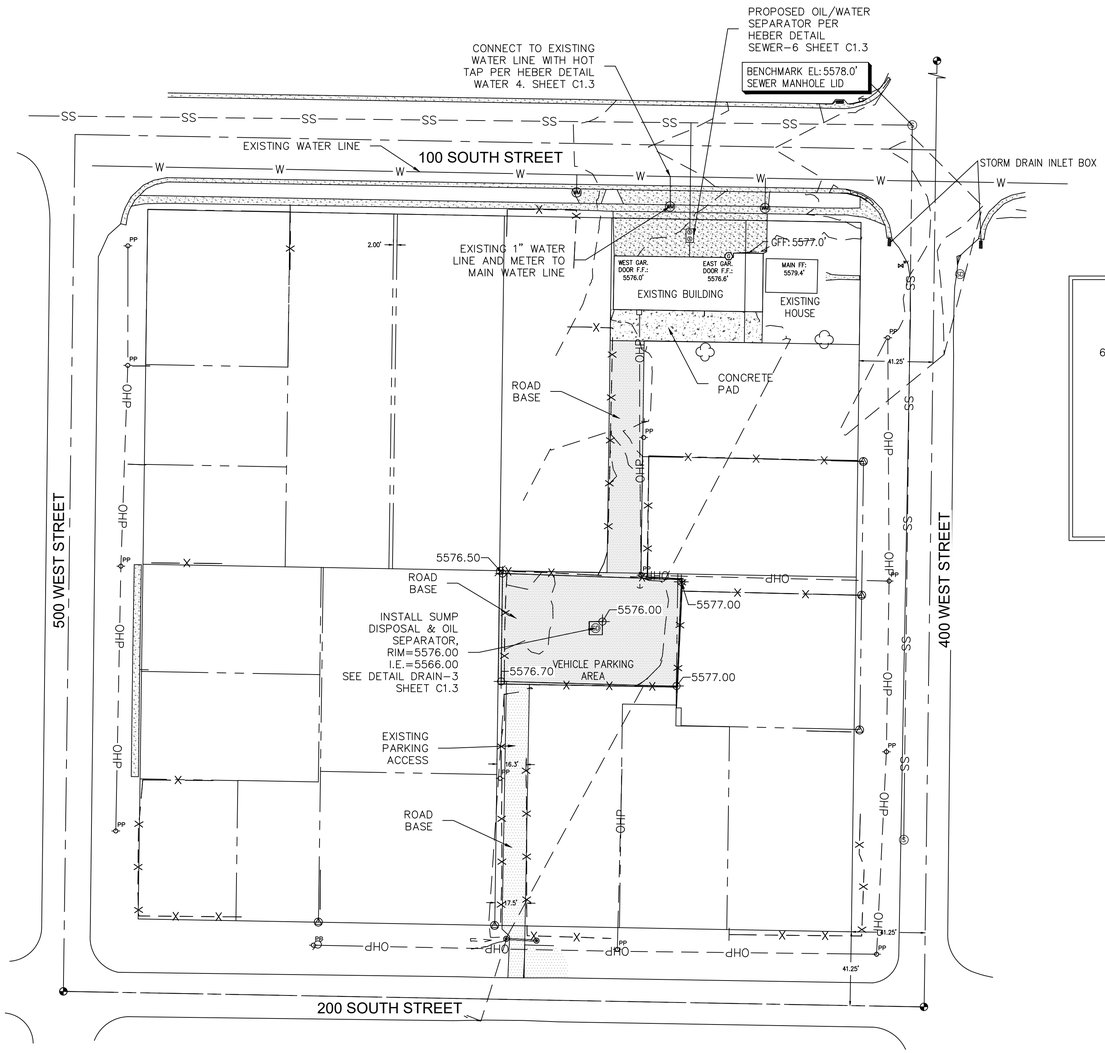

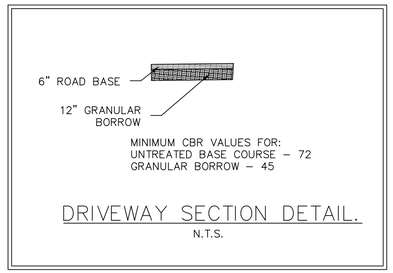

DRIVEWAY SECTION DETAIL.
N.T.S.

LEGEND

- HEBER CITY SURVEY MONUMENT
- FOUND REBAR & CAP (SEE MAP)
- POWER POLE
- GUY WIRE
- STORM DRAIN MANHOLE
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- EXISTING BUILDING
- EXISTING FENCE LINE

SCALE: 1" = 40'
0 20 40 60 80 120

CONSTRUCTION NOTES

DATE
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REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: MS
DESIGNER: AH
REVIEWED: AH

PROJECT # 25SM5601.01

NOT FOR CONSTRUCTION

SCALES

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
100 SOUTH 400 WEST
HEBER CITY, UTAH
84032

SHEET TITLE:
GRADING / UTILITY PLAN

PLAN SET: REVIEW

SHEET C1.2

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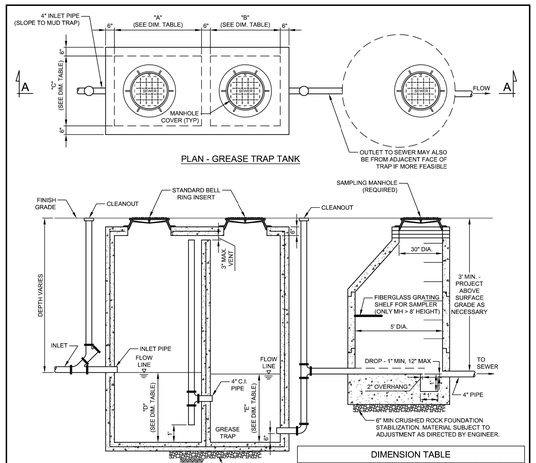


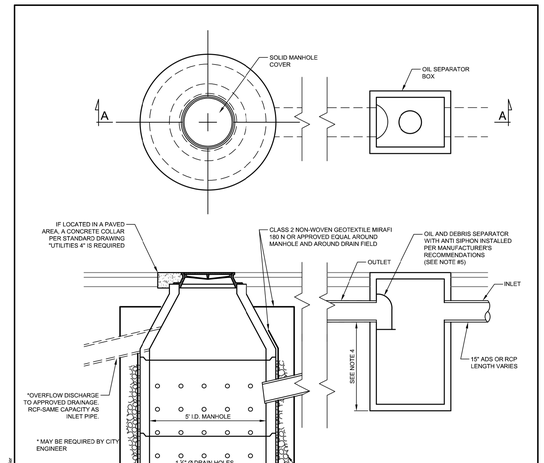
PLAN - GREASE TRAP TANK

SECTION A-A
GREASE TRAP TANK

DIMENSION TABLE					
GREASE TRAP SIZE IN GALLONS	A	B	C	D	E
1500	5'-8"	4'-8"	5'-0"	4'-4"	4'-0"
1000	5'-0"	4'-0"	4'-0"	4'-0"	3'-11"
750	3'-1"	3'-1"	4'-0"	4'-2"	3'-10"

NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
3. THE CONCRETE COVER OVER THE REINFORCING STEEL SHALL BE A MINIMUM OF ½ INCHES.
4. THE STRUCTURE SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CRITERIA:
   A. WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 120 PCF PLUS TRUCK SURCHARGE.
   B. TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
6. THE MANWAY FRAME AND COVER SHALL BE A TRAFFIC TYPE CASTING FOR H-20 TRUCK LOAD.
7. WHERE THE SEWER LINE ALREADY EXISTS, THE SEWER INVERT INTO AND OUT OF THE TANK SHALL BE 4'-0" ABOVE THE TANK FLOOR.
8. PLUMBING OUTSIDE OF THE GREASE INTERCEPTOR WILL BE IN ACCORDANCE TO LOCAL REGULATIONS.
9. THE BAFFLE INSIDE THE INTERCEPTOR SHALL BE WITHIN 3 INCHES OF THE CEILING.
10. COVERS SHALL BE CIRCULAR AND SHALL BE SOLID WITH PICK HOLES FOR REMOVAL.
11. THE INLET PIPE SHALL BE AT AN ELEVATION OF 1 INCH OR HIGHER THAN THE OUTLET PIPE.
12. SANITARY WASTES FROM TOILETS SHALL NOT BE PLUMBED TO GREASE INTERCEPTORS.
13. PIPING AS PER CITY OR SANITARY DISTRICT REQUIREMENTS.
14. PROVIDE A SEPARATE VENT LINE AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE.

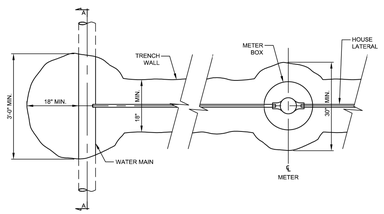
HEBER CITY — HEART OF THE WASATCH BACK	DATE: 02/19 SCALE: N.T.S.	GREASE INTERCEPTOR SEWER-6
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		

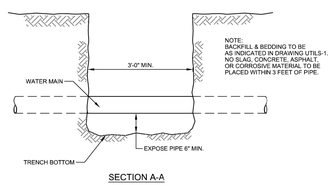


SECTION A-A

NOTES:
1. CONSTRUCT DROP INLET BOX TO MATCH WIDTH OF CURB & GUTTER. MATCH INSIDE LENGTH OF BOX TO INSIDE LENGTH OF FRAME.
2. D & L I-3516 WITH ADJUSTABLE CURB BOX.
3. STANDARD CAST IRON MANHOLE RING & LID.
4. SUMP DEPTH = 36" MIN. FOR 12" DIAMETER OUTLET AND SMALLER, FOR OUTLET DIAMETER 15" AND LARGER, DEPTH = 2.5 TO 3 TIMES THE DIAMETER.
5. SEE STANDARD SPECIFICATION 02772 PONDS.

HEBER CITY — HEART OF THE WASATCH BACK	DATE: 09/23 SCALE: N.T.S.	SUMP DISPOSAL & OIL SEPARATOR DRAIN-3
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		





SECTION A-A

HEBER CITY — HEART OF THE WASATCH BACK	DATE: 03/17 SCALE: N.T.S.	1" SERVICE TRENCH WATER-4
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		

CONSTRUCTION NOTES

DATE
12/18/2025 7:13:16 AM

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REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: MS
DESIGNER: AH
REVIEWED: AH

PROJECT #
25SM5601.01

NOT FOR CONSTRUCTION

SCALES

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
100 SOUTH 400 WEST
HEBER CITY, UTAH
84032

SHEET TITLE:
DETAILS

PLAN SET: REVIEW

SHEET C1.3

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Plotted: Dec/Bat Dwgs/2025 September/05 Dwgs/STORM DRAIN-3 Updated.dwg Sheet No 8/07/2023 03:41pm mstiller
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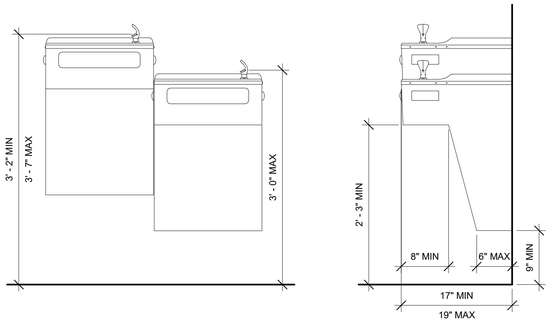
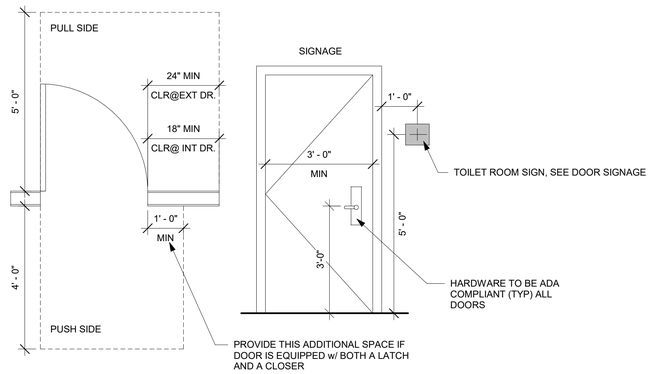
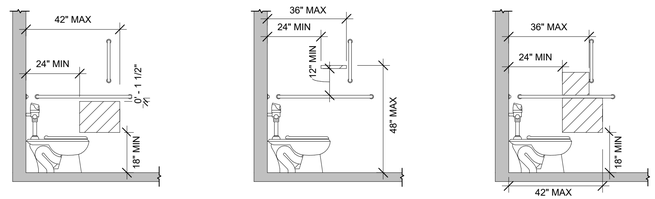


1 DRINKING FOUNTAIN
N.T.S.



2 ADA DOOR AND ACCESSORIES MOUNTING HEIGHTS
N.T.S.

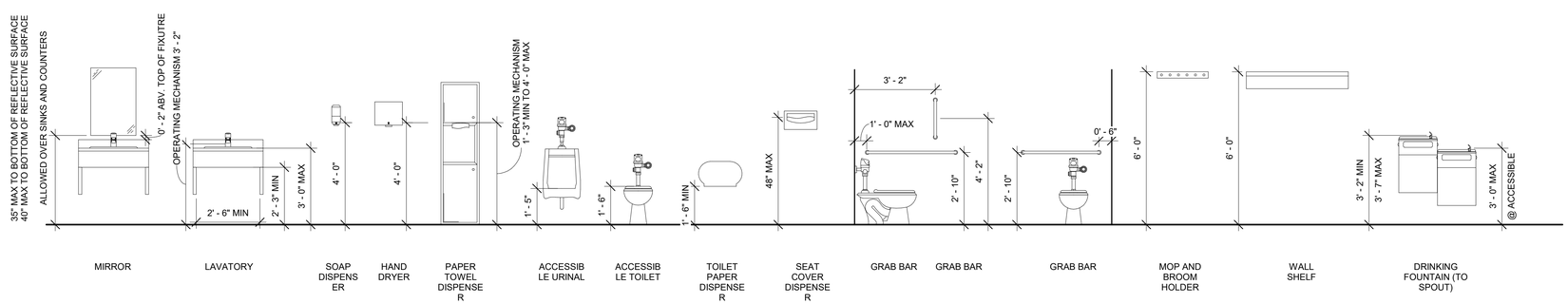


A. PROTRUDING DISPENSER BELOW GRAB BAR

B. PROTRUDING DISPENSER ABOVE GRAB BAR

C. RECESSED DISPENSER

3 MOUNTING HEIGHTS
3/8" = 1'-0"



4 MOUNTING HEIGHTS
N.T.S.

GENERAL ADA NOTES:

MIRRORS-
BOTTOM EDGE OF REFLECTIVE SURFACE SHOULD BE MOUNTED NO HIGHER THAN 40" (1015MM) ABOVE THE FINISH FLOOR. A SINGLE FULL-LENGTH MIRROR IS RECOMMENDED IN EACH WASHROOM BECAUSE IT IS UNIVERSALLY USABLE.
TOILET PAPER HOLDERS-
FOR UNIVERSAL ACCESS ROLL DISPENSERS WITHOUT CONTROLLED DELIVERY ARE PREFERRED. FOLDED-TISSUE DISPENSERS ARE NOT RECOMMENDED BECAUSE THEY REQUIRE A FINGER PINCHING ACTION. STANDARD TOILET TISSUE ROLLS SHOULD BE MOUNTED WITH THEIR FORWARD EDGE NO MORE THAN 36" (915MM) FROM THE BACK WALL AND THEIR HORIZONTAL CENTERLINE AT LEAST 19" (485MM) ABOVE THE FINISH FLOOR.
SOAP DISPENSERS-
PUSH BUTTONS AND PISTONS SHOULD BE OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. ACTIVATION OF SOAP VALVES SHOULD NOT REQUIRE MORE THAN 5 POUNDS OF FORCE (22.2 N). IF WALL-MOUNTED UNITS ARE PLACED OVER LAVATORIES OR COUNTERTOPS, THEN THEIR PUSH BUTTONS SHOULD BE LOCATED 44" (1120MM) MAXIMUM ABOVE THE FINISH FLOOR.
PAPER TOWEL DISPENSERS-
ACCESS TO PAPER TOWELS SHOULD BE 15" TO 48" (320-1220MM) ABOVE THE FINISH FLOOR TO ALLOW FORWARD AND SIDE REACH BY PEOPLE IN WHEELCHAIRS.
WASTE RECEPTACLES-
ACCESS TO RECEPTACLE OPENINGS SHOULD BE 15" TO 48" (380-1220MM) ABOVE THE FINISH FLOOR TO ALLOW FORWARD AND SIDE REACH BY PEOPLE IN WHEELCHAIRS. HINGED PANELS COVERING WASTE RECEPTACLE OPENINGS SHOULD NOT REQUIRE MORE THAN 5 POUNDS OF FORCE (22.2N) TO OPEN. IT IS RECOMMENDED THAT UNITS PROJECTING MORE THAN 4" (100MM) FROM THE WALL BE LOCATED IN CORNERS, ALCOVES, OR BETWEEN OTHER PROTRUDING STRUCTURAL ELEMENTS SO AS NOT TO BE A HAZARD TO BLIND PEOPLE OR INTERFERE WITH REQUIRED ACCESS AISLES AND THE 60" (1525MM) MINIMUM DIAMETER TURNING SPACES FOR WHEELCHAIRS.
GRAB BARS-
ALL ACCESSIBLE BATHING FACILITIES REQUIRE GRAB BARS INSTALLED TO MEET ADA SPECIFICATIONS. DIAMETER OF GRAB BARS SHOULD BE 1 ¼" TO 1 ½" (30-40MM) WITH 1 ½" (40MM) CLEARANCE FROM THE WALL. GRAB BARS SHOULD NOT ROTATE IN THEIR FITTINGS. THE REQUIRED MOUNTING HEIGHT IS UNIVERSALLY 33" TO 36" (840-915MM) FROM THE CENTERLINE OF THE GRAB BAR TO THE FINISH FLOOR. STRUCTURAL STRENGTH OF GRAB BARS AND THEIR MOUNTING DEVICES SHOULD WITHSTAND MORE THAN 250 POUNDS OF FORCE (1112 N).
SIGNAGE-
ADA SIGNAGE TO CONFORM TO IBC 2982.5

ACCESSIBILITY REQUIREMENTS

1. ALL WORK SHALL CONFORM TO ANSI A 117.1 -2009 REQUIREMENTS

2. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32 IN CLEAN. UNOBSTRUCTED OPENINGS

3. ALL SINKS, FAUCET CONTROLS, AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVEL-OPERATED, PUSH TYPE, AND ELECTRONICALLY CONTROL MECHANISMS ARE EXAMPLE OF ACCEPTABLE DESIGNS SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS

4. LAVATORIES SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 16 INCHES FROM A WALL OR PARTITION TO THE CENTER OF THE FIXTURE ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

5. THE HEIGHT OF ACCESSIBLE WATER CLOSET SHALL BE A MINIMUM 17 INCHES AND MAXIMUM OF 19 INCHES MEASURED TO THE TOP THE RIM.

6. PROVIDE 16 INCHES FOR THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL.

7. TOILET AND URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING ON THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE OPEN (WIDE) SIDE OF THE TOILET STALL, NO MORE THAN 44 INCHES ABOVE THE FLOOR THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

8. WHERE URINALS ARE PROVIDED AT LEAST ONE SHALL HAVE A CLEAR SPACE 30 INCHES WIDE BY 48 INCHES LONG IN FRONT OF THE URINAL AT LEAST ONE URINAL WITH RIM WITH PROJECTING A MINIMUM OF 14 INCHES FOR THE WALL (CALIFORNIA ONLY) AND A MINIMUM OF 17 INCHES ABOVE THE FLOOR SHALL BE INSTALLED.

9. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES DEEP MIN. AND 36 INCHES WIDE. COMPARTMENT DOOR SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

10. A CLEAR FLOOR SPACE 30 INCHES WIDE BY 48 INCHES LONG SHALL BE PROVIDE IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH SUCH CLEAR SPACE SHALL ADJOIN OR OVER LAP AND ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH LAVATORY.

11. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 INCHES FOR THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 8 INCHES MINIMUM OF 9 INCHES HIGH FOR THE FLOOR AND MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY.

12. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES

13. MIRRORS SHALL BE MOUNTED WITH BOTTOM EDGE OF THE REFLECTIVE SURFACE NOT MORE THEN 40 INCHES FROM THE FLOOR.

14. LOCATE PAPER TOWEL DISPENSERS, SANITARY NAPKIN DISPENSERS, AND WATER RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40 INCHES FROM THE FLOOR.

15. LOCATE TOILET TISSUES DISPENSERS ON THE WALL WITHIN 7 INCHES TO 9 INCHES THE FRONT EDGE OF THE TOILET SEAT

16. A CLEAR SPACE, MEASURED FROM THE FLOOR TO A HEIGHT OF 27 INCHES ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM OF SUFFICIENT SIZE INSCRIBE A CIRCLE OF A DIAMETER NOT LESS THAN 60 INCHES, OR A CLEAR SPACE NOT LESS THAN 56 INCHES BY 63 INCHES IN SIZE SHALL BE PROVIDED.

17. AN ACCESSIBLE INDIVIDUAL TOILET STALL SHALL PROVIDE AT LEAST 28 INCHES CLEAR SPACE FROM A FIXTURE OR 32 INCHES CLEAR SPACE FOR A WALL AT ONE SIDE OF THE WATER CLOSET SHALL BE PROVIDED IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET). A 60 INCHES LONG CLEAR SPACE SHALL BE PROVIDED IN COMPARTMENT WHEN DOOR IS LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES INTO CLEAR SPACE SPECIFIED ABOVE.

18. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END, AND 34 INCHES (CALIFORNIA ONLY) WHEN LOCATED AT SIDE. WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

19. EXCEPT FOR DOOR OPENINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO ALL WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.

20. GRAB BARS SHALL BE LOCATED ON ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLE TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33 INCHES TO 36 INCHES ABOVE AND PARALLEL TO THE FLOOR.

21. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 54 INCHES FROM THE BACK O THE STALL GRAB BARS AT THE BACK SHALL NOT BE LESS THAN 36 INCHES LONG.

22. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4 INCHES MIN, AND 2 INCHES MAXIMUM, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES.

23. GRAB BARS, AND ANY WALL OR OTHER SURFACE ADJACENT TO IT, SHALL BE FREE OF NAY SHARP OF ABRASIVE ELEMENTS. GRAB BAR EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCHES

24. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS

25. GRAB BARS SHALL BE DESIGNED TO SUPPORT A 250 POUND FORCE.

26. AREA OF REFUGE TO HAVE TWO-WAY COMMUNICATION SYSTEM.

CONSTRUCTION NOTES

DATE
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epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
ADA STANDARDS

PLAN SET: PERMIT
SHEET A0.1

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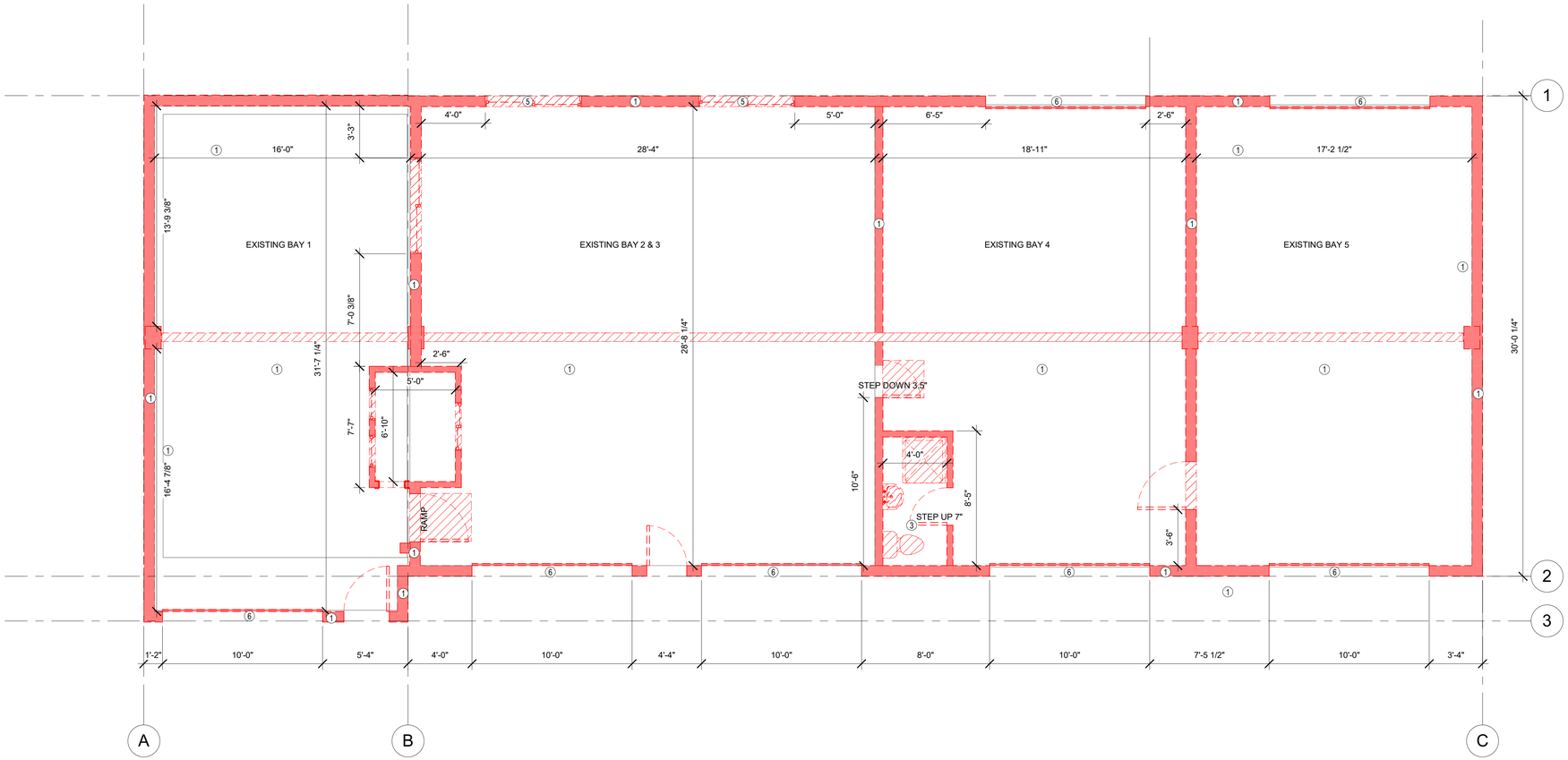
DEMOLITION SCHEDULE	
MARK	DESCRIPTION OF WORK
1	DEMOLISH ROOF & MASONRY WALLS
3	REMOVE BATHROOM WALL,S DOOR, AND PLUMBING FIXTURES
5	REPLACE WITH NEW WINDOW.
6	REPLACE ROLL UP DOOR.



1 FLOOR PLAN - LEVEL 1 AS-BUILT/DEMO
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

2/23/2026 10:52:12 AM

epic ENGINEERING

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

As indicated

0" 1"
WHEN SCALE MEASURES 1" ON A FULL SIZE SHEET ADJUST PRINT ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
DEMOLITION PLAN - LEVEL 1

PLAN SET: PERMIT

SHEET A1.1

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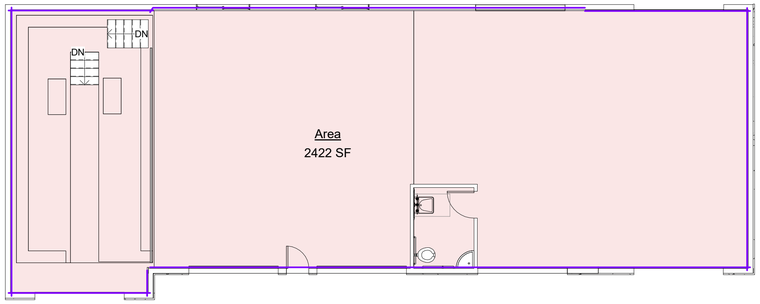
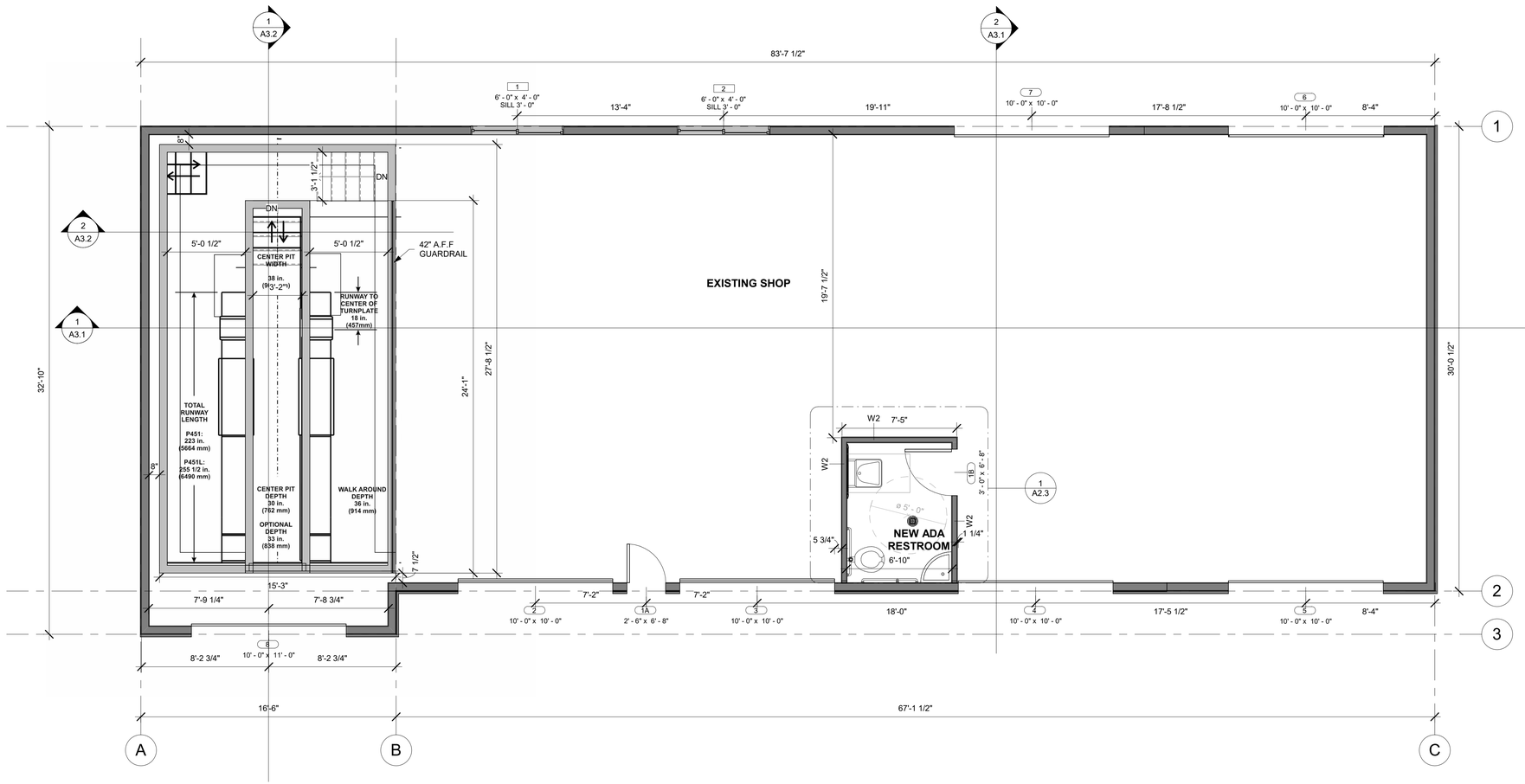


2 LEVEL 1 AREA PLAN
1/8" = 1'-0"

LEVEL 1 ROOM SCHEDULE	
NAME	AREA
EXISTING SHOP	2351 SF
NEW ADA RESTROOM	60 SF



1 FLOOR PLAN - LEVEL 1 NEW
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE
2/23/2026 10:52:13 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ
PROJECT #
25SM5601.01

SCALES
As indicated
0 1"
WHEN SCALE MEASURES 1" ON A FULL SIZE SHEET, ADJUST ACCORDINGLY FOR OTHER SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
FLOOR PLAN - LEVEL 1 NEW

PLAN SET: PERMIT
SHEET A1.2

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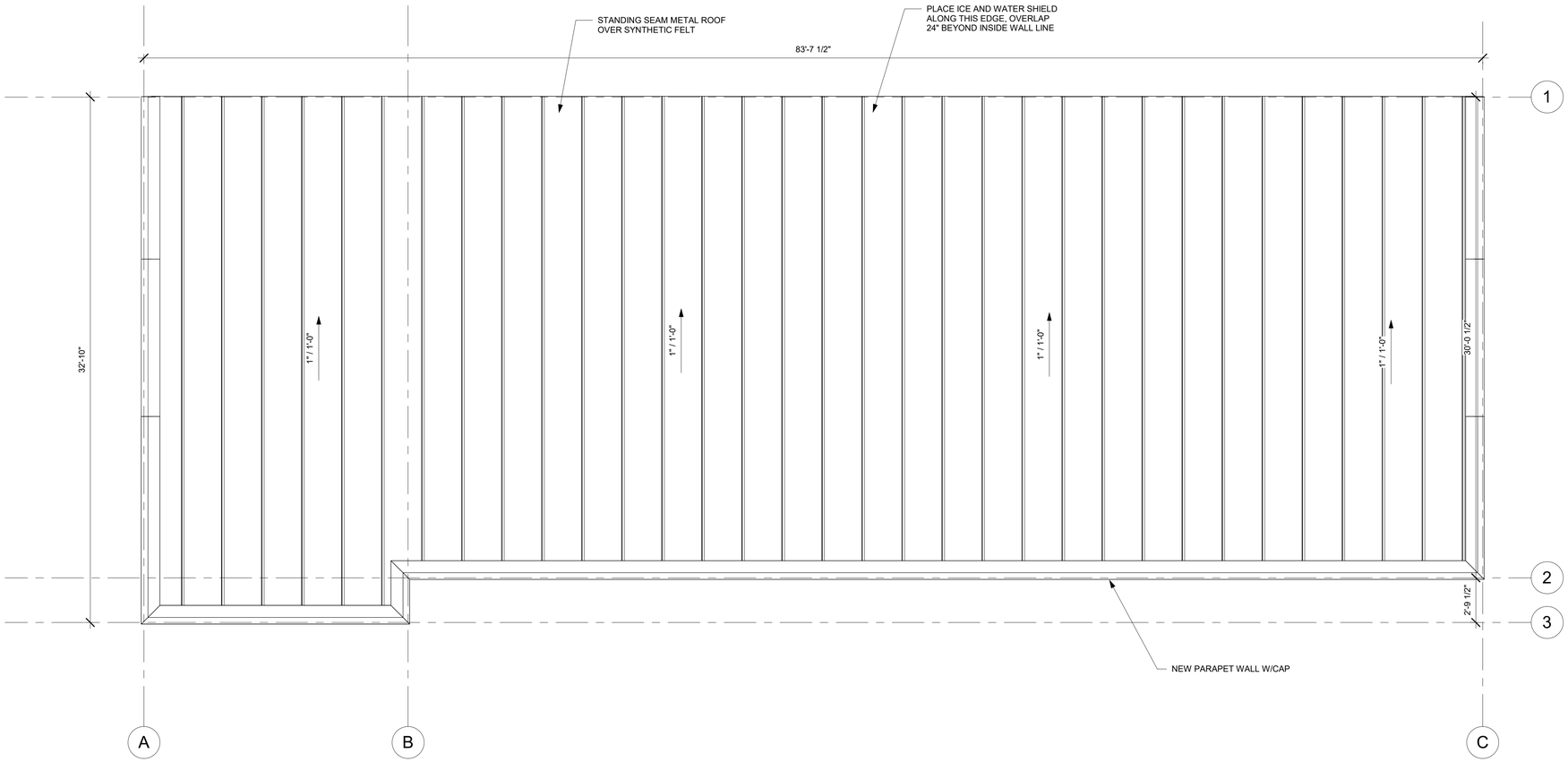

1 ROOF PLAN NEW
1/4" = 1'-0"

CONSTRUCTION NOTES

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epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES
As indicated

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
NEW ROOF PLAN

PLAN SET: PERMIT
SHEET A1.3

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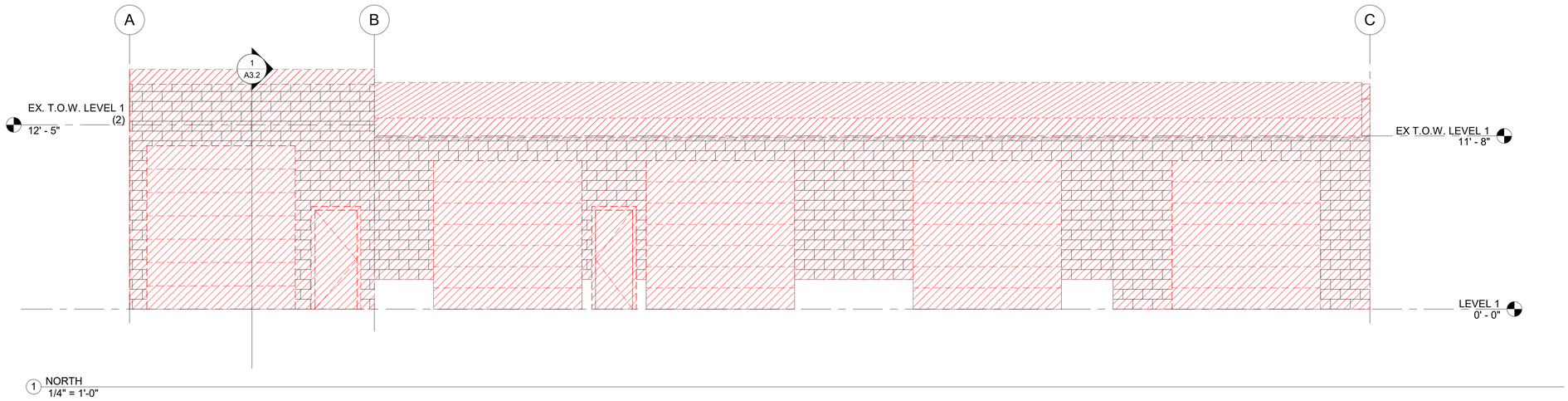
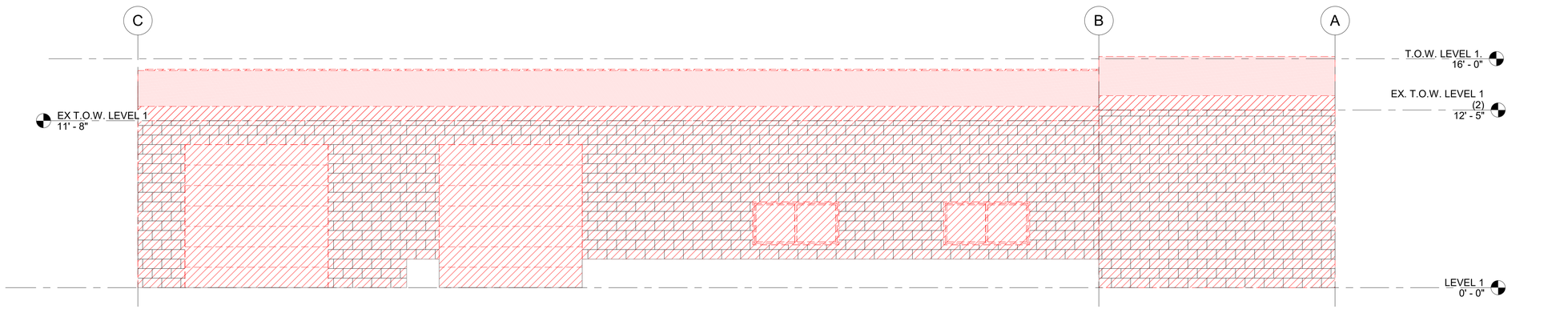


1 NORTH
1/4" = 1'-0"



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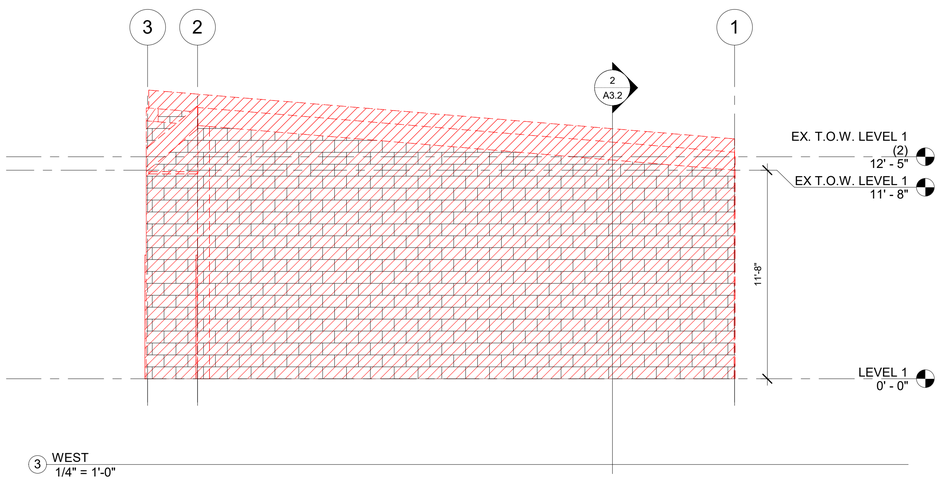
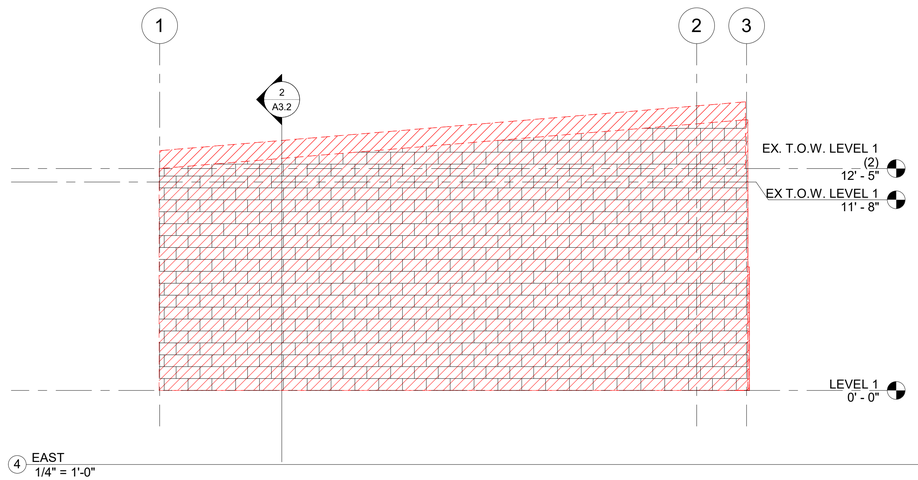
1/4" = 1'-0"



3 WEST
1/4" = 1'-0"



4 EAST
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE
2/23/2026 10:52:14 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES
1/4" = 1'-0"
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE PLOT. IF NOT, ADJUST SCALE ACCORDINGLY.

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
AS-BUILT ELEVATIONS

PLAN SET: PERMIT
SHEET A2.1

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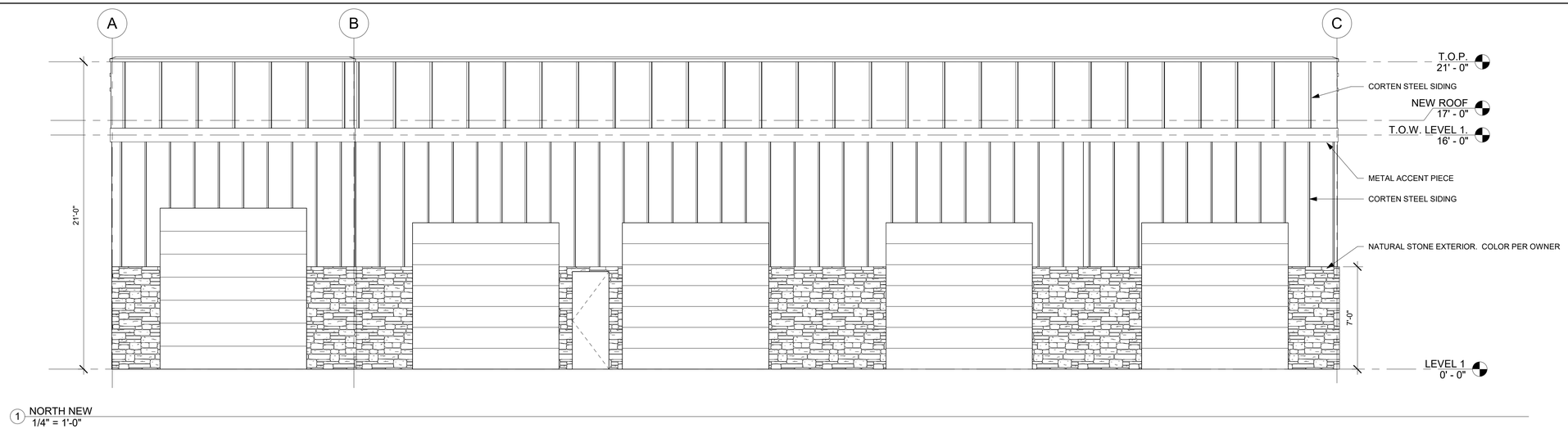

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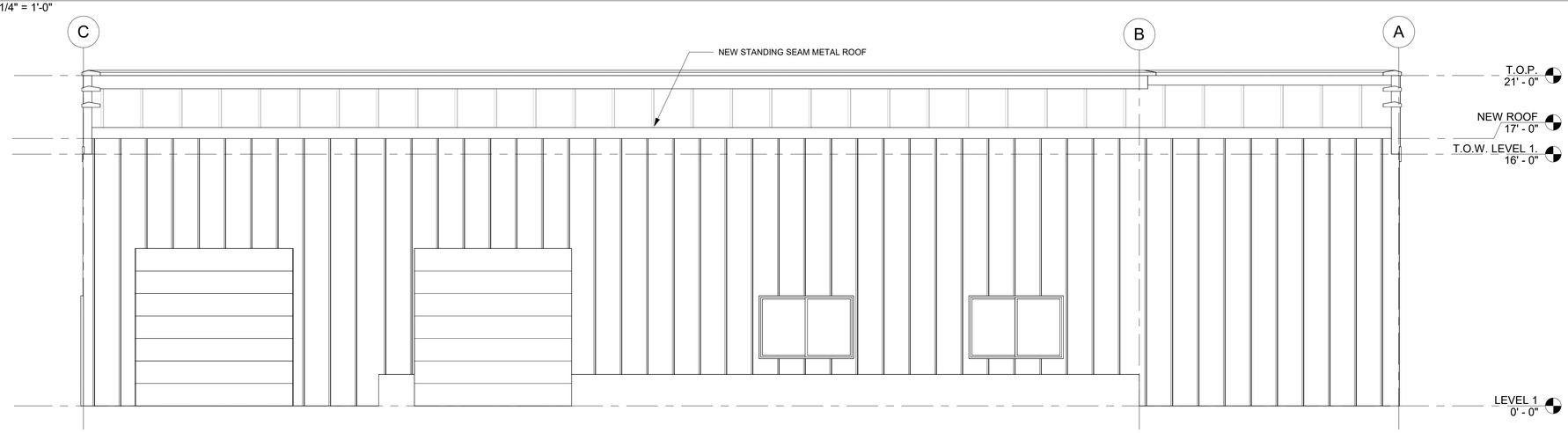
1/4" = 1'-0"



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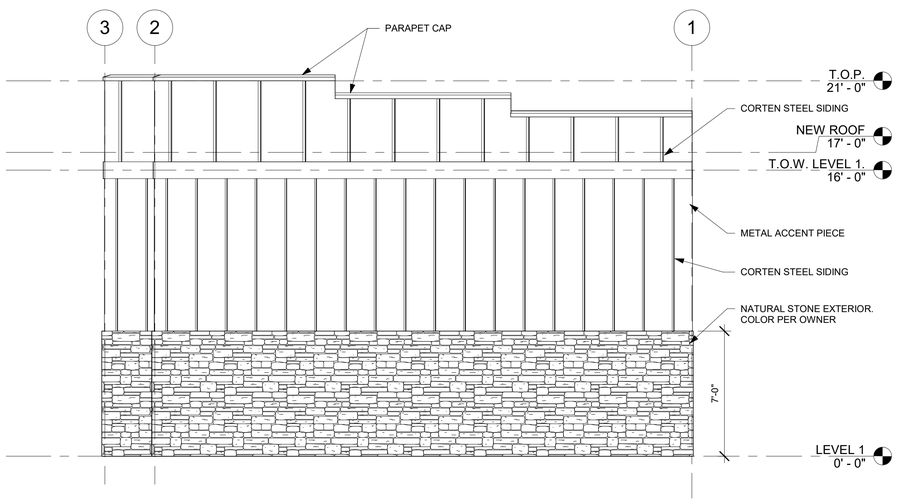
1/4" = 1'-0"



3 WEST NEW
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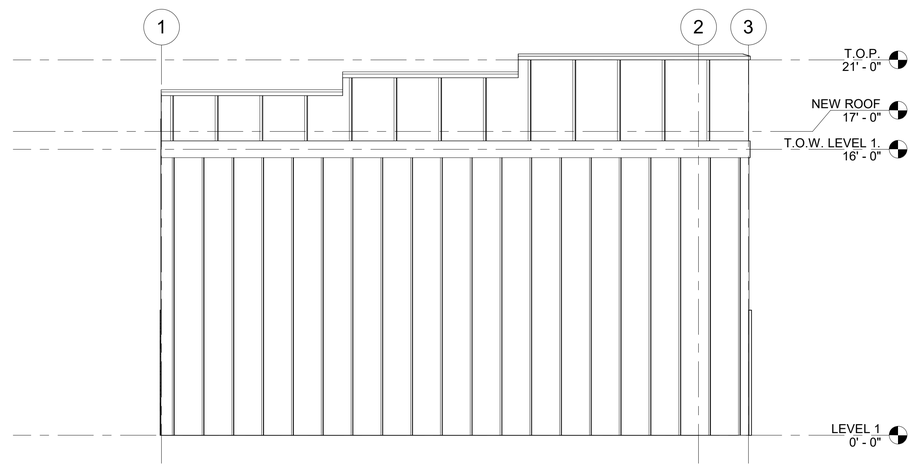

4 EAST NEW
1/4" = 1'-0"

CONSTRUCTION NOTES

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epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

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DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

1/4" = 1'-0"

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR REDUCED SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
ELEVATIONS NEW

PLAN SET: PERMIT

SHEET A2.2

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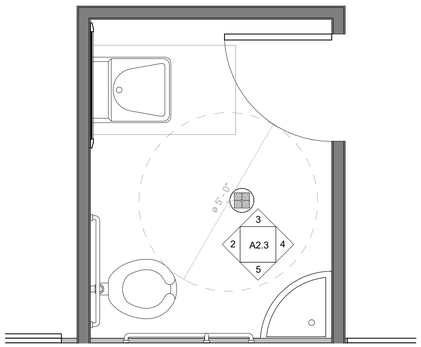
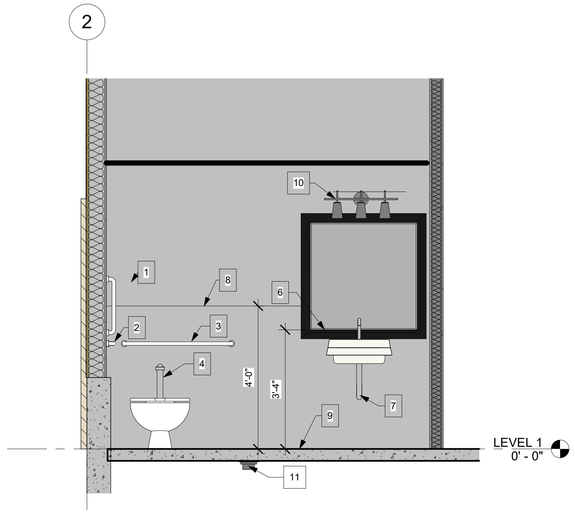
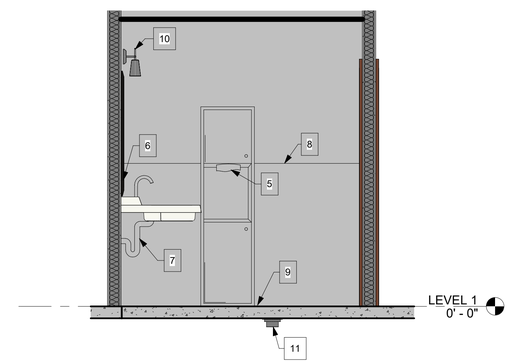


1 ENLARGED ADA BATHROOM
1/2" = 1'-0"



2 A
1/2" = 1'-0"



3 B
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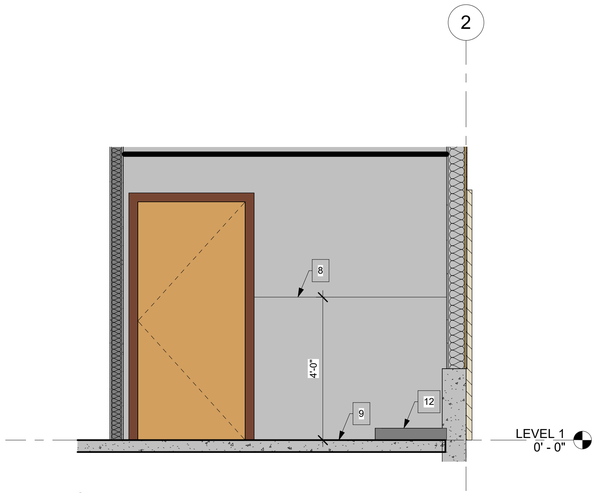
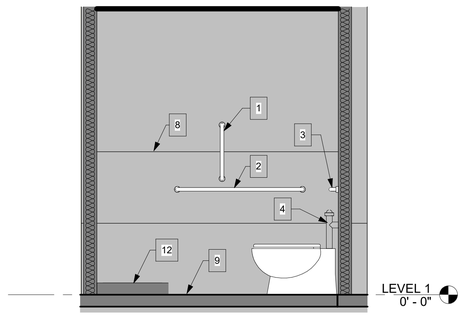


4 C
1/2" = 1'-0"



5 D
1/2" = 1'-0"

CONSTRUCTION NOTES

ADA BATHROOM KEYNOTES :

1. 18" MIN. STAINLESS STEEL GRAB BAR 39" - 41" FROM FINISHED FLOOR AND FROM REAR WALL, WITH 1 ½" GAP FROM WALL . (ANSI 117.1)
2. 42" MIN. STAINLESS STEEL GRAB BAR MOUNTED HORIZONTAL 33"-36" FROM FINISHED FLOOR WITH 1 ½" GAP FROM WALL.(ANSI 117.1)
3. 36" MIN. STAINLESS STEEL GRAB BAR MOUNTED HORIZONTAL 33"-36" FROM FINISHED FLOOR WITH 1 ½" GAP FROM WALL.(ANSI 117.1)
4. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET PER ICC A117.1 SECTION 604.6
5. PAPER TOWEL DISPENSER 48" MAX FROM FINISHED FLOOR
6. MIRROR TO BE 40" MAX FROM FINISHED FLOOR TO THE BOTTOM OF THE REFLECTIVE SURFACE PER ICC A117.1 SECTION 603.3
7. DRAIN PIPES BELOW ALL EXPOSED LAVATORIES TO BE INSULATED TO PROTECT AGAINST CONTACT
8. WALLS AND PARTITIONS WITHIN 2' OF SERVICE SINKS, URINALS, & WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE PER IBC 1210.2.2.
9. IN TOILET, BATHING AND SHOWER ROOMS THE FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES PER IBC 1210.2.1.
10. LIGHT FIXTURE, STYLE PER OWNER.
11. 4" DRAIN.
12. MOP SINK.

DATE

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REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

1/2" = 1'-0"

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST SCALE ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
ADA BATHROOM ELEVATIONS

PLAN SET: PERMIT

SHEET A2.3

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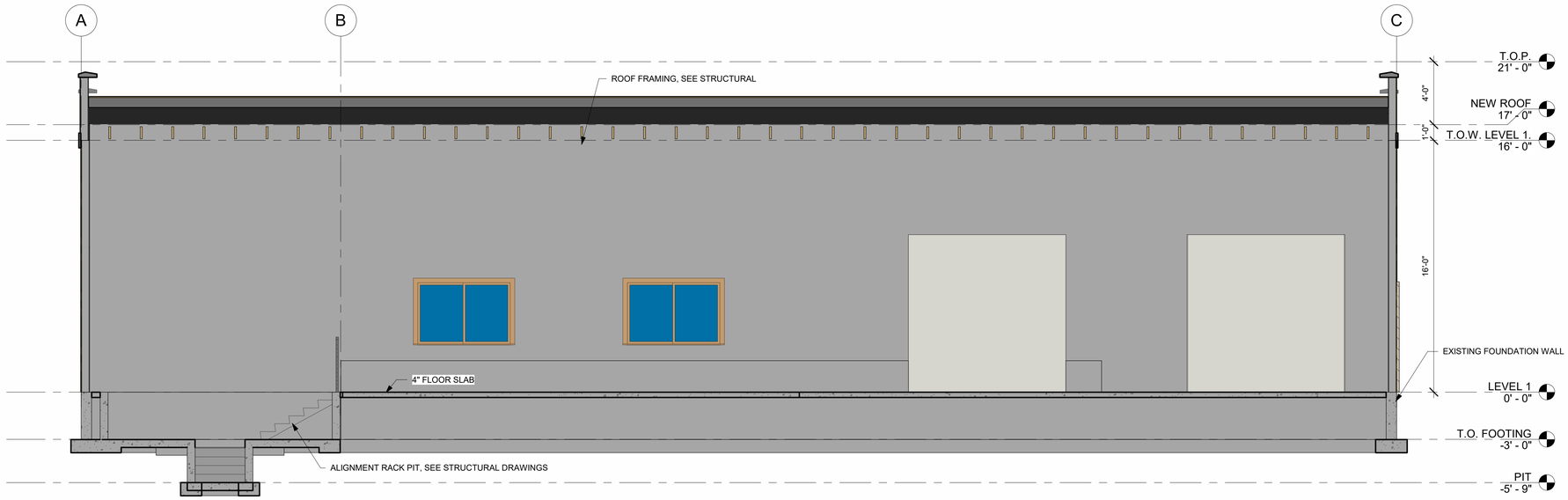
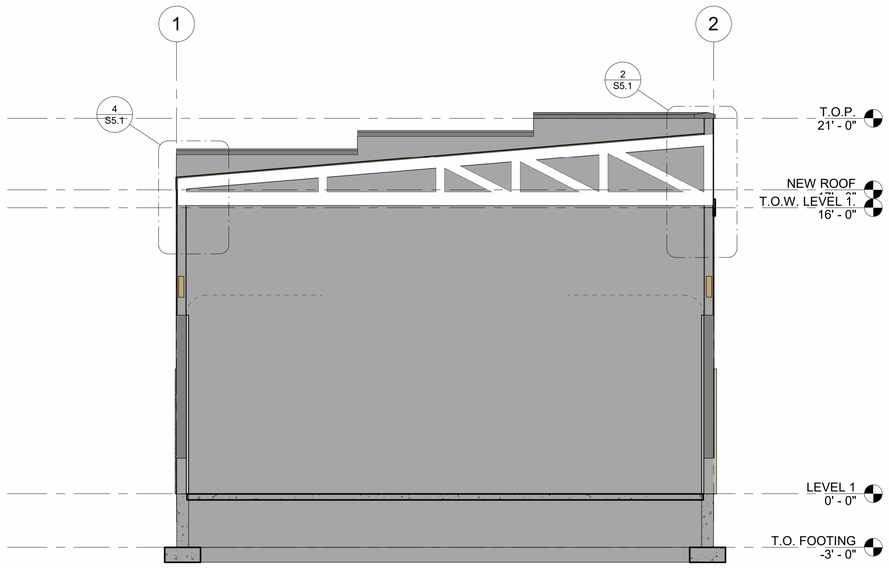


1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

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epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

1/4" = 1'-0"

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR REDUCED SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
BUILDING SECTION

PLAN SET: PERMIT

SHEET A3.1

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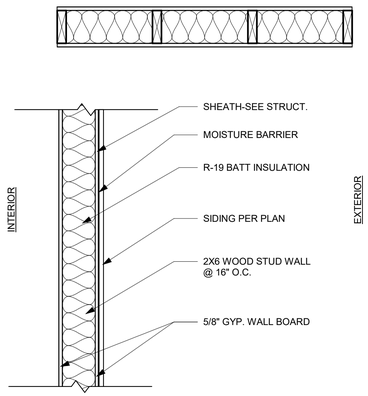
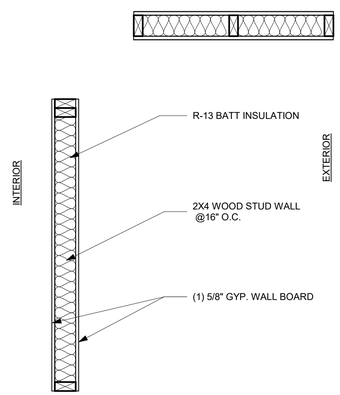
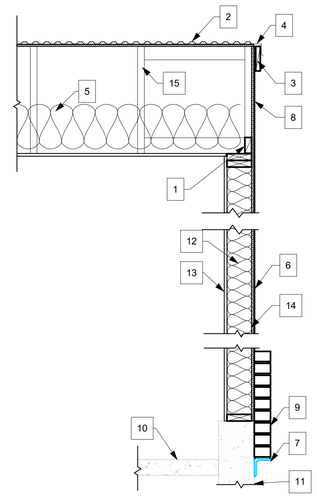


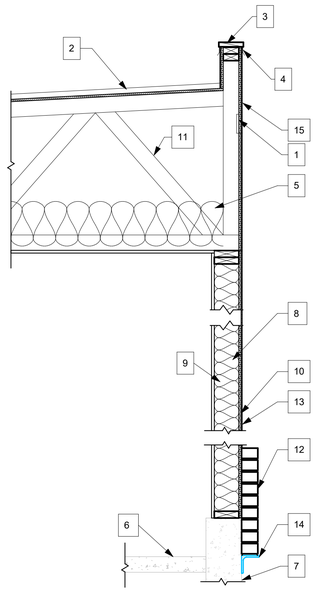
1 2X6 EXTERIOR WALL W/ SIDING
N.T.S.



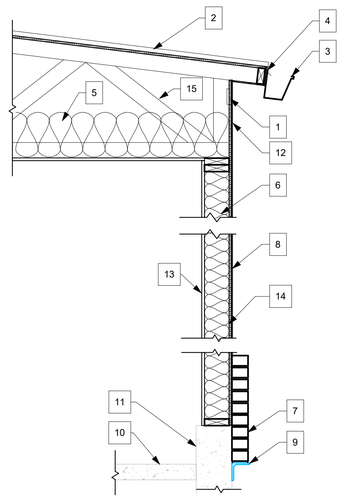
6 2X4 INTERIOR WALL
N.T.S.



3 WOOD WALL ON CONCRETE WALL WITH STEEL LEDGER FOR BRICK VENEER
N.T.S.



2 METAL STUD WALL
N.T.S.



4 WOOD WALL ON CONCRETE WALL WITH STEEL LEDGER FOR BRICK VENEER
N.T.S.

CONSTRUCTION NOTES

DATE
2/23/2026 10:52:18 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST PROPORTIONALLY FOR OTHER SIZES

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
ARCHITECTURAL DETAILS

PLAN SET: PERMIT
SHEET A5.1

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STRUCTURAL DESIGN CRITERIA

GOVERNING CODE:	2021 IBC
RISK CATEGORY:	II
SOIL PROPERTIES	
ALLOWABLE SOIL BEARING PRESSURE:	1500 PSF
FROST DEPTH:	36"
DEAD LOADS	
ROOF (INCLUDES 5 PSF FOR TRUSSES):	15 PSF
TOP CHORD DEAD LOAD:	5 PSF
BOTTOM CHORD DEAD LOAD:	5 PSF
LIVE ROOF LOADS	
TRUSS TOP CHORD:	20 PSF
BOTTOM CHORD (42" CLEAR OR MORE):	20 PSF
BOTTOM CHORD (LESS THAN 42" CLEAR):	10 PSF
NOTE: BOTTOM CHORD LIVE LOAD NEED NOT ACT CONCURRENTLY WITH TOP CHORD LIVE LOAD	
SNOW LOADS	
EXPOSURE FACTOR, Ce:	1.0
SNOW IMPORTANCE FACTOR, Is:	1.0
GROUND SNOW LOAD, Pg:	60 PSF
FLAT ROOF SNOW LOAD, pf:	46.2 PSF
ROOF SNOW LOAD (UNHEATED):	50.4 PSF
WIND LOADS	
BASIC WIND SPEED	115 MPH
EXPOSURE	C
WIND IMPORTANCE FACTOR, Iw:	1.0
SEISMIC LOADS	
METHOD: EQUIVALENT LATERAL FORCE	
SEISMIC IMPORTANCE FACTOR, Ie:	1.0
SITE CLASS:	D
SS:	0.556
S1:	0.197
SDS:	0.503
SD1:	0.290
SEISMIC DESIGN CATEGORY:	D
OUT-OF-PLANE FORCE, Fp:	0.370 Wp
LATERAL FORCE RESISTING SYSTEM	
WOOD-FRAMED SHEAR WALLS	
SEISMIC RESPONSE COEFFICIENT, Cs:	0.088
RESPONSE MODIFICATION FACTOR, R:	6.5
OVERSTRENGTH FACTOR, Ω:	3
ROOF DEFLECTION CRITERIA:	
LIVE LOAD:	L/240
TOTAL LOAD:	L/180

GENERAL NOTES

1. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEER'S WET STAMP IS AFFIXED TO DRAWINGS.
2. NOTES AND TYPICAL DETAILS SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON PLANS.
3. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
4. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
5. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
6. CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
7. CONTRACTOR SHALL SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR A SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
8. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
9. IF CONTRACTOR'S WORK IS NOT CONSTRUCTED ACCORDING TO APPROVED CONSTRUCTION DOCUMENTS (INCLUDING STAMPED WRITTEN COMMUNICATIONS), CONTRACTOR SHALL EITHER:
   A. REMOVE THE NON-CONFORMING WORK AND RECONSTRUCT THE WORK ACCORDING TO DRAWINGS, AT CONTRACTOR'S OWN EXPENSE.
   B. PAY FOR AND PROVIDE AN EVALUATION AND LETTER FROM THE ENGINEER STATING THAT THE NON-CONFORMING WORK MEETS APPLICABLE BUILDING CODES.
   C. PAY FOR AND PROVIDE AN EVALUATION AND LETTER FROM THE ENGINEER STATING THAT THE NON-CONFORMING WORK DOES NOT MEET APPLICABLE BUILDING CODES AND DETAILING THE UPGRADES THAT ARE REQUIRED TO BRING THE NON-COMPLIANT WORK INTO COMPLIANCE.
10. VERBAL COMMUNICATIONS SHALL NOT BE CONSIDERED PART OF THE APPROVED CONSTRUCTION DOCUMENTS.
11. THE OWNER SHALL NOTIFY ENGINEER IF ANY UNIQUE SOILS CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT SHALL NOT BE LIMITED TO:
    A. SATURATED SOIL AT FOOTING SUBGRADE
    B. GROUNDWATER
    C. UNDOCUMENTED FILL
    D. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
    E. FILL BEING PLACED BELOW FOOTINGS
    F. EPIC ENGINEERING CANNOT BE HELD RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A GEO-TECHNICAL ENGINEER IF NEEDED. THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST THAT COULD AFFECT THE PERFORMANCE OF THE FOUNDATION SYSTEM PRIOR TO ANY WORK PROCEEDING.

CONCRETE

1. MIX DESIGN
   A. STRUCTURAL CONCRETE
      a. MINIMUM COMPRESSIVE STRENGTH: 4,500 PSI.
      b. CEMENT: ASTM C-150, TYPE II.
      c. MAXIMUM WATER-CEMENT RATIO: 0.45.
   B. SLABS ON GRADE
      a. MINIMUM COMPRESSIVE STRENGTH: 4,000 PSI
      b. CEMENT: ASTM C-150, TYPE II.
      c. MAXIMUM WATER/CEMENT RATIO: 0.5
      d. MAXIMUM AGGREGATE: 3/4".
   C. CONCRETE ON STEEL DECK (NORMAL WEIGHT)
      a. MINIMUM COMPRESSIVE STRENGTH: 1,500 PSI.
      b. CEMENT: ASTM C-150, TYPE II.
      c. MAXIMUM WATER-CEMENT RATIO: 0.55.
      d. UNIT WEIGHT: 145 PCF
   D. CONCRETE ON STEEL DECK (LIGHT WEIGHT)
      a. MINIMUM COMPRESSIVE STRENGTH: 1,500 PSI.
      b. CEMENT: ASTM C-150, TYPE II.
      c. MAXIMUM WATER-CEMENT RATIO: 0.55.
      d. UNIT WEIGHT: 110 PCF.
2. CONCRETE EXPOSED TO EXTERIOR CONDITIONS: AIR ENTRAINED TO 5%-7% AIR CONTENT.
3. CONCRETE AGGREGATES: NATURAL SAND AND ROCK AGGREGATES CONFORMING TO ASTM C-33 (3/4" MAX).
4. FORM WORK OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING ANY CONCRETE.
5. FOOTINGS: NO FOOTING SHALL BE PLACED ON DISTURBED (OR FROZEN) SOIL. IF DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% OF MAXIMUM DRY DENSITY PER ASTM D1557. FOOTINGS SHALL BE STEPPED DOWN ONE (1) VERTICALLY TO ONE AND ONE HALF (1 1/2) HORIZONTALLY, UNLESS BULK HEADED & STOPPED VERTICALLY.
6. FOUNDATION WALLS: DO NOT BACKFILL WALLS UNTIL MAIN FLOOR IS FRAMED, THE SUBFLOOR IS INSTALLED AND SHEATHED, AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE BASEMENT WALLS.
7. SECURELY POSITION REINFORCING DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE BEFORE PLACING CONCRETE. WET SETTING IS PROHIBITED.
8. REINFORCING BARS:
   A. GRADE: ASTM A615, GRADE 60 U.N.O.
   B. LAP LENGTHS: CLASS B LAP SPLICE U.N.O. PER TABLE.
   C. CONCRETE CLEAR COVERAGE, UNO:
      a. CONCRETE PLACED AGAINST FORMS (INCLUDING CONCRETE TO BE BACKFILLED): 2"
      b. CONCRETE PLACED AGAINST GROUND: 3"
      c. SLABS (ON GROUND): CENTER BAR IN SLAB.
   D. PROVIDE CORNER BARS TO MATCH SIZE AND SPACING OF SPLICED BARS, U.N.O.
9. REINFORCING FIBERS:
   A. NOT REQUIRED UNLESS INDICATED ON DRAWINGS.
   B. MACRO-SYNTHETIC FIBERS CONFORMING TO ASTM C1116.
   C. DOSAGE RATE: 4 POUNDS PER CUBIC YARD.
10. COLD-WEATHER CONCRETING: PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW THE PROPOSED MEASURES TO SATISFY PLACEMENT & CURING OF CONCRETE DURING COLD WEATHER. FOR OPTIMUM STRENGTH GAIN, IT IS RECOMMENDED TO CONSIDER A BLEND OF TYPE I AND TYPE II CEMENT WITH A 6 BAG MIX, LOW SAND TO AGGREGATE RATIO, BATCHED TO A 1" SLUMP WITH SUPER PLASTICIZER ADDED FOR 4"-5" SLUMP WORKABILITY, 1%-2% NON-CHLORINE ACCELERATOR & CONCRETE MAINTAINED AT 50° MINIMUM FOR 7 DAYS. AVOID MORE THAN 25° TEMPERATURE CHANGE PER DAY WHEN HEATING IS TERMINATED.
11. ANCHOR BOLTS AND HOLDOWN: ANCHOR BOLTS TO BE ASTM F1554 GR. 36, 5/8"Ø x10" EMBEDDED IN FOUNDATION WALLS PER SHEAR WALL SCHEDULE (SEE FOUNDATION PLAN FOR REQUIREMENTS AT SHEAR WALLS). BOLTS TO BE WITHIN 1'-0" OF SILL PLATES ENDS (COORDINATE WITH GENERAL CONTRACTOR). MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE.
    A. ALL POSTS SUPPORTED BY ISOLATED FOOTINGS TO HAVE POST ANCHORS UNLESS SPACED IN STUD WALLS.
    B. REFER TO DRAWINGS FOR HOLDOWN REQUIREMENTS. INSTALL REQUIRED EMBEDDED ITEMS PER MANUFACTURER'S CATALOG TO ENGAGE HOLDOWN.
12. CONSTRUCTION AND CRACK CONTROL JOINTS: ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING ADJACENT CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 15'-0" IN BOTH DIRECTIONS. THE CONTRACTOR SHALL SUBMIT THE DETAILS AND PROPOSED LOCATIONS OF CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS FOR REVIEW BEFORE STARTING CONSTRUCTION.
13. VAPOR BARRIER: VAPOR BARRIER TO BE 10 MIL POLYETHYLENE SHEET PLACED ON UNDISTURBED SOIL. VAPOR BARRIER UNDER SLAB ON GRADE: PLACED ON COMPACTED GRAVEL WITH 3/4" TO 1-1/2" OF DAMP SAND BETWEEN POLYETHYLENE VAPOR BARRIER AND CONCRETE.
14. EMBEDDED HOLDOWNS: EMBEDDED ITEMS FOR HD TYPE HOLDOWN TO BE ASTM A307 HEX HEADED BOLT IN THE DIAMETER AS SPECIFIED BY THE MANUFACTURER FOR THE HD. ALL BOLTS TO HAVE 3" MIN. CONCRETE SIDE COVER. EMBEDMENT DEPTHS ARE 15" FOR BOLTS UP TO AND INCLUDING 3/4" DIA., 24" DEPTH FOR BOLTS OVER 3/4" U.N.O. TYPICAL REINFORCEMENT TO PASS UNINTERRUPTED ALONGSIDE HOLD DOWN AS APPLICABLE. COUPLER NUTS MAY BE USED TO EXTEND THE HOLD DOWN ANCHOR THROUGH THE FLOOR PLATE TO THE SHEAR WALL CHORD.
15. EPOXY ANCHORS: ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT HIGH-SOLIDS, EPOXY SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD CARTRIDGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. THE ADHESIVE ANCHOR SHALL HAVE BEEN TESTED AND QUALIFIED FOR PERFORMANCE IN CRACKED CONCRETE PER ICC-ES AC308. ADHESIVE SHALL BE SET-3G EPOXY-TIE ADHESIVE FROM SIMPSON STRONG-TIE, PLEASANTON, CA. ANCHORS SHALL BE INSTALLED PER SIMPSON STRONG-TIE INSTRUCTIONS FOR SET-3G EPOXY-TIE ADHESIVE.
    NOTE: THE USE OF EPOXY ANCHORS REQUIRES SPECIAL INSPECTION OF INSTALLATION PER CURRENT ICO REPORT. CONTRACTOR TO PROVIDE SPECIAL INSPECTION REPORTS TO ENGINEER, BUILDING OFFICIAL, & ARCHITECT.
16. CONCRETE LINTELS AND BEAM: ALL CONCRETE LINTELS AND/OR BEAMS SHALL HAVE #3 STIRRUPS AT A MINIMUM SPACING OF THE HEIGHT OF THE LINTEL OR BEAM MINUS 2" DIVIDED BY 2, (H-2")/2, NOT GREATER THAN 12" O.C., TYP., UNLESS NOTED OTHERWISE ON PLANS.

CONCRETE SLAB-ON-GRADE JOINTS

1. PROVIDE CONTROL JOINTS IN ALL REINFORCED AND UNREINFORCED SLABS-ON-GRADE ACCORDING TO TYPICAL CONCRETE JOINTS DETAIL.
2. WHERE TWO REINFORCED SLABS ABUT, OR WHERE ONE REINFORCED SLAB IS DIVIDED INTO MULTIPLE PLACEMENTS, PROVIDE PLATE DOWELS AT COLD JOINT PER TYPICAL CONCRETE JOINTS DETAIL.
3. PROVIDE EXPANSION JOINTS BETWEEN REINFORCED SLABS AND UNREINFORCED SLABS (E.G. BETWEEN REINFORCED DRIVEWAY AND UNREINFORCED SIDEWALK).
4. PROVIDE EXPANSION JOINTS EVERY 25' IN UNREINFORCED SLABS (E.G. SIDEWALKS).
5. PROVIDE EXPANSION JOINTS AT BUILDING CORNERS IN BOTH DIRECTIONS IN SLABS TOUCHING BUILDING.
6. TOOL CONTROL JOINTS INTO FRESH CONCRETE OR SAW CUT CONTROL JOINTS INTO HARDENED CONCRETE.
7. SAW-CUT JOINTS AS SOON AS POSSIBLE AFTER PLACEMENT, BEFORE SHRINKAGE CRACKS CAN DEVELOP.
8. CONTROL JOINT MINIMUM DEPTH: ¼ OF SLAB THICKNESS.
9. CONTROL JOINT LAYOUT:
   A. PLACE CONTROL JOINTS TO PRODUCE PANELS THAT ARE AS SQUARE AS POSSIBLE AND NOT EXCEEDING A LENGTH-TO-WIDTH RATIO OF 1.5 TO 1.
   B. PLACE CONTROL JOINTS AT ALL ABRUPT CHANGES IN GEOMETRY
   C. AVOID WEDGE-SHAPED PANELS WITH INTERIOR ANGLES LESS THAN 45 DEGREES.
   D. AVOID "T" SHAPED JOINTS.
   E. AVOID "L" SHAPED PANELS.
   F. IF CONTROL JOINT LAYOUT VIOLATES THESE REQUIREMENTS, EVEN IF NO CRACKING IS VISIBLE, OWNER MAY REJECT WORK.

MAXIMUM CONTROL JOINT SPACING

SLAB THICKNESS, IN.	MAXIMUM JOINT SPACING, FT.	
	UNREINFORCED	REINFORCED
4	8	10
5	10	12
6	12	15
8	16	20

CONCRETE REINFORCEMENT LAP SPLICES

f'c = 3,000 PSI

LOCATION	REINFORCEMENT SIZE								
	#3	#4	#5	#6	#7	#8	#9	#10	#11
TOP	28	37	47	56	81	93	105	118	131
OTHER	23	29	37	43	63	72	81	91	102

f'c = 4,000 PSI

LOCATION	REINFORCEMENT SIZE								
	#3	#4	#5	#6	#7	#8	#9	#10	#11
TOP	24	32	40	48	70	80	91	102	113
OTHER	20	25	31	38	55	62	70	79	87

f'c = 4,500 PSI

LOCATION	REINFORCEMENT SIZE								
	#3	#4	#5	#6	#7	#8	#9	#10	#11
TOP	23	30	38	45	66	76	85	96	107
OTHER	18	23	30	35	52	59	66	74	83

1. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE BASED ON ACI 318-11, SECTIONS 12.2.2 AND 12.15 RESPECTIVELY. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS.
2. LAP SPLICE LENGTHS SHOWN ARE FOR CLASS B AND CASE 1.
3. TOP REINFORCEMENT IS HORIZONTAL REINFORCEMENT THAT HAS MORE THAN TWELVE INCHES OF FRESH CONCRETE CAST BELOW IT. THIS INCLUDES HORIZONTAL REINFORCEMENT IN WALLS. ALL VERTICAL BARS ARE CONSIDERED AS "OTHER".
4. FOR LIGHTWEIGHT CONCRETE AGGREGATE CONCRETE, MULTIPLY TABULATED VALUES BY 1.3.
5. FOR EPOXY-COATED BARS, MULTIPLY TABULATED VALUES BY:
   A. TOP BARS: 1.31.
   B. OTHER BARS: 1.5.
6. FOR BARS WITH COVER OF LESS THAN 1 BAR DIAMETER OR WITH CLEAR SPACING OF LESS THAN 2 BAR DIAMETERS, MULTIPLY TABULATED VALUES BY 2.0.

EARTHWORK

1. ENGINEER SHALL VERIFY CONDITION AND/OR ADEQUACY OF ALL SUBGRADES, FILLS, AND BACK FILLS, ETC.
2. SHORE AND BRACE AS REQUIRED.
3. DE-WATER AS REQUIRED TO REMOVE STANDING WATER FROM EXCAVATIONS.
4. FOUNDATIONS ARE SHOWN AND DIMENSIONED AS BEING FORMED. INCREASE FOOTING WIDTHS BY 2" FOR FOOTINGS PLACED IN NEAT EXCAVATIONS.
5. CLEAN ALL DEBRIS FROM EXCAVATIONS.
6. PROVIDE 30" MINIMUM FOOTING EMBEDMENT FROM FINISH GRADE FOR FROST PROTECTION AT EXTERIOR FOOTINGS.
7. PROVIDE 12" OF STRUCTURAL FILL BENEATH ALL FOOTINGS.
8. EXTEND STRUCTURAL FILL LATERALLY A DISTANCE EQUAL TO 1/2 THE STRUCTURAL FILL DEPTH BEYOND EDGE OF FOOTING ON EACH SIDE.
9. COMPACT STRUCTURAL FILL BENEATH FOOTINGS TO 95% OF MAXIMUM DRY DENSITY DETERMINED BY ASTM D1557.

FRAMING LUMBER

1. SAWN STRUCTURAL LUMBER
   A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO.2 OR BETTER FOR ALL 2 INCH AND 4 INCH NOMINAL LUMBER AND DF-L NO.2 OR BETTER FOR 6 INCH NOMINAL AND LARGER STRUCTURAL MEMBERS (U.N.O.).
   B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD.
   C. ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE 2021 IBC, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL FRAMING NAILING SHALL CONFORM TO TABLE 2304.10.1 OF THE IBC UNLESS OTHERWISE SHOWN. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY IBC CHAPTER 23. PLUMBING AND ELECTRICAL RUNS IN STUD WALLS SHALL CONFORM TO CHAPTER 23. BOLTS SHALL BE STANDARD MACHINE BOLTS (A307). ALL NAILS SHALL BE COMMON WIRE OR GALVANIZED BOX NAILS. IF PNEUMATIC NAILERS ARE TO BE USED, CONTRACTOR MUST SUBMIT A SCHEDULE OF NAILS DESIRED AS SUBSTITUTION TO THE ARCHITECT OR ENGINEER FOR REVIEW. A CHANGE IN THE NUMBER OF NAILS OR A CLOSER NAIL SPACING MAY BE REQUIRED.
   D. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
   E. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID COLUMN ABOVE AND BELOW VERTICAL BLOCKING AT WOOD I-JOISTS SHALL BE 1/16" LONGER THAN JOIST IS DEEP. MINIMUM POST TO BE TWO 2x STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS PROVIDE FULL WIDTH BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD BOTH SIDES. STITCH STUD BUNDLES TOGETHER WITH 16d COMMON @ 18" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITHIN FLOOR AND TOP FLANGE HANGERS ARE SPECIFIED, BEAMS ARE TO BE BLOCKED UP TO JOIST HEIGHT WITH FULL WIDTH DF-L SPACER AS REQUIRED.
   F. FIRE BLOCK STUD SPACED AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATTIC SPACES FOR FACTORY BUILT CHIMNEYS, AND AT OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
   G. BELOW ALL HEARTHS AND FIREPLACES, FRAME FLOOR WITH DOUBLE JOISTS, TYP., U.N.O.
2. STRUCTURAL GLUED-LAMINATED TIMBER
   A. ALL GLUED-LAMINATED TIMBER SHALL BE COMBINATION 24F-V4 FOR SIMPLY SUPPORTED BEAMS, COMBINATION 24F-V8 FOR BEAMS CONTINUOUS OVER SUPPORTS, AND COMBINATION L2 FOR COLUMNS (U.N.O.) FABRICATION TO BE IN ACCORDANCE WITH AITC 117. PROVIDE WET-USE ADHESIVES. MAXIMUM MOISTURE CONTENT SHALL BE 15% PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD. WOOD BEARING ON OR WITHIN 1" OF MASONRY OR CONCRETE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. SEAL END GRAIN OF ALL EXTERIOR EXPOSED BEAMS, INCLUDING NON-LOAD BEARING ARCHITECTURAL BEAMS.
3. MANUFACTURED JOIST
   A. MANUFACTURED JOISTS SIZE AND SPACING HAVE BEEN DETERMINED PER THE MANUFACTURERS STANDARDS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURER REQUIRES APPROVAL OF ENGINEER OF RECORD. JOIST SHALL BE ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. LAMINATED VENEER LUMBER (LVL)
   A. PRODUCTS SPECIFIED HEREIN AS LVL AND PSL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUS JOIST AS MICRO-LAM AND PARALLAM. SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STRUCTURAL VALUES. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
5. WOOD SHEATHING
   A. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS NOTED HEREIN OR ON DRAWINGS
      a. ROOF SHEATHING: 5/8" WITH MINIMUM (40/20) SPAN RATING.
      b. FLOOR SHEATHING: 3/4" OSB GLUED AND NAILED
      c. EXTERIOR WALL AND SHEAR WALL SHEATHING: 7/16" WITH MINIMUM (24") SPAN RATING.
   B. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE FRAMING. FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD, U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER. NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD U.N.O. IN SHEAR WALL SCHEDULE. OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" GAP AT BUTT ENDS.

FRAMING LUMBER

6. WALL FRAMING
   A. WOOD WALLS SHALL BE CONSTRUCTED OF 2x MEMBERS @ 16" O.C., U.N.O.
7. WOOD SHEAR WALLS
   A. NO.14 GAGE STAPLES WITH MINIMUM 7/16 OD CROWN AND 1-3/8" LENGTH MAY BE USED ONE FOR ONE IN LIEU OF 8d NAILS. WHERE SUBSTITUTING FOR 10d NAILS USE 3 STAPLES FOR EACH 2 NAILS
   B. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEAR WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED
   C. ALLOWABLE SHEAR VALUES IN SHEAR WALL TABLE ARE FOR DOUGLAS FIR FRAMING MEMBERS (GROUP II). NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.
8. STRUCTURAL WOOD COLUMNS
   A. PROVIDE SOLID BLOCKING AT THE VOID WITHIN THE FLOOR SPACE BETWEEN WOOD COLUMNS.
   B. INSTALL WOOD COLUMNS REFERENCED ON THE PLANS ALL THE WAY DOWN TO THE FOUNDATION LEVEL, TYP., UNLESS NOTED OTHERWISE ON THE PLANS.
9. PRE-MANUFACTURED TRUSS
   A. CONTRACTOR RESPONSIBLE FOR INTERIOR WALL TO TRUSS CONNECTIONS TO ALLOW FOR TRUSS BOTTOM CHORD MOVEMENT DUE TO ARCHING AND/OR THERMAL EFFECTS. REFER TO SIMPSON STC ROOF TRUSS CLIPS, PAGE 269 OF 2017-18 CATALOG FOR OPTION TO NEGATE THE EFFECTS OF TRUSS BOTTOM CHORD ARCHING. TRUSS DIMENSIONS AND QUANTITIES ARE NOT THE RESPONSIBILITY OF ENGINEER.

JOB SAFETY

THE ENGINEER HAS NOT BEEN RETAINED NOR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISIT, USE WORK, OR OCCUPANCY BY ANY PERSON.

MISCELLANEOUS

1. PROPRIETARY PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

SHOP DRAWINGS

1. CONCRETE AND STEEL REINFORCING CONTRACTOR, TRUSS SUPPLIER, AND STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

SUBSTITUTIONS

1. SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITING BY THE CONTRACTOR. THE ENGINEER WILL REVIEW THE REQUESTED ALTERNATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BE REQUIRED FOR THE REQUESTED SUBSTITUTION.

DEFERRED SUBMITTALS

1. PRE-MANUFACTURED WOOD ROOF TRUSSES
2. PRE-MANUFACTURED WOOD FLOOR TRUSSES
3. STRUCTURAL INSULATED PANELS
4. PRE-CAST CONCRETE HOLLOWCORE PANELS

CONCRETE CONSTRUCTION (IBC 1705.3 & 1705.12.1)

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
Cast-in bolts & embeds	☐ Continuous	☒ Periodic	Inspection of anchors or embeds cast in concrete is required when allowable loads have been...

WOOD CONSTRUCTION (IBC 1705.5, 1705.10 & 1705.11.2)

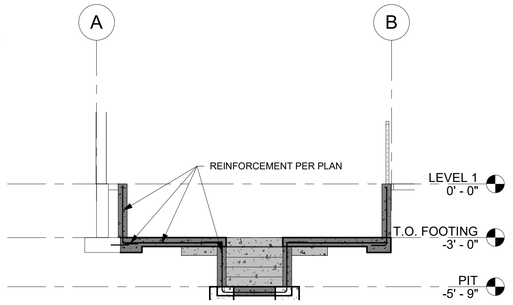
ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
Wood trusses spanning > 60-feet	☐ Continuous	☒ Periodic	Verify that temporary and permanent truss bracing is installed in accordance with approved truss package. Performed by code inspection firm.
Structural wood	☐ Continuous	☒ Periodic	If fastener spacing is < 4"o.c.: Verify that proper nailing, bolting, anchoring and other fastening of shear walls, diaphragms, drag struts, braces, and holdowns. Performed by code inspection firm.

STRUCTURAL TAGS LEGEND

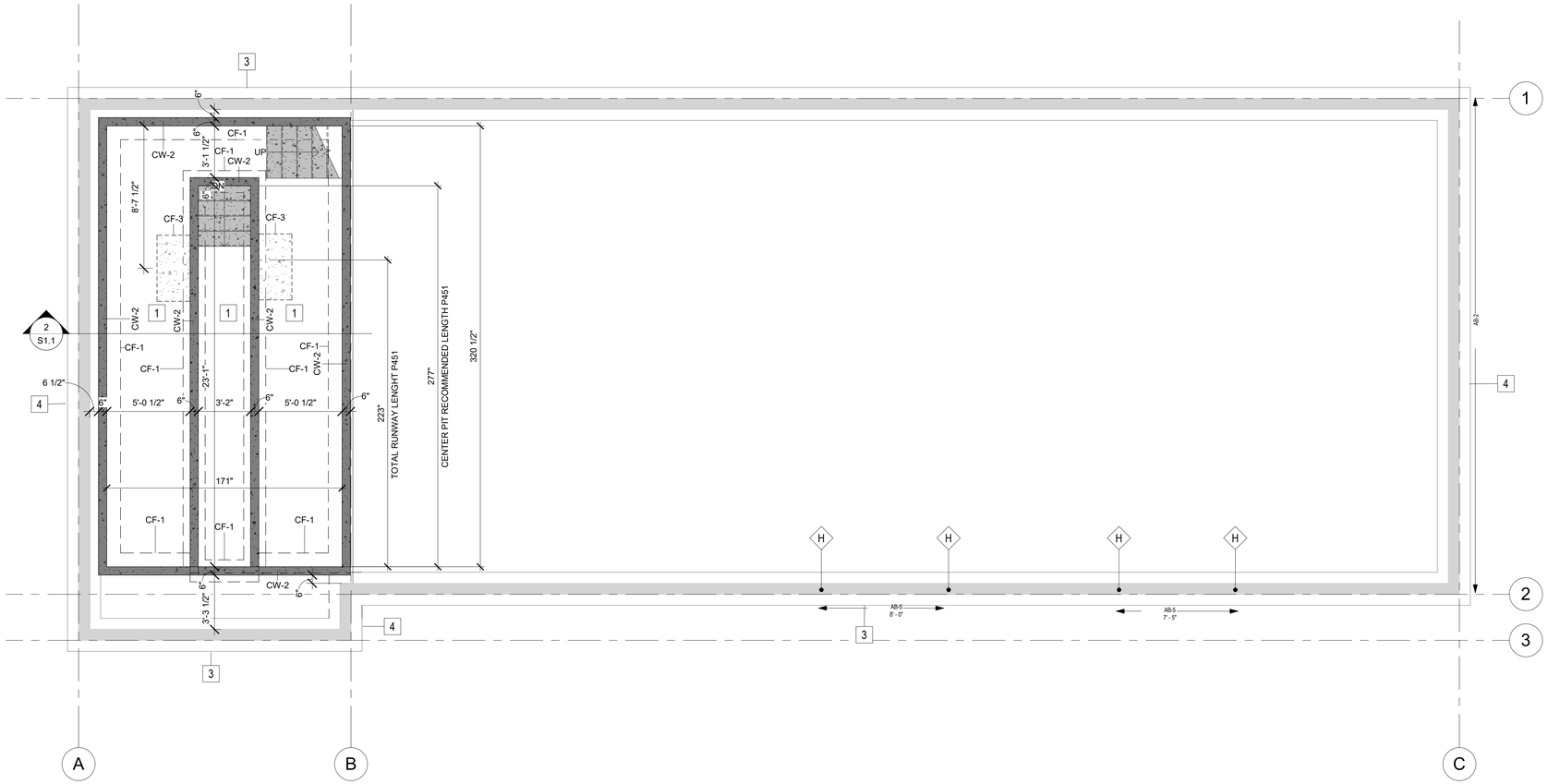
TAG	DESCRIPTION
AB-1	ANCHOR BOLT, SEE ANCHOR BOLT SCHEDULE
CB-1	CONCRETE BEAM, SEE CONCRETE BEAM SCHEDULE
CC-1	CONCRETE COLUMN, SEE CONCRETE COLUMN SCHEDULE
CF-1	CONCRETE FOOTING, SEE CONCRETE FOOTING SCHEDULE
CS-1	CONCRETE SLAB, SEE CONCRETE SLAB SCHEDULE
CW-1	CONCRETE WALL, SEE CONCRETE WALL SCHEDULE
DB-1	COLD-FORMED STEEL BEAM, SEE COLD-FORMED STEEL BEAM SCHEDULE
DJ-1	COLD-FORMED STEEL JOIST, SEE COLD-FORMED STEEL JOIST SCHEDULE
DW-1	COLD-FORMED STEEL WALL, SEE COLD-FORMED STEEL WALL SCHEDULE
MC-1	MASONRY COLUMN, SEE MASONRY COLUMN SCHEDULE
ML-1	MASONRY LINTEL, SEE MASONRY LINTEL SCHEDULE
MW-1	MASONRY WALL, SEE MASONRY WALL SCHEDULE
SB-1	STEEL BEAM, SEE STEEL BEAM SCHEDULE
SC-1	STEEL COLUMN, SEE STEEL COLUMN SCHEDULE
SD-1	STEEL DECK, SEE STEEL DECK SCHEDULE
SJ-1	STEEL JOIST, SEE STEEL JOIST SCHEDULE
WB-1	WOOD BEAM, SEE WOOD BEAM SCHEDULE
WC-1	WOOD COLUMN, SEE WOOD COLUMN SCHEDULE
WJ-1	WOOD JOIST, SEE WOOD JOIST SCHEDULE

STRUCTURAL PLAN LEGEND

- JOIST OR TRUSS
- BEAM OR GIRDER
- PURLIN
- STEEL COLUMN
- MASONRY COLUMN
- CONCRETE COLUMN
- CONCRETE FOOTING
- RECESSED FOUNDATION WALL
- NON-BEAR



2 PIT SECTON STRUCTURAL
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

CONCRETE WALL SCHEDULE				
MARK	THICKNESS	HORIZ REINF	VERT REINF	REMARKS
CW-2	0' - 6"	#4@12" O.C.	#4 @ 16" O.C.	

CONCRETE FOOTING SCHEDULE						
MARK	WIDTH	LENGTH	THICK	LONG REINF	PERP REINF	REMARKS
CF-1	1' - 4"	<varies>	0' - 10"	(2) #4	NA	
CF-3	2' - 0"	4' - 0"	1' - 0"	(6)#4	(3)#4	

ANCHOR BOLT SCHEDULE					
MARK	DIAMETER	BOLT TYPE	SPACING	EMBED DEPTH	REMARKS
AB-1	5/8"	TITEN BOLT	32"	8"	3" x 3" PLATE WASHERS
AB-2	5/8"	J-BOLT	24"	8"	3" x 3" PLATE WASHERS
AB-3	5/8"	J-BOLT	16"	8"	3" x 3" PLATE WASHERS
AB-4	5/8"	J-BOLT	12"	8"	3" x 3" PLATE WASHERS
AB-5	5/8"	TITEN BOLT	8"	8"	3" x 3" PLATE WASHERS
AB-6	1"	PAB8	N/A	9"	14" THICK FOOTING REQUIRED.INSTALLED PER SIMPSON SPECIFICATIONS
AB-7	1"	PAB8H	N/A	8"	24" THICK FOOTING REQUIRED.INSTALLED PER SIMPSON SPECIFICATIONS
AB-8	5/8"	F1554 GR 36 Heavy Hex Bolt	N/A	14"	INSTALLED PER SIMPSON SPECIFICATIONS
AB-9	5/8"	F1554 GR 36 THREADED ROD W/ SIMPSON AT-XP EPOXY	N/A	10"	INSTALLED PER SIMPSON SPECIFICATIONS

NOTE: ALL WOOD STUD WALL ANCHORS TO BE TYPE AB-1, TYP, U.N.O.

HOLD DOWN SCHEDULE						
MARK	COUNT	TYPE	ANCHOR BOLT	MIN POST THICKNESS	FASTENERS	REMARKS
12	4	SIMPSON MST48	N/A	0' - 3"	SEE RETROFIT HOLD DOWN DETAIL	
H	4	HOLD DOWN, SEE SHEAR WALL PLAN		0' - 0"		

STRUCTURAL KEYNOTES	
MARK	REMARKS
1	6" CONCRETE SLAB WITH OPTIONAL 6x6xW1.4 WIRE MESH OVER 4" FREE DRAINING GRAVEL OVER PREPARED SUB GRADE. PROVIDE CONTROL JOINTS AT 10' MAX
3	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 20" WIDE x10" THICK
4	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 16" WIDE x10" THICK
5	PROVIDE SIMPSON CS14 NAILED INTO BLOCKING
6	2X6 1.3E TIMBERSTRAND LSL STUD WALL; STUDS @ 8" O.C.

CONSTRUCTION NOTES

1) THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUBCONTRACTORS AND OWNER SHALL REVIEW AND BE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
2) ALL FOUNDATION WALLS SHALL BE BRACED BY FLOOR DIAPHRAGM OR BY OTHER MEANS BEFORE BACK FILLING.
3) CONTRACTOR TO VERIFY DIMENSIONS W/ ARCHITECTURAL PLANS

DATE
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epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE (ARCH D) SHEET. FOR A HALF SIZE SHEET

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
FOUNDATION PLAN

PLAN SET: PERMIT
SHEET S1.1

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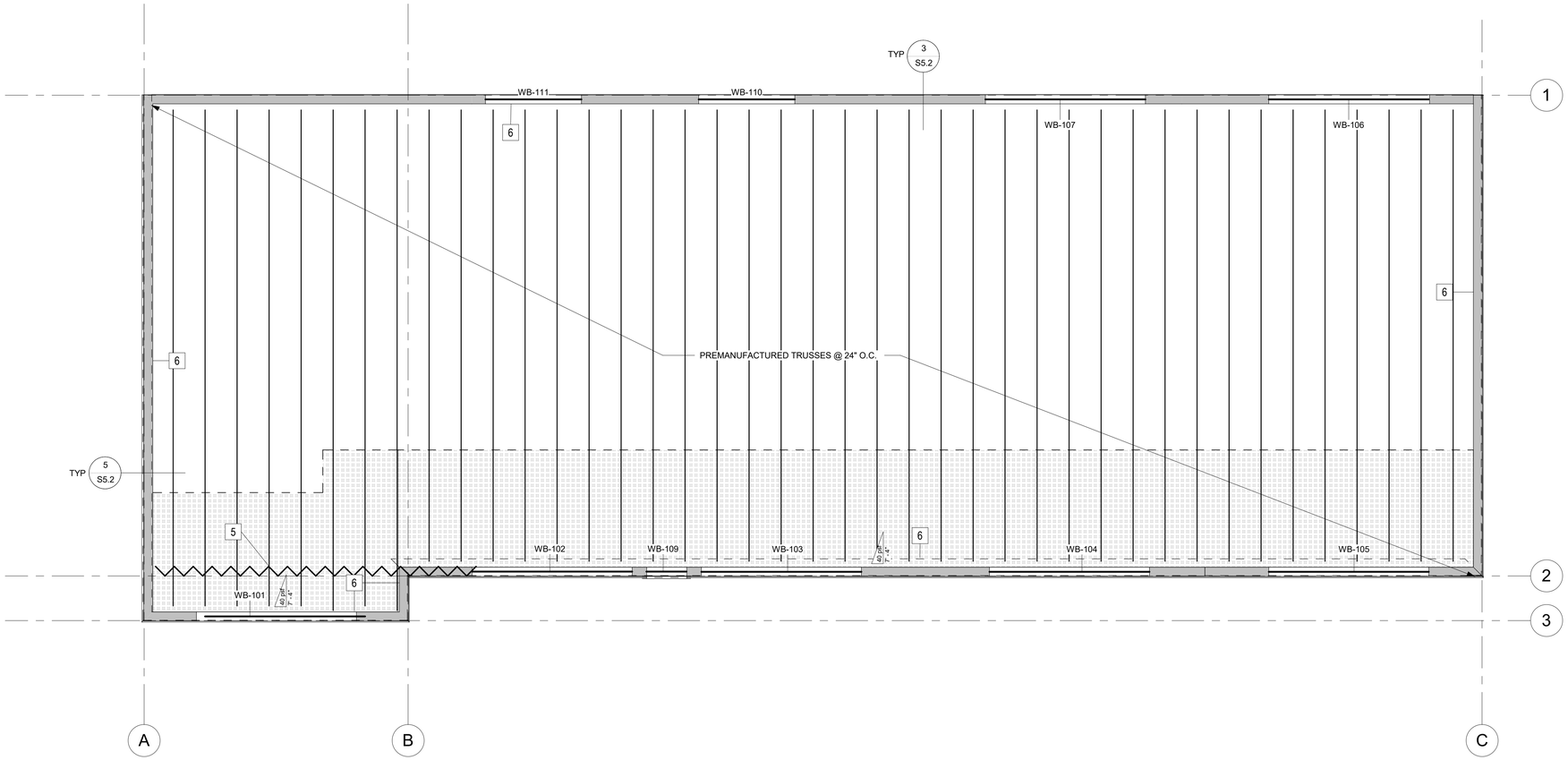
WOOD BEAM SCHEDULE					
MARK	SIZE	WOOD SPECIES	END SUPPORT(S)		REMARKS
			END 1	END 2	
WB-101	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-102	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-103	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-104	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-105	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-106	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-107	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-109	(2) 2x8	DF-L #2	(2) TRIMMERS (1) KING STUD	(2) TRIMMERS (1) KING STUD	
WB-110	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-111	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	

STRUCTURAL KEYNOTES	
MARK	REMARKS
1	6" CONCRETE SLAB WITH OPTIONAL 6x6xW1.4 WIRE MESH OVER 4" FREE DRAINING GRAVEL OVER PREPARED SUB GRADE. PROVIDE CONTROL JOINTS AT 10' MAX
3	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 20" WIDE x10" THICK
4	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 16" WIDE x10" THICK
5	PROVIDE SIMPSON CS14 NAILED INTO BLOCKING
6	2X6 1.3E TIMBERSTRAND LSL STUD WALL; STUDS @ 8" O.C.



1 FRAMING PLAN - ROOF
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

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epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

As indicated

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE (ARCH D) SHEET. IF NOT, SCALE ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
FRAMING PLAN - ROOF

PLAN SET: PERMIT

SHEET S1.2

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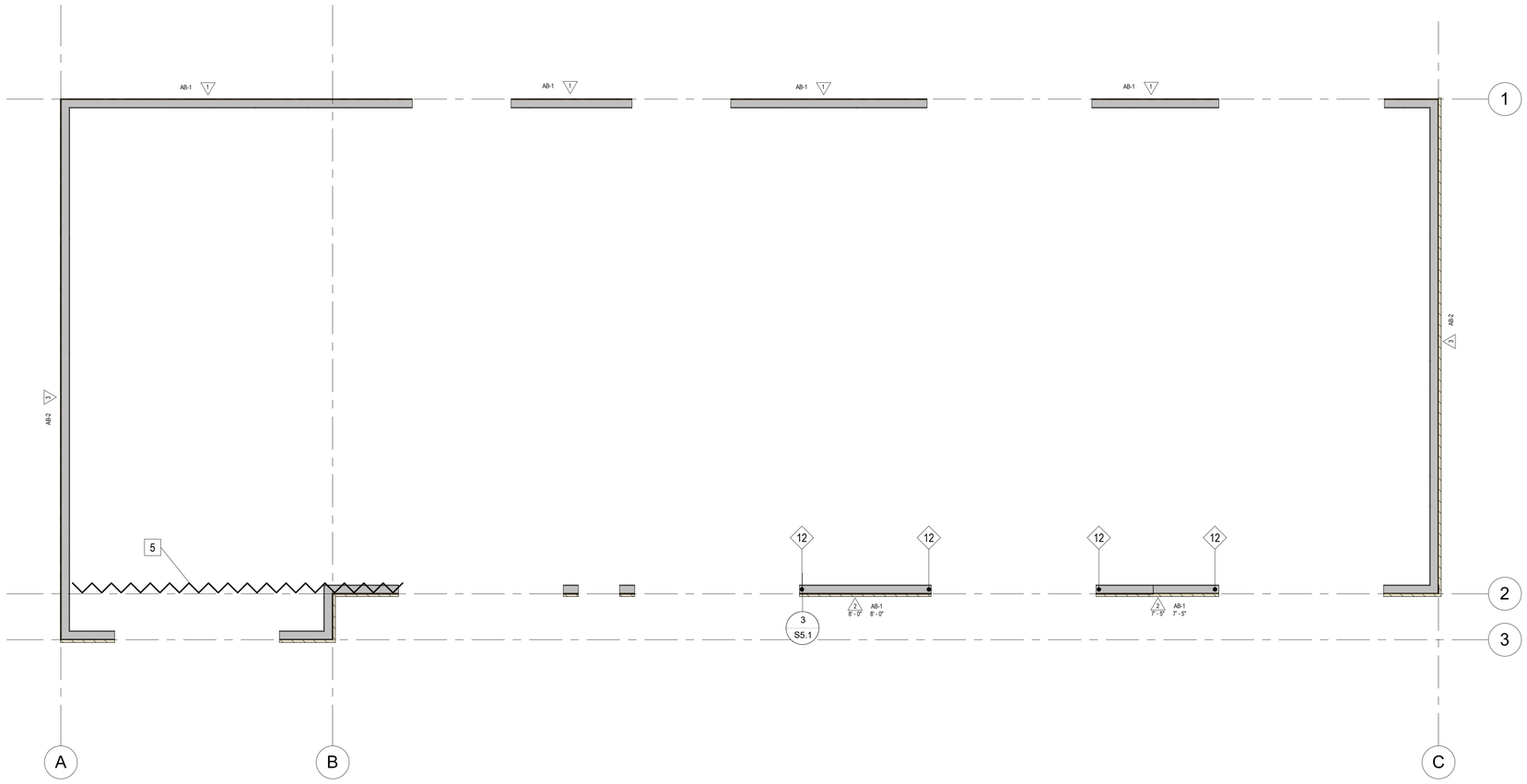
SHEAR WALL SCHEDULE								
	SHEATHING					SILL PLATE		
MARK	SIZE	BOTH SIDES?	EDGE NAILING	FIELD NAILING	NOTES	TO WOOD BELOW	TO CONCRETE BELOW	STUDS
1	7/16"	NO	8d @ 6" OC	8d @ 12" OC	2,3	16d NAILS @ 6" O.C.	AB-1	2x
2	7/16"	NO	8d @ 4" OC	8d @ 12" OC	2,3	16d NAILS @ 4" O.C.	AB-1	2x
3	7/16"	NO	8d @ 3" OC	8d @ 12" OC	2,3	1/4"x6" SDS SCREWS @ 5.5" O.C.	AB-2	2x
7	7/16"	YES	8d @ 2" OC	8d @ 12" OC	1,2,3	1/4"x6" SDS SCREWS @ 2" O.C.	AB-5	3x

NOTES:
1. WHERE 3X STUDS ARE INDICATED, PROVIDE 3X STUDS AT ALL PANEL EDGES. IN LIEU OF A SINGLE 3X STUD, (2) 2X STUDS ARE PERMITTED. PROVIDE STAGGERED NAILING EVERY 2".
2. BLOCK ALL EDGES
3. ALL ANCHOR BOLTS TO HAVE 3" X 3" X 1/4" PLATE WASHERS, TYP., U.N.O.
4. ALL EXTERIOR WALLS TO BE SHEATHED AS TYPE "1", TYP., U.N.O.

ANCHOR BOLT SCHEDULE					
MARK	DIAMETER	BOLT TYPE	SPACING	EMBED DEPTH	REMARKS
AB-1	5/8"	TITEN BOLT	32"	8"	3" x 3" PLATE WASHERS
AB-2	5/8"	J-BOLT	24"	8"	3" x 3" PLATE WASHERS
AB-3	5/8"	J-BOLT	16"	8"	3" x 3" PLATE WASHERS
AB-4	5/8"	J-BOLT	12"	8"	3" x 3" PLATE WASHERS
AB-5	5/8"	TITEN BOLT	8"	8"	3" x 3" PLATE WASHERS
AB-6	1"	PAB8	N/A	9"	14" THICK FOOTING REQUIRED.INSTALLED PER SIMPSON SPECIFICATIONS
AB-7	1"	PAB8H	N/A	8"	24" THICK FOOTING REQUIRED.INSTALLED PER SIMPSON SPECIFICATIONS
AB-8	5/8"	F1554 GR 36 Heavy Hex Bolt	N/A	14"	INSTALLED PER SIMPSON SPECIFICATIONS
AB-9	5/8"	F1554 GR 36 THREADED ROD W/ SIMPSON AT-XP EPOXY	N/A	10"	INSTALLED PER SIMPSON SPECIFICATIONS

HOLD DOWN SCHEDULE						
MARK	COUNT	TYPE	ANCHOR BOLT	MIN POST THICKNESS	FASTENERS	REMARKS
12	4	SIMPSON MST48	N/A	0' - 3"	SEE RETROFIT HOLD DOWN DETAIL	
H	4	HOLD DOWN, SEE SHEAR WALL PLAN		0' - 0"		



1 SHEAR WALL PLAN - LEVEL 1
1/4" = 1'-0"

STRUCTURAL KEYNOTES	
MARK	REMARKS
1	6" CONCRETE SLAB WITH OPTIONAL 6x6xW1.4 WIRE MESH OVER 4" FREE DRAINING GRAVEL OVER PREPARED SUB GRADE. PROVIDE CONTROL JOINTS AT 10' MAX
3	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 20" WIDE x10" THICK
4	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 16" WIDE x10" THICK
5	PROVIDE SIMPSON CS14 NAILED INTO BLOCKING
6	2X6 1.3E TIMBERSTRAND LSL STUD WALL; STUDS @ 8" O.C.

CONSTRUCTION NOTES

DATE
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epic ENGINEERING

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST PROPORTIONALLY FOR REDUCED SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
SHEAR WALL PLAN - LEVEL 1

PLAN SET: PERMIT
SHEET S1.3

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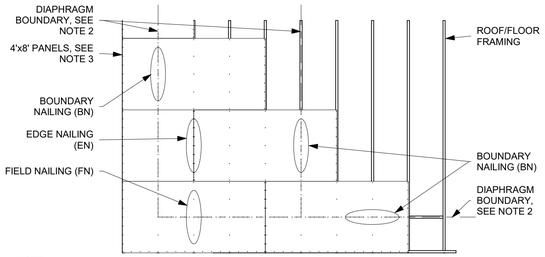
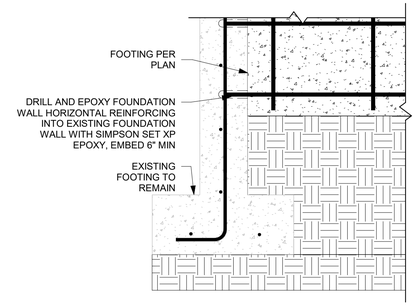
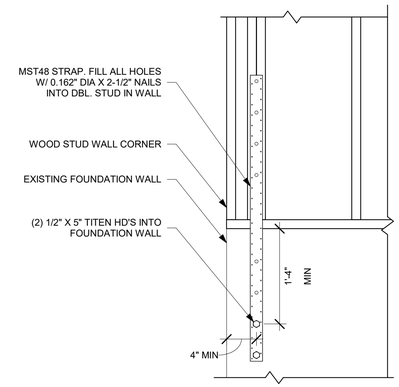


NOTE:
1. SEE STRUCTURAL FRAMING PLANS FOR SHEATHING TYPE AND THICKNESS, BOUNDARY NAILING, EDGE NAILING, AND FIELD NAILING.
2. BOUNDARIES EXIST ALONG ALL SHEAR WALLS AND ALONG ALL DRAG ELEMENTS.
3. SHEATHING ORIENTATION: LONG DIRECTION (STRONG AXIS) PERPENDICULAR TO FRAMING & SHORT DIRECTION (WEAK AXIS) PARALLEL TO FRAMING.

1 DIAPHRAGM NAILING - UNBLOCKED
N.T.S.



2 NEW FOUNDATION WALL TO EXISTING FOUNDATION WALL
N.T.S.



3 RETROFIT HOLD DOWN DETAIL
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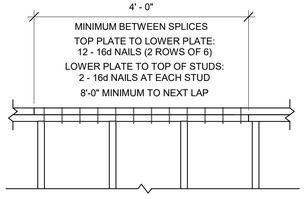

4 DOUBLE TOP PLATE SPLICE
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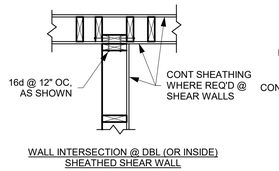
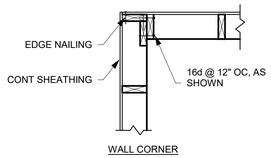
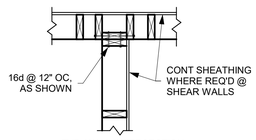


WALL INTERSECTION @ DBL (OR INSIDE) SHEATHED SHEAR WALL

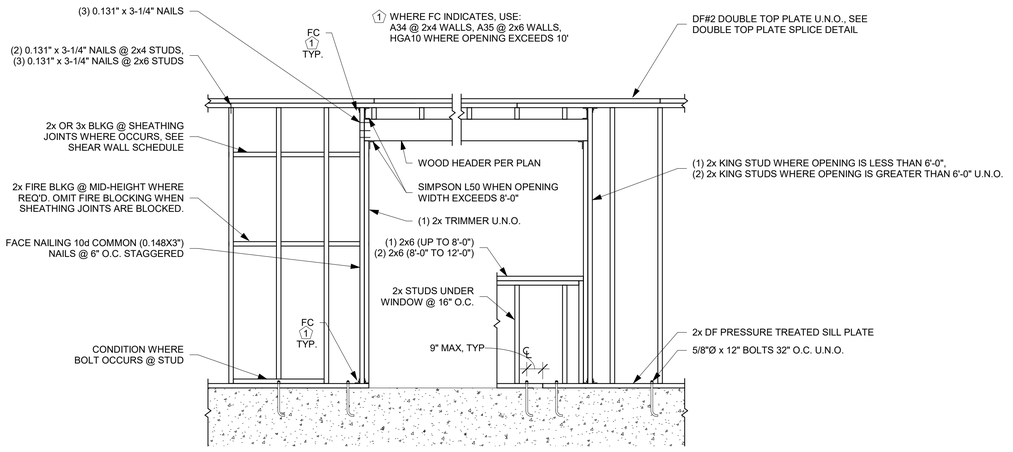


WALL CORNER

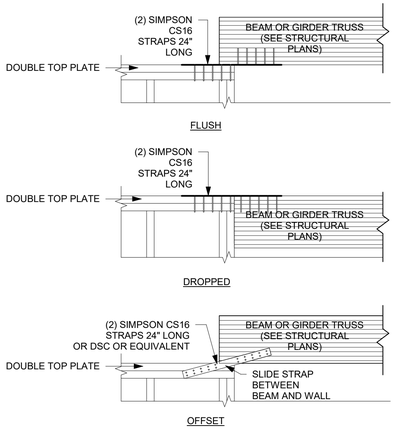


TYP. WALL INTERSECTION

5 FRAMING @ CORNERS AND INTERSECTIONS
N.T.S.



6 WALL FRAMING
N.T.S.



7 CHORD/COLLECTOR STRAP
N.T.S.

PENNY WEIGHT DESIGNATION	EQUIVALENT SPACING (INCHES)		
	COMMON NAIL	BOX NAIL	16 GAGE STAPLE
6d	4	4	3 1/2
	6	6	5
	8	8	6 1/2
	10	10	8 1/2
	12	12	10
8d	3	3	2
	4	4	2 1/2
	6	6	4
	8	8	5 1/2
	10	10	6 1/2
	12	12	8
10d	4	4	2
	6	6	3 1/2
	8	8	4 1/2
	10	10	5 1/2
	12	12	6 1/2

NOTES:
1. SPACING VALID FOR LATERAL LOAD ONLY, 7/16 STRUCTURAL II PLYWOOD OR OSB SHEATHING.
2. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
3. INTERNATIONAL BUILDING CODE (IBC) TABLE 2306.4.1.
4. ICC EVALUATION SERVICE REPORT NO. 1539, TABLE 14.
5. LOS ANGLES DEPARTMENT OF BUILDING AND SAFETY RESEARCH REPORT NO. 23633, TABLE 1.
6. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER (2015 IBC 2304.9.5).

8 EQUIVALENT SHEATHING FASTENERS
N.T.S.

CONSTRUCTION NOTES

DATE
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epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST AS NEEDED FOR A HALF SIZE SHEET

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
STRUCTURAL DETAILS

PLAN SET: PERMIT
SHEET S5.1

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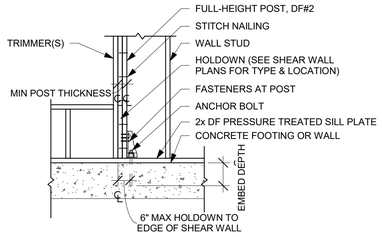
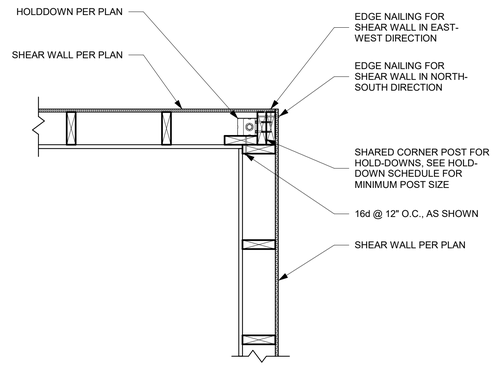
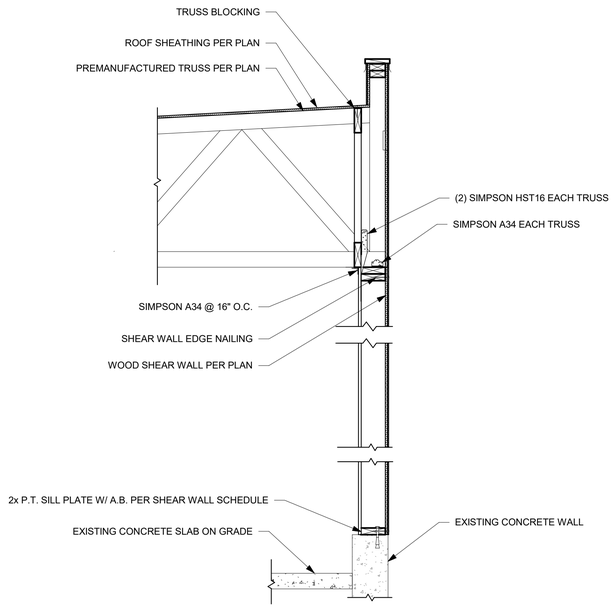


NOTES:
1. WALL SHEATHING NOT SHOWN FOR CLARITY.
2. HOLDOWNS SHALL BE INSTALLED WITHIN 6" OF EDGE OF SHEAR WALL OR EDGE OF OPENING.
3. PROVIDE SHEAR WALL EDGE NAILING TO FULL-HEIGHT POST.
4. HOLDOWNS AND STRAPS ON MULTI-STORY BUILDINGS SHALL BE ALIGNED TO PROVIDE A CONTINUOUS VERTICAL LOAD PATH TO THE FOUNDATION.
5. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER

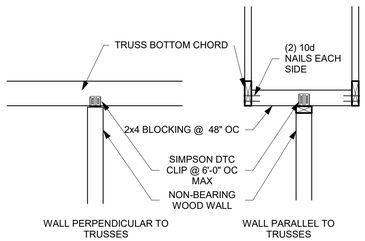
1 HOLD DOWN AT FOUNDATION, PREDEFLECTED
N.T.S.



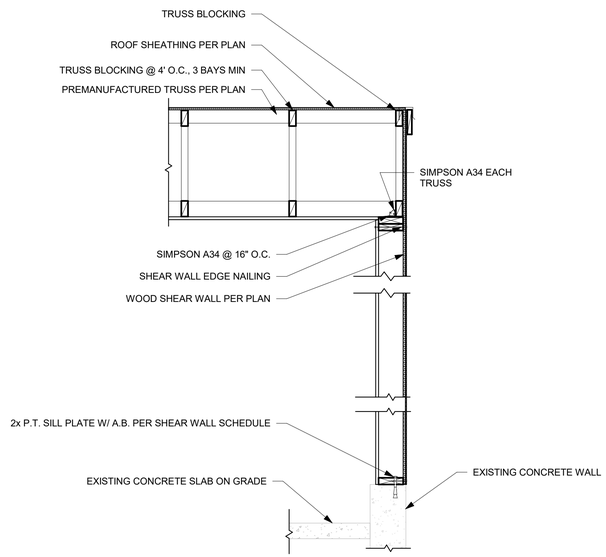
2 HOLD DOWN AT CORNER OF TWO SHEAR WALLS
N.T.S.



3 NEW ROOF TRUSS
N.T.S.



4 NON-BEARING PARTITION SUPPORT AT TRUSS
N.T.S.



5 NEW ROOF TRUSS PARALLEL
N.T.S.

CONSTRUCTION NOTES

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epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
STRUCTURAL DETAILS

PLAN SET: PERMIT
SHEET S5.2

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUBJECT PROPERTY:
WEST 100 SOUTH PROPERTY
415 & 435 WEST 100 SOUTH AND 108 S 400 W
HEBER CITY, UT 84032
APNs: 00-0004-7006 & 00-0004-6982

PREPARED FOR:

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Heber, UT 84032
(801) 231-1052
Scottl.norwood@gmail.com

Report Dated: March 31, 2026
Project Number 2026-03-004

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APPENDIX: Vicinity Map - Aerial Photograph – Site Reconnaissance Photographs - EDR Reports - Questionnaires - Additional Documents (as provided)

1. EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment has been conducted for the Subject Property. The objective of this Phase I ESA is to identify, to the extent feasible pursuant to the process described in ASTM International Standard E1527-21, recognized environmental conditions (RECs). A summary of the Findings, Opinion, Conclusions and Recommendations are provided below:

FINDINGS:	COMMENTS
Site Description	The Subject Property consists of two parcels located at 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032. The Subject Property is identified as APNs 00-0004-7006 & 00-0004-6982.
Subject Property History	The Subject Property has been used as a residential and commercial facility since the existing buildings were constructed circa 1969. Prior to 1962, the Subject Property appears to have been residential land.
Site Observations	The Subject Property is currently used as an auto repair facility. Only minor staining was observed throughout the garage portion of the Subject Property. The residential structure is in poor shape. The surrounding grounds of the Subject Property are in need of a full cleanup from debris left on site.
Database Findings for the Subject Property	The Subject Property was not listed in Environmental Records Sources searched.
Database Findings for Adjoining Properties	No Adjoining Properties were listed in the Environmental Records Sources searched.
Database Findings for Surrounding Properties	No Surrounding and Unplottable Sites were identified as a potential concern in the Environmental Records Sources searched.
Local Records	Records found for the Subject Property are discussed in Section 6.2.

OPINIONS:	IDENTIFIED?		COMMENTS
	Yes	**No**	
Significant Data Gaps		**X**	A significant data gap was not identified for the Subject Property.
Business Environmental Risk (BER)	**X**		In-ground lifts were formerly used onsite. This represents a Business Environmental Risk due to the possibility of a release if one of the lifts was damaged.

Recognized Environmental Condition (REC)		**X**	No RECs were identified.
Historical Recognized Environmental Condition (HREC)		**X**	No HRECs were identified.
Controlled Recognized Environmental Condition (CREC)		**X**	No CRECs were identified.
Vapor Intrusion Risk		**X**	A vapor intrusion risk was not identified for the Subject Property.
De Minimis Condition		**X**	No de minimis conditions were identified.

1.1. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Intranational Standard Practice E1527-21 of the Subject Property at 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032. The Subject Property is identified by its APNs as 00-0004-7006 & 00-0004-6982. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the Subject Property. A Business Environmental Risk (BER) was identified:

- A Business Environmental Risk (BER) was identified as the in-ground automotive lifts are old and typically contain hydraulic oils. These oils are known to leak, especially at the surface collar. Therefore, if the lifts are to be used in the future, the hydraulic oils need to be removed and replaced with environmentally friendly vegetable-based oils or, if the lifts are not to be used, they should be removed and properly disposed of and any impacted soils removed.

1.2. RECOMMENDATIONS

ASTM International Standard E1527-21 and AAI represent the minimum level of inquiry necessary to support the LLPs. It is important, however, to understand that additional inquiry ultimately may be necessary or desirable for legal—as well as business—reasons, depending upon the outcome of this Phase I assessment and the particular risk tolerances of a user. For example, such additional inquiry may assist the user in determining whether he would have continuing obligations in the event he acquires the Property and may also assist the user in defining the scope of future steps to be taken to satisfy the obligation to take reasonable steps. Additionally, a user may be concerned about Business Environmental Risks that do not fall within the definition of a REC. If a Phase I assessment performed to the requirements of the ASTM International Standard E1527-21 identifies the presence of RECs, the user may desire to conduct additional subsurface investigation (commonly referred to as a "Phase II" environmental investigation).

Based on this Phase I Environmental Site Assessment, no further environmental investigation is recommended for the Subject Property at this time. The in-ground automotive lifts are old and typically contain hydraulic oils. These oils are known to leak especially at the surface collar. Therefore, if the lifts are to be used in the future, the hydraulic oils need to be removed and replaced with environmentally friendly vegetable-based oils or, if the lifts are not to be used, they should be removed and properly disposed of and any impacted soils removed.

The statements and recommendations in this report are based upon the findings, opinions, conclusions, and site reconnaissance performed in accordance with ASTM International Standard E1527-21. This recommendation is a non-scope consideration which Enviro Assessment has performed as a courtesy to the client. Enviro Assessment's work and recommendation have been performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work. Enviro Assessment has considered all reasonably ascertainable data obtained during the Phase I ESA process in the production of this recommendation. Additional research or receipt of information regarding the Subject Property that was not disclosed or available to Enviro Assessment during the assessment may result in revision of the recommendation.

The recommendation in this report should be re-evaluated if site conditions change. This recommendation is not intended to assess the suitability of the Subject Property for any purpose. This recommendation does not preclude the possibility that materials currently, or in the future, defined as hazardous substances are present on the Subject Property. This recommendation is applicable only to the Subject Property investigated during the Phase I Environmental Site Assessment and should not be used for any other property. No expressed or implied warranties are given hereunder with regard to any non-scope considerations Enviro Assessment has provided.

2. INTRODUCTION

2.1. LOCATION AND LEGAL DESCRIPTION

Subject Property Address:	415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032
Assessor Parcel Number(s):	00-0004-7006 & 00-0004-6982

A Vicinity Map and a Topographic Map are located in the Appendix.

2.2. SITE AND VICINITY GENERAL CHARACTERISTICS

The Subject Property is located on the southwest corner of the intersection of W100S and S400W, approximately one mile northwest of Heber City, UT. The surrounding area consists of a mix of commercial and residential properties. Heber City is located within the area known as the Wasatch Back and is located east of the Wasatch Front Range within the Greater Rocky Mountain region.

2.3. DESCRIPTION OF IMPROVEMENTS

Property Type	Commercial
Land Area (Acres)/Source	0.46 acre / Google Parcel Estimate
Number Of Units	2
Number Of Buildings	Two
Year Constructed	1969
Building Area (SF)/Source	Western Garage: 3,000 sq-ft / Google Parcel Estimate Eastern Residencial: 1,600 sq-ft / Google Parcel Estimate
Potable Water Supply	City water/Well
Domestic Sewage	City sewer/Septic tank

2.4. CURRENT USES OF ADJOINING PROPERTIES

DIRECTION	ADDRESS	TYPE OF USE
North	430 W 100 S 82 S 400 W	Commercial Residential
South	446 W 200 S	Residential
East	122 S 400 W 142 S 400 W 164 S 400 W	Residential Residential Residential
West	447 W 100 S Parcel: 00-0011-8286	Residential Vacant

2.5. PURPOSE

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible, Recognized Environmental Conditions (REC) in connection with the Subject Property. The report follows the processes prescribed by the AAI rule and in ASTM International Standard E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

As defined by ASTM International E1527-21, §1.1.1, the term "Recognized Environmental Conditions" refers to:

> *The presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.*

As defined by ASTM International E1527-21, §3.2.17, the term "Controlled Recognized Environmental Condition" refers to:

> *"Recognized environmental condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”*

As defined by ASTM International E1527-21, §3.2.39, the term "Historical Recognized Environmental Condition" refers to:

> *"A previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established*

by the applicable regulatory authority or authorities without subjecting the Subject Property to any controls (for example, activity and use limitations or other property use limitations).

2.6. Detailed Scope-of-Service

The scope of work performed for this Phase I Environmental Site Assessment report includes:

- Collecting and reviewing available environmental related information concerning the Property and other data pertinent to the specific site per the ASTM International Standard E1527-21;
- Conducting a site reconnaissance to observe current Subject Property uses, observe adjacent land use, and gather data on possible spills, or misuse of chemicals that could be considered a REC;
- Contacting appropriate regulatory personnel and reviewing regulatory files regarding the Subject Property in question.

Any additional non-scope considerations per Section 13 of the ASTM International Standard E1527-21 that may be included in this Phase I Environmental Assessment report per the contract would be presented in Section 12 of this report.

2.7. Significant Assumptions

No significant assumptions were made in this assessment.

2.8. Limitations and Exceptions

2.8.1. Limitations

This report is applicable only for the Subject Property and site studied. Report findings and statements of professional opinion do not constitute a guarantee or warranty, expressed or implied. This report contains information and data provided by others; Enviro Assessment in no way warrants the accuracy or completeness of the information provided by those sources. Enviro Assessment's services are performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. This report is prepared using the ASTM International Standard E1527-21 and includes several inherent limitations, including but not limited to: Section 4.5.1 - Uncertainty Not

Eliminated, Section 4.5.2 - Not Exhaustive, Section 7.4 - No Sampling, and Section 7.5.2.1 - Reliance. This report was requested to be produced within a specific time frame. Any information received after the completion of the report will not be included in this report. An addendum or update to this report maybe required based on the type and quality of the information received. This could include RECs that were not previously defined.

2.8.2. Exceptions

No exceptions to or deviations from the ASTM International Standard E1527-21 was made during the course of work, with the exception of the following:

- No interviews were conducted with local agencies as part of this assessment. Relevant local agencies for the area have policies of referring requests for interviews to their file review departments.
- A complete list of previous occupants of the Subject Property was not located; therefore, no determination can be made based on every previous use of the Subject Property.
- A complete history in five-year intervals was not reasonably ascertainable.
- Certain portions of the Subject Property, particularly the interior of the structures, were inaccessible at the time of the site reconnaissance; therefore, inspection of these areas was not possible.
- All obvious uses of the Subject Property dating back to the first developed use, or back to 1940, were not obtainable for this report using the standard historical sources cited in the ASTM International Standard 1527-21 in Sections 8.3.4.1 through 8.3.4.8.

These limitations are not anticipated to represent a significant data gap for the investigation.

2.9. Special Terms and Conditions

Enviro Assessment has been authorized by Scot Long to perform a Phase I Environmental Site Assessment of the Subject Property. It is Enviro Assessment's understanding that Mr. Long will use the information contained in this report for undisclosed purposes. Without prior written consent

of the client, Enviro Assessment will keep confidential, and not disclose to any person or entity, any data or information provided by the client or generated in conjunction with the performance of this study, except when required by law. Provisions of confidentiality shall not apply to data or information obtained from the public domain or acquired from third parties not under obligation to the client to maintain confidentiality.

2.10. User Reliance

This report was prepared for the exclusive use of Mr. Long. No other person or entity is entitled to rely upon this report without the specific written authorization of Enviro Assessment. Such reliance is subject to the same limitations, terms, and conditions as the original contract with the client. Enviro Assessment specifically disclaims any responsibility for any unauthorized use of this report. Based on the ASTM International Standard, this Phase I report expires 180 days from the date the work was conducted.

3. USER PROVIDED INFORMATION

The "All Appropriate Inquiries" Final Rule (40 C.F.R. Part 312) requires that certain tasks be performed by or on behalf of a party seeking to qualify for an LLP to CERCLA liability. The following items were requested of the client in our provided questionnaire and discussed below:

3.1. Title Records

Neither chain of title reports, a Preliminary Title Report, nor a Commitment for Title Insurance were reviewed for pertinent title records and/or judicial records, as no such records were made available for review.

3.2. Environmental Liens or Activity and Use Limitations

No Environmental Liens or Activity and No Limitation search results were received from the user during this Assessment in regard to the Subject Property. No environmental liens placed by the federal environmental agency under CERCLA regulations for the Subject Property was/were found during a record search on available government records.

3.3. Specialized Knowledge

No information was provided identifying specialized knowledge or experience that is material to Recognized Environmental Conditions in connection with the Subject Property.

3.4. Commonly Known or Reasonably Ascertainable Information

No information was provided identifying knowledge of commonly known or reasonably ascertainable information related to the Subject Property.

3.5. Valuation Reduction for Environmental Issues

No information was provided identifying knowledge of valuation reduction of the Subject Property.

3.6. Owner, Property Manager, and Occupant Information

Information provided by the owner of the Subject Property is discussed in Section 6 of this report.

3.7. Reason for Performing Phase I

The Phase I ESA has been requested by Mr. Long for undisclosed purposes.

3.8. OTHER

No other information related to the Subject Property was provided for review.

4. SITE RECONNAISSANCE

A site reconnaissance of the Subject Property was conducted on March 30, 2026 by Ms. Bethune, under the supervision of Mr. Robinson. A site map and photographs of the Subject Property are attached to this report in the Appendix.

4.1. Methodology and Limiting Conditions

The periphery of the Subject Property was inspected. A detailed inspection was conducted of all major site features visible from the public portions of the Subject Property.

LIMITING CONDITION	REASON
Interior of the Subject Property structures could not be inspected	The residential structure is in poor condition and the garage structure was locked.

4.2. Exterior and Interior Observations

Observations made during the site visit are summarized in the following table:

SITE VISIT OBSERVATIONS	
Current use(s)/tenants	Vacant home and vacant former shop-415 & 435 West 100 South and 108 S 400 W
Past use(s)	Home and shop for over 100 years (well the home anyway) shop is at least 50 year old
Current use of adjoining properties	North: 100 South followed by: Residence (82 South 400 West); Atlas Title (490 West 100 South) South: Residence (142 South 400 West); 147 South 400 West East: Interstate 4th Street followed by: Residences (387 West 100 South) West: Residence (447 West 100 South)
Evidence of past use of adjoining properties	Single family homes
Topography	To the southwest
Number of structures (include approximate size and # of stories)	Two (shop-1 story); Home (2-story with a half basement under the main home)
Roads/driveways/parking	Interstate 215 to the east and 2400 West to the east
Potable water supply	Yes-Heber City Water Department
Solid waste disposal	City of Heber
Sewer discharge and disposal	City of Heber

Surface water drainage	Drains to the city
Source of heating and cooling	Natural gas and central air

OBSERVATION CHECKLIST

	Observed?		
Type	**Yes**	**No**	**Notes**
Hazardous materials and petroleum products	X		1-gallon milk jugs of an unknown lubricant
Storage tanks		X	None observed
Strong, pungent or noxious odors		X	None observed
Standing surface water and pools, or sumps containing liquids likely to be hazardous substances or petroleum products		X	None observed
Drums, totes, and intermediate bulk containers	X		Several 55-gallon drums are stored near the wood debris. These drums should be removed with the wood debris from the Subject Property.
Hazardous substance and petroleum product containers not in connection with identified uses	X		1-gallon milk jugs of an unknown lubricant
Unidentified substance containers		X	None observed
Polychlorinated biphenyls (PCBs) (i.e., industrial lighting units, lifts, box crushers, heavy equip….)	X		An in-ground lift was observed in the eastern garage area.
Pole- or pad-mounted transformers	X		Pad-mounted transformer on the northeast corner
Stains or corrosion on floors, walls, or ceilings (not from water)	X		Staining beneath the underground lift in the eastern bay (known small leak)
Area drains, floor drains	X		A drain is located near the below grade lift, discharge point unknown.
Sumps, drywells, catch basins, clarifiers		X	None observed
Pits, ponds, lagoons		X	None observed
Stained soil or pavement	X		Minor staining could be seen in the interior work area.
Stressed vegetation		X	None observed
Water/wastewater or other liquid discharged from or to the Subject		X	None observed

Property			
Wells (irrigation wells, injection wells, monitoring wells, abandoned wells, or other wells)		X	None observed
Septic system or cesspools		X	None observed

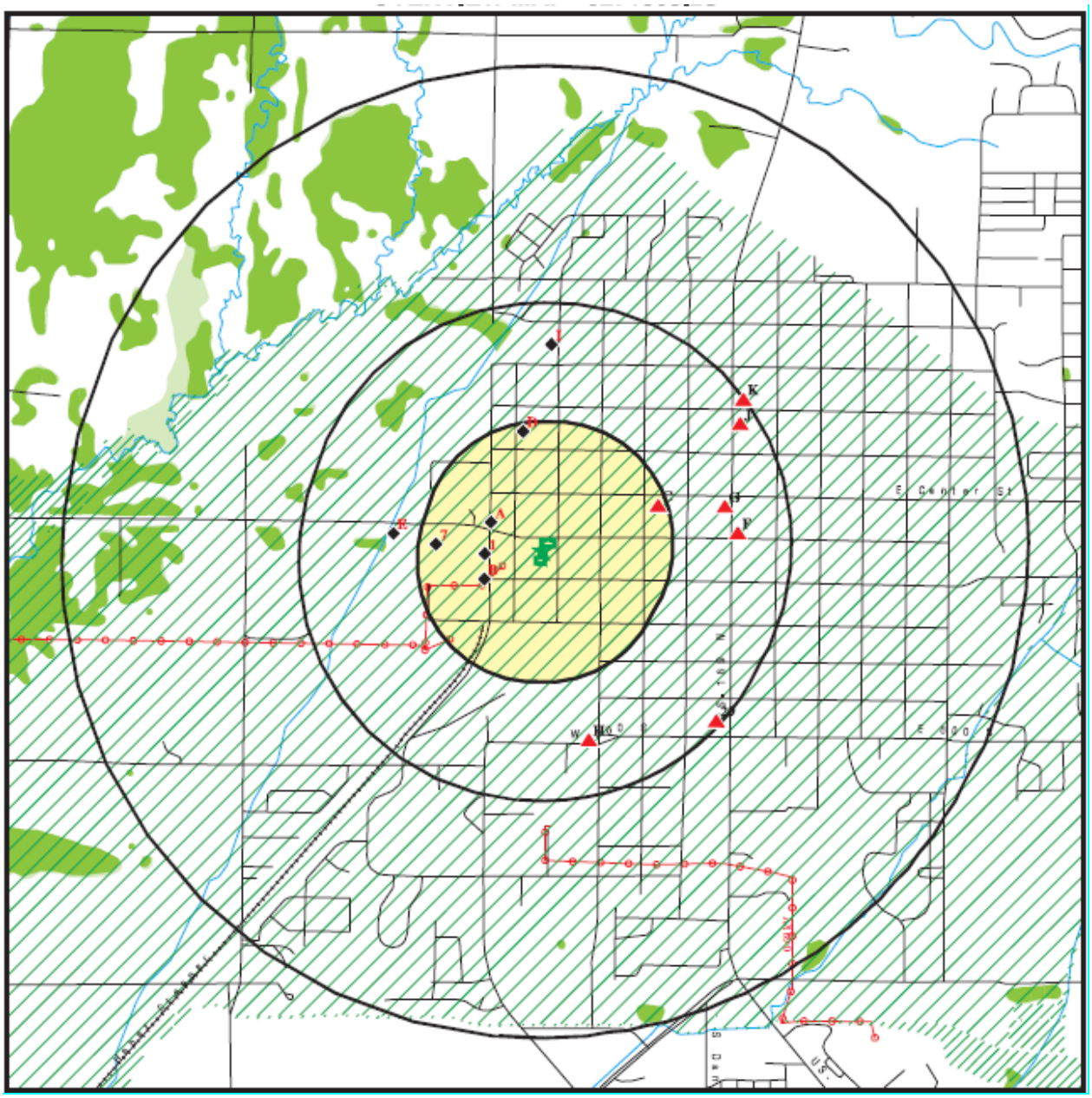
5. RECORDS REVIEW

5.1. STANDARD AND ADDITIONAL ENVIRONMENTAL RECORDS

The Environmental Records used for this Phase I ESA were obtained through Environmental Data Resources, LLC (EDR®) of Shelton, CT. The search radius used for each of the records is listed below and is based on the ASTM International Standard E1527-21, Sections 8.2.2 and Table 2 and Table 3. The date of each of the government records searched and the date EDR® obtained the records are listed in the EDR® Report (attached). In addition to the search results, lists of sites which may be located within the search area but, due to lack of information, cannot be accurately located are provided (Unplottable Sites). This Unplottable Report list was reviewed and all sites which may be included within the search radius have been included in this report.

5.2. ENVIRONMENTAL RECORDS DATABASE RESULTS

For the full name, description, and the date each of the databases were last updated, please refer to the Government Records section of the EDR® Report.



Database	Dist (MI)	TP	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000	0	0	0	0	0	NR	0
Proposed NPL	1.000	0	0	0	0	0	NR	0
NPL LIENS	1.000	0	0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000	0	0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500	0	0	0	0	NR	NR	0
SEMS	0.500	0	1	0	0	NR	NR	1
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500	0	0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000	0	0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500	0	0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250	0	0	0	NR	NR	NR	0
RCRA-SQG	0.250	0	0	0	NR	NR	NR	0
RCRA-VSQG	0.250	0	0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500	0	0	0	0	NR	NR	0
US ENG CONTROLS	0.500	0	0	0	0	NR	NR	0
US INST CONTROLS	0.500	0	0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP	0	NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	N/A	N/A	NR	NR	NR	NR	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500	0	0	1	0	NR	NR	1
Lists of state and tribal leaking storage tanks								
LAST	0.500	0	0	0	0	NR	NR	0
LUST	0.500	0	1	0	10	NR	NR	11
INDIAN LUST	0.500	0	0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250	0	0	0	NR	NR	NR	0
UST	0.250	0	1	2	NR	NR	NR	3
AST	0.250	0	2	0	NR	NR	NR	2
INDIAN UST	0.250	0	0	0	NR	NR	NR	0

Database	Dist (MI)	TP	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500	0	0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500	0	0	0	0	NR	NR	0
INDIAN VCP	0.500	0	0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500	0	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500	0	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500	0	0	0	0	NR	NR	0
DEBRIS REGION 9	0.500	0	0	0	0	NR	NR	0
ODI	0.500	0	0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500	0	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP	0	NR	NR	NR	NR	NR	0
CDL	TP	0	NR	NR	NR	NR	NR	0
US CDL	TP	0	NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP	0	NR	NR	NR	NR	NR	0
SPILLS	TP	0	NR	NR	NR	NR	NR	0
SPILLS 90	TP	0	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	0	0	0	NR	NR	NR	0
FUDS	1.000	0	0	0	0	0	NR	0
DOD	1.000	0	0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500	0	0	0	0	NR	NR	0
US FIN ASSUR	TP	0	NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP	0	NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250	0	0	0	NR	NR	NR	0
TSCA	TP	0	NR	NR	NR	NR	NR	0
TRIS	TP	0	NR	NR	NR	NR	NR	0
SSTS	TP	0	NR	NR	NR	NR	NR	0
ROD	1.000	0	0	0	0	0	NR	0
RMP	TP	0	NR	NR	NR	NR	NR	0
RAATS	TP	0	NR	NR	NR	NR	NR	0
PRP	TP	0	NR	NR	NR	NR	NR	0
PADS	TP	0	NR	NR	NR	NR	NR	0

Database	Dist (MI)	TP	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total
ICIS	TP	0	NR	NR	NR	NR	NR	0
FTTS	TP	0	NR	NR	NR	NR	NR	0
MLTS	TP	0	NR	NR	NR	NR	NR	0
COAL ASH DOE	TP	0	NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500	0	0	0	0	NR	NR	0
PCB TRANSFORMER	TP	0	NR	NR	NR	NR	NR	0
RADINFO	TP	0	NR	NR	NR	NR	NR	0
HIST FTTS	TP	0	NR	NR	NR	NR	NR	0
DOT OPS	TP	0	NR	NR	NR	NR	NR	0
CONSENT	1.000	0	0	0	0	0	NR	0
INDIAN RESERV	1.000	0	0	0	0	0	NR	0
FUSRAP	1.000	0	0	0	0	0	NR	0
UMTRA	0.500	0	0	0	0	NR	NR	0
LEAD SMELTERS	TP	0	NR	NR	NR	NR	NR	0
US AIRS	TP	0	NR	NR	NR	NR	NR	0
US MINES	0.250	0	0	0	NR	NR	NR	0
ABANDONED MINES	0.250	0	0	0	NR	NR	NR	0
MINES MRDS	0.250	0	0	0	NR	NR	NR	0
FINDS	TP	0	NR	NR	NR	NR	NR	0
DOCKET HWC	TP	0	NR	NR	NR	NR	NR	0
UXO	1.000	0	0	0	0	0	NR	0
ECHO	TP	0	NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250	0	0	0	NR	NR	NR	0
PFAS NPL	0.250	0	0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250	0	0	0	NR	NR	NR	0
PFAS TRIS	0.250	0	0	0	NR	NR	NR	0
PFAS TSCA	0.250	0	0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250	0	0	0	NR	NR	NR	0
PFAS ATSDR	0.250	0	0	0	NR	NR	NR	0
PFAS WQP	0.250	0	0	0	NR	NR	NR	0
PFAS PROJECT	0.250	0	0	0	NR	NR	NR	0
PFAS NPDES	0.250	0	0	0	NR	NR	NR	0
PFAS ECHO	0.250	0	0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250	0	0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250	0	0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250	0	0	0	NR	NR	NR	0
BIOSOLIDS	TP	0	NR	NR	NR	NR	NR	0
UST FINDER	0.250	0	1	2	NR	NR	NR	3
UST FINDER RELEASE	0.500	0	1	0	10	NR	NR	11

Database	Dist (MI)	TP	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total
E MANIFEST	0.250	0	0	0	NR	NR	NR	0
PFAS	0.250	0	0	0	NR	NR	NR	0
EMI	TP	0	NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250	0	0	0	NR	NR	NR	0
EWA	TP	0	NR	NR	NR	NR	NR	0
Financial Assurance	TP	0	NR	NR	NR	NR	NR	0
FUDS	TP	0	NR	NR	NR	NR	NR	0
MMRP	TP	0	NR	NR	NR	NR	NR	0
NPDES	TP	0	NR	NR	NR	NR	NR	0
TIER 2	TP	0	NR	NR	NR	NR	NR	0
UIC	TP	0	NR	NR	NR	NR	NR	0
UOPF	TP	0	NR	NR	NR	NR	NR	0
TANK LAPSE	0.250	0	0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	TP	0	NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000	0	0	0	0	0	NR	0
EDR Hist Auto	0.125	0	0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125	0	0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP	0	NR	NR	NR	NR	NR	0
RGA LUST	TP	0	NR	NR	NR	NR	NR	0
Total		**0**	**7**	**5**	**20**	**0**	**0**	**32**

From the EDR Radius Report

5.3. Methodology of Records Review

Enviro Assessment conducts *Regulatory Agency File and Records Reviews* in accordance with ASTM International Standard E1527-21, Sections 8.2.3. *The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a de minimis condition exists at the Subject Property.*

Standard Historical Information Sources (8.3.3) that are *practically reviewable* (3.2.65) and *publicly available* (3.2.69) have been examined by Enviro Assessment, PC personnel. Records that are not *practically reviewable* were not used to determine any professional opinion regarding potential impacts to the Subject Property. This review of the *Standard Historical Information Sources* includes case files that meet the definition requirements of a *recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a de minimis condition.* Please refer to the EDR Report and appendices attached to this report for further details (Terms and definitions in italics denote direct references from ASTM International Standard E1527-21).

5.4. Subject Property

The Subject Property was not listed in the EDR regulatory agency file and records reviews searched.

5.5. Adjoining Properties

The EDR regulatory agency file and records reviews report was reviewed for any adjoining sites which may pose a risk of significant environmental concern to the Subject Property. The map below indicates the adjoining properties; the map is a guide to identifying the adjoining properties and may not be exact in all situations.

No adjoining properties were listed within the EDR records searched.

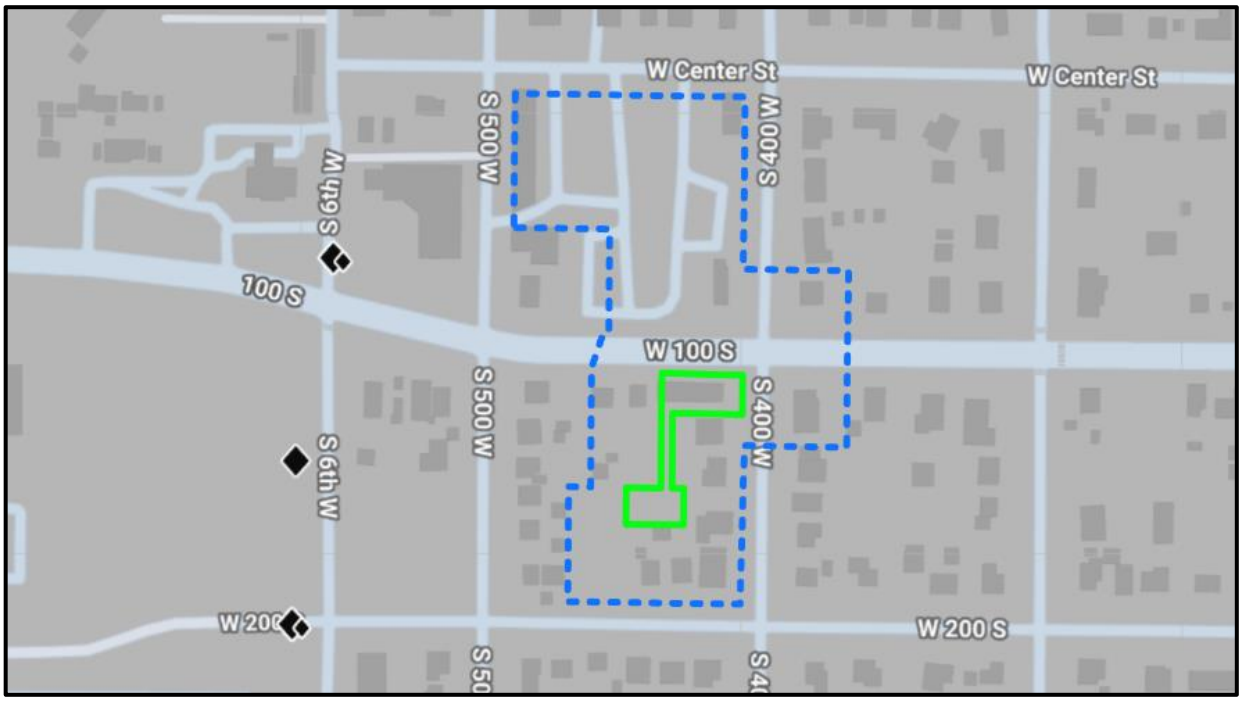


Illustration of the Subject Property and adjoining properties based on Parcel Data (EDR).

5.6. Surrounding Properties

The EDR regulatory agency file and records reviews Report was reviewed for any surrounding sites which may pose a risk of significant environmental concern to the Subject Property. Surrounding properties are properties beyond the adjacent properties and up to the limit of the search radius as defined by the ASTM Standard. No sites of potential environmental concern were listed within the EDR records searched.

The remaining cases listed in the EDR regulatory agency file and records reviews report were for regulatory database listings, permitted facilities listings, closed/remediated cases, and historical database listings; including sites which, based on their distances, are not anticipated to impact the Subject Property. Please refer to the Appendix for further details on these sites.

5.7. Unplottable Sites

The Unplottable Report was reviewed. No sites are listed that are within the search radius of the Subject Property.

5.8. PHYSICAL SETTING SOURCES

According to the most recent USGS Topographic maps covering the Subject Property and vicinity, the Subject Property is relatively flat and lies at approximately 5582 feet above mean sea-level.

According to EDR Report, the Subject Property is mapped as RASBAND loam soil with a Hydrologic Group Classification of Class B. Class B is defined as soils with moderate infiltration rates with deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

5.9. HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

5.9.1. Historical Topographic Maps

Topographic maps of the Subject Property were reviewed as part of this investigation. The results are discussed below in the timeline section:

5.9.2. Aerial Photographs

Aerial photographs of the Subject Property were reviewed as part of this investigation. The results are discussed below in the timeline section:

5.9.3. Fire Insurance Maps

An attempt was made by EDR to obtain Fire Insurance Maps (FIM) for the period covering the years 1866 through the present in order to determine what types of activities were conducted on the Subject Property and on adjoining properties. FIM coverage was not available for the Subject Property or surrounding area.

5.9.4. Historical Records Timeline

DATE	RECORD	DESCRIPTION
1900	Topo Map	15 Minute USGS Topo Map. The Subject Property local streets are laid out and a residential size structure is located near the northeast corner of the Subject Property.
1903	Topo Map	15 Minute USGS Topo Map. Relatively unchanged.
1907	Topo Map	15 Minute USGS Topo Map. The Subject Property is north of the mapped

DATE	RECORD	DESCRIPTION
		area.
1909	Topo Map	15 Minute USGS Topo Map. The Subject Property is north of the mapped area.
1953	Aerial Photo	A residential structure is located on the northern portion of the Subject Property.
1955	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
1962	Aerial Photo	A residential structure is located on the northern portion of the Subject Property.
1966	Topo Map	7.5 Minute USGS Topo Map. The Subject Property is north of the mapped area.
1969	Aerial Photo	The northern portion of the Subject Property has a residence; a commercial building has been developed alongside the residence. The southern portion of the Subject Property is cluttered with stored vehicles.
1976	Aerial Photo	Blurry photo with no recognizable changes.
1978	Aerial Photo	Relatively unchanged.
1981	Aerial Photo	Relatively unchanged.
1983	Aerial Photo	Relatively unchanged.
1993	Topo Map	7.5 Minute USGS Topo Map. The Subject Property is north of the mapped area.
1993	Aerial Photo	Relatively unchanged.
1997	Aerial Photo	Relatively unchanged.
1998	Topo Map	7.5 Minute USGS Topo Map. The Subject Property is north of the mapped area.
1999	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
2006	Aerial Photo	The southern portion of the property has many stored vehicles.
2011	Aerial Photo	Relatively unchanged.
2014	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.

DATE	RECORD	DESCRIPTION
2014	Aerial Photo	Relatively unchanged.
2017	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
2018	Aerial Photo	Relatively unchanged, there is an abundance of vehicles stored on the rear of the Subject Property.
2020	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
2021	Aerial Photo	Relatively unchanged.
2023	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
2024	Aerial Photo	Relatively unchanged.

These historical records are included in the Appendix.

5.9.5. City Directories

A search of local historical city directories was conducted by EDR for the Subject Property. The review included directories in five-year intervals from 1992 to 2005 (as available). The results are discussed below:

425 W 100 S (SUBJECT PROPERTY)	
DATE	**LISTING DESCRIPTION**
2005	Auto Mechanic El Chapin
2000	Occupant Unknown
1995	Arts Foreign Auto Repair
1992	Arts Auto Repr

No other listings were found for the Subject Property.

5.9.6. Google Street View

Historical Google Street Views were reviewed within the Google Earth mapping system. Enviro Assessment, PC reviews Street Views from each adjacent street to the Subject Property. Street

Views may not be available for all properties; however, Enviro Assessment, PC reviews this tool for additional information related to the Subject Property. After a review of Google Street Views, the following years were available for the Subject Property:

425 W 100 S (SUBJECT PROPERTY)	
DATE	**STREET VIEW DESCRIPTION**
2007	The Subject Property has a residential home alongside a five-garage bay auto repair facility. What appears to be an in-ground lift is in use in the eastern most garage.
2012	Relatively unchanged.
2016	Relatively unchanged, the residential front lawn is used as a vehicle parking area.
2018	Relatively unchanged.
2019	Relatively unchanged.
2021	Relatively unchanged.
2024	Relatively unchanged. One of the vehicles has been stored on the lawn for at least five years.

View from 465 W 200 S (SUBJECT PROPERTY)	
DATE	**STREET VIEW DESCRIPTION**
2024	The Subject Property rear area is partially visible and is in use as a vehicle parking area.

5.10. Additional Records Review

EDR Records includes a search of additional records related to the subject and surrounding properties. These records include (as available), local building permits, fire and emergency reports, and assessor records.

5.10.1. Fire And Emergency Reports

The table below includes the fire and emergency records that EDR provided for the Subject Property and any adjoining properties of note.

EDR FIRE AND EMERGENCY RECORDS			
Site Address	**Date of Record**	**Record Type**	**Description**
100 S 400 W	2012	Gas Leak	Construction site that had a gas leak
416 W 200 S	2013	Gas Leak	Family dwelling with a natural gas leak.

5.10.2. Assessor Records

The table below includes the assessor records that EDR provided for the Subject Property and any adjoining properties of note.

EDR ASSESSOR RECORDS					
Site Address	**Parcel Number**	**Sq Ft**	**Property size**	**Land Use**	**Yr Built**
108 S 400 W (Subject Property)	00-0004-6982	4,356	0.1 acres	Single Family residential	1876
435 W 100 S	00-0004-7006	13,939.119	0.32 acres	Zoned Residential	1970

5.11. Historical Review Summary

Based on the aerial photos, topographic maps, Fire Insurance Maps, and City Directory listings of the Subject Property, in addition to information obtained while conducting interviews, the Subject Property was developed with a residential structure in 1900. By 1970, the commercial structure currently occupying the Subject Property was developed. The first located aerial photograph was from 1953. Historical use of the Subject Property includes, but is not limited to, residential and an auto repair facility.

6. INTERVIEWS

An attempt has been made to obtain historical as well as current information relative to the Subject Property from several individuals and local agencies. The objective of the interview process is to obtain any information indicating recognized environmental conditions in connection with the Subject Property.

6.1. INTERVIEW WITH OWNER OR SITE MANAGER

An Environmental Questionnaire and Subject Property Boundary Verification Form were sent to Mr. Long, via e-mail.

FORM TITLE	DATE SENT	DATE RECEIVED	COMMENTS
Environmental Questionnaire - Part 1	3/4/2026		
Environmental Questionnaire - Part 2	3/4/2026		
Property Boundary Verification Form	3/4/2026	3/4/2026	boundaries corrected via email

6.2. INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

Utah Department of Environmental Quality

The Utah Department of Environmental Quality online map database was searched on March 9, 2026 as part of the records review of the Subject Property. The same day we contacted the Waste Management Division and we requested any records for waste oil disposal from the automotive property. As of the date of this report, we have not received any further records.

Wasatch County Assessor

The Wasatch County Assessor Parcel Viewer was reviewed March 9, 2026, as part of the records review of the Subject Property. We searched for a list of building permits and the dates issued. We found the Subject Property was listed as a Mercedes Benz Repair LLC.

Heber City Building Department

The Heber City Building Department was contacted via email on March 9, 2026 as part of the records review of the Subject Property. We requested the proper records request method for building permits for the automotive business that is located at the Subject Property. As of the date of this report, we have not received any further records.

Wasatch Fire Department

The Wasatch Fire Department was contacted via online contact form on March 9, 2026 as part of the records review of the Subject Property. We requested direction to the proper fire records request method for the commercial business at the Subject Property. As of the date of this report, we have not received any further records.

6.3. INTERVIEW WITH OTHERS

No additional interviews were conducted in this assessment.

7. NON-SCOPE SERVICES

No additional services as listed in the ASTM Standard 1527-21 have been requested in writing and placed under contract in regard to this assessment, including, but not limited to, asbestos testing of material at the Subject Property and drug lab uses of the Subject Property.

8. FINDINGS AND OPINION

8.1. FINDINGS

Site Description

The Subject Property is located at 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032. The Subject Property is identified by its APNs as 00-0004-7006 & 00-0004-6982.

Historical Review Summary

Based on the aerial photos, topographic maps, Fire Insurance Maps, and City Directory listings of the Subject Property, in addition to information obtained while conducting interviews, the Subject Property was developed with a residential structure in 1900. By 1970, the commercial structure currently occupying the Subject Property was developed. The first located aerial photograph was from 1953. Historical use of the Subject Property includes, but is not limited to, residential and an auto repair facility.

Site Observations

Enviro Assessment personnel identified no significant observable contaminated areas on the Subject Property during the site reconnaissance, with the exception of the presence of several 55-gallon drums are stored near the wood debris. The eastern garage unit has a in ground lift. Additionally, one-gallon milk jugs of an unknown lubricant are stored onsite.

EDR Report Findings for the Subject Property

The Subject Property was not listed in the EDR Report.

Additional EDR Report Findings

The EDR Report was reviewed for any adjoining and/or surrounding sites which may pose a risk of significant environmental concern to the Subject Property. No sites of potential concern were identified in the surrounding area. Please refer to Sections 5.5 and 5.6 of this report for additional details on these sites.

Local Records Review

Interviews were conducted with individuals and local government agencies in an attempt to obtain any information indicating recognized environmental conditions in connection with the Subject Property. Please refer to Section 6 of this report for additional details on these interviews.

8.2. OPINION

Historical Records

All available standard historical sources have been reviewed in an attempt to identify the likelihood of past uses of the Subject Property and surrounding area, having led to recognized environmental conditions (RECs) in connection with the site. No significant environmental concerns have been identified based on the historical use of the Subject Property or surrounding area, with the exception of several 55-gallon drums, stored near the wood debris, and one-gallon milk jugs of an unknown lubricant, stored onsite. These drums and jugs should be removed from the Subject Property along with the wood debris. The past use on the Subject Property includes the presence of in-ground lifts. The lifts represent a Business Environmental Risk due to the possibility of a release if one of the lifts is damaged.

Site Observations

Enviro Assessment personnel did not observe any visible RECs related to the Subject Property, with the exception of the 55-gallon drums and the in-ground lift in the eastern garage. The drums should be removed. The in-ground lift should be inspected to verify it has not leaked.

EDR Report Opinion for the Subject Property

The Subject Property was not listed in the EDR Report; therefore, no RECs were identified within any database listings for the site.

Additional EDR Report Opinion

The EDR Report was reviewed for any adjoining, surrounding, or unplottable sites which may pose a risk of significant environmental concern to the Subject Property. Based on the description of the cases, the type of database listings, the amount of past regulatory oversight, and the relative distances to the Subject Property, the sites listed are not anticipated to impact the Subject Property

at this time.

Local Records

No significant environmental concerns were identified during the interviews conducted for the Subject Property.

9. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property at 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032. The Subject Property is identified by its APNs as 00-0004-7006 & 00-0004-6982. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the Subject Property. A Business Environmental Risk (BER) was identified:

- A Business Environmental Risk (BER) was identified as the in-ground automotive lifts are old and typically contain hydraulic oils. These oils are known to leak, especially at the surface collar. Therefore, if the lifts are to be used in the future, the hydraulic oils need to be removed and replaced with environmentally friendly vegetable-based oils or, if the lifts are not to be used, they should be removed and properly disposed of and any impacted soils removed.

10. PROFESSIONAL SIGNATURE

According to Code of Federal Regulations C.F.R. - Title 40 §312.10, Environmental Professional is defined as:

"(1) a person who possess sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f).

(2) Such a person must:

- *(i) hold a current professional engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or*
- *(ii) Be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or*
- *(iii) Have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or*
- *(iv) Have the equivalent of ten (10) years of full-time relevant experience".*

We declare to the best of our professional knowledge and belief, we have met the definition of Environmental Professional as defined in §312.10 of 40 C.F.R. 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. 312.

It has been a pleasure to be of service. If any questions arise, please contact our office.

Sincerely,

ENVIRO ASSESSMENT, PC



James D. Robinson
Environmental Professional

11. PROFESSIONAL RESUME

JAMES DANIEL ROBINSON, PE, CEG, PG, CEM

Professional Licenses

Active Licenses	Number
REGISTERED GEOLOGIST (Oregon)	No. G1982
PROFESSIONAL GEOLOGIST (Idaho)	No. PGL-1334
PROFESSIONAL GEOLOGIST (Washington)	No. 2779
PROFESSIONAL GEOLOGIST (Utah)	No. 7973891-2250
PROFESSIONAL GEOLOGIST (Wyoming)	No. PG-3783
PROFESSIONAL GEOLOGIST (Arizona)	No. 52563
PROFESSIONAL GEOLOGIST (California)	No. 7834
PROFESSIONAL GEOLOGIST (Texas)	No. 11129
PROFESSIONAL GEOLOGIST (Florida)	No. 2874
PROFESSIONAL GEOLOGIST (Alaska)	No. 102934
CERTIFIED PROFESSIONAL GEOLOGIST (AIPG)	No. CPG-11772
CERTIFIED ENGINEERING GEOLOGIST (California)	No. 2441
PROFESSIONAL CIVIL ENGINEER (California)	No. C69045
PROFESSIONAL CIVIL ENGINEER (Montana)	No. 19561
PROFESSIONAL CIVIL ENGINEER (Washington)	No. 50809
CERTIFIED ENVIRONMENTAL MANAGER (Nevada)	No. 2168
Inactive Licenses	
PROFESSIONAL GEOLOGIST (Alabama)	No. 1388
PROFESSIONAL GEOLOGIST (Louisiana)	No. 909
PROFESSIONAL CIVIL ENGINEER (Maryland)	No. 40932
PROFESSIONAL GEOLOGIST (Alberta)	No. M77269
PROFESSIONAL GEOLOGIST (Nebraska)	No. G-0400
PROFESSIONAL GEOLOGIST (Mississippi)	No. 893
PROFESSIONAL GEOLOGIST (Georgia)	No. PG002177

Academic Education

Bachelor of Science, 1997, Geology, California State University, Northridge, California.

Professional History

James Robinson has grown up surrounded by geotechnical engineering, engineering geology, and environmental sciences. He has followed his father (Brian) along with six of his siblings into the field of environmental sciences, engineering and geology. James Robinson has been practicing both engineering geology and environmental since 1992 and has been involved in development of residential, commercial, and industrial properties and helped several school districts through the environmental process. He has investigated many types of chemical contamination, including hydrocarbons, PCEs, DDT, PCBs, and arsenic. James started his own firm in 2008 and currently is Owner and President of Enviro Assessment, PC. Enviro Assessment, PC offers environmental site assessments, soils and groundwater investigations, industrial wastewater systems, vapor mitigation foundation designs, and manger over publication of NEPA and CEQA Initial Studies.

Professional History

Brian Robinson and Associates (1997-2000) -Staff Geologist
Applied Engineering and Geology (2000-2002) – Project Geologist
Wiebe Environmental (2003-2004) – Canadian Firm – Professional Geologist
Neil Anderson and Associates, Inc (2005-2008) – Environmental Division Manager
JR Squared Consulting (2008-2010) – Principal Geologist

ENVIRO ASSESSMENT, PC (2010-PRESENT)

James currently is the principal Geologist and Civil Engineer at Enviro Assessment, PC. James oversees the production of the Phase I ESAs, Phase II ESAs, NEPA/CEQA, and Soils and Geology Reports. James is licensed in multiple states allowing him to provide this service for larger national clients which need services in multiple states.

12. REFERENCES

ASTM International Standard E1527-21 – Phase I Standard

Environmental Data Resources, LLC (EDR®) of Shelton, CT. – Database Report

Environmental Data Resources, LLC (EDR®) of Shelton, CT. – City Directory Abstract

Environmental Data Resources, LLC (EDR®) of Shelton, CT. – Fire Insurance Map Report

Environmental Data Resources, LLC (EDR®) of Shelton, CT. – Aerial Photographs

Environmental Data Resources, LLC (EDR®) of Shelton, CT.- Topographic maps

U.S. Geological Survey – Topographic Maps

Google Earth Pro – Aerial Images

USGS EarthExplorer – Aerial Images

Wikipedia (https://www.wikipedia.org/) – Geographical Reference

13. DEFINITIONS

Significant Data Gaps

Data gaps are a lack of—or inability to—obtain information required by this practice, despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance. Data gaps are only significant if other information and/or professional experience raises reasonable concerns involving the data gaps. Significant data gaps may not include the exceptions identified in Section 2.4 of this report (Limitations and Exceptions).

Business Environmental Risks

A business environmental risk (BER) is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate and is not an issue required to be investigated based on the ASTM International E1527-21 Standard.

Recognized Environmental Conditions

A recognized environmental condition (REC) is (1) The presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

Historical Recognized Environmental Conditions

An historical recognized environmental condition (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Subject Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Controlled Recognized Environmental Conditions

A controlled recognized environmental condition (CREC) is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action (NFA) letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place, subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Vapor Intrusion

For the purposes of this Phase 1 ESA, hazardous substances, or petroleum products in several forms, including solid and liquid at the surface or subsurface, and vapor in the subsurface were evaluated for possible impacts to the Subject Property. Any likely impacts to the Subject Property in these forms (for example soil vapor intrusion) are identified in this report.

This report was produced in accordance with the American Society for Testing and Materials (ASTM) International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM International E1527-21) and is compliant with the All Appropriate Inquiries (AAI) rule.

ENVIRO ASSESSMENT, PC
Environmental • Hydro • Geology

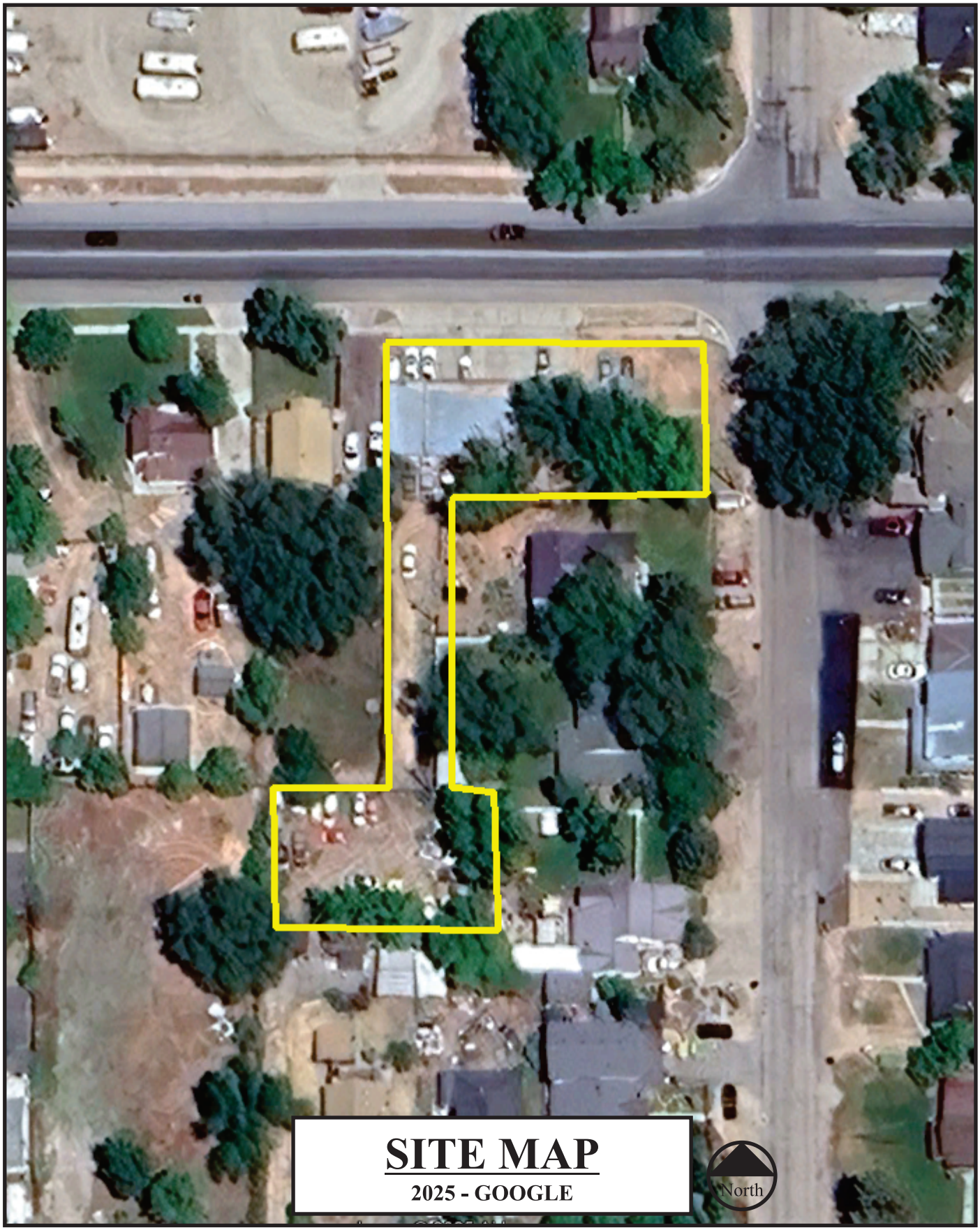
APPENDIX



SITE VICINITY

2023 - GOOGLE

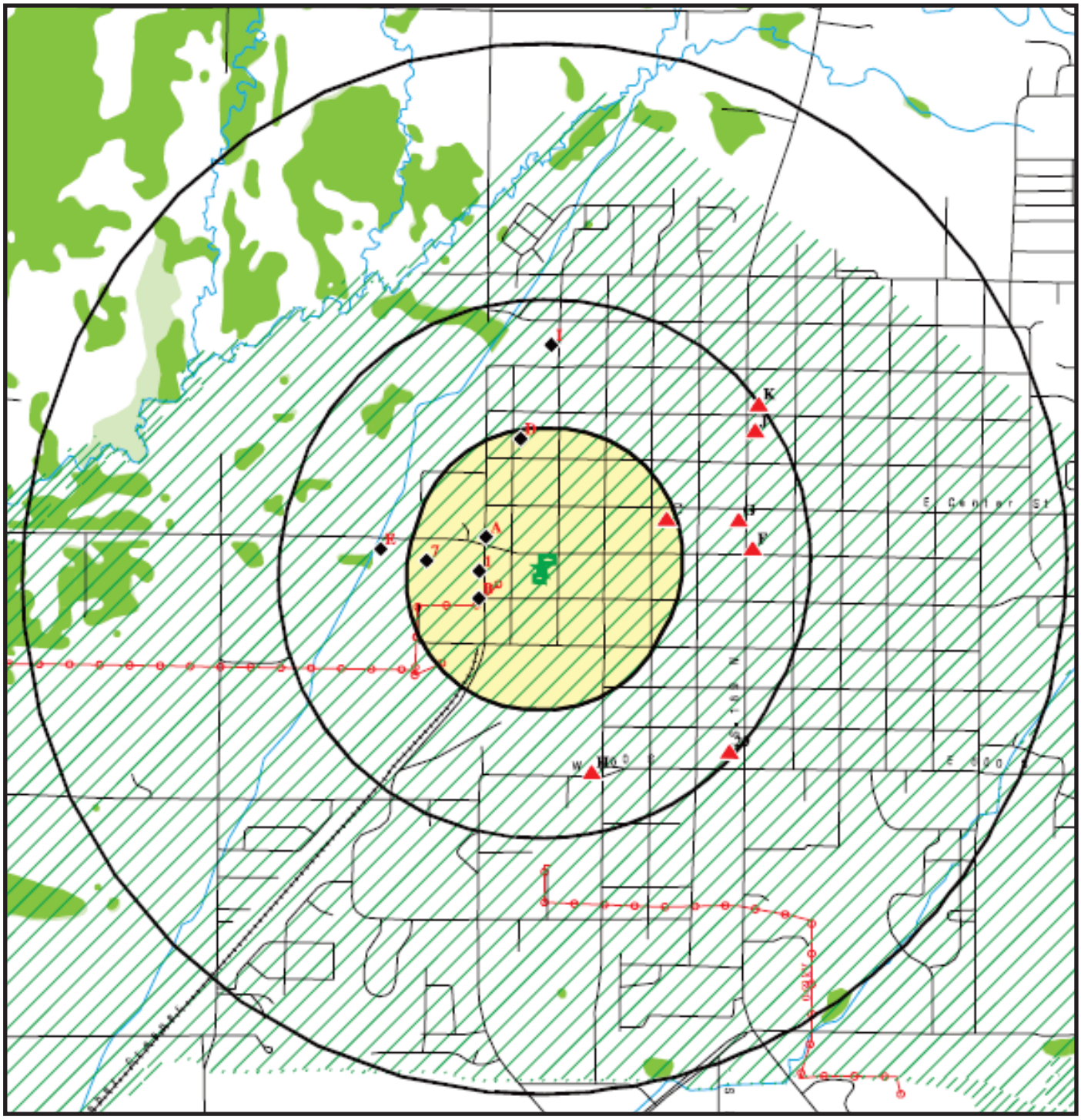
2026-03-004 March 9, 2026 PLATE: B1	PHASE I ENVIRONMENTAL SITE ASSESSMENT WEST 100 SOUTH PROPERTY 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032	ENVIRO ASSESSMENT, PC Environmental • Hydro • Geology



SITE MAP

2025 - GOOGLE

2026-03-004 **March 9, 2026** PLATE: B2	**PHASE I ENVIRONMENTAL SITE ASSESSMENT** **WEST 100 SOUTH PROPERTY** **415 & 435 West 100 South and 108 S 400 W,** **Heber City, UT 84032**	ENVIRO ASSESSMENT, PC Environmental • Hydro • Geology



Radius Map

North

2026-03-004 March 9, 2026	PHASE I ENVIRONMENTAL SITE ASSESSMENT WEST 100 SOUTH PROPERTY 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032	ENVIRO ASSESSMENT, PC Environmental • Hydro • Geology

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WEST 100 SOUTH PROPERTY
415 & 435 WEST 100 SOUTH AND 108 S 400 W,
HEBER CITY, UT 84032

PROJECT NUMBER: 2026-03-004
March 30, 2026



PHOTO 1

View of the front of the automotive shop.



PHOTO 2

View of the exterior of the garage area.



PHOTO 3

View of the rear of the unit debris pile and 55 gallon drums stored against the side of the structure.



PHOTO 4

View of the rear of the structure debris pile.



PHOTO 5

View of in ground lift in the eastern garage unit.



PHOTO 6

View of garage area, note the roof mounted heating unit.



PHOTO 7

View of garage storage area.



PHOTO 8

View of air compressor area with minor staining.



PHOTO 9

View of the western garage unit.



PHOTO 10

View of the residential structure.

West 100 South Property
415 & 435 West 100 South and 108 S 400 W
Heber City, UT 84032

Inquiry Number: 8271909.2s
March 05, 2026

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.

http://www.web.edrnet.com/ordering/switchboard/login.aspx?s=goto_lightbox&pguid=C2F23470-CC77-493D-9057-0F213FC60966

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 23), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

415 & 435 WEST 100 SOUTH AND 108 S 400 W
HEBER CITY, UT 84032

COORDINATES

Latitude (North):	40.5059200 - 40° 30' 21.31''
Longitude (West):	111.4210600 - 111° 25' 15.81''
Universal Tranverse Mercator:	Zone 12
UTM X (Meters):	464324.1
UTM Y (Meters):	4483786.0
Elevation:	5575 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50034031 HEBER CITY, UT
Version Date:	2023
South Map:	50033821 CHARLESTON, UT
Version Date:	2023

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2024
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
415 & 435 WEST 100 SOUTH AND 108 S 400 W
HEBER CITY, UT 84032

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	STAKER PARSON HEBER	150 S 600 W	AST	Lower	572, 0.108, West
A2	HISTORIC HEBER CREEP	600 WEST 100 SOUTH	SHWS	Lower	596, 0.113, WNW
A3	HISTORIC HEBER CREEP	600 WEST 100 SOUTH	SEMS	Lower	596, 0.113, WNW
B4	UDOT STA # 3431	200 S 600 W	AST	Lower	597, 0.113, WSW
B5	UDOT STA # 3431	200 S 600 W	UST FINDER, UST FINDER RELEASE	Lower	597, 0.113, WSW
B6	UDOT STA # 3431	200 S 600 W	LUST, UST	Lower	597, 0.113, WSW
7	RECYCLOPS	665 W 100 S	SWF/LF	Lower	1123, 0.213, West
C8	MOUNTAIN FUEL SUPPLY	167 W CENTER STREET	UST FINDER	Higher	1217, 0.230, ENE
C9	MOUNTAIN FUEL SUPPLY	167 W CENTER STREET	UST	Higher	1217, 0.230, ENE
D10	BARNES EXCAVATING	150 N 500 W	UST	Lower	1225, 0.232, North
D11	BARNES EXCAVATING	150 N 500 W	UST FINDER	Lower	1225, 0.232, North
E12	PUBLIC WORKS DEPARTM	805 W 100 S ;; PO BO	LUST, UST	Lower	1609, 0.305, West
E13	PUBLIC WORKS DEPARTM	805 W 100 S ;; PO BO	UST FINDER, UST FINDER RELEASE	Lower	1609, 0.305, West
F14	DAVID EARLY TIRES	110 S MAIN	LUST, UST	Higher	1904, 0.361, East
F15	DAVID EARLY TIRES	110 S MAIN	UST FINDER, UST FINDER RELEASE	Higher	1904, 0.361, East
G16	HEBER MERCANTILE BLD	2 SOUTH MAIN	UST FINDER RELEASE	Higher	1936, 0.367, ENE
H17	CLOYES GEAR COMPANY	300 W 600 S	UST FINDER, UST FINDER RELEASE	Higher	2019, 0.382, SSE
H18	CLOYES GEAR COMPANY	300 W 600 S	LUST, UST	Higher	2019, 0.382, SSE
F19	SUNMART #901 PHILLIP	95 S MAIN	UST FINDER, UST FINDER RELEASE	Higher	2045, 0.387, East
F20	SUNMART #901 PHILLIP	95 S MAIN	LUST, UST	Higher	2045, 0.387, East
G21	FOUNDERS TITLE COMPA	45 S MAIN	LUST, UST	Higher	2115, 0.401, East
G22	FOUNDERS TITLE COMPA	45 S MAIN	UST FINDER, UST FINDER RELEASE	Higher	2115, 0.401, East
I23	HEBER CITY CORP.	345 N 400 W	LUST, UST	Lower	2177, 0.412, North
I24	HEBER CITY CORP.	345 N 400 W	UST FINDER, UST FINDER RELEASE	Lower	2177, 0.412, North
J25	HILTON SERVICE	106 N MAIN ST	LUST, UST, AST	Higher	2330, 0.441, ENE
J26	HILTON SERVICE	106 N MAIN ST	UST FINDER, UST FINDER RELEASE	Higher	2330, 0.441, ENE
J27	TIMPANOGOS POTTERY C	150 N MAIN	UST FINDER, UST FINDER RELEASE	Higher	2443, 0.463, ENE
J28	TIMPANOGOS POTTERY C	150 N MAIN	LUST, UST	Higher	2443, 0.463, ENE
29	FORMER RESIDENCE	560 S MAIN	LUST, UST	Higher	2588, 0.490, SE
K30	JITTERBUG GAS AND VA	210 N MAIN	LUST, UST	Higher	2626, 0.497, NE
K31	JITTERBUG GAS & VARI	210 N MAIN	UST FINDER, UST FINDER RELEASE	Higher	2626, 0.497, NE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---- National Priority List
Proposed NPL ---- Proposed National Priority List Sites
NPL LIENS ---- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---- Federal Facility Site Information listing

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---- RCRA - Large Quantity Generators
RCRA-SQG ---- RCRA - Small Quantity Generators
RCRA-VSQG ---- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---- Land Use Control Information System
US ENG CONTROLS ---- Engineering Controls Sites List

US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

Lists of state and tribal leaking storage tanks

LAST ..... Leaking Aboveground Storage Tank Sites
INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST ..... Underground Storage Tank Listing
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL ..... Sites with Institutional Controls

Lists of state and tribal voluntary cleanup sites

VCP ..... Voluntary Cleanup Sites List
INDIAN VCP ..... Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ..... Brownfields Assessment Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
CDL ..... Methamphetamine Contaminated Properties Listing
US CDL ..... National Clandestine Laboratory Register

Local Land Records

LIENS 2 ..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System

SPILLS	Spills Data
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
MINES MRDS	Mineral Resources Data System
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing

PFAS PT 139 AIRPORT All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC Aqueous Foam Related Incidents Listing
BIOSOLIDS ICIS-NPDES Biosolids Facility Data
E MANIFEST Hazardous Waste Electronic Manifest System
PFAS PFAS Site Information Listing
EMI Division of Air Quality
DRYCLEANERS Registered Drycleaners
EWA Enforceable Written Assurances
Financial Assurance Financial Assurance Information Listing
FUDS Formerly Used Defense Sites
MMRP Military Munitions Response Program
NPDES Permitted Facilities Listing
TIER 2 Tier 2 Facility Listing
UIC UIC Site Location Listing
UOPF Used Oil Permitted Facilities
TANK LAPSE Facilities with Lapsed Certificates of Compliance Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Auto EDR Exclusive Historical Auto Stations
EDR Hist Cleaner EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF Recovered Government Archive Solid Waste Facilities List
RGA LUST Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially

hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 12/26/2025 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HISTORIC HEBER CREEP Site ID: 0801696 EPA Id: UTSFN7577542	600 WEST 100 SOUTH	WNW 0 - 1/8 (0.113 mi.)	A3	9

Lists of state- and tribal hazardous waste facilities

SHWS: Utah uses the federal CERCLIS list in place of a state hazardous waste site list. The Comprehensive Environmental Response, Compensation and Liability Information System contains information on sites identified by the Untied States Environmental Protection Agency as abandoned, inactive or uncontrolled hazardous waste sites that may require cleanup.The data come from the Environmental Protection Agency's CERCLIS database.

A review of the SHWS list, as provided by EDR, and dated 10/13/2025 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HISTORIC HEBER CREEP	600 WEST 100 SOUTH	WNW 0 - 1/8 (0.113 mi.)	A2	8

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Quality's Landfill Inventory/Closed Solid Waste Land Disposal Sites.

A review of the SWF/LF list, as provided by EDR, and dated 10/01/2025 has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RECYCLOPS Facility Status: Open	665 W 100 S	W 1/8 - 1/4 (0.213 mi.)	7	16

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Potential Leaking UST Sites.

A review of the LUST list, as provided by EDR, and dated 07/07/2025 has revealed that there are 11 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DAVID EARLY TIRES Facility ID: 1100052 Date Closed: 01/11/2001 Date Closed: 03/03/1997	***110 S MAIN***	***E 1/4 - 1/2 (0.361 mi.)***	***F14***	***28***
CLOYES GEAR COMPANY Facility ID: 1100059 Date Closed: 10/27/1994	***300 W 600 S***	***SSE 1/4 - 1/2 (0.382 mi.)***	***H18***	***37***
SUNMART #901 PHILLIP Facility ID: 1100020 Date Closed: 03/05/1998 Date Closed: 03/22/2017	***95 S MAIN***	***E 1/4 - 1/2 (0.387 mi.)***	***F20***	***42***
FOUNDERS TITLE COMPA Facility ID: 1100068 Date Closed: 06/15/1998	***45 S MAIN***	***E 1/4 - 1/2 (0.401 mi.)***	***G21***	***45***
HILTON SERVICE Facility ID: 1100010 Date Closed: 04/15/1999	***106 N MAIN ST***	***ENE 1/4 - 1/2 (0.441 mi.)***	***J25***	***54***
TIMPANOGOS POTTERY C Facility ID: 1100015 Date Closed: 04/20/1998	***150 N MAIN***	***ENE 1/4 - 1/2 (0.463 mi.)***	***J28***	***59***
FORMER RESIDENCE Facility ID: 1100083 Date Closed: 12/09/2008	***560 S MAIN***	***SE 1/4 - 1/2 (0.490 mi.)***	***29***	***62***
JITTERBUG GAS AND VA Facility ID: 1100054 Date Closed: 07/02/2012	***210 N MAIN***	***NE 1/4 - 1/2 (0.497 mi.)***	***K30***	***63***

Lower Elevation	Address	Direction / Distance	Map ID	Page
UDOT STA # 3431 Facility ID: 1100027 Date Closed: 03/31/1992 Date Closed: 06/04/2008	***200 S 600 W***	***WSW 0 - 1/8 (0.113 mi.)***	***B6***	***13***
PUBLIC WORKS DEPARTM Facility ID: 1100047 Date Closed: 05/01/1998	***805 W 100 S ;; PO BO***	***W 1/4 - 1/2 (0.305 mi.)***	***E12***	***24***
HEBER CITY CORP. Facility ID: 1100046 Date Closed: 04/07/1995	***345 N 400 W***	***N 1/4 - 1/2 (0.412 mi.)***	***I23***	***49***

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains a listing of Facility, Owner, Location & Tanks not Closed or Removed. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Facilities with at Least One Non-exempt Tank.

A review of the UST list, as provided by EDR, and dated 07/07/2025 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN FUEL SUPPLY Facility ID: 1265	167 W CENTER STREET	ENE 1/8 - 1/4 (0.230 mi.)	C9	20

Lower Elevation	Address	Direction / Distance	Map ID	Page
UDOT STA # 3431 Facility ID: 1276	***200 S 600 W***	***WSW 0 - 1/8 (0.113 mi.)***	***B6***	***13***
BARNES EXCAVATING Facility ID: 1254	150 N 500 W	N 1/8 - 1/4 (0.232 mi.)	D10	20

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Quality's Facilities with at Least One Non-exempt Tank.

A review of the AST list, as provided by EDR, and dated 08/20/2025 has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
STAKER PARSON HEBER Facility Id: 1100085 Tank Status: Currently In Use	150 S 600 W	W 0 - 1/8 (0.108 mi.)	1	8
UDOT STA # 3431 Facility Id: 1100027 Tank Status: Currently In Use	200 S 600 W	WSW 0 - 1/8 (0.113 mi.)	B4	10

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are

EXECUTIVE SUMMARY

3 UST FINDER sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN FUEL SUPPLY	167 W CENTER STREET	ENE 1/8 - 1/4 (0.230 mi.)	C8	19

Lower Elevation	Address	Direction / Distance	Map ID	Page
UDOT STA # 3431	***200 S 600 W***	***WSW 0 - 1/8 (0.113 mi.)***	***B5***	***11***
BARNES EXCAVATING	150 N 500 W	N 1/8 - 1/4 (0.232 mi.)	D11	23

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 11 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DAVID EARLY TIRES	***110 S MAIN***	***E 1/4 - 1/2 (0.361 mi.)***	***F15***	***31***
HEBER MERCANTILE BLD	2 SOUTH MAIN	ENE 1/4 - 1/2 (0.367 mi.)	G16	34
CLOYES GEAR COMPANY	***300 W 600 S***	***SSE 1/4 - 1/2 (0.382 mi.)***	***H17***	***35***
SUNMART #901 PHILLIP	***95 S MAIN***	***E 1/4 - 1/2 (0.387 mi.)***	***F19***	***39***
FOUNDERS TITLE COMPA	***45 S MAIN***	***E 1/4 - 1/2 (0.401 mi.)***	***G22***	***47***
HILTON SERVICE	***106 N MAIN ST***	***ENE 1/4 - 1/2 (0.441 mi.)***	***J26***	***56***
TIMPANOGOS POTTERY C	***150 N MAIN***	***ENE 1/4 - 1/2 (0.463 mi.)***	***J27***	***57***
JITTERBUG GAS & VARI	***210 N MAIN***	***NE 1/4 - 1/2 (0.497 mi.)***	***K31***	***65***

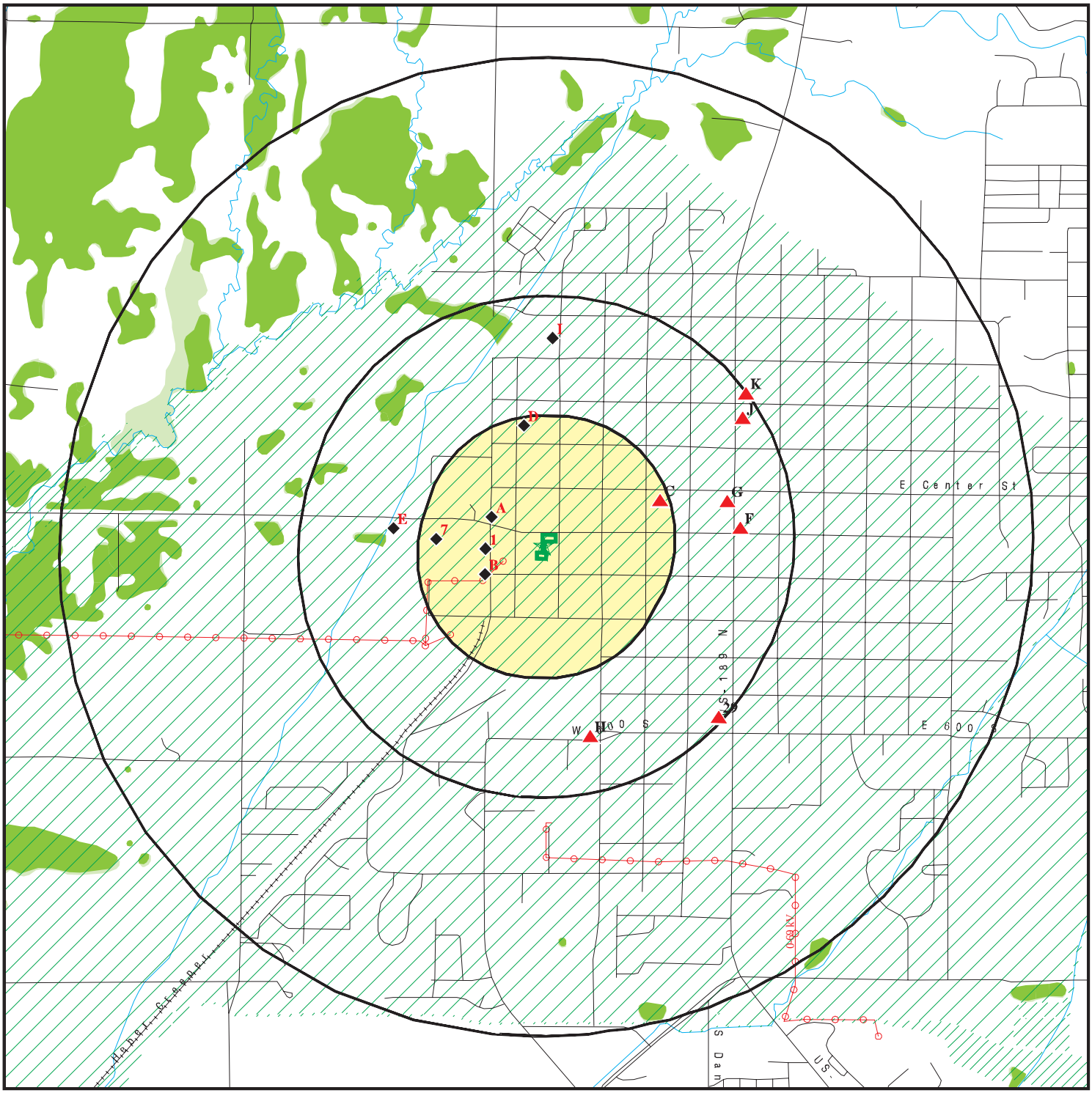
Lower Elevation	Address	Direction / Distance	Map ID	Page
UDOT STA # 3431	***200 S 600 W***	***WSW 0 - 1/8 (0.113 mi.)***	***B5***	***11***
PUBLIC WORKS DEPARTM	***805 W 100 S ;; PO BO***	***W 1/4 - 1/2 (0.305 mi.)***	***E13***	***26***
HEBER CITY CORP.	***345 N 400 W***	***N 1/4 - 1/2 (0.412 mi.)***	***I24***	***52***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
ABANDONED SITE	LUST, UST

OVERVIEW MAP - 8271909.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	West 100 South Property	CLIENT:	Enviro Assessment, PC
ADDRESS:	415 & 435 West 100 South and 108 S 400 W Heber City UT 84032	CONTACT:	Steven Robinson
LAT/LONG:	40.50592 / 111.42106	INQUIRY #:	8271909.2s
		DATE:	March 05, 2026 11:46 am

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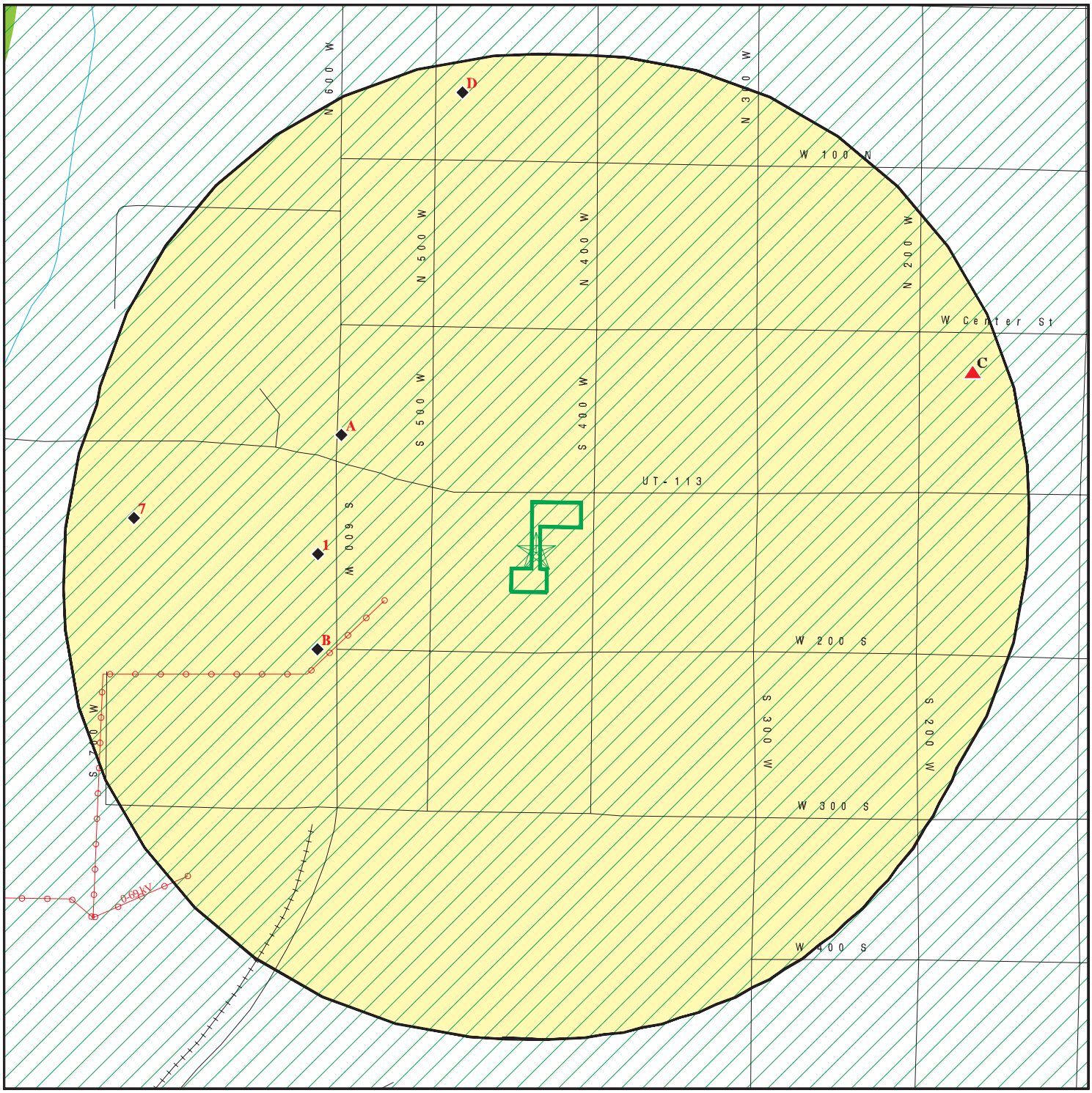
DETAIL MAP - 8271909.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

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		DATE:	March 05, 2026 11:46 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		1	0	0	NR	NR	1
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	1	0	NR	NR	1
Lists of state and tribal leaking storage tanks								
LAST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST	0.500		1	0	10	NR	NR	11
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	2	NR	NR	NR	3
AST	0.250		2	0	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250		1	2	NR	NR	NR	3
UST FINDER RELEASE	0.500		1	0	10	NR	NR	11

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EWA	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
FUDS	TP		NR	NR	NR	NR	NR	0
MMRP	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UOPF	TP		NR	NR	NR	NR	NR	0
TANK LAPSE	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	7	5	20	0	0	32

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

1
West
< 1/8
0.108 mi.
572 ft.

STAKER PARSON HEBER CITY # F405047 — **AST** — **A100350218** / **N/A**
150 S 600 W
HEBER CITY, UT

Relative:
Lower

Actual:
5566 ft.

AST:

Name:	STAKER PARSON HEBER CITY # F405047
Address:	150 S 600 W
City:	HEBER CITY
Facility Id:	1100085
Owner Name:	STAKER PARSON MATERIALS AND CONSTRUCTION
Tank Id:	1
Tank Status:	Currently In Use
Tank Capacity:	2000
Substance Stored:	Diesel

A2
WNW
< 1/8
0.113 mi.
596 ft.

HISTORIC HEBER CREEPER RAIL YARD — **SHWS** — **S132259556** / **N/A**
600 WEST 100 SOUTH
HEBER CITY, UT 84032
Site 1 of 2 in cluster A

Relative:
Lower

Actual:
5566 ft.

SHWS:

Name:	HISTORIC HEBER CREEPER RAIL YARD
Address:	600 WEST 100 SOUTH
City,State,Zip:	HEBER CITY, UT 84032
DERR ID:	UTSFN7577542
CIM ID:	490000015517
Object ID:	321
St Key:	346
Map Label:	CERCLA Site Assessment - UTSFN7577542
Site Description:	CERCLA Site Assessment
Project Description:	<u>Original: </u> A resident reported and claims that up to 12 drums of waste were buried on-site under direction of the site owner in 1996. There is also a potential that contaminants are on-site as a result of the historic maintenance activities that took place at the site, while it was a railyard facility for almost 100 years. The site is located in an area of concern due to its close proximity to residents, surface water, and to an unconfined aquifer that is used as a drinking water source. There are approximately 80 homes and mobile homes located within 1/4 mile of the roundhouse.
ERB:	No
NPL:	No
Proposed NPL:	No
Archived:	No
Current Project Manager:	[Jason Murdock]
Contact Phone:	8015364100
Northing:	4484199.8668
Easting:	463976.59432

A3
WNW
< 1/8
0.113 mi.
596 ft.

HISTORIC HEBER CREEPER RAIL YARD
600 WEST 100 SOUTH
HEBER CITY, UT 84032

Site 2 of 2 in cluster A

SEMS **1001475666**
UTSFN7577542

Relative:
Lower

Actual:
5566 ft.

SEMS:

Site ID:	0801696
EPA ID:	UTSFN7577542
Name:	HISTORIC HEBER CREEPER RAIL YARD
Address:	600 WEST 100 SOUTH
Address 2:	Not reported
City,State,Zip:	HEBER CITY, UT 84032
Cong District:	03
FIPS Code:	49051
Latitude:	+40.507732
Longitude:	-111.425184
FF:	N
NPL:	Not on the NPL
Non NPL Status:	ESI Ongoing

SEMS Detail:

Region:	08
Site ID:	0801696
EPA ID:	UTSFN7577542
Site Name:	Historic Heber Creeper Rail Yard
NPL:	N
FF:	N
OU:	00
Action Code:	ES
Action Name:	ESI
SEQ:	1
Start Date:	2006-03-30 05:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	St Perf

Region:	08
Site ID:	0801696
EPA ID:	UTSFN7577542
Site Name:	Historic Heber Creeper Rail Yard
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1999-11-29 05:00:00
Finish Date:	1999-11-29 05:00:00
Qual:	H
Current Action Lead:	St Perf

Region:	08
Site ID:	0801696
EPA ID:	UTSFN7577542
Site Name:	Historic Heber Creeper Rail Yard
NPL:	N
FF:	N
OU:	00
Action Code:	DS

HISTORIC HEBER CREEPER RAIL YARD (Continued) **1001475666**

Action Name:	DISCVRY
SEQ:	1
Start Date:	1998-09-17 04:00:00
Finish Date:	1998-09-17 04:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0801696
EPA ID:	UTSFN7577542
Site Name:	Historic Heber Creeper Rail Yard
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	2001-07-17 04:00:00
Finish Date:	2006-03-30 05:00:00
Qual:	L
Current Action Lead:	St Perf

B4
WSW
< 1/8
0.113 mi.
597 ft.

UDOT STA # 3431 **AST** **A100529729**
200 S 600 W **N/A**
HEBER CITY, UT

Site 1 of 3 in cluster B

Relative:
Lower

Actual:
5566 ft.

AST:

Name:	UDOT STA # 3431
Address:	200 S 600 W
City:	HEBER CITY
Facility Id:	1100027
Owner Name:	UTAH STATE FUEL NETWORK
Tank Id:	5
Tank Status:	Currently In Use
Tank Capacity:	10000
Substance Stored:	Diesel
Tank Id:	6
Tank Status:	Currently In Use
Tank Capacity:	5000
Substance Stored:	Gasoline

B5 **UDOT STA # 3431** **UST FINDER** **1028787261**
WSW **200 S 600 W** **UST FINDER RELEASE** **N/A**
< 1/8 **HEBER CITY, UT 84032**
0.113 mi.
597 ft. **Site 2 of 3 in cluster B**

Relative: **Lower**

Actual: **5566 ft.**

UST FINDER:

Object ID:	491320
Facility ID:	UT1100027
Name:	Udot Sta # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	231
Private Wells 1500ft:	7
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26059_4939
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.412604
Y Coord:	40.493857
Latitude:	40.493857
Longitude:	-111.412604

UST FINDER:

Object ID:	1918843
Facility ID:	UT1100027
Tank ID:	UT1100027-1
Tank Status:	Closed
Installation Date:	1990/12/01 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Diesel
Tank Wall Type:	Double

Object ID:	1918844
Facility ID:	UT1100027
Tank ID:	UT1100027-2
Tank Status:	Closed
Installation Date:	1990/12/01 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Gasoline
Tank Wall Type:	Double

UDOT STA # 3431 (Continued) **1028787261**

Object ID:	1918845
Facility ID:	UT1100027
Tank ID:	UT1100027-3
Tank Status:	Closed
Installation Date:	1961/04/03 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	700
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918846
Facility ID:	UT1100027
Tank ID:	UT1100027-4
Tank Status:	Closed
Installation Date:	1961/04/03 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Diesel
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409500
Facility ID:	UT1100027
Lust ID:	UTGHG
Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1990/11/06 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	232
Domestic Wells within 1500ft:	7
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26059_4939
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.4126
Y Coord:	40.49386
Latitude:	40.4938599999999

UDOT STA # 3431 (Continued) **1028787261**

Longitude:	-111.412599999999
Object ID:	409501
Facility ID:	UT1100027
Lust ID:	UTMJV
Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	2008/05/14 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	232
Domestic Wells within 1500ft:	7
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26059_4939
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.4126
Y Coord:	40.49386
Latitude:	40.4938599999999
Longitude:	-111.412599999999

B6 **UDOT STA # 3431** **LUST U004154129**
WSW **200 S 600 W** **UST N/A**
< 1/8 **HEBER CITY, UT 84032**
0.113 mi.
597 ft. **Site 3 of 3 in cluster B**

Relative: LUST:
Lower

Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100027
Release Id:	GHG
Closed Date:	**03/31/1992**
Notification Date:	11/06/1990
Owner Name:	UTAH STATE FUEL NETWORK
Owner Address:	4315 S 2700 W
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84129

Actual:
5566 ft.

UDOT STA # 3431 (Continued) **U004154129**

Owner City,St,Zip: SALT LAKE CITY, UT 84129
Project Manager: [Robin Jenkins]

Name: UDOT STA # 3431
Address: 200 S 600 W
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1100027
Release Id: MJV
Closed Date: **06/04/2008**
Notification Date: 05/14/2008
Owner Name: UTAH STATE FUEL NETWORK
Owner Address: 4315 S 2700 W
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84129
Owner City,St,Zip: SALT LAKE CITY, UT 84129
Project Manager: UST

UST:
Facility ID: 1276
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: UTAH STATE FUEL NETWORK
Owner Address: 4315 S 2700 W
Owner City,State,Zip: SALT LAKE CITY, UT 84129
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Substance Detected: Diesel
Substance Tested: Not reported
Tank Material: Fiberglass Reinforced Plastic
Tank Mod: Double-Walled
Pipe Material: Fiberglass Reinforced Plastic
Pipe Mod: Double-Walled
Install Date: 1990-12-01 00:00:00
Closed Date: 2008-04-29 00:00:00
Closure Status: Tank removed from ground
In Compliance: Yes
PST Fund: Yes
Other Type: Not reported

Facility:
Name: UDOT STA # 3431
Address: 200 S 600 W
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1276
Northing: 4483940
Easting: 464105

Facility ID: 1276
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2

UDOT STA # 3431 (Continued) **U004154129**

Federal Regulated:	Yes
Owner Name:	UTAH STATE FUEL NETWORK
Owner Address:	4315 S 2700 W
Owner City,State,Zip:	SALT LAKE CITY, UT 84129
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	6000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Fiberglass Reinforced Plastic
Tank Mod:	Double-Walled
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	Double-Walled
Install Date:	1990-12-01 00:00:00
Closed Date:	2008-04-29 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1276
Northing:	4483940
Easting:	464105

Facility ID:	1276
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	UTAH STATE FUEL NETWORK
Owner Address:	4315 S 2700 W
Owner City,State,Zip:	SALT LAKE CITY, UT 84129
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	700
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	Lined Interior
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1961-04-03 00:00:00
Closed Date:	1990-11-06 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	UDOT STA # 3431
Address:	200 S 600 W

UDOT STA # 3431 (Continued) **U004154129**

City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1276
Northing:	4483940
Easting:	464105

Facility ID:	1276
Tank ID:	4
Above Tank:	No
Alternate Tank ID:	4
Federal Regulated:	Yes
Owner Name:	UTAH STATE FUEL NETWORK
Owner Address:	4315 S 2700 W
Owner City,State,Zip:	SALT LAKE CITY, UT 84129
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	Lined Interior
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1961-04-03 00:00:00
Closed Date:	1990-11-06 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1276
Northing:	4483940
Easting:	464105

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7 **RECYCLOPS** **SWF/LF** **S128811210**
West **665 W 100 S** **N/A**
1/8-1/4 **HEBER CITY, UT 84032**
0.213 mi.
1123 ft.

Relative:
Lower

Actual:
5557 ft.

SWF/LF:

General ID:	296
Facility ID:	285
Name:	RECYCLOPS
Address:	665 W 100 S
City,State,Zip:	HEBER CITY, UT 84032
Facility Phone:	Not reported
Municipal Cubic Yards:	Not reported
Ownership public:	Not reported
Ownership private:	Not reported
Ownership other:	Not reported
Owner Type:	Private

RECYCLOPS (Continued) **S128811210**

Owner Name:	Recyclops Heber
Owner Contact Name:	Christi Tanner
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City/State/Zip:	Heber, UT 84032-0
Owner Phone:	801-787-2897
Owner Title:	Operations Manager
Contact Name:	Ryan Smith
Contact Title:	Owner
Contact Address:	Not reported
Contact City,St,Zip:	Salt Lake City, UT 84111-0
Contact Phone Number:	Not reported
Contact email:	Not reported
Operator name:	Ryan Smith
Operator Title:	Owner
Operator Address:	Not reported
Operator Address 2:	Not reported
Operator City/State/Zip:	Salt Lake City, UT 84111-0
Operator Phone Number:	801-787-2897
Operator Email:	Not reported
Permit number:	Not reported
Permit date:	05/12/2006
Perm size < 20 tons/day:	Not reported
Perm size > 20 tons/day:	Not reported
Liner type:	Not reported
Monitoring SW:	Not reported
Monitoring leachate:	Not reported
Leachate collection:	Not reported
Leachate recirculation:	Not reported
Gas Collection:	Not reported
Assigned To:	Bryan Woolf
Facility Type:	Recycler
Landfill Class:	NA
Facility Status:	Open
Lat/Long (dms):	Not reported
Facility Capacity Other:	Not reported
Facility Area(acres):	Not reported
Gw Monitoring Required:	Not reported
Gw Variance Comments:	Not reported
Liner Variance Comments:	Not reported
Gas Mon. variance Comments:	Not reported
Tons:	Not reported
Open Date:	Not reported
Range 1:	5 E
QQ Section:	Select...
Q Section:	Select...
Baseline:	SLBM
Will Close:	Not reported
Permit Type:	Operations Plan
Remaining Tons:	Not reported
Remaining Acres:	Not reported
Remaining Cubic Yrds:	Not reported
Remaining Other:	Not reported
Remaining Other Desc:	Not reported
Cubic Yards:	Not reported
Tons Per Day:	Not reported
Years:	Not reported

RECYCLOPS (Continued) **S128811210**

Accepting Waste:	Not reported
Alternatives Approved:	Not reported
Township:	4 S
Section:	6
Alternative Liner Description:	Not reported
Alternative Final Cover Desc:	Not reported
Gasoline Collection Type:	Not reported
Report Period:	2021
Ground Water Report Received:	Not reported
Gas Monitoring Report Received:	Not reported
Gas Report Received:	Not reported
Training Report Received:	Not reported
Municipal Tons Received:	Not reported
C/D Tons Received:	Not reported
Industrial Tons Received:	Not reported
Other Tons Received:	Not reported
Compost Tons Received:	Not reported
Recycling Tons Received:	No
Health Dept:	Not reported
Latitide:	40.50649
Longitude:	-111.425455
FG First Receipt of Waste:	Not reported
FG Dshw Staff Person:	Not reported
Account: Account Name	Not reported
Mailing Address Street1:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zipcode:	Not reported
Mailing Address Latitude:	Not reported
Mailing Address Longitude:	Not reported
LPR Number:	Not reported
Application Name:	Not reported
PPA Effective Date:	Not reported
Effective Date:	Not reported
Disposable Area (in acres):	Not reported
PGGM Comments:	Not reported
PPA Liner Required:	Not reported
PPA Liner Variance:	Not reported
PPA Liner Variance Comments:	Not reported
PPA Alt Liner:	Not reported
PPA Alt Liner Comment:	Not reported
PGGM Gas Monitoring Required:	Not reported
PCD Gas Collection System:	Not reported
PGGM Exemption Comment:	Not reported
PPA Alt Daily Cover:	Not reported
PPA Alt Daily Cover Comment:	Not reported
PPA Alt Final Cover:	Not reported
PPA Alt Final Cover Comment:	Not reported

C8
ENE
1/8-1/4
0.230 mi.
1217 ft.

MOUNTAIN FUEL SUPPLY CO.
167 W CENTER STREET
HEBER CITY, UT 84032

Site 1 of 2 in cluster C

UST FINDER **1028787251**
N/A

Relative:
Higher

Actual:
5589 ft.

UST FINDER:

Object ID:	491352
Facility ID:	UT1100014
Name:	Mountain Fuel Supply Co.
Address:	167 W CENTER STREET
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	1
TOS USTs:	0
Population 1500ft:	860
Private Wells 1500ft:	3
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.416159
Y Coord:	40.507235
Latitude:	40.507235
Longitude:	-111.416159

UST FINDER:

Object ID:	1918819
Facility ID:	UT1100014
Tank ID:	UT1100014-1
Tank Status:	Closed
Installation Date:	1982/05/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	12000
Substances:	Gasoline
Tank Wall Type:	Single

C9 **MOUNTAIN FUEL SUPPLY CO.** **UST** **U003151873**
ENE **167 W CENTER STREET** **N/A**
1/8-1/4 **HEBER CITY, UT 84032**
0.230 mi.
1217 ft. **Site 2 of 2 in cluster C**

Relative: **Higher**
Actual: **5589 ft.**

UST:

Facility ID:	1265
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	DOMINION ENERGY QUESTAR PIPELINE, L.L.C.
Owner Address:	P O BOX 45360
Owner City,State,Zip:	SALT LAKE CITY, UT 84145
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	12000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	Cathodically Protected
Install Date:	1982-05-01 00:00:00
Closed Date:	1993-08-17 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	Yes
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	MOUNTAIN FUEL SUPPLY CO.
Address:	167 W CENTER STREET
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1265
Northing:	4484141
Easting:	464741

D10 **BARNES EXCAVATING** **UST** **U003151730**
North **150 N 500 W** **N/A**
1/8-1/4 **HEBER CITY, UT 84032**
0.232 mi.
1225 ft. **Site 1 of 2 in cluster D**

Relative: **Lower**
Actual: **5566 ft.**

UST:

Facility ID:	1254
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	BARNES EXCAVATING
Owner Address:	150 N 500 W
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000

BARNES EXCAVATING (Continued) **U003151730**

Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1966-04-03 00:00:00
Closed Date:	1989-10-28 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	BARNES EXCAVATING
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1254
Northing:	4484396
Easting:	464260

Facility ID:	1254
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	BARNES EXCAVATING
Owner Address:	150 N 500 W
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	500
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1971-04-04 00:00:00
Closed Date:	1989-10-28 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	BARNES EXCAVATING
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1254
Northing:	4484396
Easting:	464260

Facility ID:	1254
Tank ID:	3

BARNES EXCAVATING (Continued) **U003151730**

Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	BARNES EXCAVATING
Owner Address:	150 N 500 W
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1974-04-03 00:00:00
Closed Date:	1990-06-18 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	BARNES EXCAVATING
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1254
Northing:	4484396
Easting:	464260

Facility ID:	1254
Tank ID:	4
Above Tank:	No
Alternate Tank ID:	4
Federal Regulated:	Yes
Owner Name:	BARNES EXCAVATING
Owner Address:	150 N 500 W
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1976-04-03 00:00:00
Closed Date:	1990-06-18 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

BARNES EXCAVATING (Continued) **U003151730**

Name:	BARNES EXCAVATING
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1254
Northing:	4484396
Easting:	464260

D11 **BARNES EXCAVATING** **UST FINDER** **1028787241**
North **150 N 500 W** **N/A**
1/8-1/4 **HEBER CITY, UT 84032**
0.232 mi.
1225 ft. **Site 2 of 2 in cluster D**

Relative: **Lower**
Actual: **5566 ft.**

UST FINDER:

Object ID:	491363
Facility ID:	UT1100003
Name:	Barnes Excavating
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	716
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.42185
Y Coord:	40.509512
Latitude:	40.509512
Longitude:	-111.42185

UST FINDER:

Object ID:	1918782
Facility ID:	UT1100003
Tank ID:	UT1100003-1
Tank Status:	Closed
Installation Date:	1966/04/03 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Gasoline
Tank Wall Type:	Single

BARNES EXCAVATING (Continued) **1028787241**

Object ID:	1918783
Facility ID:	UT1100003
Tank ID:	UT1100003-2
Tank Status:	Closed
Installation Date:	1971/04/04 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	500
Substances:	Diesel
Tank Wall Type:	Single

Object ID:	1918784
Facility ID:	UT1100003
Tank ID:	UT1100003-3
Tank Status:	Closed
Installation Date:	1974/04/03 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918785
Facility ID:	UT1100003
Tank ID:	UT1100003-4
Tank Status:	Closed
Installation Date:	1976/04/03 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Diesel
Tank Wall Type:	Single

E12
West
1/4-1/2
0.305 mi.
1609 ft.

PUBLIC WORKS DEPARTMENT **LUST U003544915**
805 W 100 S ;; PO BOX 69 **UST N/A**
HEBER CITY, UT 84032

Site 1 of 2 in cluster E

Relative:
Lower

Actual:
5550 ft.

LUST:

Name:	PUBLIC WORKS DEPARTMENT
Address:	805 W 100 S ;; PO BOX 69
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100047
Release Id:	KGU
Closed Date:	**05/01/1998**
Notification Date:	11/06/1997
Owner Name:	WASATCH COUNTY
Owner Address:	25 N MAIN
Owner City:	HEBER CITY
Owner State:	UT
Owner Zip:	84032
Owner City,St,Zip:	HEBER CITY, UT 84032
Project Manager:	[Bruce Hagans]

UST:

Facility ID:	1293
Tank ID:	1
Above Tank:	No

PUBLIC WORKS DEPARTMENT (Continued) **U003544915**

Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	WASATCH COUNTY
Owner Address:	25 N MAIN
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	8000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Unknown
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1997-09-25 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	PUBLIC WORKS DEPARTMENT
Address:	805 W 100 S ;; PO BOX 69
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1293
Northing:	4484076.8774
Easting:	463905.39083

Facility ID:	1293
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	WASATCH COUNTY
Owner Address:	25 N MAIN
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	6000
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1984-11-28 00:00:00
Closed Date:	1997-09-25 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	PUBLIC WORKS DEPARTMENT

PUBLIC WORKS DEPARTMENT (Continued) **U003544915**

Address: 805 W 100 S ;; PO BOX 69
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1293
Northing: 4484076.8774
Easting: 463905.39083

Facility ID: 1293
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: WASATCH COUNTY
Owner Address: 25 N MAIN
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 3000
Substance Detected: Gasoline
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1984-11-28 00:00:00
Closed Date: 1997-09-25 00:00:00
Closure Status: Tank Removed from Ground
In Compliance: Yes
PST Fund: Yes
Other Type: Not reported

Facility:
Name: PUBLIC WORKS DEPARTMENT
Address: 805 W 100 S ;; PO BOX 69
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1293
Northing: 4484076.8774
Easting: 463905.39083

E13 **PUBLIC WORKS DEPARTMENT** **UST FINDER** **1028787278**
West **805 W 100 S ;; PO BOX 69** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.305 mi.
1609 ft. **Site 2 of 2 in cluster E**

Relative: **Lower**
Actual: **5550 ft.**

UST FINDER:
Object ID: 491346
Facility ID: UT1100047
Name: Public Works Department
Address: 805 W 100 S ;; PO BOX 69
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Open USTs: 0
Closed USTs: 3
TOS USTs: 0
Population 1500ft: 170

PUBLIC WORKS DEPARTMENT (Continued) **1028787278**

Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.426018
Y Coord:	40.5066210000001
Latitude:	40.506621
Longitude:	-111.426018

UST FINDER:

Object ID:	1918881
Facility ID:	UT1100047
Tank ID:	UT1100047-1
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918882
Facility ID:	UT1100047
Tank ID:	UT1100047-2
Tank Status:	Closed
Installation Date:	1984/11/28 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Diesel
Tank Wall Type:	Single

Object ID:	1918883
Facility ID:	UT1100047
Tank ID:	UT1100047-3
Tank Status:	Closed
Installation Date:	1984/11/28 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	3000
Substances:	Gasoline
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409474

PUBLIC WORKS DEPARTMENT (Continued) **1028787278**

Facility ID:	UT1100047
Lust ID:	UTKGU
Name:	PUBLIC WORKS DEPARTMENT
Address:	805 W 100 S ;; PO BOX 69
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1997/11/06 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	169
Domestic Wells within 1500ft:	0
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.42602
Y Coord:	40.5066200000001
Latitude:	40.5066199999999
Longitude:	-111.426019999999

F14 **DAVID EARLY TIRES** **LUST U003151735**
East **110 S MAIN** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.361 mi.
1904 ft. **Site 1 of 4 in cluster F**

Relative: LUST:
Higher

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100052
Release Id:	LIK
Closed Date:	**01/11/2001**
Notification Date:	12/28/2000
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84106
Owner City,St,Zip:	SALT LAKE CITY, UT 84106
Project Manager:	Morgan Atkinson

Actual:
5601 ft.

DAVID EARLY TIRES (Continued) **U003151735**

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100052
Release Id:	JNL
Closed Date:	**03/03/1997**
Notification Date:	05/23/1996
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84106
Owner City,St,Zip:	SALT LAKE CITY, UT 84106
Project Manager:	Mark Crim

UST:

Facility ID:	1298
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S
Owner City,State,Zip:	SALT LAKE CITY, UT 84106
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	3000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Not Listed
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-04-23 00:00:00
Closure Status:	Tank Closed in Place
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1298
Northing:	4484008.2756
Easting:	464914.3073

Facility ID:	1298
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S

DAVID EARLY TIRES (Continued) **U003151735**

Owner City,State,Zip:	SALT LAKE CITY, UT 84106
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	5000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Not Listed
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-04-23 00:00:00
Closure Status:	Tank Closed in Place
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1298
Northing:	4484008.2756
Easting:	464914.3073

Facility ID:	1298
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S
Owner City,State,Zip:	SALT LAKE CITY, UT 84106
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	5000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Not Listed
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-04-23 00:00:00
Closure Status:	Tank Closed in Place
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1298
Northing:	4484008.2756

DAVID EARLY TIRES (Continued) **U003151735**

Easting: 464914.3073

Facility ID: 1298
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: DAVID EARLY TIRE INC
Owner Address: 1612 E 3300 S
Owner City,State,Zip: SALT LAKE CITY, UT 84106
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 500
Substance Detected: Used Oil
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Not Listed
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 2000-11-30 00:00:00
Closure Status: Tank removed from ground
In Compliance: No
PST Fund: No
Other Type: Not reported

Facility:
Name: DAVID EARLY TIRES
Address: 110 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1298
Northing: 4484008.2756
Easting: 464914.3073

F15 **DAVID EARLY TIRES** **UST FINDER** **1028787281**
East **110 S MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.361 mi.
1904 ft. **Site 2 of 4 in cluster F**

Relative: **Higher**
Actual: **5601 ft.**

UST FINDER:
Object ID: 491344
Facility ID: UT1100052
Name: David Early Tires
Address: 110 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Open USTs: 0
Closed USTs: 4
TOS USTs: 0
Population 1500ft: 865
Private Wells 1500ft: 9
Within 100yr Floodplain: No
Land Use: Developed, Medium Intensity
Within SPA: No

DAVID EARLY TIRES (Continued) **1028787281**

SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.414106
Y Coord:	40.5060470000001
Latitude:	40.506047
Longitude:	-111.414106

UST FINDER:

Object ID:	1918891
Facility ID:	UT1100052
Tank ID:	UT1100052-1
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	3000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918892
Facility ID:	UT1100052
Tank ID:	UT1100052-2
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	5000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918893
Facility ID:	UT1100052
Tank ID:	UT1100052-3
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	5000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918894
Facility ID:	UT1100052
Tank ID:	UT1100052-4
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	500
Substances:	Used Oil

DAVID EARLY TIRES (Continued) **1028787281**

Tank Wall Type: Single

UST FINDER RELEASE:

Object ID:	409484
Facility ID:	UT1100052
Lust ID:	UTJNL
Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1996/05/23 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	865
Domestic Wells within 1500ft:	9
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41411
Y Coord:	40.5060500000001
Latitude:	40.50605
Longitude:	-111.414109999999

Object ID:	409485
Facility ID:	UT1100052
Lust ID:	UTLIK
Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	2000/12/28 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	865
Domestic Wells within 1500ft:	9
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported

DAVID EARLY TIRES (Continued) **1028787281**

SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41411
Y Coord:	40.5060500000001
Latitude:	40.50605
Longitude:	-111.414109999999

G16 **HEBER MERCANTILE BLDG.** **UST FINDER RELEASE** **1029125614**
ENE **2 SOUTH MAIN** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.367 mi.
1936 ft. **Site 1 of 3 in cluster G**

Relative:
Higher

Actual:
5598 ft.

UST FINDER RELEASE:

Object ID:	409491
Facility ID:	UT1100075
Lust ID:	UTLHS
Name:	HEBER MERCANTILE BLDG.
Address:	2 SOUTH MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	PointAddress
Reported Date:	2000/09/22 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	832
Domestic Wells within 1500ft:	11
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported

HEBER MERCANTILE BLDG. (Continued) **1029125614**

Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-111.41351
Y Coord:	40.5074300000001
Latitude:	40.5074299999999
Longitude:	-111.41351

H17 **CLOYES GEAR COMPANY** **UST FINDER** **1028787285**
SSE **300 W 600 S** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.382 mi.
2019 ft. **Site 1 of 2 in cluster H**

Relative:
Higher

Actual:
5588 ft.

UST FINDER:

Object ID:	491334
Facility ID:	UT1100059
Name:	Cloyes Gear Company
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	3
TOS USTs:	0
Population 1500ft:	763
Private Wells 1500ft:	2
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.41849
Y Coord:	40.5006230000001
Latitude:	40.500623
Longitude:	-111.41849

UST FINDER:

Object ID:	1918900
Facility ID:	UT1100059
Tank ID:	UT1100059-1
Tank Status:	Closed
Installation Date:	1980/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	12000
Substances:	Gasoline
Tank Wall Type:	Single

CLOYES GEAR COMPANY (Continued) **1028787285**

Object ID:	1918901
Facility ID:	UT1100059
Tank ID:	UT1100059-2
Tank Status:	Closed
Installation Date:	1980/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	12000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918902
Facility ID:	UT1100059
Tank ID:	UT1100059-3
Tank Status:	Closed
Installation Date:	1980/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Diesel
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409481
Facility ID:	UT1100059
Lust ID:	UTIAX
Name:	CLOYES GEAR COMPANY
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1993/03/24 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	762
Domestic Wells within 1500ft:	2
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41849
Y Coord:	40.50062
Latitude:	40.5006199999999

CLOYES GEAR COMPANY (Continued) **1028787285**

Longitude: -111.41849

H18 **CLOYES GEAR COMPANY** **LUST U001150359**
SSE **300 W 600 S** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.382 mi.
2019 ft. **Site 2 of 2 in cluster H**

Relative:
Higher

Actual:
5588 ft.

LUST:

Name:	CLOYES GEAR COMPANY
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100059
Release Id:	IAX
Closed Date:	**10/27/1994**
Notification Date:	03/24/1993
Owner Name:	CLOYES GEAR AND PRODUCTS INC
Owner Address:	P O BOX 49
Owner City:	WILLOUGHBY
Owner State:	OH
Owner Zip:	44094
Owner City,St,Zip:	WILLOUGHBY, OH 44094
Project Manager:	[Dale Urban]

UST:

Facility ID:	1305
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	CLOYES GEAR AND PRODUCTS INC
Owner Address:	P O BOX 49
Owner City,State,Zip:	WILLOUGHBY, OH 44094
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	12000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1980-01-01 00:00:00
Closed Date:	1993-03-02 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	CLOYES GEAR COMPANY
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1305
Northing:	4483408
Easting:	464540

CLOYES GEAR COMPANY (Continued) **U001150359**

Facility ID:	1305
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	CLOYES GEAR AND PRODUCTS INC
Owner Address:	P O BOX 49
Owner City,State,Zip:	WILLOUGHBY, OH 44094
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	12000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1980-01-01 00:00:00
Closed Date:	1993-03-02 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	CLOYES GEAR COMPANY
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1305
Northing:	4483408
Easting:	464540

Facility ID:	1305
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	CLOYES GEAR AND PRODUCTS INC
Owner Address:	P O BOX 49
Owner City,State,Zip:	WILLOUGHBY, OH 44094
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	10000
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1980-01-01 00:00:00
Closed Date:	1993-03-02 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

CLOYES GEAR COMPANY (Continued) **U001150359**

Facility:
- Name: CLOYES GEAR COMPANY
- Address: 300 W 600 S
- City,State,Zip: HEBER CITY, UT 84032
- Facility ID: 1305
- Northing: 4483408
- Easting: 464540

F19 **SUNMART #901 PHILLIPS 66** **UST FINDER** **1028787256**
East **95 S MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.387 mi.
2045 ft. **Site 3 of 4 in cluster F**

Relative: **Higher**
Actual: **5602 ft.**

UST FINDER:
- Object ID: 491345
- Facility ID: UT1100020
- Name: Sunmart #901 Phillips 66
- Address: 95 S MAIN
- City,State,Zip: HEBER CITY, UT 84032
- Address Match Type: Not reported
- Open USTs: 0
- Closed USTs: 4
- TOS USTs: 0
- Population 1500ft: 866
- Private Wells 1500ft: 13
- Within 100yr Floodplain: No
- Land Use: Developed, Medium Intensity
- Within SPA: No
- SPA PWS Facility ID: Not reported
- SPA Water Type: Not reported
- SPA Facility Type: Not reported
- SPA HUC12: Not reported
- Within WHPA: Yes
- WHPA PWS Facility ID: UTAH26006_4913
- WHPA Water Type: GW - Ground water
- WHPA Facility Type: WL - Well
- WHPA HUC12: 160202030302
- Facility Status: Closed UST(s)
- Date of Last Inspection: Not reported
- EPA Region: 8
- Tribe: Not reported
- Coordinate Source: State
- X Coord: -111.412998
- Y Coord: 40.506496
- Latitude: 40.506496
- Longitude: -111.412998

UST FINDER:
- Object ID: 1918833
- Facility ID: UT1100020
- Tank ID: UT1100020-1
- Tank Status: Closed
- Installation Date: 1973/04/09 16:00:00+00
- Removal Date: Not reported
- Tank Capacity: 8000
- Substances: Gasoline

SUNMART #901 PHILLIPS 66 (Continued) **1028787256**

Tank Wall Type: Single

Object ID: 1918834
Facility ID: UT1100020
Tank ID: UT1100020-2
Tank Status: Closed
Installation Date: 1973/04/10 16:00:00+00
Removal Date: Not reported
Tank Capacity: 6000
Substances: Diesel
Tank Wall Type: Single

Object ID: 1918835
Facility ID: UT1100020
Tank ID: UT1100020-3
Tank Status: Closed
Installation Date: 1986/04/09 16:00:00+00
Removal Date: Not reported
Tank Capacity: 6000
Substances: Diesel
Tank Wall Type: Single

Object ID: 1918836
Facility ID: UT1100020
Tank ID: UT1100020-4
Tank Status: Closed
Installation Date: 1971/04/10 16:00:00+00
Removal Date: Not reported
Tank Capacity: 1000
Substances: Gasoline
Tank Wall Type: Single

UST FINDER RELEASE:
Object ID: 409495
Facility ID: UT1100020
Lust ID: UTKIX
Name: SUNMART #901 PHILLIPS 66
Address: 95 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Reported Date: 1998/02/04 15:59:59+00
Status: No Further Action
Substance: Not reported
Population within 1500ft: 865
Domestic Wells within 1500ft: 13
Land Use: Developed, Medium Intensity
Within SPA: No
SPA PWS Facility ID: Not reported
SPA Water Type: Not reported
SPA Facility Type: Not reported
SPA HUC12: Not reported
Within WHPA: Yes
WHPA PWS Facility ID: UTAH26006_4913
WHPA Water Type: GW - Ground water
WHPA Facility Type: WL - Well
WHPA HUC12: 160202030302

SUNMART #901 PHILLIPS 66 (Continued) **1028787256**

Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.413
Y Coord:	40.5065000000001
Latitude:	40.5065
Longitude:	-111.412999999999

Object ID:	409496
Facility ID:	UT1100020
Lust ID:	UTLYT
Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	2005/05/18 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	865
Domestic Wells within 1500ft:	13
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.413
Y Coord:	40.5065000000001
Latitude:	40.5065
Longitude:	-111.412999999999

F20 **SUNMART #901 PHILLIPS 66** **LUST U003151745**
East **95 S MAIN** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.387 mi.
2045 ft. **Site 4 of 4 in cluster F**

Relative:
Higher

Actual:
5602 ft.

LUST:

Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100020
Release Id:	KIX
Closed Date:	**03/05/1998**
Notification Date:	02/04/1998
Owner Name:	PETROLEUM WHOLESALE
Owner Address:	PO BOX 4456
Owner City:	HOUSTON
Owner State:	TX
Owner Zip:	77210
Owner City,St,Zip:	HOUSTON, TX 77210
Project Manager:	[Bruce Hagans]

Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100020
Release Id:	LYT
Closed Date:	**03/22/2017**
Notification Date:	05/18/2005
Owner Name:	PETROLEUM WHOLESALE
Owner Address:	PO BOX 4456
Owner City:	HOUSTON
Owner State:	TX
Owner Zip:	77210
Owner City,St,Zip:	HOUSTON, TX 77210
Project Manager:	Kevin Beery

UST:

Facility ID:	1270
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	PETROLEUM WHOLESALE
Owner Address:	PO BOX 4456
Owner City,State,Zip:	HOUSTON, TX 77210
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	8000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Impressed Current Cathodic Protection
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1973-04-09 00:00:00
Closed Date:	2009-11-02 00:00:00
Closure Status:	Tank removed from ground

SUNMART #901 PHILLIPS 66 (Continued) **U003151745**

In Compliance: Yes
PST Fund: Yes
Other Type: Not reported

Facility:
Name: SUNMART #901 PHILLIPS 66
Address: 95 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1270
Northing: 4484057.7235
Easting: 465008.40396

Facility ID: 1270
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: PETROLEUM WHOLESALE
Owner Address: PO BOX 4456
Owner City,State,Zip: HOUSTON, TX 77210
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 6000
Substance Detected: Diesel
Substance Tested: Not reported
Tank Material: Impressed Current Cathodic Protection
Tank Mod: None
Pipe Material: Fiberglass Reinforced Plastic
Pipe Mod: None
Install Date: 1973-04-10 00:00:00
Closed Date: 2009-11-02 00:00:00
Closure Status: Tank removed from ground
In Compliance: Yes
PST Fund: Yes
Other Type: Not reported

Facility:
Name: SUNMART #901 PHILLIPS 66
Address: 95 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1270
Northing: 4484057.7235
Easting: 465008.40396

Facility ID: 1270
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: PETROLEUM WHOLESALE
Owner Address: PO BOX 4456
Owner City,State,Zip: HOUSTON, TX 77210
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use

SUNMART #901 PHILLIPS 66 (Continued) **U003151745**

Tank Capacity:	6000
Substance Detected:	Diesel
Substance Tested:	Off-road Diesel
Tank Material:	Impressed Current Cathodic Protection
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1986-04-09 00:00:00
Closed Date:	2009-11-02 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1270
Northing:	4484057.7235
Easting:	465008.40396

Facility ID:	1270
Tank ID:	4
Above Tank:	No
Alternate Tank ID:	4
Federal Regulated:	Yes
Owner Name:	PETROLEUM WHOLESALE
Owner Address:	PO BOX 4456
Owner City,State,Zip:	HOUSTON, TX 77210
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1971-04-10 00:00:00
Closed Date:	1986-01-01 00:00:00
Closure Status:	Not reported
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1270
Northing:	4484057.7235
Easting:	465008.40396

G21 **FOUNDERS TITLE COMPANY** **LUST** **U003298152**
East **45 S MAIN** **UST** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.401 mi.
2115 ft. **Site 2 of 3 in cluster G**

Relative:
Higher

Actual:
5602 ft.

LUST:

Name:	FOUNDERS TITLE COMPANY
Address:	45 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100068
Release Id:	KMY
Closed Date:	**06/15/1998**
Notification Date:	06/08/1998
Owner Name:	ROBERT RAYMOND GREEN
Owner Address:	375 E 200 N
Owner City:	HEBER CITY
Owner State:	UT
Owner Zip:	84032
Owner City,St,Zip:	HEBER CITY, UT 84032
Project Manager:	UST

UST:

Facility ID:	6589
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	ROBERT RAYMOND GREEN
Owner Address:	375 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1952-01-01 00:00:00
Closed Date:	1998-03-26 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	FOUNDERS TITLE COMPANY
Address:	45 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	6589
Northing:	4484147.5821
Easting:	464988.73129

Facility ID:	6589
Tank ID:	2

FOUNDERS TITLE COMPANY (Continued) **U003298152**

Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	ROBERT RAYMOND GREEN
Owner Address:	375 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1952-01-01 00:00:00
Closed Date:	1998-03-26 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	FOUNDERS TITLE COMPANY
Address:	45 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	6589
Northing:	4484147.5821
Easting:	464988.73129

Facility ID:	6589
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	ROBERT RAYMOND GREEN
Owner Address:	375 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1952-01-01 00:00:00
Closed Date:	1998-03-26 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

FOUNDERS TITLE COMPANY (Continued) **U003298152**

Name: FOUNDERS TITLE COMPANY
Address: 45 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 6589
Northing: 4484147.5821
Easting: 464988.73129

Facility ID: 6589
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: ROBERT RAYMOND GREEN
Owner Address: 375 E 200 N
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Substance Detected: Gasoline
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Bare Steel
Pipe Mod: None
Install Date: 1952-01-01 00:00:00
Closed Date: 1998-03-26 00:00:00
Closure Status: Tank removed from ground
In Compliance: No
PST Fund: No
Other Type: Not reported

Facility:
Name: FOUNDERS TITLE COMPANY
Address: 45 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 6589
Northing: 4484147.5821
Easting: 464988.73129

G22 **FOUNDERS TITLE COMPANY** **UST FINDER** **1028787293**
East **45 S MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.401 mi.
2115 ft. **Site 3 of 3 in cluster G**

Relative:
Higher

Actual:
5602 ft.

UST FINDER:
Object ID: 491354
Facility ID: UT1100068
Name: Founders Title Company
Address: 45 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Open USTs: 0
Closed USTs: 4
TOS USTs: 0

FOUNDERS TITLE COMPANY (Continued) **1028787293**

Population 1500ft:	834
Private Wells 1500ft:	12
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.413235
Y Coord:	40.507305
Latitude:	40.507305
Longitude:	-111.413235

UST FINDER:

Object ID:	1918917
Facility ID:	UT1100068
Tank ID:	UT1100068-1
Tank Status:	Closed
Installation Date:	1952/01/01 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918918
Facility ID:	UT1100068
Tank ID:	UT1100068-2
Tank Status:	Closed
Installation Date:	1952/01/01 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918919
Facility ID:	UT1100068
Tank ID:	UT1100068-3
Tank Status:	Closed
Installation Date:	1952/01/01 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918920
Facility ID:	UT1100068
Tank ID:	UT1100068-4

FOUNDERS TITLE COMPANY (Continued) **1028787293**

Tank Status:	Closed
Installation Date:	1952/01/01 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409493
Facility ID:	UT1100068
Lust ID:	UTKMY
Name:	FOUNDERS TITLE COMPANY
Address:	45 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1998/06/08 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	834
Domestic Wells within 1500ft:	12
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41324
Y Coord:	40.5073
Latitude:	40.5073
Longitude:	-111.41324

I23 **HEBER CITY CORP.** **LUST U003151734**
North **345 N 400 W** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.412 mi.
2177 ft. **Site 1 of 2 in cluster I**

Relative:
Lower

Actual:
5562 ft.

LUST:

Name:	HEBER CITY CORP.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100046

HEBER CITY CORP. (Continued) **U003151734**

Release Id:	HFD
Closed Date:	**04/07/1995**
Notification Date:	11/21/1991
Owner Name:	HEBER CITY CORP
Owner Address:	75 N MAIN
Owner City:	HEBER CITY
Owner State:	UT
Owner Zip:	84032
Owner City,St,Zip:	HEBER CITY, UT 84032
Project Manager:	[Dale Urban]

UST:

Facility ID:	1292
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	HEBER CITY CORP
Owner Address:	75 N MAIN
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	Not reported
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1990-10-14 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	HEBER CITY CORP.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1292
Northing:	4484691.03
Easting:	464372.34

Facility ID:	1292
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	HEBER CITY CORP
Owner Address:	75 N MAIN
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use

HEBER CITY CORP. (Continued) **U003151734**

Tank Capacity:	Not reported
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1990-10-14 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	HEBER CITY CORP.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1292
Northing:	4484691.03
Easting:	464372.34

Facility ID:	1292
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	HEBER CITY CORP
Owner Address:	75 N MAIN
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	700
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1978-01-01 00:00:00
Closed Date:	1990-10-14 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	HEBER CITY CORP.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1292
Northing:	4484691.03
Easting:	464372.34

I24 **HEBER CITY CORP.** **UST FINDER** **1028787277**
North **345 N 400 W** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.412 mi.
2177 ft. **Site 2 of 2 in cluster I**

Relative:
Lower

Actual:
5562 ft.

UST FINDER:

Object ID:	491371
Facility ID:	UT1100046
Name:	Heber City Corp.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	3
TOS USTs:	0
Population 1500ft:	1168
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.420541
Y Coord:	40.5121740000001
Latitude:	40.512174
Longitude:	-111.420541

UST FINDER:

Object ID:	1918878
Facility ID:	UT1100046
Tank ID:	UT1100046-1
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	Not reported
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918879
Facility ID:	UT1100046
Tank ID:	UT1100046-2
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	Not reported
Substances:	Gasoline
Tank Wall Type:	Single

HEBER CITY CORP. (Continued) **1028787277**

Object ID:	1918880
Facility ID:	UT1100046
Tank ID:	UT1100046-3
Tank Status:	Closed
Installation Date:	1978/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	700
Substances:	Gasoline
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409480
Facility ID:	UT1100046
Lust ID:	UTHFD
Name:	HEBER CITY CORP.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1991/11/21 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	1167
Domestic Wells within 1500ft:	0
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.42054
Y Coord:	40.51217
Latitude:	40.5121699999999
Longitude:	-111.42054

J25 **HILTON SERVICE** **LUST** **U003151748**
ENE **106 N MAIN ST** **UST** **N/A**
1/4-1/2 **HEBER CITY, UT 84032** **AST**
0.441 mi.
2330 ft. **Site 1 of 4 in cluster J**

Relative:
Higher

Actual:
5597 ft.

LUST:

Name:	HILTON SERVICE
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100010
Release Id:	KSY
Closed Date:	**04/15/1999**
Notification Date:	11/17/1998
Owner Name:	RALPH N HILTON
Owner Address:	3400 S BIG HOLLOW RD
Owner City:	HEBER CITY
Owner State:	UT
Owner Zip:	84032
Owner City,St,Zip:	HEBER CITY, UT 84032
Project Manager:	[Bruce Hagans]

UST:

Facility ID:	1261
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	RALPH N HILTON
Owner Address:	3400 S BIG HOLLOW RD
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	10000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1966-05-05 00:00:00
Closed Date:	1998-11-16 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	HILTON SERVICE
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1261
Northing:	4484361.6014
Easting:	464986.08953

Facility ID:	1261
Tank ID:	2

HILTON SERVICE (Continued) **U003151748**

Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	RALPH N HILTON
Owner Address:	3400 S BIG HOLLOW RD
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	10000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1966-05-05 00:00:00
Closed Date:	1998-11-16 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	HILTON SERVICE
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1261
Northing:	4484361.6014
Easting:	464986.08953

AST:

Name:	HILTON SERVICE
Address:	106 N MAIN ST
City:	HEBER CITY
Facility Id:	1100010
Owner Name:	RALPH N HILTON
Tank Id:	5
Tank Status:	Currently In Use
Tank Capacity:	250
Substance Stored:	Heating Oil
Tank Id:	6
Tank Status:	Currently In Use
Tank Capacity:	250
Substance Stored:	Heating Oil

J26 **HILTON SERVICE** **UST FINDER** **1028787248**
ENE **106 N MAIN ST** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.441 mi.
2330 ft. **Site 2 of 4 in cluster J**

Relative:
Higher

Actual:
5597 ft.

UST FINDER:

Object ID:	491362
Facility ID:	UT1100010
Name:	Hilton Service
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	2
TOS USTs:	0
Population 1500ft:	847
Private Wells 1500ft:	12
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.413278
Y Coord:	40.5092330000001
Latitude:	40.509233
Longitude:	-111.413278

UST FINDER:

Object ID:	1918811
Facility ID:	UT1100010
Tank ID:	UT1100010-1
Tank Status:	Closed
Installation Date:	1966/05/05 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918812
Facility ID:	UT1100010
Tank ID:	UT1100010-2
Tank Status:	Closed
Installation Date:	1966/05/05 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gasoline
Tank Wall Type:	Single

HILTON SERVICE (Continued) **1028787248**

UST FINDER RELEASE:

Object ID:	409492
Facility ID:	UT1100010
Lust ID:	UTKSY
Name:	HILTON SERVICE
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1998/11/17 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	847
Domestic Wells within 1500ft:	12
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41328
Y Coord:	40.5092300000001
Latitude:	40.50923
Longitude:	-111.41328

J27 **TIMPANOGOS POTTERY CO.** **UST FINDER** **1028787252**
ENE **150 N MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.463 mi.
2443 ft. **Site 3 of 4 in cluster J**

Relative:
Higher

Actual:
5595 ft.

UST FINDER:

Object ID:	491364
Facility ID:	UT1100015
Name:	Timpanogos Pottery Co.
Address:	150 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	850
Private Wells 1500ft:	13
Within 100yr Floodplain:	No

TIMPANOGOS POTTERY CO. (Continued) **1028787252**

Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.413172
Y Coord:	40.5095820000001
Latitude:	40.509582
Longitude:	-111.413172

UST FINDER:

Object ID:	1918820
Facility ID:	UT1100015
Tank ID:	UT1100015-1
Tank Status:	Closed
Installation Date:	1932/12/31 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918821
Facility ID:	UT1100015
Tank ID:	UT1100015-2
Tank Status:	Closed
Installation Date:	1932/12/31 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918822
Facility ID:	UT1100015
Tank ID:	UT1100015-4
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918823
Facility ID:	UT1100015
Tank ID:	UT1100015-5
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported

TIMPANOGOS POTTERY CO. (Continued) **1028787252**

Tank Capacity: 1000
Substances: Not reported
Tank Wall Type: Single

UST FINDER RELEASE:
Object ID: 409494
Facility ID: UT1100015
Lust ID: UTKKU
Name: TIMPANOGOS POTTERY CO.
Address: 150 N MAIN
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Reported Date: 1998/03/26 15:59:59+00
Status: No Further Action
Substance: Not reported
Population within 1500ft: 850
Domestic Wells within 1500ft: 13
Land Use: Developed, Medium Intensity
Within SPA: No
SPA PWS Facility ID: Not reported
SPA Water Type: Not reported
SPA Facility Type: Not reported
SPA HUC12: Not reported
Within WHPA: Yes
WHPA PWS Facility ID: UTAH26050_9064
WHPA Water Type: GW - Ground water
WHPA Facility Type: WL - Well
WHPA HUC12: 160202030306
Within 100yr Floodplain: No
Tribe: Not reported
EPA Region: 8
NFA Letter 1: Not reported
NFA Letter 2: Not reported
NFA Letter 3: Not reported
NFA Letter 4: Not reported
Closed With Residual Contaminate: Not reported
Coordinate Source: State
X Coord: -111.41317
Y Coord: 40.50958
Latitude: 40.50958
Longitude: -111.413169999999

J28 **TIMPANOGOS POTTERY CO.** **LUST U003151732**
ENE **150 N MAIN** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.463 mi.
2443 ft. **Site 4 of 4 in cluster J**

Relative:
Higher

Actual:
5595 ft.

LUST:
Name: TIMPANOGOS POTTERY CO.
Address: 150 N MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1100015
Release Id: KKU
Closed Date: **04/20/1998**
Notification Date: 03/26/1998

TIMPANOGOS POTTERY CO. (Continued) **U003151732**

Owner Name: PIKES PEAK GARAGE
Owner Address: 120 E 200 N
Owner City: HEBER CITY
Owner State: UT
Owner Zip: 84032
Owner City,St,Zip: HEBER CITY, UT 84032
Project Manager: Mark Crim

UST:
Facility ID: 1266
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: PIKES PEAK GARAGE
Owner Address: 120 E 200 N
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Substance Detected: Gasoline
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1932-12-31 00:00:00
Closed Date: 1992-02-08 00:00:00
Closure Status: Tank Removed from Ground
In Compliance: No
PST Fund: No
Other Type: Not reported

Facility:
Name: TIMPANOGOS POTTERY CO.
Address: 150 N MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1266
Northing: 4484400.2709
Easting: 464995.29873

Facility ID: 1266
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: PIKES PEAK GARAGE
Owner Address: 120 E 200 N
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Substance Detected: Gasoline
Substance Tested: Not reported

TIMPANOGOS POTTERY CO. (Continued) **U003151732**

Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1932-12-31 00:00:00
Closed Date:	1992-02-08 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	TIMPANOGOS POTTERY CO.
Address:	150 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1266
Northing:	4484400.2709
Easting:	464995.29873

Facility ID:	1266
Tank ID:	4
Above Tank:	No
Alternate Tank ID:	4
Federal Regulated:	Yes
Owner Name:	PIKES PEAK GARAGE
Owner Address:	120 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1998-02-10 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	TIMPANOGOS POTTERY CO.
Address:	150 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1266
Northing:	4484400.2709
Easting:	464995.29873

Facility ID:	1266
Tank ID:	5
Above Tank:	No
Alternate Tank ID:	5

TIMPANOGOS POTTERY CO. (Continued) **U003151732**

Federal Regulated:	Yes
Owner Name:	PIKES PEAK GARAGE
Owner Address:	120 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Not Listed
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1998-02-10 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	TIMPANOGOS POTTERY CO.
Address:	150 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1266
Northing:	4484400.2709
Easting:	464995.29873

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29 **FORMER RESIDENCE** **LUST U004448706**
SE **560 S MAIN** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.490 mi.
2588 ft.

Relative: Higher

Actual: 5607 ft.

LUST:

Name:	FORMER RESIDENCE
Address:	560 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100083
Release Id:	MFM
Closed Date:	**12/09/2008**
Notification Date:	04/04/2007
Owner Name:	PHILLIPS EDISON and COMPANY
Owner Address:	175 E 400 S STE 402
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84111
Owner City,St,Zip:	SALT LAKE CITY, UT 84111
Project Manager:	Mark Crim

UST:

No Details:	No Details

K30 **JITTERBUG GAS AND VARIETY** **LUST** **U003151747**
NE **210 N MAIN** **UST** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.497 mi.
2626 ft. **Site 1 of 2 in cluster K**

Relative:
Higher

Actual:
5593 ft.

LUST:

Name:	JITTERBUG GAS AND VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100054
Release Id:	MXU
Closed Date:	**07/02/2012**
Notification Date:	06/05/2012
Owner Name:	JITTERBUG GAS and VARIETY INC
Owner Address:	210 N MAIN ST
Owner City:	HEBER CITY
Owner State:	UT
Owner Zip:	84032
Owner City,St,Zip:	HEBER CITY, UT 84032
Project Manager:	UST

UST:

Facility ID:	1300
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	JITTERBUG GAS and VARIETY INC
Owner Address:	210 N MAIN ST
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	8000
Substance Detected:	Gasoline
Substance Tested:	Regular
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1985-08-01 00:00:00
Closed Date:	2012-03-15 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	JITTERBUG GAS AND VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1300
Northing:	4484508
Easting:	465013

Facility ID:	1300
Tank ID:	2

JITTERBUG GAS AND VARIETY (Continued) **U003151747**

Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	JITTERBUG GAS and VARIETY INC
Owner Address:	210 N MAIN ST
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	6000
Substance Detected:	Gasoline
Substance Tested:	Premium
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1985-08-01 00:00:00
Closed Date:	2012-03-15 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	JITTERBUG GAS AND VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1300
Northing:	4484508
Easting:	465013

Facility ID:	1300
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	JITTERBUG GAS and VARIETY INC
Owner Address:	210 N MAIN ST
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	8000
Substance Detected:	Gasoline
Substance Tested:	Midgrade
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1985-08-01 00:00:00
Closed Date:	2012-03-15 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

JITTERBUG GAS AND VARIETY (Continued) **U003151747**

Name:	JITTERBUG GAS AND VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1300
Northing:	4484508
Easting:	465013

K31 **JITTERBUG GAS & VARIETY** **UST FINDER** **1028787282**
NE **210 N MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.497 mi.
2626 ft. **Site 2 of 2 in cluster K**

Relative:
Higher

Actual:
5593 ft.

UST FINDER:

Object ID:	491365
Facility ID:	UT1100054
Name:	Jitterbug Gas & Variety
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	3
TOS USTs:	0
Population 1500ft:	873
Private Wells 1500ft:	15
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.412969
Y Coord:	40.5105530000001
Latitude:	40.510553
Longitude:	-111.412969

UST FINDER:

Object ID:	1918895
Facility ID:	UT1100054
Tank ID:	UT1100054-1
Tank Status:	Closed
Installation Date:	1985/08/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

JITTERBUG GAS & VARIETY (Continued) **1028787282**

Object ID:	1918896
Facility ID:	UT1100054
Tank ID:	UT1100054-2
Tank Status:	Closed
Installation Date:	1985/08/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918897
Facility ID:	UT1100054
Tank ID:	UT1100054-3
Tank Status:	Closed
Installation Date:	1985/08/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409498
Facility ID:	UT1100054
Lust ID:	UTMXU
Name:	JITTERBUG GAS & VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	2012/06/05 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	873
Domestic Wells within 1500ft:	15
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41297
Y Coord:	40.5105500000001
Latitude:	40.51055

JITTERBUG GAS & VARIETY (Continued) **1028787282**

Longitude: -111.41297

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HEBER CITY	U003379149	ABANDONED SITE	APPROX 100 S 700 W	84032	LUST, UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: N/A
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: N/A
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: N/A
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2025
Date Data Arrived at EDR: 12/10/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/10/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 03/11/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/17/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/17/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/01/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 66

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: N/A

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: List of Landfills

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/01/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 801-538-6170
Last EDR Contact: 01/22/2026
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

LUST: Sites with Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/07/2025
Date Data Arrived at EDR: 07/08/2025
Date Made Active in Reports: 09/29/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 801-536-4115
Last EDR Contact: 12/30/2025
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Sites

A listing of leaking aboveground storage tank locations.

Date of Government Version: 08/20/2025
Date Data Arrived at EDR: 08/20/2025
Date Made Active in Reports: 11/10/2025
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 801-536-4141
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/12/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 69
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 11/21/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 06/06/2025
Date Data Arrived at EDR: 08/26/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 78

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 12/23/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

UST: List of Sites with Underground Storage Tanks
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 07/07/2025
Date Data Arrived at EDR: 07/08/2025
Date Made Active in Reports: 09/29/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 801-536-4115
Last EDR Contact: 12/30/2025
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

AST: Listing of Aboveground Storage Tanks
Aboveground storage tank site locations.

Date of Government Version: 08/20/2025
Date Data Arrived at EDR: 08/20/2025
Date Made Active in Reports: 11/10/2025
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Sites with Institutional Controls
Sites included on the Brownfields Sites listing that have institutional controls in place.

Date of Government Version: 10/13/2025
Date Data Arrived at EDR: 10/14/2025
Date Made Active in Reports: 01/06/2026
Number of Days to Update: 84
Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites List
The purpose of the program is to encourage the voluntary cleanup of sites where there has been a contaminant release threatening public health and the environment, thereby removing the stigma attached to these sites which blocks economic redevelopment. Voluntary cleanup of these sites will hopefully result in clearing the pathway for returning these properties to beneficial use.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 11/05/2025
Date Made Active in Reports: 01/23/2026
Number of Days to Update: 79
Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 02/02/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Assessment Sites
A Brownfields site means real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant, controlled substance or petroleum product.

Date of Government Version: 11/12/2025
Date Data Arrived at EDR: 11/13/2025
Date Made Active in Reports: 01/30/2026
Number of Days to Update: 78
Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/29/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/02/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/22/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/14/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: No Update Planned

CDL: Methamphetamine Contaminated Properties Listing

Utah Administrative Rule 19-6-901 Illegal Drug Operations Site Reporting and Decontamination Act requires local health departments to maintain a list of properties believed to be contaminated by the illegal manufacture of drugs. The following properties were reported to the Salt Lake Valley Health Department by a complaint or report from a law enforcement agency and the Department has determined that reasonable evidence exists that the property is contaminated.

Date of Government Version: 11/20/2025
Date Data Arrived at EDR: 11/20/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 77

Source: Salt Lake Valley Health Department
Telephone: 801-468-2750
Last EDR Contact: 02/24/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/07/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 66

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

SPILLS: Spills Data

Incidents reported to the Division of Environmental Response and Remediation

Date of Government Version: 10/06/2025
Date Data Arrived at EDR: 10/08/2025
Date Made Active in Reports: 11/26/2025
Number of Days to Update: 49

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 07/31/2011
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/22/2025
Date Data Arrived at EDR: 11/06/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 67

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/10/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/08/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 12/23/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 01/29/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/07/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 11/10/2025
Date Made Active in Reports: 01/29/2026
Number of Days to Update: 80

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/12/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/13/2025
Date Data Arrived at EDR: 10/14/2025
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 85

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/30/2026
Date Data Arrived at EDR: 02/02/2026
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 10

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/01/2026
Date Data Arrived at EDR: 01/14/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/08/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 28
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 08/12/2025
Date Data Arrived at EDR: 09/30/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 55
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 12/23/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/26/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 29
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/08/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 01/29/2026
Number of Days to Update: 71
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/29/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/09/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/07/2025
Date Data Arrived at EDR: 10/20/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 84

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/20/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2025
Date Data Arrived at EDR: 12/12/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 75

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/15/2026
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 12/17/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 05/15/2025
Date Data Arrived at EDR: 05/15/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 75

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/12/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 01/01/2026
Date Data Arrived at EDR: 01/06/2026
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/08/2025
Date Data Arrived at EDR: 08/18/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 86

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/13/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 04/08/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 84

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/04/2025
Date Data Arrived at EDR: 12/05/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 69

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 02/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/07/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 78

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/13/2025
Date Data Arrived at EDR: 12/17/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/17/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 07/31/2025
Date Data Arrived at EDR: 08/14/2025
Date Made Active in Reports: 11/04/2025
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/05/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/06/2025
Date Data Arrived at EDR: 11/06/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 67

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/10/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 11/12/2024
Date Data Arrived at EDR: 07/21/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 84

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/14/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 08/21/2025
Date Data Arrived at EDR: 12/04/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 70

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 11/25/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/19/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/19/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 09/25/2025
Date Data Arrived at EDR: 09/26/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 09/27/2025
Date Data Arrived at EDR: 10/11/2025
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/15/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 02/05/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/05/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/05/2025
Date Made Active in Reports: 12/19/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 12/05/2025
Next Scheduled EDR Contact: 04/30/2026
Data Release Frequency: Varies

PFAS: PFAS Site Information Listing

PFAS site information

Date of Government Version: 10/06/2025
Date Data Arrived at EDR: 10/08/2025
Date Made Active in Reports: 01/05/2026
Number of Days to Update: 89

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

AIRS: Division of Air Quality

Emissions inventory

Date of Government Version: 10/20/2025
Date Data Arrived at EDR: 10/21/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 801-536-4183
Last EDR Contact: 01/20/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

DRYCLEANERS: Registered Drycleaners

A listing of registered drycleaners.

Date of Government Version: 10/15/2025
Date Data Arrived at EDR: 10/22/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 801-536-4437
Last EDR Contact: 01/14/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

EWA: Enforceable Written Assurances

EWA contains locations of potential Enforceable Written Assurance sites. EWAs will generally ensure to property owners or prospective property owners that there is no unacceptable risk to human health or the environment. EWA locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/02/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 02/18/2026
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 801-536-4167
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing

Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 01/03/2025
Date Data Arrived at EDR: 01/03/2025
Date Made Active in Reports: 03/20/2025
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 801-538-6794
Last EDR Contact: 12/23/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information Listing

Financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 08/20/2025
Date Data Arrived at EDR: 08/20/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 801-536-4141
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

Formerly used defense sites.

Date of Government Version: 10/13/2025
Date Data Arrived at EDR: 10/14/2025
Date Made Active in Reports: 01/06/2026
Number of Days to Update: 84

Source: Utah AGRC
Telephone: 801-538-3665
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

MMRP: Military Munitions Response Program

Environment.MMRP contains locations of Military Munitions Response Program sites. MMRP manages the environmental, health and safety issues presented by unexploded ordnances (UXO), discarded military munitions (DMM) and munitions constituents (MC). Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/02/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 02/18/2026
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 801-539-4164
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Varies

NPDES: Permitted Facilities Listing

A listing of Division of Water Quality permits.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 72

Source: Department of Environmental Quality
Telephone: 801-538-6146
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

TIER 2: Tier 2 Facility Listing

TIER 2 contains locations of Tier II facilities under the Emergency Planning and Community Right-to-Know Act (EPCRA). Qualifying facilities report on hazardous and toxic chemicals and are labeled either tier I or tier II. Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 03/13/2025
Date Made Active in Reports: 05/29/2025
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 801-536-4152
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Varies

UIC: UIC Site Location Listing
A listing of underground injection control wells.

Date of Government Version: 10/06/2025
Date Data Arrived at EDR: 10/08/2025
Date Made Active in Reports: 12/02/2025
Number of Days to Update: 55

Source: Department of Natural Resources
Telephone: 801-538-5329
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Quarterly

UOPF: Used Oil Permitted Facilities
DSHW Permitted Used Oil Facilities contains locations in Utah of all Used Oil Facilities: Marketers, Porcessoors, Transfer, Transport and Off-specification Permitted by UDEQ Division of Hazardous Waste (DSHW) ? Used Oil Section.

Date of Government Version: 12/11/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 03/03/2026
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 801-538-9408
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Varies

TANK LAPSE: Facilities with Lapsed Certificates of Compliance Listing
list of facilities that do not have an active Certificate of Compliance due to lapsing, revocation, or installation in process. The listed USTs at these facilities are ineligible to receive deliveries of fuel.

Date of Government Version: 10/06/2025
Date Data Arrived at EDR: 10/07/2025
Date Made Active in Reports: 12/30/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 801-536-4000
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Utah.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/16/2014
Number of Days to Update: 199

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Utah.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/22/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 12/29/2025
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Provider List
Source: Department of Health
Telephone: 801-538-9299

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Utah Geological Survey
Telephone: 801-537-3300

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

WEST 100 SOUTH PROPERTY
415 & 435 WEST 100 SOUTH AND 108 S 400 W
HEBER CITY, UT 84032

TARGET PROPERTY COORDINATES

Latitude (North):	40.50592 - 40° 30' 21.31''
Longitude (West):	111.42106 - 111° 25' 15.82''
Universal Tranverse Mercator:	Zone 12
UTM X (Meters):	464324.1
UTM Y (Meters):	4483786.0
Elevation:	5575 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50034031 HEBER CITY, UT
Version Date:	2023
South Map:	50033821 CHARLESTON, UT
Version Date:	2023

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

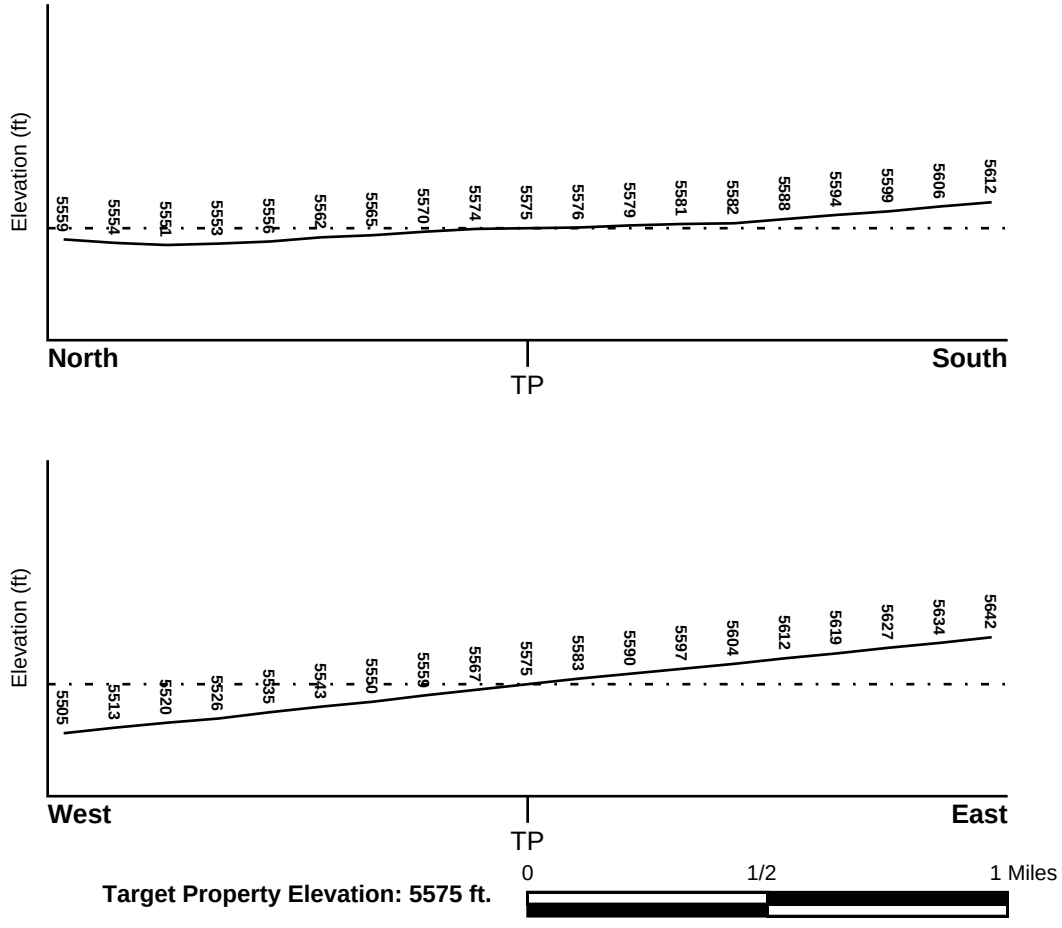
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
49051C0118E	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
49051C0115E	FEMA FIRM Flood data
49051C0119E	FEMA FIRM Flood data
49051C0252E	FEMA FIRM Flood data
49051C0256E	FEMA FIRM Flood data
49051C0257E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

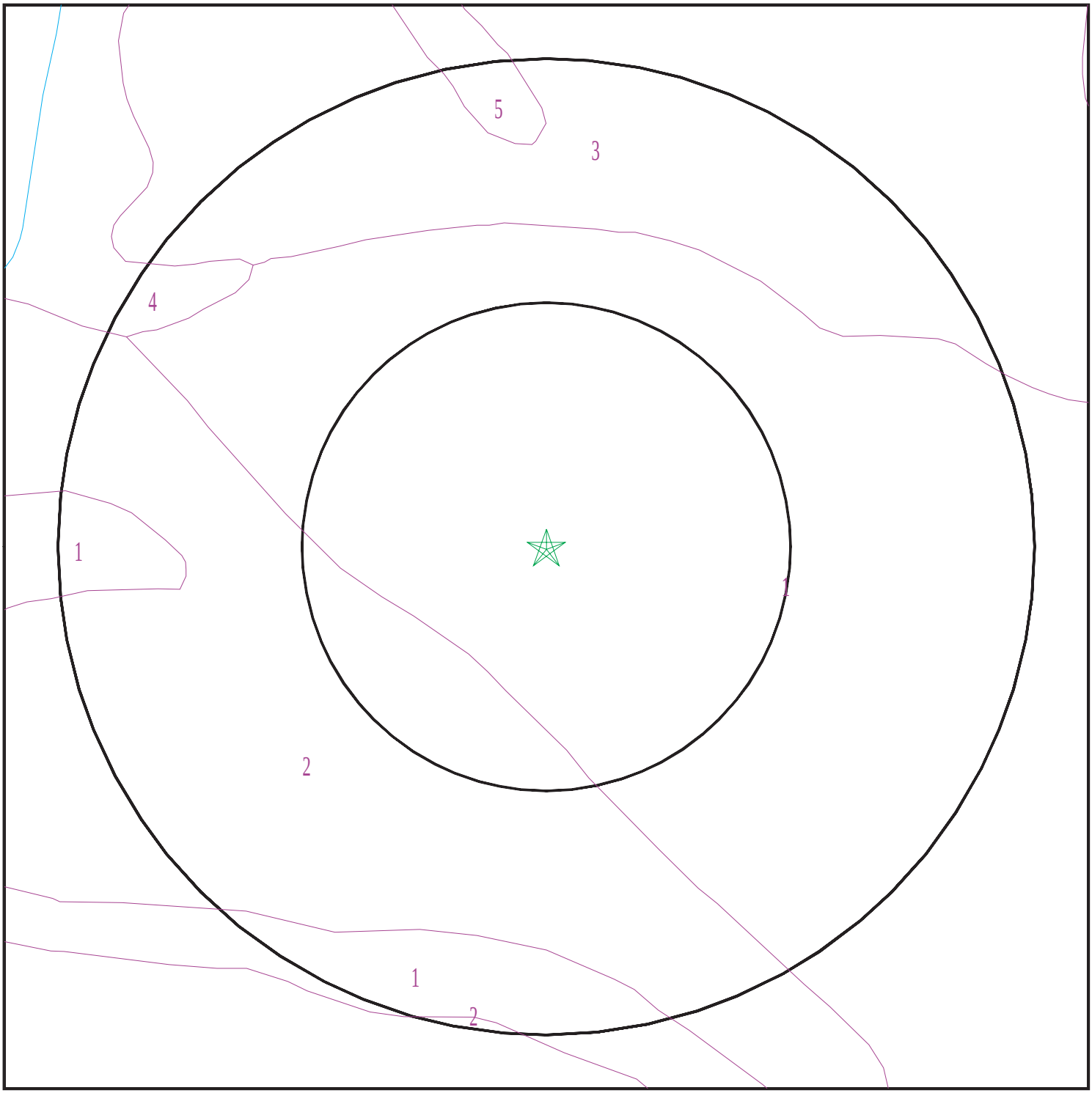
Era:	Mesozoic
System:	Jurassic
Series:	Jurassic
Code:	J *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8271909.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	West 100 South Property	CLIENT:	Enviro Assessment, PC
ADDRESS:	415 & 435 West 100 South and 108 S 400 W Heber City UT 84032	CONTACT:	Steven Robinson
		INQUIRY #:	8271909.2s
LAT/LONG:	40.50592 / 111.42106	DATE:	March 05, 2026 11:47 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: RASBAND

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6
2	5 inches	11 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	11 inches	29 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6
4	29 inches	35 inches	very gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6
5	35 inches	59 inches	extremely gravelly loamy coarse sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6

Soil Map ID: 2

Soil Component Name: HOLMES

Soil Surface Texture: gravelly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.1
2	11 inches	20 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.1
3	20 inches	27 inches	extremely gravelly coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.1
4	27 inches	59 inches	extremely gravelly loamy coarse sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.1

Soil Map ID: 3

Soil Component Name: CENTER CREEK

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 122 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
2	5 inches	11 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
3	11 inches	20 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
4	20 inches	33 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
5	40 inches	50 inches	very gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
6	50 inches	59 inches	extremely gravelly coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
7	33 inches	40 inches	very gravelly coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4

Soil Map ID: 4

Soil Component Name: CROOKED CREEK

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 46 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
2	11 inches	22 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
3	22 inches	33 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
4	33 inches	42 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
5	42 inches	50 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
6	50 inches	70 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

Soil Map ID: 5

Soil Component Name: KOVICH

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 46 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.6
2	11 inches	29 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.6
3	29 inches	40 inches	extremely cobbly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.6
4	40 inches	59 inches	extremely gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
6	USGS40001188882	1/4 - 1/2 Mile NNW
B7	USGS40001188833	1/4 - 1/2 Mile West
34	USGS40001188839	1/4 - 1/2 Mile West
G36	USGS40001188875	1/2 - 1 Mile ENE
J43	USGS40001188812	1/2 - 1 Mile WSW
I49	USGS40001188800	1/2 - 1 Mile WSW
I50	USGS40001188795	1/2 - 1 Mile WSW
K54	USGS40001188738	1/2 - 1 Mile SSE
P77	USGS40001188724	1/2 - 1 Mile SSE
V88	USGS40001188835	1/2 - 1 Mile East
101	USGS40001188728	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
D19	UT4901141	1/4 - 1/2 Mile East

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	UTDNR2000165853	1/8 - 1/4 Mile SW
2	UTDNR2000168766	1/8 - 1/4 Mile NNE
3	UTDNR2000004129	1/4 - 1/2 Mile NW
A4	UTDNR2000002975	1/4 - 1/2 Mile ENE
A5	UTDNR2000003394	1/4 - 1/2 Mile ENE
A8	UTDNR2000004888	1/4 - 1/2 Mile East
B9	UTDNR2000167631	1/4 - 1/2 Mile West
C10	UTDNR2000004130	1/4 - 1/2 Mile ENE
D11	UTDNR2000004889	1/4 - 1/2 Mile East
D12	UTDNR2000004890	1/4 - 1/2 Mile East
13	UTDNR2000167655	1/4 - 1/2 Mile ESE
C14	UTDNR2000004131	1/4 - 1/2 Mile ENE
C15	UTDNR2000004133	1/4 - 1/2 Mile ENE
C16	UTDNR2000004132	1/4 - 1/2 Mile ENE
C17	UTDNR2000004135	1/4 - 1/2 Mile ENE
C18	UTDNR2000004136	1/4 - 1/2 Mile ENE
20	UTDNR2000166900	1/4 - 1/2 Mile SSE
D21	UTDNR2000004891	1/4 - 1/2 Mile East
C22	UTDNR2000004134	1/4 - 1/2 Mile ENE
E23	UTDNR2000169182	1/4 - 1/2 Mile NW
F24	UTDNR2000162448	1/4 - 1/2 Mile NNE
F25	UTDNR2000163160	1/4 - 1/2 Mile NNE
F26	UTDNR2000166811	1/4 - 1/2 Mile NNE
C27	UTDNR2000004137	1/4 - 1/2 Mile ENE
E28	UTDNR2000169181	1/4 - 1/2 Mile NW
E29	UTDNR2000169183	1/4 - 1/2 Mile NW

STATE DATABASE WELL INFORMATION

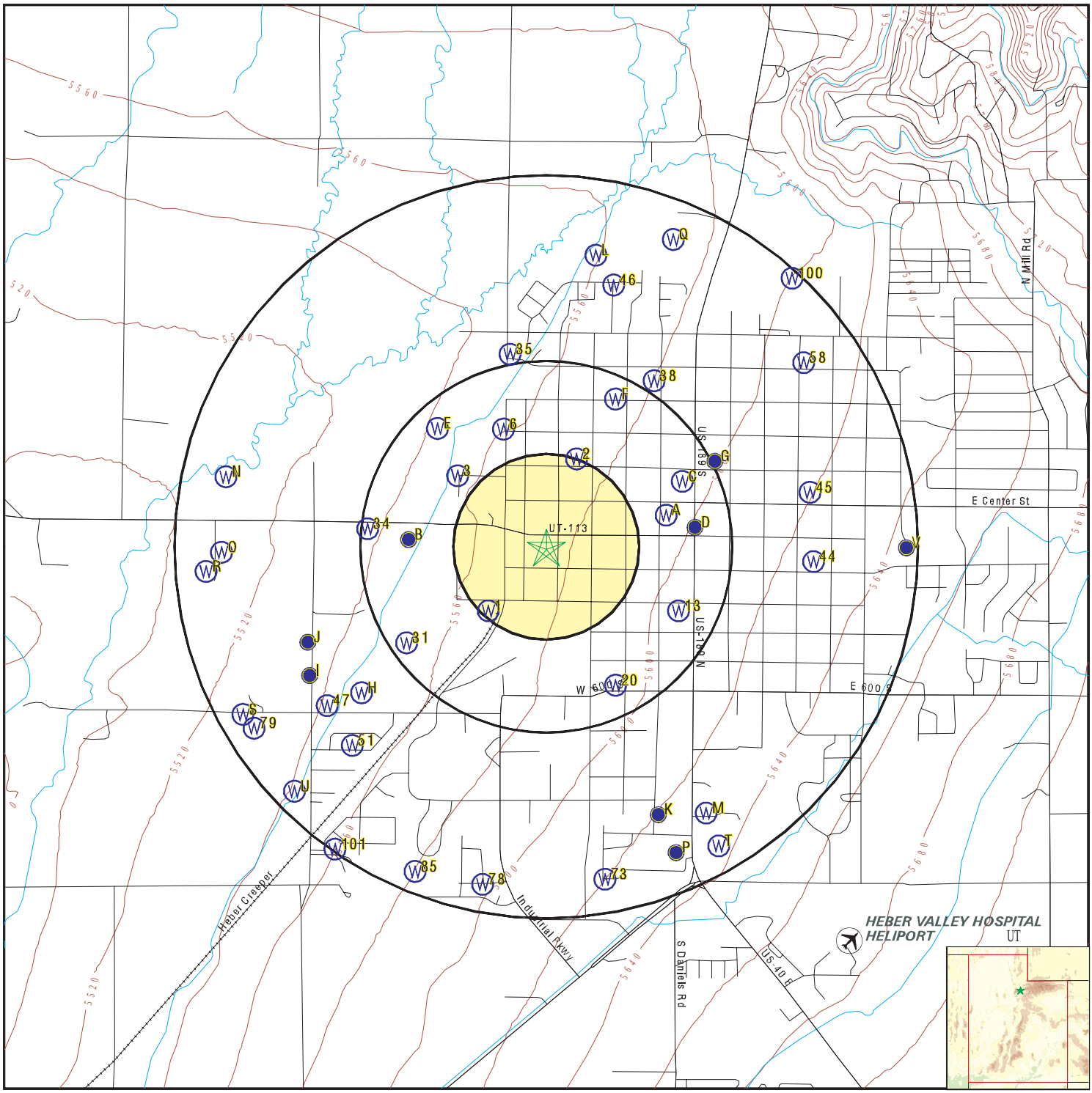
MAP ID	WELL ID	LOCATION FROM TP
E30	UTDNR2000169180	1/4 - 1/2 Mile NW
31	UTDNR2000168097	1/4 - 1/2 Mile SW
G32	UTDNR2000172804	1/4 - 1/2 Mile ENE
F33	UTDNR2000166913	1/4 - 1/2 Mile NNE
35	UTDNR2000170084	1/2 - 1 Mile North
G37	UTDNR2000172761	1/2 - 1 Mile ENE
38	UTDNR2000168517	1/2 - 1 Mile NNE
H39	UTDNR2000168284	1/2 - 1 Mile SW
H40	UTDNR2000169361	1/2 - 1 Mile SW
I41	UTDNR2000171664	1/2 - 1 Mile WSW
J42	UTDNR2000167325	1/2 - 1 Mile WSW
44	UTDEQ2000000238	1/2 - 1 Mile East
45	UTDNR2000169083	1/2 - 1 Mile ENE
46	UTDNR2000161435	1/2 - 1 Mile NNE
47	UTDNR2000171496	1/2 - 1 Mile SW
I48	UTDNR2000170261	1/2 - 1 Mile WSW
51	UTDNR2000171511	1/2 - 1 Mile SW
K52	UTDNR2000319877	1/2 - 1 Mile SSE
L53	UTDNR2000165854	1/2 - 1 Mile North
L55	UTDNR2000171822	1/2 - 1 Mile North
M56	UTDNR2000172625	1/2 - 1 Mile SSE
M57	UTDNR2000167116	1/2 - 1 Mile SSE
58	UTDNR2000169998	1/2 - 1 Mile NE
N59	UTDNR2000285112	1/2 - 1 Mile WNW
O60	UTDNR2000163034	1/2 - 1 Mile West
O61	UTDNR2000163036	1/2 - 1 Mile West
O62	UTDNR2000170612	1/2 - 1 Mile West
O63	UTDNR2000163033	1/2 - 1 Mile West
O64	UTDNR2000163035	1/2 - 1 Mile West
O65	UTDNR2000170611	1/2 - 1 Mile West
P66	UTDNR2000314790	1/2 - 1 Mile SSE
P67	UTDNR2000321797	1/2 - 1 Mile SSE
Q68	UTDNR2000280995	1/2 - 1 Mile NNE
Q69	UTDNR2000281085	1/2 - 1 Mile NNE
Q70	UTDNR2000167791	1/2 - 1 Mile NNE
R71	UTDNR2000172405	1/2 - 1 Mile West
Q72	UTDNR2000168731	1/2 - 1 Mile NNE
73	UTDNR2000004887	1/2 - 1 Mile South
P74	UTDNR2000169130	1/2 - 1 Mile SSE
N75	UTDNR2000166737	1/2 - 1 Mile WNW
S76	UTDNR2000171240	1/2 - 1 Mile WSW
78	UTDNR2000171806	1/2 - 1 Mile South
79	UTDNR2000167516	1/2 - 1 Mile WSW
T80	UTDNR2000172408	1/2 - 1 Mile SSE
T81	UTDNR2000311112	1/2 - 1 Mile SSE
R82	UTDNR2000285111	1/2 - 1 Mile West
S83	UTDNR2000001758	1/2 - 1 Mile WSW
S84	UTDNR2000271644	1/2 - 1 Mile WSW
85	UTDNR2000168845	1/2 - 1 Mile SSW
U86	UTDNR2000168230	1/2 - 1 Mile SW
U87	UTDNR2000171870	1/2 - 1 Mile SW
V89	UTDNR2000279091	1/2 - 1 Mile East

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
V90	UTDNR2000278897	1/2 - 1 Mile East
V91	UTDNR2000281163	1/2 - 1 Mile East
V92	UTDNR2000286671	1/2 - 1 Mile East
V93	UTDNR2000286600	1/2 - 1 Mile East
V94	UTDNR2000278584	1/2 - 1 Mile East
V95	UTDNR2000166110	1/2 - 1 Mile East
V96	UTDNR2000163493	1/2 - 1 Mile East
V97	UTDNR2000167315	1/2 - 1 Mile East
V98	UTDNR2000278581	1/2 - 1 Mile East
V99	UTDNR2000261583	1/2 - 1 Mile East
100	UTDNR2000315536	1/2 - 1 Mile NE

PHYSICAL SETTING SOURCE MAP - 8271909.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Oil, gas or related wells

SITE NAME:	West 100 South Property	CLIENT:	Enviro Assessment, PC
ADDRESS:	415 & 435 West 100 South and 108 S 400 W Heber City UT 84032	CONTACT:	Steven Robinson
LAT/LONG:	40.50592 / 111.42106	INQUIRY #:	8271909.2s
		DATE:	March 05, 2026 11:46 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
SW
1/8 - 1/4 Mile
Lower

UT WELLS **UTDNR2000165853**

Database:	Water Rights Database	Water Right #:	55-3128
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1924
Uses:	Other,	Cubic ft/sec:	1.114
Well ID:	0	Owner:	Woods Cross Canning Co.
Water Right Type:	WR	Supply Source:	Underground Water Well

2
NNE
1/8 - 1/4 Mile
Lower

UT WELLS **UTDNR2000168766**

Database:	Water Rights Database	Water Right #:	55-6004
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19770618
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	0	Owner:	Jay C. And Ruth Sulser
Water Right Type:	WR	Supply Source:	Underground Water Well

3
NW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000004129**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429537
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

A4
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000002975**

Database:	Water Rights Database	Water Right #:	0555009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	35014
Owner:	Joe Landgraf/Bertram Drilling	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A5
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000003394**

Database:	Water Rights Database	Water Right #:	0655002M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	0
Owner:	Joe Landgraf/ Bertram Drilling	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

6
NNW
1/4 - 1/2 Mile
Lower

FED USGS **USGS40001188882**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 3- 5)31dcd- 1	Type:	Well
Description:	PRC 39	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Valley Fill
Aquifer Type:	Unconfined single aquifer	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	13	Level reading date:	1950-10-02
Feet below surface:	5.70	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1950-09-06	Feet below surface:	5.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-08-03	Feet below surface:	4.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-07-03	Feet below surface:	5.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-06-02	Feet below surface:	6.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-05-03	Feet below surface:	8.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-04-03	Feet below surface:	8.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-03-04	Feet below surface:	8.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-01-28	Feet below surface:	9.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-12-01	Feet below surface:	9.96

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-11-01	Feet below surface:	8.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-10-01	Feet below surface:	6.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-09-03	Feet below surface:	5.30
Feet to sea level:	Not Reported	Note:	Not Reported

B7
West
1/4 - 1/2 Mile
Lower

FED USGS **USGS40001188833**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bab- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19720101
Well Depth:	175	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1972-07-01
Feet below surface:	-6.00	Feet to sea level:	Not Reported
Note:	Not Reported		

A8
East
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004888**

Database:	Water Rights Database	Water Right #:	0855003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431771
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

B9
West
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000167631**

Database:	Water Rights Database	Water Right #:	55-4596
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19720328
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	4177	Owner:	Harry L. & Nancy E. Baynes
Water Right Type:	WR	Supply Source:	Underground Water Well

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C10
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004130**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429548
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

D11
East
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004889**

Database:	Water Rights Database	Water Right #:	0855003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431773
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

D12
East
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004890**

Database:	Water Rights Database	Water Right #:	0855003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431772
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

13
ESE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000167655**

Database:	Water Rights Database	Water Right #:	55-4618
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19720525
Uses:	Domestic,Irrigation,	Cubic ft/sec:	.015
Well ID:	33101	Owner:	Sydona B. Anderson
Water Right Type:	WR	Supply Source:	Underground Water Well

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C14
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004131**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429549
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

C15
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004133**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429552
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

C16
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004132**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429550
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

C17
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004135**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429545
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C18
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004136**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429546
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

D19
East
1/4 - 1/2 Mile
Higher

FRDS PWS **UT4901141**

Epa region:	08	State:	UT
Pwsid:	UT4901141	Pwsname:	U. S. FOREST SERVICE
Cityserved:	Not Reported	Stateserved:	UT
Zipserved:	Not Reported	Fipscounty:	49051
Status:	Closed	Retpopsrvd:	310
Pwssvcconn:	9	Psource longname:	Groundwater
Pwstype:	TNCWS	Owner:	Fed_Govt
Contact:	U. S. FOREST SERVICE	Contactorgname:	Not Reported
Contactphone:	801-654-0470	Contactaddress1:	Not Reported
Contactaddress2:	BOX 190, 125 E 100 N	Contactcity:	HEBER CITY, UT
Contactstate:	UT	Contactzip:	84032
Pwsactivitycode:	I		

PWS ID:	UT4901141	PWS type:	Mailing
PWS name:	BRYANTS FORK CAMPGROUND	PWS address:	Not Reported
PWS city:	HEBER CITY, UT	PWS state:	UT
PWS zip:	84032	PWS ID:	UT4901141
Activity status:	Active	Date system activated:	7706
Date system deactivated:	Not Reported	Retail population:	00000310
System name:	U. S. FOREST SERVICE	System address:	Not Reported
System address:	BOX 190, 125 E 100 N	System city:	HEBER CITY, UT
System state:	UT	System zip:	84032
County FIPS:	051	City served:	UINTA N.F.
Population served:	101 - 500 Persons	Treatment:	Untreated
Latitude:	403024	Longitude:	1112445

20
SSE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000166900**

Database:	Water Rights Database	Water Right #:	55-4023
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1890
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.49

Well ID:	0	Owner:	Aven W. Mcdonald
Water Right Type:	WR	Supply Source:	Underground Water Well

D21
East
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004891**

Database:	Water Rights Database	Water Right #:	0855003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431770
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

C22
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004134**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429551
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

E23
NW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000169182**

Database:	Water Rights Database	Water Right #:	55-6447
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1920
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.46
Well ID:	0	Owner:	Charles A. Boynton
Water Right Type:	WR	Supply Source:	Underground Water Drain

F24
NNE
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000162448**

Database:	Water Rights Database	Water Right #:	55-12327
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1880
Uses:	Irrigation,	Cubic ft/sec:	0
Well ID:	0	Owner:	Heber City Corporation
Water Right Type:	WR	Supply Source:	Underground Drain

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F25
NNE
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000163160**

Database:	Water Rights Database	Water Right #:	55-12708
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1880
Uses:	Irrigation,	Cubic ft/sec:	.155
Well ID:	0	Owner:	Heber City Corporation
Water Right Type:	WR	Supply Source:	Underground Drain

F26
NNE
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000166811**

Database:	Water Rights Database	Water Right #:	55-3955
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1880
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	2.117
Well ID:	0	Owner:	Gary B. And Kathleen O. Conrad
Water Right Type:	WR	Supply Source:	Underground Drain

C27
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004137**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429547
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

E28
NW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000169181**

Database:	Water Rights Database	Water Right #:	55-6447
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1920
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.46
Well ID:	0	Owner:	Bob Probst
Water Right Type:	WR	Supply Source:	Underground Water Drain

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E29
NW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000169183**

Database:	Water Rights Database	Water Right #:	55-6447
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1920
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.46
Well ID:	0	Owner:	Bob Probst
Water Right Type:	WR	Supply Source:	Underground Water Drain

E30
NW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000169180**

Database:	Water Rights Database	Water Right #:	55-6447
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1920
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.46
Well ID:	0	Owner:	Charles A. Boynton
Water Right Type:	WR	Supply Source:	Underground Water Drain

31
SW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000168097**

Database:	Water Rights Database	Water Right #:	55-5434
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19740507	Uses:	Not Reported
Cubic ft/sec:	.015	Well ID:	0
Owner:	Brent L. And Gayle M. Smart	Water Right Type:	WR
Supply Source:	Underground Water Well		

G32
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000172804**

Database:	Water Rights Database	Water Right #:	55-940
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19590512
Uses:	Domestic,Irrigation,Other,	Cubic ft/sec:	.12
Well ID:	3946	Owner:	Alyce Ashton
Water Right Type:	WR	Supply Source:	Underground Water Well

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F33
NNE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000166913**

Database:	Water Rights Database	Water Right #:	55-4035
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1900
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.1
Well ID:	0	Owner:	Archibald T. Lyon
Water Right Type:	WR	Supply Source:	Underground Water Well

34
West
1/4 - 1/2 Mile
Lower

FED USGS **USGS40001188839**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bba- 1	Type:	Well
Description:	THIS WELL WAS SEMI-ANNUAL OB WELL NOW MONTHLY		
HUC:	16020203	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19610101	Well Depth:	11
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	66	Level reading date:	1998-03-26
Feet below surface:	6.94	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1997-03-25	Feet below surface:	5.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-03-26	Feet below surface:	0.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-28	Feet below surface:	6.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-04-01	Feet below surface:	0.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-03-29	Feet below surface:	6.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-09-08	Feet below surface:	6.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-03-31	Feet below surface:	6.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-09-14	Feet below surface:	3.88
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1991-04-01	Feet below surface:	4.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-09-19	Feet below surface:	2.94
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-03-26	Feet below surface:	2.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-09-15	Feet below surface:	1.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-08-02	Feet below surface:	2.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-07-06	Feet below surface:	2.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-06-01	Feet below surface:	2.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-05-02	Feet below surface:	2.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-04-14	Feet below surface:	2.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-03-07	Feet below surface:	1.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-02-07	Feet below surface:	1.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-01-04	Feet below surface:	1.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-12-01	Feet below surface:	1.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-11-03	Feet below surface:	1.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-10-06	Feet below surface:	1.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-09-23	Feet below surface:	1.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-09-08	Feet below surface:	1.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-08-23	Feet below surface:	1.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	0.87
Feet to sea level:	Not Reported		
Note:	A nearby site that taps the same aquifer was being pumped.		
Level reading date:	1987-09-18	Feet below surface:	0.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-03-23	Feet below surface:	0.80

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1986-03-20	Feet below surface:	0.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1985-09-20	Feet below surface:	0.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1985-03-29	Feet below surface:	0.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-09-21	Feet below surface:	0.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-03-29	Feet below surface:	0.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-09-28	Feet below surface:	0.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-03-31	Feet below surface:	0.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1982-09-30	Feet below surface:	1.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1982-03-25	Feet below surface:	1.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-09-28	Feet below surface:	1.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-30	Feet below surface:	1.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-05	Feet below surface:	0.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-03-19	Feet below surface:	6.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-09-25	Feet below surface:	6.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-03-29	Feet below surface:	6.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-09-11	Feet below surface:	5.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-03-13	Feet below surface:	6.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-09-08	Feet below surface:	5.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-03-07	Feet below surface:	5.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-09-07	Feet below surface:	5.69
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1976-03-04	Feet below surface:	5.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-09-09	Feet below surface:	6.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-03-19	Feet below surface:	6.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-09-13	Feet below surface:	6.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-03-21	Feet below surface:	6.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-09-11	Feet below surface:	6.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-03-19	Feet below surface:	6.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-09-29	Feet below surface:	6.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-03-24	Feet below surface:	6.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-09-10	Feet below surface:	6.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-03-25	Feet below surface:	6.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-08-21	Feet below surface:	3.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-03-12	Feet below surface:	6.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-09-18	Feet below surface:	1.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-03-24	Feet below surface:	6.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-07-01	Feet below surface:	3.00
Feet to sea level:	Not Reported	Note:	Not Reported

35
North
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000170084**

Database:	Water Rights Database	Water Right #:	55-7041
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19841017
Uses:	Not Reported	Cubic ft/sec:	13.11
Well ID:	0	Owner:	Heber City Corporation
Water Right Type:	WR	Supply Source:	Heber City municipal drain

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G36
ENE
1/2 - 1 Mile
Higher

FED USGS **USGS40001188875**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 3- 5)32cca- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19600101
Well Depth:	72	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1960-09-01
Feet below surface:	12.00	Feet to sea level:	Not Reported
Note:	Not Reported		

G37
ENE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000172761**

Database:	Water Rights Database	Water Right #:	55-939
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate No Proof Required		
Priority Date:	19590511	Uses:	Domestic,Irrigation,
Cubic ft/sec:	.015	Well ID:	3947
Owner:	Carl D. Greer	Water Right Type:	WR
Supply Source:	Underground Water Well		

38
NNE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000168517**

Database:	Water Rights Database	Water Right #:	55-5784
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19760806
Uses:	Irrigation,	Cubic ft/sec:	.015
Well ID:	3586	Owner:	Ivan R. Draper
Water Right Type:	WR	Supply Source:	Underground Water Well

H39
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000168284**

Database:	Water Rights Database	Water Right #:	55-5599
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		

Status:	Appeal to Appropriate Certificated	Priority Date:	19750522
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	4235	Owner:	John F. Cowley
Water Right Type:	WR	Supply Source:	Underground Water Well

H40
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000169361**

Database:	Water Rights Database	Water Right #:	55-6584
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19870212	Uses:	Domestic,Irrigation,
Cubic ft/sec:	.015	Well ID:	7233
Owner:	Ross M. & Faye Giles	Water Right Type:	WR
Supply Source:	Underground Water Well		

I41
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171664**

Database:	Water Rights Database	Water Right #:	55-8324
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19920722	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	0
Owner:	Marc D. Coulam	Water Right Type:	WR
Supply Source:	Underground Water Well		

J42
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000167325**

Database:	Water Rights Database	Water Right #:	55-437
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19480915
Uses:	Other,Stockwatering,	Cubic ft/sec:	.019
Well ID:	0	Owner:	Kenneth And Dori O'Dell
Water Right Type:	WR	Supply Source:	Underground Water Well

J43
WSW
1/2 - 1 Mile
Lower

FED USGS **USGS40001188812**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bcb- 1	Type:	Well
Description:	Not Reported	HUC:	16020203

Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19480101
Well Depth:	85	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1948-10-01
Feet below surface:	24.00	Feet to sea level:	Not Reported
Note:	Not Reported		

44
East
1/2 - 1 Mile
Higher

UT WELLS **UTDEQ2000000238**

Database:	Division of Drinking Water Well Data		
System Name:	HEBER CITY WATER SYSTEM	Well Name:	HOSPITAL WELL
Type Code:	WL	Drilling Method:	DR
Well Cap:	Not Reported	Well Cap Above Ground:	0

45
ENE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000169083**

Database:	Water Rights Database	Water Right #:	55-6277
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1900
Uses:	Irrigation,	Cubic ft/sec:	.446
Well ID:	0	Owner:	David Todd
Water Right Type:	WR	Supply Source:	Underground Water Well

46
NNE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000161435**

Database:	Water Rights Database	Water Right #:	55-1199
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19630617
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.83
Well ID:	0	Owner:	Lester M. Jones
Water Right Type:	WR	Supply Source:	Underground Water Drain

47
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171496**

Database:	Water Rights Database	Water Right #:	55-8195
Exchange #:	Not Reported	Type of Diversion:	Underground

Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19951018	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	4123
Owner:	Gifford Hickey	Water Right Type:	WR
Supply Source:	Underground Water Well		

I48
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000170261**

Database:	Water Rights Database	Water Right #:	55-7141
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19850726	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	4170
Owner:	Robert P. Hyde	Water Right Type:	WR
Supply Source:	Underground Water Well		

I49
WSW
1/2 - 1 Mile
Lower

FED USGS **USGS40001188800**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bcc- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Valley Fill
Aquifer Type:	Unconfined single aquifer	Construction Date:	19860308
Well Depth:	146	Well Depth Units:	ft
Well Hole Depth:	146	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	1	Level reading date:	1989-04-14
Feet below surface:	36.63	Feet to sea level:	Not Reported
Note:	Not Reported		

I50
WSW
1/2 - 1 Mile
Lower

FED USGS **USGS40001188795**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bcc- 2	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	130	Level reading date:	2005-03-18
Feet below surface:	36.13	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2005-02-17	Feet below surface:	35.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2005-01-20	Feet below surface:	35.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-12-28	Feet below surface:	36.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-11-23	Feet below surface:	34.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-10-26	Feet below surface:	33.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-09-30	Feet below surface:	33.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-08-25	Feet below surface:	34.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-07-28	Feet below surface:	34.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-06-24	Feet below surface:	36.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-05-26	Feet below surface:	38.64
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-04-27	Feet below surface:	40.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-03-25	Feet below surface:	40.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-02-23	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2004-01-21	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2003-12-17	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2003-11-14	Feet below surface:	34.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-10-21	Feet below surface:	34.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-09-23	Feet below surface:	33.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-08-20	Feet below surface:	35.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-07-29	Feet below surface:	36.07

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-06-26	Feet below surface:	37.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-05-21	Feet below surface:	41.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-04-29	Feet below surface:	42.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-03-25	Feet below surface:	42.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-02-20	Feet below surface:	41.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-01-29	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2002-12-18	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2002-11-26	Feet below surface:	38.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-10-28	Feet below surface:	36.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-09-24	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2002-08-28	Feet below surface:	36.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-07-24	Feet below surface:	37.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-06-17	Feet below surface:	38.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-05-20	Feet below surface:	40.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-22	Feet below surface:	41.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-02	Feet below surface:	41.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-02-26	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2002-01-25	Feet below surface:	40.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-12-19	Feet below surface:	38.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-20	Feet below surface:	37.01
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2001-10-29	Feet below surface:	37.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-09-24	Feet below surface:	34.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-08-29	Feet below surface:	33.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-07-25	Feet below surface:	34.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-06-19	Feet below surface:	36.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-05-23	Feet below surface:	39.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-04-30	Feet below surface:	39.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-03-27	Feet below surface:	38.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-02-27	Feet below surface:	36.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-01-24	Feet below surface:	35.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-12-20	Feet below surface:	32.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-11-14	Feet below surface:	28.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-17	Feet below surface:	25.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-09-19	Feet below surface:	22.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-08-31	Feet below surface:	22.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-07-18	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-06-26	Feet below surface:	19.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-05-30	Feet below surface:	25.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-04-25	Feet below surface:	35.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-03-22	Feet below surface:	35.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-02-29	Feet below surface:	34.85
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2000-02-01	Feet below surface:	31.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-12-22	Feet below surface:	27.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-11-23	Feet below surface:	24.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-26	Feet below surface:	19.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-09-22	Feet below surface:	13.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-08-30	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-07-20	Feet below surface:	13.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-06-22	Feet below surface:	21.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-05-18	Feet below surface:	27.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-04-20	Feet below surface:	35.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-03-22	Feet below surface:	34.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-02-23	Feet below surface:	31.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-02-02	Feet below surface:	30.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-12-28	Feet below surface:	25.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-11-25	Feet below surface:	20.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-10-27	Feet below surface:	16.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-09-21	Feet below surface:	10.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-08-24	Feet below surface:	9.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-07-28	Feet below surface:	10.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-06-02	Feet below surface:	18.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-05-26	Feet below surface:	25.36
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1998-04-22	Feet below surface:	34.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-03-23	Feet below surface:	33.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-10-21	Feet below surface:	18.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-09-29	Feet below surface:	15.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-08-21	Feet below surface:	11.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-07-28	Feet below surface:	10.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-06-26	Feet below surface:	14.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-05-28	Feet below surface:	20.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-04-29	Feet below surface:	29.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-03-25	Feet below surface:	31.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-02-25	Feet below surface:	31.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-01-27	Feet below surface:	29.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-12-26	Feet below surface:	26.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-11-21	Feet below surface:	22.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-10-23	Feet below surface:	19.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-09-25	Feet below surface:	16.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-08-23	Feet below surface:	4.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-07-19	Feet below surface:	4.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-06-19	Feet below surface:	4.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-05-23	Feet below surface:	21.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-04-23	Feet below surface:	31.29
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1996-03-20	Feet below surface:	32.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-02-13	Feet below surface:	31.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-01-03	Feet below surface:	27.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-11-21	Feet below surface:	22.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-10-25	Feet below surface:	18.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-08-15	Feet below surface:	4.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-01	Feet below surface:	33.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-14	Feet below surface:	37.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-02-06	Feet below surface:	37.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-01-10	Feet below surface:	35.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-05	Feet below surface:	32.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-07	Feet below surface:	28.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	24.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-01	Feet below surface:	19.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-02	Feet below surface:	19.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-05	Feet below surface:	17.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-14	Feet below surface:	18.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-05-10	Feet below surface:	29.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-04-11	Feet below surface:	35.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-03-02	Feet below surface:	32.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-01-18	Feet below surface:	29.42
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1993-12-06	Feet below surface:	24.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-11-01	Feet below surface:	19.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-10-04	Feet below surface:	16.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-09-08	Feet below surface:	4.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-08-05	Feet below surface:	4.37
Feet to sea level:	Not Reported	Note:	Not Reported

51
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171511**

Database:	Water Rights Database	Water Right #:	55-8210
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19910524	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	0
Owner:	Joe C. Mcdole	Water Right Type:	WR
Supply Source:	Underground Water Well		

K52
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000319877**

Database:	Water Rights Database	Water Right #:	55-8512
Exchange #:	E454	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19710814	Uses:	Domestic,Other,
Cubic ft/sec:	0	Well ID:	0
Owner:	Joe A. Van Wagoner	Water Right Type:	EX
Supply Source:	Provo River		

L53
North
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000165854**

Database:	Water Rights Database	Water Right #:	55-3129
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1862
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.078
Well ID:	0	Owner:	Marlo E. Edwards
Water Right Type:	WR	Supply Source:	Big Creek

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K54
SSE
1/2 - 1 Mile
Higher | **FED USGS** | **USGS40001188738**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6dda- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19710101
Well Depth:	135	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1971-12-01
Feet below surface:	50.00	Feet to sea level:	Not Reported
Note:	Not Reported		

L55
North
1/2 - 1 Mile
Lower | **UT WELLS** | **UTDNR2000171822**

Database:	Water Rights Database	Water Right #:	55-8440
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19930623	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	0
Owner:	James R. Macdonald	Water Right Type:	WR
Supply Source:	Underground Water Well		

M56
SSE
1/2 - 1 Mile
Higher | **UT WELLS** | **UTDNR2000172625**

Database:	Water Rights Database	Water Right #:	55-929
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19590303
Uses:	Irrigation,Other,	Cubic ft/sec:	.02
Well ID:	429863	Owner:	Stanley C. And Joan D. Defriez
Water Right Type:	WR	Supply Source:	Underground Water Well

M57
SSE
1/2 - 1 Mile
Higher | **UT WELLS** | **UTDNR2000167116**

Database:	Water Rights Database	Water Right #:	55-4197
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		

Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19680429	Uses:	Not Reported
Cubic ft/sec:	.015	Well ID:	0
Owner:	Shirman Milliner	Water Right Type:	WR
Supply Source:	Underground Water Well		

58
NE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000169998**

Database:	Water Rights Database	Water Right #:	55-6980
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1890
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.446
Well ID:	0	Owner:	Jim V. Fisher
Water Right Type:	WR	Supply Source:	Underground Water Well

N59
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000285112**

Database:	Water Rights Database	Water Right #:	55-12638
Exchange #:	a39943	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20140618	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	0	Well ID:	438303
Owner:	Ernest T. Giles	Water Right Type:	CH
Supply Source:	Underground Water Well		

O60
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000163034**

Database:	Water Rights Database	Water Right #:	55-12637
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O61
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000163036**

Database:	Water Rights Database	Water Right #:	55-12638
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887

Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O62
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000170612**

Database:	Water Rights Database	Water Right #:	55-7574
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.467
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O63
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000163033**

Database:	Water Rights Database	Water Right #:	55-12637
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O64
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000163035**

Database:	Water Rights Database	Water Right #:	55-12638
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O65
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000170611**

Database:	Water Rights Database	Water Right #:	55-7574
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.467
Well ID:	0	Owner:	Ernest T. Giles

Water Right Type:	WR	Supply Source:	Springs

P66
SSE **UT WELLS** **UTDNR2000314790**
1/2 - 1 Mile
Higher

Database:	Water Rights Database	Water Right #:	55-8490
Exchange #:	E122	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19621227	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	4254
Owner:	B. J. B. Investment Company C/O Kenneth Johnson		
Water Right Type:	EX	Supply Source:	Provo River

P67
SSE **UT WELLS** **UTDNR2000321797**
1/2 - 1 Mile
Higher

Database:	Water Rights Database	Water Right #:	55-8517
Exchange #:	E558	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19720729	Uses:	Domestic,Other,
Cubic ft/sec:	0	Well ID:	4254
Owner:	Thomas I. Baum	Water Right Type:	EX
Supply Source:	Provo River		

Q68
NNE **UT WELLS** **UTDNR2000280995**
1/2 - 1 Mile
Lower

Database:	Water Rights Database	Water Right #:	55-12434
Exchange #:	a36464	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	20100421
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Elmbridge Llc
Water Right Type:	CH	Supply Source:	Unnamed Stream

Q69
NNE **UT WELLS** **UTDNR2000281085**
1/2 - 1 Mile
Lower

Database:	Water Rights Database	Water Right #:	55-12449
Exchange #:	a36619	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	20100614
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Richard D. And Sandra E. Reinhold
Water Right Type:	CH	Supply Source:	Unnamed Stream

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
Q70 **NNE** **1/2 - 1 Mile** **Lower**	**UT WELLS**	**UTDNR2000167791**

Database:	Water Rights Database	Water Right #:	55-4737
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1903
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.22
Well ID:	0	Owner:	Heber City Corporation
Water Right Type:	WR	Supply Source:	Big Creek

	Database	EDR ID Number
R71 **West** **1/2 - 1 Mile** **Lower**	**UT WELLS**	**UTDNR2000172405**

Database:	Water Rights Database	Water Right #:	55-9112
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim Certificated	Priority Date:	1887
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Underground Water Well

	Database	EDR ID Number
Q72 **NNE** **1/2 - 1 Mile** **Lower**	**UT WELLS**	**UTDNR2000168731**

Database:	Water Rights Database	Water Right #:	55-5975
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1903
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	4
Well ID:	0	Owner:	Elmbridge, Llc
Water Right Type:	WR	Supply Source:	Big Creek

	Database	EDR ID Number
73 **South** **1/2 - 1 Mile** **Higher**	**UT WELLS**	**UTDNR2000004887**

Database:	Water Rights Database	Water Right #:	0855002M00
Exchange #:	Not Reported	Type of Diversion:	Abandonded Well
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431627
Owner:	Terracon	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

P74
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000169130**

Database:	Water Rights Database	Water Right #:	55-634
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate No Proof Required		
Priority Date:	19521106	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	0
Owner:	Joe W. Rozzell	Water Right Type:	WR
Supply Source:	Underground Water Well		

N75
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000166737**

Database:	Water Rights Database	Water Right #:	55-3891
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1914
Uses:	Stockwatering,	Cubic ft/sec:	.016
Well ID:	0	Owner:	Wade Cummings
Water Right Type:	WR	Supply Source:	Underground Water Well

S76
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171240**

Database:	Water Rights Database	Water Right #:	55-8024
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19891024
Uses:	Domestic,Irrigation,	Cubic ft/sec:	.015
Well ID:	3736	Owner:	David B. And Betsy Ann George
Water Right Type:	WR	Supply Source:	Underground Water Well

P77
SSE
1/2 - 1 Mile
Higher

FED USGS **USGS40001188724**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 5ccc- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19520101
Well Depth:	135	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1952-12-01
Feet below surface:	60.00	Feet to sea level:	Not Reported
Note:	Not Reported		

78
South
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000171806**

Database:	Water Rights Database	Water Right #:	55-8426
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1899
Uses:	Domestic,	Cubic ft/sec:	0
Well ID:	0	Owner:	Brent C. Hill
Water Right Type:	WR	Supply Source:	Atkinson Reservoir

79
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000167516**

Database:	Water Rights Database	Water Right #:	55-4496
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19710318
Uses:	Domestic,Irrigation,	Cubic ft/sec:	0
Well ID:	27775	Owner:	Riley B. And Megan W. Probst
Water Right Type:	WR	Supply Source:	Underground Water Well

T80
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000172408**

Database:	Water Rights Database	Water Right #:	55-912
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19581030
Uses:	Domestic,Irrigation,Other,Stockwatering,		
Cubic ft/sec:	.036	Well ID:	0
Owner:	Blaine H. Smith	Water Right Type:	WR
Supply Source:	Underground Water Well		

T81
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000311112**

Database:	Water Rights Database	Water Right #:	55-912
Exchange #:	a5611	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19680828
Uses:	Other,	Cubic ft/sec:	.036
Well ID:	0	Owner:	Blaine H. Smith

Water Right Type:	HT	Supply Source:	Underground Water Well

R82
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000285111**

Database:	Water Rights Database	Water Right #:	55-12637
Exchange #:	a39942	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20140618	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	0	Well ID:	0
Owner:	Ernest T. Giles	Water Right Type:	CH
Supply Source:	Underground Water Well		

S83
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000001758**

Database:	Water Rights Database	Water Right #:	0355604P00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	27775
Owner:	Thacker, Wayne B.	Water Right Type:	NP
Supply Source:	Non-Production Well: Test		

S84
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000271644**

Database:	Water Rights Database	Water Right #:	55-4496
Exchange #:	a27634	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	20030318
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	27775	Owner:	Riley B. And Megan W. Probst
Water Right Type:	CH	Supply Source:	Underground Water Well

85
SSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000168845**

Database:	Water Rights Database	Water Right #:	55-6071
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19771003
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	4248	Owner:	Barton R. & Gloria D. Montgomery
Water Right Type:	WR	Supply Source:	Underground Water Well

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

U86
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000168230**

Database:	Water Rights Database	Water Right #:	55-5549
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19750113
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	3752	Owner:	Sherman A. Giles
Water Right Type:	WR	Supply Source:	Underground Water Well

U87
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171870**

Database:	Water Rights Database	Water Right #:	55-8643
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19930730	Uses:	Domestic,Irrigation,
Cubic ft/sec:	.015	Well ID:	3752
Owner:	David S. Giles	Water Right Type:	WR
Supply Source:	Underground Water Well		

V88
East
1/2 - 1 Mile
Higher

FED USGS **USGS40001188835**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 5abb- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19790507
Well Depth:	371	Well Depth Units:	ft
Well Hole Depth:	494	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	100	Level reading date:	2005-03-18
Feet below surface:	29.61	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2005-02-17	Feet below surface:	30.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2005-01-20	Feet below surface:	32.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-12-20	Feet below surface:	32.01
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2004-11-23	Feet below surface:	32.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-10-22	Feet below surface:	35.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-09-16	Feet below surface:	51.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-08-31	Feet below surface:	37.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-07-30	Feet below surface:	50.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-06-24	Feet below surface:	47.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-05-17	Feet below surface:	33.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-04-30	Feet below surface:	31.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-03-18	Feet below surface:	31.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-02-23	Feet below surface:	31.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-01-26	Feet below surface:	30.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-12-22	Feet below surface:	30.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-11-14	Feet below surface:	31.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-10-21	Feet below surface:	31.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-09-25	Feet below surface:	32.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-08-20	Feet below surface:	47.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-07-31	Feet below surface:	48.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-06-26	Feet below surface:	30.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-05-21	Feet below surface:	29.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-04-29	Feet below surface:	32.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-03-25	Feet below surface:	33.21
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2003-02-20	Feet below surface:	33.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-01-29	Feet below surface:	31.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-12-18	Feet below surface:	30.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-11-26	Feet below surface:	30.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-10-28	Feet below surface:	30.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-09-30	Feet below surface:	32.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-08-21	Feet below surface:	50.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-07-24	Feet below surface:	49.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-06-17	Feet below surface:	48.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-05-20	Feet below surface:	47.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-22	Feet below surface:	30.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-03-19	Feet below surface:	30.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-02-26	Feet below surface:	30.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-01-25	Feet below surface:	29.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-12-19	Feet below surface:	29.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-20	Feet below surface:	30.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-10-29	Feet below surface:	31.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-09-24	Feet below surface:	48.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-08-28	Feet below surface:	48.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-07-25	Feet below surface:	47.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-06-27	Feet below surface:	46.29
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2001-05-23	Feet below surface:	32.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-04-30	Feet below surface:	29.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-03-27	Feet below surface:	29.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-02-27	Feet below surface:	30.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-01-24	Feet below surface:	30.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-12-20	Feet below surface:	29.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-12-04	Feet below surface:	29.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-17	Feet below surface:	33.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-09-19	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-08-31	Feet below surface:	31.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-08-23	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-07-27	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-06-26	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-05-31	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-04-25	Feet below surface:	37.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-03-29	Feet below surface:	24.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-02-29	Feet below surface:	24.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-02-01	Feet below surface:	23.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-12-22	Feet below surface:	21.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-11-23	Feet below surface:	19.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-26	Feet below surface:	18.20
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1999-09-22	Feet below surface:	16.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-08-30	Feet below surface:	35.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-07-20	Feet below surface:	42.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-06-22	Feet below surface:	32.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-05-18	Feet below surface:	35.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-04-26	Feet below surface:	23.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-03-23	Feet below surface:	22.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-02-24	Feet below surface:	22.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-02-02	Feet below surface:	22.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-12-28	Feet below surface:	19.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-11-25	Feet below surface:	17.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-10-27	Feet below surface:	14.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-09-21	Feet below surface:	12.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-08-24	Feet below surface:	33.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-06-22	Feet below surface:	31.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-05-26	Feet below surface:	36.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-04-21	Feet below surface:	23.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-03-24	Feet below surface:	23.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-03-02	Feet below surface:	22.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-01-26	Feet below surface:	20.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-12-30	Feet below surface:	19.38
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1997-11-25	Feet below surface:	16.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-10-21	Feet below surface:	14.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-09-29	Feet below surface:	13.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-08-22	Feet below surface:	30.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-07-28	Feet below surface:	29.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-06-26	Feet below surface:	27.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-05-29	Feet below surface:	14.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-04-30	Feet below surface:	19.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-03-25	Feet below surface:	21.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-02-28	Feet below surface:	21.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-01-22	Feet below surface:	20.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-05-07	Feet below surface:	90
Feet to sea level:	Not Reported	Note:	Not Reported

V89
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000279091**

Database:	Water Rights Database	Water Right #:	55-4706
Exchange #:	a34223	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20080404	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Water Wells (3-existing)		

V90
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000278897**

Database:	Water Rights Database	Water Right #:	55-12327
Exchange #:	a33961	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20080124	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	4257

Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Water Well (3 existing)		

V91
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000281163**

Database:	Water Rights Database	Water Right #:	55-4737
Exchange #:	a36680	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20100708	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Wells (3 - existing)		

V92
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000286671**

Database:	Water Rights Database	Water Right #:	55-9162
Exchange #:	a41058	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20150901	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	4257
Owner:	Heber City	Water Right Type:	CH
Supply Source:	Underground Water Wells (3) Existing		

V93
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000286600**

Database:	Water Rights Database	Water Right #:	55-12708
Exchange #:	a41022	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20150814	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Wells (3 Existing)		

V94
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000278584**

Database:	Water Rights Database	Water Right #:	55-894
Exchange #:	a33606	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20071004	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Water Wells (3) - all existing		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

V95
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000166110**

Database:	Water Rights Database	Water Right #:	55-3346
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	193407
Uses:	Domestic,Irrigation,Municipal,Other,Stockwatering,		
Cubic ft/sec:	1	Well ID:	4257
Owner:	Heber City Corporation	Water Right Type:	WR
Supply Source:	Underground Water Well		

V96
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000163493**

Database:	Water Rights Database	Water Right #:	55-1351
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim Certificated	Priority Date:	1887
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	4257	Owner:	Heber City
Water Right Type:	WR	Supply Source:	Underground Water Well

V97
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000167315**

Database:	Water Rights Database	Water Right #:	55-4360
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim Certificated	Priority Date:	1902
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	4257	Owner:	Heber City
Water Right Type:	WR	Supply Source:	Underground Water Well

V98
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000278581**

Database:	Water Rights Database	Water Right #:	55-8400
Exchange #:	a33605	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20071004	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Water Wells (3)		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

V99
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000261583**

Database:	Water Rights Database	Water Right #:	55-9350
Exchange #:	a22628	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19981014	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	4257
Owner:	Re Investment Holdings Llc	Water Right Type:	CH
Supply Source:	Underground Water Well		

100
NE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000315536**

Database:	Water Rights Database	Water Right #:	55-8557
Exchange #:	E1724	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19801117	Uses:	Irrigation,
Cubic ft/sec:	2	Well ID:	0
Owner:	Wasatch County School District	Water Right Type:	EX
Supply Source:	Wasatch Irrigation Company		

101
SW
1/2 - 1 Mile
Lower

FED USGS **USGS40001188728**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6ccc- 2	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19710101
Well Depth:	90	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1971-04-01
Feet below surface:	50.00	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: UT Radon

Radon Test Results

Zipcode	Maximum	Average	Num Tests	Test Term
84032	54.3	9.4	118	Short Term
84032	7.1	3.4	12	Long Term

Federal EPA Radon Zone for WASATCH County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Utah Geological Survey
Telephone: 801-537-3300

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Rights Database
Source: Department of Natural Resources, Division of Water Rights
Telephone: 801-538-7408

Division of Drinking Water Well Data
Source: Department of Environmental Quality
Telephone: 801-536-4200

OTHER STATE DATABASE INFORMATION

Utah Oil, Gas and Mining Database
Source: Department of Natural Resources
Telephone: 801-538-5340
The Well Data file contains one record of basic information for each well in the Utah Division of Oil, Gas and Mining database.

RADON

State Database: UT Radon
Source: Department of Environmental Quality
Telephone: 801-536-4250
Test Results by Zip Code

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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West 100 South Property

415 & 435 West 100 South and 108 S 400 W

Heber City, UT 84032

Inquiry Number: 8271909.4

March 05, 2026

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

03/05/26

Site Name:

West 100 South Property
415 & 435 West 100 South anc
Heber City, UT 84032
EDR Inquiry # 8271909.4

Client Name:

Enviro Assessment, PC
1869 E Seltice Way, PMB 570
Post Falls, ID 83854
Contact: Steven Robinson

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Enviro Assessment, PC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 2026-03-004

Project: West 100 South Property

Coordinates:

Latitude:	40.50592 40° 30' 21" North
Longitude:	-111.42106 -111° 25' 16" West
UTM Zone:	Zone 12 North
UTM X Meters:	464325.05
UTM Y Meters:	4483997.00
Elevation:	5574.55' above sea level

Maps Provided:

2023	1955
2020	1909
2017	1907
2014	1903
1999	1900
1998	
1993	
1966	

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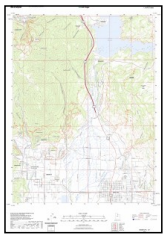
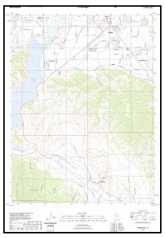
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2023 Source Sheets



Heber City
2023
7.5-minute, 24000



Charleston
2023
7.5-minute, 24000

2020 Source Sheets



Heber City
2020
7.5-minute, 24000



Charleston
2020
7.5-minute, 24000

2017 Source Sheets

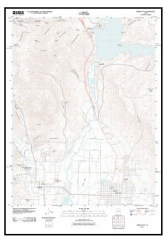


Heber City
2017
7.5-minute, 24000



Charleston
2017
7.5-minute, 24000

2014 Source Sheets



Heber City
2014
7.5-minute, 24000



Charleston
2014
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1999 Source Sheets



Heber City
1999
7.5-minute, 24000
Aerial Photo Revised 1997

1998 Source Sheets



Charleston
1998
7.5-minute, 24000
Aerial Photo Revised 1993

1993 Source Sheets



Charleston
1993
7.5-minute, 24000
Aerial Photo Revised 1987

1966 Source Sheets



Charleston
1966
7.5-minute, 24000
Aerial Photo Revised 1963

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1955 Source Sheets



Heber
1955
7.5-minute, 24000
Aerial Photo Revised 1953



Heber City
1955
7.5-minute, 24000
Aerial Photo Revised 1953

1909 Source Sheets



Strawberry Valley
1909
30-minute, 125000

1907 Source Sheets



Strawberry Valley
1907
30-minute, 125000

1903 Source Sheets



Coalville
1903
30-minute, 125000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

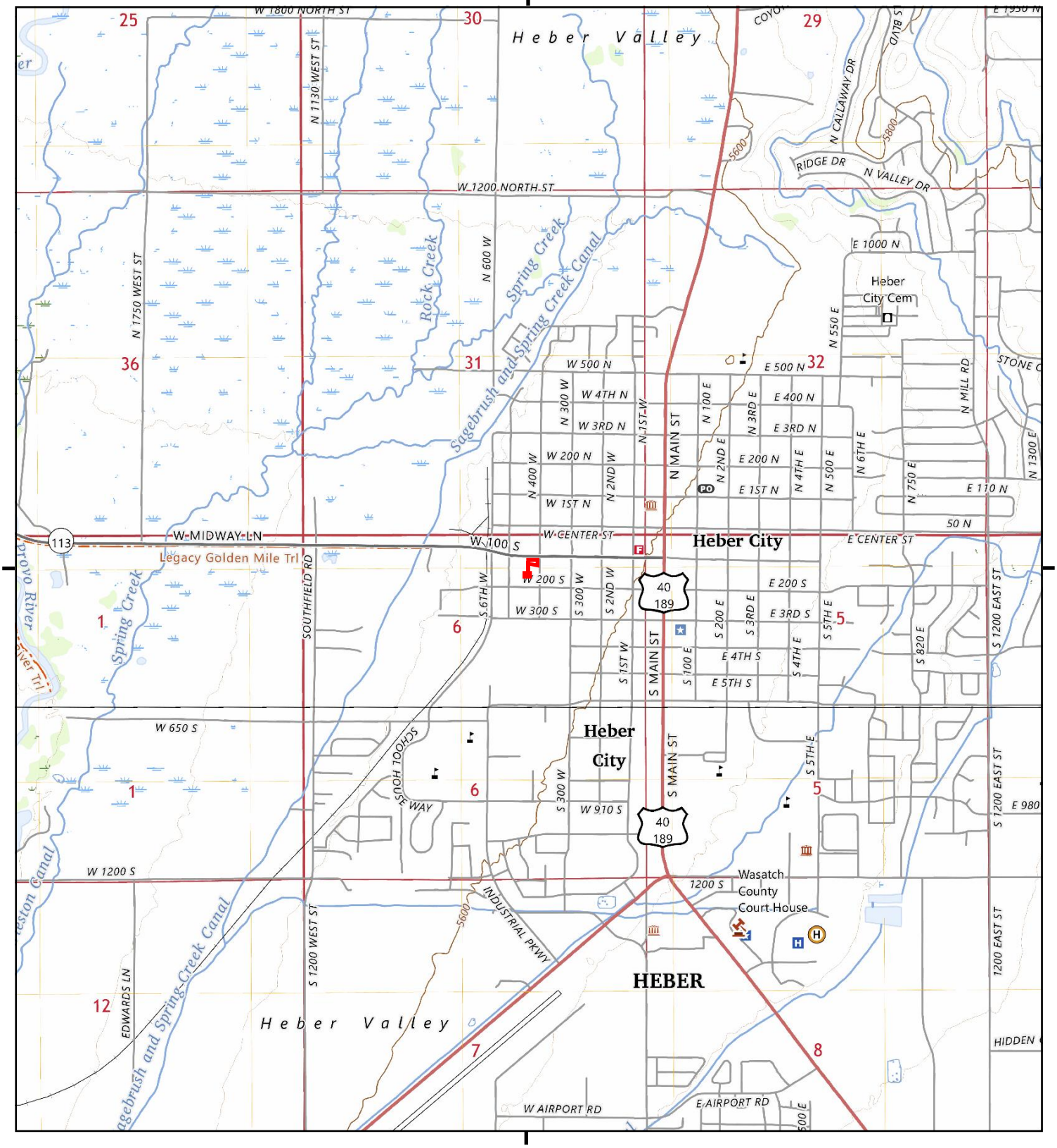
1900 Source Sheets



Coalville
1900
30-minute, 125000

Historical Topo Map

2023



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

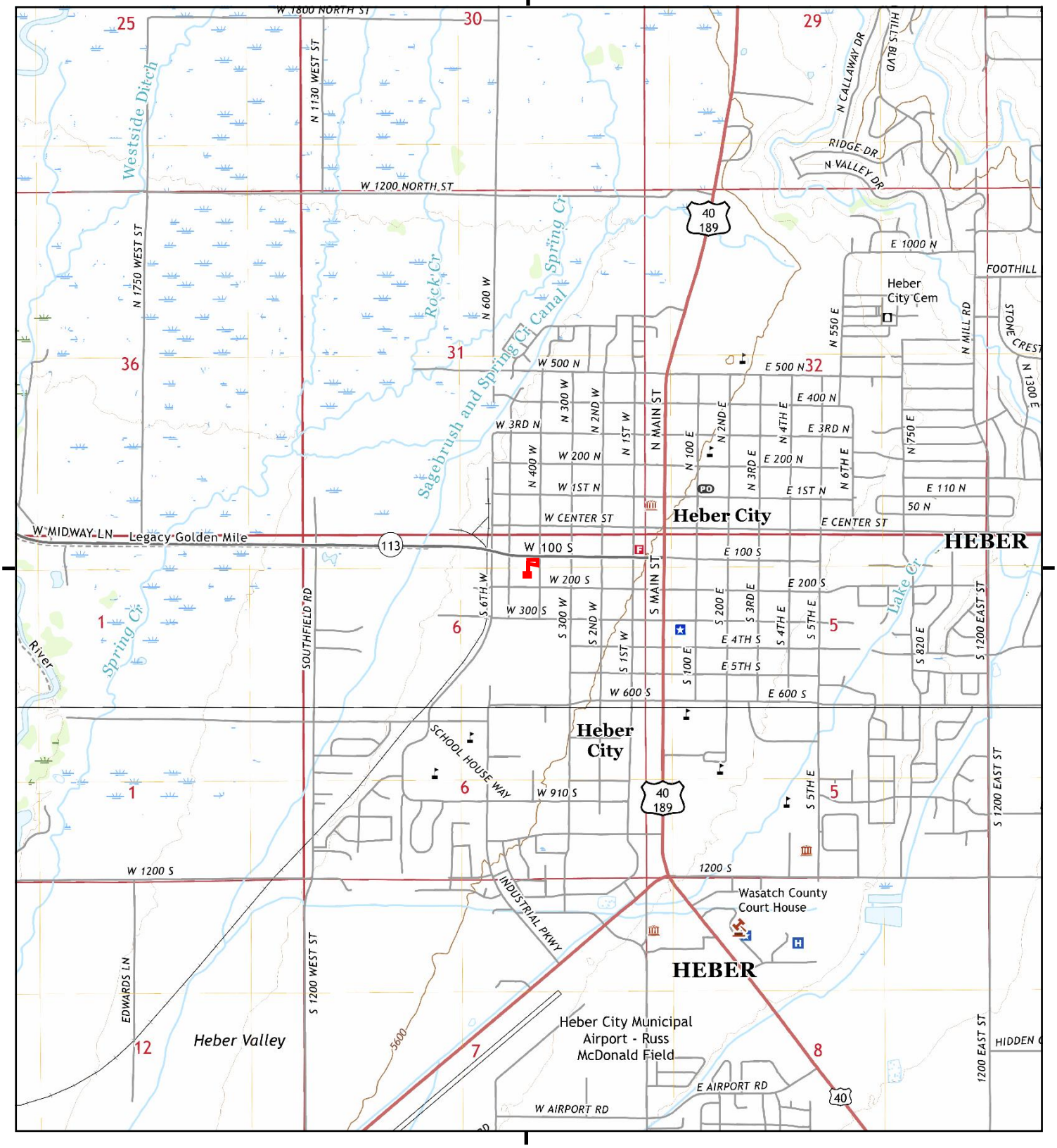
TP, Heber City, 2023, 7.5-minute
S, Charleston, 2023, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

Historical Topo Map

2020



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

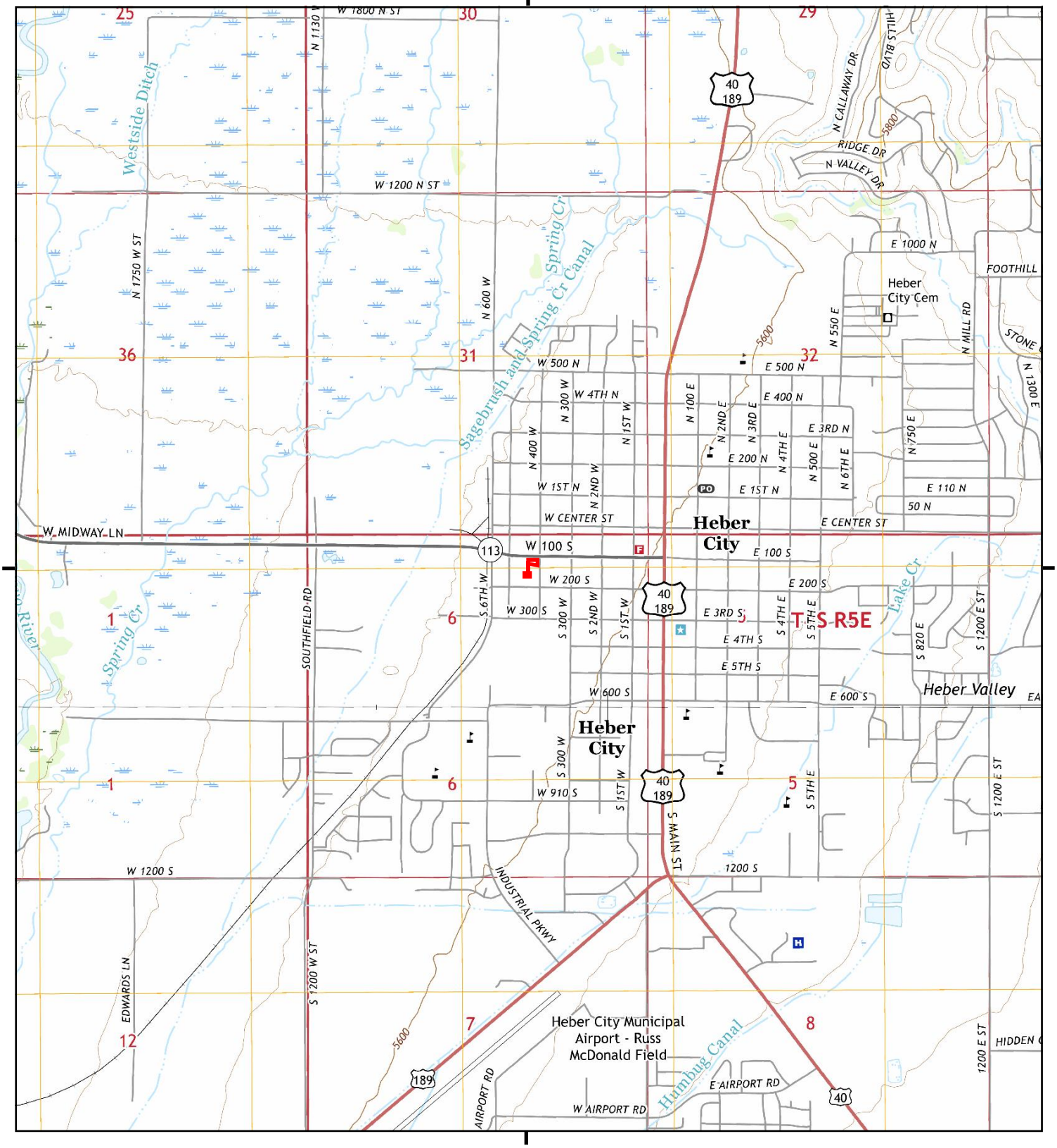
TP, Heber City, 2020, 7.5-minute
S, Charleston, 2020, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

Historical Topo Map

2017



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

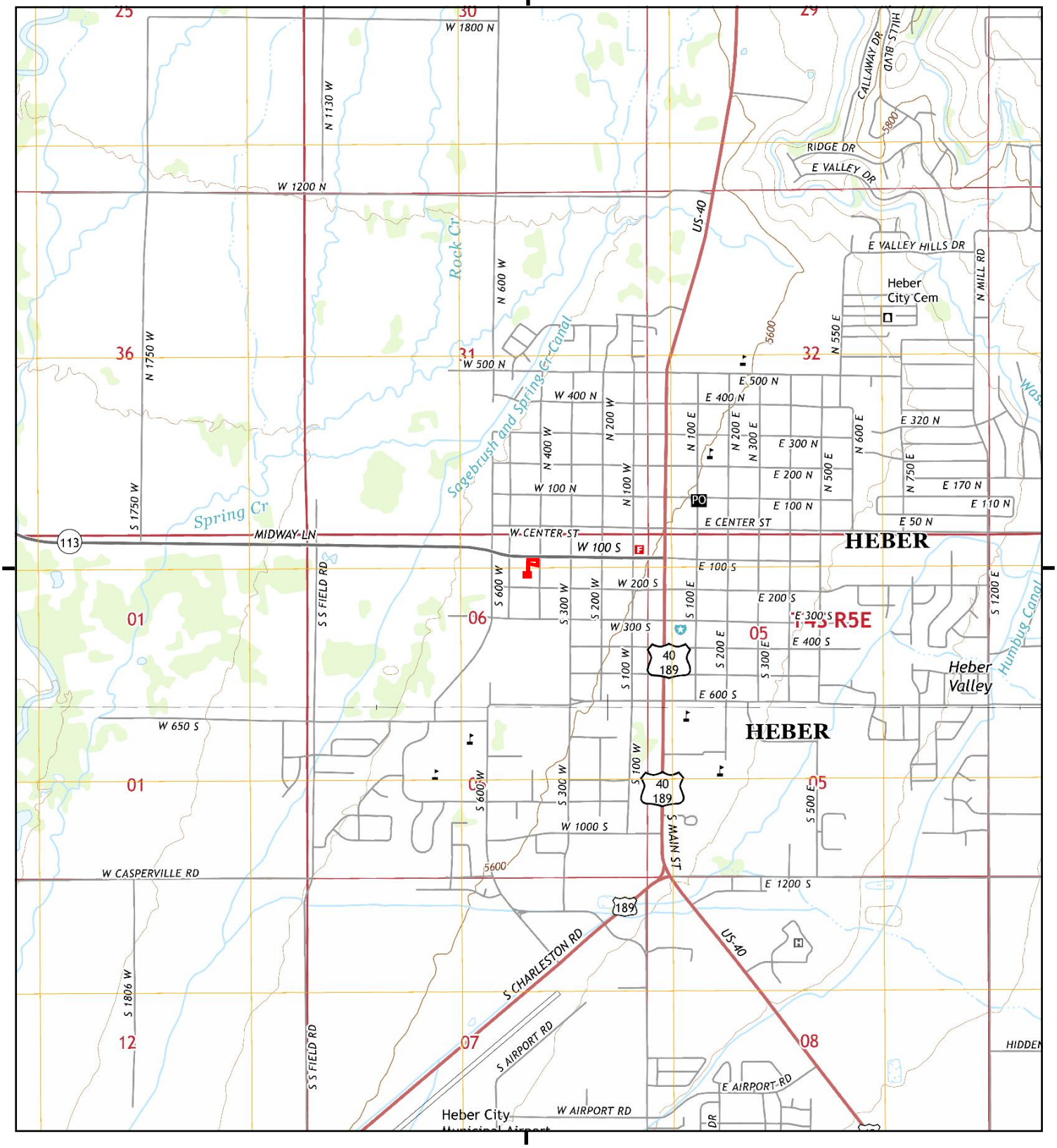
TP, Heber City, 2017, 7.5-minute
S, Charleston, 2017, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

Historical Topo Map

2014



This report includes information from the following map sheet(s).

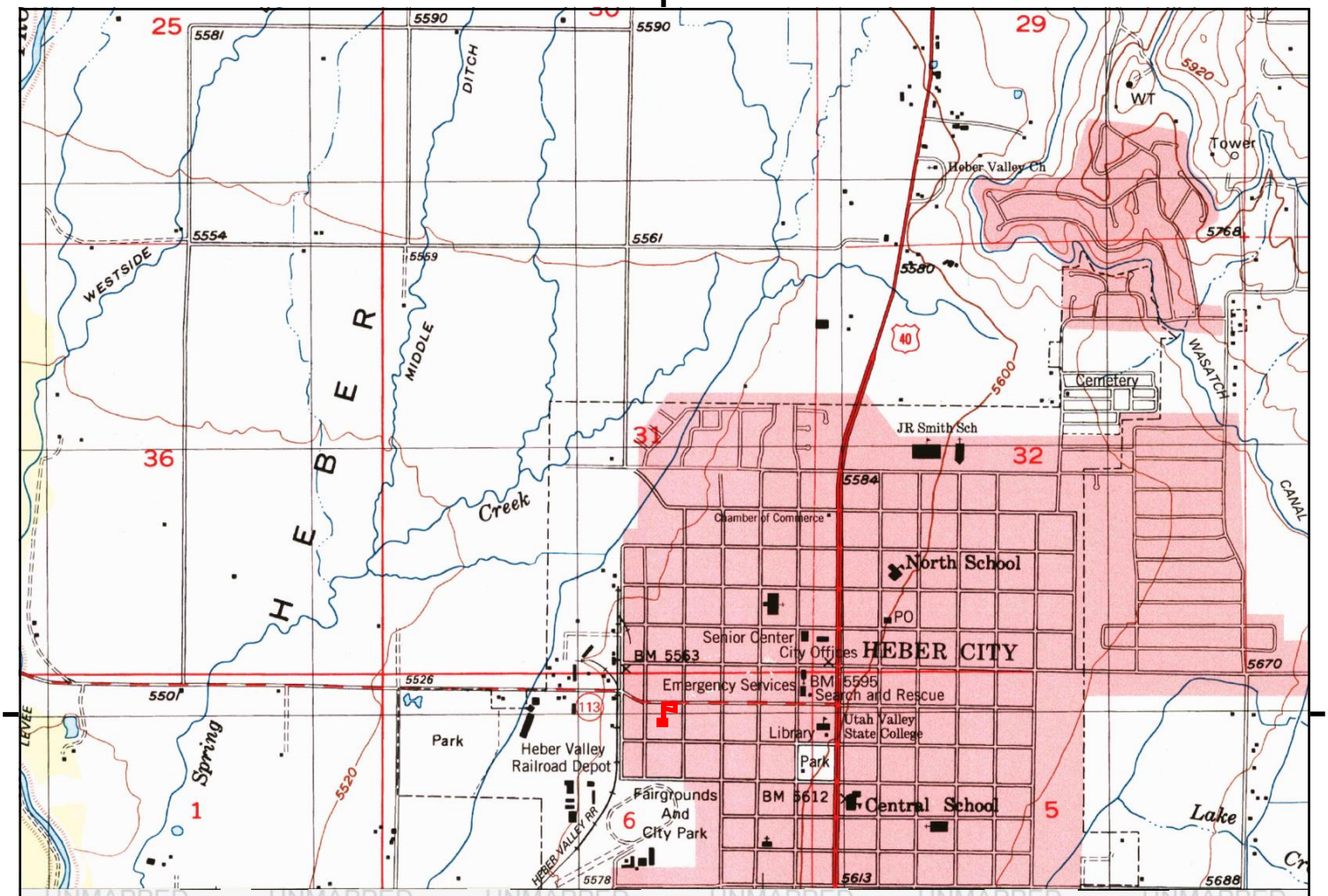
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Heber City, 2014, 7.5-minute
S, Charleston, 2014, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N



UNMAPPED

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

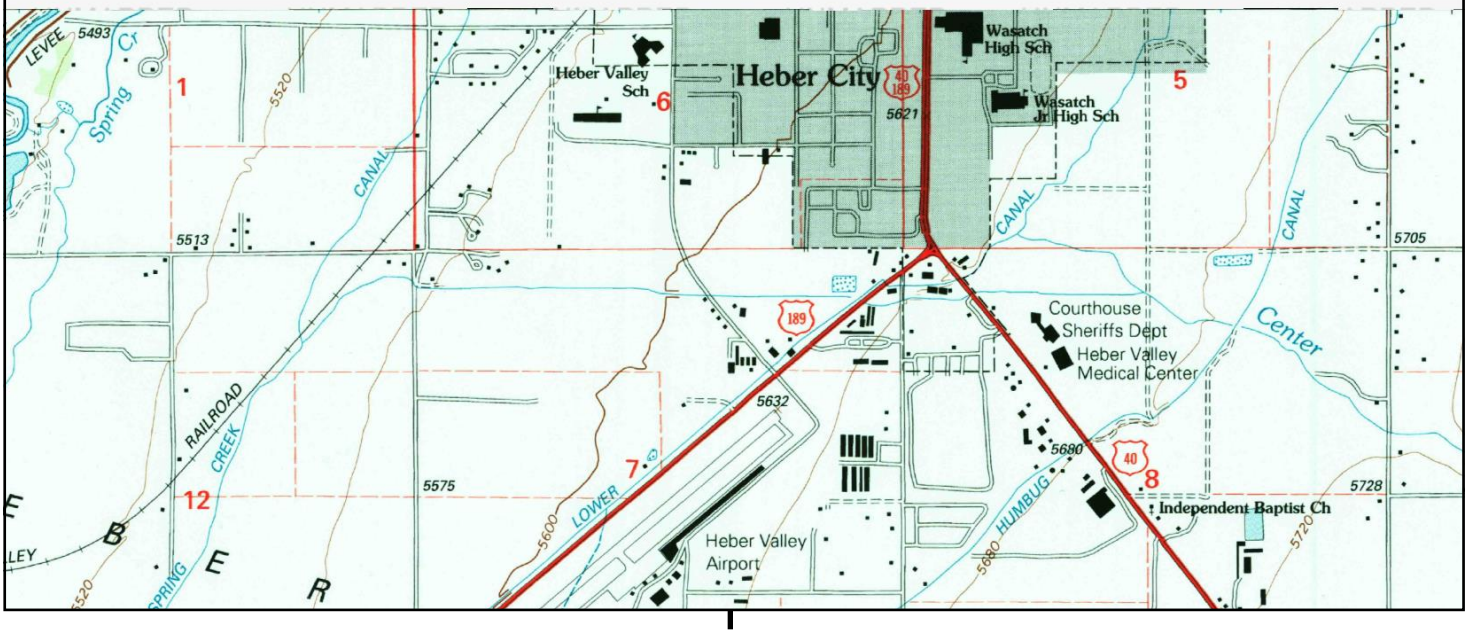
NW N NE
W E
SW S SE

TP, Heber City, 1999, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

UNMAPPED



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

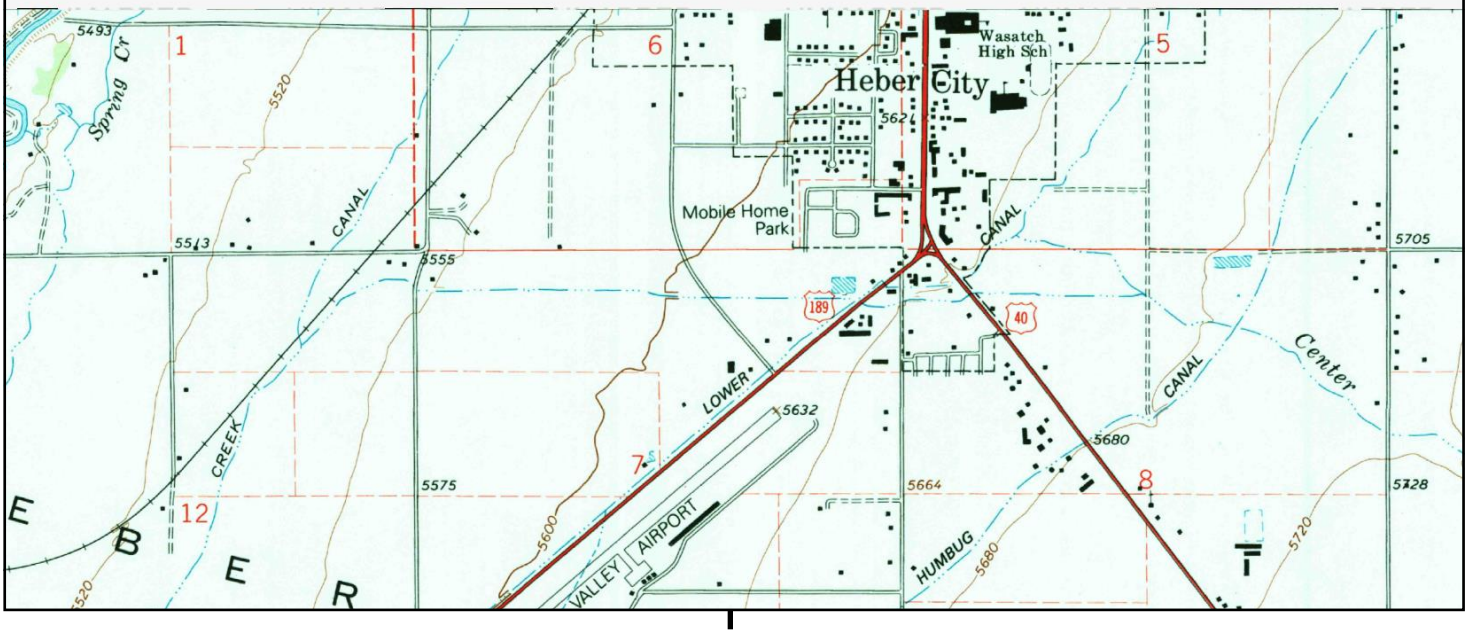
NW N NE
W E
SW S SE

S, Charleston, 1998, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

UNMAPPED



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

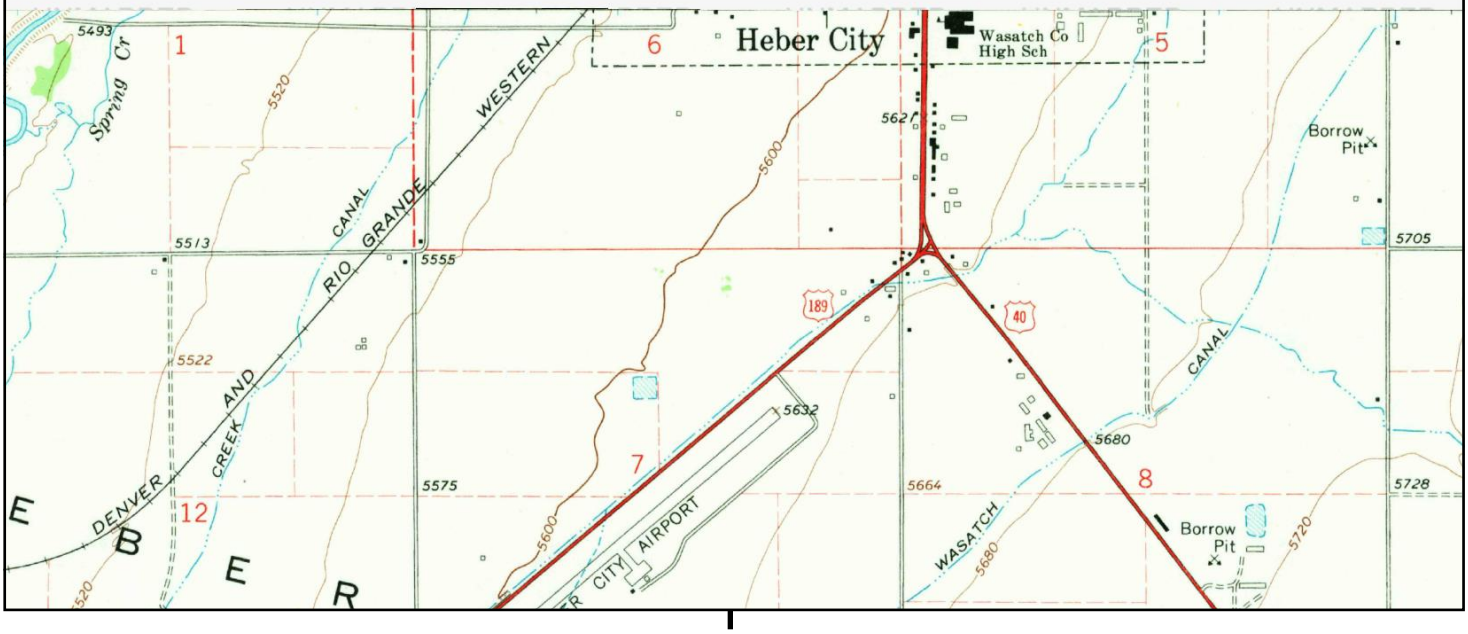
NW N NE
W E
SW S SE

S, Charleston, 1993, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

UNMAPPED



This report includes information from the following map sheet(s).

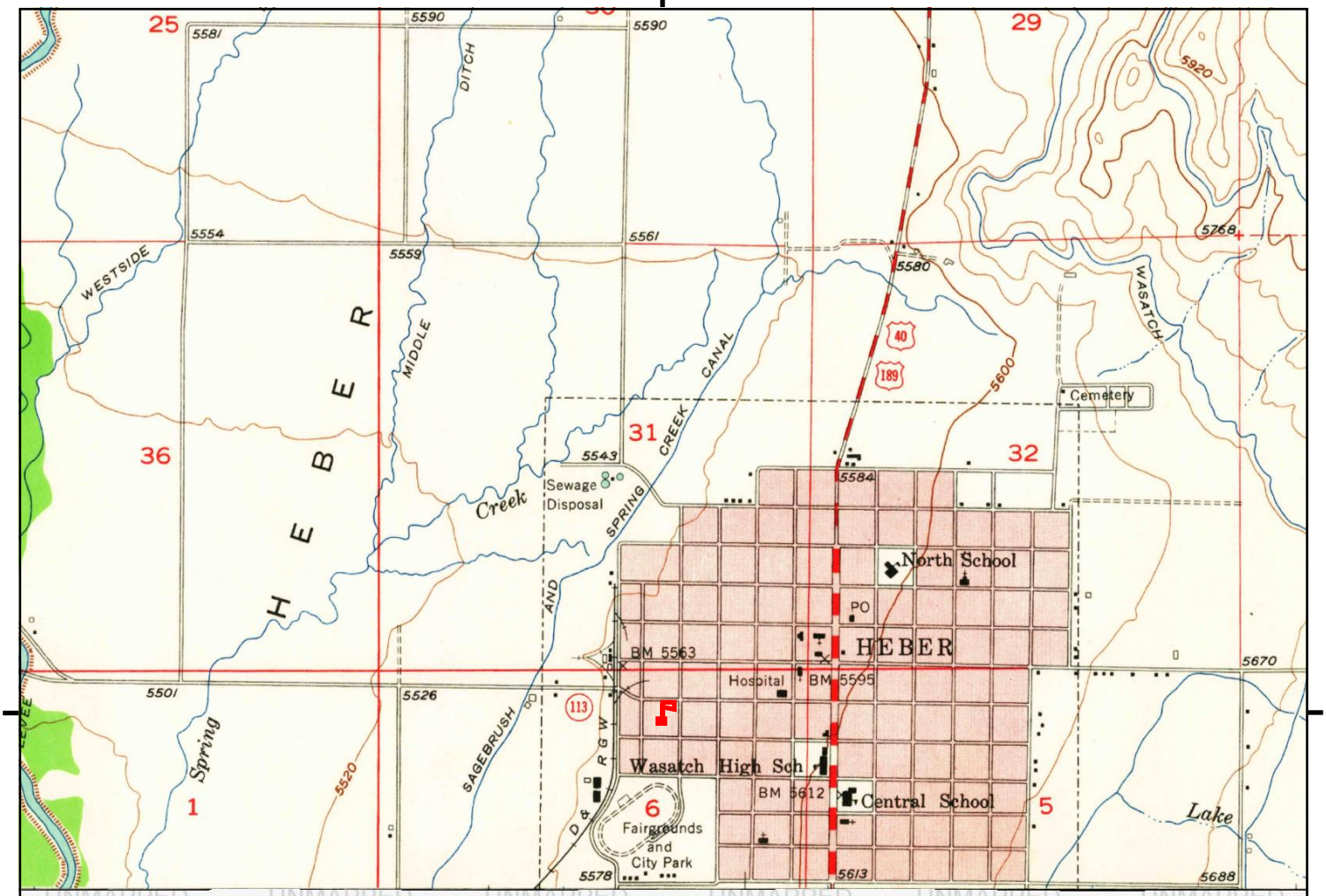
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

S, Charleston, 1966, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N



UNMAPPED

This report includes information from the following map sheet(s).

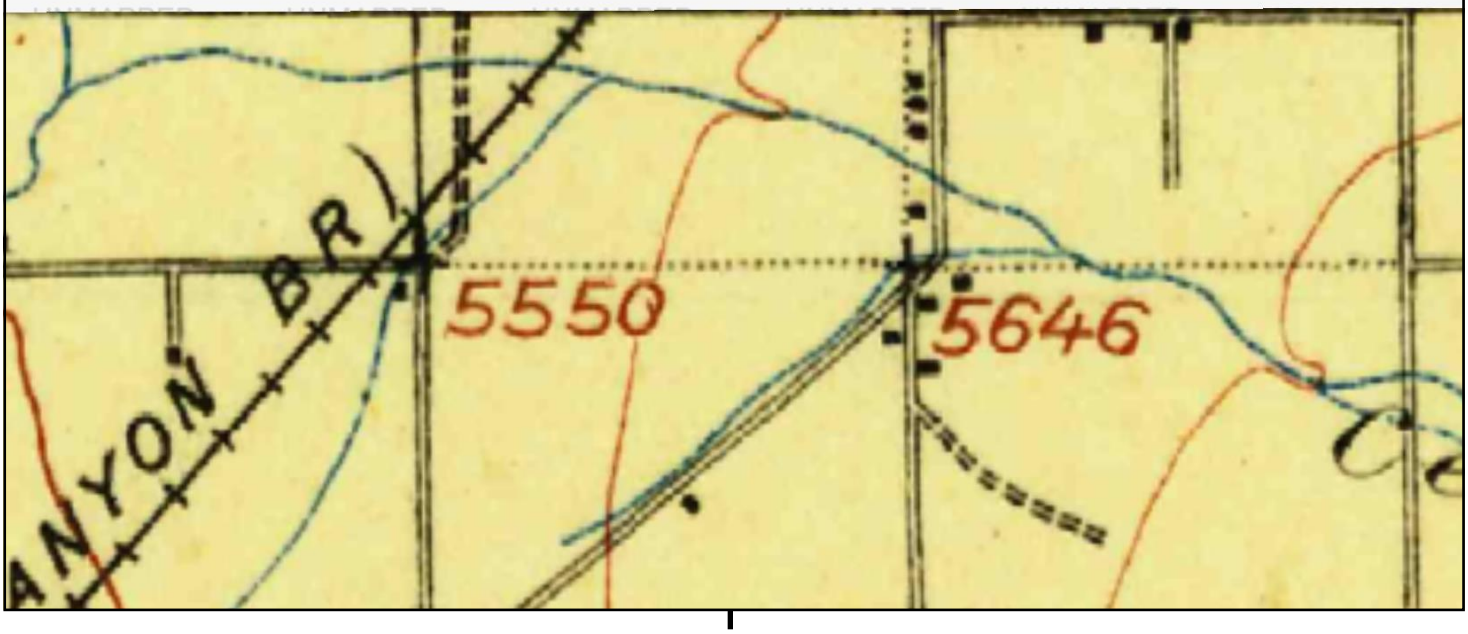
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Heber, 1955, 7.5-minute
TP, Heber City, 1955, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N



This report includes information from the following map sheet(s).

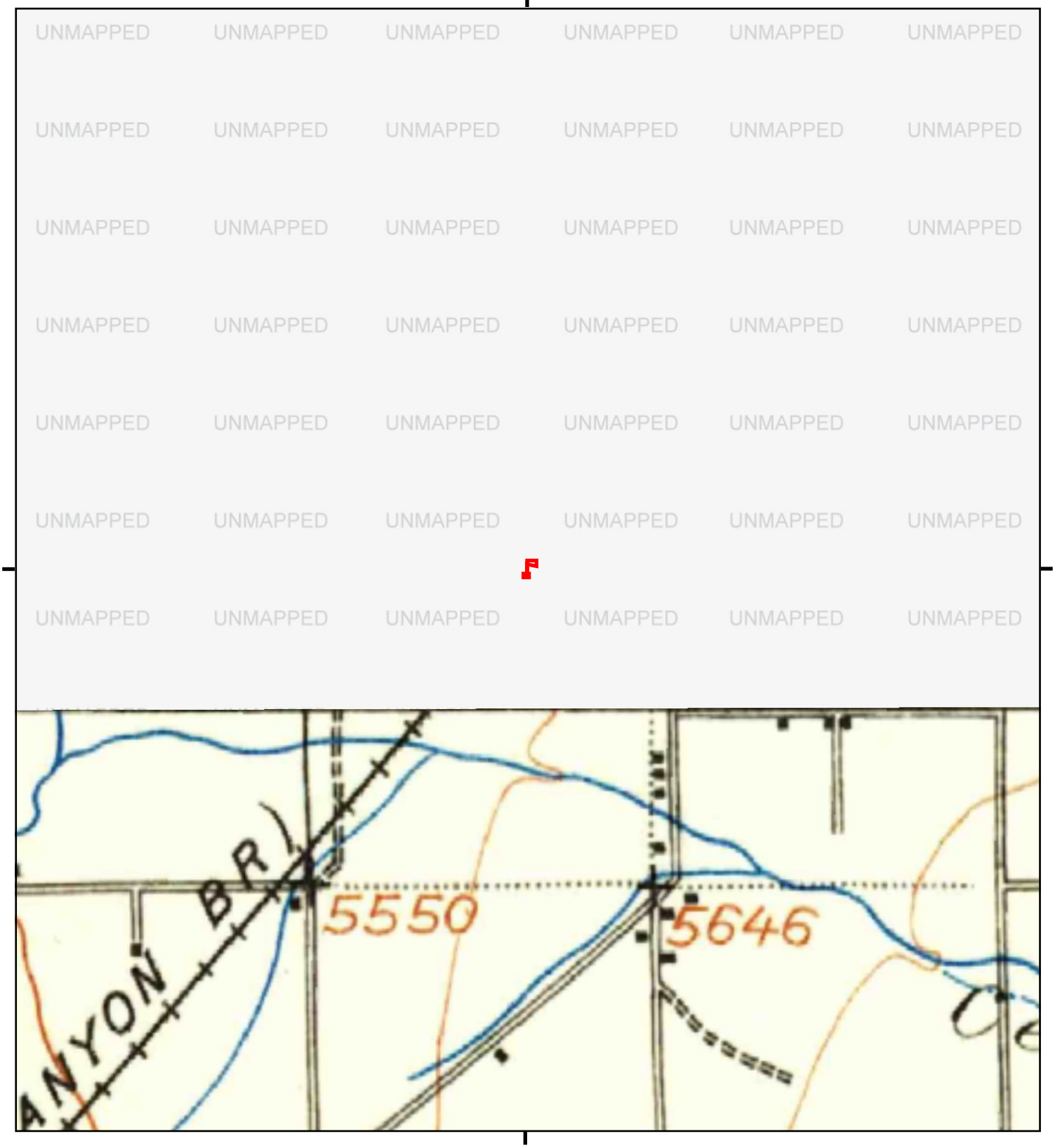
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

SE, Strawberry Valley, 1909, 30-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N



This report includes information from the following map sheet(s).

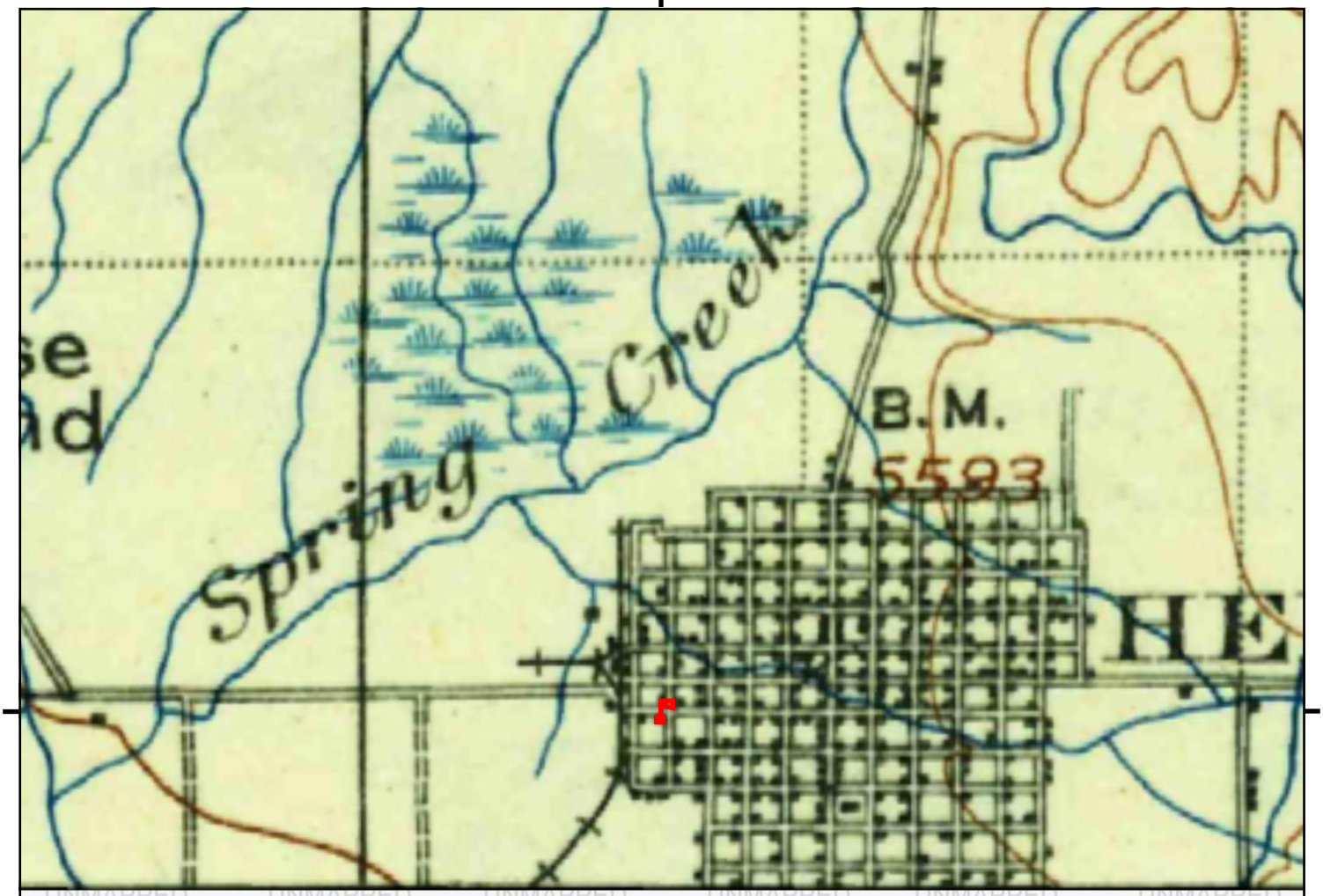
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

SE, Strawberry Valley, 1907, 30-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N



UNMAPPED

This report includes information from the following map sheet(s).

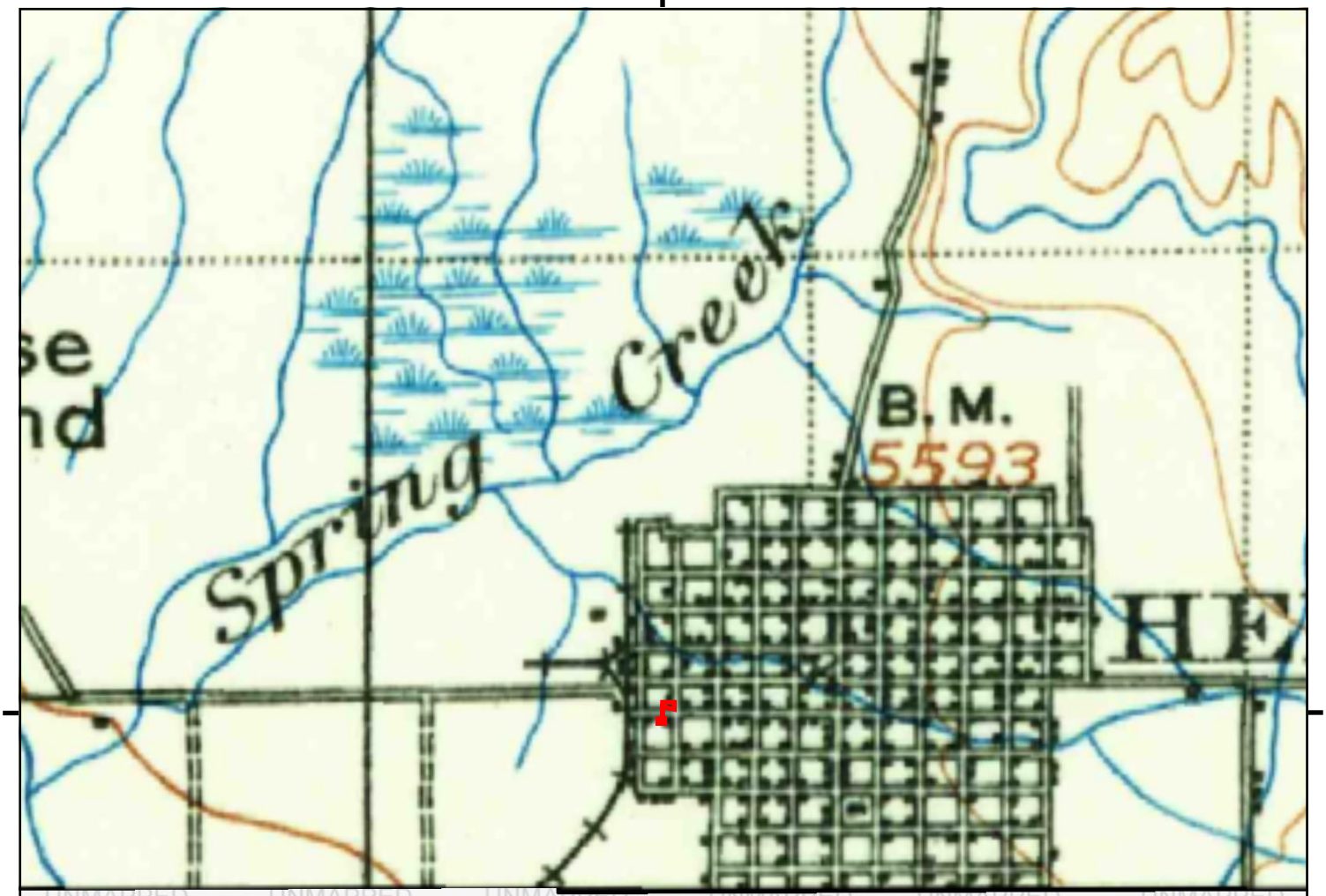
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Coalville, 1903, 30-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N



UNMAPPED

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Coalville, 1900, 30-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

West 100 South Property

415 & 435 West 100 South and 108 S 400 W

Heber City, UT 84032

Inquiry Number: 8271909.8

March 06, 2026

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/06/26

Site Name:

West 100 South Property
415 & 435 West 100 South anc
Heber City, UT 84032
EDR Inquiry # 8271909.8

Client Name:

Enviro Assessment, PC
1869 E Seltice Way, PMB 570
Post Falls, ID 83854
Contact: Steven Robinson

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Search Results:

Year	Scale	Details	Source
2024	1"=500'	Flight Year: 2024	USDA/NAIP
2021	1"=500'	Flight Year: 2021	USDA/NAIP
2018	1"=500'	Flight Year: 2018	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1997	1"=500'	Flight Year: 1997	USGS/DOQQ
1993	1"=500'	Flight Year: 1993	USGS/DOQQ
1983	1"=500'	Flight Date: September 05, 1983	USDA
1981	1"=500'	Flight Date: August 17, 1981	USDA
1978	1"=500'	Flight Date: October 05, 1978	USDA
1976	1"=500'	Flight Date: August 07, 1976	USGS
1969	1"=500'	Flight Date: October 26, 1969	USDA
1962	1"=500'	Flight Date: August 01, 1962	USDA
1953	1"=500'	Flight Date: July 03, 1953	USGS

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INQUIRY #: 8271909.8
YEAR: 2024
= 500'
N
EDR



INQUIRY #: 8271909.8

YEAR: 2021

= 500'

N

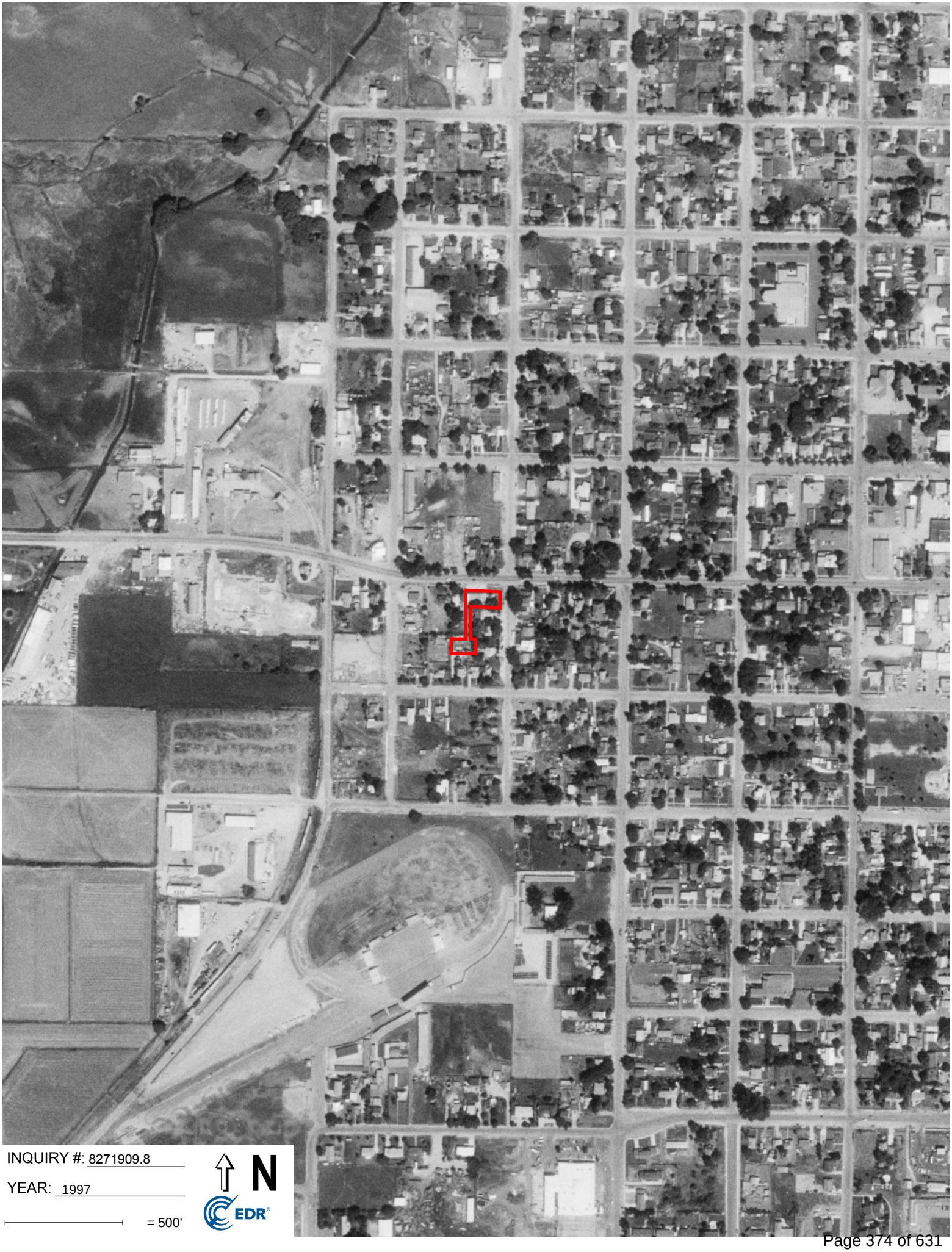
EDR


INQUIRY #: 8271909.8
YEAR: 2018
= 500'
N
EDR


INQUIRY #: 8271909.8
YEAR: 2014
= 500'
N
EDR


INQUIRY #: 8271909.8
YEAR: 2011
= 500'
N
EDR


INQUIRY #: 8271909.8
YEAR: 2006
= 500'
N
EDR



INQUIRY #: 8271909.8

YEAR: 1997

= 500'

N

EDR



INQUIRY #: 8271909.8

YEAR: 1993

= 500'

N

EDR



INQUIRY #: 8271909.8

YEAR: 1983

= 500'

N

EDR


INQUIRY #: 8271909.8
YEAR: 1981
= 500'
N
EDR



INQUIRY #: 8271909.8

YEAR: 1978

= 500'

N

EDR



INQUIRY #: 8271909.8

YEAR: 1976

= 500'

N

EDR



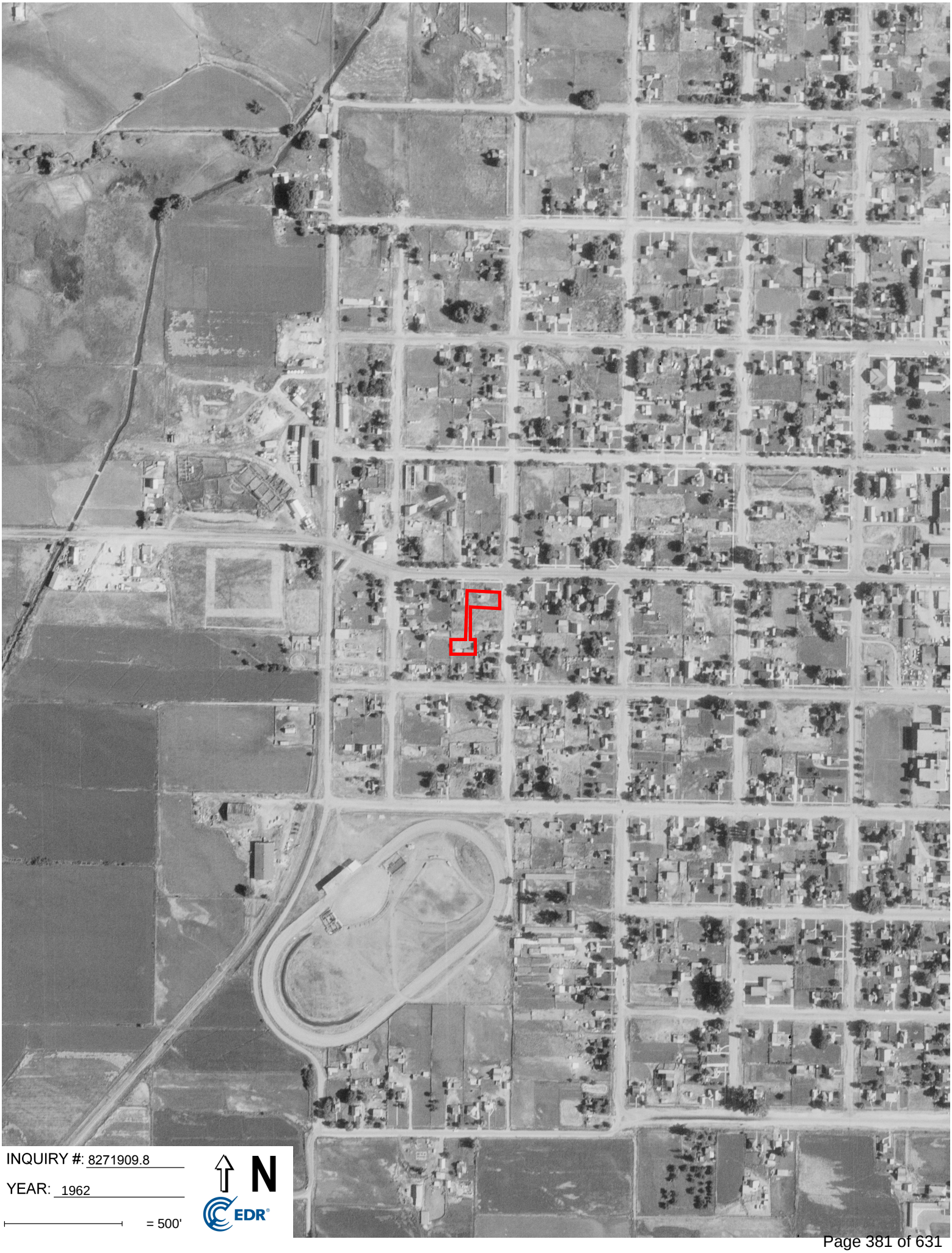
INQUIRY #: 8271909.8

YEAR: 1969

= 500'

N

EDR



INQUIRY #: 8271909.8

YEAR: 1962

= 500'

N

EDR


INQUIRY #: 8271909.8
YEAR: 1953
= 500'
N
EDR

West 100 South Property

415 & 435 West 100 South and 108 S 400 W

Heber City, UT 84032

Inquiry Number: 8271909.3

March 05, 2026

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/05/26

Site Name:

West 100 South Property
415 & 435 West 100 South anc
Heber City, UT 84032
EDR Inquiry # 8271909.3

Client Name:

Enviro Assessment, PC
1869 E Seltice Way, PMB 570
Post Falls, ID 83854
Contact: Steven Robinson

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 7551-4DA3-8807

PO # 2026-03-004

Project West 100 South Property

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 7551-4DA3-8807

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- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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LightBox City Directory Report

West 100 South Property

415 & 435 West 100 South and 108 S 400 W

Heber City, UT 84032

Inquiry Number: 8271909.5

March 5, 2026

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LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.
https://lightbox.live/environmental/analysis/c2f23470-cc77-493d-9057-0f213fc60966

SECTION

Executive Summary ---------- page 1

Findings ---------- page 3

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

The LightBox City Directory Report is designed to assist environmental professionals in evaluating potential liabilities on select properties resulting from past activities. The report includes a search of available business directory data at approximately five-year intervals.

SOURCES

Through agreements with major city directory publishers, including Cole Information, InfoUSA, and Bresser, as well as our own collections (Haines & Stewart), the LightBox City Directory Report offers comprehensive national coverage.

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This report includes a search of the following sources:

Year	Source
2024	Cole Information
2022	Cole Information
2017	Cole Information, Data Axle
2014	Cole Information, Data Axle
2010	Cole Information
2005	Cole Information, Data Axle
2000	Cole Information, Data Axle
1995	Cole Information
1992	Cole Information

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

W 100 S

425 W 100 S

2005	AUTO MECHANIC EL CHAPIN	Cole Information
2000	OCCUPANT UNKNOWN	Cole Information
1995	ARTS FOREIGN AUTO REPAIR	Cole Information
1992	ARTS AUTO REPR	Cole Information

FINDINGS

This section includes records sorted by street then year.

STREETS

W 100 S
N 500 W
S 400 W
S 500 W
W 200 S
W Center St

W 100 S

2024 Cole Information

362	WILLIAM L SHAFFER
387	Smartsbox Llc
	JACOB L HEYWOOD
390	NICHOLAS POST
447	RYLEE BECKER
457	DOMINGO GUZMAN
490	Atlas Title Insurance Llc
	MICHAEL BROWN
495	Morgans Auto Body
	KAVA L TUKUAFU
	JENNIFER S WILLIAMS
511	Tea Cup Llc
	On The Fringe Salon Corp
550	Ste A Wasatch Back Grill &Deli
	Ste B Studio 550 Llc
	Ste F Wasatch Dance Center Llc
	Ste A2 Laura Andrews Esthetics
	ALEXIS SULSER
	LUKE BODENSTEINER

W 100 S

2022 Cole Information

362	William L Shaffer
387	Jacob L Heywood
390B	Desirae Braithwaite
447	Rylee Becker
490	ATLAS TITLE

W 100 S

2022 (cont.) Cole Information

495	Jennifer Williams
511	OK3 AIR
	ON THE FRINGE SALON
	ON FRINGE SALON
550	Ste F WASATCH DANCE CENTER
	CORBIN CAR INSURANCE HEBER CITY UT
	Ste C WASATCH DEVELOPMENT CTR. PRSCHL.
	Ste A FRESH BAKERY & CAFE
	Ste C WASATCH DANCE CENTER
	Ste F WASATCH DANCE CENTER LLC
	Ste A WASATCH BACK GRILL & DELI
580	LPL FINANCIAL HOLDINGS

W 100 S

2017 Cole Information

362	JOHN T SHAFFER
387	CHRISTIAN DALTON
390B	DESIRAE BRAITHWAITE
447	RYLEE BECKER
457	DOMINGO GUZMAN
490	ATLAS TITLE INSURANCE LLC
495	RUSSELL E MORGAN
511	TEA CUP LLC
	ON THE FRINGE SALON CORP
550	WASATCH DANCE CENTER LLC
580	MOUNTAIN AMERICA FEDERAL CR UN

FINDINGS

W 100 S

2014 Cole Information

362	JOHN T SHAFFER
387	STANLEY B GILES
	JEREMY K SNYDER
430	NICK BUTTON
447	TERRA WEBSTER
457	DOMINGO GUZMAN
490	ATLAS TITLE
495	RUSSELL E MORGAN
511	ON THE FRINGE SALON
550	CHRYSALIS HAIR DESIGNS
	WASATCH DEVELOPMENT CENTER PRESCHOOL
	FRESH BAKERY CAFE
	WASATCH BACK GRILL & DELI
	Ste A2 REJUVENATE DAY SPA
	WASATCH DANCE CENTER
580	MOUNTAIN AMERICA CREDIT UNION

W 100 S

2010 Cole Information

362	BILL L SHAFFER
387	STANLEY B GILES
430	NICK BUTTON
447	RYLEE BECKER
457	DOMINGO GUZMAN
490	ATLAS TITLE
495	RUSSELL E MORGAN
511	ON THE FRINGE SALON
550	WASATCH DEVELOPMENT CTR PRSCHL
	FRESH BAKERY CAFE
	Ste A2 REJUVENATE DAY SPA
	CHRYSALIS HAIR DESIGNS
	WASATCH DANCE CTR
580	MOUNTAIN AMERICA CREDIT UNION

W 100 S

2005 Cole Information

362	BILL L SHAFFER
387	STANLEY B GILES
	JEREMY K SNYDER
390	CLIFFORD JOHNSON
425	Unit 425W AUTO MECHANIC EL CHAPIN
430	RICK MARSH
457	DOMINGO GUZMAN
490	OCCUPANT UNKNOWN
495	RUSSELL E MORGAN
511	BACKCOUNTRY STORE COM
550	EMTECH OFFICE SOLUTIONS INC
	Unit 550W CHRYSALIS HAIR DESIGNS

W 100 S

2005 Data Axle

390	WASATCH WINDOW & DOOR LLC
	POST PROPERTY SVC
490	ATLAS TITLE

W 100 S

2000 Cole Information

362	BILL SHAFFER
387	STANLEY B GILES
390	S D WOODARD
425	OCCUPANT UNKNOWN
430	OCCUPANT UNKNOWN
447	WESS ROSE
457	OCCUPANT UNKNOWN
490	SNOWFIRE INN
	GAE PENSABENE
495	RUSSELL MORGAN
511	HOLLOWAY DESIGNS

FINDINGS

W 100 S

1995 Cole Information

362	SHAFFER, BILL
387	GILES, STANLEY B
390	WOODARD, S D
425	ARTS FOREIGN AUTO REPAIR
430	FIRTH, MELANIE
447	OCCUPANT UNKNOWNN
457	OCCUPANT UNKNOWNN
490	TENSABENE, G

W 100 S

1992 Cole Information

362	SHAFFER, BILL
387	GILES, STANLEY B
390	WOODARD, S D
425	ARTS AUTO REPR
430	FIRTH, MELANIE
457	SIMPSON, LARRY

FINDINGS

N 500 W

2024 Cole Information

17 JAMES R HICKS

N 500 W

2022 Cole Information

17 James R Hicks

N 500 W

2017 Cole Information

17 HICKS LEGACY INC
JIM R HICKS

N 500 W

2014 Cole Information

17 JIM R HICKS

N 500 W

2010 Cole Information

17 JIM R HICKS

N 500 W

2005 Cole Information

17 JIM HICKS

N 500 W

2000 Cole Information

17 JIM HICKS

FINDINGS

S 400 W

2024 Cole Information

35	DAVID N HILTON JR
45	ANDREW R LANGE
75	JEFFRY W THEOBALD
82	JANE K HINKSON
122	MARY V SIMMONS
142	COREY W MURRAY
147	EDWARD L MASON
155	LANCE D LARSON
164	Floor Seasons Llc
	TREVOR F WELLER
188	Mint Mobile Detailing Llc
	WENDY J KULLINGER
213	HERMAN TRINCADO

S 400 W

2022 Cole Information

45	Janna Lange
75	Jeffrey W Theobald
82	Jane K Hinkson
147	Edward L Mason
164	Trevor F Weller
165	DOWNS PLUMBING
213	Jd M Espinoza

S 400 W

2017 Cole Information

35	DAVID N HILTON
45	ANDREW R LANGE
75	REESKI INC
	JENNIFER PARKER
82	ERIC M BURTCHER
122	CORY R SIMMONS
142	TY D MCMILLAN

S 400 W

2017 (cont.) Cole Information

147	SAMMIE D GOALEN
155	LANCE D LARSON
164	FLOWER GIRLS ACCESSORIES
	TREVOR F WELLER
188	SANDRA COOKE
213	SHAWN M WILSON

S 400 W

2014 Cole Information

35	DAVID N HILTON
45	ANDREW R LANGE
75	JILL F THEOBALD
82	ROY HINKSON
122	CORY R SIMMONS
142	TY D MCMILLAN
147	LYNN E MASON
155	LANCE D LARSON
164	PATRICK D BONNER
165	SARAH M LUNDSKOG
188	OCCUPANT UNKNOWN
213	HERMAN A TRINCADO

S 400 W

2014 Data Axle

164	FLOWER GIRLS ACCESSORIES

S 400 W

2010 Cole Information

35	DAVID N HILTON
45	RENEE T CARLILE

FINDINGS

S 400 W

2010 (cont.) Cole Information

75	JEFFREY W THEOBALD
82	OCCUPANT UNKNOWN
122	JASON R CRUMPTON
142	COREY W MURRAY
147	OCCUPANT UNKNOWN
155	LANCE D LARSON
164	PATRICK D BONNER
165	OCCUPANT UNKNOWN
188	BILL R CLIFT
212	DAVE J COLLINS
213	JON M BERGER

S 400 W

2005 Cole Information

35	DAVID N HILTON
45	RALPH T CARLILE
75	OCCUPANT UNKNOWN
82	JANE K HINKSON
122	V SIMMONS
142	COREY W MURRAY
147	EDWARD L MASON
155	LORA HAFEN
165	JARED NEAL
188	BILL R CLIFT
212	DAVE J COLLINS
213	RAYMOND D MAIR
217	DAVID R MAIR

S 400 W

2000 Cole Information

35	DAVID N HILTON
45	RALPH T CARLILE
75	DUFF BERG

S 400 W

2000 (cont.) Cole Information

82	JANE HINKSON
122	TOM NIELSEN
142	MURRAY DRYWALL
	COREY MURRAY
145	OCCUPANT UNKNOWN
147	EDWARD L MASON
164	CAREY EDLER
165	OCCUPANT UNKNOWN
188	BILL R CLIFT
212	DAVE COLLINS
213	RAYMOND MAIR
217	DAVID MAIR

S 400 W

2000 Data Axle

213	BALD MOUNTAIN BUILDERS INC

S 400 W

1995 Cole Information

35	HILTON, DAVID N
45	CARLILE, RALPH T
75	PAYNE, KENT F
82	HINKSON, ROY
142	MCMILLAN, MARCY
147	MASON, EDWARD L
155	OCCUPANT UNKNOWNN
188	CLIFT, BILL R
212	OCCUPANT UNKNOWNN
213	OCCUPANT UNKNOWNN

FINDINGS

S 400 W

1992

Cole Information

35	HILTON, DAVID N
45	NEIL, R
	CARLILE, RALPH T
82	HATCH, LEO
122	SIMMONS, ROBERTA
142	STEVENS, LYNN
147	MASON, EDWARD L
155	LARSON, ALLYSON
165	SMITH, BLAIR
188	CLIFT, BILL R
212	THOMPSON, ELLA E

FINDINGS

S 500 W

2024 Cole Information

29	Universal Auto Repr Bdy Works
67	Mark Provost
	MARK PROVOST
118	Water From Moon
140	RECECCA WHEELOCK
141	CLYDE R HARDMAN
153	ROBERT A OLIVER
212	BRIAN J FLECK
215	KELLIE DAVIS

S 500 W

2022 Cole Information

21	PRO-ACTION SUSPENSION
49	B & B BAIL BONDS
67	HEBER WOOD CLASSICS
118	WATER FROM THE MOON
140	Rececca Wheelock
153	Robert Oliver
187	Morgan S Richardson
	Laura K Medlock
212	A 2 Z TRANSMISSION AND AUTO LLC
	Brian J Fleck
215	Kellie Davis

S 500 W

2017 Cole Information

29	UNIVERSAL AUTO REPR BDY WORKS
131	GAIL L ALLEN
141	ANDREW S MIDDLETON
187	MORGAN S RICHARDSON
212	JAN C PHILLIPS

S 500 W

2017 Data Axle

21	PRO-ACTION SUSPENSION
67	HEBER WOOD CLASSICS
118	WATER FROM THE MOON

S 500 W

2014 Cole Information

21	PROACTION SUSPENSION
49	B & B BAIL BONDS
67	HEBER WOOD CLASSICS
118	WATER FROM THE MOON
131	RANDY K BOWMAN
140	VERDAWN D NELSON
141	ANDREW S MIDDLETON
153	MATTHEW K DALEY
187	PAUL J STEPIEN
212	JAN C PHILLIPS
215	OCCUPANT UNKNOWN

S 500 W

2014 Data Axle

29	IBOHUNT

S 500 W

2010 Cole Information

21	HEBER APPLIANCE
29	IBOHUNT
67	HEBER WOOD CLASSICS
	ELK MEADOW CABINTERY
118	WATER FROM THE MOON
131	JERRY D BOWMAN

FINDINGS

S 500 W

2010 (cont.) Cole Information

140	VERDAWN D NELSON
141	ANDREW S MIDDLETON
153	OCCUPANT UNKNOWN
187	ROBIN WADE
212	JAN C PHILLIPS
215	OCCUPANT UNKNOWN

S 500 W

2005 Cole Information

29	Unit 29S IBOHUNT
49	Unit 49S B & B BAIL BONDS LLC
67	Unit 67S HEBER WOOD CLASSICS
131	JERRY D BOWMAN
140	VERDAWN D NELSON
141	DEBBIE MONTAGUE
212	JAN C PHILLIPS
215	OCCUPANT UNKNOWN

S 500 W

2005 Data Axle

21	HEBER HEATING
118	WATER FROM THE MOON

S 500 W

2000 Cole Information

29	IBOHUNT
49	OUT OF THE WOODS LOG FURNISHINGS
67	HEBER WOOD CLASSICS
118	WATER FROM THE MOON
140	BONNER NELSON

S 500 W

2000 (cont.) Cole Information

141	OCCUPANT UNKNOWN

S 500 W

1995 Cole Information

29	IBOHUNT
49	WRIGHT HEATING & AIR COND
67	HEBER WOOD CLASSICS
118	OCCUPANT UNKNOWNN
140	NELSON, BONNER
141	BOWMAN, ROLAND
157	JEPPESEN, K
212	MUIR, BOB
215	OCCUPANT UNKNOWNN

S 500 W

1992 Cole Information

67	HEBER WOOD CLSCS
118	PORTER, GENE C
140	NELSON, BONNER
141	BOWMAN, ROLAND
212	MUIR, BOB

FINDINGS

W 200 S

2024 Cole Information

390	MATTHEW S BARLOW
411	Cleaning Maintenance Svcs Llc
	DANIEL YANEZ
416	HAROLD A HEALEY
423	EVELYN E JENSEN
446	Rons Treasures
	RONALD D REGELIN
451	SILVINO ABARCA
460	WAYNE A DALTON
463	TIFFANY WILSON
465	JACOB M MERRYWEATHER
	WILLIAM E WALL
480	DONALD E NORTZ
490	BROOKE L CLYDE

W 200 S

2022 Cole Information

411	Daniel Yanez
416	Harold Healey
423	Jimmy M Vizina
	Evelyn Jensen
460	Wayne A Dalton
463	Michael Wilson

W 200 S

2017 Cole Information

411	CLEANING MAINTENANCE SVCS LLC
	DANIEL H YANEZ
416	HAROLD A HEALEY
423	JENIFER T VIZINA
446	RONS TREASURES
	RON D REGELIN
451	JESUS J SILVA

W 200 S

2017 (cont.) Cole Information

460	WAYNE A DALTON
463	UVALDO R RAMIREZ
480	TOM MCAFFEE
490	JOSSE LEATHAM

W 200 S

2014 Cole Information

390	JOSH D ROBERTSON
411	DANIEL H YANEZ
416	HAROLD A HEALEY
423	OCCUPANT UNKNOWN
446	LUCREZIA TORRESI
451	JESUS J SILVA
460	WAYNE A DALTON
463	UVALDO R RAMIREZ
465	OCCUPANT UNKNOWN
480	TOM MCAFFEE
490	JESSICA GRAY

W 200 S

2014 Data Axle

446	RON'S TREASURES

W 200 S

2010 Cole Information

390	JOSH ROBERTSON
411	DANIEL H YANEZ
416	HAROLD A HEALEY
423	HAROLD J JENSEN
446	RON D REGELIN

FINDINGS

W 200 S

2010 (cont.)

	Cole Information
451	JESSICA V SILVA
460	WAYNE A DALTON
463	UVALDO R RAMIREZ
465	OCCUPANT UNKNOWN
480	ROBERT BROMLEY
490	MEHMET Z BATMAZ

W 200 S

2005

	Cole Information
411	JENNIFER A ROMMEL
416	OCCUPANT UNKNOWN
423	HAROLD J JENSEN
460	DELLA F SWEATFIELD
463	OCCUPANT UNKNOWN
465	TODD B DRENNAN
480	BRIAN D AILSHIE
490	OCCUPANT UNKNOWN

W 200 S

2000

	Cole Information
390	P COLLINS
416	DON N RICHARDSON
446	JAZZ TURNBOW
455	AMY J BAUM
460	JARED R PETTIT
463	JOYCE TAFT
465	OCCUPANT UNKNOWN
490	B HACKFORD

W 200 S

1995

	Cole Information
390	COLLINS, P
416	RICHARDSON, REVA N
460	HORROCKS, RUSSELL
463	TAFT, JOYCE
465	GINES, YULETA
480	BERGIN, BETTY
490	OCCUPANT UNKNOWNN

W 200 S

1992

	Cole Information
390	COLLINS, P
416	RICHARDSON, REVA N
446	SORENSON, ANDREA
460	HORROCKS, RUSSELL
463	TAFT, JOYCE
465	GINES, YULETA
480	BERGIN, BETTY
490	HORROCKS, KENNETH

FINDINGS

W CENTER ST

2024 Cole Information

388	LISA H BURKEMO
408	THOMAS CROOK
	JALEN CROOK
424	RAY CARLILE
440	White Heart Foundation
	RYAN SAWTELLE
460	Duane Smith
	KEVIN D SMITH
490	DANIEL R BOWTHORPE
513	VIRGINIA B BARNES

W CENTER ST

2022 Cole Information

388	Thomas Burkemo
408	Jalen Crook
411	IDDDPMI APOSENTO ALTO
424	Ella Brierley
440	Ryan Sawtelle
460	Kevin D Smith
490	Daniel R Bowthorpe
513	Virginia B Barnes

W CENTER ST

2017 Cole Information

388	TOM G BURKEMO
408	JOANNE G GORE
440	CORY W ZOBELL
460	SMITH DUANE
	DUANE C SMITH
490	DAN R BAWTHORPE

W CENTER ST

2014 Cole Information

388	TOM G BURKEMO
408	JOANNE G GORE
424	DORIS F BATTY
440	NATHANAEL B MCDONALD
460	DUANE C SMITH
490	DAN R BAWTHORPE

W CENTER ST

2010 Cole Information

388	TOM G BURKEMO
440	NATHANAEL B MCDONALD
460	DUANE C SMITH
490	JAMI SNYDER
513	DICK G JENSEN

W CENTER ST

2005 Cole Information

388	LISA H JENSEN
408	DOUGLAS S CARLILE
440	AUSTIN BINGHAM
460	DUANE C SMITH
490	DAN BOWTHORPE
513	OCCUPANT UNKNOWN

W CENTER ST

2005 Data Axle

491	THOUGHTS FOR TOTS PRESCHOOL

FINDINGS

W CENTER ST

2000 Cole Information

408	DOUGLAS S CARLILE
411	HARDYS SHOP
424	THOMAS R SMITH
440	KEEPER OF THE KEYS
	DAVID BALTZAN
460	DUANE SMITH
490	R M FELT
513	JOHN E BARNES

W CENTER ST

1995 Cole Information

408	CARLILE, DOUGLAS S
411	HARDYS SHOP
424	SMITH, THOMAS R
460	SMITH, DUANE
490	FELT, R M
491	AME LABEL CORP
	KENPO KARATE
	WRIGHT HEATING & AIR COND
513	BARNES, JOHN E

W CENTER ST

1992 Cole Information

408	CARLILE, DOUGLAS S
411	HARDYS SHOP
424	SMITH, THOMAS R
440	PHILLIPS, KIRK
460	SMITH, DUANE
491	TENNCO MFG
	K&D RAWHIDE
513	BARNES, JOHN E

Planning Commission Staff Report

MEETING DATE:	7/14/2026
SUBJECT:	Consideration for a Subdivision Preliminary approval for Jordanelle Ridge Village 2 Phase 3 (Planner Aubrey Larsen)
RESPONSIBLE:	Aubrey Larsen
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Necessary Administrative Action

SUMMARY

The City has received a request for Subdivision Preliminary approval for Jordanelle Ridge Village 2 Phase 3: Pods 16, 17A, 17B, 18A, and 19.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Preliminary Plat subject to findings and conditions.

BACKGROUND

Jordanelle Ridge Village 2 Phase 3 is part of the larger Jordanelle Ridge master-planned development. The phase includes Pods 16, 17A, 17B, 18A, and 19 and will consist of 373 residential units along with associated roadways and infrastructure.

DISCUSSION

Jordanelle Ridge Village 2 Phase 3 (Pods 16, 17A, 17B, 18A, and 19) will extend Coyote View Drive and related roads northwest from Fitzgerald Road to North College Way. Encompassing approximately 343.6 acres, the development will consist of 142 single-family homes and 231 townhomes, with townhomes located in Pod 17B. The Fourth Amendment to the Development Agreement updated the project's affordable housing requirements and replaced the previous designation of Pod 17B as a standalone affordable housing pod with affordable housing requirements that apply across the project.

The Planning Commission serves as the Land Use Authority for approval of the Preliminary Plat under Section 18.117.016. Review of Jordanelle Ridge Village 2 Phase 3 (Pods 16, 17A, 17B, 18A, and 19) focused on consistency with the Development Agreement and key engineering and infrastructure items, including roadway phasing, drainage coordination, and access. The application requires coordination of the Coyote View Drive extension, regional drainage and canal improvements, and fire access and emergency response within a Wildland Urban Interface area. Engineering and Fire comments identify items to be addressed through final design and conditions of

approval.

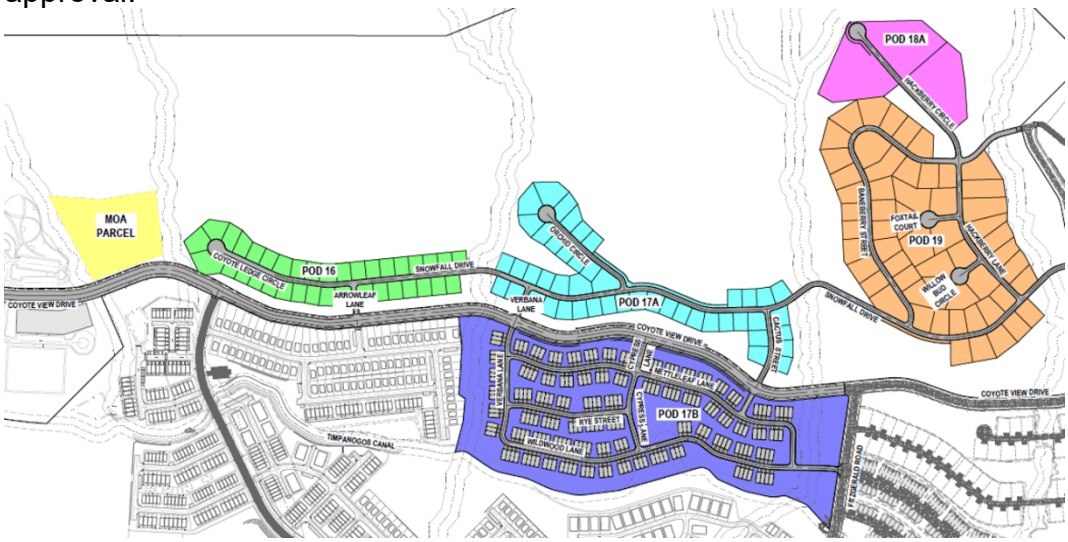


Image: Phasing Plan

FISCAL IMPACT

N/A

CONCLUSION

Staff recommends approval of Jordanelle Ridge Village 2 Phase 3: Pods 16, 17A, 17B, 18A, and 19 Subdivision Preliminary subject to the following findings and conditions:

Findings:

1. The application is consistent with the Development Agreement, including applicable amendments.
2. The application is consistent with the Development Code.
3. The Planning Commission is the Land Use Authority for Preliminary Plats.

Conditions

1. All requirements of the City Engineer shall be met.
    - Provide additional detail at the end of Coyote View Drive. Coordinate with the adjacent developers for the box culvert design and verify horizontal and vertical alignment.
    - Provide asphalt width and ROW for four lanes of traffic (12' lanes, 2' shoulders) at most north intersection.
    - Provide preliminary approval from Central Utah Water/BOR for the canal relocation.
    - Collector road shall have 10% max grade. Update plats accordingly.
2. All requirements of Wasatch County Fire shall be met.
    - Upload the road installation timeline, file 2026-06-17 JR V2 Fire and Access Exhibits-V2 WFD copy file sent via email on 6/24 form Brian Watson.
3. All requirements of the Special Services District shall be met.
    - Continue plan review with district staff and engineer.
    - Developer will need to convey water to the district and acquire will serve letter prior to final approval of project.

4. All other Code Requirements shall be met.

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

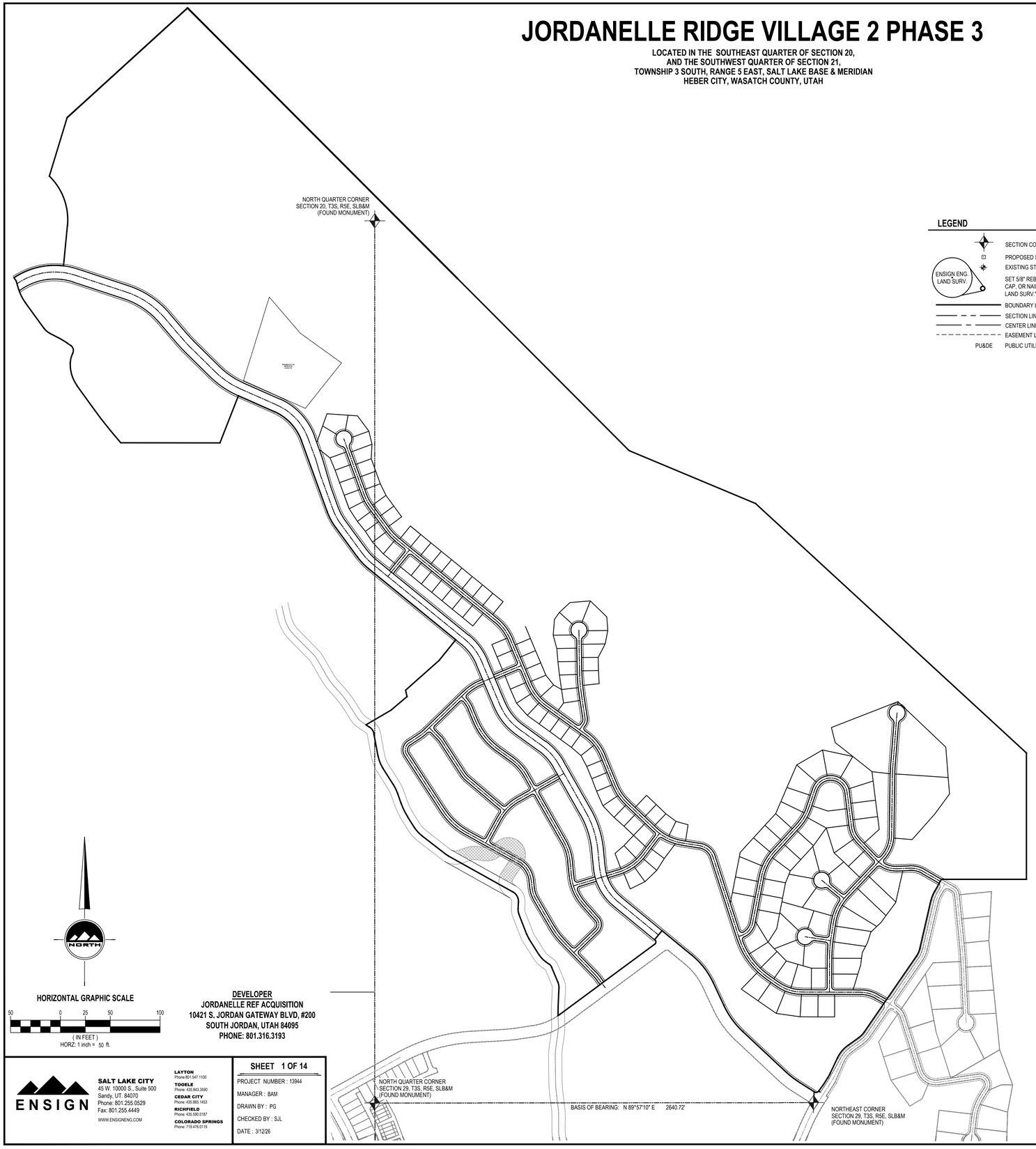
Department: Planning
Staff member: Aubrey Larsen , Planning Consultant

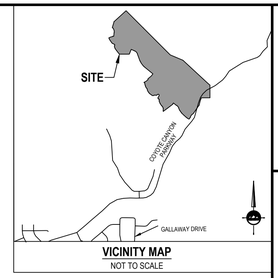
EXHIBITS

1. 106 - 2026-03-12 JR V2 Plat
2. 104 - 2026-03-12 JR V2 Phase 3 Pod Phasing Plan
3. 105 - 2026-03-12 JR V2 Phase 3 Roads
4. 112c - 2026-03-23 V2 Phase 3 - Area of Disturbance Map
5. 2026-06-15 JR Dev Report and Pod Data
6. 2026-06-17 JR V2 Fire and Access Exhibits-V2 WFD copy-Miscellaneous-v
7. Jordanelle Ridge - Fourth Amendment to MDA EXECUTED
8. PC SLIDES JRV 2 Phase 3 Sub Pre - 07142026

JORDANELLE RIDGE VILLAGE 2 PHASE 3

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH**





VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

PLAT NOTES

1. Heber City and North Village Special Service District shall have the right to install, maintain, and operate utilities above and below ground and all other related facilities within the dedicated easement identified on the plat. owner agrees it will indemnify and hold city harmless of any damages to the property within the dedicated easement resulting from maintenance and repair operations of facilities.
2. All residential parcels subject to Jordanelle Ridge Public Infrastructure District No. 2 - South Entry No 521439.
3. All proposed units in this plat are not on the same floor and all have stairs. By the definition below, buildings, units and routes (trails & pathways) are not required to meet ADA & FHA accessibility requirements, set forth in Fair Housing Act Design Manual.

   From Fair Housing Act Design Manual, April 1998:
   Buildings, units and routes (trails & pathways) considered "Covered Multifamily dwellings" are required to meet ADA & FHA accessibility requirements, set forth in the Fair Housing Act Design Manual.
   Covered Multifamily Dwellings are:
   1. all dwelling units in buildings containing four or more dwelling units if such buildings have one or more elevators, and
   2. all ground floor dwelling units in other buildings containing four or more units.

   To be a covered unit, all of the finished living space must be on the same floor, that is, be a single-story unit, such as single-story townhouses, villas, or patio apartments.
4. All trails outside of the public right-of- way and within subdivision plat are private and the responsibility of the Jordanelle Ridge Master HOA.
5. Buffer Easement dedicated to Heber City for access and protection of natural drainage easements. No structures or disturbance in this area is allowed except for approved road crossings. NVSSD facilities, storm water facilities, and trails without prior written authorization from Heber City.

Storm Drain Easement Notes:
Easement granted to Heber City. A permanent easement and right-of-way for the purpose of storm drain lines, retention and/or detention basins, manholes, boxes, and surface structures, together with the right to construct, operate, maintain, repair and replace said facilities, and the right of ingress and egress at any time for such purposes. Property owner shall not increase or decrease, nor permit to be increased or decreased, the ground elevations in said easement existing at the time this document is executed, nor construct or permit to be constructed, any permanent building, structures, fences, landscaping (other than grass), improvements, or other encroachments in said easement without prior written permission from the City. Any improvements not authorized in writing by City will be removed at property owner's expense. Any fencing allowed around or through said easement shall install twelve (12) foot minimum gates and keep easement area accessible to City. Property owner agrees on its own behalf, and on behalf of its successors in interest, that it will indemnify and hold harmless CITY for any damages to the property which result from maintenance and repair operations by CITY of its facilities within the easement; and any right to compel CITY to grade, surface, or otherwise improve or maintain said easement area.
Per the Long Term Stormwater Maintenance agreement between the Master Jordanelle Ridge 2 HOA and Heber City, recorded _____, HOA shall be responsible for all irrigation, landscaping, maintenance and cleaning within the easement.

SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 286882, as prescribed by the laws of the State of Utah. I further certify that by authority of the Owner(s), that I have made a survey of the said tract of land shown on this plat and described below, and have subdivided said tract of land into streets and easements.

PATRICK M. HARRIS
CERTIFICATE NO. 286882

DATE

BOUNDARY DESCRIPTION

Beginning at a point, said point being North 4°50'53" East 64.92 feet from the Northeast corner of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence North 57°24'33" West 120.17 feet; thence Northwesterly 85.96 feet along the arc of a 466.00 foot radius curve to the right (center bears North 32°35'27" East and the chord bears North 52°07'29" West 85.84 feet with a central angle of 10°34'08"); thence North 46°50'25" West 359.55 feet; thence Northwesterly 195.82 feet along the arc of a 516.00 foot radius curve to the right (center bears North 43°09'35" East and the chord bears North 35°58'06" West 194.65 feet with a central angle of 21°44'36"); thence North 25°05'48" West 153.97 feet; thence Northwesterly 206.41 feet along the arc of a 464.00 foot radius curve to the left (center bears South 64°54'12" West and the chord bears North 37°50'27" West 204.71 feet with a central angle of 25°29'18"); thence North 50°35'06" West 233.81 feet; thence South 39°24'54" West 71.00 feet; thence Southerly 30.08 feet along the arc of a 16.50 foot radius curve to the right (center bears South 35°10'21" West and the chord bears South 2°36'28" East 26.08 feet with a central angle of 104°26'22"); thence South 53°29'05" West 710.66 feet; thence Southwesterly 13.88 feet along the arc of a 366.00 foot radius curve to the right (center bears North 36°30'55" West and the chord bears South 54°34'17" West 13.88 feet with a central angle of 2°10'25"); thence Northerly 49.27 feet along the arc of a 665.73 foot radius curve to the right (center bears North 88°20'41" East and the chord bears North 0°27'53" East 49.26 feet with a central angle of 4°14'26"); thence North 2°35'06" East 117.55 feet; thence Northerly 35.45 feet along the arc of a 80.17 foot radius curve to the left (center bears North 87°24'54" West and the chord bears North 10°04'57" West 35.16 feet with a central angle of 25°20'06"); thence North 22°45'00" West 98.24 feet; thence Northwesterly 24.17 feet along the arc of a 42.02 foot radius curve to the left (center bears South 67°15'00" West and the chord bears North 39°13'47" West 23.84 feet with a central angle of 32°57'34"); thence North 55°42'34" West 24.27 feet; thence Northwesterly 57.61 feet along the arc of a 140.73 foot radius curve to the right (center bears North 34°17'26" East and the chord bears North 43°58'57" West 57.21 feet with a central angle of 23°27'14"); thence North 32°15'21" West 115.73 feet; thence Northwesterly 30.35 feet along the arc of a 154.16 foot radius curve to the right (center bears North 57°44'39" East and the chord bears North 26°36'55" West 30.30 feet with a central angle of 11°16'50"); thence North 20°58'30" West 130.51 feet; thence Northerly 32.59 feet along the arc of a 77.31 foot radius curve to the right (center bears North 69°01'30" East and the chord bears North 8°53'51" West 32.35 feet with a central angle of 24°09'19"); thence North 3°10'49" East 40.34 feet; thence Northwesterly 72.85 feet along the arc of a 65.22 feet radius curve to the left (center bears North 86°49'11" West and the chord bears North 28°49'05" West 69.12 feet with a central angle of 63°59'49"); thence North 60°49'00" West 446.70 feet; thence Northwesterly 13.49 feet along the arc of a 90.09 feet radius curve to the right (center bears North 29°11'00" East and the chord bears North 56°31'41" West 13.47 feet with a central angle of 08°34'38"); thence North 52°14'22" West 184.86 feet; thence Northwesterly 68.10 feet along the arc of a 195.73 foot radius curve to the right (center bears North 37°45'38" East and the chord bears North 42°16'16" West 67.76 feet with a central angle of 19°56'11"); thence North 32°18'11" West 74.61 feet; thence Northwesterly 92.04 feet along the arc of a 409.46 foot radius curve to the right (center bears North 57°41'49" East and the chord bears North 25°51'47" West 91.85 feet with a central angle of 12°52'47"); thence North 19°25'24" West 61.44 feet; thence Northwesterly 62.43 feet along the arc of a 272.11 foot radius curve to the left (center bears South 70°34'36" West and the chord bears North 25°59'44" West 62.29 feet with a central angle of 13°08'39"); thence North 32°34'03" West 112.69 feet; thence Northerly 92.09 feet along the arc of a 213.86 foot radius curve to the right (center bears North 57°25'57" East and the chord bears North 21°34'17" West 81.59 feet with a central angle of 21°59'33"); thence North 10°34'30" West 134.18 feet; thence Northwesterly 50.44 feet along the arc of a 63.10 foot radius curve to the left (center bears South 79°25'30" West and the chord bears North 33°28'41" West 49.11 feet with a central angle of 45°48'23"); thence North 56°22'53" West 24.93 feet; thence North 59°43'42" East 173.76 feet; thence North 49°46'59" East 126.86 feet; thence North 11°49'56" West 40.21 feet; thence North 48°28'48" East 268.47 feet; thence North 38°53'21" East 160.00 feet; thence North 50°47'07" West 678.54 feet; thence Northwesterly 96.86 feet along the arc of a 384.00 foot radius curve to the right (center bears North 39°12'53" East and the chord bears North 43°33'32" West 96.60 feet with a central angle of 14°27'08"); thence North 36°19'58" West 219.31 feet; thence Northwesterly 109.47 feet along the arc of a 384.00 foot radius curve to the right (center bears North 53°40'02" East and the chord bears North 28°09'56" West 109.10 feet with a central angle of 16°20'03"); thence North 19°59'55" West 453.10 feet; thence Northwesterly 247.06 feet along the arc of a 307.00 foot radius curve to the left (center bears South 70°00'05" West and the chord bears North 43°03'12" West 240.45 feet with a central angle of 46°06'34"); thence North 66°06'29" West 234.76 feet; thence South 21°24'04" West 304.46 feet; thence North 89°56'51" West 597.12 feet; thence Northwesterly 277.03 feet along the arc of a 3,029.45 foot radius curve to the right (center bears North 48°59'56" East and the chord bears North 38°22'52" West 276.93 feet with a central angle of 5°14'22"); thence North 35°45'41" West 156.57 feet; thence Northerly 144.24 feet along the arc of a 217.15 foot radius curve to the right (center bears North 54°14'19" East and the chord bears North 16°43'57" West 141.61 feet with a central angle of 38°03'30"); thence Northerly 61.47 feet along the arc of a 147.36 foot radius curve to the right (center bears South 87°42'13" East and the chord bears North 14°14'50" East 61.03 feet with a central angle of 23°54'05"); thence Northerly 52.05 feet along the arc of a 36.82 foot radius curve to the left (center bears North 63°48'08" West and the chord bears North 14°17'56" West 47.83 feet with a central angle of 80°59'37"); thence North 54°47'45" West 27.30 feet; thence Northwesterly 57.77 feet along the arc of a 418.00 foot radius curve to the left (center bears South 35°12'15" West and the chord bears North 58°45'18" West 57.72 feet with a central angle of 7°55'07"); thence North 62°42'52" West 61.07 feet; thence Northwesterly 45.57 feet along the arc of a 98.33 foot radius curve to the right (center bears North 27°17'08" East and the chord bears North 49°26'18" West 45.16 feet with a central angle of 26°32'08"); thence North 36°09'44" West 189.75 feet; thence Northwesterly 88.91 feet along the arc of a 277.42 foot radius curve to the right (center bears North 53°50'16" East and the chord bears North 26°58'53" West 88.53 feet with a central angle of 18°21'42"); thence North 16°36'49" West 55.92 feet; thence North 33°50'21" West 23.73 feet; thence Easterly 313.26 feet along the arc of a 440.00 foot radius curve to the right (center bears North 33°50'21" East and the chord bears North 76°33'25" East 306.69 feet with a central angle of 40°47'33"); thence North 5°34'06" East 242.65 feet; thence Northerly 328.14 feet along the arc of a 367.00 foot radius curve to the left (center bears North 84°25'54" West and the chord bears North 20°02'46" West 317.32 feet with a central angle of 51°13'43"); thence North 16°53'33" East 368.40 feet; thence North 47°41'05" East 980.17 feet; thence South 44°55'20" East 2,299.92 feet; thence South 44°55'20" East 1,461.64 feet; thence South 67°16'48" East 824.47 feet; thence South 47°21'19" East 2,216.25 feet; thence South 760.11 feet; thence West 511.46 feet; thence South 30°10'29" West 26.00 feet; thence Southeasterly 1.00 feet along the arc of a 18.00 foot radius curve to the right (center bears South 30°10'29" West and the chord bears South 58°13'58" East 1.00 feet with a central angle of 3°11'05"); thence South 30°10'29" West 55.61 feet; thence Southerly 60.05 feet along the arc of a 201.00 foot radius curve to the left (center bears South 59°49'31" East and the chord bears South 21°36'59" West 59.83 feet with a central angle of 17°07'01"); thence South 13°03'28" West 294.48 feet; thence Southwesterly 51.94 feet along the arc of a 139.00 foot radius curve to the right (center bears North 76°56'32" West and the chord bears South 23°45'49" West 51.64 feet with a central angle of 21°24'41"); thence South 34°28'09" West 553.72 feet; thence Southwesterly 48.55 feet along the arc of a 139.00 foot radius curve to the right (center bears North 55°31'51" West and the chord bears South 44°28'28" West 48.30 feet with a central angle of 20°00'39"); thence South 54°28'48" West 78.08 feet; thence Southwesterly 101.96 feet along the arc of a 201.00 foot radius curve to the left (center bears South 35°31'12" East and the chord bears South 39°56'53" West 100.87 feet with a central angle of 29°03'49"); thence South 25°24'58" West 104.53 feet; thence Southwesterly 27.42 feet along the arc of a 219.00 foot radius curve to the right (center bears North 64°35'02" West and the chord bears South 29°00'13" West 27.41 feet with a central angle of 7°10'29"); thence South 32°35'27" West 50.83 feet; thence South 36°21'47" West 45.60 feet; thence Westerly 28.27 feet along the arc of a 18.00 foot radius curve to the right (center bears North 57°24'33" West and the chord bears South 77°35'27" West 25.46 feet with a central angle of 90°00'00") to the point of beginning.
Contains 14,967,651 Square Feet or 343.610 Acres

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. 20_____.

CITY ENGINEER
(SEE SEAL BELOW)

MAYOR

CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE PLANNING COMMISSION OF HEBER CITY.

PLANNING DIRECTOR

CHAIR, PLANNING COMMISSION

OWNER'S DEDICATION

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

JORDANELLE RIDGE VILLAGE 2 PHASE 3

DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____A.D.

COMPANY
NAME, TITLE

DATE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____, OF _____, A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NO: _____
RESIDING IN _____ COUNTY , _____

JORDANELLE RIDGE VILLAGE 2 PHASE 3

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH**

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

NORTH VILLAGE SPECIAL SERVICE DISTRICT

ACCEPTED THIS ____ DAY OF _____ A.D., 20 ____ BY SPECIAL SERVICE DISTRICT.

NORTH VILLAGE SPECIAL SERVICE DISTRICT

COUNTY SURVEYOR

APPROVED AS TO FORM.

ROS NO._____

WASATCH COUNTY SURVEYOR

DATE

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME:_____ BOOK: _____ PAGE: _____

FEE$

DEPUTY WASATCH COUNTY RECORDER

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

DEVELOPER
JORDANELLE REF ACQUISITION
10421 S. JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095
PHONE: 801.316.3193

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

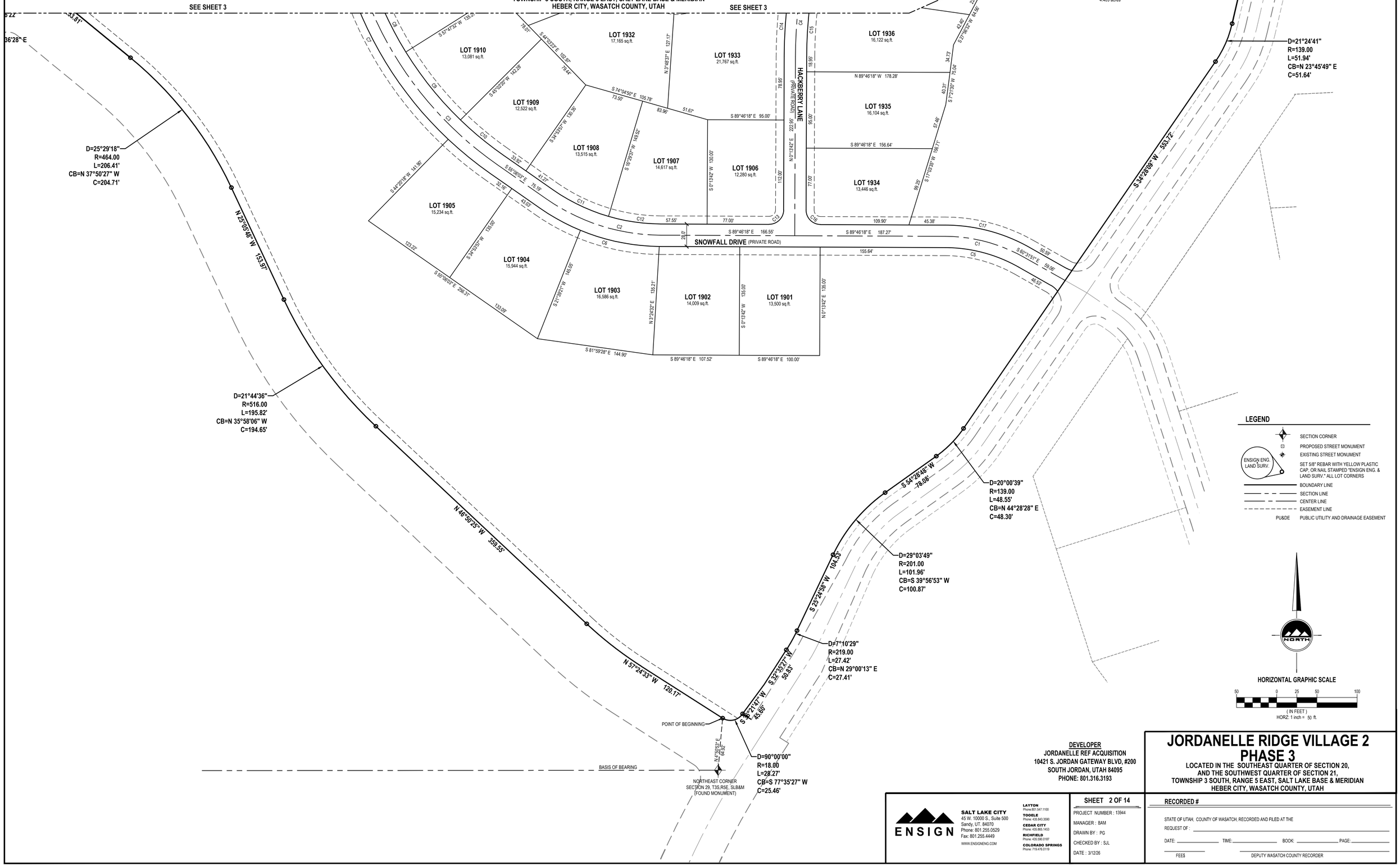
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0119

SHEET 1 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

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SOUTH JORDAN, UTAH 84095
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JORDANELLE RIDGE VILLAGE 2 PHASE 3

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SHEET 2 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

RECORDED #

STATE OF UTAH. COUNTY OF WASATCH, RECORDED AND FILED AT THE
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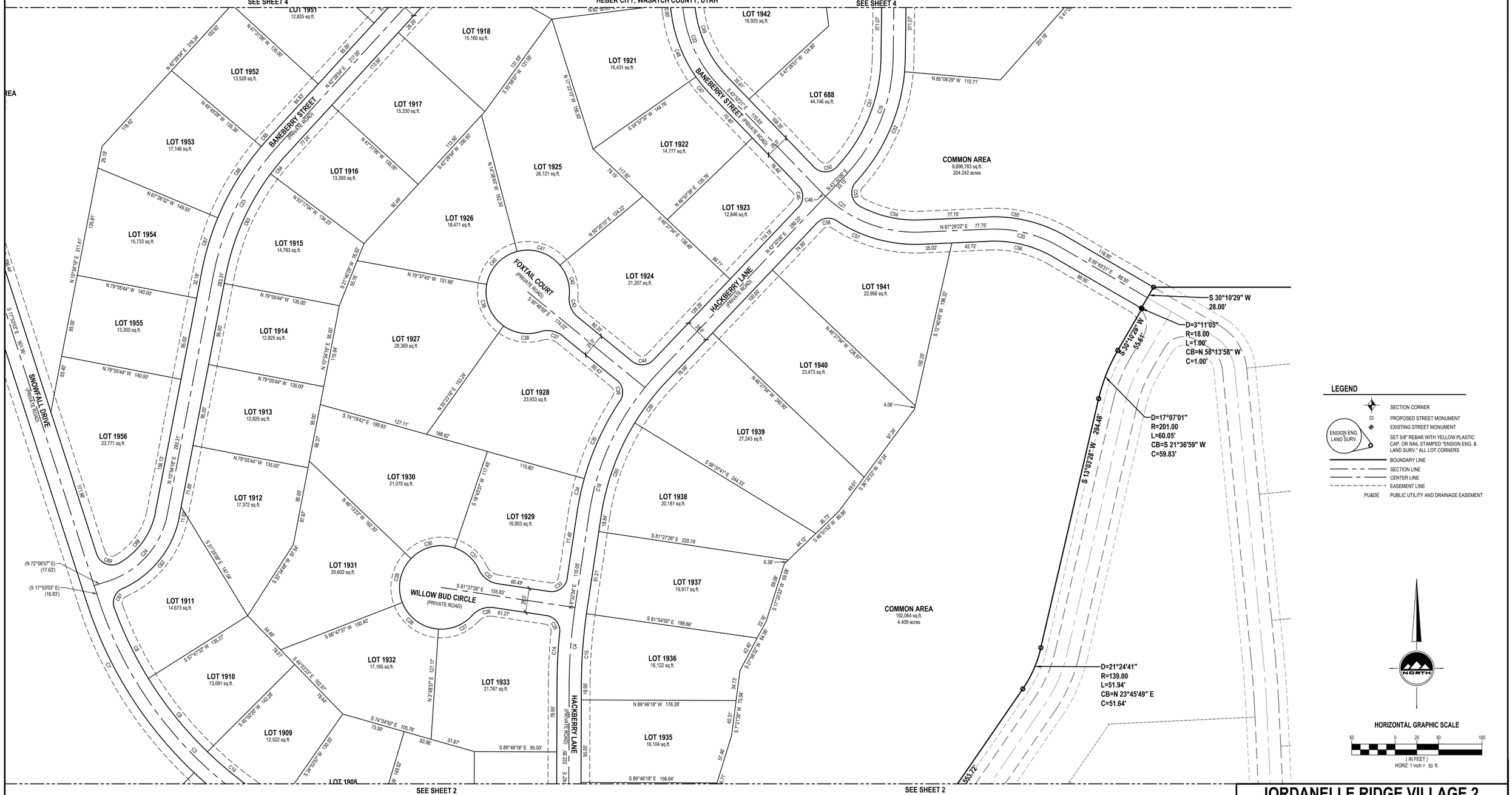
HEBER CITY, WASATCH COUNTY, UTAH



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COLORADO SPRINGS Phone: 719.476.0119

SHEET 3 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 12/5/23

RECORDED #

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AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH


SEE SHEET 5
SEE SHEET 5
SEE SHEET 8
SEE SHEET 3
SEE SHEET 3
LOT 1802
89,563 sq.ft.
LOT 1946
18,875 sq.ft.
LOT 1947
18,714 sq.ft.
COMMON AREA
8,896,783 sq.ft.
204.242 acres
LOT 1945
21,992 sq.ft.
LOT 1948
17,331 sq.ft.
LOT 1949
15,499 sq.ft.
LOT 1950
14,613 sq.ft.
LOT 1951
12,825 sq.ft.
LOT 1952
13,528 sq.ft.
LOT 1919
28,920 sq.ft.
LOT 1944
15,363 sq.ft.
LOT 1943
15,000 sq.ft.
LOT 1920
22,614 sq.ft.
LOT 1942
16,925 sq.ft.
LOT 1918
15,160 sq.ft.
LOT 1921
16,431 sq.ft.
LOT 1917
15,330 sq.ft.
LOT 688
44,746 sq.ft.
LOT 1922
14,777 sq.ft.
LOT 1916
13,393 sq.ft.
LOT 1925
26,121 sq.ft.
LOT 1923
12,846 sq.ft.
LOT 1926
18,471 sq.ft.
LOT 1915
14,783 sq.ft.
LOT 1924
21,207 sq.ft.
LOT 1941
22,956 sq.ft.
LOT 1801
97,254 sq.ft.
COMMON AREA
8,896,783 sq.ft.
204.242 acres
HACKBERRY CIRCLE
(PRIVATE ROAD)
BANEBERRY STREET
(PRIVATE ROAD)
FOXTAIL COURT
(PRIVATE ROAD)
HACKBERRY LANE
(PRIVATE ROAD)
N 51°37'26" W 134.40'
S 77°48'56" E 185.97'
N 60°16'15" E 179.68'
S 51°37'26" E 142.54'
S 83°20'17" E 109.83'
S 86°06'32" E 322.10'
S 13°13'35" E 183.22'
S 38°10'24" W 148.60'
S 41°26'21" W 207.18'
N 85°06'29" W 110.71'
S 30°10'29" W
28.00'
N 90°00'00" W 511.46'
SOUTH 760.11'
N 71°21'26" W 148.86'
N 72°12'26" E 154.61'
N 82°50'05" E 150.00'
N 71°21'26" W 102.03'
S 82°50'05" W 114.70'
N 82°50'05" E 150.00'
N 61°03'35" W 132.45'
N 82°50'05" E 137.23'
S 43°35'21" E 124.60'
N 85°07'47" E 151.16'
N 10°15'24" W 159.96'
N 49°48'53" W 157.46'
N 23°20'08" E 319.28'
N 64°15'56" W 155.41'
N 47°31'06" W 135.00'
N 47°31'06" W 135.00'
N 42°28'54" E 217.60'
N 17°24'07" W 159.59'
S 54°57'32" W 144.76'
N 68°07'08" E 135.76'
N 14°36'45" W 162.36'
N 59°20'15" E 124.22'
S 46°27'54" E 138.46'
N 79°37'45" W 151.66'
S 21°40'28" W 55.16'
N 79°05'44" W 135.00'
N 53°17'04" W 134.23'
N 47°31'06" W 135.00'
S 42°28'54" W 200.00'
S 42°28'54" E 113.56'
S 65°38'07" W 113.56'
S 42°28'54" E 113.56'
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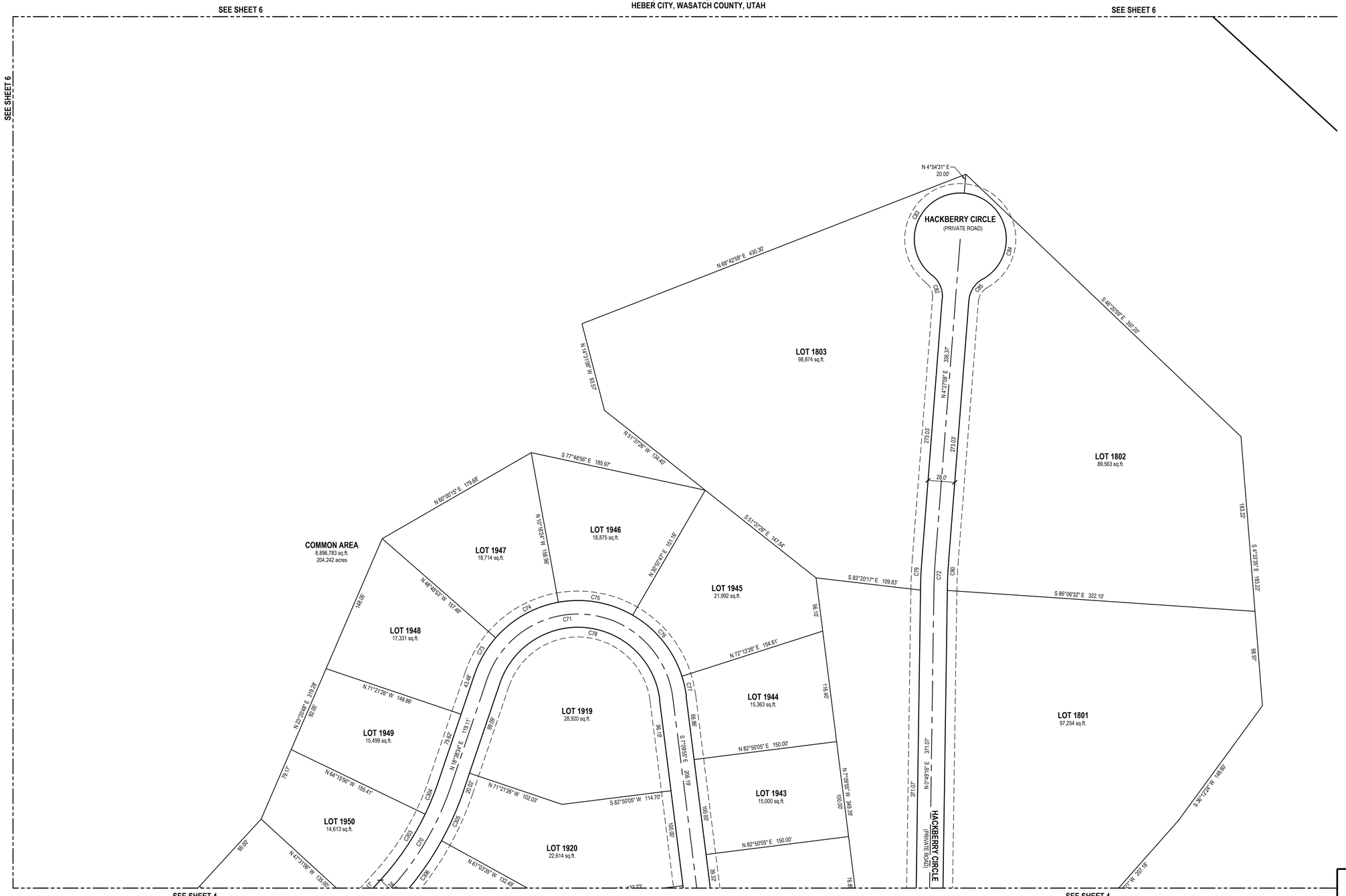
S 30°10'29" W
28.00'
N 90°00'00" W 511.46'
SOUTH 760.11'
273.03'
273.03'
28.0'
371.07'
371.07'
371.07'
371.07'
N 0°49'16" E 371.07'
N 7°09'57" W 349.39'
S 1°09'55" E 206.19'
S 1°09'55" E 206.19'
S 1°09'55" E 206.19'
N 1°09'55" W 349.39'
N 1°09'55

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



LEGEND

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- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

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SHEET 5 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

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HEBER CITY, WASATCH COUNTY, UTAH

COMMON AREA
8,896,783 sq.ft.
204.242 acres

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
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- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

JORDANELLE RIDGE VILLAGE 2 PHASE 3

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SHEET 6 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

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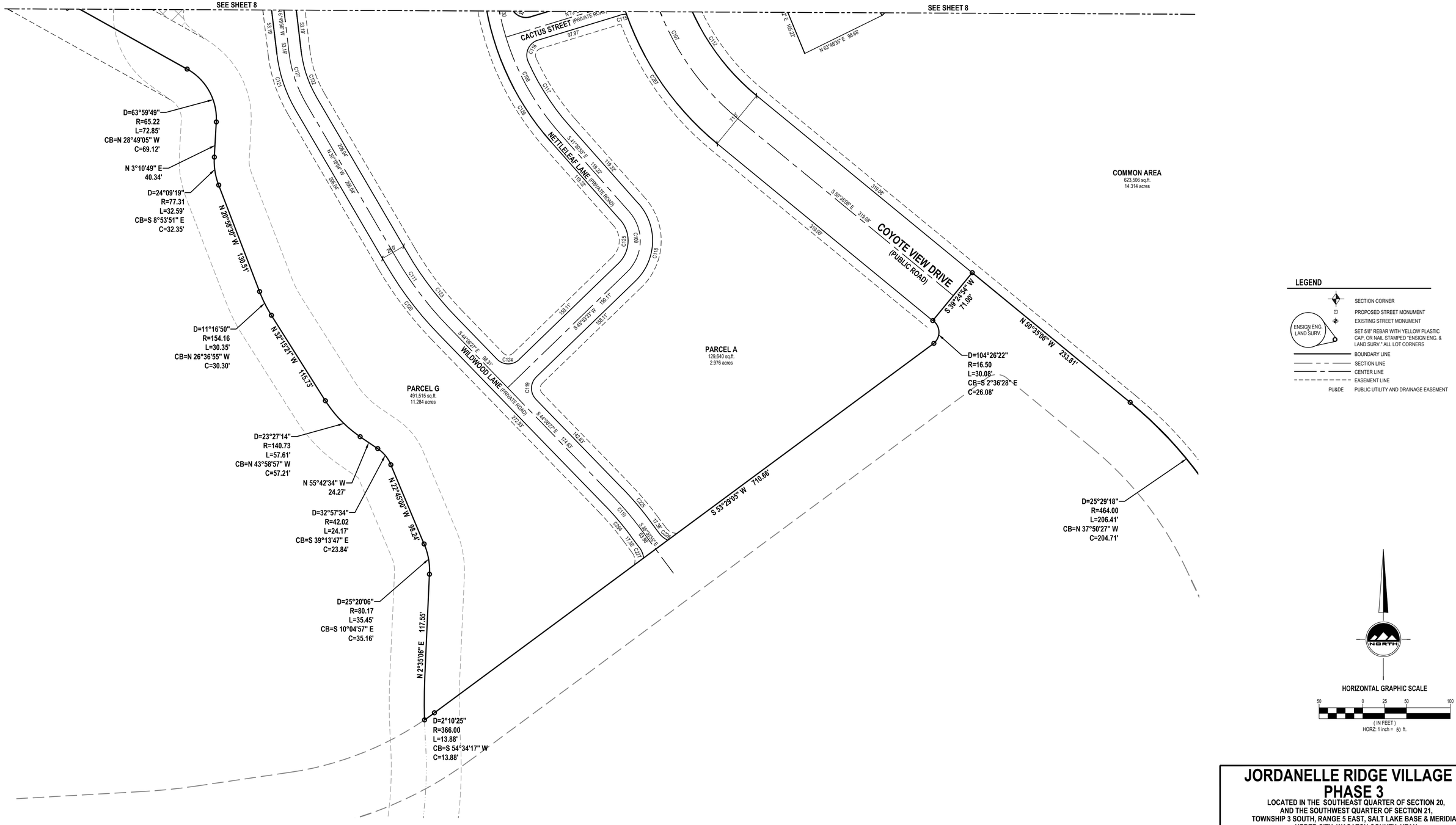

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- CENTER LINE
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- PU&DE PUBLIC UTILITY AND DRAINAGE EASEMENT

ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

JORDANELLE RIDGE VILLAGE 2 PHASE 3

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COLORADO SPRINGS
Phone: 719.476.0118

SHEET 7 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

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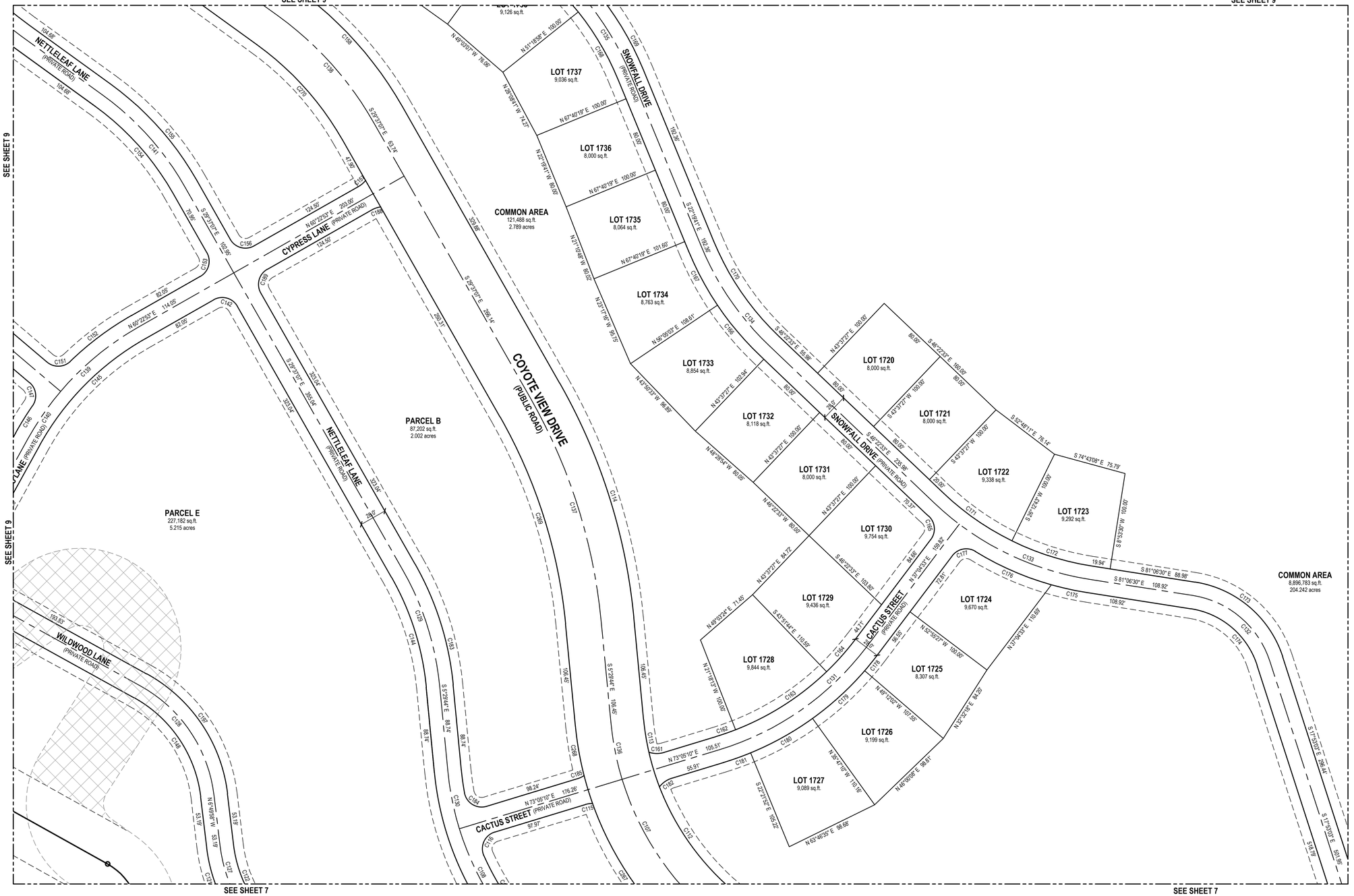

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NORTH

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
HORZ: 1 inch = 50 ft.

JORDANELLE RIDGE VILLAGE 2 PHASE 3

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SHEET 8 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

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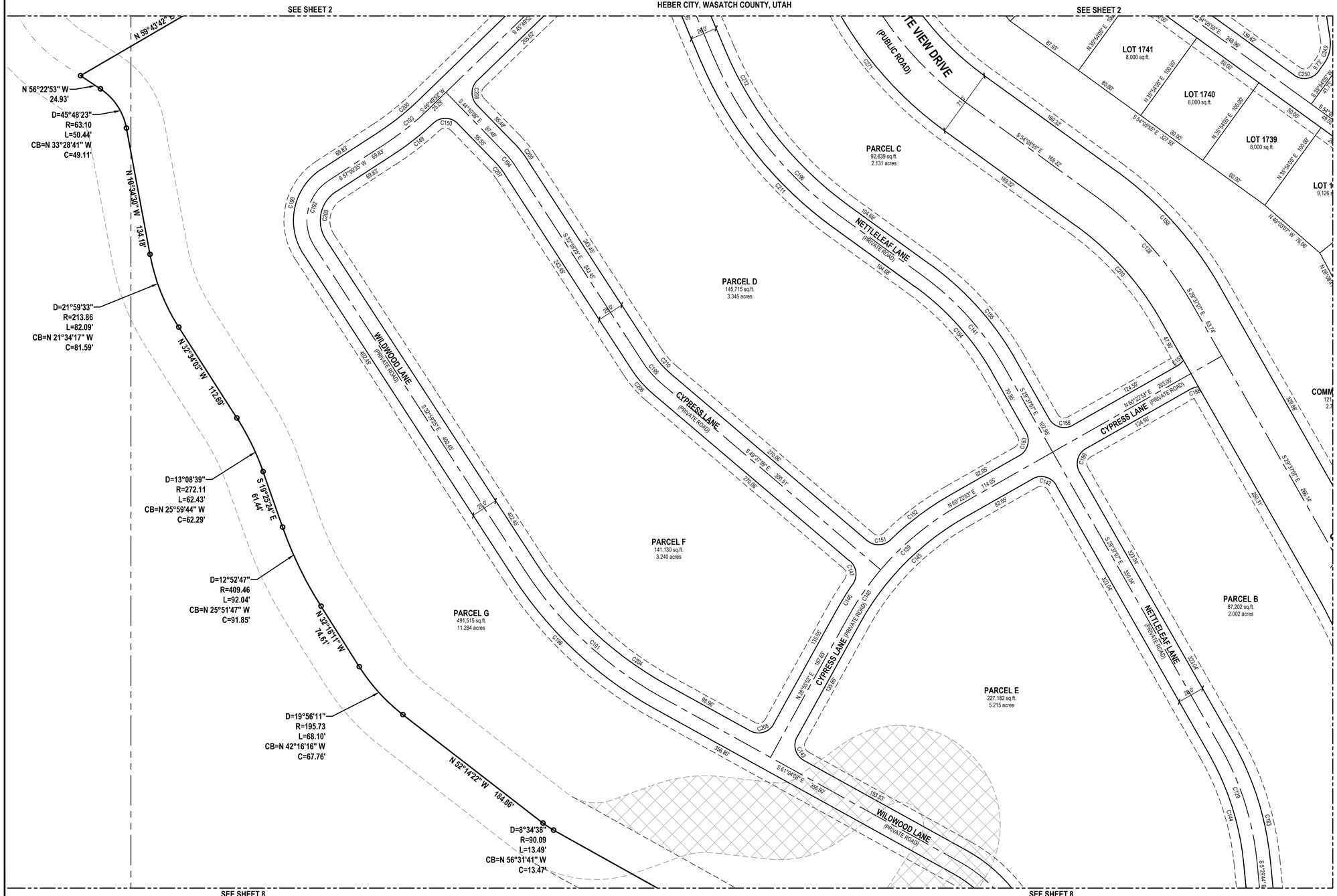

LEGEND

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- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS
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SHEET 9 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
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HEBER CITY, WASATCH COUNTY, UTAH

SEE SHEET 11
SEE SHEET 2
SEE SHEET 8
SEE SHEET 9
SEE SHEET 9

N 50°47'07" W 578.54'
S 50°47'07" E 690.27'
N 38°53'21" E 169.00'
N 48°28'48" E 268.47'
N 11°49'56" W 40.21'
N 49°46'59" E 126.86'

COYOTE VIEW DRIVE (PUBLIC ROAD)
SNOWFALL DRIVE (PRIVATE ROAD)
VERBANA LANE (PRIVATE ROAD)
ORCHID CIRCLE (PRIVATE ROAD)

LOT 1601 8,000 sq.ft.
LOT 1602 8,000 sq.ft.
LOT 1603 8,000 sq.ft.
LOT 1635 8,000 sq.ft.
LOT 1636 8,000 sq.ft.
LOT 1701 7,815 sq.ft.
LOT 1702 8,000 sq.ft.
LOT 1703 8,000 sq.ft.
LOT 1704 8,000 sq.ft.
LOT 1705 9,911 sq.ft.
LOT 1706 12,737 sq.ft.
LOT 1707 14,142 sq.ft.
LOT 1708 8,048 sq.ft.
LOT 1709 8,649 sq.ft.
LOT 1710 8,746 sq.ft.
LOT 1711 9,400 sq.ft.
LOT 1712 10,119 sq.ft.
LOT 1713 11,346 sq.ft.
LOT 1714 15,896 sq.ft.
LOT 1715 17,946 sq.ft.
LOT 1716 11,189 sq.ft.
LOT 1717 9,734 sq.ft.
LOT 1718 8,000 sq.ft.
LOT 1719 8,368 sq.ft.
LOT 1739 8,000 sq.ft.
LOT 1740 8,000 sq.ft.
LOT 1741 8,000 sq.ft.
LOT 1742 8,154 sq.ft.
LOT 1743 8,798 sq.ft.
LOT 1744 8,543 sq.ft.
LOT 1745 9,121 sq.ft.
LOT 1746 9,030 sq.ft.
LOT 1747 7,998 sq.ft.

COMMON AREA
8,896,783 sq.ft.
204.242 acres

COMMON AREA
72,231 sq.ft.
1.658 acres

COMMON AREA
8,896,783 sq.ft.
204.242 acres

PARCEL G
491,515 sq.ft.
11.284 acres

PARCEL C
92,839 sq.ft.
2.131 acres

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

JORDANELLE RIDGE VILLAGE 2 PHASE 3
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

DEVELOPER
JORDANELLE REF ACQUISITION
10421 S. JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095
PHONE: 801.316.3193

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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0119

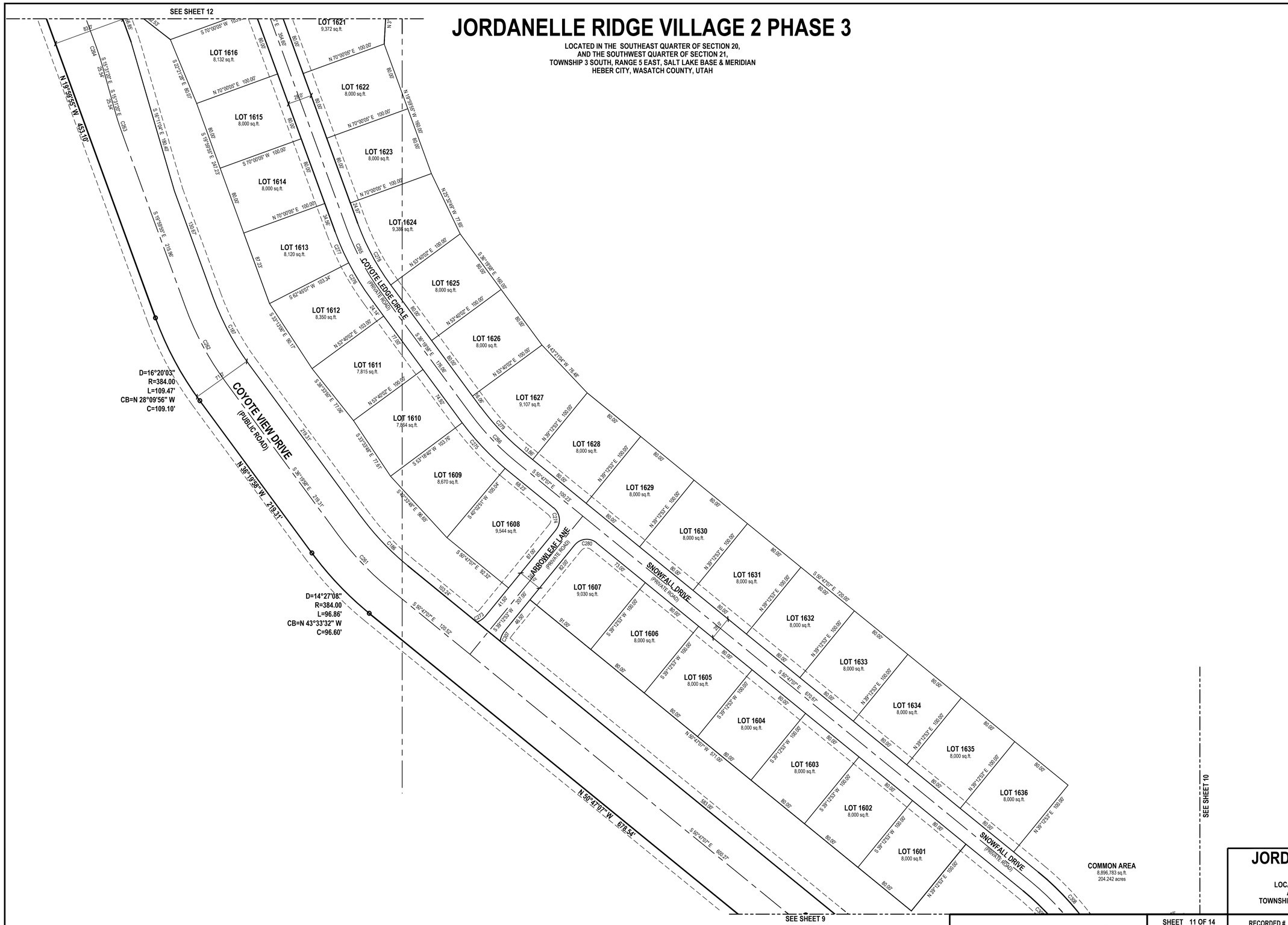
SHEET 10 OF 14
PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

RECORDED #

STATE OF UTAH COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE$ _____ DEPUTY WASATCH COUNTY RECORDER

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
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SHEET 11 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

RECORDED #

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JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
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TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

SEE SHEET 13

MONUMENTS OF THE
AMERICAS INC
00-0022-2156

COYOTE VIEW DRIVE
(PUBLIC ROAD)

N 66°06'29" W 234.76'

S 21°24'04" W 304.46'

D=46°06'34"
R=307.00
L=247.06'
CB=N 43°03'12" W
C=240.45'

N 19°59'55" W 459.10'

COYOTE LEDGE CIRCLE
(PRIVATE ROAD)

LOT 1618
13,402 sq.ft.

LOT 1619
11,651 sq.ft.

LOT 1620
10,291 sq.ft.

LOT 1621
9,372 sq.ft.

LOT 1622
8,000 sq.ft.

LOT 1623
8,000 sq.ft.

LOT 1617
18,511 sq.ft.

LOT 1616
8,132 sq.ft.

LOT 1615
8,000 sq.ft.

LOT 1614
8,000 sq.ft.

SEE SHEET 11

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS (ENSIGN ENG. LAND SURV.)
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

DEVELOPER
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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0118

SHEET 12 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

JORDANELLE RIDGE VILLAGE 2 PHASE 3
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

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JORDANELLE RIDGE VILLAGE 2 PHASE 3

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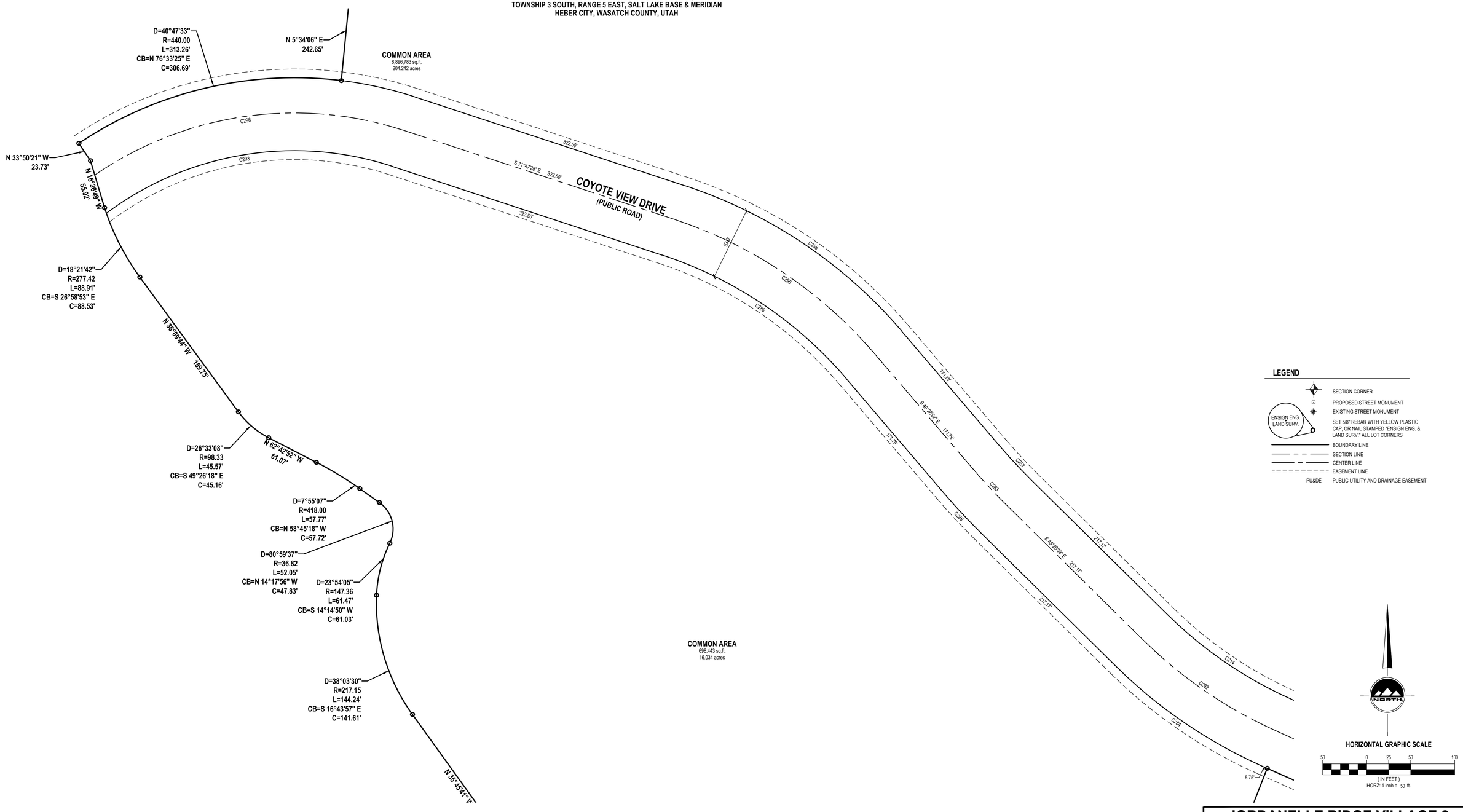
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
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- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

JORDANELLE RIDGE VILLAGE 2 PHASE 3

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SHEET 13 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	102.07'	29°14'27"	N75°09'04"W	100.97'
C2	250.00'	151.28'	34°40'15"	S72°26'10"E	148.98'
C3	450.00'	292.30'	37°13'00"	S36°29'33"E	287.19'
C4	600.00'	87.07'	8°18'51"	S4°23'08"W	86.99'
C5	186.00'	94.92'	29°14'27"	N75°09'04"W	93.90'
C6	264.00'	100.63'	21°50'22"	S78°27'09"E	100.02'
C7	464.00'	233.36'	28°48'56"	S32°17'31"E	230.91'
C8	436.00'	90.08'	11°50'16"	S25°46'16"E	89.92'
C9	436.00'	108.76'	14°17'32"	S38°50'10"E	108.48'
C10	436.00'	69.39'	9°07'08"	S50°32'29"E	69.32'
C11	236.00'	76.79'	18°38'35"	S64°25'20"E	76.45'
C12	236.00'	66.02'	16°01'40"	S81°45'28"E	65.80'
C13	18.00'	28.27'	90°00'00"	N45°13'42"E	25.46'
C14	614.00'	58.54'	5°27'47"	S2°57'36"W	58.52'
C15	586.00'	80.51'	7°52'18"	S4°09'51"W	80.45'
C16	18.00'	28.27'	90°00'00"	S44°46'18"E	25.46'
C17	214.00'	109.21'	29°14'27"	N75°09'04"W	108.03'
C18	300.00'	183.22'	34°59'33"	S26°02'20"W	180.39'
C19	200.00'	149.10'	42°42'51"	N22°10'41"E	145.67'
C20	150.00'	85.57'	32°41'08"	N76°10'04"W	84.41'
C21	150.00'	120.55'	46°02'45"	S69°29'16"E	117.33'
C22	150.00'	96.10'	36°42'26"	S25°31'08"E	94.46'
C23	300.00'	165.34'	31°34'39"	S26°41'35"W	163.25'
C24	100.00'	106.83'	61°12'41"	N41°30'36"E	101.83'
C25	18.00'	27.38'	87°08'56"	N37°52'59"W	24.81'
C26	28.00'	27.59'	56°27'08"	S70°18'59"W	26.49'
C27	48.00'	43.33'	51°43'12"	N67°57'01"E	41.87'
C28	48.00'	54.44'	64°59'00"	S53°41'53"E	51.57'
C29	48.00'	54.44'	64°59'00"	S11°17'07"W	51.57'
C30	48.00'	54.44'	64°59'00"	S76°16'07"W	51.57'
C31	48.00'	38.73'	46°14'05"	N48°07'21"W	37.69'
C32	28.00'	27.59'	56°27'08"	S53°13'52"E	26.49'
C33	18.00'	28.27'	90°00'00"	N53°32'34"E	25.46'
C34	314.00'	39.07'	7°07'44"	S12°06'26"W	39.04'
C35	314.00'	98.72'	18°00'52"	S24°40'44"W	98.32'
C36	18.00'	26.54'	84°28'08"	N8°32'55"W	24.20'
C37	28.00'	27.59'	56°27'08"	N79°00'33"W	26.49'
C38	48.00'	44.09'	52°37'22"	S80°55'26"E	42.55'
C39	48.00'	54.44'	64°59'00"	S22°07'14"E	51.57'
C40	48.00'	54.44'	64°59'00"	S42°51'45"W	51.57'
C41	48.00'	54.44'	64°59'00"	N72°09'15"W	51.57'
C42	48.00'	37.98'	45°19'54"	N16°59'48"W	36.99'
C43	28.00'	27.59'	56°27'08"	S22°33'25"E	26.49'
C44	18.00'	26.92'	85°40'55"	N86°22'34"E	24.48'
C45	18.00'	27.46'	87°24'27"	N0°10'07"W	24.87'
C46	150.00'	6.79'	2°35'33"	S45°10'07"E	6.79'
C47	164.00'	25.28'	8°49'52"	S39°27'25"E	25.25'
C48	164.00'	79.79'	27°52'34"	S21°06'12"E	79.01'
C49	136.00'	87.13'	36°42'26"	S25°31'08"E	85.65'
C50	18.00'	29.11'	92°39'12"	N89°48'03"E	26.04'
C51	186.00'	138.47'	42°39'11"	N22°08'51"E	135.29'
C52	214.19'	141.06'	37°44'01"	N23°45'53"E	138.53'
C53	18.00'	33.22'	105°44'06"	S9°19'57"E	28.70'
C54	136.00'	71.95'	30°18'39"	S77°21'19"E	71.11'
C55	164.00'	93.56'	32°41'08"	N76°10'04"W	92.29'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C56	136.00'	77.58'	32°41'08"	N76°10'04"W	76.54'
C57	164.00'	102.81'	35°55'09"	S74°33'04"E	101.14'
C58	18.00'	25.09'	79°52'24"	S83°28'18"W	23.11'
C59	286.00'	60.71'	12°09'47"	S37°27'13"W	60.60'
C60	286.00'	113.96'	22°49'46"	S19°57'27"W	113.20'
C61	18.00'	26.90'	85°36'45"	S22°57'15"W	24.46'
C62	114.00'	109.15'	54°51'21"	N38°19'56"E	105.02'
C63	286.00'	128.84'	25°48'41"	S23°48'36"W	127.75'
C64	286.00'	28.78'	5°45'58"	S39°35'55"W	28.77'
C65	314.00'	12.64'	2°18'22"	S41°19'43"W	12.64'
C66	314.00'	96.55'	17°37'04"	S31°22'00"W	96.17'
C67	314.00'	63.86'	11°39'12"	S16°43'52"W	63.75'
C68	86.00'	73.57'	49°00'55"	N35°24'43"E	71.35'
C69	18.00'	32.11'	102°11'46"	S68°58'56"E	28.02'
C70	300.00'	124.82'	23°50'20"	N30°33'44"E	123.92'
C71	100.00'	269.12'	154°11'31"	N84°15'40"W	194.95'
C72	500.00'	31.69'	3°37'52"	S2°38'12"W	31.68'
C73	114.00'	44.85'	22°32'33"	S29°54'51"W	44.56'
C74	114.00'	76.68'	38°32'28"	S60°27'21"W	75.25'
C75	114.00'	80.39'	40°24'12"	N80°04'19"W	78.73'
C76	114.00'	83.72'	42°04'39"	N38°49'53"W	81.85'
C77	114.00'	21.15'	10°37'39"	N12°28'44"W	21.11'
C78	86.00'	231.44'	154°11'31"	N84°15'40"W	167.66'
C79	514.00'	32.58'	3°37'52"	S2°38'12"W	32.57'
C80	486.00'	30.80'	3°37'52"	S2°38'12"W	30.80'
C82	28.00'	27.59'	56°27'08"	N23°46'26"W	26.49'
C83	48.00'	123.07'	146°54'32"	S21°27'16"W	92.02'
C84	48.00'	122.31'	145°59'45"	N12°05'36"W	91.80'
C85	28.00'	27.59'	56°27'08"	S32°40'42"W	26.49'
C107	300.00'	176.30'	33°40'16"	S33°44'58"E	173.78'
C108	300.00'	127.69'	24°23'14"	S29°19'19"E	126.73'
C109	50.00'	76.28'	87°24'28"	N2°11'19"E	69.09'
C110	300.00'	166.35'	31°46'14"	N38°12'48"W	164.23'
C110	350.00'	46.38'	7°35'32"	N40°18'41"W	46.34'
C111	400.00'	96.62'	13°50'24"	S37°11'16"E	96.39'
C112	266.00'	137.48'	29°36'45"	S35°46'43"E	135.95'
C113	266.00'	34.17'	7°21'34"	S9°10'31"E	34.14'
C114	609.50'	256.61'	24°07'22"	N17°33'26"W	254.72'
C115	25.50'	7.70'	17°17'51"	S81°44'06"W	7.67'
C116	18.00'	30.50'	97°05'58"	S24°32'11"W	26.98'
C117	286.00'	87.36'	17°30'07"	S32°45'52"E	87.02'
C118	64.00'	97.64'	87°24'28"	N2°11'19"E	88.44'
C119	18.00'	28.27'	90°00'00"	S0°53'33"W	25.46'
C120	414.00'	100.00'	13°50'24"	S37°11'16"E	99.76'
C121	164.00'	67.08'	23°26'05"	S18°33'01"E	66.61'
C122	136.00'	55.63'	23°26'05"	S18°33'01"E	55.24'
C123	386.00'	93.24'	13°50'24"	S37°11'16"E	93.01'
C124	18.00'	28.27'	90°00'00"	S89°06'27"E	25.46'
C125	36.00'	54.92'	87°24'28"	N2°11'19"E	49.75'
C126	314.00'	197.40'	36°01'11"	S23°30'20"E	194.17'
C127	150.00'	61.35'	23°26'05"	S18°33'01"E	60.93'
C128	150.00'	141.99'	54°14'10"	N33°57'03"W	136.75'
C129	300.00'	126.31'	24°07'22"	N17°33'26"W	125.38'
C130	300.00'	60.91'	11°37'58"	S11°18'43"E	60.80'
C131	300.00'	188.55'	36°00'37"	N55°04'52"E	185.46'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C132	100.00'	110.35'	63°13'27"	N49°29'46"W	104.83'
C133	300.00'	181.86'	34°43'57"	S63°44'31"E	179.09'
C134	300.00'	125.91'	24°02'51"	S34°21'07"E	124.99'
C135	300.00'	166.35'	31°46'14"	N38°12'48"W	164.23'
C136	300.00'	59.79'	11°25'05"	S11°12'17"E	59.69'
C137	575.50'	242.30'	24°07'22"	N17°33'26"W	240.51'
C138	350.00'	149.54'	24°28'48"	N41°51'31"W	148.41'
C139	300.00'	104.80'	20°00'52"	S50°22'27"W	104.26'
C140	300.00'	59.88'	11°26'09"	S34°38'57"W	59.78'
C141	300.00'	128.18'	24°28'48"	N41°51'31"W	127.20'
C142	18.00'	28.27'	90°00'00"	N74°37'07"W	25.46'
C143	18.00'	28.27'	90°00'00"	S16°04'08"E	25.46'
C144	286.00'	120.41'	24°07'22"	N17°33'26"W	119.53'
C145	286.00'	156.99'	31°27'01"	S44°39'23"W	155.03'
C146	314.00'	32.36'	5°54'17"	S31°53'01"W	32.35'
C147	18.00'	26.54'	84°28'08"	N7°23'55"W	24.20'
C148	136.00'	128.74'	54°14'10"	N33°57'03"W	123.98'
C149	314.00'	54.92'	10°01'15"	N51°59'57"E	54.85'
C150	18.00'	27.91'	88°50'32"	N88°35'24"W	25.20'
C151	18.00'	26.54'	84°28'08"	N88°07'57"E	24.20'
C152	314.00'	79.37'	14°29'00"	S53°08'23"W	79.16'
C153	18.00'	28.27'	90°00'00"	N15°22'53"E	25.46'
C154	286.00'	122.20'	24°28'48"	N41°51'31"W	121.27'
C155	314.00'	134.16'	24°28'48"	N41°51'31"W	133.14'
C156	18.00'	28.27'	90°00'00"	S74°37'07"E	25.46'
C157	25.50'	9.73'	21°52'22"	N49°26'42"E	9.68'
C158	384.00'	164.07'	24°28'48"	N41°51'31"W	162.82'
C159	316.00'	172.52'	31°16'50"	S38°27'30"E	170.39'
C160	384.00'	187.44'	27°58'02"	N36°48'06"W	185.58'
C161	25.50'	15.95'	35°50'08"	S88°59'46"E	15.69'
C162	286.00'	21.91'	4°23'24"	N70°53'29"E	21.91'
C163	286.00'	112.60'	22°33'31"	N57°25'01"E	111.88'
C164	286.00'	45.23'	9°03'43"	N41°36'25"E	45.19'
C165	18.00'	26.54'	84°28'08"	N5°09'31"W	24.20'
C166	314.00'	68.28'	12°27'36"	S40°08'45"E	68.15'
C167	314.00'	63.50'	11°35'16"	S28°07'19"E	63.40'
C168	286.00'	81.64'	16°21'20"	N30°30'22"W	81.36'
C169	314.00'	174.11'	31°46'14"	N38°12'48"W	171.89'
C170	286.00'	120.04'	24°02'51"	S34°21'07"E	119.16'
C171	286.00'	86.92'	17°24'44"	S55°04'55"E	86.58'
C172	286.00'	86.46'	17°19'13"	S72°26'53"E	86.13'
C173	114.00'	125.80'	63°13'27"	N49°29'46"W	119.51'
C174	86.00'	94.90'	63°13'27"	N49°29'46"W	90.16'
C175	314.00'	37.79'	6°53'46"	S77°39'37"E	37.77'
C176	314.00'	86.35'	15°45'25"	S66°20'01"E	86.08'
C177	18.00'	26.54'	84°28'08"	S79°18'37"W	24.20'
C178	314.00'	20.41'	3°43'25"	N38°56'16"E	20.40'
C179	314.00'	73.52'	13°24'52"	N47°30'24"E	73.35'
C180	314.00'	73.56'	13°25'18"	N60°55'29"E	73.39'
C181	314.00'	29.87'	5°27'02"	N70°21'39"E	29.86'
C182	25.50'	15.95'	35°50'08"	S55°10'07"W	15.69'
C183	314.00'	132.20'	24°07'22"	N17°33'26"W	131.23'
C184	18.00'	30.35'	96°36'57"	S58°36'21"E	26.88'
C185	25.50'	7.70'	17°17'51"	N64°26'15"E	7.67'
C186	313.00'	78.95'	14°27'08"	S43°33'32"E	78.74'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C187	313.00'	89.23'	16°20'03"	S28°09'56"E	88.93'
C188	25.50'	9.73'	21°52'22"	S71°19'05"W	9.68'
C189	18.00'	28.27'	90°00'00"	S15°22'53"W	25.46'
C190	214.00'	66.21'	17°43'37"	N31°40'53"W	65.95'
C191	400.00'	196.02'	28°04'42"	S47°01'47"E	194.07'
C192	50.00'	78.54'	90°00'00"	S12°00'35"W	70.71'
C193	300.00'	58.53'	11°10'43"	N51°25'13"E	58.44'
C194	100.00'	19.51'	11°10'43"	N38°34'47"W	19.48'
C195	100.00'	29.05'	16°38'33"	S41°18'42"E	28.94'
C196	400.00'	218.38'	31°16'50"	S38°27'30"E	215.68'
C197	164.00'	155.24'	54°14'10"	N33°57'03"W	149.51'
C198	414.00'	202.89'	28°04'42"	S47°01'47"E	200.86'
C199	64.00'	100.53'	90°00'00"	S12°00'35"W	90.51'
C200	286.00'	55.80'	11°10'43"	N51°25'13"E	55.71'
C201	18.00'	27.21'	86°34'47"	S2°45'12"W	24.69'
C202	286.00'	105.48'	21°07'50"	S56°37'00"W	104.88'
C203	36.00'	56.55'	90°00'00"	S12°00'35"W	50.91'
C204	386.00'	189.16'	28°04'42"	S47°01'47"E	187.28'
C205	18.00'	28.27'	90°00'00"	N73°55'52"E	25.46'
C206	114.00'	33.11'	16°38'33"	S41°18'42"E	33.00'
C207	86.00'	16.78'	11°10'43"	N38°34'47"W	16.75'
C208	18.00'	28.27'	90°00'00"	S0°49'52"W	25.46'
C209	114.00'	22.24'	11°10'43"	N38°34'47"W	22.21'
C210	86.00'	24.98'	16°38'33"	S41°18'42"E	24.89'
C211	414.00'	226.02'	31°16'50"	S38°27'30"E	223.23'
C212	386.00'	210.74'	31°16'50"	S38°27'30"E	208.13'
C213	390.00'	313.86'	46°06'34"	N43°03'12"W	305.46'
C214	475.00'	172.09'	20°45'31"	S55°43'43"E	171.16'
C215	200.00'	74.53'	21°21'04"	N33°29'36"W	74.10'
C216	300.00'	111.79'	21°21'04"	S56°30'24"W	111.15'
C217	350.00'	191.08'	31°16'50"	S38°27'30"E	188.72'
C218	350.00'	170.84'	27°58'02"	N36°48'06"W	169.15'
C219	50.00'	38.86'	44°32'02"	N13°38'04"E	37.89'
C220	1000.00'	136.82'	7°50'22"	S4°42'47"E	136.72'
C221	300.00'	163.79'	31°16'50"	S38°27'30"E	161.76'
C222	300.00'	146.44'	27°58'02"	N36°48'06"W	144.99'
C223	18.00'	29.85'	95°00'26"	N86°39'56"W	26.54'
C224	186.00'	53.06'	16°20'38"	N30°59'24"W	52.88'
C225	364.00'	48.23'	7°35'32"	N40°18'41"W	48.20'
C226	25.50'	13.06'	29°21'12"	S51°11'32"E	12.92'
C227	25.50'	13.06'	29°21'12"	N21°50'19"W	12.92'
C228	25.50'	9.73'	21°52'22"	S78°07'07"W	9.68'
C229	25.50'	13.06'	29°21'12"	S52°30'19"W	12.92'
C230	18.00'	28.27'	90°00'00"	N67°49'05"W	25.46'
C231	314.00'	55.89'	10°11'53"	S27°55'01"E	55.82'
C232	314.00'	73.11'	13°20'28"	S39°41'12"E	72.95'
C233	314.00'	42.43'	7°44'29"	S50°13'40"E	42.39'
C234	286.00'	76.95'	15°24'53"	N46°23'28"W	76.71'
C235	314.00'	174.11'	31°46'14"	N38°12'48"W	171.89'
C236	18.00'	28.27'	90°00'00"	S9°05'55"E	25.46'
C237	64.00'	49.74'	44°32'02"	N13°38'04"E	48.50'
C238	986.00'	49.24'	2°51'40"	S7°12'07"E	49.23'
C239	986.00'	85.67'	4°58'41"	S3°16'56"E	85.64'
C240	28.00'	27.59'	56°27'08"	S27°25'58"W	26.49'
C241	48.00'	42.90'	51°12'49"	N30°03'08"E	41.49'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C242	48.00'	61.16'	73°00'18"	N32°03'26"W	57.11'
C243	48.00'	57.91'	69°07'17"	S76°52'47"W	54.46'
C244	48.00'	66.60'	79°29'49"	S2°34'14"W	61.36'
C245	48.00'	16.81'	20°04'04"	S47°12'42"E	16.73'
C246	28.00'	27.59'	56°27'08"	N29°01'10"W	26.49'
C247	1014.00'	79.76'	4°30'24"	S4°08'24"E	79.74'
C248	1014.00'	39.63'	2°14'22"	S7°30'47"E	39.63'
C249	36.00'	27.98'	44°32'02"	N13°38'04"E	27.28'
C250	18.00'	28.27'	90°00'00"	N80°54'05"E	25.46'
C251	286.00'	57.76'	11°34'19"	S48°18'46"E	57.66'
C252	286.00'	98.38'	19°42'32"	S32°40'20"E	97.89'
C253	314.00'	37.46'	6°50'07"	N26°14'08"W	37.44'
C254	286.00'	15.06'	3°01'02"	N24°19'35"W	15.06'
C255	18.00'	28.27'	90°00'00"	N22°10'55"E	25.46'
C256	25.50'	13.06'	29°21'12"	N81°51'32"E	12.92'
C257	626.00'	53.34'	4°52'55"	S42°54'30"E	53.32'
C258	550.00'	300.69'	31°19'26"	N56°07'45"W	296.96'
C259	25.50'	9.73'	21°52'22"	N56°14'44"E	9.68'
C260	314.00'	117.01'	21°21'04"	S56°30'24"W	116.34'
C261	347.00'	87.53'	14°27'08"	S43°33'32"E	87.30'
C262	347.00'	98.92'	16°20'03"	S28°09'56"E	98.59'
C263	330.00'	25.78'	4°28'35"	S17°45'38"E	25.78'
C264	330.00'	25.78'	4°28'35"	N17°45'38"W	25.78'
C265	300.00'	85.53'	16°20'03"	S28°09'56"E	85.24'
C266	300.00'	75.67'	14°27'08"	S43°33'32"E	75.47'
C267	337.00'	182.89'	31°05'38"	S35°02'17"E	180.65'
C268	337.00'	52.00'	8°50'27"	S9°54'58"E	51.95'
C269	538.50'	226.72'	24°07'22"	N17°33'26"W	225.05'
C270	313.00'	133.73'	24°28'48"	N41°51'31"W	132.72'
C271	387.00'	211.28'	31°16'50"	S38°27'30"E	208.67'
C272	313.00'	152.78'	27°58'02"	N36°48'06"W	151.27'
C273	25.50'	13.06'	29°21'12"	N53°53'30"E	12.92'
C274	18.00'	28.27'	90°00'00"	N5°47'07"W	25.46'
C275	314.00'	72.69'	13°15'49"	S43°19'15"E	72.53'
C276	314.00'	49.79'	9°05'05"	S31°47'26"E	49.73'
C277	314.00'	39.73'	7°14'59"	S23°37'24"E	39.70'
C278	286.00'	81.53'	16°20'03"	S28°09'56"E	81.26'
C279	286.00'	72.14'	14°27'08"	S43°33'32"E	71.95'
C280	18.00'	28.27'	90°00'00"	S84°12'53"W	25.46'
C281	350.00'	281.67'	46°06'34"	N43°03'12"W	274.13'
C282	515.00'	186.59'	20°45'31"	S55°43'43"E	185.57'
C283	666.00'	56.75'	4°52'55"	S42°54'30"E	56.73'
C284	558.00'	202.17'	20°45'31"	S55°43'43"E	201.06'
C285	709.00'	60.41'	4°52'55"	S42°54'30"E	60.39'
C286	467.00'	255.31'	31°19'26"	N56°07'45"W	252.14'
C287	28.00'	27.59'	56°27'08"	N48°13'29"W	26.49'
C288	48.00'	90.24'	107°42'37"	S22°35'45"E	77.52'
C289	48.00'	57.89'	69°06'18"	S65°48'42"W	54.45'
C290	48.00'	58.98'	70°23'57"	N44°26'10"W	55.34'
C291	48.00'	38.28'	45°41'25"	N13°36'31"E	37.27'
C292	28.00'	27.59'	56°27'08"	S8°13'39"W	26.49'
C293	357.00'	342.61'	54°59'09"	S80°42'57"W	329.61'
C294	336.00'	44.52'	7°35'32"	N40°18'41"W	44.49'
C295	510.00'	278.82'	31°19'26"	N56°07'45"W	275.36'
C296	400.00'	368.42'	52°46'19"	S81°49'22"W	355.53'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C303	286.00'	83.60'	16°44'51"	N34°06'29"E	83.30'
C304	286.00'	35.40'	7°05'29"	N22°11'19"E	35.38'
C305	314.00'	56.43'	10°17'50"	N23°47'30"E	56.36'
C306	314.00'	74.21'	13°32'29"	N35°42'40"E	74.04'
C307	25.50'	13.06'	29°21'12"	S24°32'17"W	12.92'
C308	314.00'	115.81'	21°07'55"	N40°13'09"W	115.15'
C309	286.00'	124.54'	24°57'00"	N38°18'36"W	123.56'

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JORDANELLE REF ACQUISITION
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SOUTH JORDAN, UTAH 84095
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COLORADO SPRINGS Phone: 719.476.0119

SHEET 14 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ _____ DEPUTY WASATCH COUNTY RECORDER

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

NORTH

HORIZONTAL GRAPHIC SCALE

250 0 125 250 500
(IN FEET)
HORZ: 1 inch = 250 ft.

SITE SUMMARY TABLE	
POD	LOTS/UNITS
16	36
17A	47
17B	231
18A	3
19	56

MOA PARCEL
POD 16
POD 17A
POD 17B
POD 18A
POD 19
COYOTE VIEW DRIVE
COYOTE LEDGE CIRCLE
ARROWLEAF LANE
SNOWFALL DRIVE
ORCHID CIRCLE
VERBANA LANE
CACTUS STREET
VERBANA LANE
CYPRESS LANE
NETTLELEAF LANE
RYE STREET
WILDWOOD LANE
TIMPANOGOS CANAL
WASATCH CANAL
HACKBERRY CIRCLE
BANEBERRY STREET
FOXTAIL COURT
HACKBERRY LANE
WILLOW BUD CIRCLE
COYOTE CANYON PKWY
FITZGERALD ROAD

ENSIGN
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RICHFIELD
Phone: 435.896.2983

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FOR:
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SOUTH JORDAN, UTAH 84095

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DAVE BARBEE
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JORDANELLE RIDGE PHASE 3

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

POD PHASING PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

EX-100

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

JORDANELLE RIDGE VILLAGE 2 PHASE 3

700 COYOTE CANYON PARKWAY HEBER CITY, UTAH

FOR REVIEW NOT FOR CONSTRUCTION

DATE PRINTED March 12, 2026

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C-200	OVERALL SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-1	PLAN AND PROFILE COYOTE VIEW DRIVE	PP-24	PLAN AND PROFILE WILDWOOD LANE	PP-47	PLAN AND PROFILE ROAD WILLOW BUD CIRCLE/FOXTAIL COURT
C-201	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-2	PLAN AND PROFILE COYOTE VIEW DRIVE	PP-25	PLAN AND PROFILE WILDWOOD LANE	C-600	DETAILS
C-202	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-3	PLAN AND PROFILE COYOTE VIEW DRIVE	PP-26	PLAN AND PROFILE WILDWOOD LANE	C-601	DETAILS
C-203	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-4	PLAN AND PROFILE COYOTE VIEW DRIVE	PP-27	PLAN AND PROFILE ROAD NETTLELEAF LANE		
C-204	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-5	PLAN AND PROFILE COYOTE VIEW DRIVE	PP-28	PLAN AND PROFILE ROAD NETTLELEAF LANE		
C-205	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-6	PLAN AND PROFILE COYOTE VIEW DRIVE	PP-29	PLAN AND PROFILE ROAD NETTLELEAF LANE		
C-206	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-7	PLAN AND PROFILE COYOTE VIEW DRIVE	PP-30	PLAN AND PROFILE ROAD NETTLELEAF LANE		

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

PLANS COMPLY WITH APPLICABLE CODES AND ORDINANCES AS FOLLOWS: HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS DATED JUNE 2020 AND THE DEVELOPMENT AGREEMENT FOR THE UPPER JORDANELLE MASTER PLANNED COMMUNITY. MDA AND VESTED LAWS SUPERSEDES LATER ADOPTED HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS OR MANUALS.
ANY VARIATION FROM THE APPLICABLE CODES AND ORDINANCES ON THIS PLAN SET WILL BE SPECIFICALLY REQUESTED FOR JORDANELLE RIDGE CONSIDERATION. ANY ACCEPTABLE VARIATION TO THE APPLICABLE CODES AND ORDINANCES IS SPECIFIC TO THIS PLAN SET.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

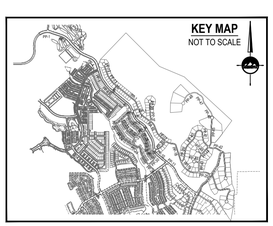
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

ENGINEER-OF-RECORD CERTIFICATION

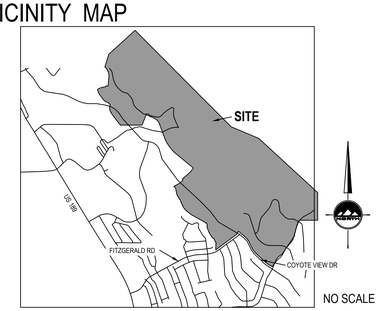
BY AFFIXING HERETO MY PROFESSIONAL ENGINEERING STAMP AND SIGNATURE, I HEREBY REPRESENT AS ENGINEER-OF-RECORD, THAT THESE CONSTRUCTION DRAWINGS AND SUPPORTING INFORMATION ("PLANS") COMPLY WITH THE APPLICABLE CODES AND CITY ORDINANCES ("STANDARDS"). I UNDERSTAND AND AGREE THAT THE CITY'S ACKNOWLEDGMENT OF THESE PLANS:

1. SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN 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. DOES NOT CONSTITUTE A PERMIT FROM THE FEDERAL OR STATE GOVERNMENT OR PERMISSION TO DEVIATE FROM FEDERAL OR STATE LAWS OR REGULATIONS.
3. DOES NOT GRANT PERMISSION TO WORK ON THE PROPERTIES OF OTHERS.

KEY MAP



VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO HEBER CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK = THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
   ELEVATION = 5969.10
4. CONTRACTOR SHALL FAMILIARIZE WORKERS WITH INTERMOUNTAIN ECOSYSTEMS 11/23/16 REPORT, AND EPIC ENGINEERING 11/18/21 REPORT ON SENSITIVE HABITAT, SPECIES, AND MITIGATION. UPON DISCOVERING ANY HABITAT OR SPECIES IN AREAS BEING DISTURBED, CONTRACTOR SHALL NOTIFY EPIC ENGINEERING FOR RECOMMENDATIONS AND BE RESPONSIBLE FOR THEIR IMPLEMENTATION.
5. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH CONSTRUCTION NOTES IN APPLICABLE CITY CODES AND ORDINANCES.
6. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARBEE
PHONE: 801-316-3193

JORDANELLE RIDGE PHASE 3
700 COYOTE CANYON PARKWAY HEBER CITY, UTAH

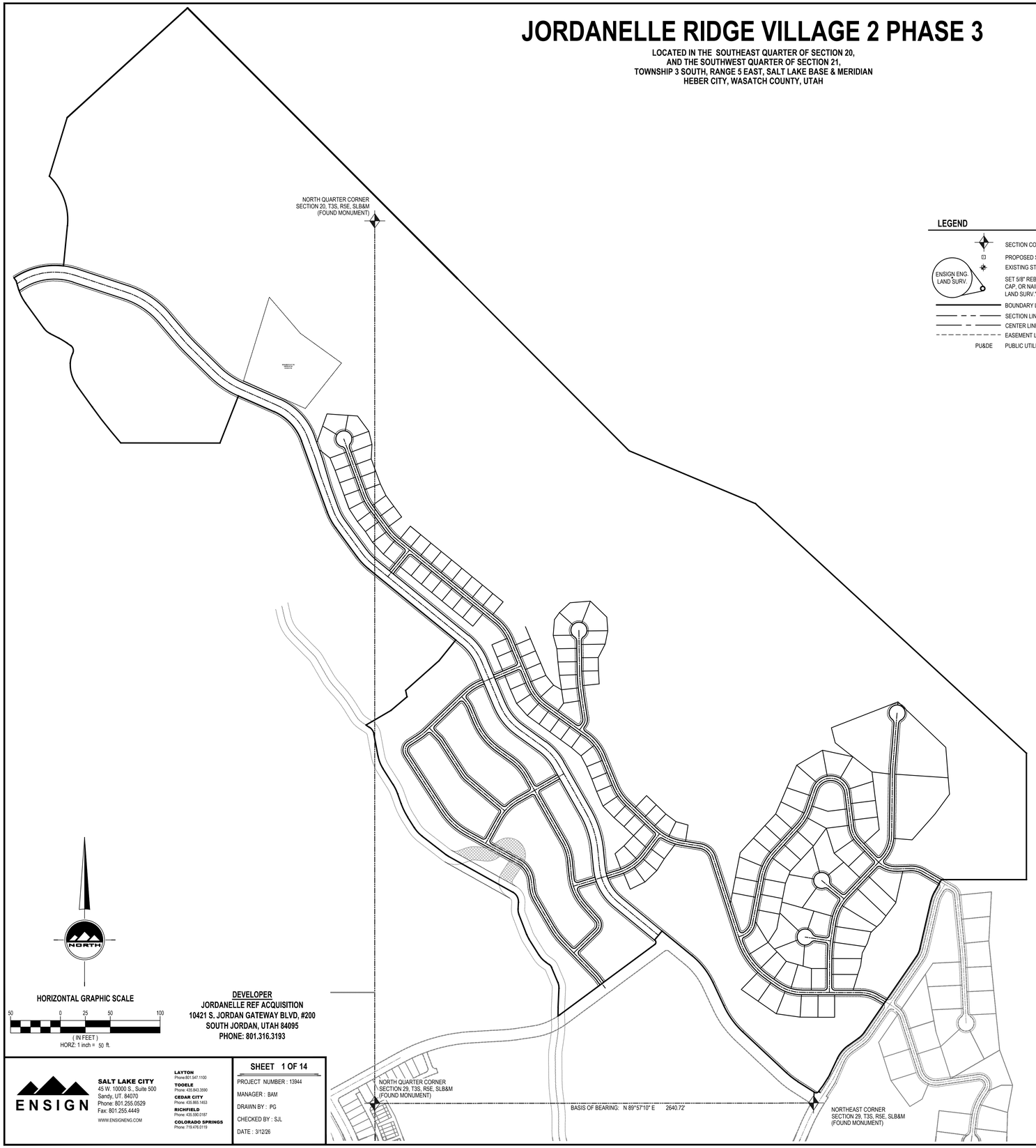
2026-03-12 FOR REVIEW

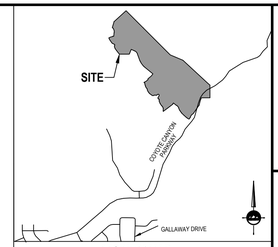
COVER

PROJECT NUMBER	PRINT DATE
13944	2026-03-12
PROJECT MANAGER	DESIGNED BY
BAM	JWS

JORDANELLE RIDGE VILLAGE 2 PHASE 3

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH**





VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS (ENSIGN ENG. LAND SURV.)
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

PLAT NOTES

1. Heber City and North Village Special Service District shall have the right to install, maintain, and operate utilities above and below ground and all other related facilities within the dedicated easement identified on the plat. owner agrees it will indemnify and hold city harmless of any damages to the property within the dedicated easement resulting from maintenance and repair operations of facilities.
2. All residential parcels subject to Jordanelle Ridge Public Infrastructure District No. 2 - South Entry No 521439.
3. All proposed units in this plat are not on the same floor and all have stairs. By the definition below, buildings, units and routes (trails & pathways) are not required to meet ADA & FHA accessibility requirements, set forth in Fair Housing Act Design Manual.

   From Fair Housing Act Design Manual, April 1998:
   Buildings, units and routes (trails & pathways) considered "Covered Multifamily dwellings" are required to meet ADA & FHA accessibility requirements, set forth in the Fair Housing Act Design Manual.
   Covered Multifamily Dwellings are:
   1. all dwelling units in buildings containing four or more dwelling units if such buildings have one or more elevators, and
   2. all ground floor dwelling units in other buildings containing four or more units.

   To be a covered unit, all of the finished living space must be on the same floor, that is, be a single-story unit, such as single-story townhouses, villas, or patio apartments.
4. All trails outside of the public right-of- way and within subdivision plat are private and the responsibility of the Jordanelle Ridge Master HOA.
5. Buffer Easement dedicated to Heber City for access and protection of natural drainage easements. No structures or disturbance in this area is allowed except for approved road crossings. NVSSD facilities, storm water facilities, and trails without prior written authorization from Heber City.

Storm Drain Easement Notes:
Easement granted to Heber City. A permanent easement and right-of-way for the purpose of storm drain lines, retention and/or detention basins, manholes, boxes, and surface structures, together with the right to construct, operate, maintain, repair and replace said facilities, and the right of ingress and egress at any time for such purposes. Property owner shall not increase or decrease, nor permit to be increased or decreased, the ground elevations in said easement existing at the time this document is executed, nor construct or permit to be constructed, any permanent building, structures, fences, landscaping (other than grass), improvements, or other encroachments in said easement without prior written permission from the City. Any improvements not authorized in writing by City will be removed at property owner's expense. Any fencing allowed around or through said easement shall install twelve (12) foot minimum gates and keep easement area accessible to City. Property owner agrees on its own behalf, and on behalf of its successors in interest, that it will indemnify and hold harmless CITY for any damages to the property which result from maintenance and repair operations by CITY of its facilities within the easement; and any right to compel CITY to grade, surface, or otherwise improve or maintain said easement area.
Per the Long Term Stormwater Maintenance agreement between the Master Jordanelle Ridge 2 HOA and Heber City, recorded _____, HOA shall be responsible for all irrigation, landscaping, maintenance and cleaning within the easement.

SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 286882, as prescribed by the laws of the State of Utah. I further certify that by authority of the Owner(s), that I have made a survey of the said tract of land shown on this plat and described below, and have subdivided said tract of land into streets and easements.

PATRICK M. HARRIS
CERTIFICATE NO. 286882

DATE

BOUNDARY DESCRIPTION

Beginning at a point, said point being North 4°50'53" East 64.92 feet from the Northeast corner of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence North 57°24'33" West 120.17 feet; thence Northwesterly 85.96 feet along the arc of a 466.00 foot radius curve to the right (center bears North 32°35'27" East and the chord bears North 52°07'29" West 85.84 feet with a central angle of 10°34'08"); thence North 46°50'25" West 359.55 feet; thence Northwesterly 195.82 feet along the arc of a 516.00 foot radius curve to the right (center bears North 43°09'35" East and the chord bears North 35°58'06" West 194.65 feet with a central angle of 21°44'36"); thence North 25°05'48" West 153.97 feet; thence Northwesterly 206.41 feet along the arc of a 464.00 foot radius curve to the left (center bears South 64°54'12" West and the chord bears North 37°50'27" West 204.71 feet with a central angle of 25°29'18"); thence North 50°35'06" West 233.81 feet; thence South 39°24'54" West 71.00 feet; thence Southerly 30.08 feet along the arc of a 16.50 foot radius curve to the right (center bears South 35°10'21" West and the chord bears South 2°36'28" East 26.08 feet with a central angle of 104°26'22"); thence South 53°29'05" West 710.66 feet; thence Southwesterly 13.88 feet along the arc of a 366.00 foot radius curve to the right (center bears North 36°30'55" West and the chord bears South 54°34'17" West 13.88 feet with a central angle of 2°10'25"); thence Northerly 49.27 feet along the arc of a 665.73 foot radius curve to the right (center bears North 88°20'41" East and the chord bears North 0°27'53" East 49.26 feet with a central angle of 4°14'26"); thence North 2°35'06" East 117.55 feet; thence Northerly 35.45 feet along the arc of a 80.17 foot radius curve to the left (center bears North 87°24'54" West and the chord bears North 10°04'57" West 35.16 feet with a central angle of 25°20'06"); thence North 22°45'00" West 98.24 feet; thence Northwesterly 24.17 feet along the arc of a 42.02 foot radius curve to the left (center bears South 67°15'00" West and the chord bears North 39°13'47" West 23.84 feet with a central angle of 32°57'34"); thence North 55°42'34" West 24.27 feet; thence Northwesterly 57.61 feet along the arc of a 140.73 foot radius curve to the right (center bears North 34°17'26" East and the chord bears North 43°58'57" West 57.21 feet with a central angle of 23°27'14"); thence North 32°15'21" West 115.73 feet; thence Northwesterly 30.35 feet along the arc of a 154.16 foot radius curve to the right (center bears North 57°44'39" East and the chord bears North 26°36'55" West 30.30 feet with a central angle of 11°16'50"); thence North 20°58'30" West 130.51 feet; thence Northerly 32.59 feet along the arc of a 77.31 foot radius curve to the right (center bears North 69°01'30" East and the chord bears North 8°33'51" West 32.35 feet with a central angle of 24°09'19"); thence North 3°10'49" East 40.34 feet; thence Northwesterly 72.85 feet along the arc of a 65.22 feet radius curve to the left (center bears North 86°49'11" West and the chord bears North 28°49'05" West 69.12 feet with a central angle of 63°59'49"); thence North 60°49'00" West 446.70 feet; thence Northwesterly 13.49 feet along the arc of a 90.09 feet radius curve to the right (center bears North 29°11'00" East and the chord bears North 56°31'41" West 13.47 feet with a central angle of 08°34'38"); thence North 52°14'22" West 184.86 feet; thence Northwesterly 68.10 feet along the arc of a 195.73 foot radius curve to the right (center bears North 37°45'38" East and the chord bears North 42°16'16" West 67.76 feet with a central angle of 19°56'11"); thence North 32°18'11" West 74.61 feet; thence Northwesterly 92.04 feet along the arc of a 409.46 foot radius curve to the right (center bears North 57°41'49" East and the chord bears North 25°51'47" West 91.85 feet with a central angle of 12°52'47"); thence North 19°25'24" West 61.44 feet; thence Northwesterly 62.43 feet along the arc of a 272.11 foot radius curve to the left (center bears South 70°34'36" West and the chord bears North 25°59'44" West 62.29 feet with a central angle of 13°08'39"); thence North 32°34'03" West 112.69 feet; thence Northerly 92.09 feet along the arc of a 213.86 foot radius curve to the right (center bears North 57°25'57" East and the chord bears North 21°34'17" West 81.59 feet with a central angle of 21°59'33"); thence North 10°34'30" West 134.18 feet; thence Northwesterly 50.44 feet along the arc of a 63.10 foot radius curve to the left (center bears South 79°25'30" West and the chord bears North 33°28'41" West 49.11 feet with a central angle of 45°48'23"); thence North 56°22'53" West 24.93 feet; thence North 59°43'42" East 173.76 feet; thence North 49°46'59" East 126.86 feet; thence North 11°49'56" West 40.21 feet; thence North 48°28'48" East 268.47 feet; thence North 38°53'21" East 160.00 feet; thence North 50°47'07" West 678.54 feet; thence Northwesterly 96.86 feet along the arc of a 384.00 foot radius curve to the right (center bears North 39°12'53" East and the chord bears North 43°33'32" West 96.60 feet with a central angle of 14°27'08"); thence North 36°19'58" West 219.31 feet; thence Northwesterly 109.47 feet along the arc of a 384.00 foot radius curve to the right (center bears North 53°40'02" East and the chord bears North 28°09'56" West 109.10 feet with a central angle of 16°20'03"); thence North 19°59'55" West 453.10 feet; thence Northwesterly 247.06 feet along the arc of a 307.00 foot radius curve to the left (center bears South 70°00'05" West and the chord bears North 43°03'12" West 240.45 feet with a central angle of 46°06'34"); thence North 66°06'29" West 234.76 feet; thence South 21°24'04" West 304.46 feet; thence North 89°56'51" West 597.12 feet; thence Northwesterly 277.03 feet along the arc of a 3,029.45 foot radius curve to the right (center bears North 48°59'56" East and the chord bears North 38°22'52" West 276.93 feet with a central angle of 5°14'22"); thence North 35°45'41" West 156.57 feet; thence Northerly 144.24 feet along the arc of a 217.15 foot radius curve to the right (center bears North 54°14'19" East and the chord bears North 16°43'57" West 141.61 feet with a central angle of 38°03'30"); thence Northerly 61.47 feet along the arc of a 147.36 foot radius curve to the right (center bears South 87°42'13" East and the chord bears North 14°14'50" East 61.03 feet with a central angle of 23°54'05"); thence Northerly 52.05 feet along the arc of a 36.82 foot radius curve to the left (center bears North 63°48'08" West and the chord bears North 14°17'56" West 47.83 feet with a central angle of 80°59'37"); thence North 54°47'45" West 27.30 feet; thence Northwesterly 57.77 feet along the arc of a 418.00 foot radius curve to the left (center bears South 35°12'15" West and the chord bears North 58°45'18" West 57.72 feet with a central angle of 7°55'07"); thence North 62°42'52" West 61.07 feet; thence Northwesterly 45.57 feet along the arc of a 98.33 foot radius curve to the right (center bears North 27°17'08" East and the chord bears North 49°26'18" West 45.16 feet with a central angle of 26°32'08"); thence North 36°09'44" West 189.75 feet; thence Northwesterly 88.91 feet along the arc of a 277.42 foot radius curve to the right (center bears North 53°50'16" East and the chord bears North 26°58'53" West 88.53 feet with a central angle of 18°21'42"); thence North 16°36'49" West 55.92 feet; thence North 33°50'21" West 23.73 feet; thence Easterly 313.26 feet along the arc of a 440.00 foot radius curve to the right (center bears North 33°50'21" East and the chord bears North 76°33'25" East 306.69 feet with a central angle of 40°47'33"); thence North 5°34'06" East 242.65 feet; thence Northerly 328.14 feet along the arc of a 367.00 foot radius curve to the left (center bears North 84°25'54" West and the chord bears North 20°02'46" West 317.32 feet with a central angle of 51°13'43"); thence North 16°53'33" East 368.40 feet; thence North 47°41'05" East 980.17 feet; thence South 44°55'20" East 2,299.92 feet; thence South 44°55'20" East 1,461.64 feet; thence South 67°16'48" East 824.47 feet; thence South 47°21'19" East 2,216.25 feet; thence South 760.11 feet; thence West 511.46 feet; thence South 30°10'29" West 26.00 feet; thence Southeasterly 1.00 feet along the arc of a 18.00 foot radius curve to the right (center bears South 30°10'29" West and the chord bears South 58°13'58" East 1.00 feet with a central angle of 3°11'05"); thence South 30°10'29" West 55.61 feet; thence Southerly 60.05 feet along the arc of a 201.00 foot radius curve to the left (center bears South 59°49'31" East and the chord bears South 21°36'59" West 59.83 feet with a central angle of 17°07'01"); thence South 13°03'28" West 294.48 feet; thence Southwesterly 51.94 feet along the arc of a 139.00 foot radius curve to the right (center bears North 76°56'32" West and the chord bears South 23°45'49" West 51.64 feet with a central angle of 21°24'41"); thence South 34°28'09" West 553.72 feet; thence Southwesterly 48.55 feet along the arc of a 139.00 foot radius curve to the right (center bears North 55°31'51" West and the chord bears South 44°28'28" West 48.30 feet with a central angle of 20°00'39"); thence South 54°28'48" West 78.08 feet; thence Southwesterly 101.96 feet along the arc of a 201.00 foot radius curve to the left (center bears South 35°31'12" East and the chord bears South 39°56'53" West 100.87 feet with a central angle of 29°03'49"); thence South 25°24'58" West 104.53 feet; thence Southwesterly 27.42 feet along the arc of a 219.00 foot radius curve to the right (center bears North 64°35'02" West and the chord bears South 29°30'13" West 27.41 feet with a central angle of 7°10'29"); thence South 32°35'27" West 50.83 feet; thence South 36°21'47" West 45.60 feet; thence Westerly 28.27 feet along the arc of a 18.00 foot radius curve to the right (center bears North 57°24'33" West and the chord bears South 77°35'27" West 25.46 feet with a central angle of 90°00'00") to the point of beginning.
Contains 14,967,651 Square Feet or 343.610 Acres

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. 20_____.

CITY ENGINEER
(SEE SEAL BELOW)

MAYOR

CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE PLANNING COMMISSION OF HEBER CITY.

PLANNING DIRECTOR

CHAIR, PLANNING COMMISSION

OWNER'S DEDICATION

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

JORDANELLE RIDGE VILLAGE 2 PHASE 3

DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____A.D.

COMPANY
NAME, TITLE

DATE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____, OF _____, A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NO: _____
RESIDING IN _____ COUNTY , _____

NORTH VILLAGE SPECIAL SERVICE DISTRICT

ACCEPTED THIS ____ DAY OF _____ A.D., 20 ____ BY SPECIAL SERVICE DISTRICT.

NORTH VILLAGE SPECIAL SERVICE DISTRICT

COUNTY SURVEYOR

APPROVED AS TO FORM.

ROS NO._____

WASATCH COUNTY SURVEYOR

DATE

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME:_____ BOOK: _____ PAGE: _____

FEE$

DEPUTY WASATCH COUNTY RECORDER

JORDANELLE RIDGE VILLAGE 2 PHASE 3

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH**

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

NORTH

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

DEVELOPER
JORDANELLE REF ACQUISITION
10421 S. JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095
PHONE: 801.316.3193

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0119

SHEET 1 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

SEE SHEET 3

SEE SHEET 3

LOT 1910
13,081 sq.ft.

LOT 1909
12,522 sq.ft.

LOT 1908
13,515 sq.ft.

LOT 1907
14,617 sq.ft.

LOT 1906
12,280 sq.ft.

LOT 1905
15,234 sq.ft.

LOT 1904
15,944 sq.ft.

LOT 1903
16,586 sq.ft.

LOT 1902
14,009 sq.ft.

LOT 1901
13,500 sq.ft.

LOT 1932
17,165 sq.ft.

LOT 1933
21,767 sq.ft.

LOT 1936
16,122 sq.ft.

LOT 1935
16,104 sq.ft.

LOT 1934
13,446 sq.ft.

COMMON AREA
192,064 sq.ft.
4.409 acres

HACKBERRY LANE (PRIVATE ROAD)

SNOWFALL DRIVE (PRIVATE ROAD)

S 89°46'18" E 95.00'

S 89°46'18" E 166.55'

S 89°46'18" E 187.27'

N 89°46'18" W 178.28'

S 89°46'18" E 156.64'

S 89°46'18" E 107.52'

S 89°46'18" E 100.00'

S 81°59'28" E 144.90'

N 0°13'42" E 222.95'

N 0°13'42" E 155.00'

S 0°13'42" W 130.00'

S 0°13'42" W 135.00'

N 0°13'42" E 112.00'

S 0°13'42" W 78.95'

N 0°13'42" E 77.00'

S 0°13'42" W 77.00'

N 3°48'07" E 127.17'

N 3°24'32" E 135.21'

S 21°39'21" W 145.85'

S 34°53'07" W 135.69'

S 34°53'07" W 149.35'

S 16°29'07" W 149.52'

S 45°02'26" W 142.26'

S 44°03'23" E 100.97'

S 57°47'22" W 135.21'

S 44°29'18" W 141.99'

S 55°06'03" E 286.31'

S 55°06'03" E 75.18'

S 74°04'50" E 105.78'

S 5°21'41" W 45.60'

S 32°35'27" W 50.83'

S 25°24'39" W 104.33'

S 54°28'48" W 78.06'

S 17°10'35" W 156.71'

S 17°21'30" W 75.04'

S 57°36'32" W 64.56'

S 17°10'35" W 99.26'

S 60°31'51" E 59.96'

S 17°10'35" W 23.16'

S 34°28'09" W 553.72'

N 25°05'46" W 153.97'

N 46°50'25" W 359.55'

N 57°24'33" W 120.17'

N 4°50'53" E 54.92'

D=25°29'18"
R=464.00
L=206.41'
CB=N 37°50'27" W
C=204.71'

D=21°44'36"
R=516.00
L=195.82'
CB=N 35°58'06" W
C=194.65'

D=21°24'41"
R=139.00
L=51.94'
CB=N 23°45'49" E
C=51.64'

D=20°00'39"
R=139.00
L=48.55'
CB=N 44°28'28" E
C=48.30'

D=29°03'49"
R=201.00
L=101.96'
CB=S 39°56'53" W
C=100.87'

D=7°10'29"
R=219.00
L=27.42'
CB=N 29°00'13" E
C=27.41'

D=90°00'00"
R=18.00
L=28.27'
CB=S 77°35'27" W
C=25.46'

POINT OF BEGINNING

BASIS OF BEARING

NORTHEAST CORNER
SECTION 29, T3S,R5E, SLB&M
(FOUND MONUMENT)

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

DEVELOPER
JORDANELLE REF ACQUISITION
10421 S. JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
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HEBER CITY, WASATCH COUNTY, UTAH

ENSIGN

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Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.3187

COLORADO SPRINGS
Phone: 719.476.0119

SHEET 2 OF 14

PROJECT NUMBER : 13944

MANAGER : BAM

DRAWN BY : PG

CHECKED BY : SJL

DATE : 3/12/26

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

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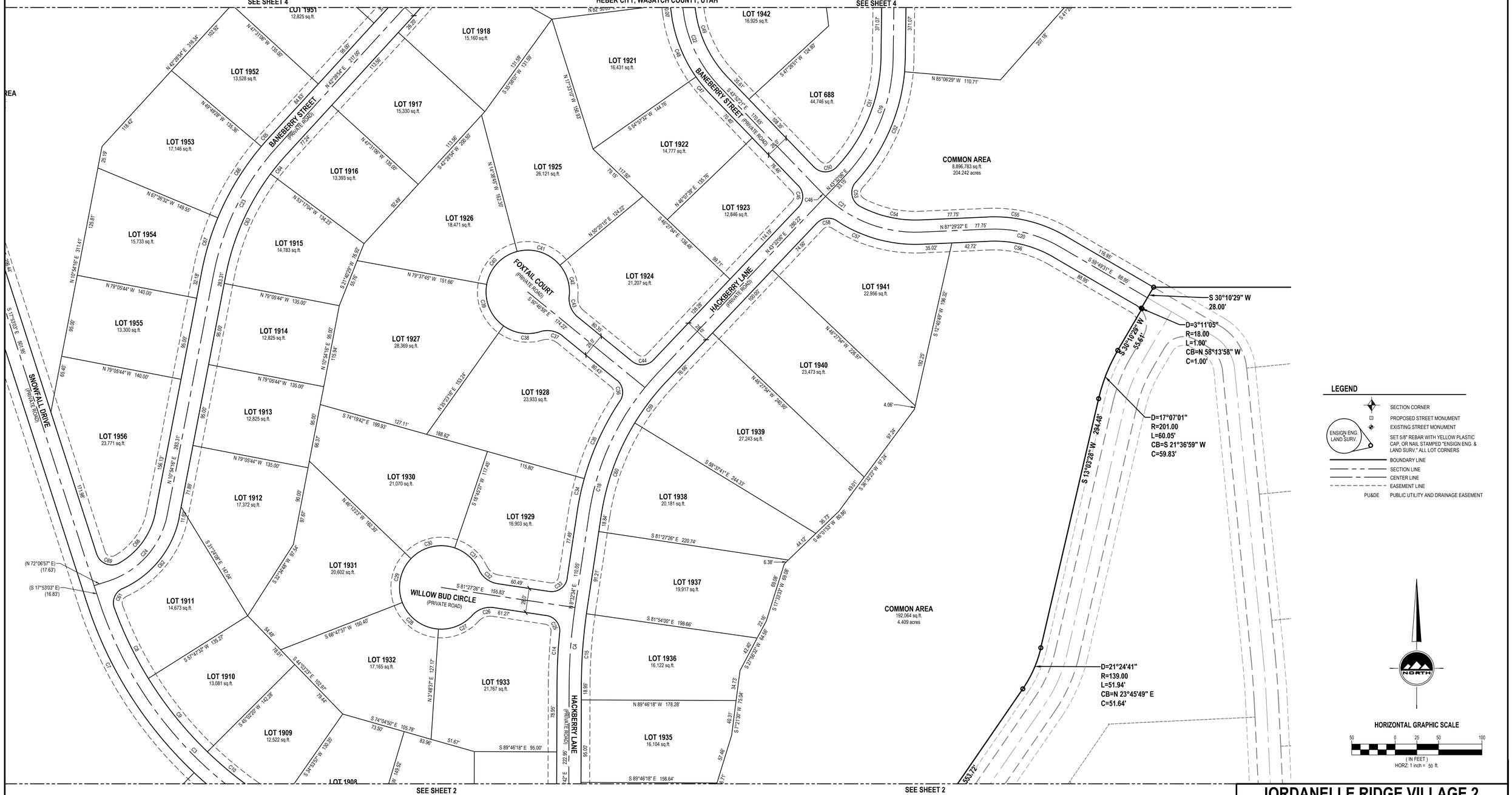

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SHEET 3 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 12/5/23

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HORIZONTAL GRAPHIC SCALE

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(IN FEET)
HORZ: 1 inch = 50 ft.

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SHEET 4 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
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DATE : 3/12/26

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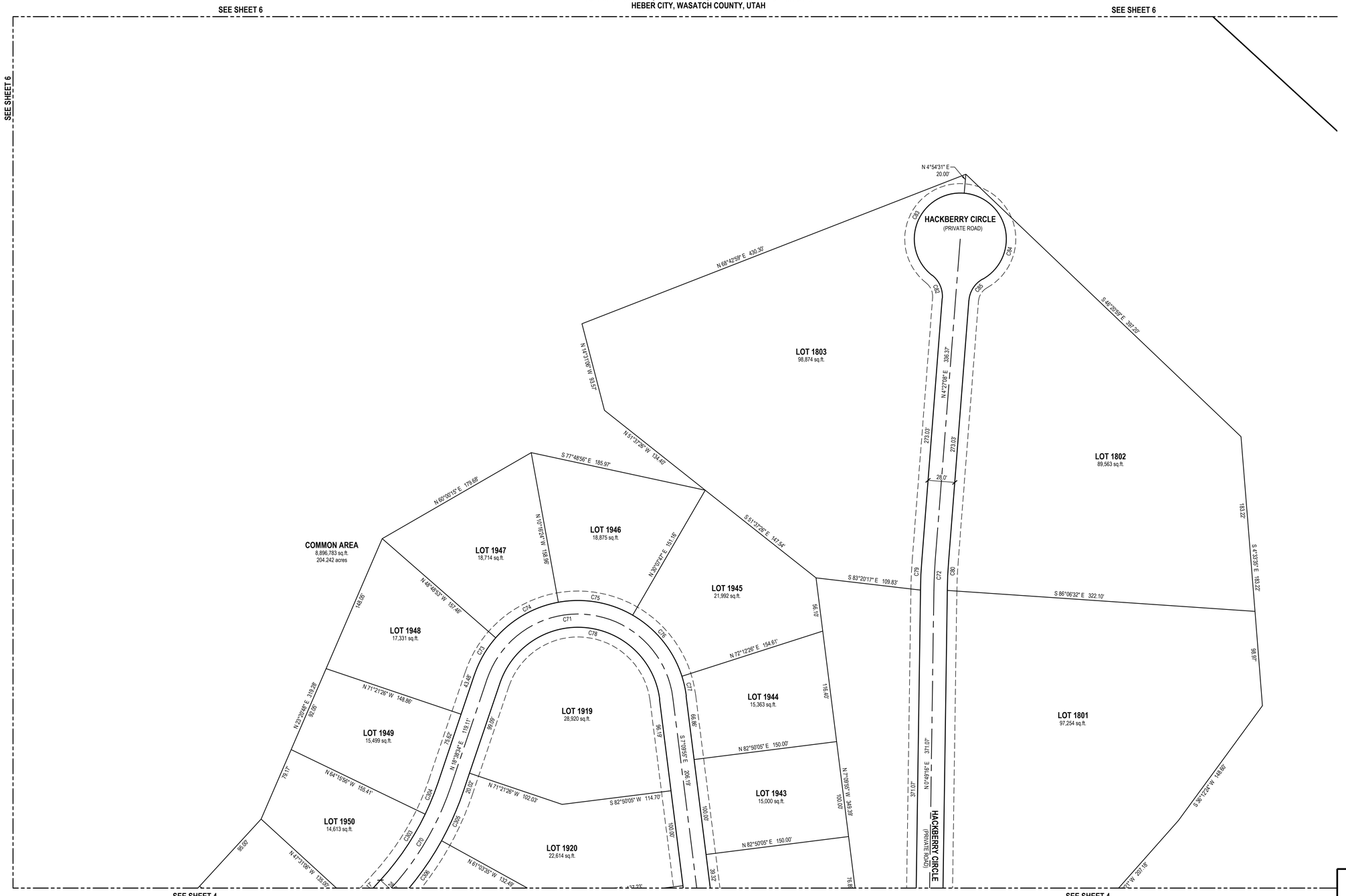

SEE SHEET 4

SEE SHEET 4

LEGEND

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- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
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SHEET 5 OF 14

PROJECT NUMBER : 13944
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HEBER CITY, WASATCH COUNTY, UTAH

COMMON AREA
8,896,783 sq.ft.
204.242 acres

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

LEGEND

	SECTION CORNER
	PROPOSED STREET MONUMENT
	EXISTING STREET MONUMENT
ENSIGN ENG. LAND SURV.	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
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NORTH

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(IN FEET)
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SHEET 6 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
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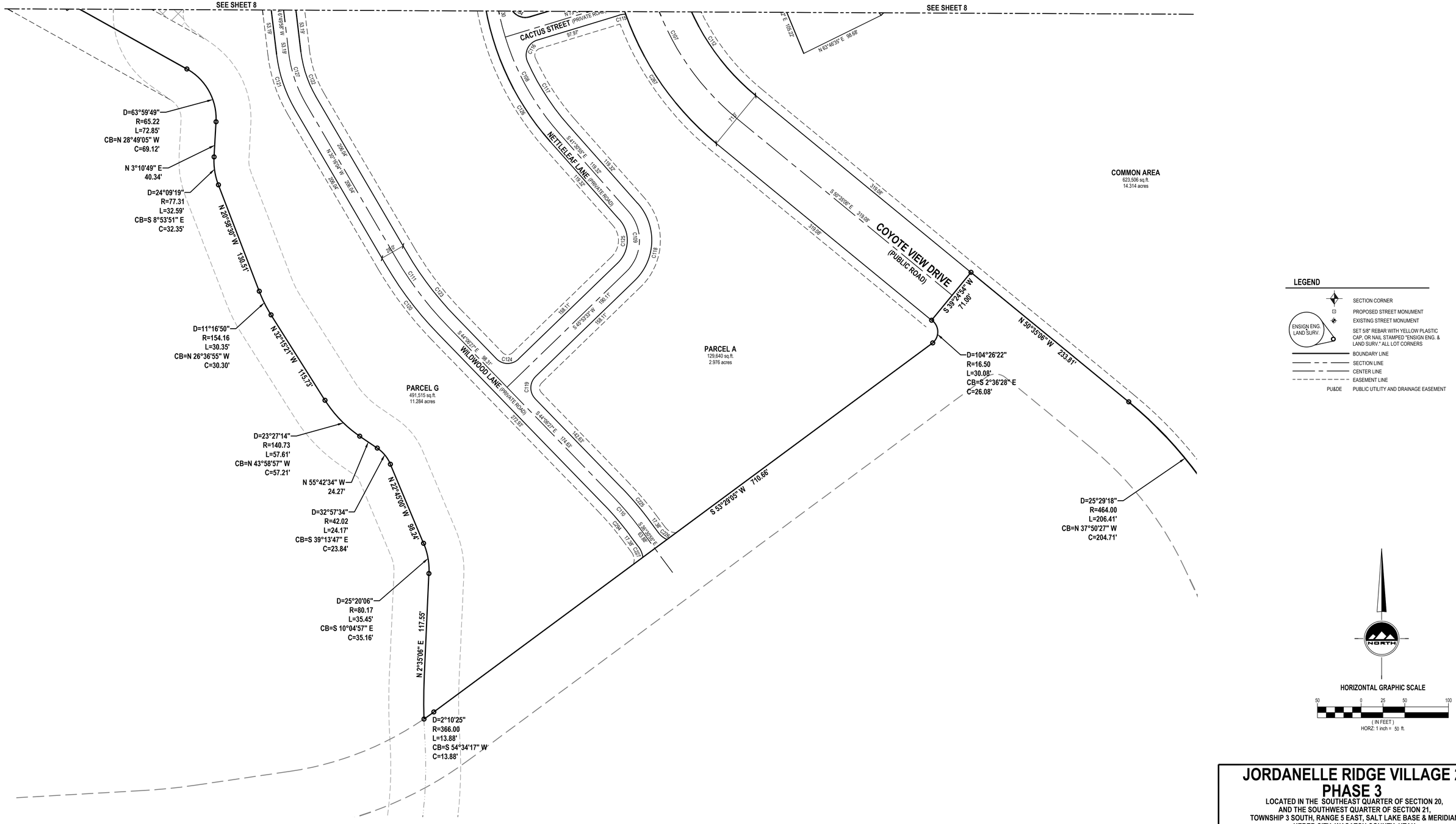

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SHEET 7 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
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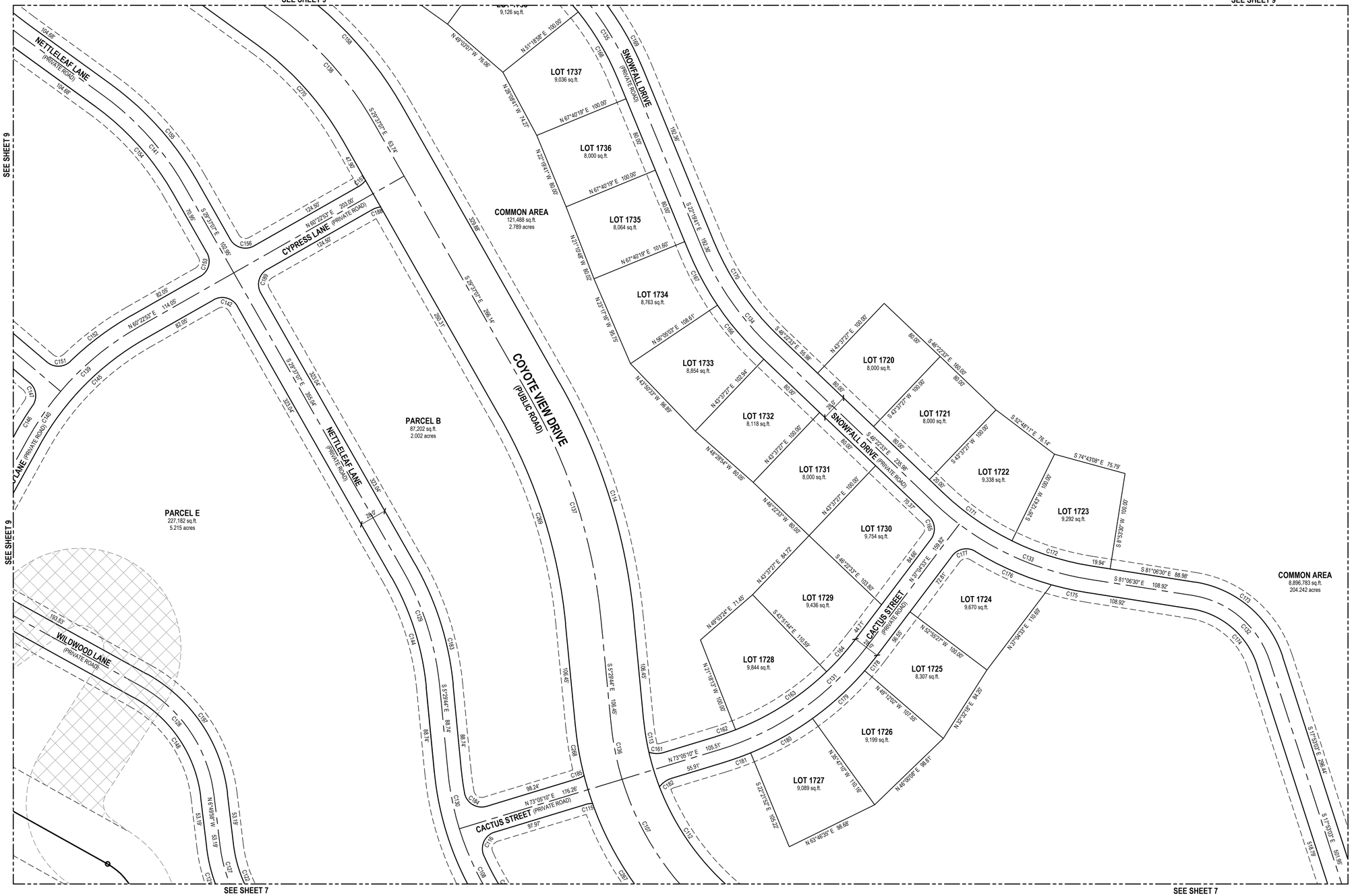

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
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SHEET 8 OF 14

PROJECT NUMBER : 13944
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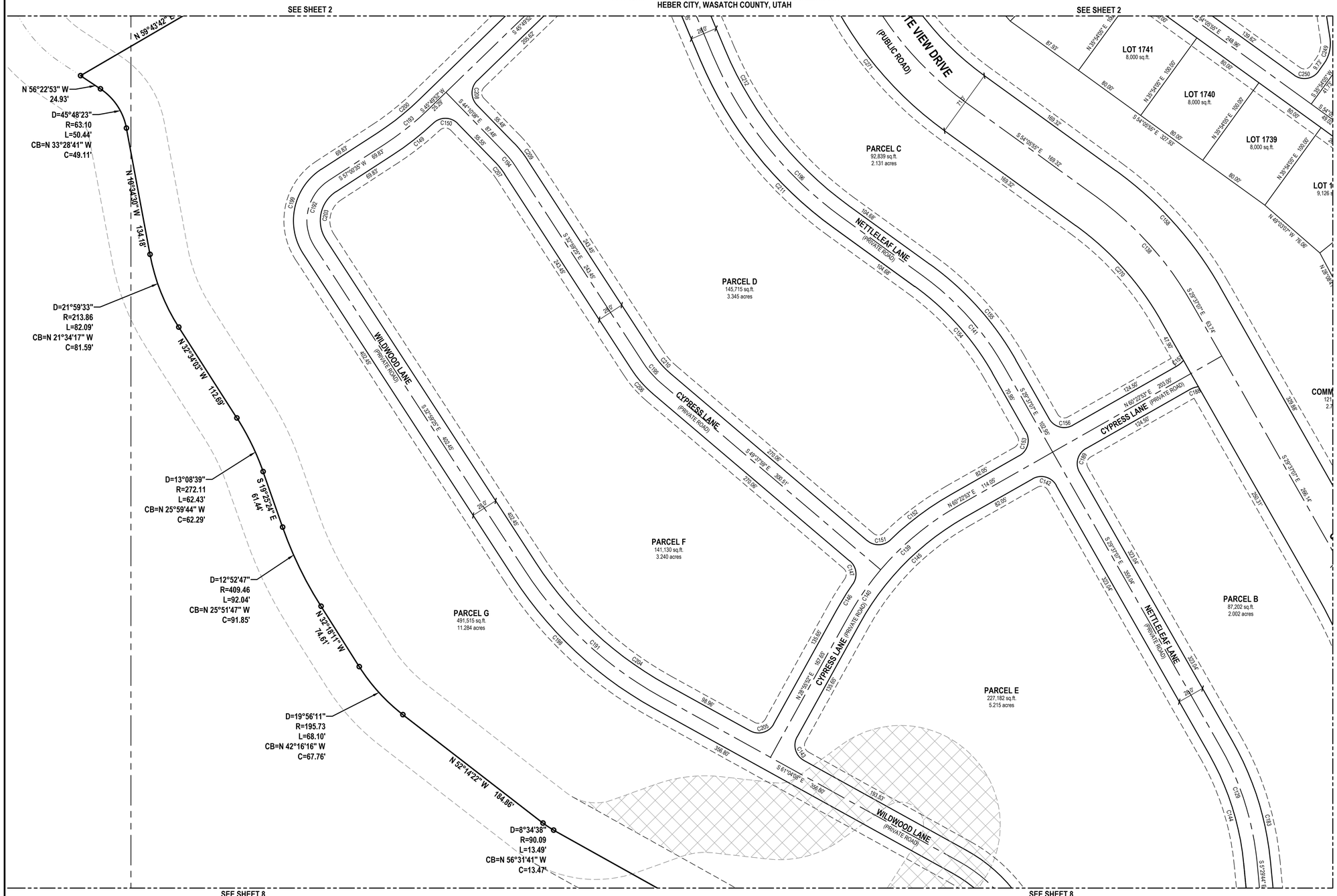

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Phone: 719.476.0118

SHEET 9 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
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NORTH

HORIZONTAL GRAPHIC SCALE

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(IN FEET)

HORZ: 1 inch = 50 ft.

DEVELOPER
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SHEET 10 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
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DATE : 3/12/26

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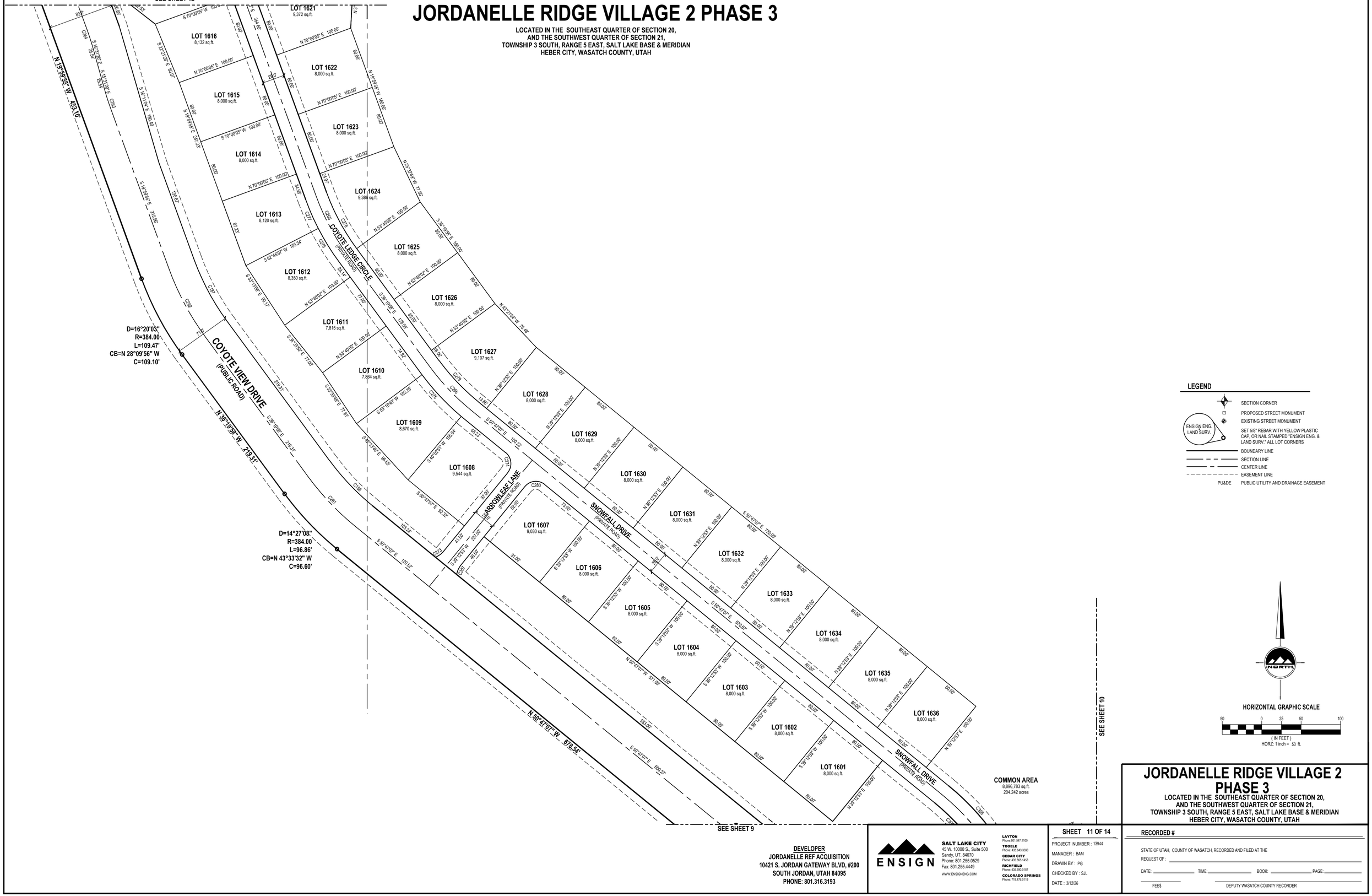

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- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ. 1 inch = 50 ft.

DEVELOPER
JORDANELLE REF ACQUISITION
10421 S. JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095
PHONE: 801.316.3193

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
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Phone: 801.255.0529
Fax: 801.255.4449
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LAYTON
Phone:801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.5187

COLORADO SPRINGS
Phone: 719.476.0119

SHEET 11 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

RECORDED #

STATE OF UTAH. COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ _____ DEPUTY WASATCH COUNTY RECORDER

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

SEE SHEET 13

MONUMENTS OF THE
AMERICAS INC
00-0022-2156

COYOTE VIEW DRIVE
(PUBLIC ROAD)

COYOTE LEDGE CIRCLE
(PRIVATE ROAD)

N 66°06'29" W 234.76'

S 21°24'04" W 304.46'

N 19°59'55" W 459.10'

S 66°06'29" E 240.52'

D=46°06'34"
R=307.00
L=247.06'
CB=N 43°03'12" W
C=240.45'

LOT 1614 8,000 sq.ft.
LOT 1615 8,000 sq.ft.
LOT 1616 8,132 sq.ft.
LOT 1617 18,511 sq.ft.
LOT 1618 13,402 sq.ft.
LOT 1619 11,651 sq.ft.
LOT 1620 10,291 sq.ft.
LOT 1621 9,372 sq.ft.
LOT 1622 8,000 sq.ft.
LOT 1623 8,000 sq.ft.

SEE SHEET 11

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS (ENSIGN ENG. LAND SURV.)
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

DEVELOPER
JORDANELLE REF ACQUISITION
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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0118

SHEET 12 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

JORDANELLE RIDGE VILLAGE 2 PHASE 3
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

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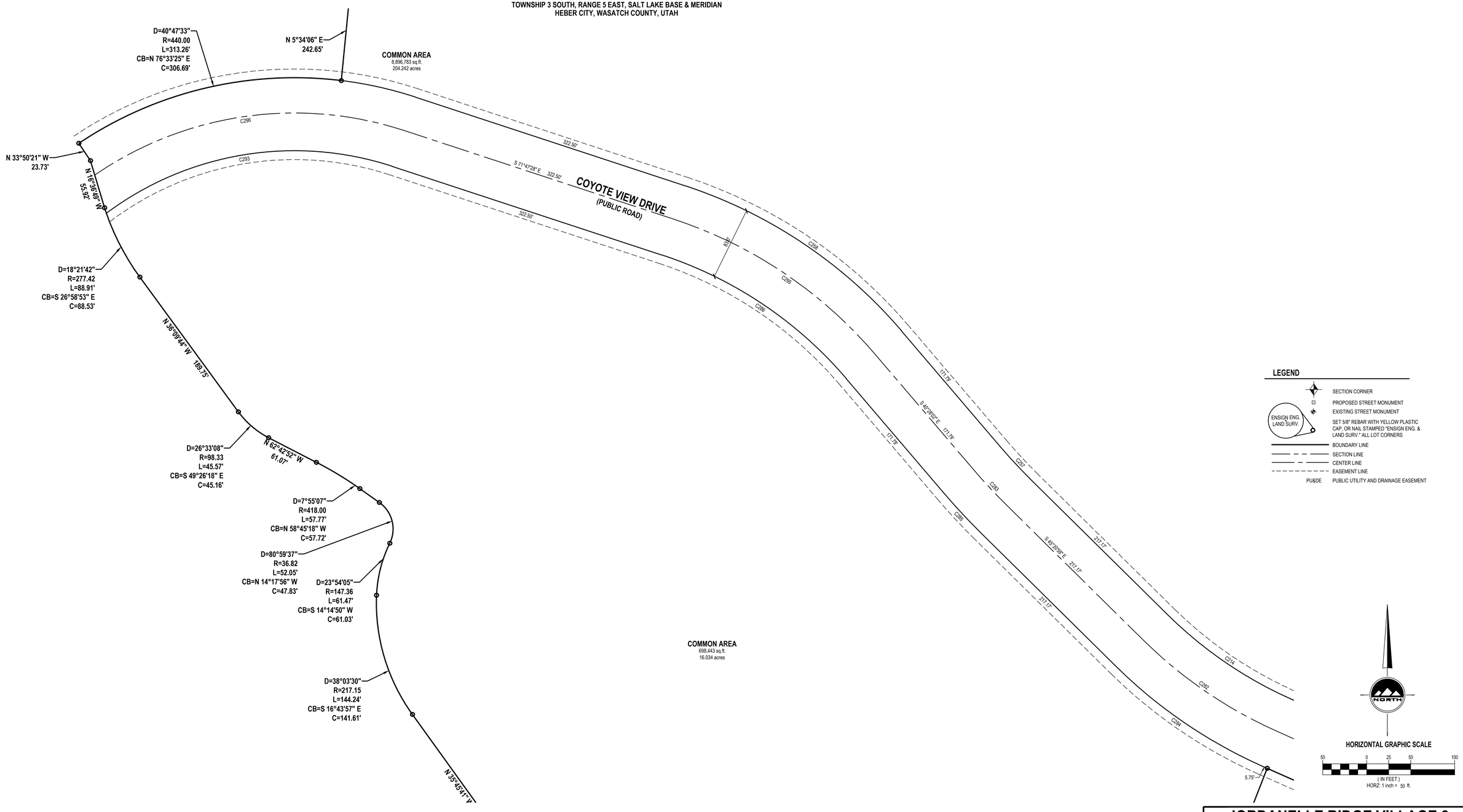
JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



COMMON AREA
698,443 sq.ft.
16.034 acres

LEGEND

	SECTION CORNER
	PROPOSED STREET MONUMENT
	EXISTING STREET MONUMENT
ENSIGN ENG. LAND SURV.	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
PU&DE	PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

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SHEET 13 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
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STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	102.07'	29°14'27"	N75°09'04"W	100.97'
C2	250.00'	151.28'	34°40'15"	S72°26'10"E	148.98'
C3	450.00'	292.30'	37°13'00"	S36°29'33"E	287.19'
C4	600.00'	87.07'	8°18'51"	S4°23'08"W	86.99'
C5	186.00'	94.92'	29°14'27"	N75°09'04"W	93.90'
C6	264.00'	100.63'	21°50'22"	S78°27'09"E	100.02'
C7	464.00'	233.36'	28°48'56"	S32°17'31"E	230.91'
C8	436.00'	90.08'	11°50'16"	S25°46'16"E	89.92'
C9	436.00'	108.76'	14°17'32"	S38°50'10"E	108.48'
C10	436.00'	69.39'	9°07'08"	S50°32'29"E	69.32'
C11	236.00'	76.79'	18°38'35"	S64°25'20"E	76.45'
C12	236.00'	66.02'	16°01'40"	S81°45'28"E	65.80'
C13	18.00'	28.27'	90°00'00"	N45°13'42"E	25.46'
C14	614.00'	58.54'	5°27'47"	S2°57'36"W	58.52'
C15	586.00'	80.51'	7°52'18"	S4°09'51"W	80.45'
C16	18.00'	28.27'	90°00'00"	S44°46'18"E	25.46'
C17	214.00'	109.21'	29°14'27"	N75°09'04"W	108.03'
C18	300.00'	183.22'	34°59'33"	S26°02'20"W	180.39'
C19	200.00'	149.10'	42°42'51"	N22°10'41"E	145.67'
C20	150.00'	85.57'	32°41'08"	N76°10'04"W	84.41'
C21	150.00'	120.55'	46°02'45"	S69°29'16"E	117.33'
C22	150.00'	96.10'	36°42'26"	S25°31'08"E	94.46'
C23	300.00'	165.34'	31°34'39"	S26°41'35"W	163.25'
C24	100.00'	106.83'	61°12'41"	N41°30'36"E	101.83'
C25	18.00'	27.38'	87°08'56"	N37°52'59"W	24.81'
C26	28.00'	27.59'	56°27'08"	S70°18'59"W	26.49'
C27	48.00'	43.33'	51°43'12"	N67°57'01"E	41.87'
C28	48.00'	54.44'	64°59'00"	S53°41'53"E	51.57'
C29	48.00'	54.44'	64°59'00"	S11°17'07"W	51.57'
C30	48.00'	54.44'	64°59'00"	S76°16'07"W	51.57'
C31	48.00'	38.73'	46°14'05"	N48°07'21"W	37.69'
C32	28.00'	27.59'	56°27'08"	S53°13'52"E	26.49'
C33	18.00'	28.27'	90°00'00"	N53°32'34"E	25.46'
C34	314.00'	39.07'	7°07'44"	S12°06'26"W	39.04'
C35	314.00'	98.72'	18°00'52"	S24°40'44"W	98.32'
C36	18.00'	26.54'	84°28'08"	N8°32'55"W	24.20'
C37	28.00'	27.59'	56°27'08"	N79°00'33"W	26.49'
C38	48.00'	44.09'	52°37'22"	S80°55'26"E	42.55'
C39	48.00'	54.44'	64°59'00"	S22°07'14"E	51.57'
C40	48.00'	54.44'	64°59'00"	S42°51'45"W	51.57'
C41	48.00'	54.44'	64°59'00"	N72°09'15"W	51.57'
C42	48.00'	37.98'	45°19'54"	N16°59'48"W	36.99'
C43	28.00'	27.59'	56°27'08"	S22°33'25"E	26.49'
C44	18.00'	26.92'	85°40'55"	N86°22'34"E	24.48'
C45	18.00'	27.46'	87°24'27"	N0°10'07"W	24.87'
C46	150.00'	6.79'	2°35'33"	S45°10'07"E	6.79'
C47	164.00'	25.28'	8°49'52"	S39°27'25"E	25.25'
C48	164.00'	79.79'	27°52'34"	S21°06'12"E	79.01'
C49	136.00'	87.13'	36°42'26"	S25°31'08"E	85.65'
C50	18.00'	29.11'	92°39'12"	N89°48'03"E	26.04'
C51	186.00'	138.47'	42°39'11"	N22°08'51"E	135.29'
C52	214.19'	141.06'	37°44'01"	N23°45'53"E	138.53'
C53	18.00'	33.22'	105°44'06"	S9°19'57"E	28.70'
C54	136.00'	71.95'	30°18'39"	S77°21'19"E	71.11'
C55	164.00'	93.56'	32°41'08"	N76°10'04"W	92.29'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C56	136.00'	77.58'	32°41'08"	N76°10'04"W	76.54'
C57	164.00'	102.81'	35°55'09"	S74°33'04"E	101.14'
C58	18.00'	25.09'	79°52'24"	S83°28'18"W	23.11'
C59	286.00'	60.71'	12°09'47"	S37°27'13"W	60.60'
C60	286.00'	113.96'	22°49'46"	S19°57'27"W	113.20'
C61	18.00'	26.90'	85°36'45"	S22°57'15"W	24.46'
C62	114.00'	109.15'	54°51'21"	N38°19'56"E	105.02'
C63	286.00'	128.84'	25°48'41"	S23°48'36"W	127.75'
C64	286.00'	28.78'	5°45'58"	S39°35'55"W	28.77'
C65	314.00'	12.64'	2°18'22"	S41°19'43"W	12.64'
C66	314.00'	96.55'	17°37'04"	S31°22'00"W	96.17'
C67	314.00'	63.86'	11°39'12"	S16°43'52"W	63.75'
C68	86.00'	73.57'	49°00'55"	N35°24'43"E	71.35'
C69	18.00'	32.11'	102°11'46"	S68°58'56"E	28.02'
C70	300.00'	124.82'	23°50'20"	N30°33'44"E	123.92'
C71	100.00'	269.12'	154°11'31"	N84°15'40"W	194.95'
C72	500.00'	31.69'	3°37'52"	S2°38'12"W	31.68'
C73	114.00'	44.85'	22°32'33"	S29°54'51"W	44.56'
C74	114.00'	76.68'	38°32'28"	S60°27'21"W	75.25'
C75	114.00'	80.39'	40°24'12"	N80°04'19"W	78.73'
C76	114.00'	83.72'	42°04'39"	N38°49'53"W	81.85'
C77	114.00'	21.15'	10°37'39"	N12°28'44"W	21.11'
C78	86.00'	231.44'	154°11'31"	N84°15'40"W	167.66'
C79	514.00'	32.58'	3°37'52"	S2°38'12"W	32.57'
C80	486.00'	30.80'	3°37'52"	S2°38'12"W	30.80'
C82	28.00'	27.59'	56°27'08"	N23°46'26"W	26.49'
C83	48.00'	123.07'	146°54'32"	S21°27'16"W	92.02'
C84	48.00'	122.31'	145°59'45"	N12°05'36"W	91.80'
C85	28.00'	27.59'	56°27'08"	S32°40'42"W	26.49'
C107	300.00'	176.30'	33°40'16"	S33°44'58"E	173.78'
C108	300.00'	127.69'	24°23'14"	S29°19'19"E	126.73'
C109	50.00'	76.28'	87°24'28"	N2°11'19"E	69.09'
C110	300.00'	166.35'	31°46'14"	N38°12'48"W	164.23'
C110	350.00'	46.38'	7°35'32"	N40°18'41"W	46.34'
C111	400.00'	96.62'	13°50'24"	S37°11'16"E	96.39'
C112	266.00'	137.48'	29°36'45"	S35°46'43"E	135.95'
C113	266.00'	34.17'	7°21'34"	S9°10'31"E	34.14'
C114	609.50'	256.61'	24°07'22"	N17°33'26"W	254.72'
C115	25.50'	7.70'	17°17'51"	S81°44'06"W	7.67'
C116	18.00'	30.50'	97°05'58"	S24°32'11"W	26.98'
C117	286.00'	87.36'	17°30'07"	S32°45'52"E	87.02'
C118	64.00'	97.64'	87°24'28"	N2°11'19"E	88.44'
C119	18.00'	28.27'	90°00'00"	S0°53'33"W	25.46'
C120	414.00'	100.00'	13°50'24"	S37°11'16"E	99.76'
C121	164.00'	67.08'	23°26'05"	S18°33'01"E	66.61'
C122	136.00'	55.63'	23°26'05"	S18°33'01"E	55.24'
C123	386.00'	93.24'	13°50'24"	S37°11'16"E	93.01'
C124	18.00'	28.27'	90°00'00"	S89°06'27"E	25.46'
C125	36.00'	54.92'	87°24'28"	N2°11'19"E	49.75'
C126	314.00'	197.40'	36°01'11"	S23°30'20"E	194.17'
C127	150.00'	61.35'	23°26'05"	S18°33'01"E	60.93'
C128	150.00'	141.99'	54°14'10"	N33°57'03"W	136.75'
C129	300.00'	126.31'	24°07'22"	N17°33'26"W	125.38'
C130	300.00'	60.91'	11°37'58"	S11°18'43"E	60.80'
C131	300.00'	188.55'	36°00'37"	N55°04'52"E	185.46'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C132	100.00'	110.35'	63°13'27"	N49°29'46"W	104.83'
C133	300.00'	181.86'	34°43'57"	S63°44'31"E	179.09'
C134	300.00'	125.91'	24°02'51"	S34°21'07"E	124.99'
C135	300.00'	166.35'	31°46'14"	N38°12'48"W	164.23'
C136	300.00'	59.79'	11°25'05"	S11°12'17"E	59.69'
C137	575.50'	242.30'	24°07'22"	N17°33'26"W	240.51'
C138	350.00'	149.54'	24°28'48"	N41°51'31"W	148.41'
C139	300.00'	104.80'	20°00'52"	S50°22'27"W	104.26'
C140	300.00'	59.88'	11°26'09"	S34°38'57"W	59.78'
C141	300.00'	128.18'	24°28'48"	N41°51'31"W	127.20'
C142	18.00'	28.27'	90°00'00"	N74°37'07"W	25.46'
C143	18.00'	28.27'	90°00'00"	S16°04'08"E	25.46'
C144	286.00'	120.41'	24°07'22"	N17°33'26"W	119.53'
C145	286.00'	156.99'	31°27'01"	S44°39'23"W	155.03'
C146	314.00'	32.36'	5°54'17"	S31°53'01"W	32.35'
C147	18.00'	26.54'	84°28'08"	N7°23'55"W	24.20'
C148	136.00'	128.74'	54°14'10"	N33°57'03"W	123.98'
C149	314.00'	54.92'	10°01'15"	N51°59'57"E	54.85'
C150	18.00'	27.91'	88°50'32"	N88°35'24"W	25.20'
C151	18.00'	26.54'	84°28'08"	N88°07'57"E	24.20'
C152	314.00'	79.37'	14°29'00"	S53°08'23"W	79.16'
C153	18.00'	28.27'	90°00'00"	N15°22'53"E	25.46'
C154	286.00'	122.20'	24°28'48"	N41°51'31"W	121.27'
C155	314.00'	134.16'	24°28'48"	N41°51'31"W	133.14'
C156	18.00'	28.27'	90°00'00"	S74°37'07"E	25.46'
C157	25.50'	9.73'	21°52'22"	N49°26'42"E	9.68'
C158	384.00'	164.07'	24°28'48"	N41°51'31"W	162.82'
C159	316.00'	172.52'	31°16'50"	S38°27'30"E	170.39'
C160	384.00'	187.44'	27°58'02"	N36°48'06"W	185.58'
C161	25.50'	15.95'	35°50'08"	S88°59'46"E	15.69'
C162	286.00'	21.91'	4°23'24"	N70°53'29"E	21.91'
C163	286.00'	112.60'	22°33'31"	N57°25'01"E	111.88'
C164	286.00'	45.23'	9°03'43"	N41°36'25"E	45.19'
C165	18.00'	26.54'	84°28'08"	N5°09'31"W	24.20'
C166	314.00'	68.28'	12°27'36"	S40°08'45"E	68.15'
C167	314.00'	63.50'	11°35'16"	S28°07'19"E	63.40'
C168	286.00'	81.64'	16°21'20"	N30°30'22"W	81.36'
C169	314.00'	174.11'	31°46'14"	N38°12'48"W	171.89'
C170	286.00'	120.04'	24°02'51"	S34°21'07"E	119.16'
C171	286.00'	86.92'	17°24'44"	S55°04'55"E	86.58'
C172	286.00'	86.46'	17°19'13"	S72°26'53"E	86.13'
C173	114.00'	125.80'	63°13'27"	N49°29'46"W	119.51'
C174	86.00'	94.90'	63°13'27"	N49°29'46"W	90.16'
C175	314.00'	37.79'	6°53'46"	S77°39'37"E	37.77'
C176	314.00'	86.35'	15°45'25"	S66°20'01"E	86.08'
C177	18.00'	26.54'	84°28'08"	S79°18'37"W	24.20'
C178	314.00'	20.41'	3°43'25"	N38°56'16"E	20.40'
C179	314.00'	73.52'	13°24'52"	N47°30'24"E	73.35'
C180	314.00'	73.56'	13°25'18"	N60°55'29"E	73.39'
C181	314.00'	29.87'	5°27'02"	N70°21'39"E	29.86'
C182	25.50'	15.95'	35°50'08"	S55°10'07"W	15.69'
C183	314.00'	132.20'	24°07'22"	N17°33'26"W	131.23'
C184	18.00'	30.35'	96°36'57"	S58°36'21"E	26.88'
C185	25.50'	7.70'	17°17'51"	N64°26'15"E	7.67'
C186	313.00'	78.95'	14°27'08"	S43°33'32"E	78.74'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C187	313.00'	89.23'	16°20'03"	S28°09'56"E	88.93'
C188	25.50'	9.73'	21°52'22"	S71°19'05"W	9.68'
C189	18.00'	28.27'	90°00'00"	S15°22'53"W	25.46'
C190	214.00'	66.21'	17°43'37"	N31°40'53"W	65.95'
C191	400.00'	196.02'	28°04'42"	S47°01'47"E	194.07'
C192	50.00'	78.54'	90°00'00"	S12°00'35"W	70.71'
C193	300.00'	58.53'	11°10'43"	N51°25'13"E	58.44'
C194	100.00'	19.51'	11°10'43"	N38°34'47"W	19.48'
C195	100.00'	29.05'	16°38'33"	S41°18'42"E	28.94'
C196	400.00'	218.38'	31°16'50"	S38°27'30"E	215.68'
C197	164.00'	155.24'	54°14'10"	N33°57'03"W	149.51'
C198	414.00'	202.89'	28°04'42"	S47°01'47"E	200.86'
C199	64.00'	100.53'	90°00'00"	S12°00'35"W	90.51'
C200	286.00'	55.80'	11°10'43"	N51°25'13"E	55.71'
C201	18.00'	27.21'	86°34'47"	S2°45'12"W	24.69'
C202	286.00'	105.48'	21°07'50"	S56°37'00"W	104.88'
C203	36.00'	56.55'	90°00'00"	S12°00'35"W	50.91'
C204	386.00'	189.16'	28°04'42"	S47°01'47"E	187.28'
C205	18.00'	28.27'	90°00'00"	N73°55'52"E	25.46'
C206	114.00'	33.11'	16°38'33"	S41°18'42"E	33.00'
C207	86.00'	16.78'	11°10'43"	N38°34'47"W	16.75'
C208	18.00'	28.27'	90°00'00"	S0°49'52"W	25.46'
C209	114.00'	22.24'	11°10'43"	N38°34'47"W	22.21'
C210	86.00'	24.98'	16°38'33"	S41°18'42"E	24.89'
C211	414.00'	226.02'	31°16'50"	S38°27'30"E	223.23'
C212	386.00'	210.74'	31°16'50"	S38°27'30"E	208.13'
C213	390.00'	313.86'	46°06'34"	N43°03'12"W	305.46'
C214	475.00'	172.09'	20°45'31"	S55°43'43"E	171.16'
C215	200.00'	74.53'	21°21'04"	N33°29'36"W	74.10'
C216	300.00'	111.79'	21°21'04"	S56°30'24"W	111.15'
C217	350.00'	191.08'	31°16'50"	S38°27'30"E	188.72'
C218	350.00'	170.84'	27°58'02"	N36°48'06"W	169.15'
C219	50.00'	38.86'	44°32'02"	N13°38'04"E	37.89'
C220	1000.00'	136.82'	7°50'22"	S4°42'47"E	136.72'
C221	300.00'	163.79'	31°16'50"	S38°27'30"E	161.76'
C222	300.00'	146.44'	27°58'02"	N36°48'06"W	144.99'
C223	18.00'	29.85'	95°00'26"	N86°39'56"W	26.54'
C224	186.00'	53.06'	16°20'38"	N30°59'24"W	52.88'
C225	364.00'	48.23'	7°35'32"	N40°18'41"W	48.20'
C226	25.50'	13.06'	29°21'12"	S51°11'32"E	12.92'
C227	25.50'	13.06'	29°21'12"	N21°50'19"W	12.92'
C228	25.50'	9.73'	21°52'22"	S78°07'07"W	9.68'
C229	25.50'	13.06'	29°21'12"	S52°30'19"W	12.92'
C230	18.00'	28.27'	90°00'00"	N67°49'05"W	25.46'
C231	314.00'	55.89'	10°11'53"	S27°55'01"E	55.82'
C232	314.00'	73.11'	13°20'28"	S39°41'12"E	72.95'
C233	314.00'	42.43'	7°44'29"	S50°13'40"E	42.39'
C234	286.00'	76.95'	15°24'53"	N46°23'28"W	76.71'
C235	314.00'	174.11'	31°46'14"	N38°12'48"W	171.89'
C236	18.00'	28.27'	90°00'00"	S9°05'55"E	25.46'
C237	64.00'	49.74'	44°32'02"	N13°38'04"E	48.50'
C238	986.00'	49.24'	2°51'40"	S7°12'07"E	49.23'
C239	986.00'	85.67'	4°58'41"	S3°16'56"E	85.64'
C240	28.00'	27.59'	56°27'08"	S27°25'58"W	26.49'
C241	48.00'	42.90'	51°12'49"	N30°03'08"E	41.49'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C242	48.00'	61.16'	73°00'18"	N32°03'26"W	57.11'
C243	48.00'	57.91'	69°07'17"	S76°52'47"W	54.46'
C244	48.00'	66.60'	79°29'49"	S2°34'14"W	61.36'
C245	48.00'	16.81'	20°04'04"	S47°12'42"E	16.73'
C246	28.00'	27.59'	56°27'08"	N29°01'10"W	26.49'
C247	1014.00'	79.76'	4°30'24"	S4°08'24"E	79.74'
C248	1014.00'	39.63'	2°14'22"	S7°30'47"E	39.63'
C249	36.00'	27.98'	44°32'02"	N13°38'04"E	27.28'
C250	18.00'	28.27'	90°00'00"	N80°54'05"E	25.46'
C251	286.00'	57.76'	11°34'19"	S48°18'46"E	57.66'
C252	286.00'	98.38'	19°42'32"	S32°40'20"E	97.89'
C253	314.00'	37.46'	6°50'07"	N26°14'08"W	37.44'
C254	286.00'	15.06'	3°01'02"	N24°19'35"W	15.06'
C255	18.00'	28.27'	90°00'00"	N22°10'55"E	25.46'
C256	25.50'	13.06'	29°21'12"	N81°51'32"E	12.92'
C257	626.00'	53.34'	4°52'55"	S42°54'30"E	53.32'
C258	550.00'	300.69'	31°19'26"	N56°07'45"W	296.96'
C259	25.50'	9.73'	21°52'22"	N56°14'44"E	9.68'
C260	314.00'	117.01'	21°21'04"	S56°30'24"W	116.34'
C261	347.00'	87.53'	14°27'08"	S43°33'32"E	87.30'
C262	347.00'	98.92'	16°20'03"	S28°09'56"E	98.59'
C263	330.00'	25.78'	4°28'35"	S17°45'38"E	25.78'
C264	330.00'	25.78'	4°28'35"	N17°45'38"W	25.78'
C265	300.00'	85.53'	16°20'03"	S28°09'56"E	85.24'
C266	300.00'	75.67'	14°27'08"	S43°33'32"E	75.47'
C267	337.00'	182.89'	31°05'38"	S35°02'17"E	180.65'
C268	337.00'	52.00'	8°50'27"	S9°54'58"E	51.95'
C269	538.50'	226.72'	24°07'22"	N17°33'26"W	225.05'
C270	313.00'	133.73'	24°28'48"	N41°51'31"W	132.72'
C271	387.00'	211.28'	31°16'50"	S38°27'30"E	208.67'
C272	313.00'	152.78'	27°58'02"	N36°48'06"W	151.27'
C273	25.50'	13.06'	29°21'12"	N53°53'30"E	12.92'
C274	18.00'	28.27'	90°00'00"	N5°47'07"W	25.46'
C275	314.00'	72.69'	13°15'49"	S43°19'15"E	72.53'
C276	314.00'	49.79'	9°05'05"	S31°47'26"E	49.73'
C277	314.00'	39.73'	7°14'59"	S23°37'24"E	39.70'
C278	286.00'	81.53'	16°20'03"	S28°09'56"E	81.26'
C279	286.00'	72.14'	14°27'08"	S43°33'32"E	71.95'
C280	18.00'	28.27'	90°00'00"	S84°12'53"W	25.46'
C281	350.00'	281.67'	46°06'34"	N43°03'12"W	274.13'
C282	515.00'	186.59'	20°45'31"	S55°43'43"E	185.57'
C283	666.00'	56.75'	4°52'55"	S42°54'30"E	56.73'
C284	558.00'	202.17'	20°45'31"	S55°43'43"E	201.06'
C285	709.00'	60.41'	4°52'55"	S42°54'30"E	60.39'
C286	467.00'	255.31'	31°19'26"	N56°07'45"W	252.14'
C287	28.00'	27.59'	56°27'08"	N48°13'29"W	26.49'
C288	48.00'	90.24'	107°42'37"	S22°35'45"E	77.52'
C289	48.00'	57.89'	69°06'18"	S65°48'42"W	54.45'
C290	48.00'	58.98'	70°23'57"	N44°26'10"W	55.34'
C291	48.00'	38.28'	45°41'25"	N13°36'31"E	37.27'
C292	28.00'	27.59'	56°27'08"	S8°13'39"W	26.49'
C293	357.00'	342.61'	54°59'09"	S80°42'57"W	329.61'
C294	336.00'	44.52'	7°35'32"	N40°18'41"W	44.49'
C295	510.00'	278.82'	31°19'26"	N56°07'45"W	275.36'
C296	400.00'	368.42'	52°46'19"	S81°49'22"W	355.53'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C303	286.00'	83.60'	16°44'51"	N34°06'29"E	83.30'
C304	286.00'	35.40'	7°05'29"	N22°11'19"E	35.38'
C305	314.00'	56.43'	10°17'50"	N23°47'30"E	56.36'
C306	314.00'	74.21'	13°32'29"	N35°42'40"E	74.04'
C307	25.50'	13.06'	29°21'12"	S24°32'17"W	12.92'
C308	314.00'	115.81'	21°07'55"	N40°13'09"W	115.15'
C309	286.00'	124.54'	24°57'00"	N38°18'36"W	123.56'

JORDANELLE RIDGE VILLAGE 2 PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
AND THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

DEVELOPER
JORDANELLE REF ACQUISITION
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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0119

SHEET 14 OF 14

PROJECT NUMBER : 13944
MANAGER : BAM
DRAWN BY : PG
CHECKED BY : SJL
DATE : 3/12/26

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ _____ DEPUTY WASATCH COUNTY RECORDER

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE APPLICABLE CODE AND ORDINANCES (HTTPS://WWW.HEBERUT.GOV/160/STANDARD-DRAWINGS), NORTH VILLAGE SPECIAL SERVICE DISTRICT, THE DESIGN ENGINEER, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) FOR IMPROVEMENTS OWNED, OPERATED, AND MAINTAINED BY THESE ENTITIES. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT, UNLESS A STRICTER STANDARD IS REQUIRED BY THE STANDARDS AND SPECIFICATIONS OF THE ENTITY RESPONSIBLE FOR IMPROVEMENTS AT THE TIME OF PLAN APPROVAL. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED CONCRETE SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN OR ROAD GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER, HEBER CITY, AND ENTITY RESPONSIBLE FOR THE IMPROVEMENTS.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE PROHIBITED WITHOUT AN APPROVED HEBER CITY GRADING PERMIT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, NORTH VILLAGE SPECIAL SERVICE DISTRICT, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER NVSSD AND APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS AND APPROVED HEBER CITY GRADING PERMITS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED SINGLE WATER METER	EXISTING FLOW LINE
PROPOSED DUAL WATER METER	PROPOSED FLOW LINE
EXISTING WATER MANHOLE	GRADE BREAK
PROPOSED WATER MANHOLE	EXISTING STORM DRAIN LINE
EXISTING WATER BOX	PROPOSED STORM DRAIN LINE
EXISTING WATER VALVE	ROOF DRAIN LINE
PROPOSED WATER VALVE	CATCHMENTS
EXISTING FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE HYDRANT	EXISTING SAN

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BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

NORTH

HORIZONTAL GRAPHIC SCALE

0 ### ###

(IN FEET)
HORZ: 1 inch = ### ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE



ENSIGN
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TOOELE
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FOR:
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CONTACT:
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JORDANELLE RIDGE PHASE 3

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

DEMOLITION PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-100

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BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

NORTH

HORIZONTAL GRAPHIC SCALE

250 0 125 250 500
(IN FEET)
HORZ: 1 inch = 250 ft.

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COYOTE VIEW DRIVE
COYOTE LEDGE CIRCLE
SNOWFALL DRIVE
ARROWLEAF LANE
ORCHID CIRCLE
VERBANA LANE
CACTUS STREET
HACKBERRY CIRCLE
BANEBERRY STREET
FOXTAIL COURT
HACKBERRY LANE
WILLOW BUD CIRCLE
COYOTE CANYON PRKY
VERBANA LANE
CYPRESS LANE
NETTLELEAF LANE
RYE STREET
WILDWOOD LANE
TIMPANOGOS CANAL
WASATCH CANAL
FITZGERALD ROAD

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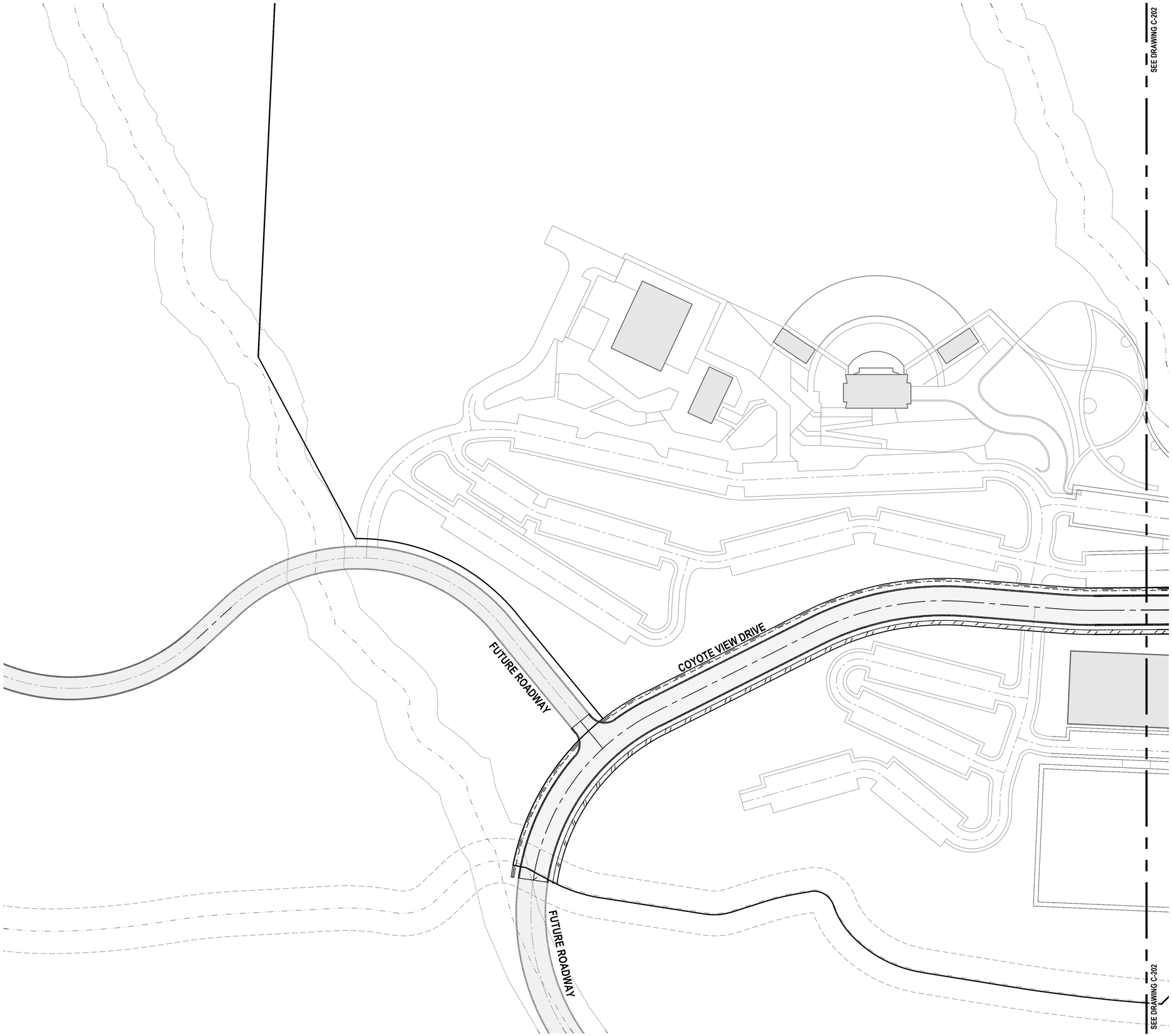
2026-03-12 FOR REVIEW

OVERALL SITE PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-200



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HEBER CITY, UTAH

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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BENCHMARK
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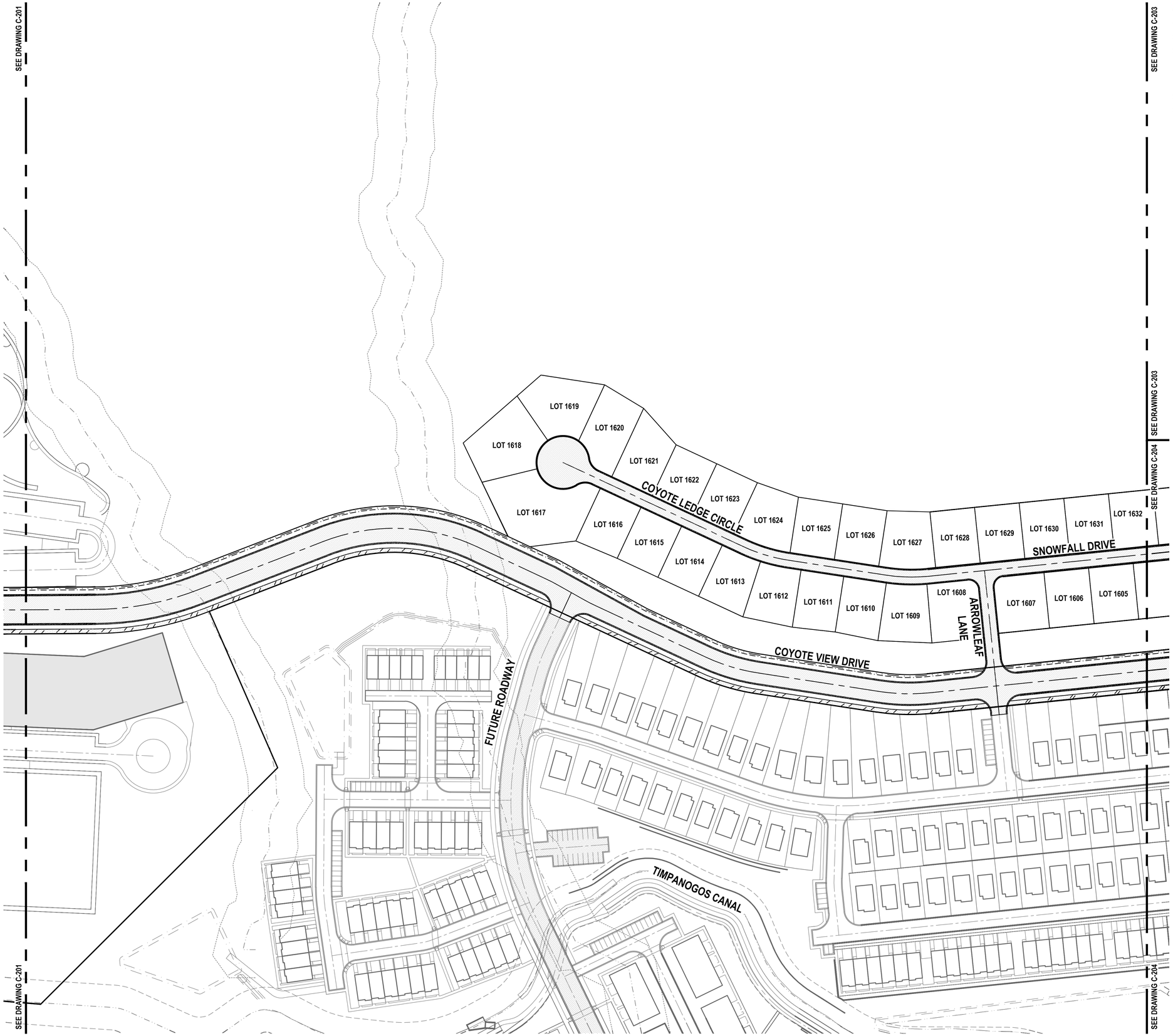
ELEVATION = 5969.10

2026-03-12 FOR REVIEW

SITE PLAN

PROJECT NUMBER	PRINT DATE
13944	2026-03-12
PROJECT MANAGER	DESIGNED BY
BAM	JWS

C-201



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ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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Phone: 435.896.2983

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FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARBEE
PHONE: 801-316-3193

JORDANELLE RIDGE PHASE 3

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

811 Know what's below. Call before you dig.
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK
THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

SITE PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-202



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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2026-03-12 FOR REVIEW

NORTH

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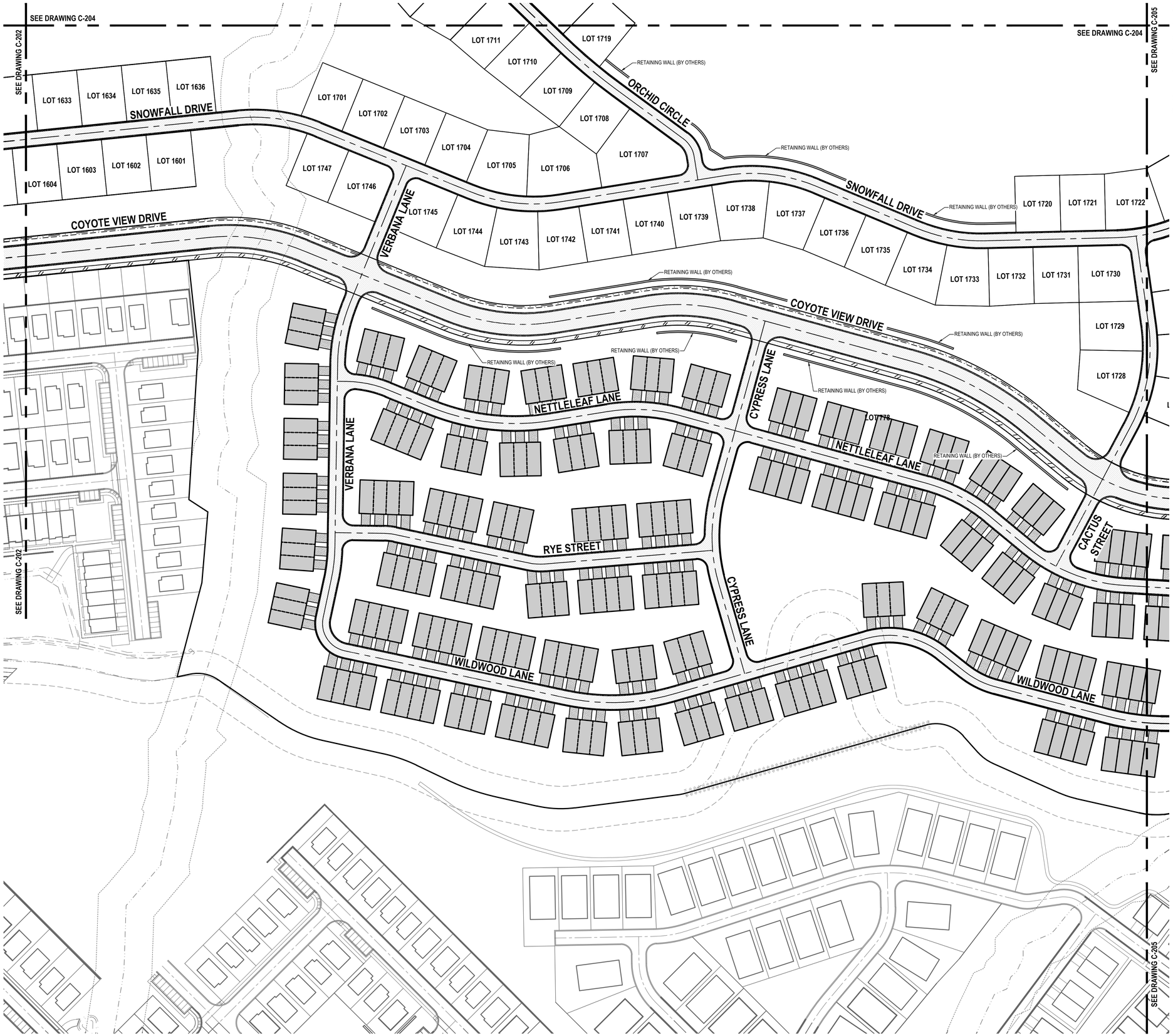
SITE PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-203



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2026-03-12 FOR REVIEW

SITE PLAN

PROJECT NUMBER	PRINT DATE
13944	2026-03-12
PROJECT MANAGER	DESIGNED BY
BAM	JWS

C-204



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PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

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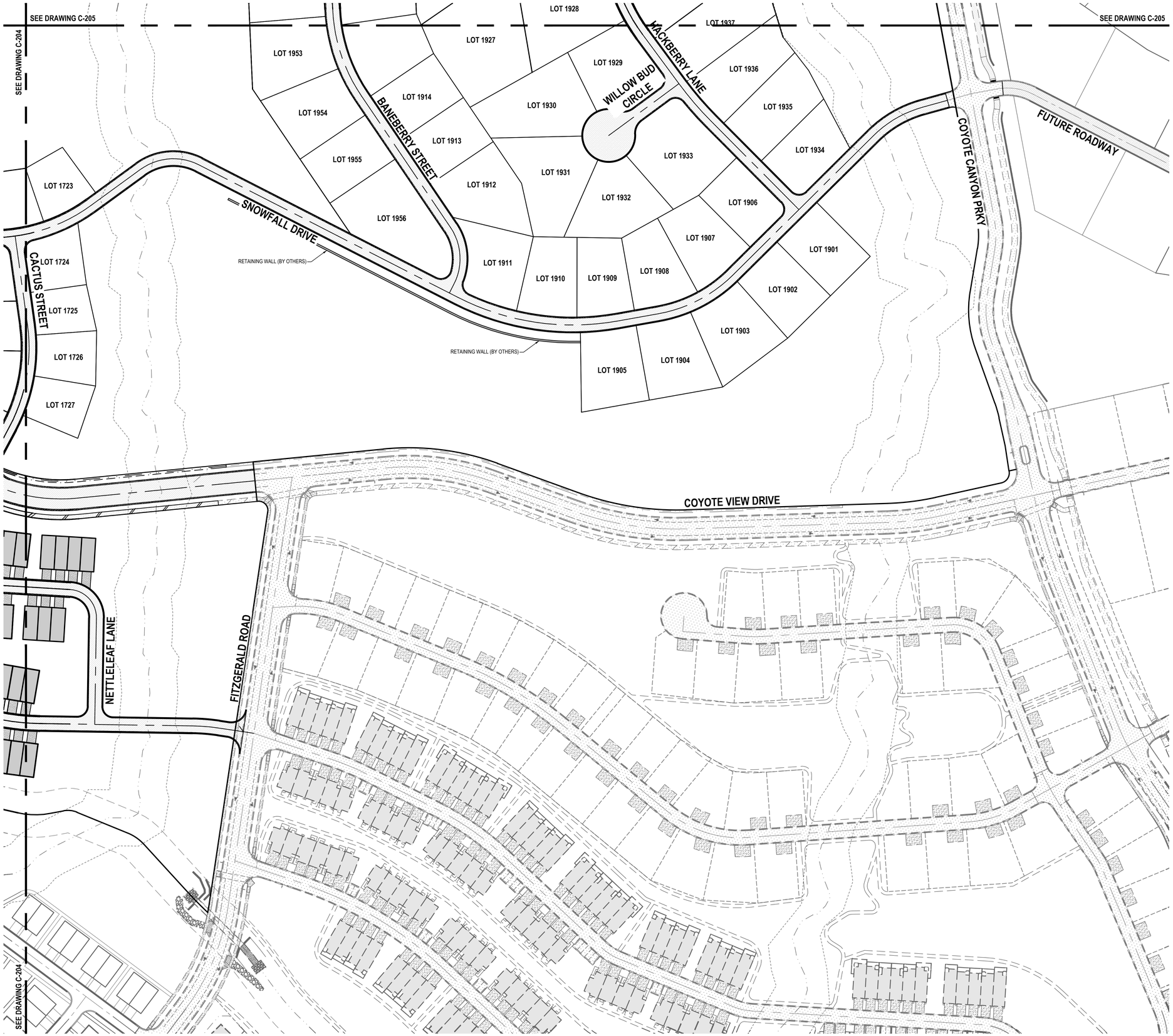

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2026-03-12 FOR REVIEW

SITE PLAN

PROJECT NUMBER	PRINT DATE
13944	2026-03-12
PROJECT MANAGER	DESIGNED BY
BAM	JWS

C-206

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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

NORTH

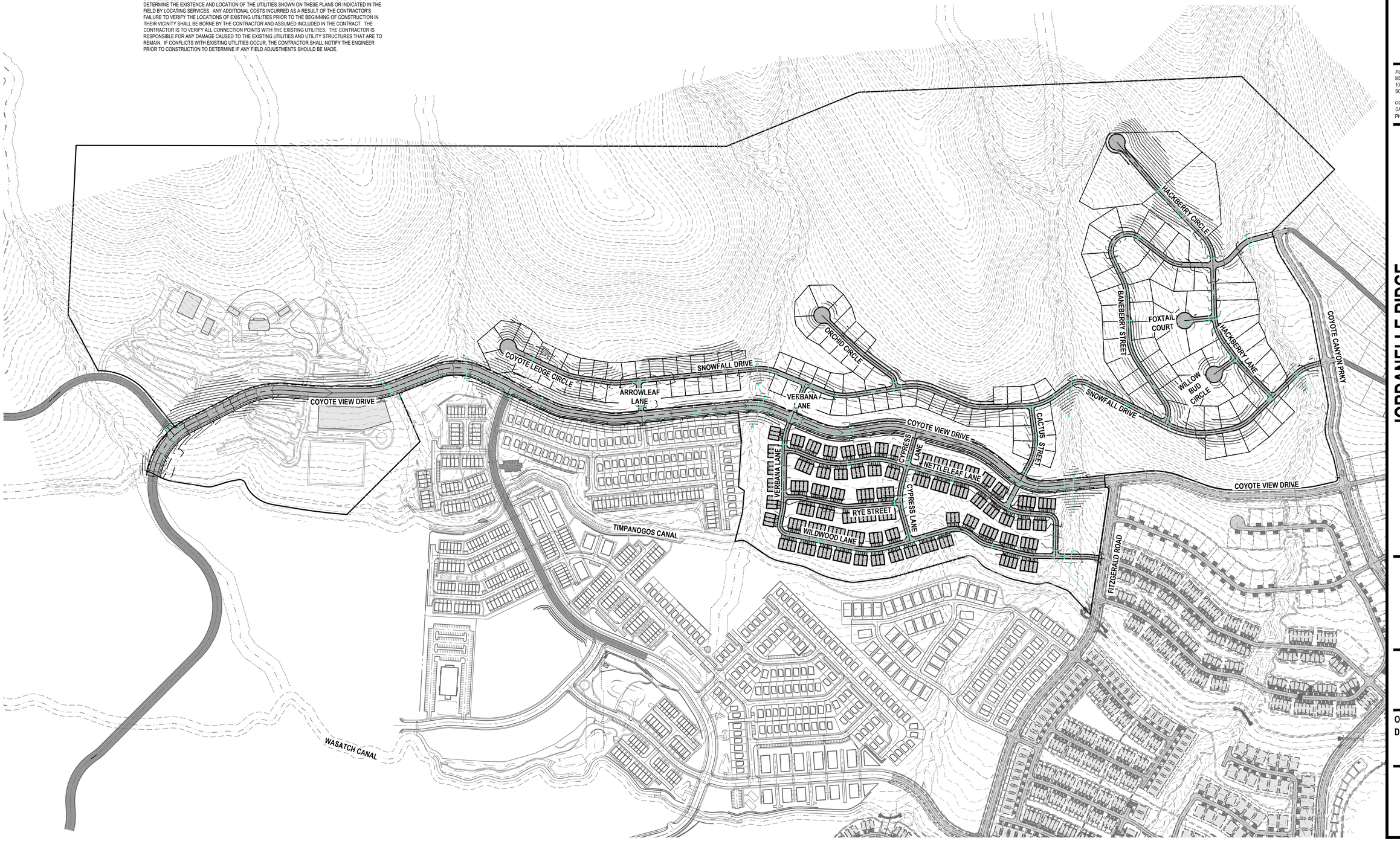
HORIZONTAL GRAPHIC SCALE

0 ### ### ###

(IN FEET)
HORZ: 1 inch = ### ft.

ENGINEER'S CERTIFICATION

BY AFFIXING HERETO MY ENGINEERING STAMP AND SIGNATURE, I HEREBY CERTIFY THAT THIS REPORT/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.



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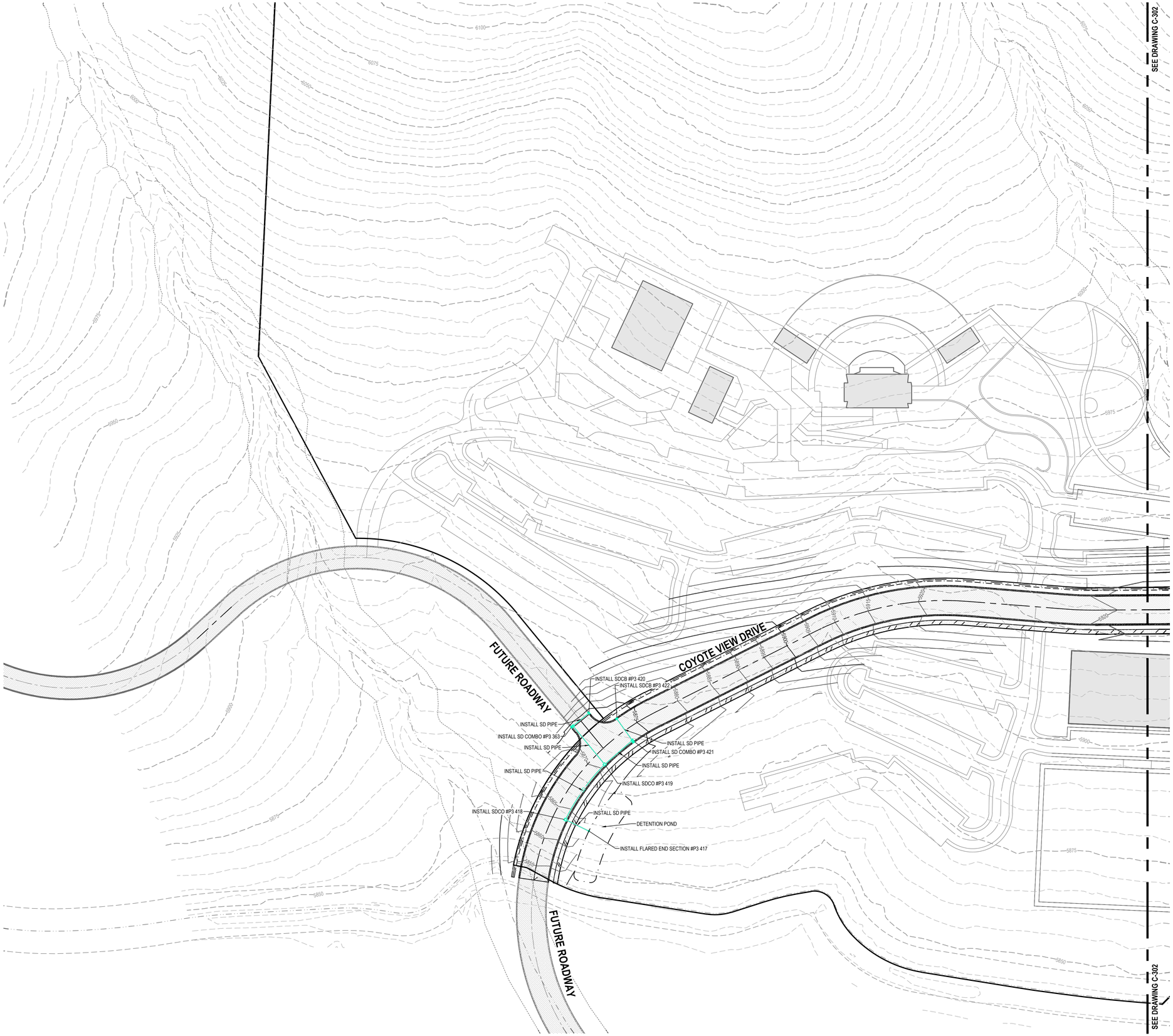
2026-03-12 FOR REVIEW

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-300



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GRADING AND DRAINAGE PLAN

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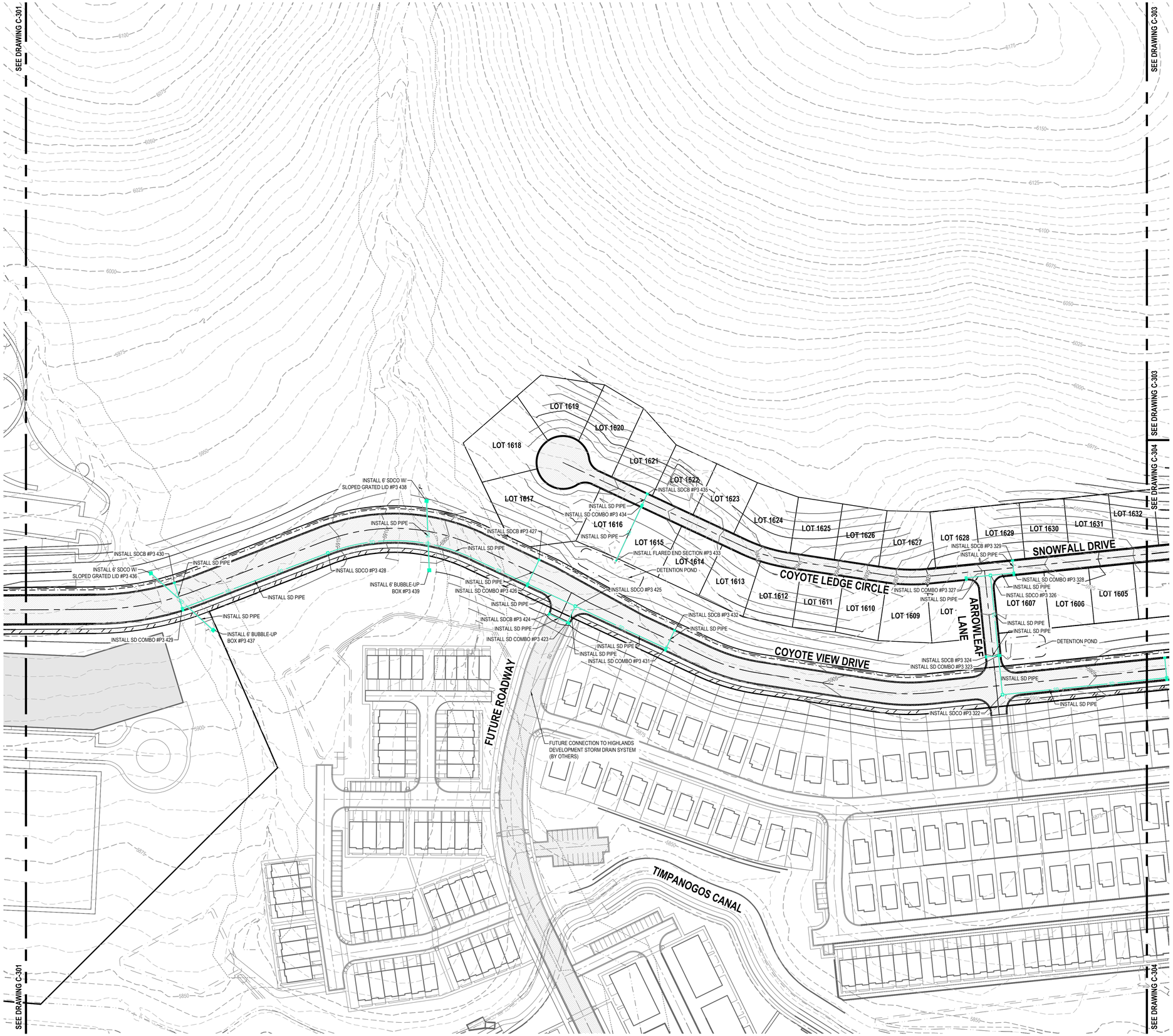
PROJECT MANAGER	DESIGNED BY
BAM	JWS

C-301



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HEBER CITY ENGINEER DATE

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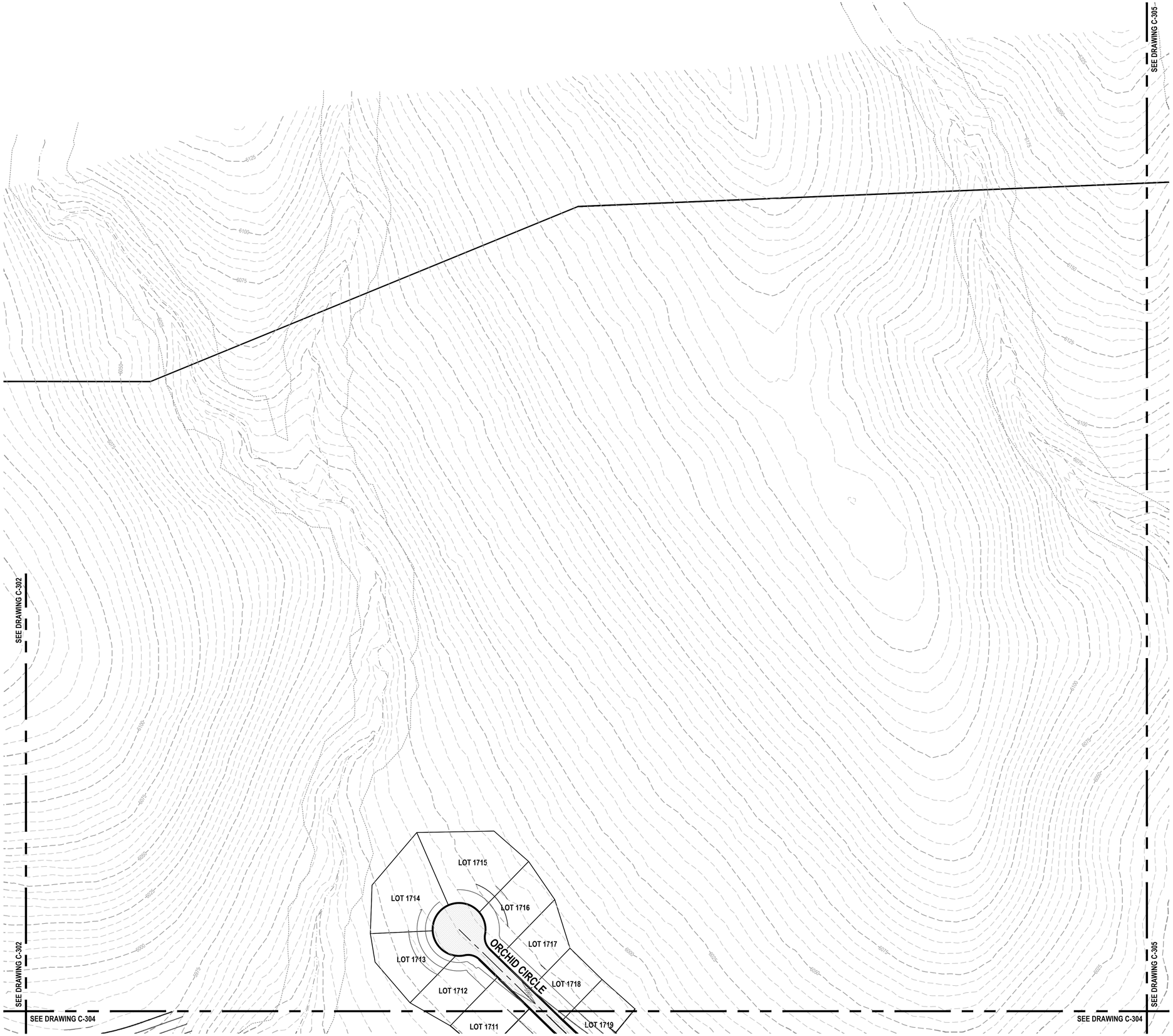
BENCHMARK
THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-302



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CEDAR CITY
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FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
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CONTACT:
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PHONE: 801-316-3193

JORDANELLE RIDGE PHASE 3

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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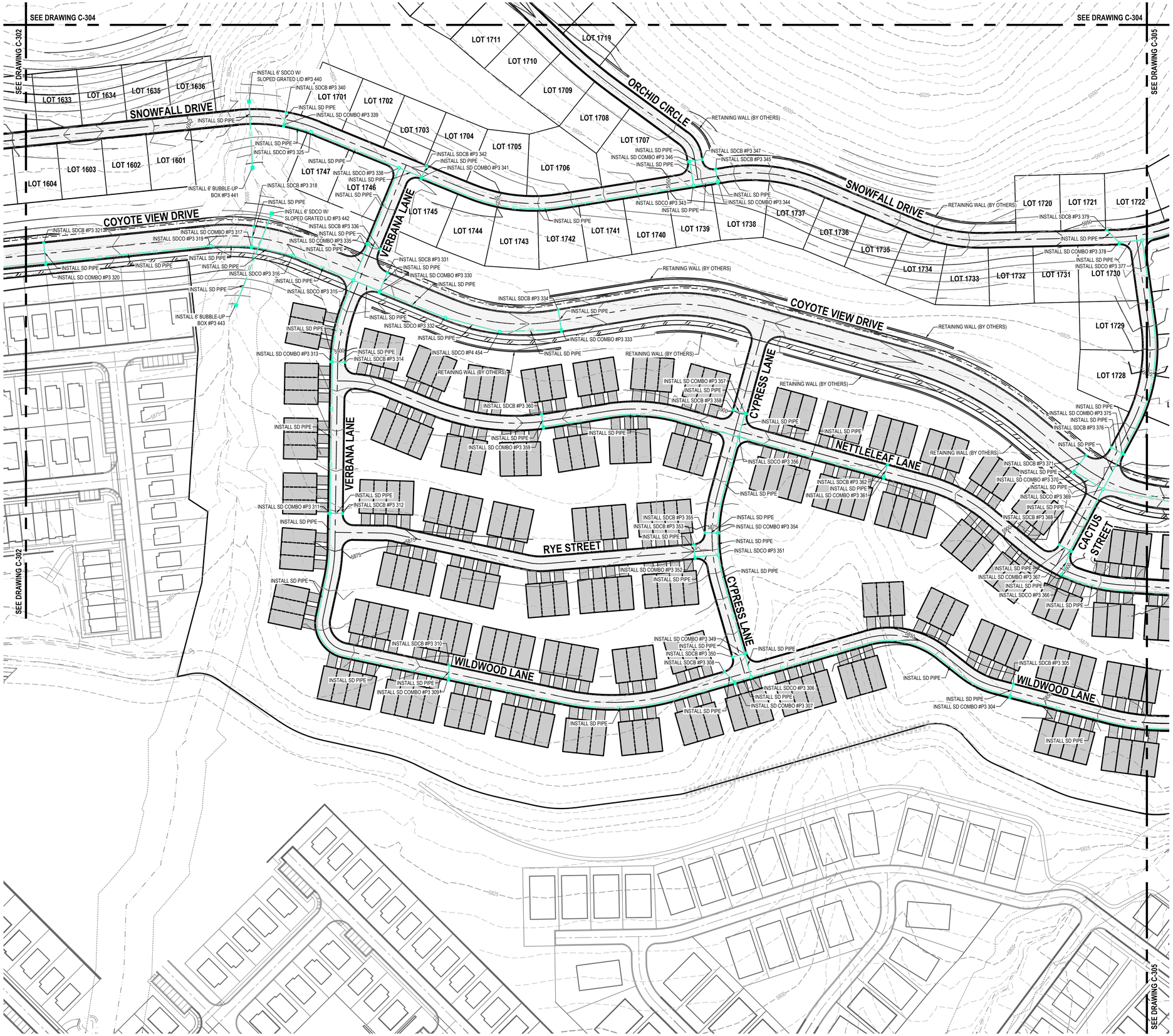
BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

GRADING ABD
DRAINAGE PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-303



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JORDANELLE RIDGE PHASE 3

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160
(IN FEET)
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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

2026-03-12 FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
13944	2026-03-12
PROJECT MANAGER	DESIGNED BY
BAM	JWS

C-304



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2026-03-12 FOR REVIEW

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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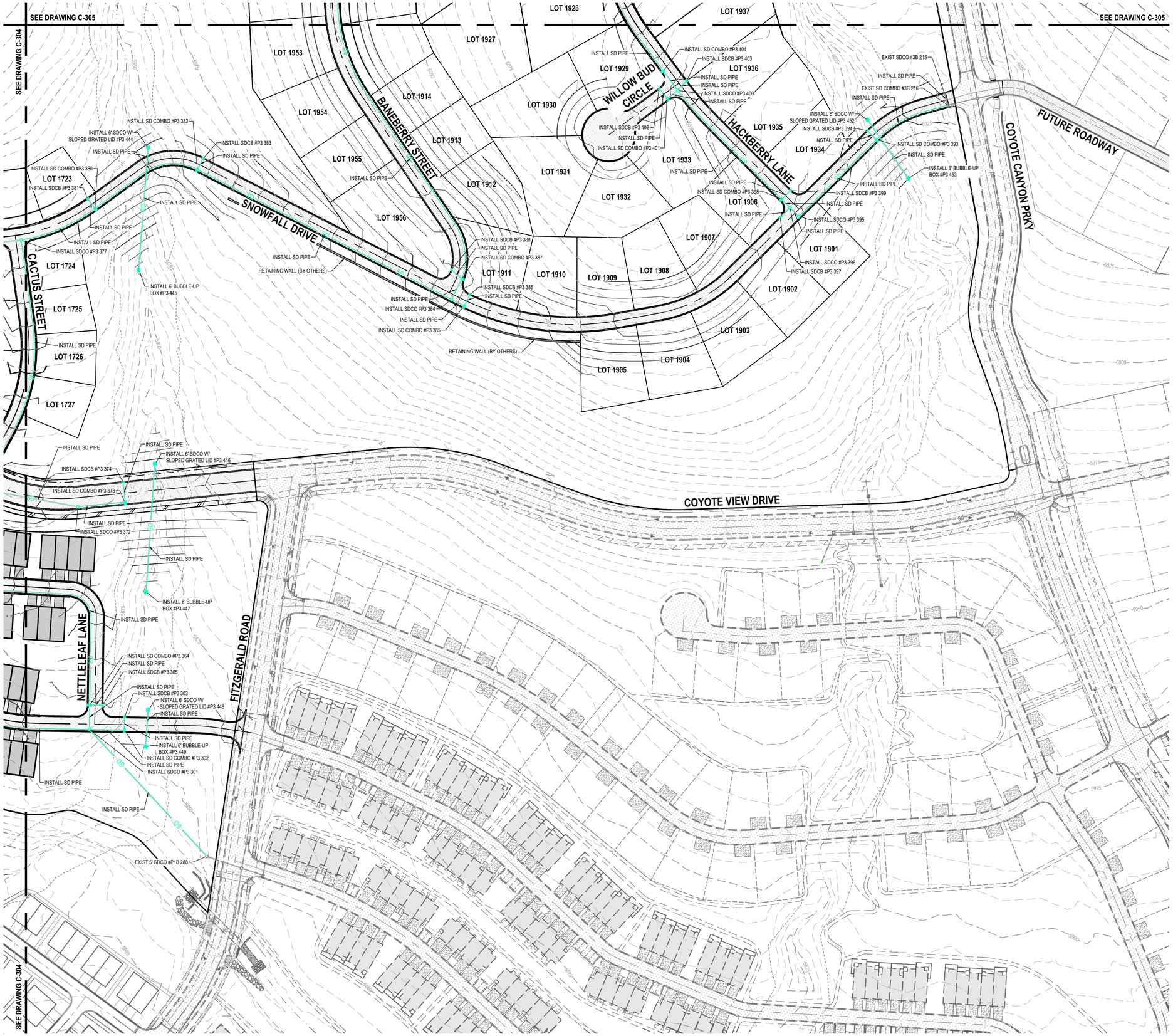
ELEVATION = 5969.10

DRAINAGE AND GRADING PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-305



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700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

HORIZONTAL GRAPHIC SCALE

0 ## ##

(IN FEET)
HORZ: 1 inch = ## ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
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GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
13944	2026-03-12
PROJECT MANAGER	DESIGNED BY
BAM	JWS

C-306

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4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
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11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON REQUIRED DRY UTILITY SLEEVE LOCATIONS. DETAILED DRY UTILITY PLAN WILL BE PROVIDED TO CONTRACTOR PRIOR TO PAVING. STANDARD DRY UTILITY LOCATIONS ARE SHOWN ON SHEET C-600 TYPICAL ROAD CROSS SECTION.

DEVELOPER'S IRRIGATION CERTIFICATION

AS DEVELOPERS OF THIS PROPERTY, I HEREBY REPRESENT 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 AGENT _____ DATE _____

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____

NORTH

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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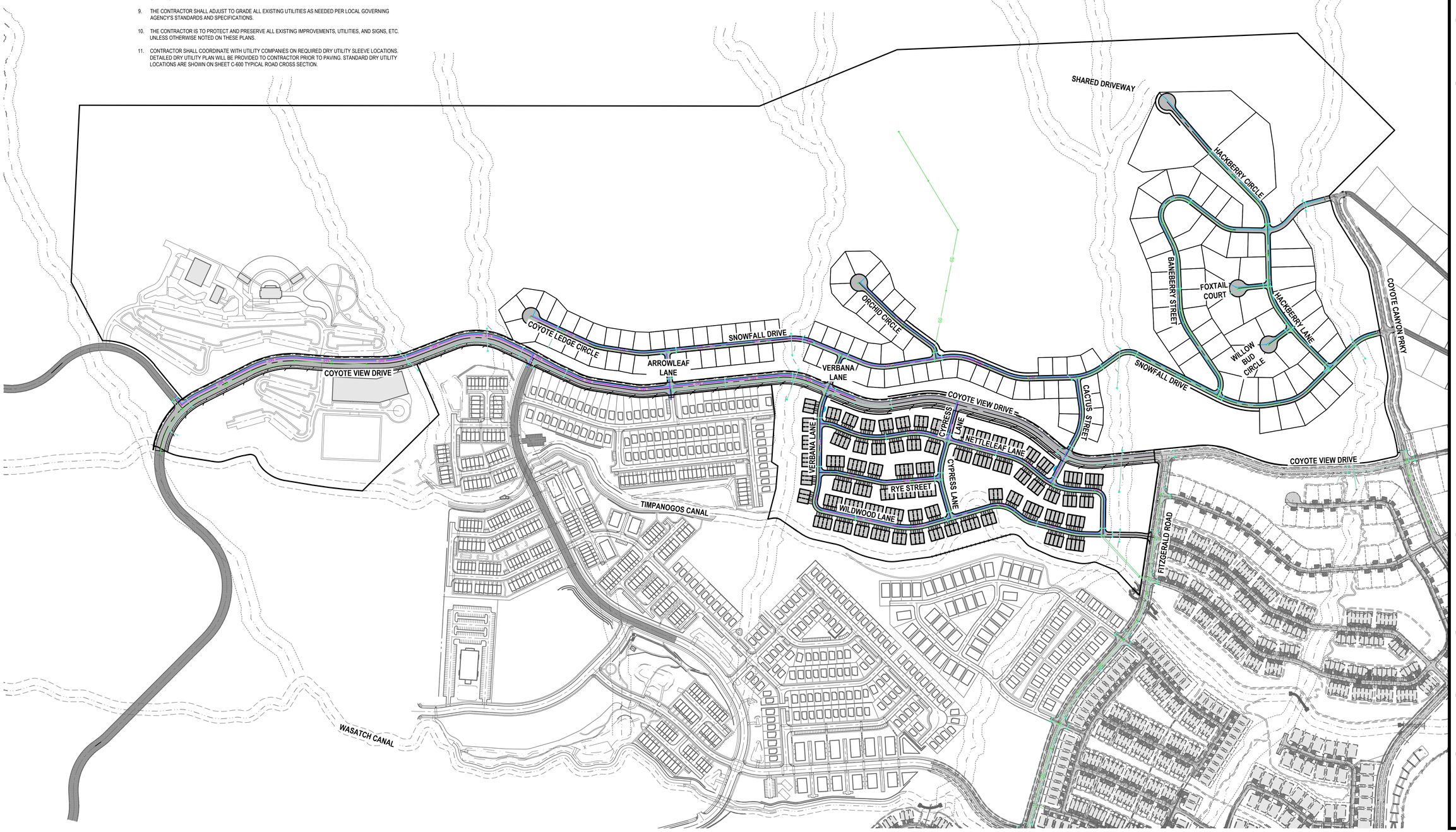

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2026-03-12 FOR REVIEW

OVERALL UTILITY PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-400



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HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

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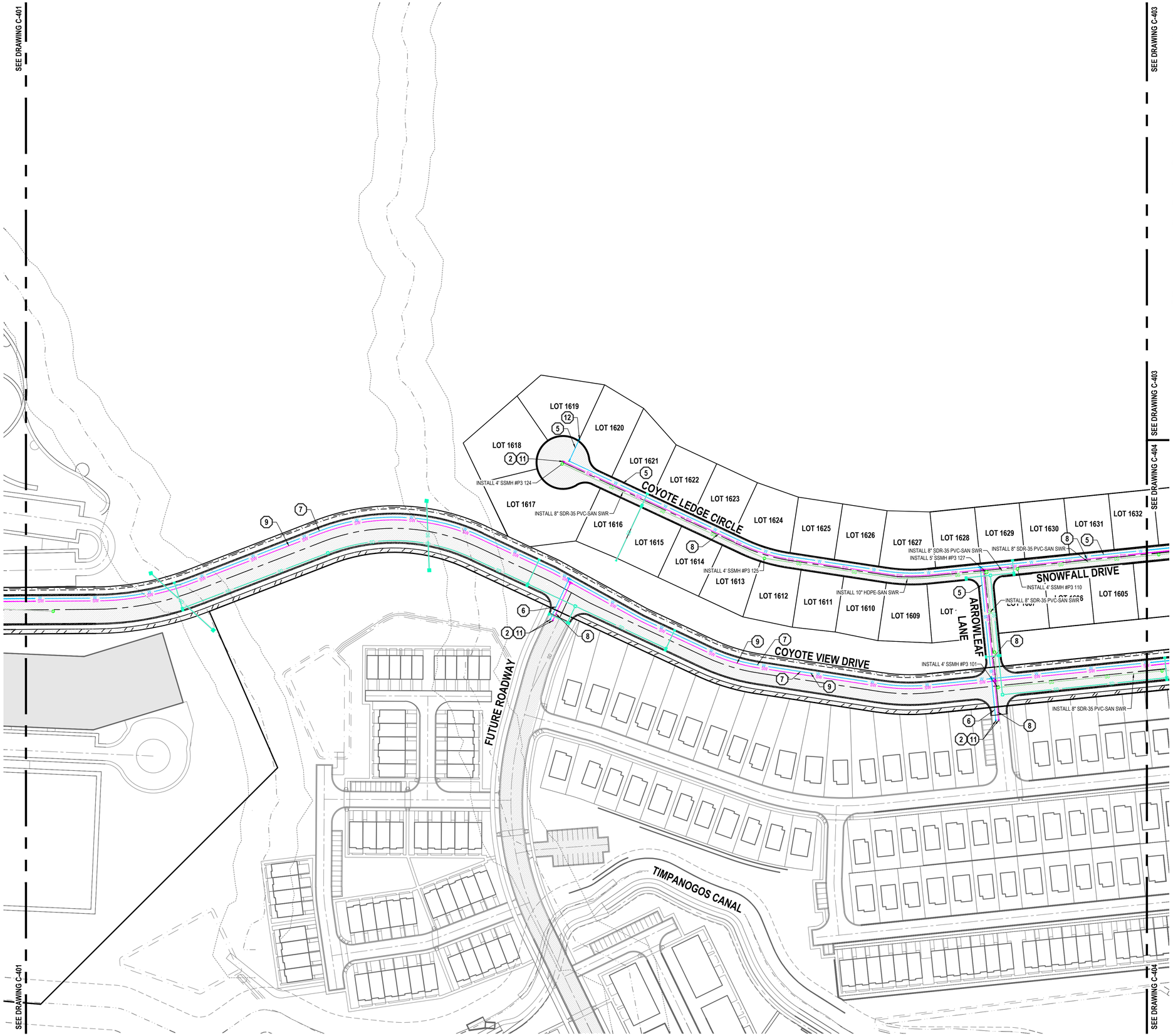
2026-03-12 FOR REVIEW

UTILITY PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-401



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PROJECT NUMBER 13944
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PROJECT MANAGER BAM
DESIGNED BY JWS

C-402



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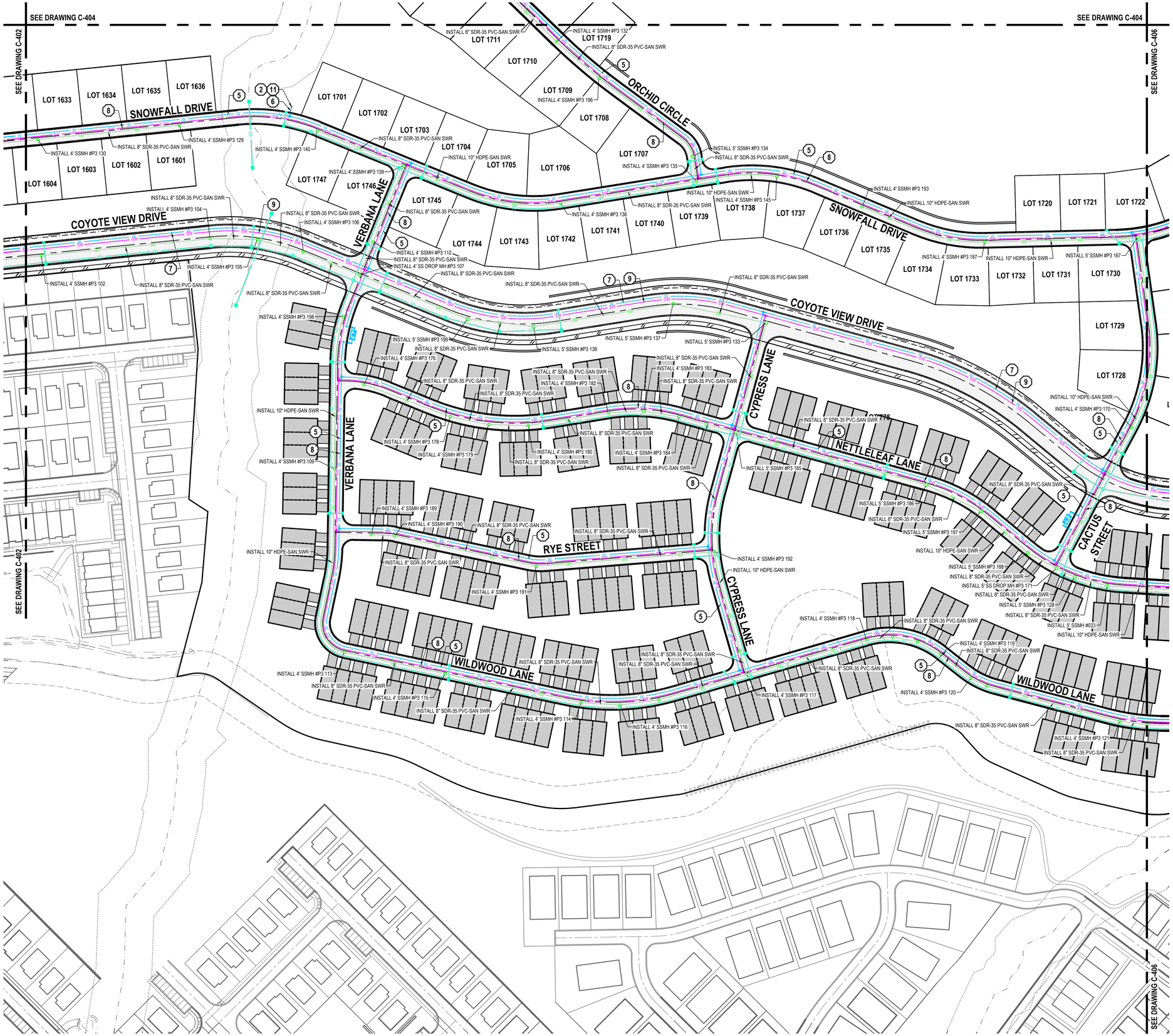
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

UTILITY PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-403



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THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

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CONTACT:
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PHONE: 801-316-3193

JORDANELLE RIDGE PHASE 3

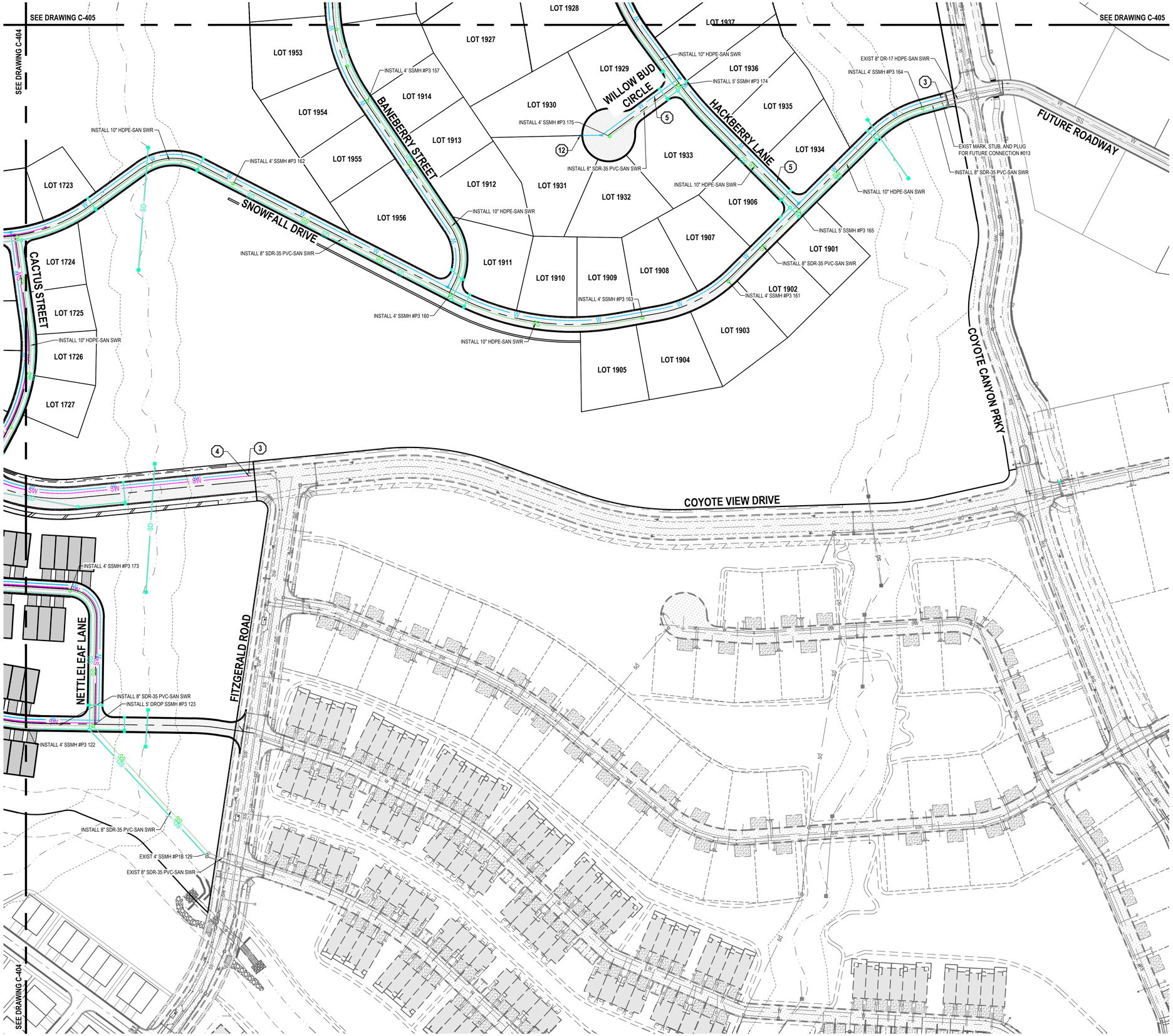
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

UTILITY PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-405



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON REQUIRED DRY UTILITY SLEEVE LOCATIONS. DETAILED DRY UTILITY PLAN WILL BE PROVIDED TO CONTRACTOR PRIOR TO PAVING. STANDARD DRY UTILITY LOCATIONS ARE SHOWN ON SHEET C-600 TYPICAL ROAD CROSS SECTION.

SCOPE OF WORK:

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

1. CONNECT TO EXISTING SEWER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
2. STUB AND PLUG FOR FUTURE CONNECTION.
3. CONNECT TO EXISTING CULINARY WATER SYSTEM.
4. CONNECT TO EXISTING SECONDARY WATER SYSTEM.
5. 10" DR-11 HDPE CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
6. 14" DR-11 HDPE CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
7. 16" DR-11 HDPE CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
8. 8" DR-11 HDPE SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
9. 10" DR-11 HDPE SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
10. REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
11. TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
12. FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.

HORIZONTAL GRAPHIC SCALE

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700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

UTILITY PLAN

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

PROJECT NUMBER	PRINT DATE
13944	2026-03-12
PROJECT MANAGER	DESIGNED BY
BAM	JWS

C-406

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BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
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GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE TO STABILIZE SOILS AFTER ACHIEVEMENT OF FINISH GRADE IF LAND IS NOT TO BE RE-WORKED.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

HEBER CITY ENGINEER'S APPROVAL

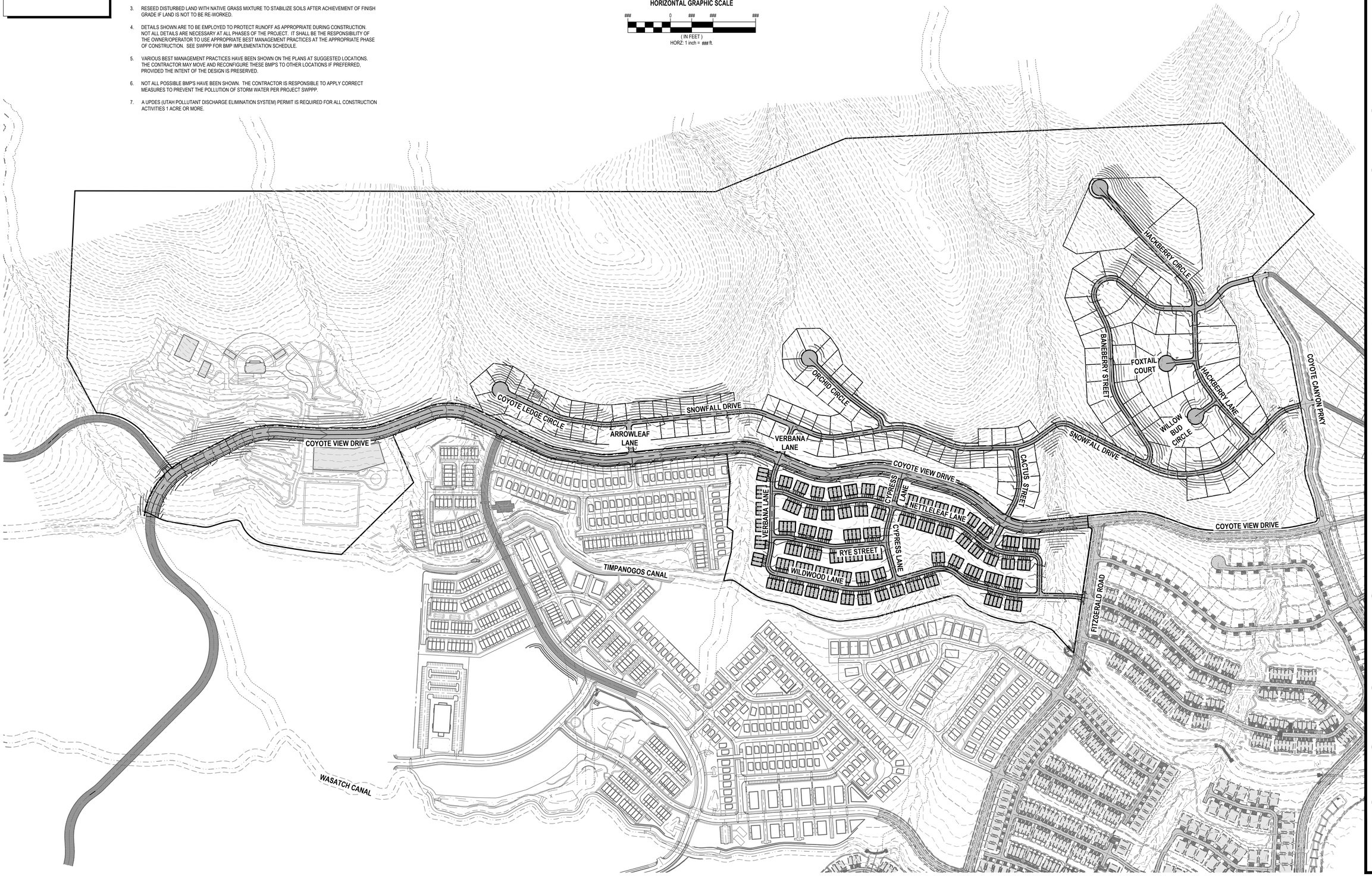
HEBER CITY ENGINEER DATE

NORTH

HORIZONTAL GRAPHIC SCALE

0 ### ###

(IN FEET)
HORZ: 1 inch = ### ft.



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2026-03-12 FOR REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-500

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BENCHMARK

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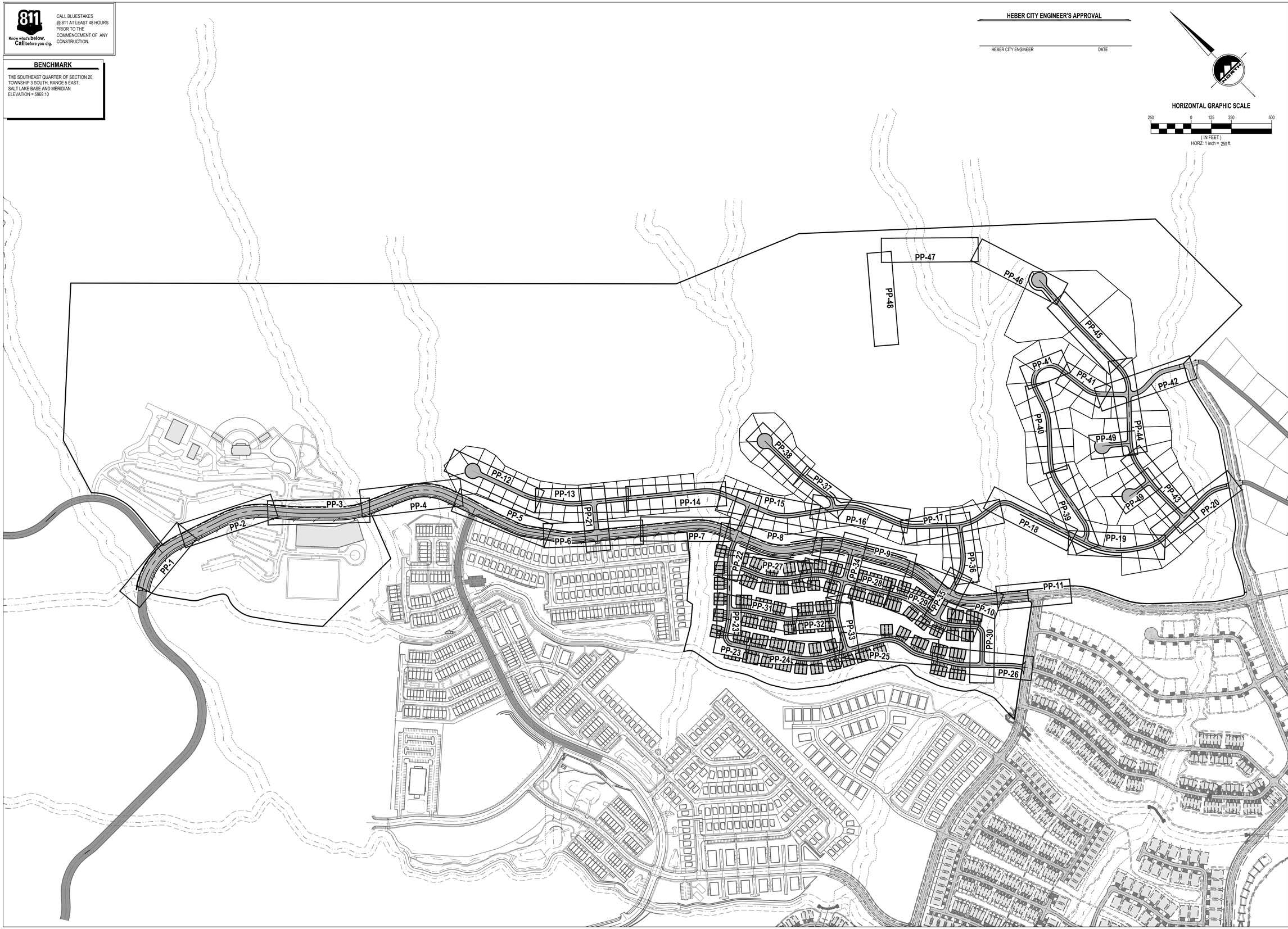
HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

NORTH

HORIZONTAL GRAPHIC SCALE

250 0 125 250 500
(IN FEET)
HORZ: 1 inch = 250 ft.



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2026-03-12 FOR REVIEW

PLAN AND PROFILE KEY MAP

PROJECT NUMBER	PRINT DATE
13944	2026-03-12
PROJECT MANAGER	DESIGNED BY
BAM	JWS

PP-0

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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
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NORTH

KEY MAP
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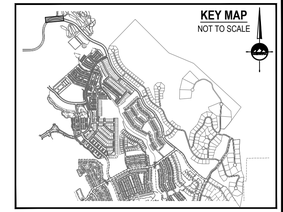
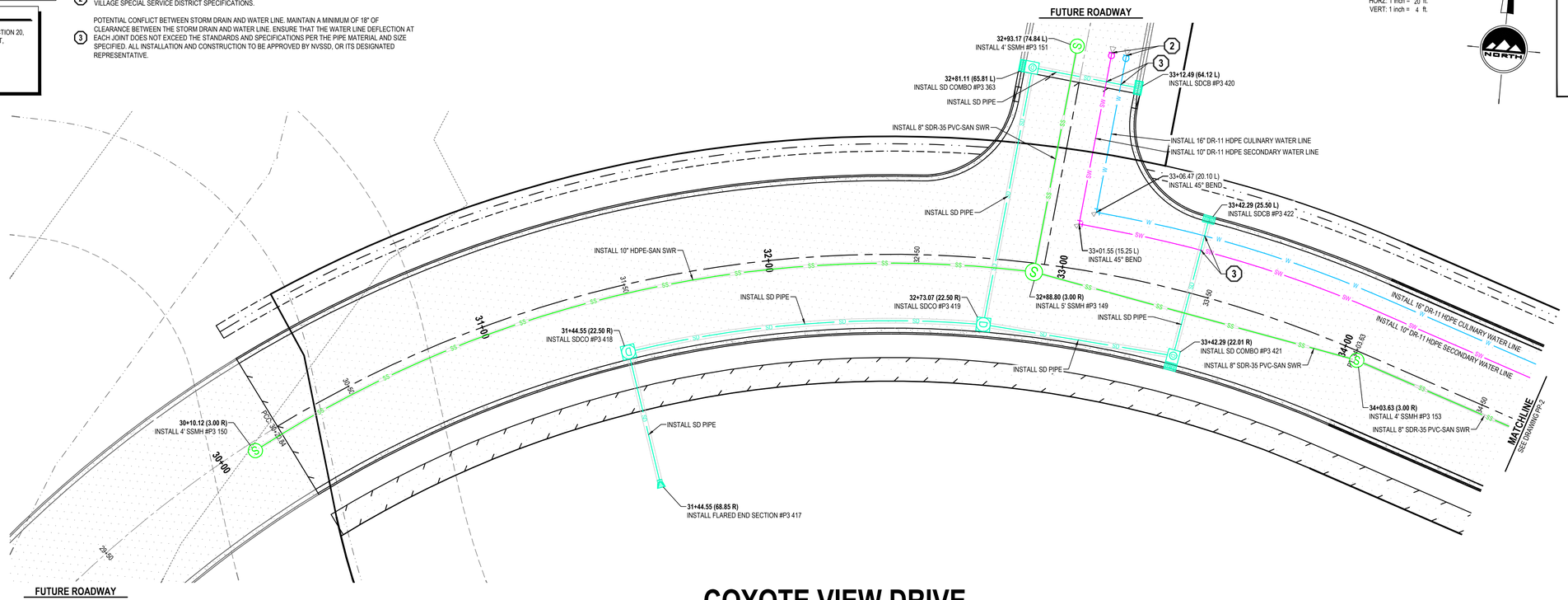
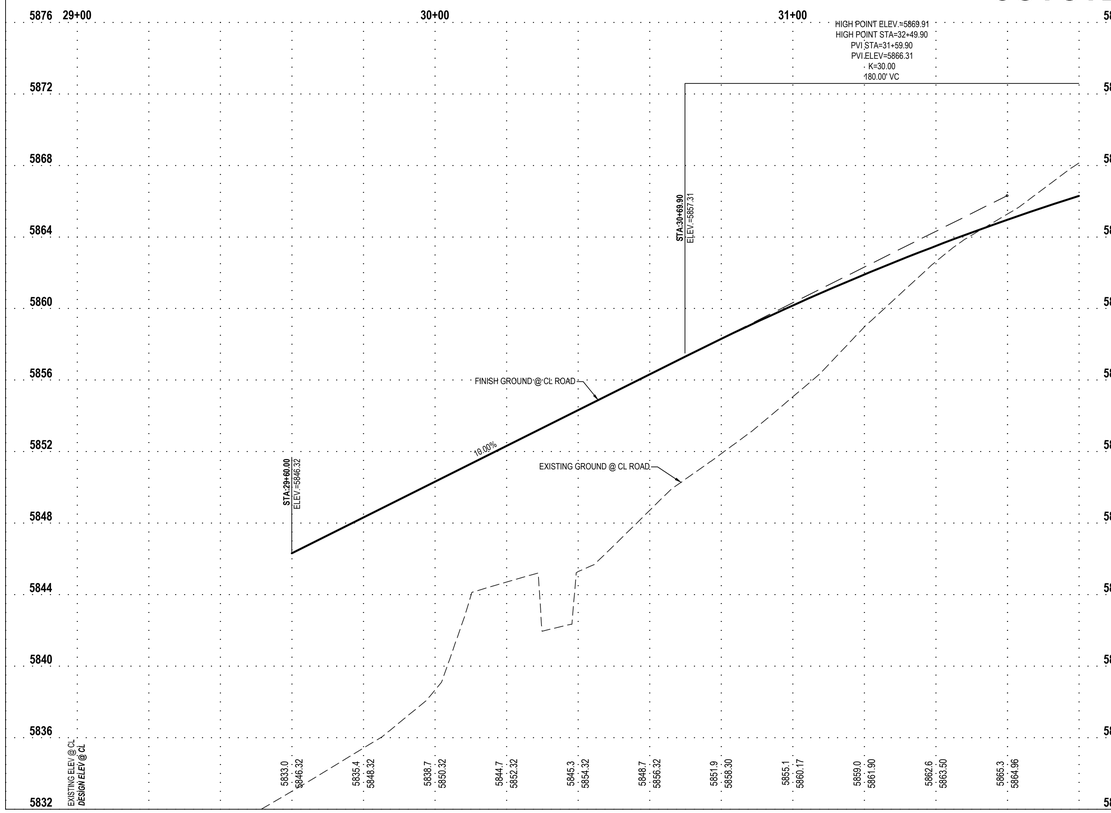
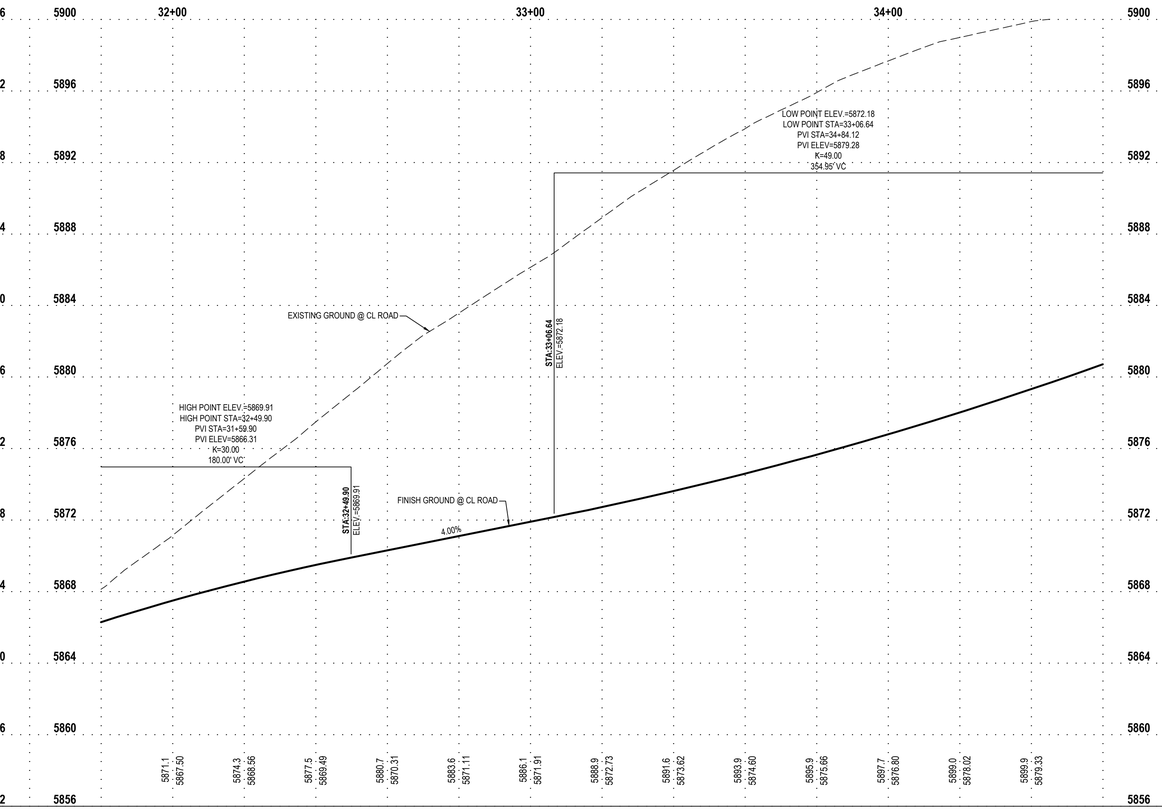




COYOTE VIEW DRIVE





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2026-03-12 FOR REVIEW

PLAN AND PROFILE COYOTE VIEW DRIVE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-1

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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
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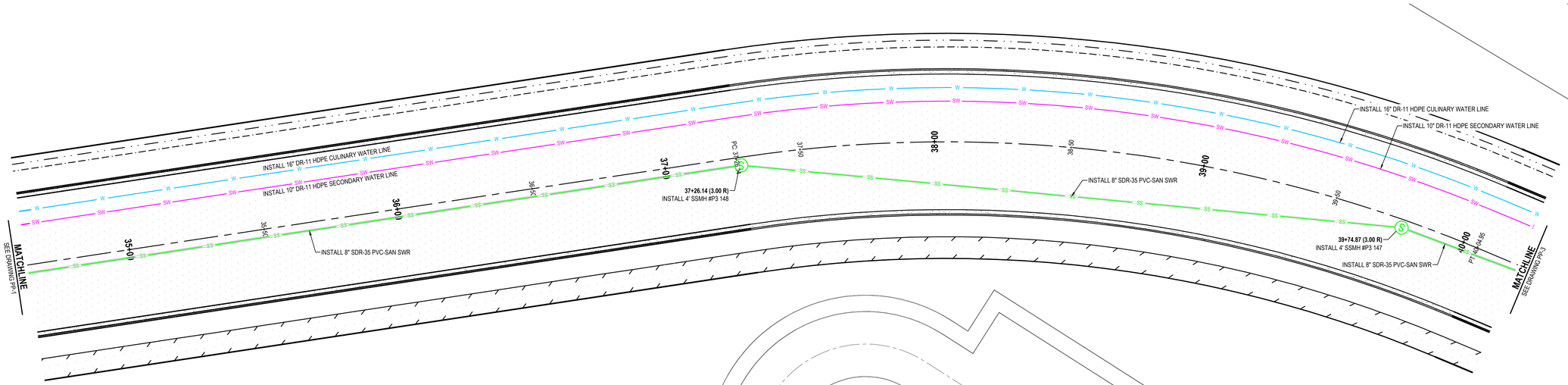
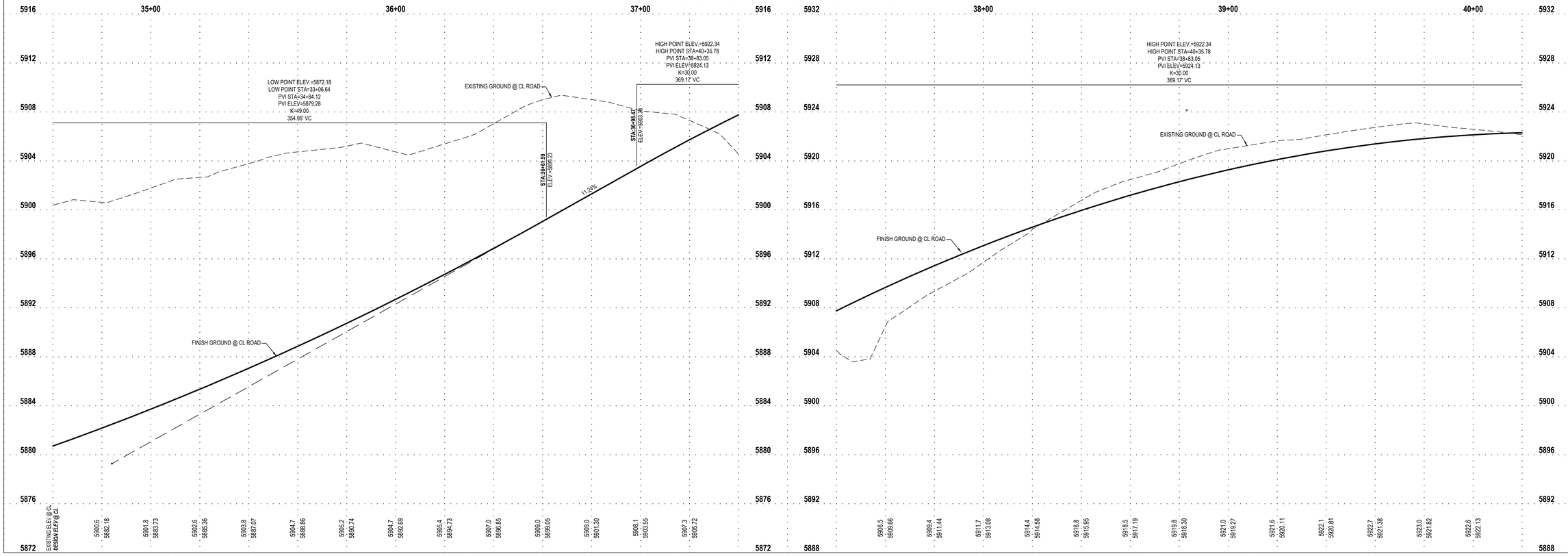
NORTH

KEY MAP
NOT TO SCALE



COYOTE VIEW DRIVE



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2026-03-12 FOR REVIEW

PLAN AND PROFILE
COYOTE VIEW DRIVE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-2

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BENCHMARK

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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
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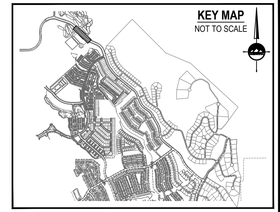
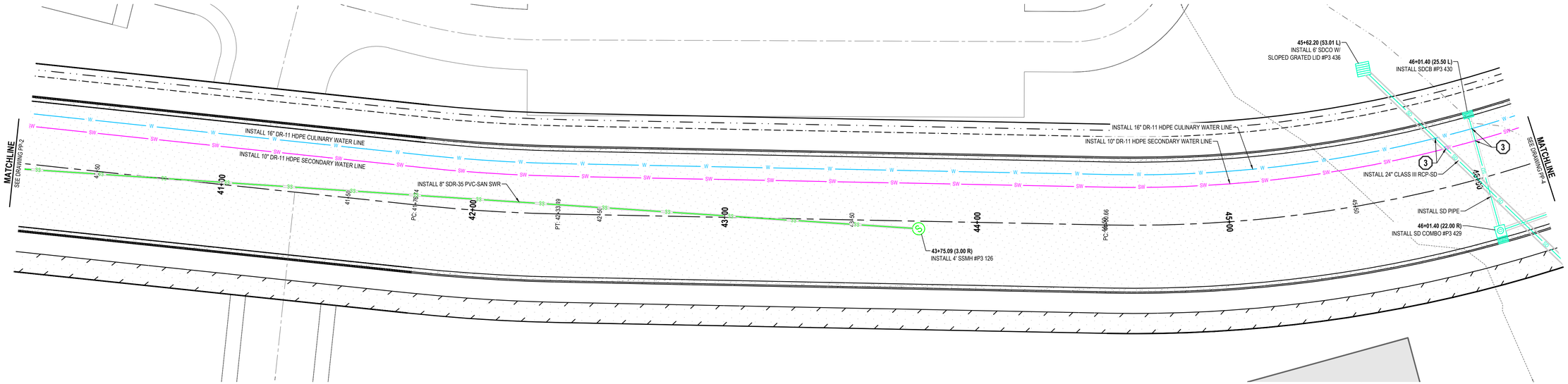
NORTH

KEY MAP
NOT TO SCALE





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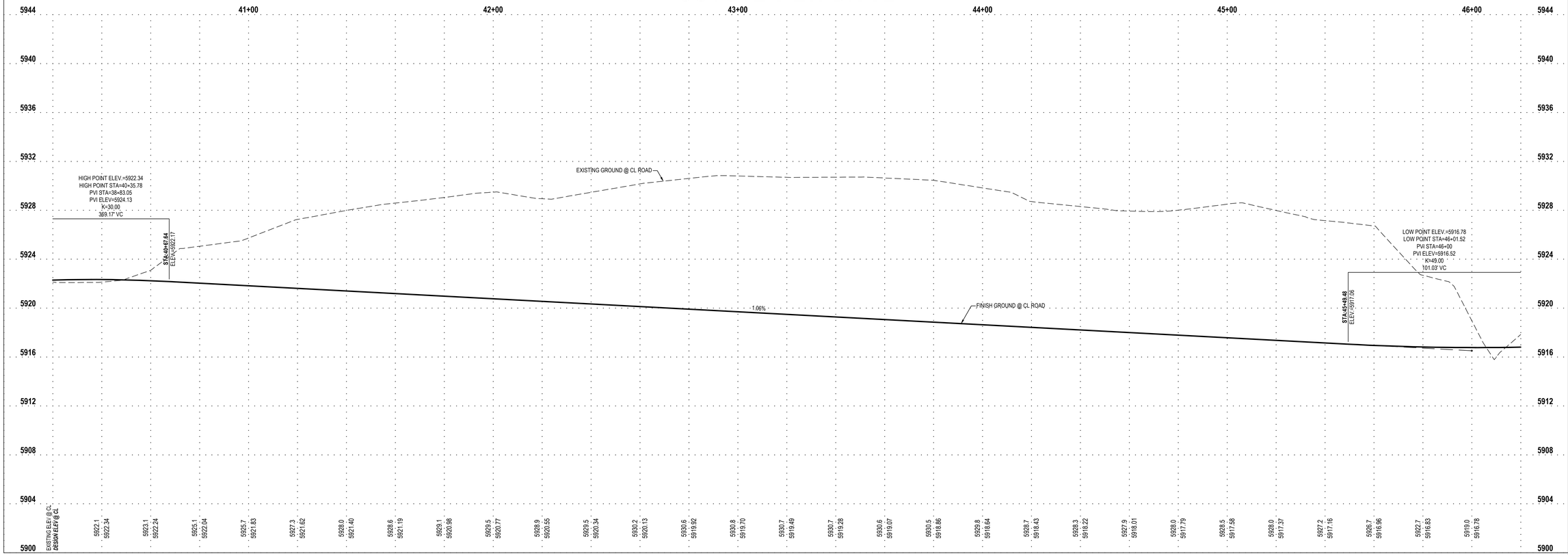

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2026-03-12 FOR REVIEW

PLAN AND PROFILE COYOTE VIEW DRIVE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

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HEBER CITY ENGINEER DATE

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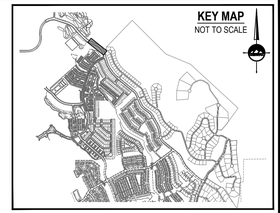
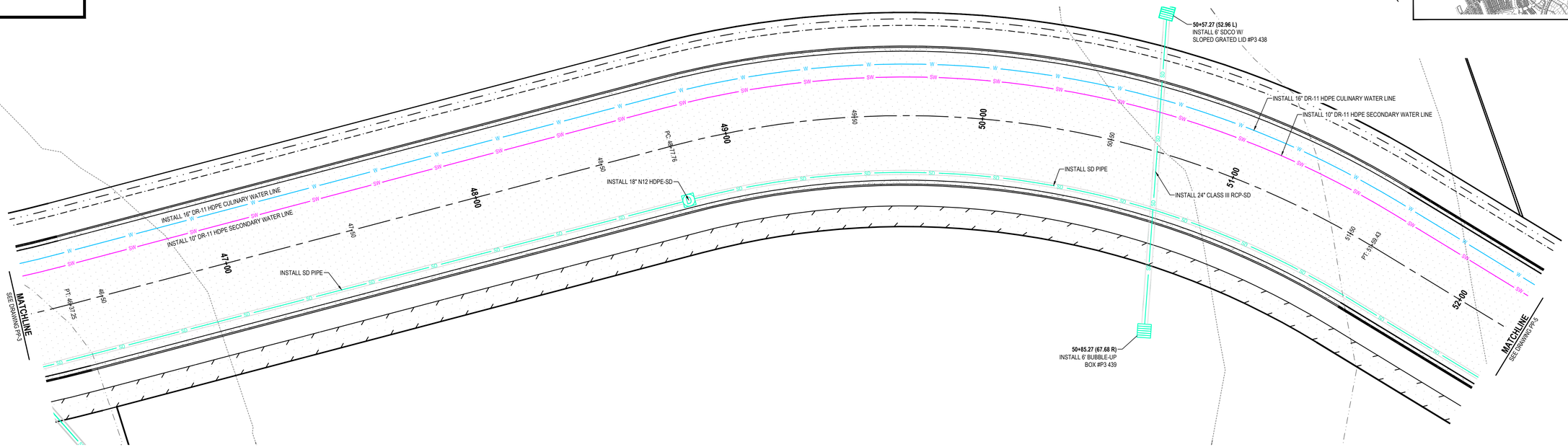
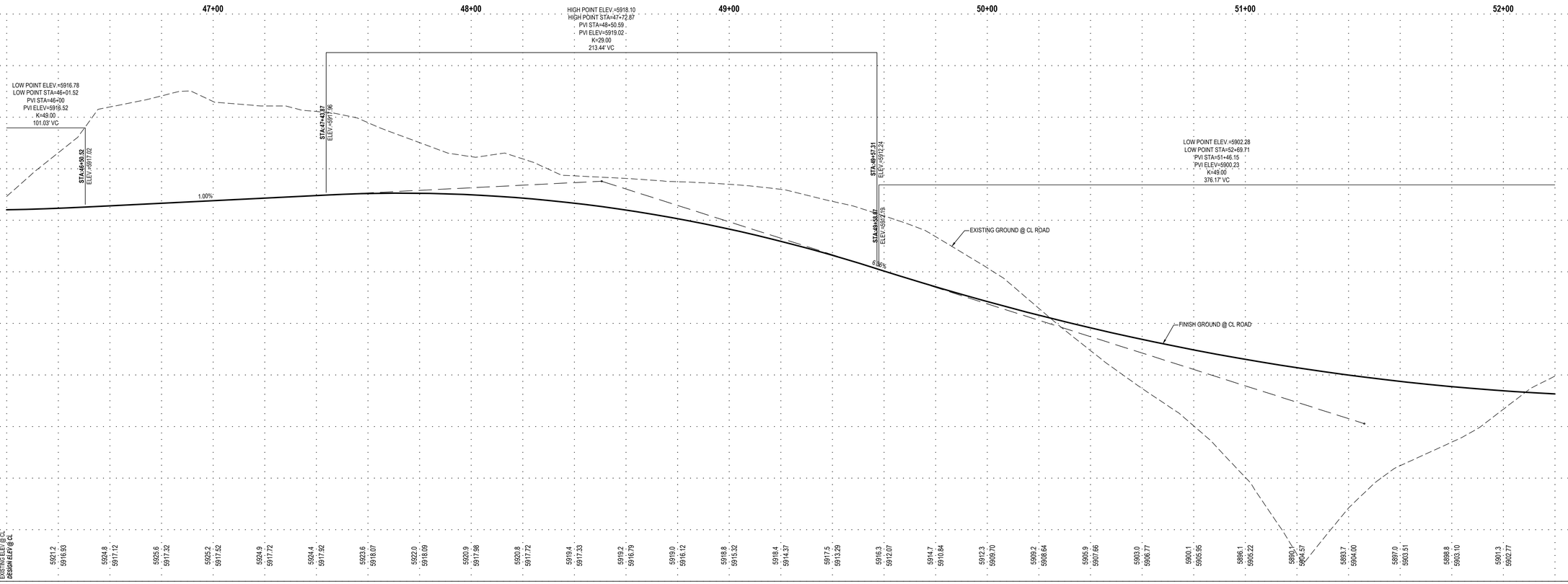




COYOTE VIEW DRIVE



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HEBER CITY, UTAH

2026-03-12 FOR REVIEW

PLAN AND PROFILE COYOTE VIEW DRIVE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-4

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BENCHMARK

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ELEVATION = 5969.10

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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

NORTH

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(IN FEET)
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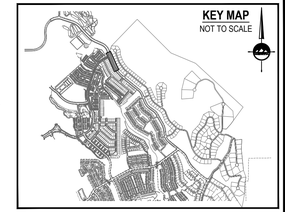

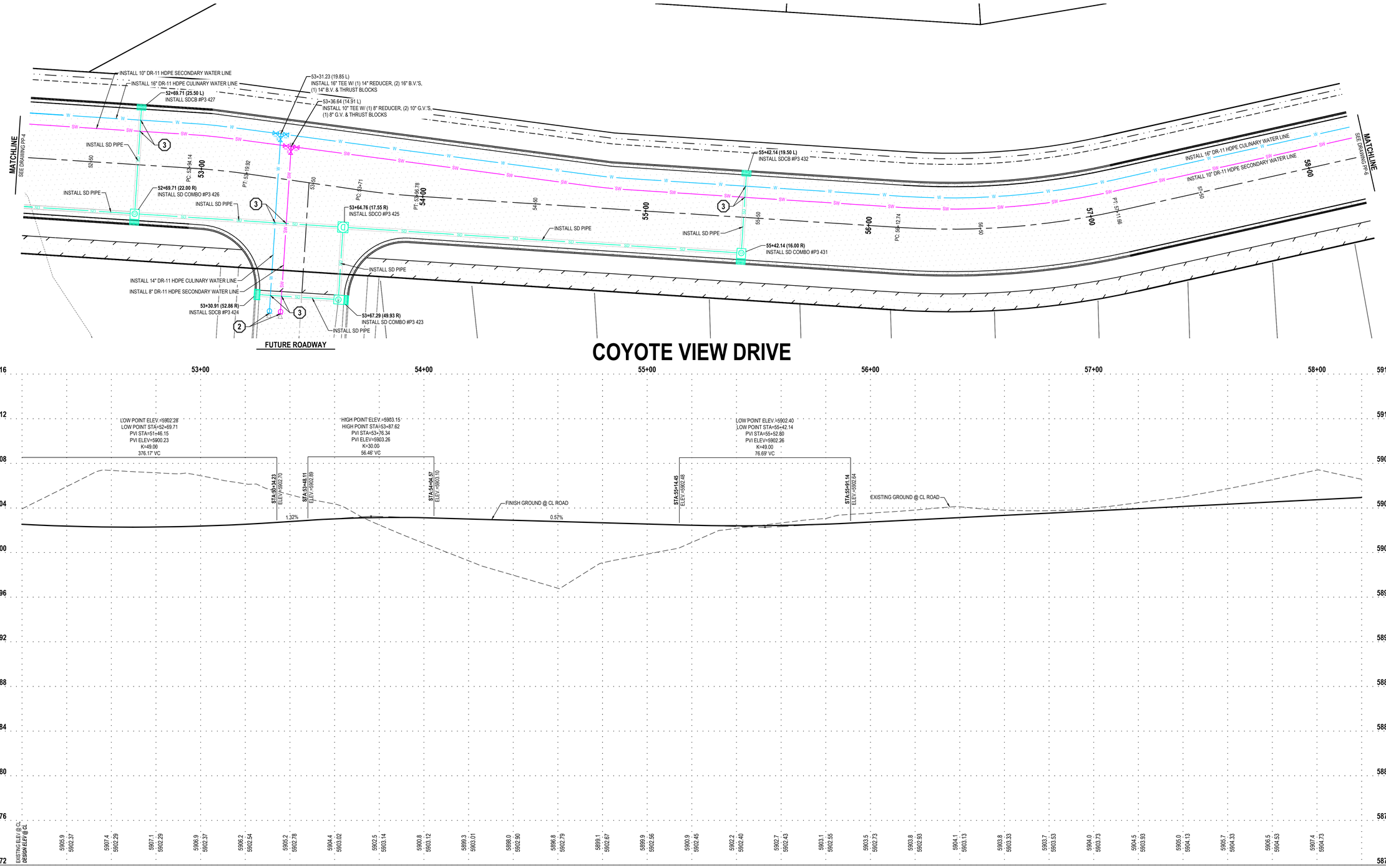

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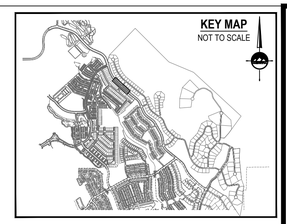
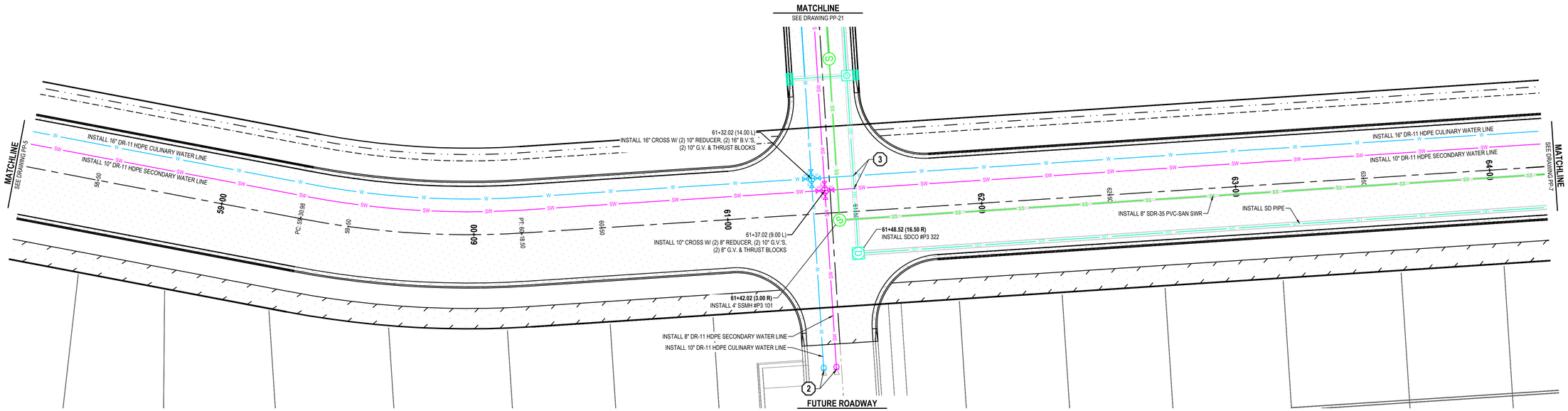


MATCHLINE
SEE DRAWING PP-21



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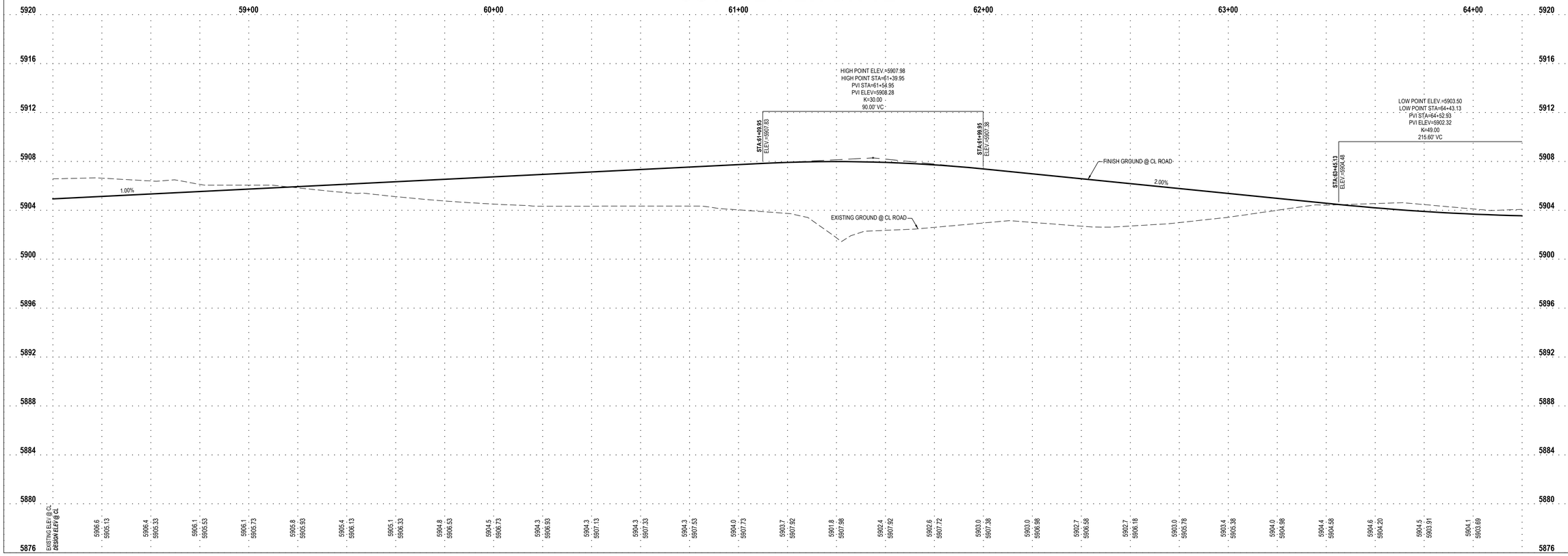

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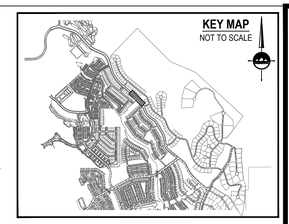

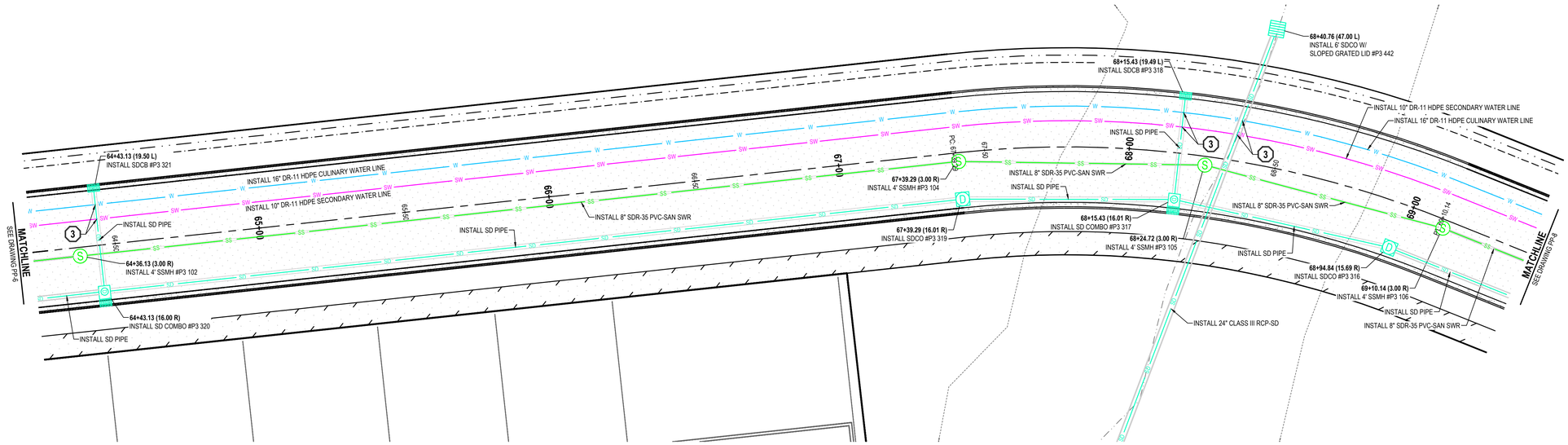

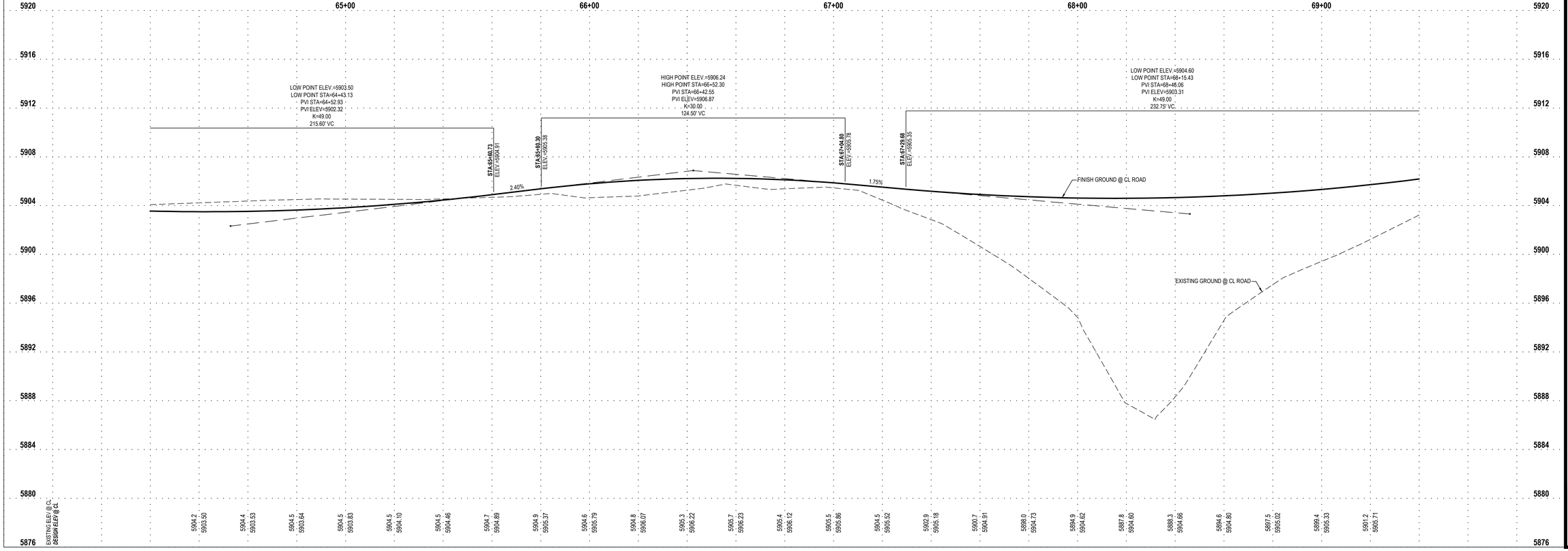

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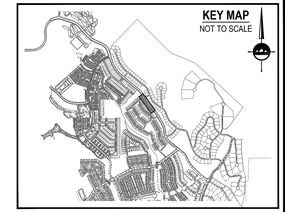

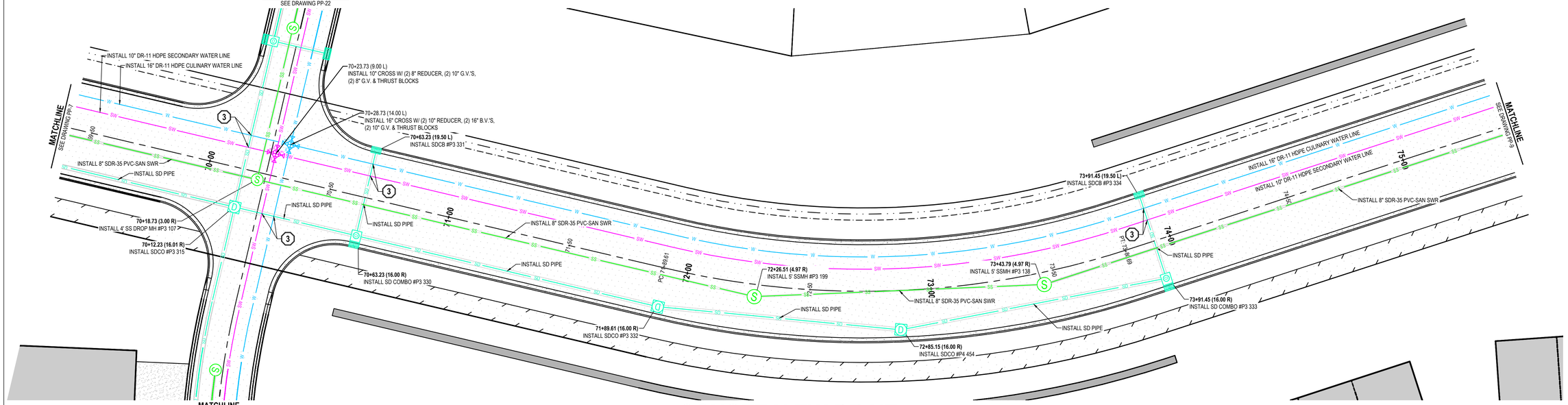

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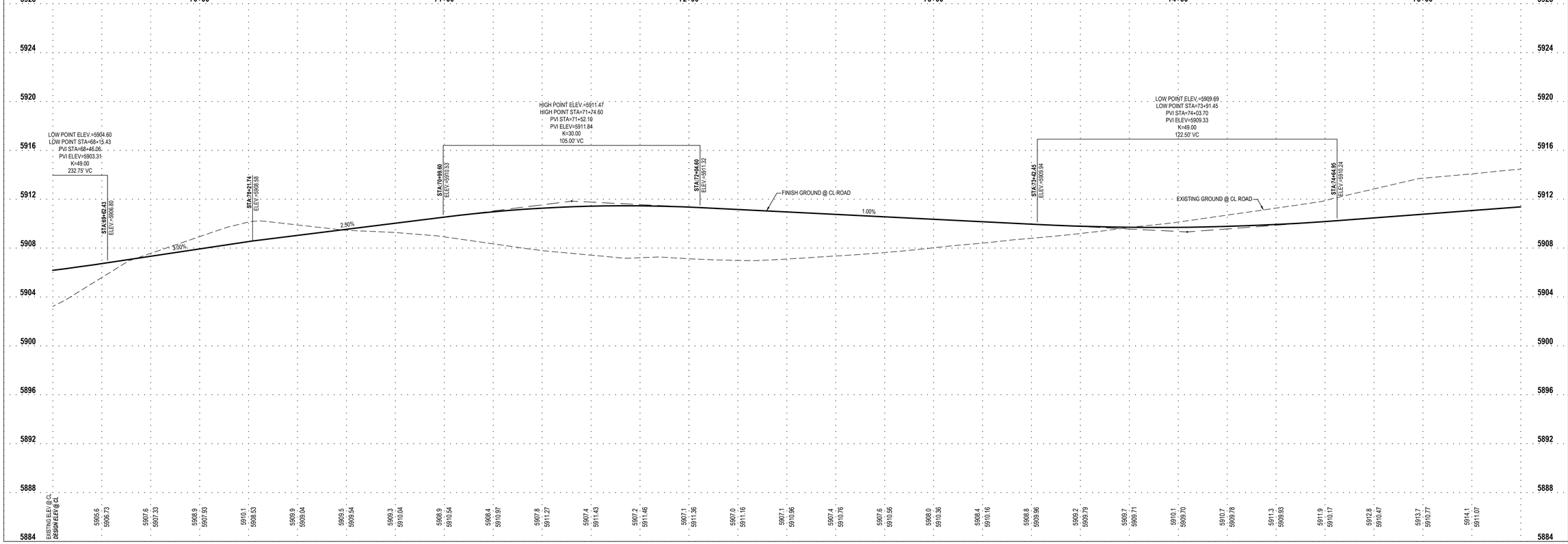

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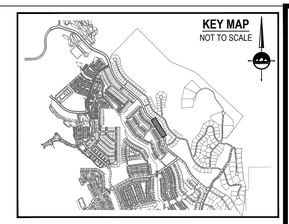

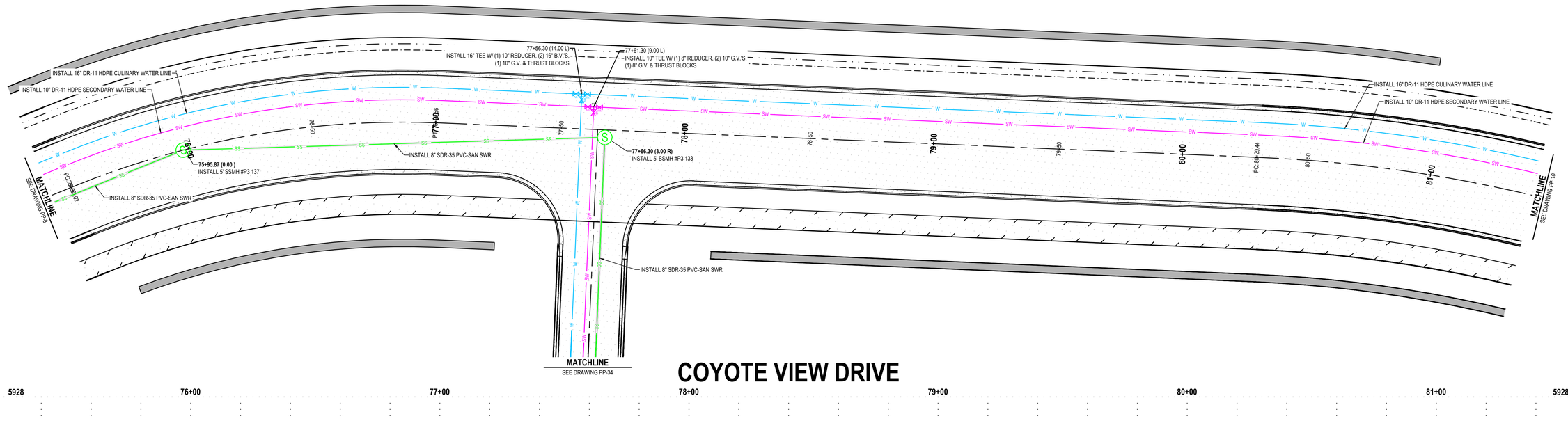

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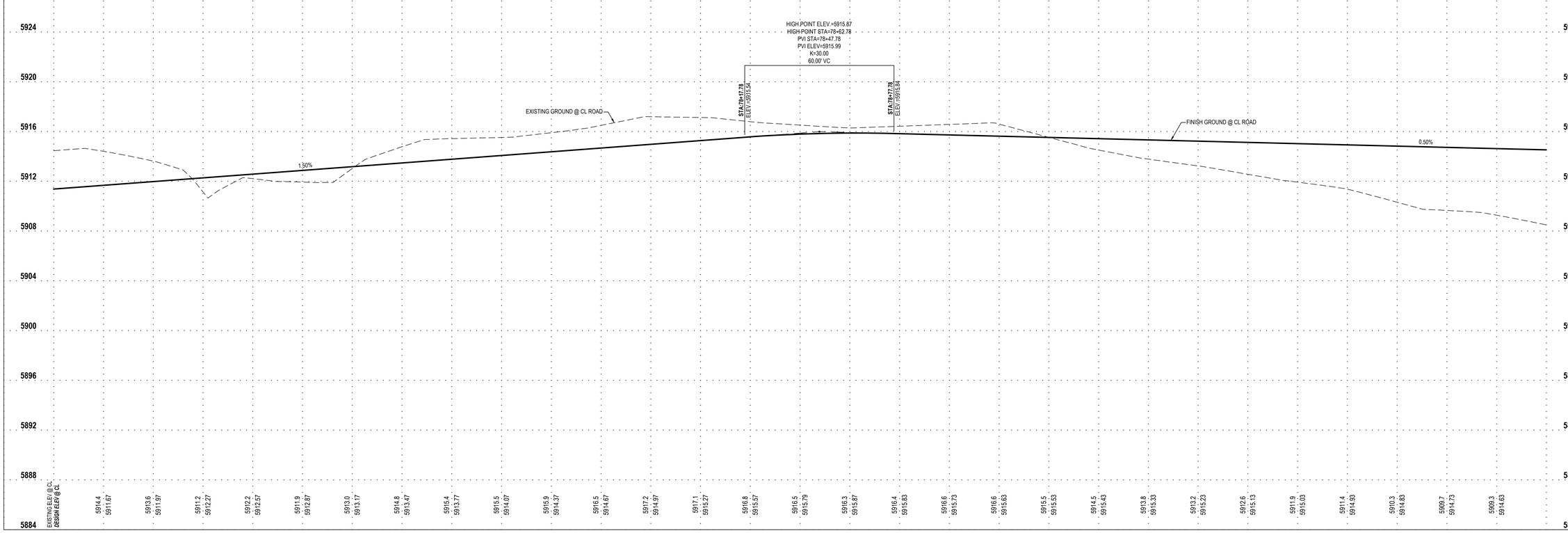

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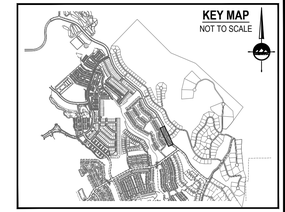

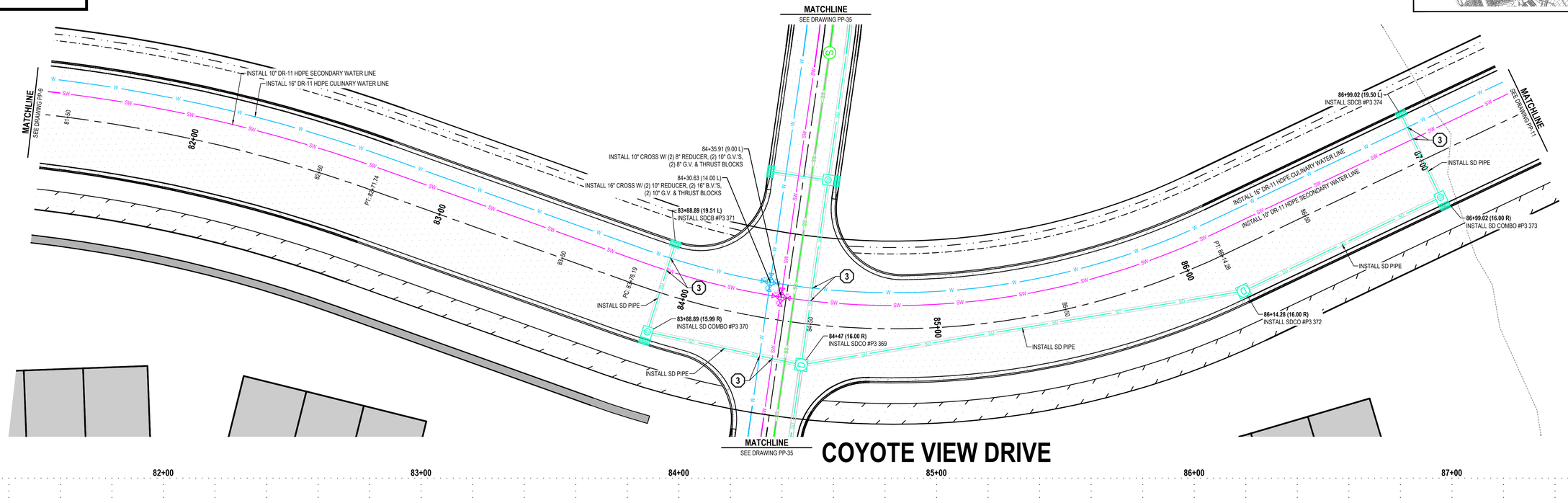

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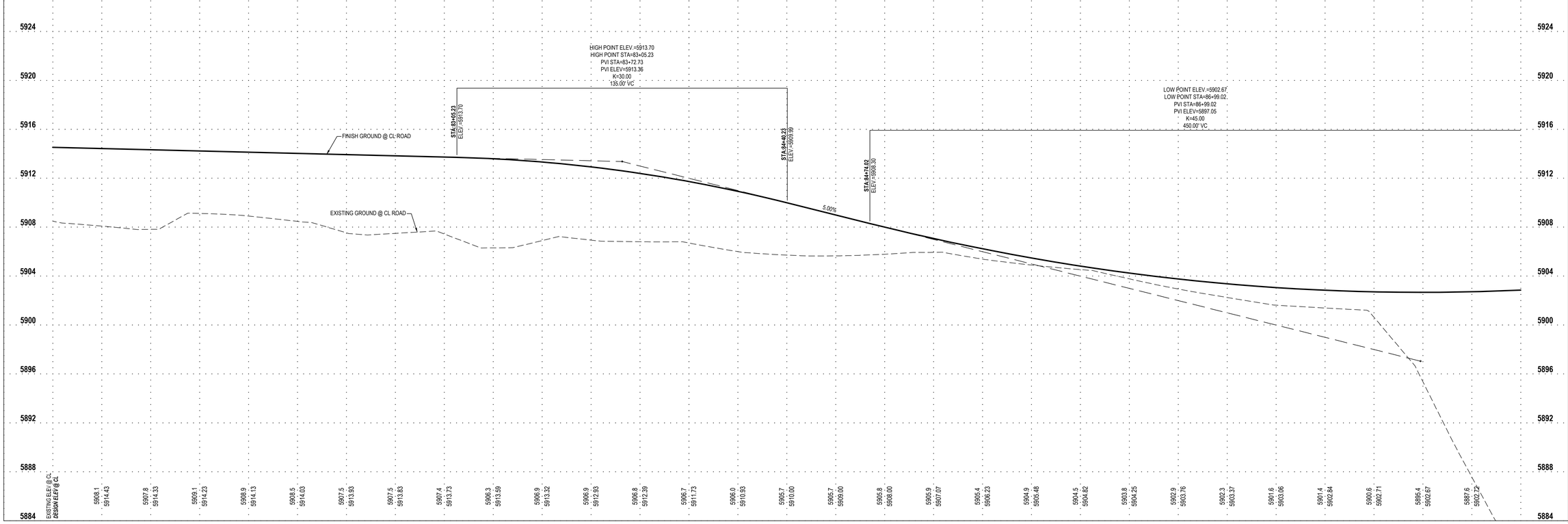

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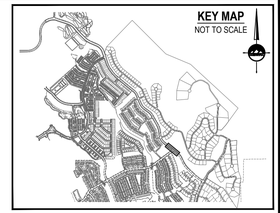

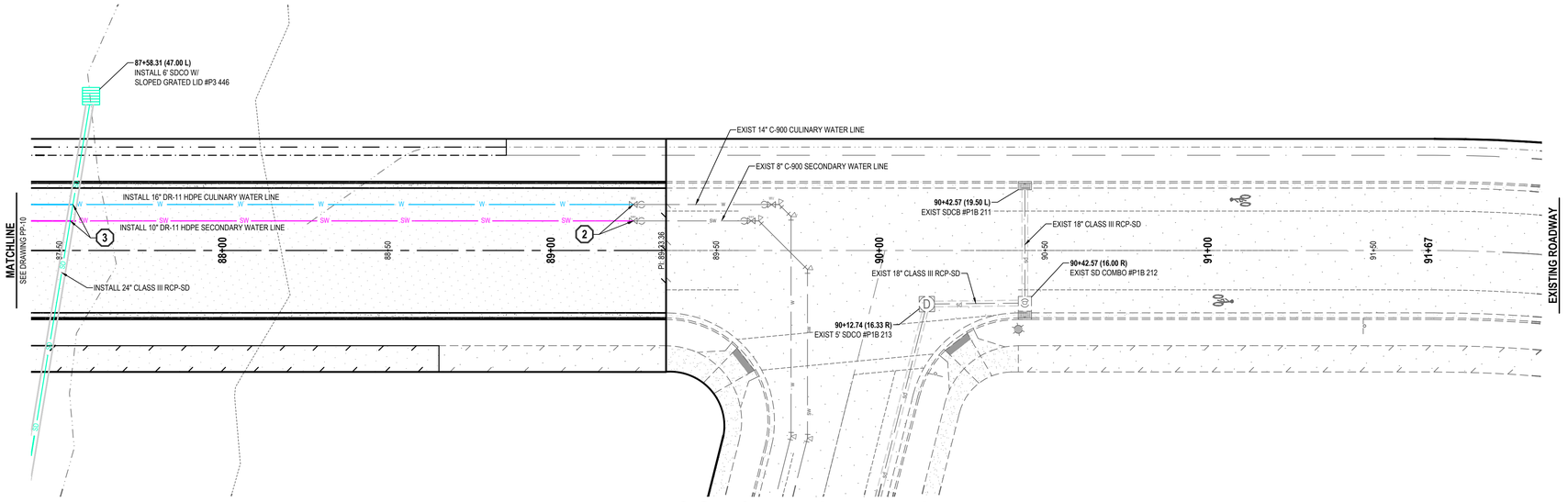

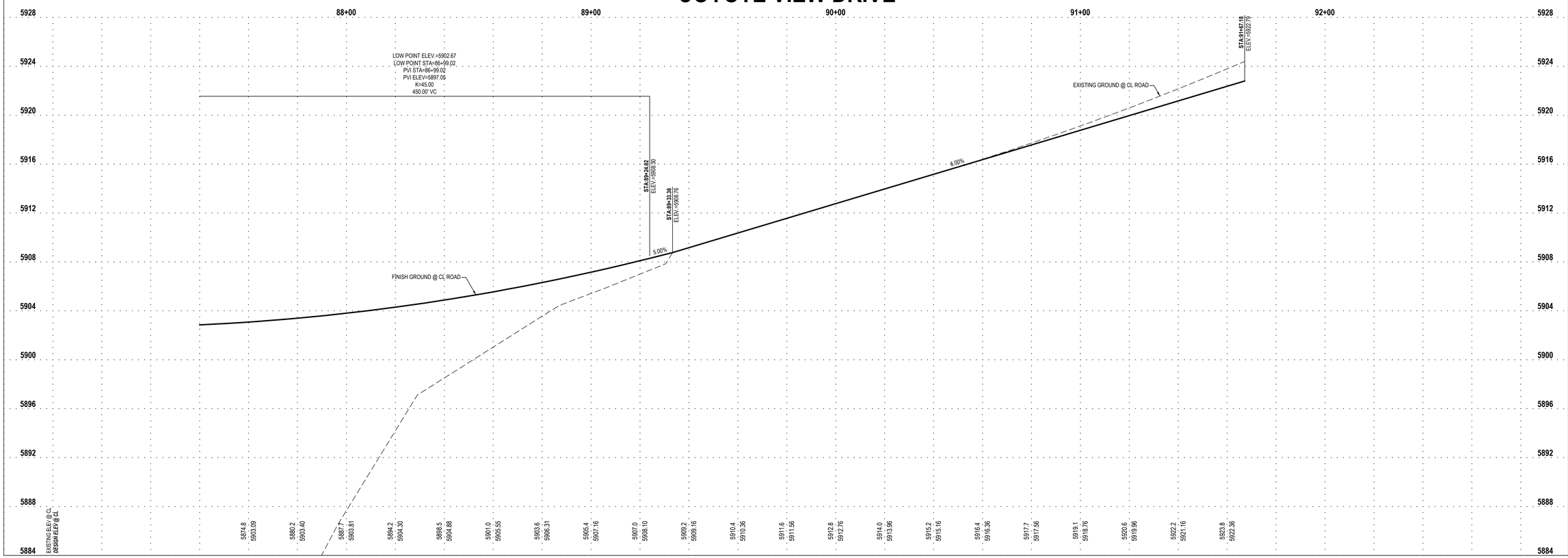

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FOR:
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CONTACT:
DAVE BARBEE
PHONE: 801-316-3193

JORDANELLE RIDGE PHASE 3

700 COYOTE CANYON PARKWAY
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2026-03-12 FOR REVIEW

PLAN AND PROFILE
COYOTE VIEW DRIVE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-11

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

SCOPE OF WORK:

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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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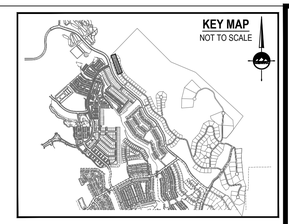

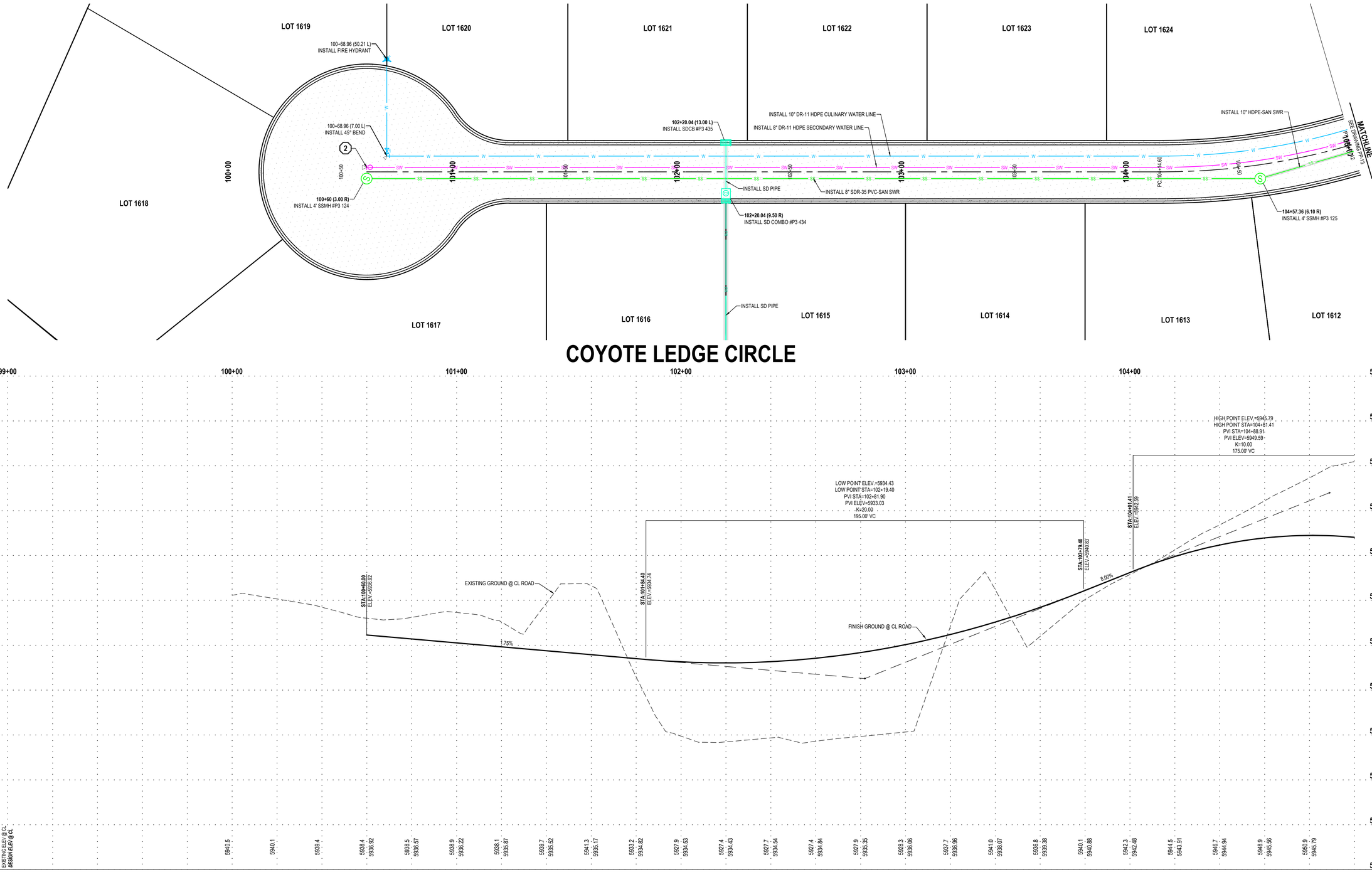

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2026-03-12 FOR REVIEW

PLAN AND PROFILE
COYOTE LEDGE CIRCLE

PROJECT NUMBER 13944
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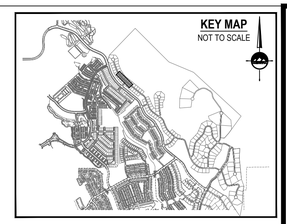
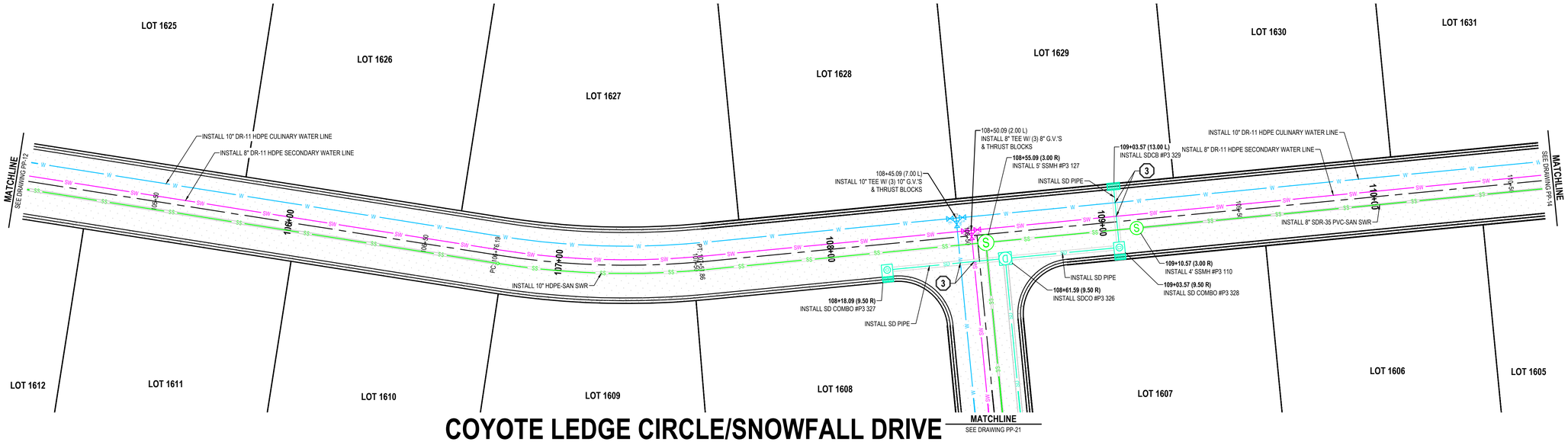
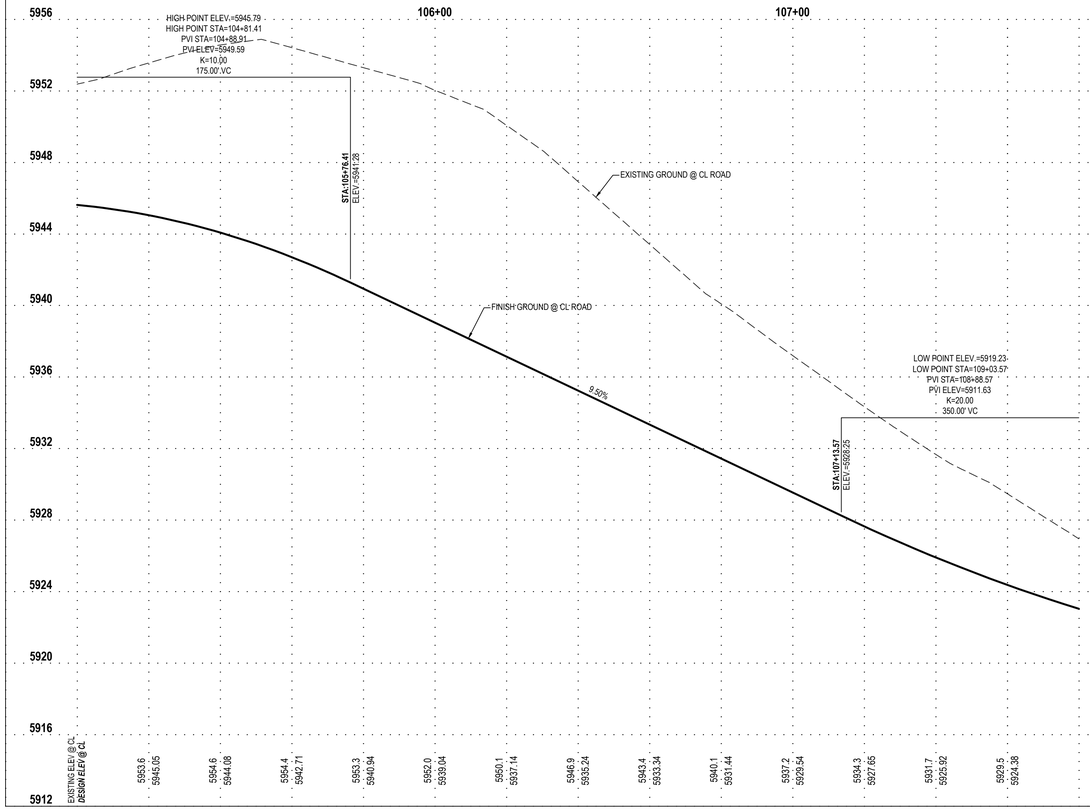
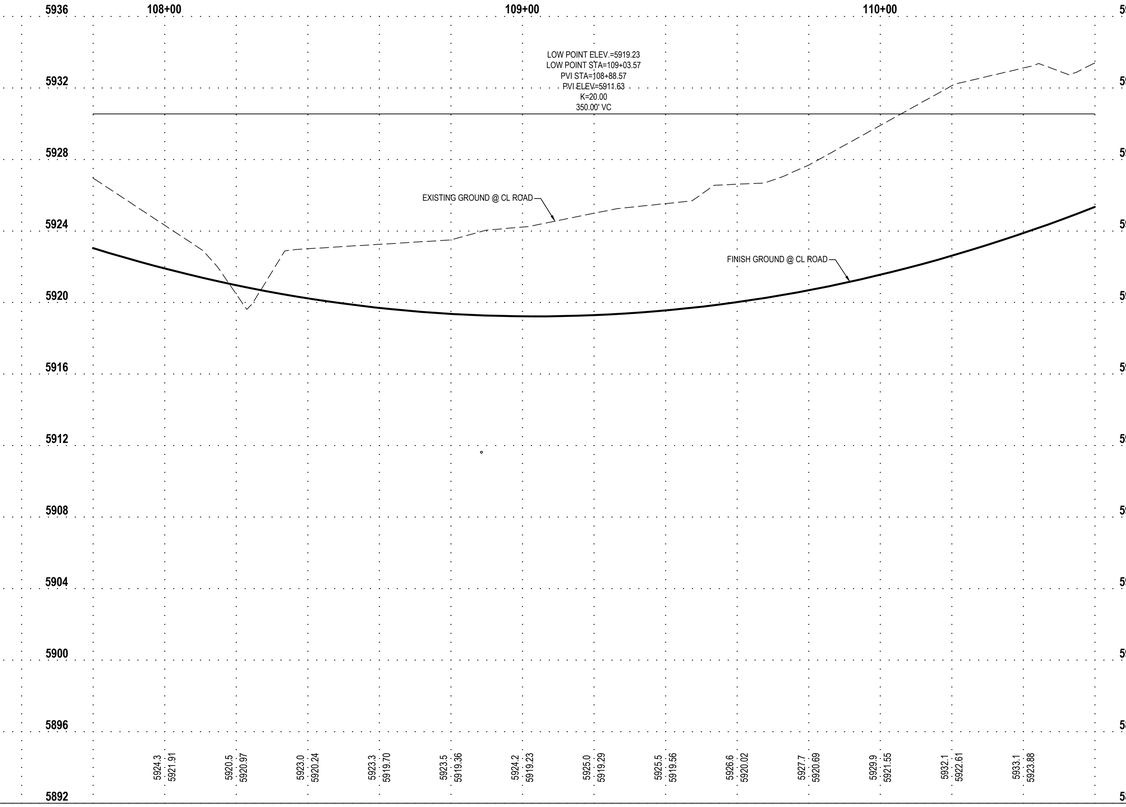




COYOTE LEDGE CIRCLE/SNOWFALL DRIVE





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PLAN AND PROFILE COYOTE LEDGE CIRCLE/ SNOWFALL DRIVE

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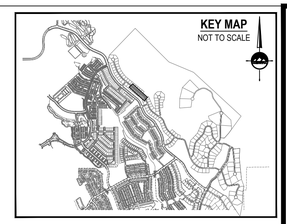
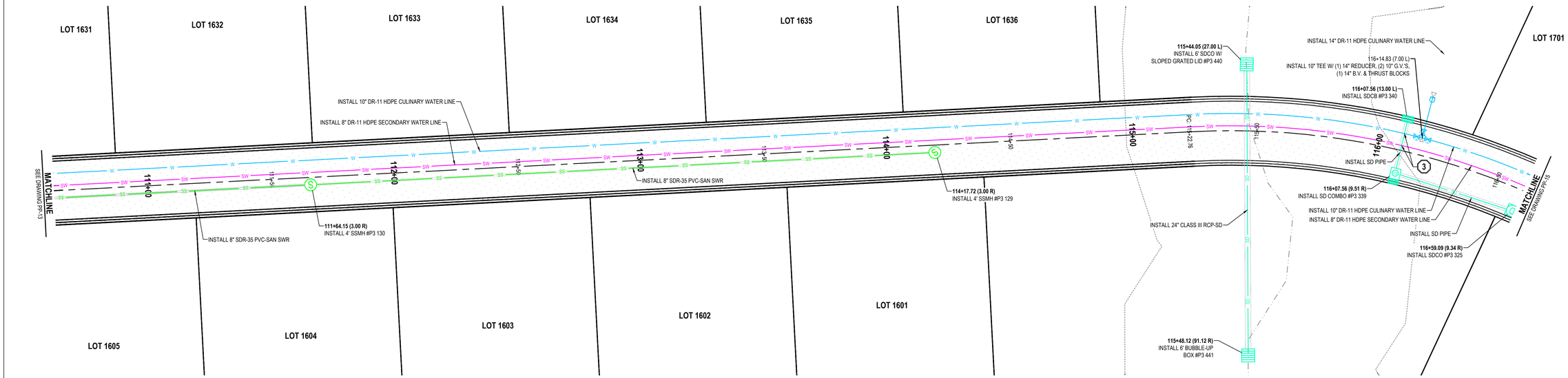
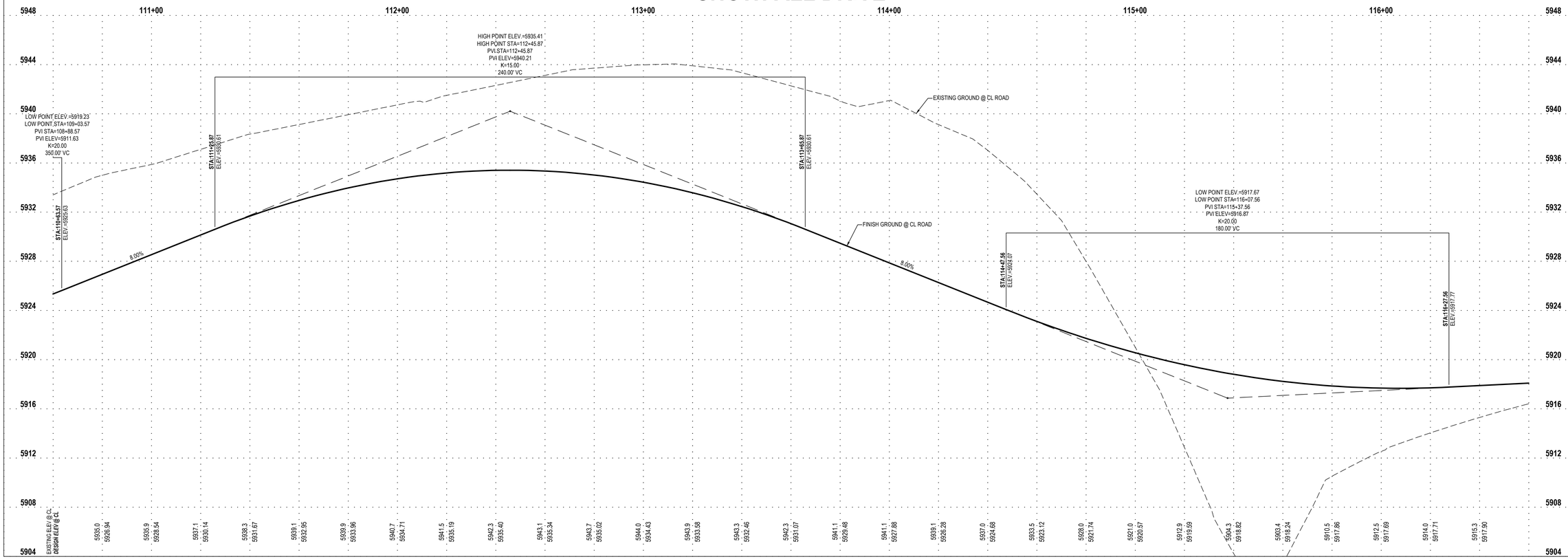




SNOWFALL DRIVE



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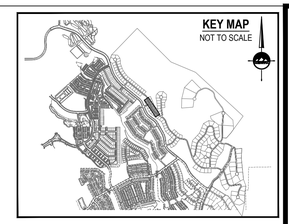

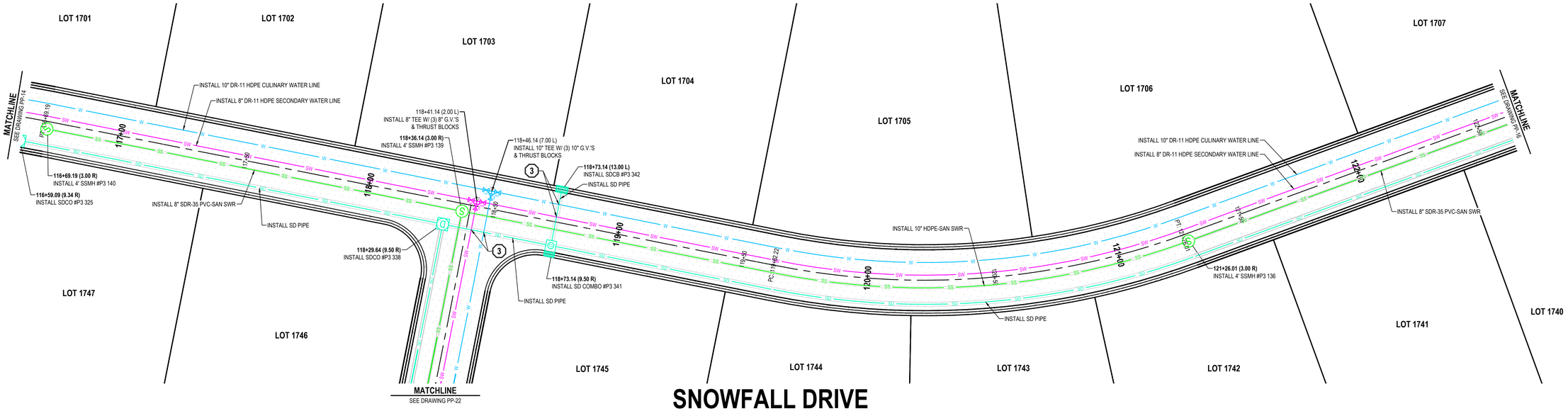

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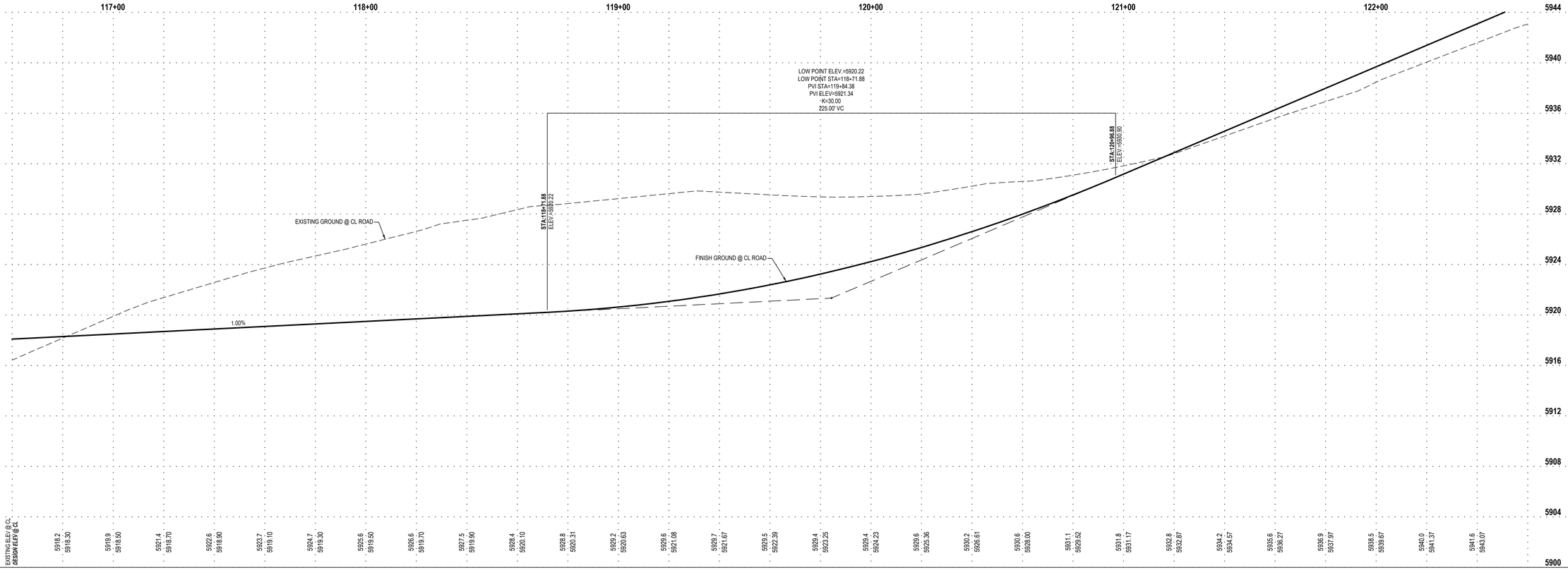

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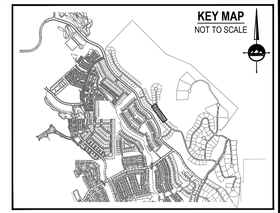

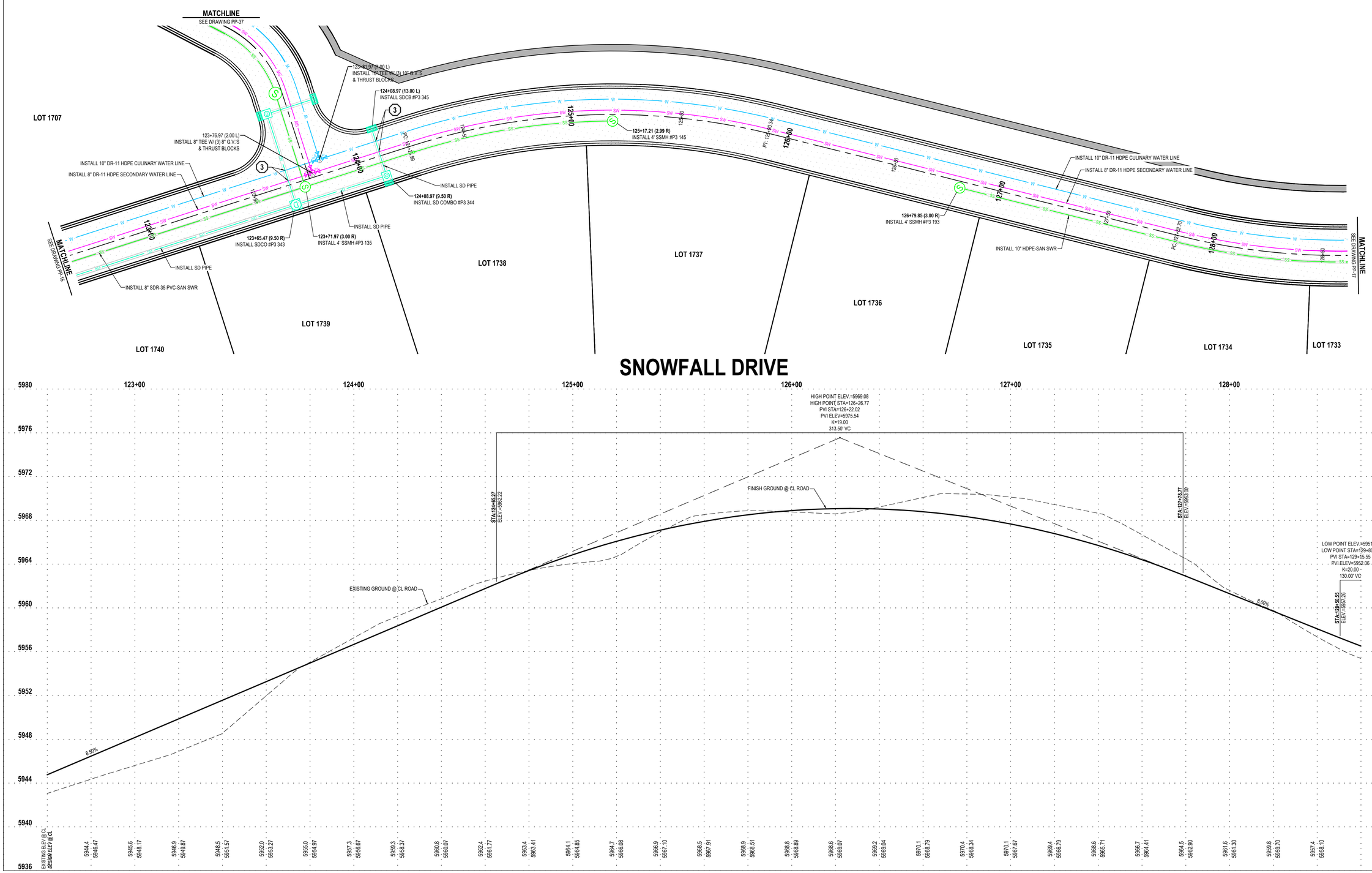

SNOWFALL DRIVE

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PLAN AND PROFILE SNOWFALL DRIVE

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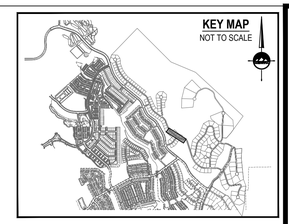

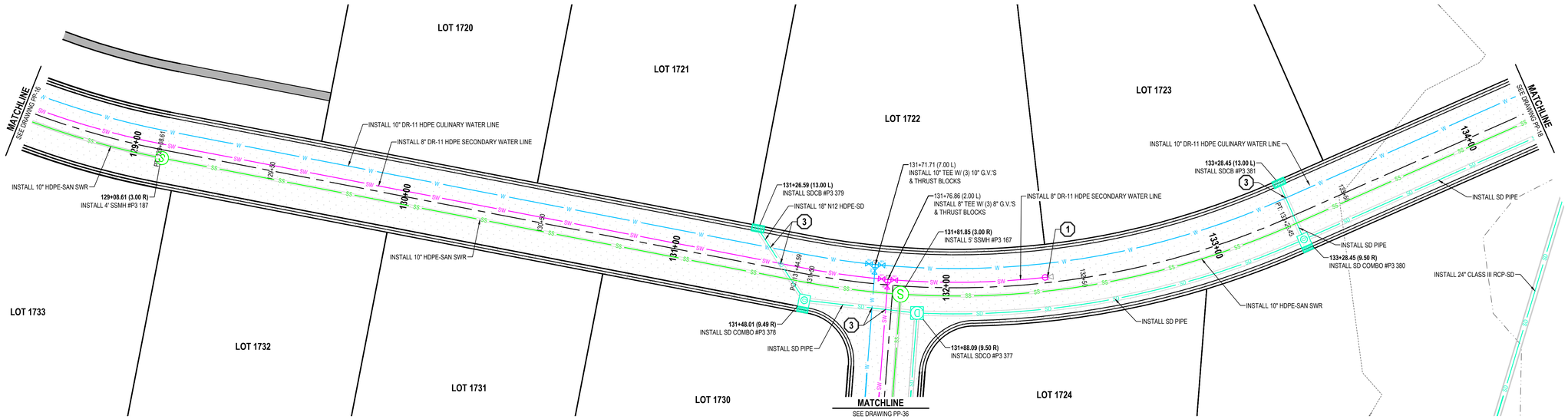

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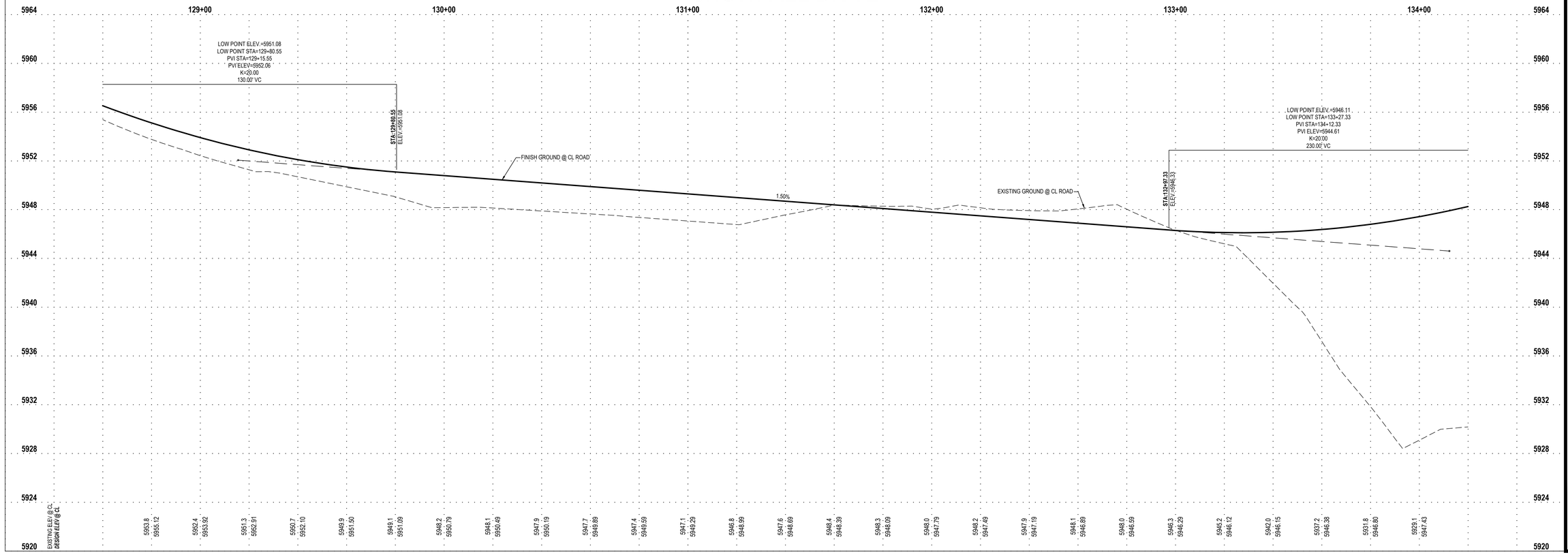

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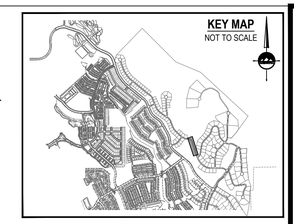
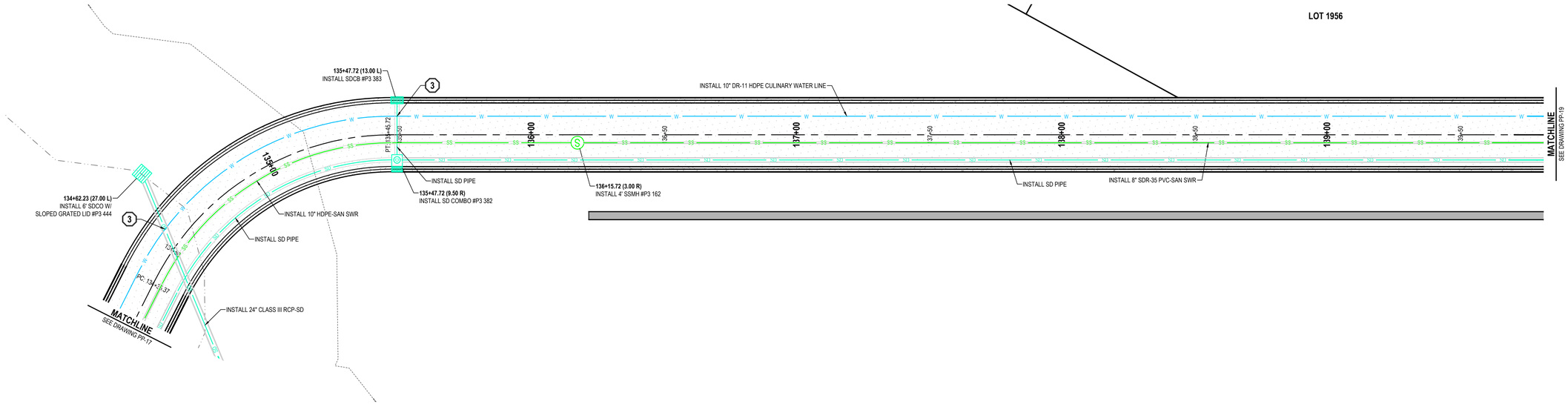
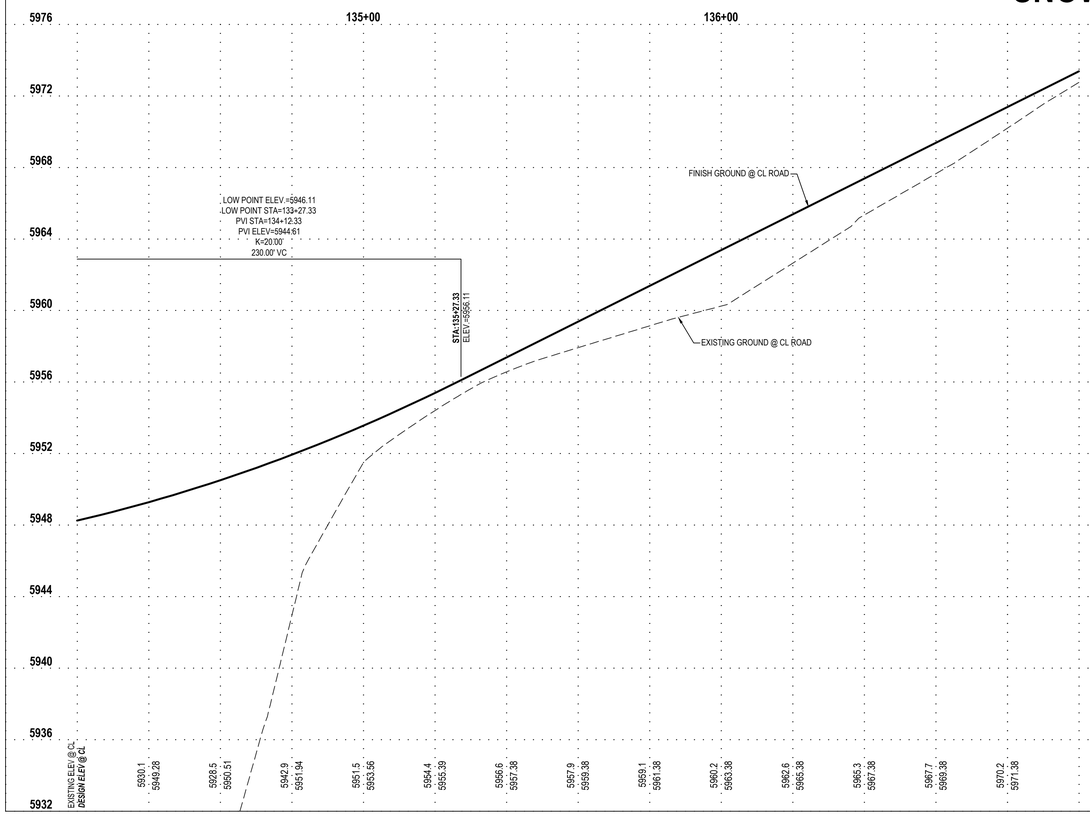
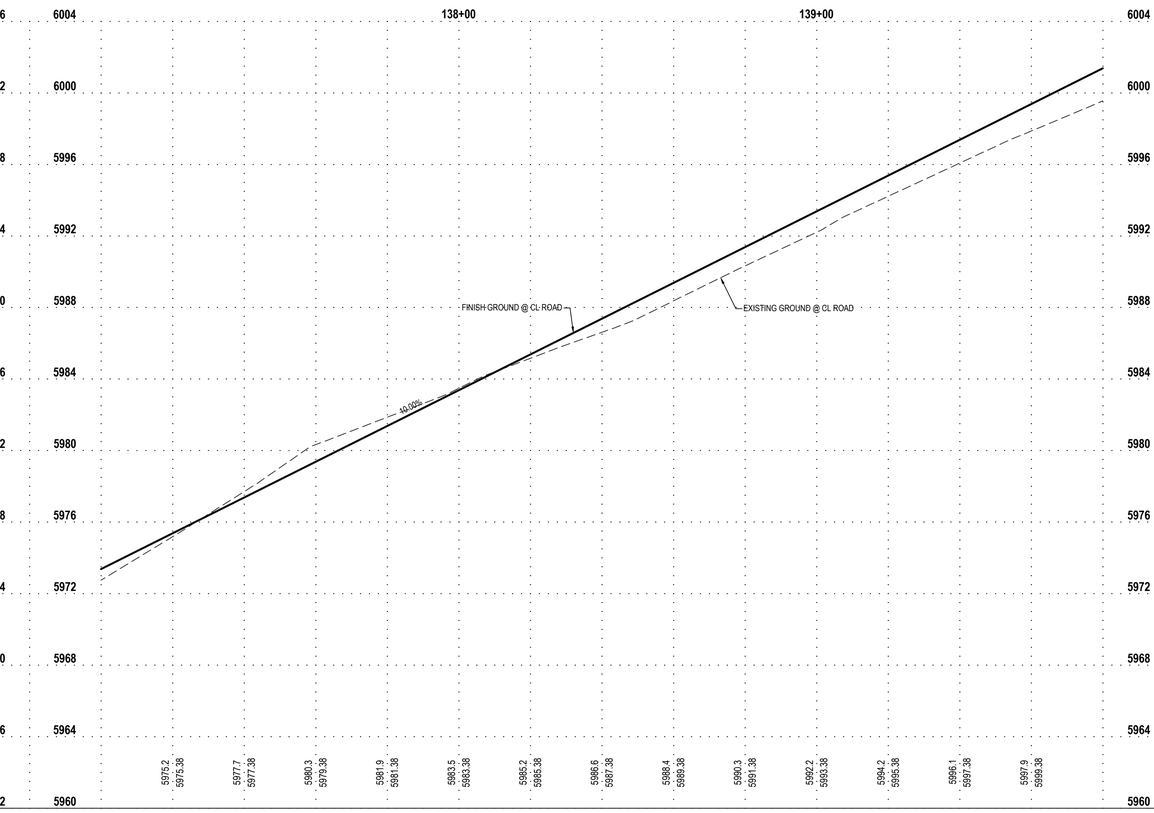




SNOWFALL DRIVE





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TOOELE
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CEDAR CITY
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RICHFIELD
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CONTACT:
DAVE BARBEE
PHONE: 801-316-3193

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700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

PLAN AND PROFILE SNOWFALL DRIVE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-18

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

SCOPE OF WORK:

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

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HEBER CITY ENGINEER'S APPROVAL

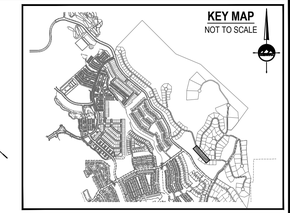
HEBER CITY ENGINEER DATE

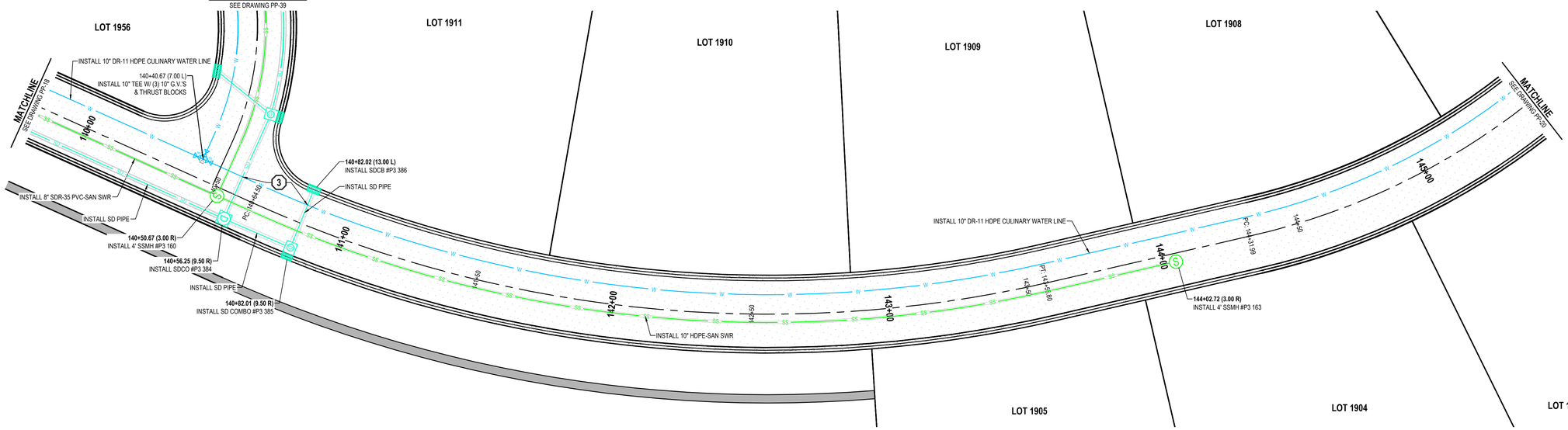
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

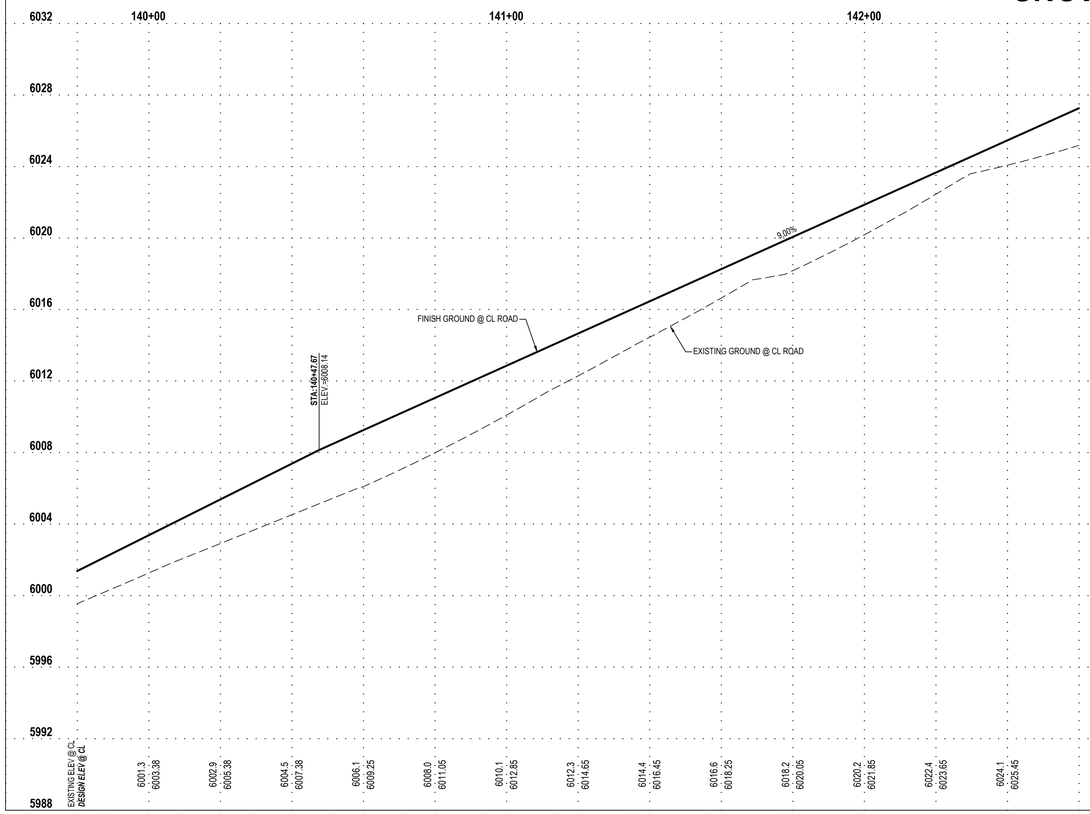
NORTH

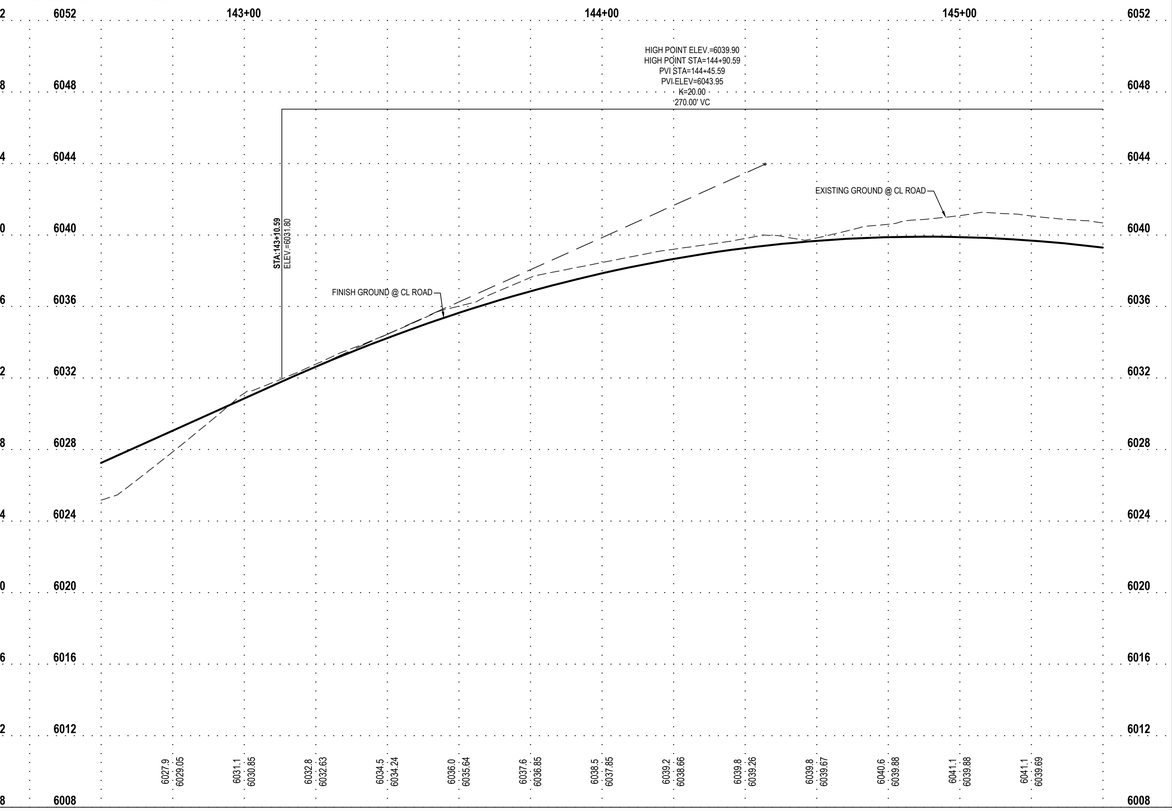
KEY MAP
NOT TO SCALE





SNOWFALL DRIVE





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2026-03-12 FOR REVIEW

PLAN AND PROFILE SNOWFALL DRIVE

PROJECT NUMBER	PRINT DATE
13944	2026-03-12
PROJECT MANAGER	DESIGNED BY
BAM	JWS

PP-19

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BENCHMARK

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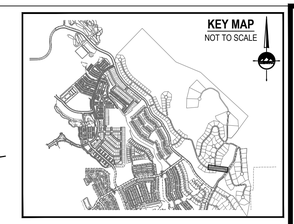

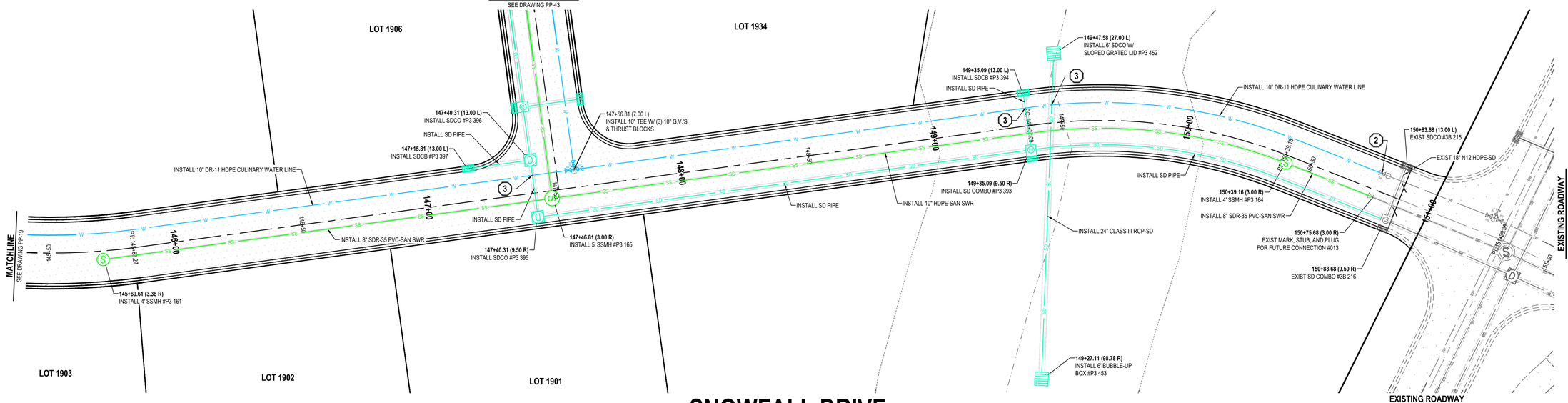

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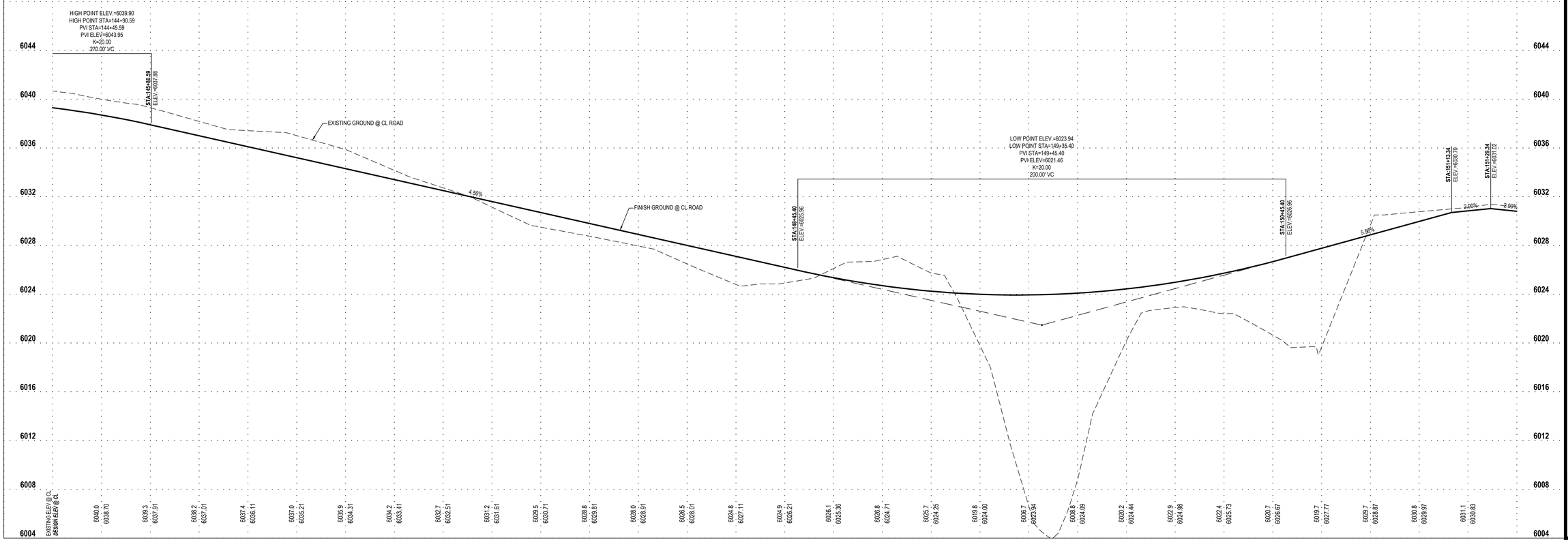

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2026-03-12 FOR REVIEW

PLAN AND PROFILE
SNOWFALL DRIVE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-20

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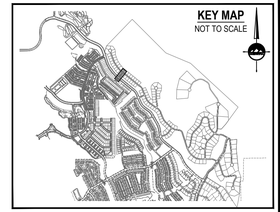

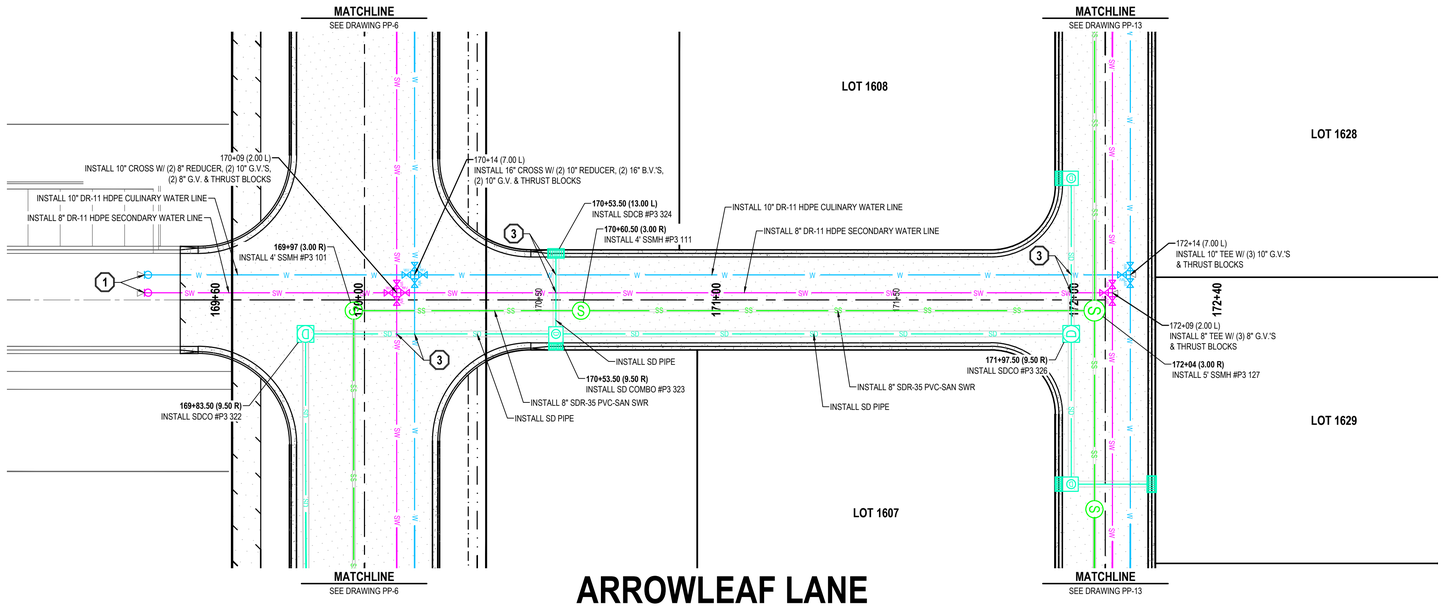

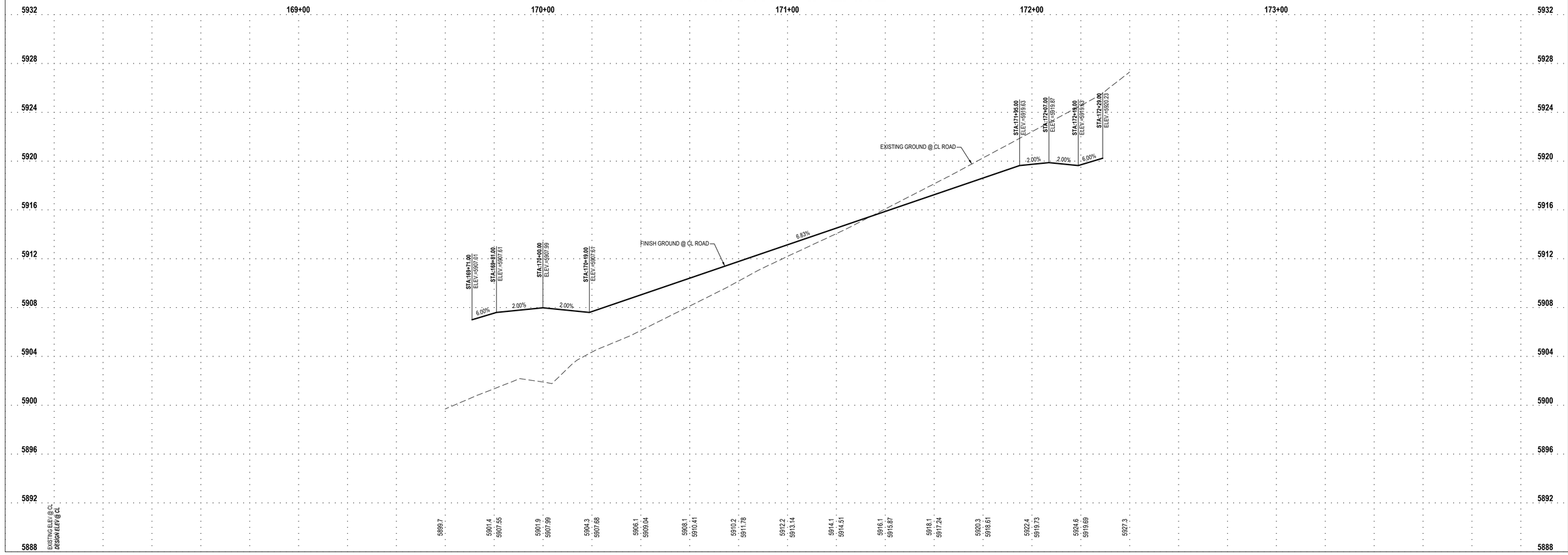

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2026-03-12 FOR REVIEW

PLAN AND PROFILE ARROWLEAF LANE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-21

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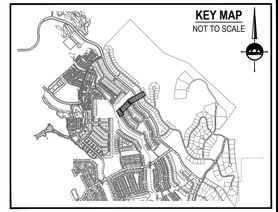

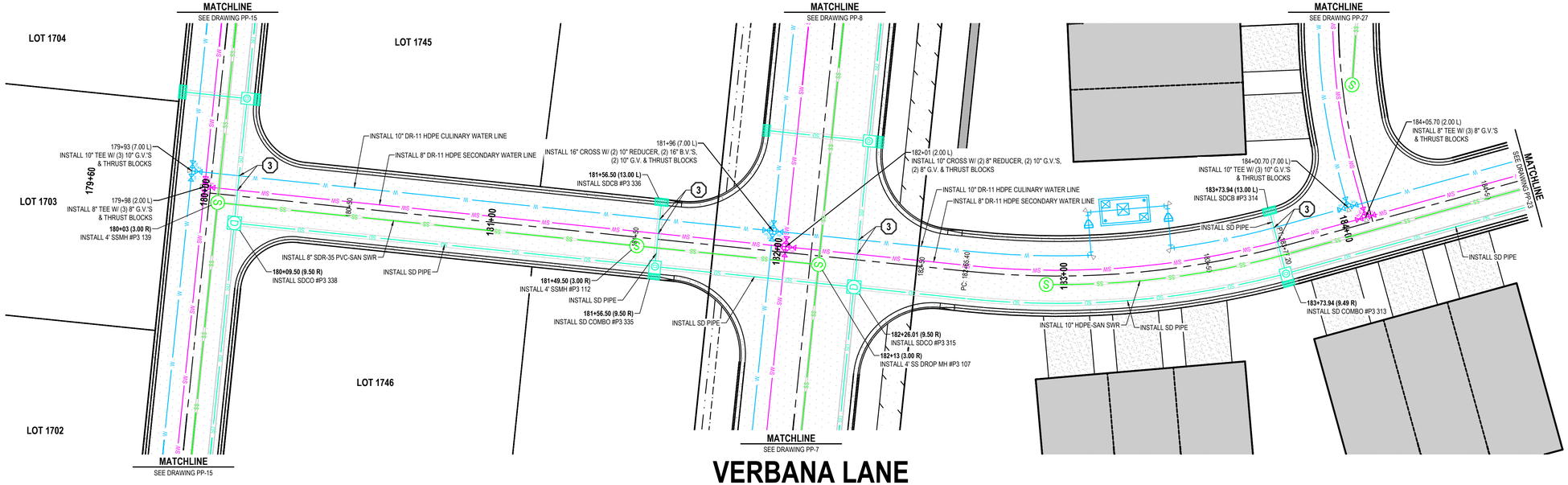

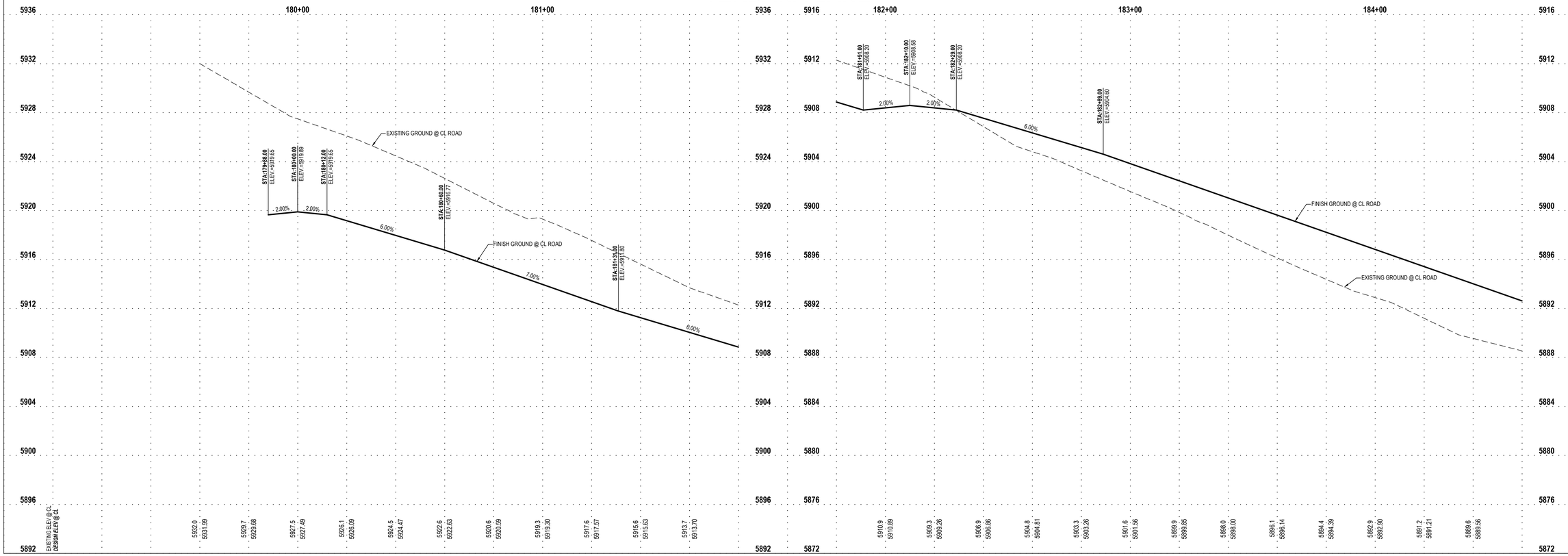

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2026-03-12 FOR REVIEW

PLAN AND PROFILE VERBANA LANE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-22

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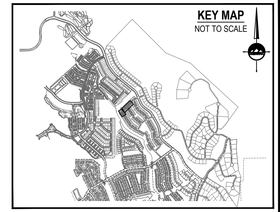
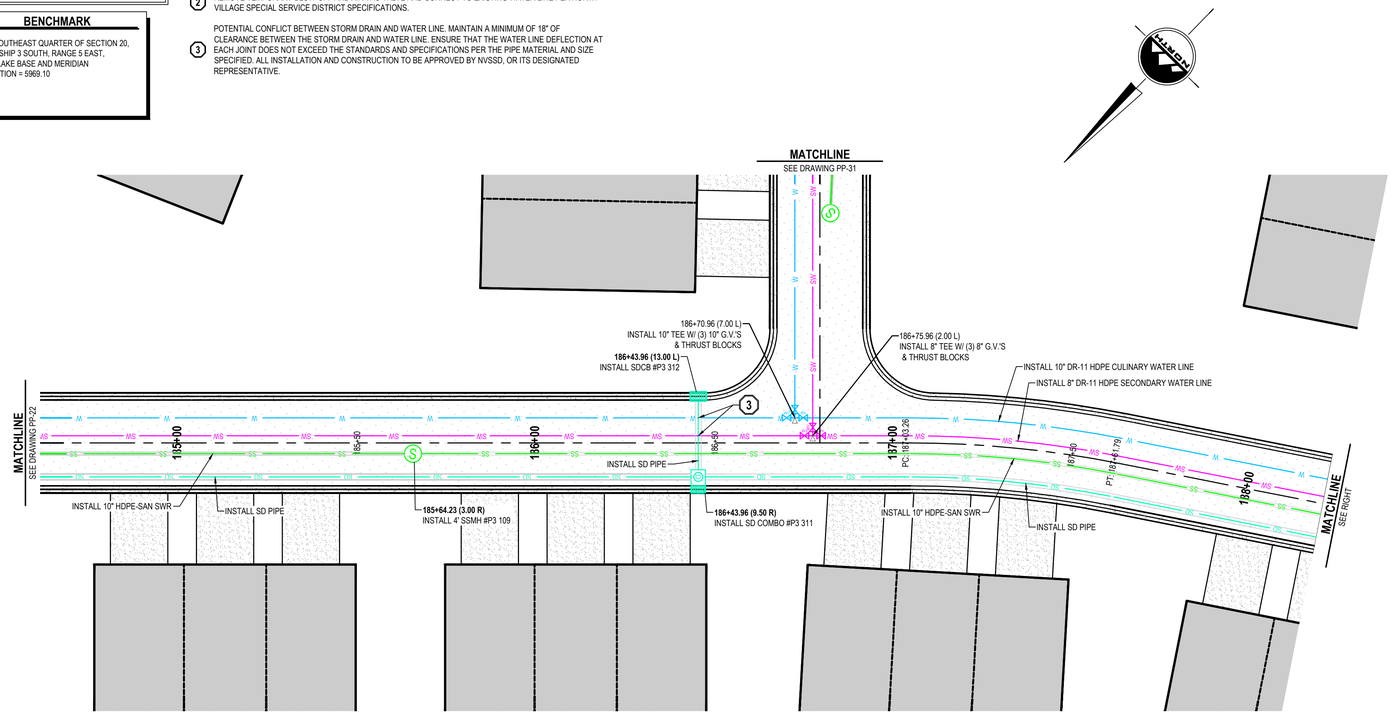
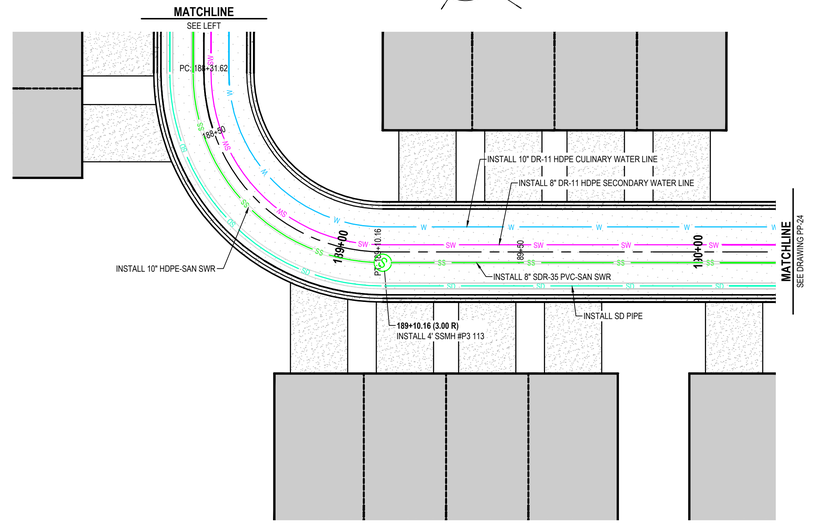
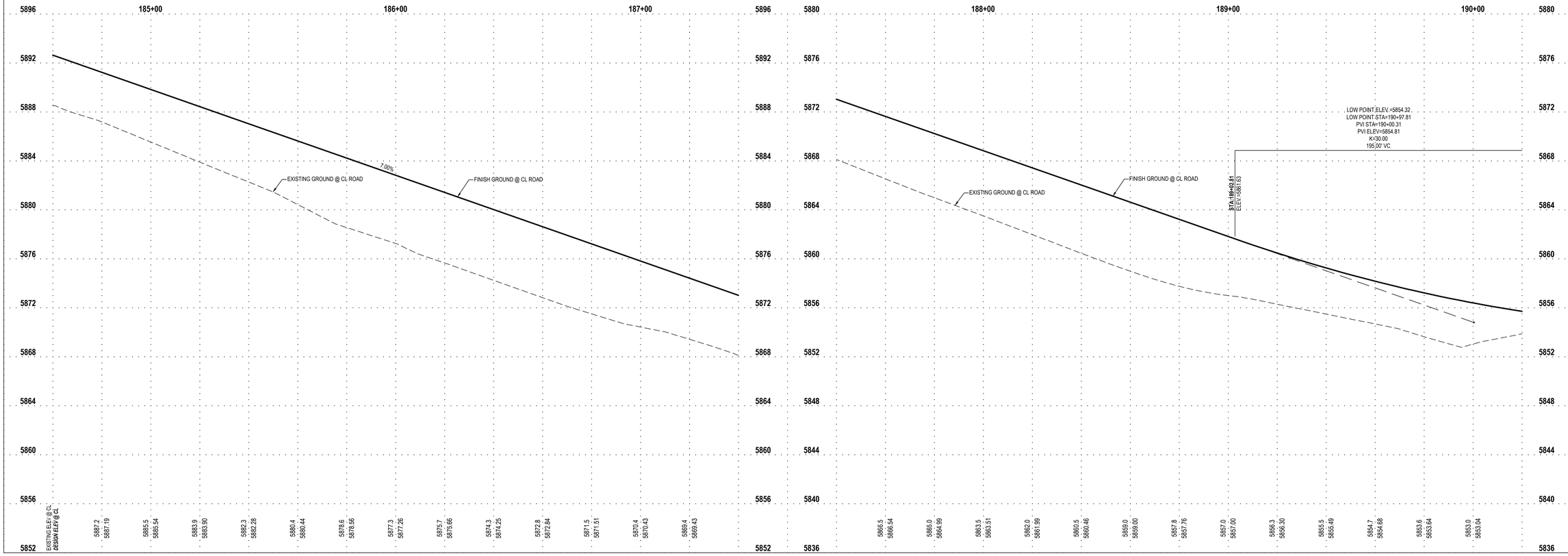






VERBANA LANE/WILDWOOD LANE



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2026-03-12 FOR REVIEW

PLAN AND PROFILE
VERBANA LANE/
WILDWOOD LANE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

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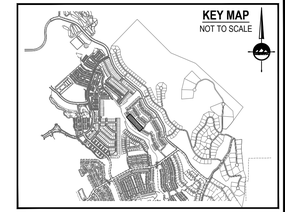
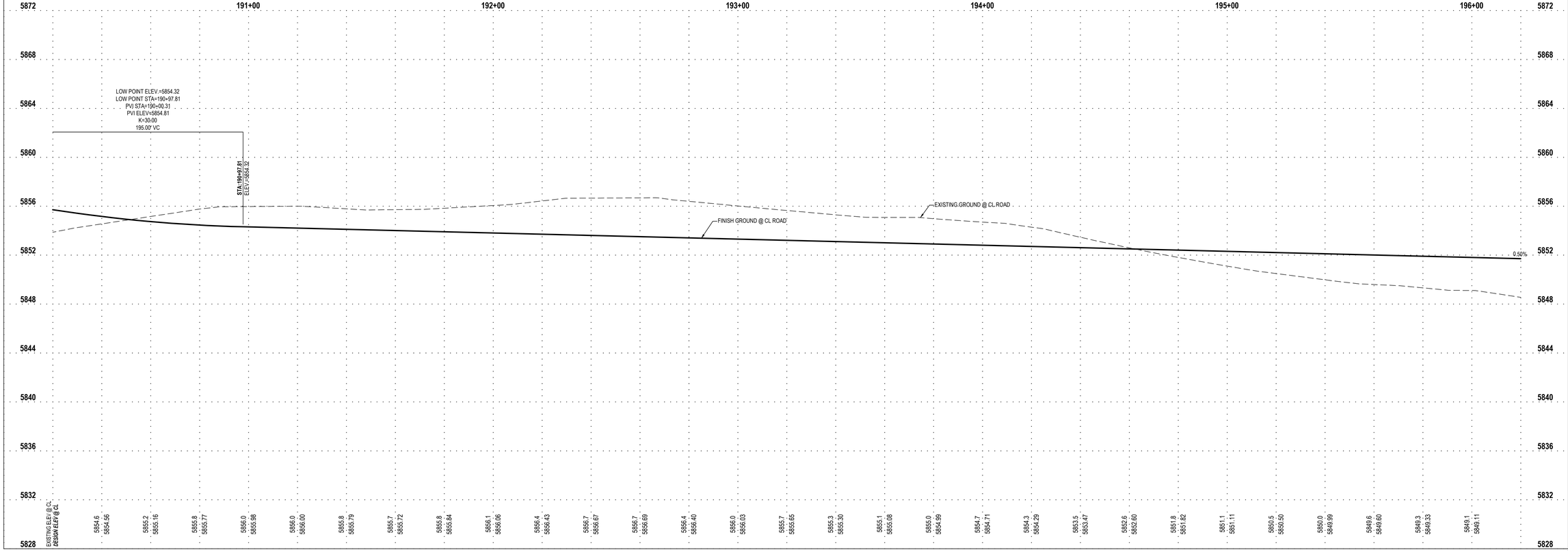




WILDWOOD LANE



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PLAN AND PROFILE
WILDWOOD LANE

PROJECT NUMBER 13944
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PROJECT MANAGER BAM
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2. REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE AND CONNECT TO EXISTING WATER LINE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
3. POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

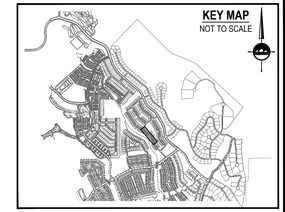
HEBER CITY ENGINEER DATE

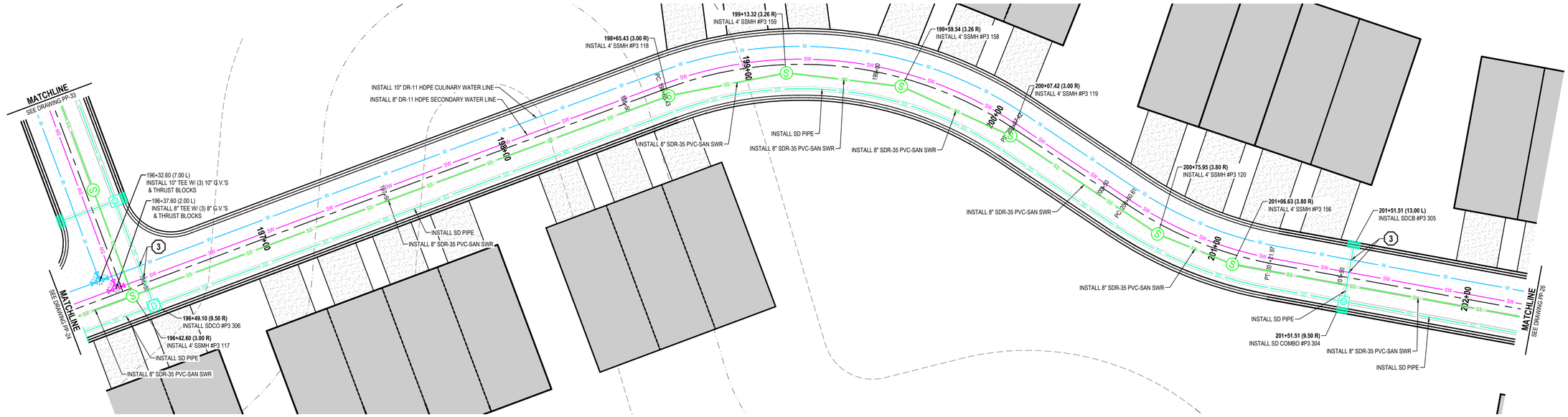
HORIZONTAL GRAPHIC SCALE

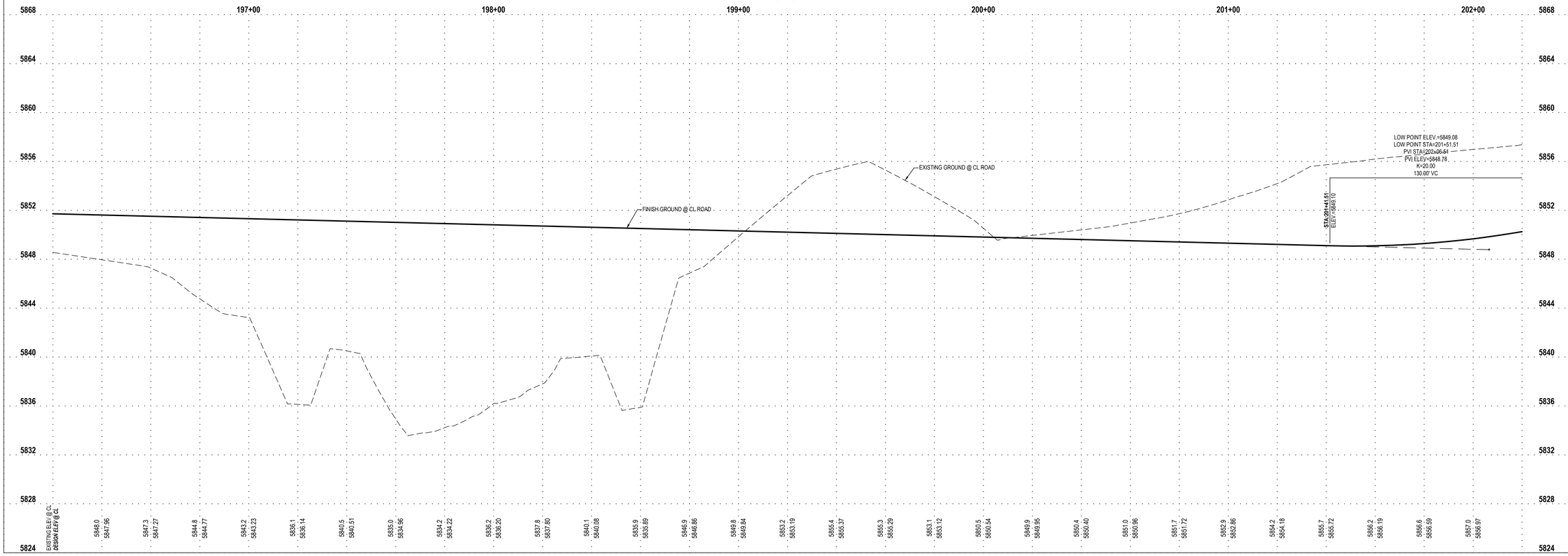
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

NORTH

KEY MAP
NOT TO SCALE







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PHONE: 801-316-3193

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HEBER CITY, UTAH

2026-03-12 FOR REVIEW

PLAN AND PROFILE
WILDWOOD LANE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-25

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BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

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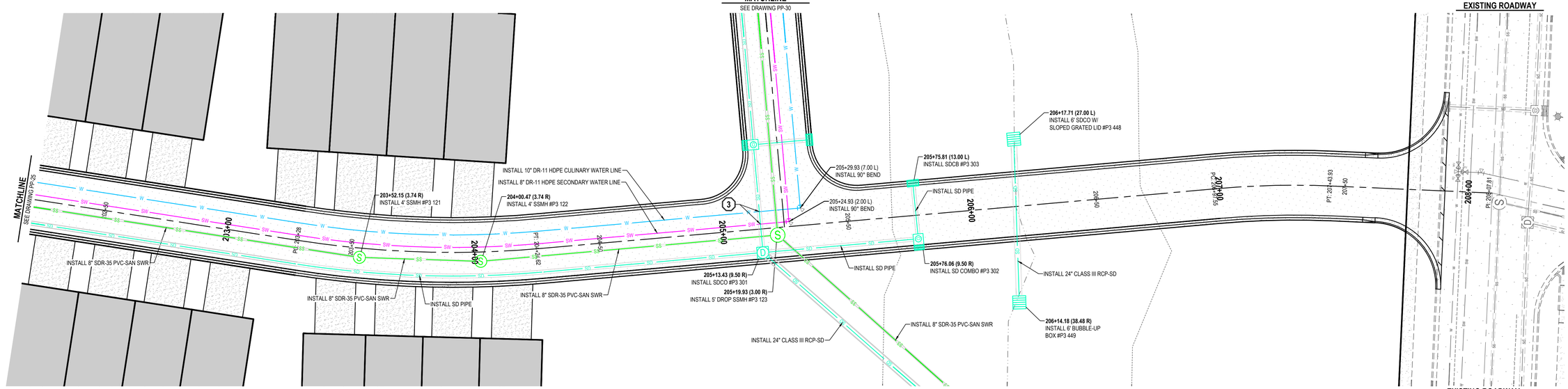

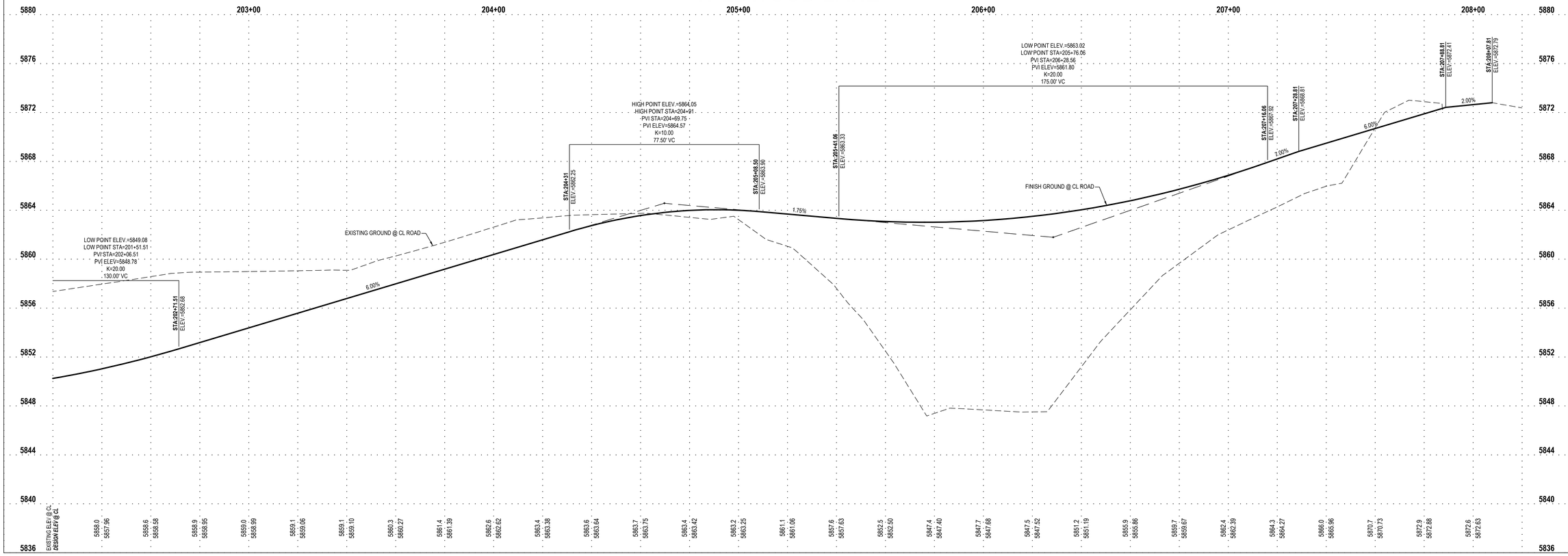

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2026-03-12 FOR REVIEW

PLAN AND PROFILE
WILDWOOD LANE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

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THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
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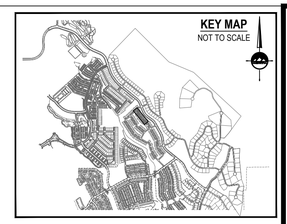

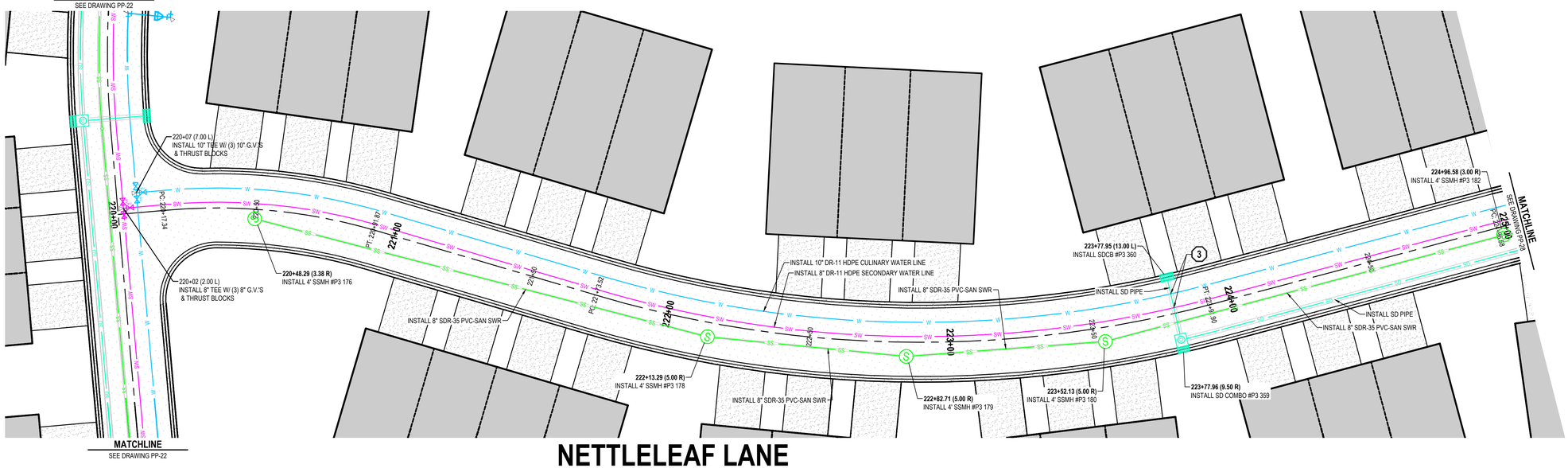

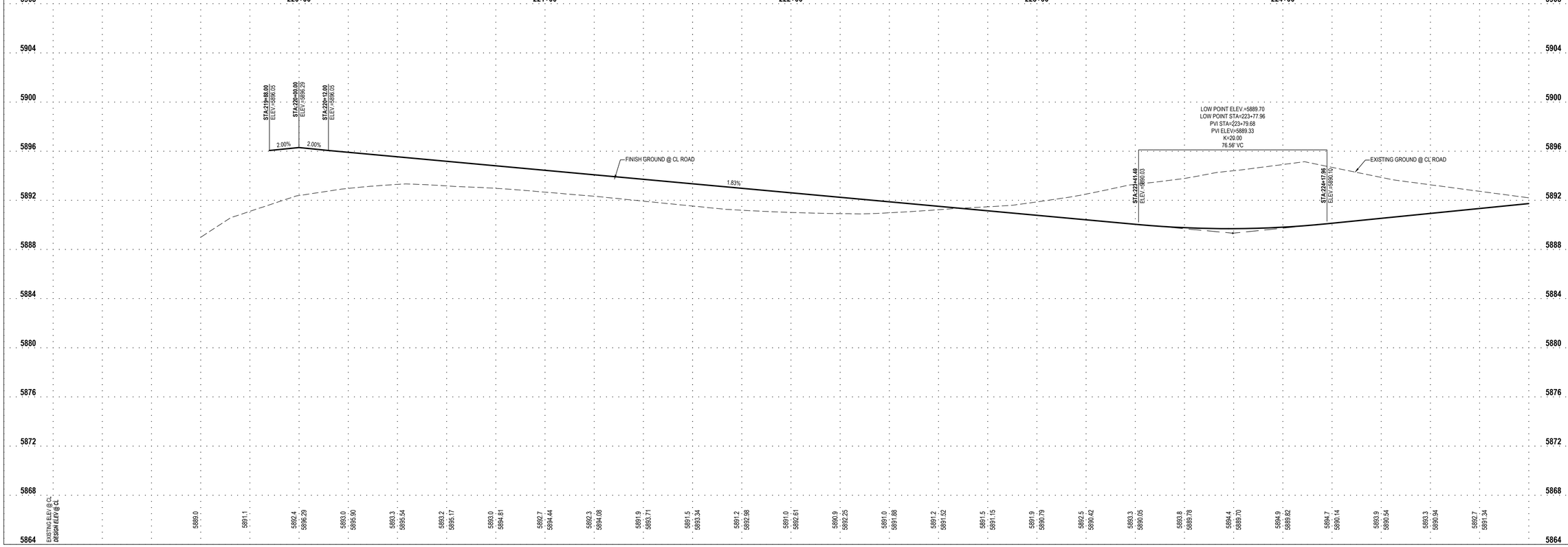

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2026-03-12 FOR REVIEW

PLAN AND PROFILE
NETTLELEAF LANE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
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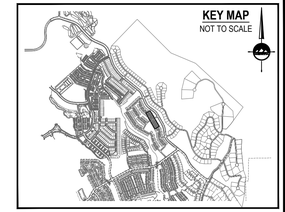

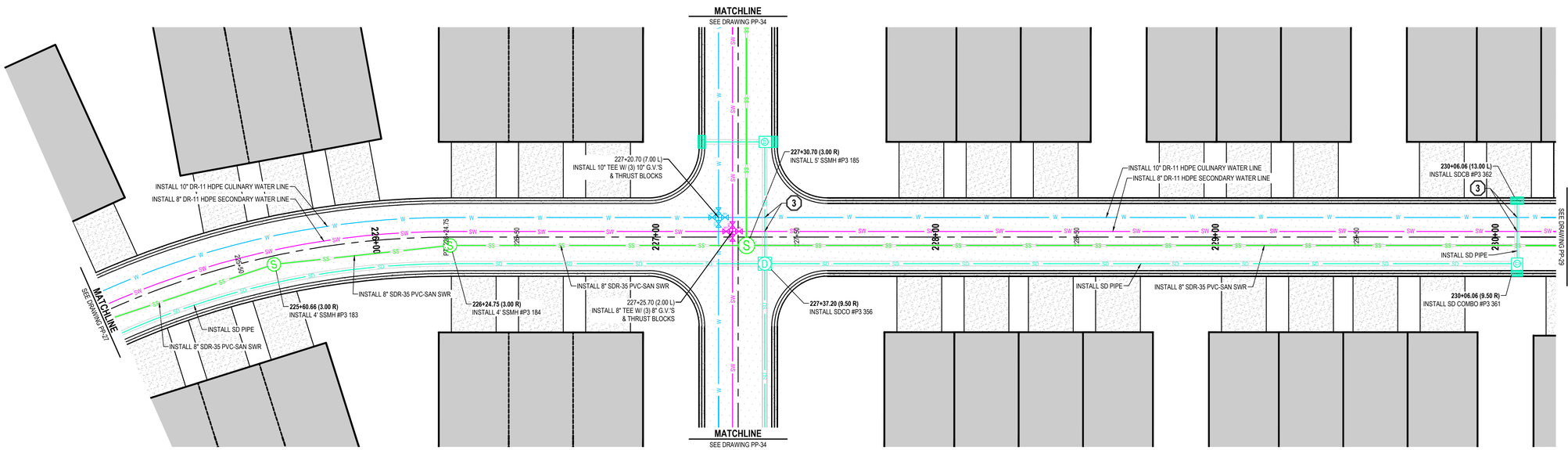

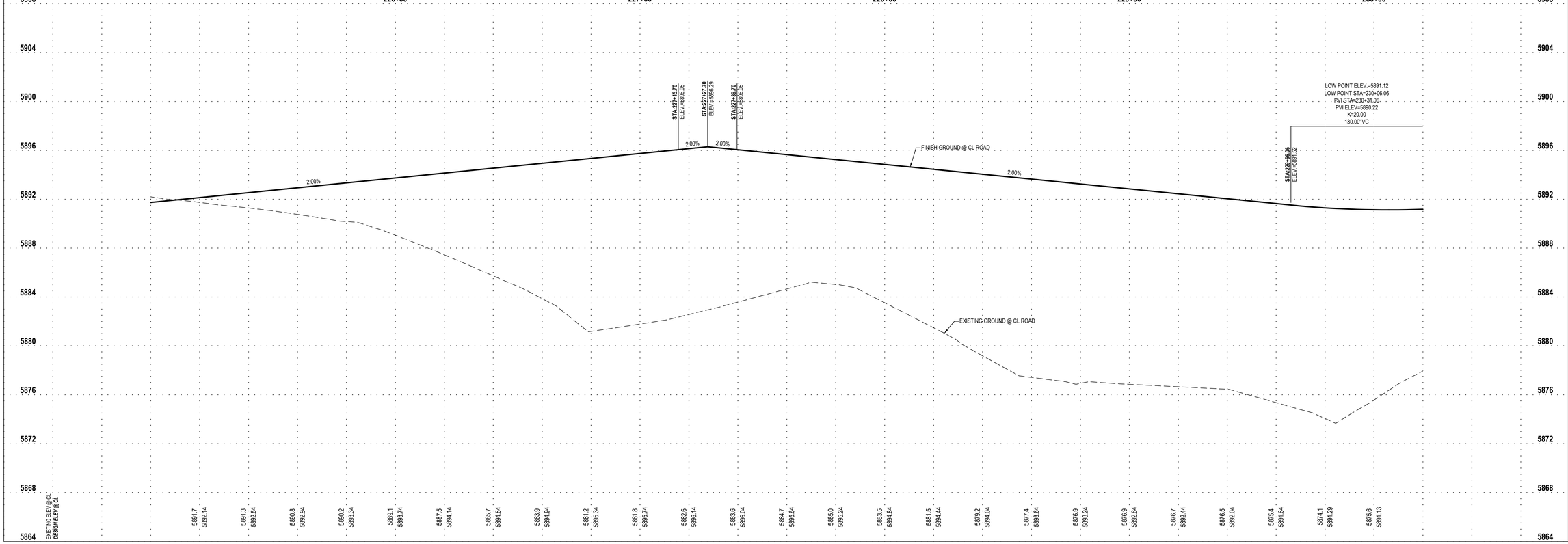

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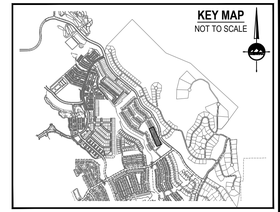

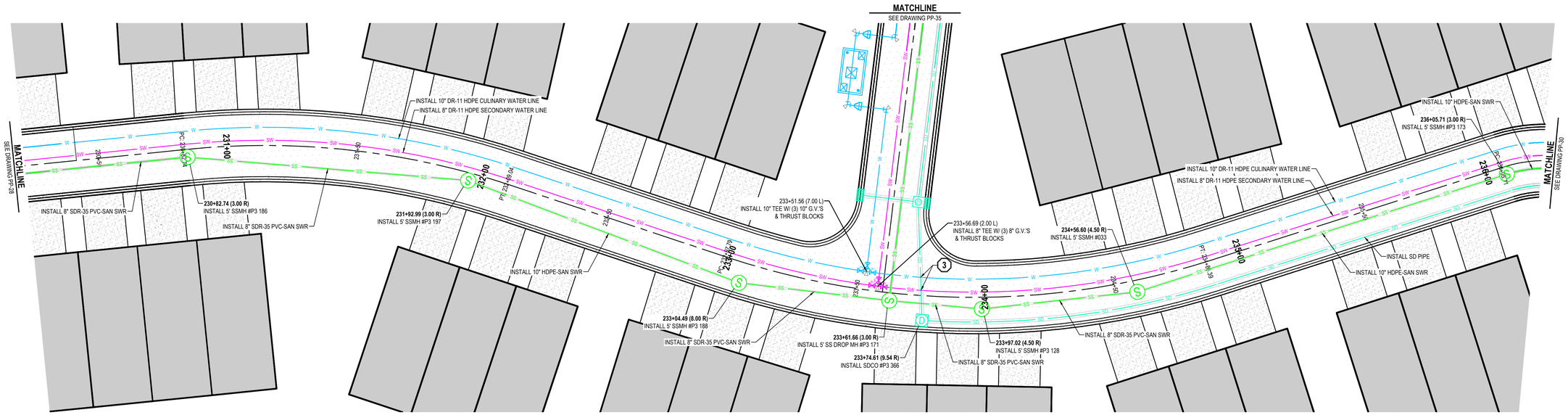

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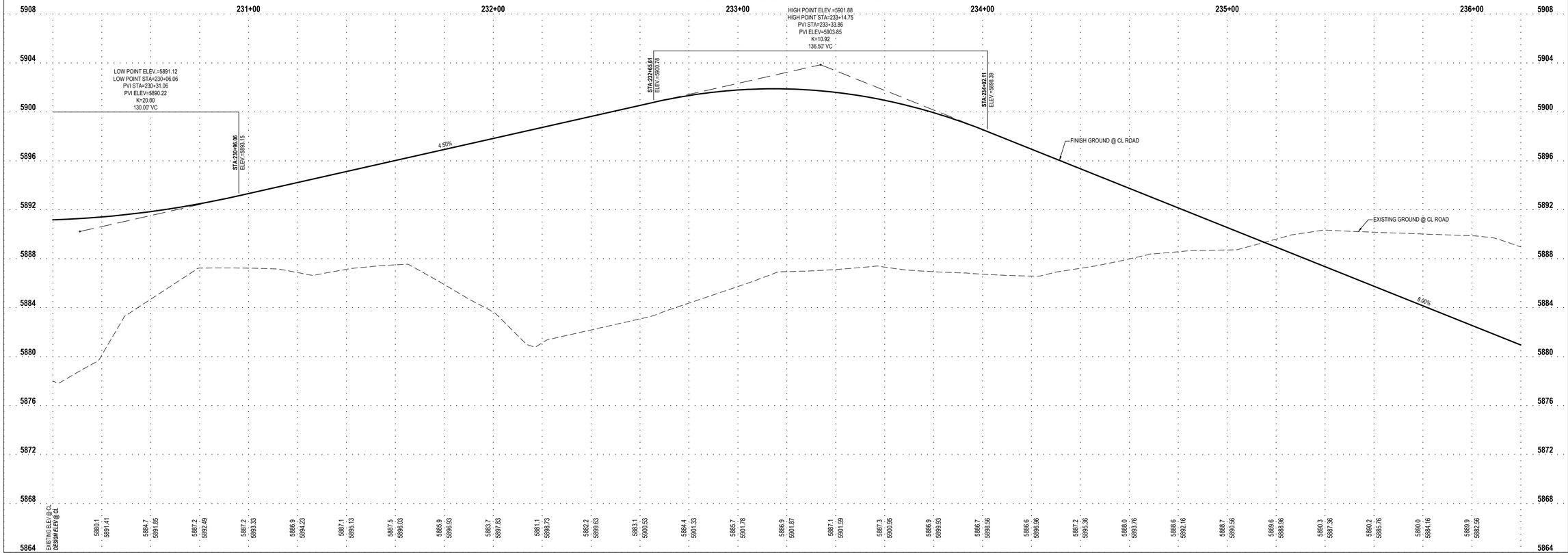

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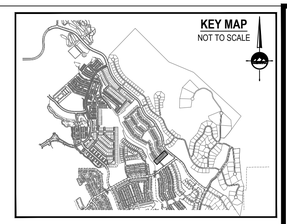

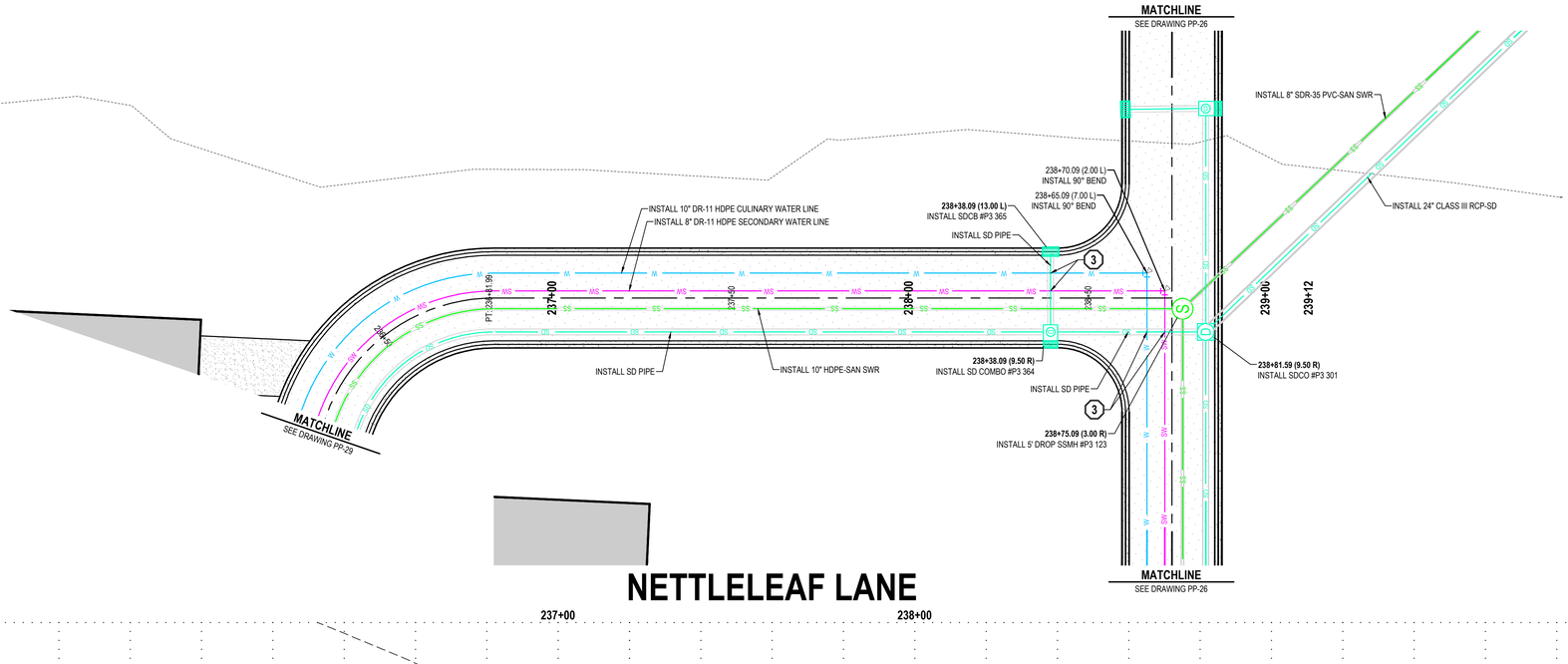

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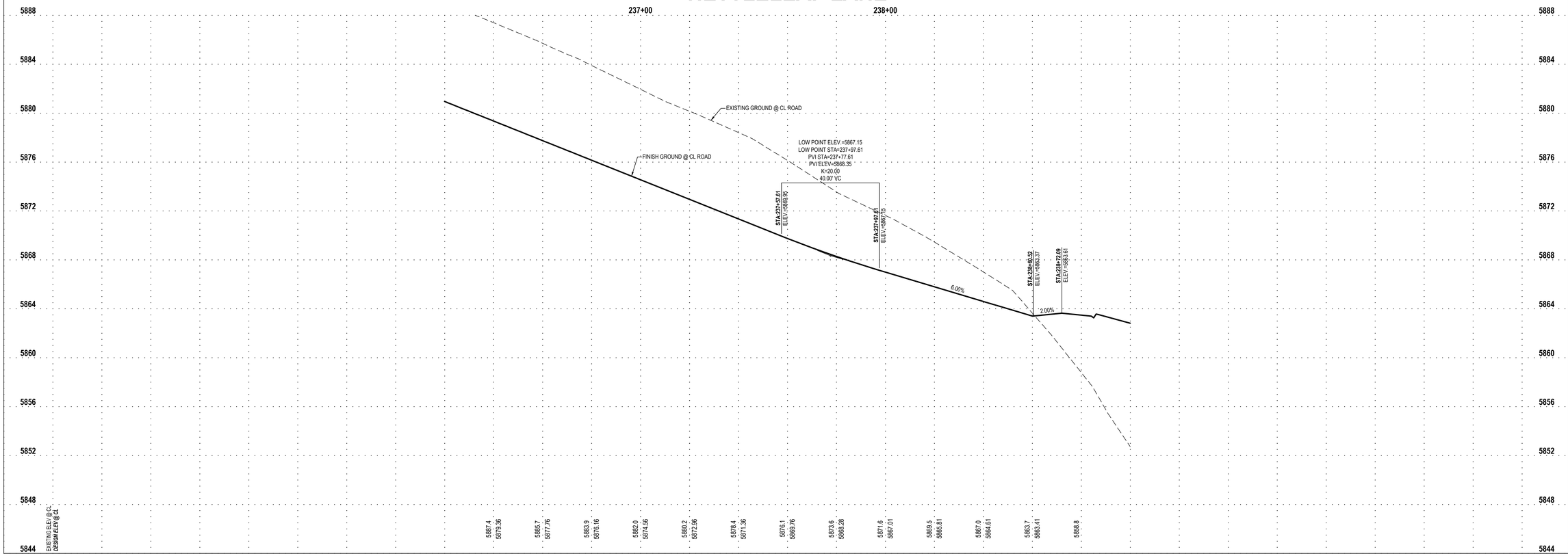

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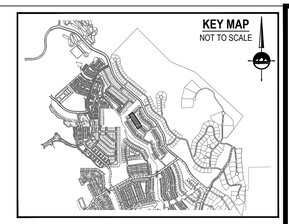

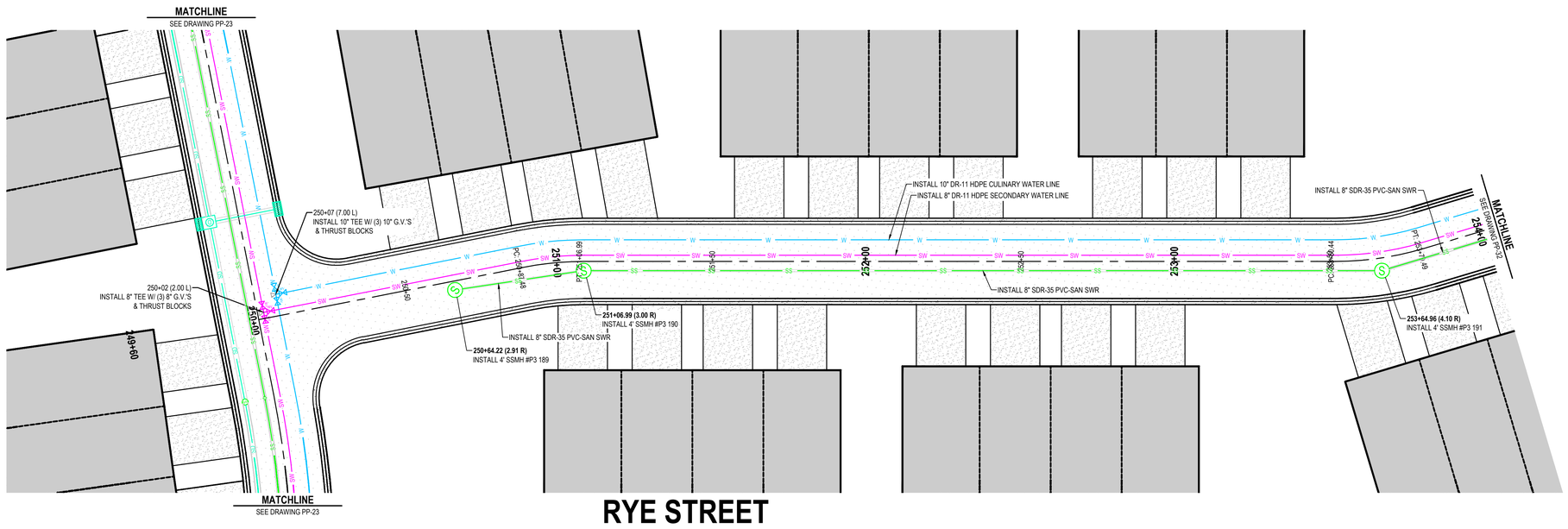

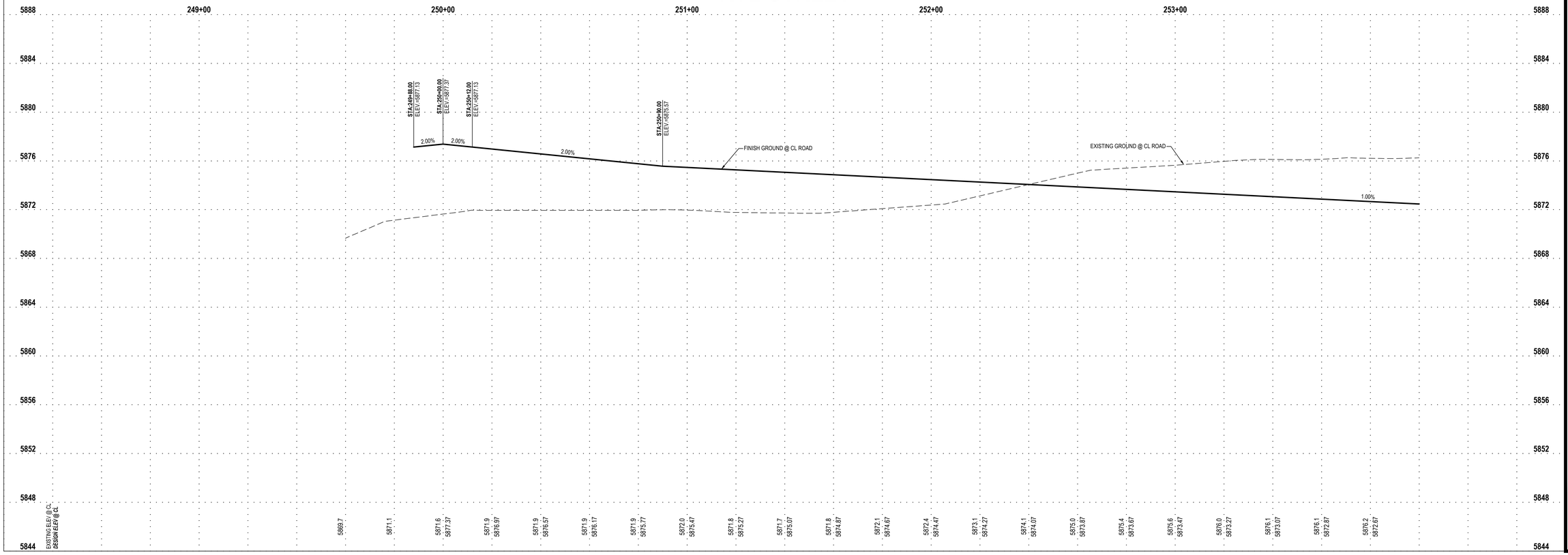

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2026-03-12 FOR REVIEW

PLAN AND PROFILE
RYE STREET

PROJECT NUMBER 13944
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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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(IN FEET)
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NORTH

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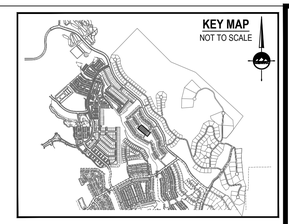

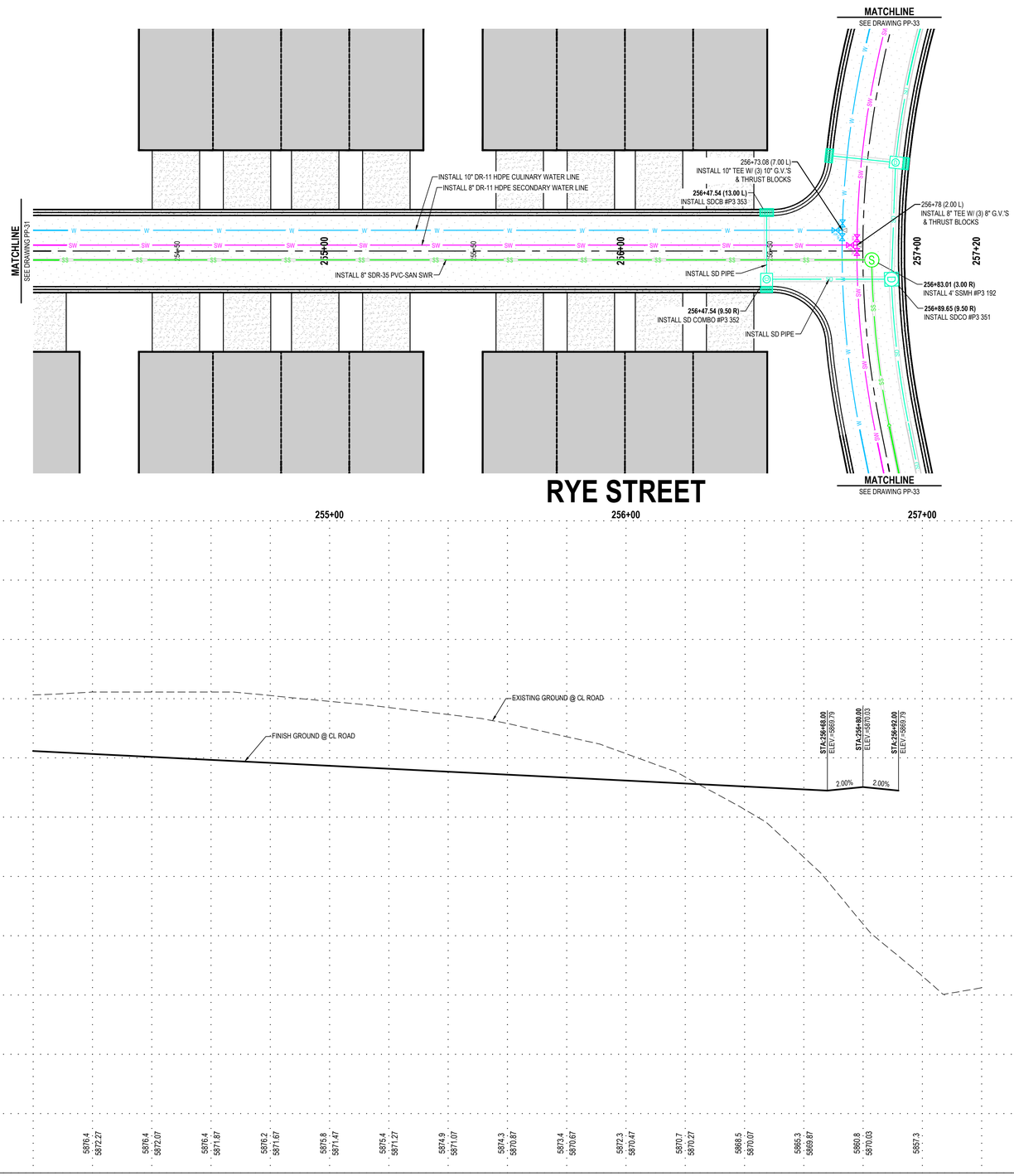

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CONTACT:
DAVE BARBEE
PHONE: 801-316-3193

JORDANELLE RIDGE PHASE 3

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

PLAN AND PROFILE
RYE STREET

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-32

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BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

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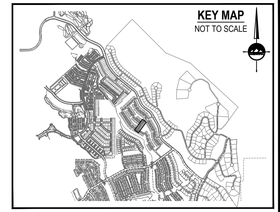

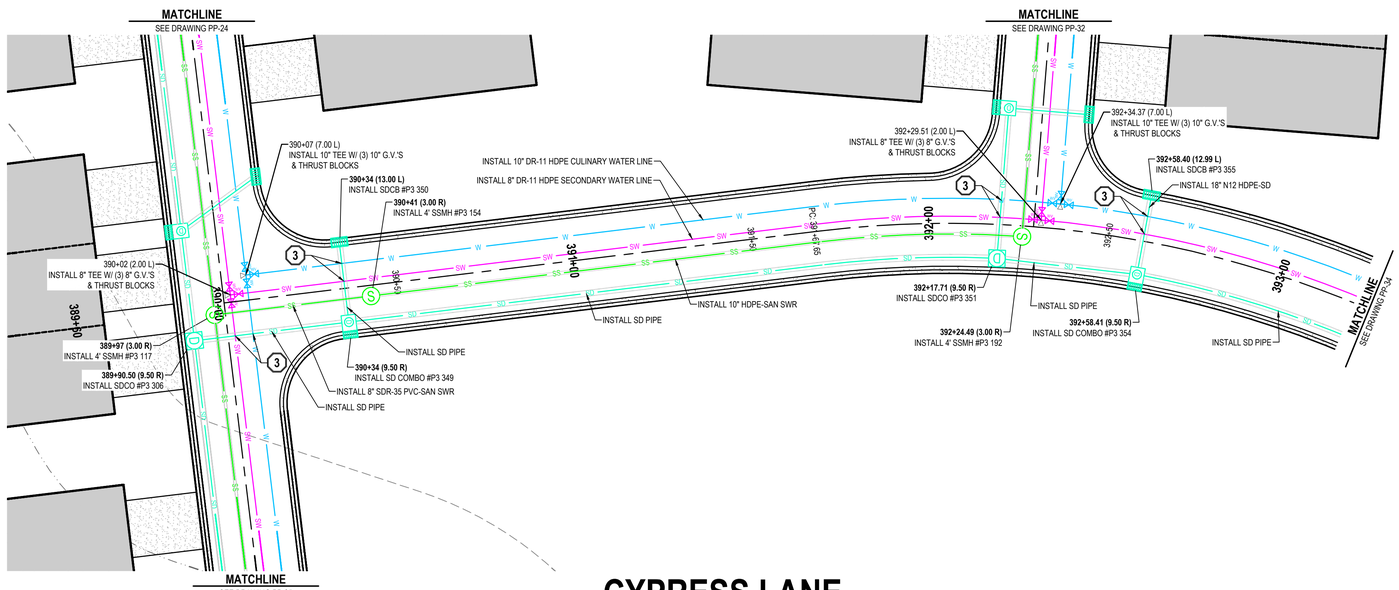

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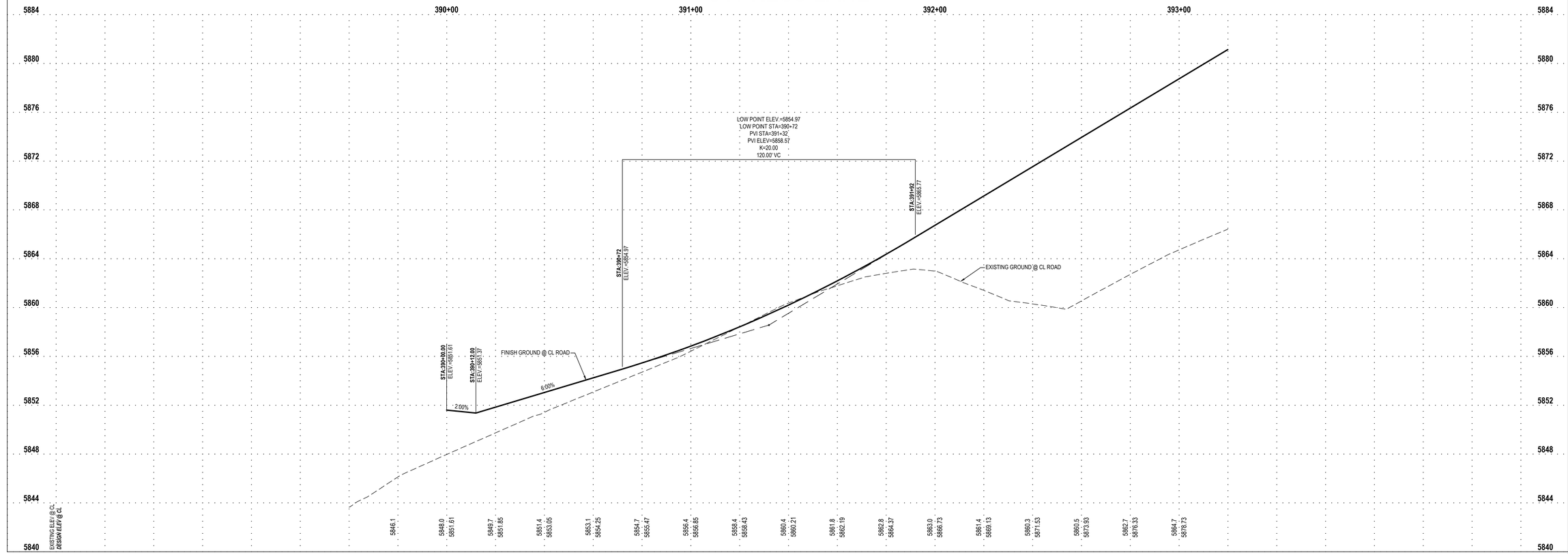

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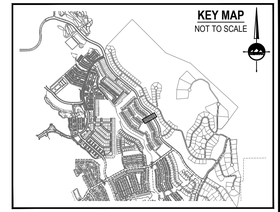

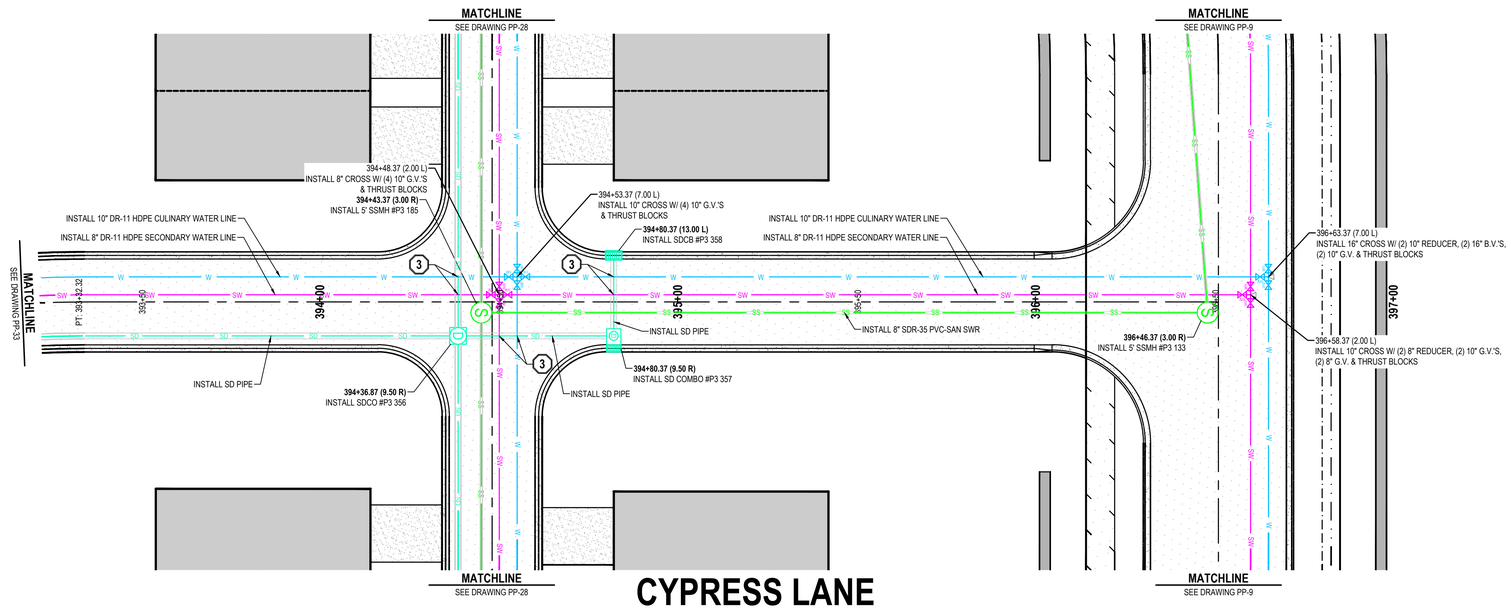

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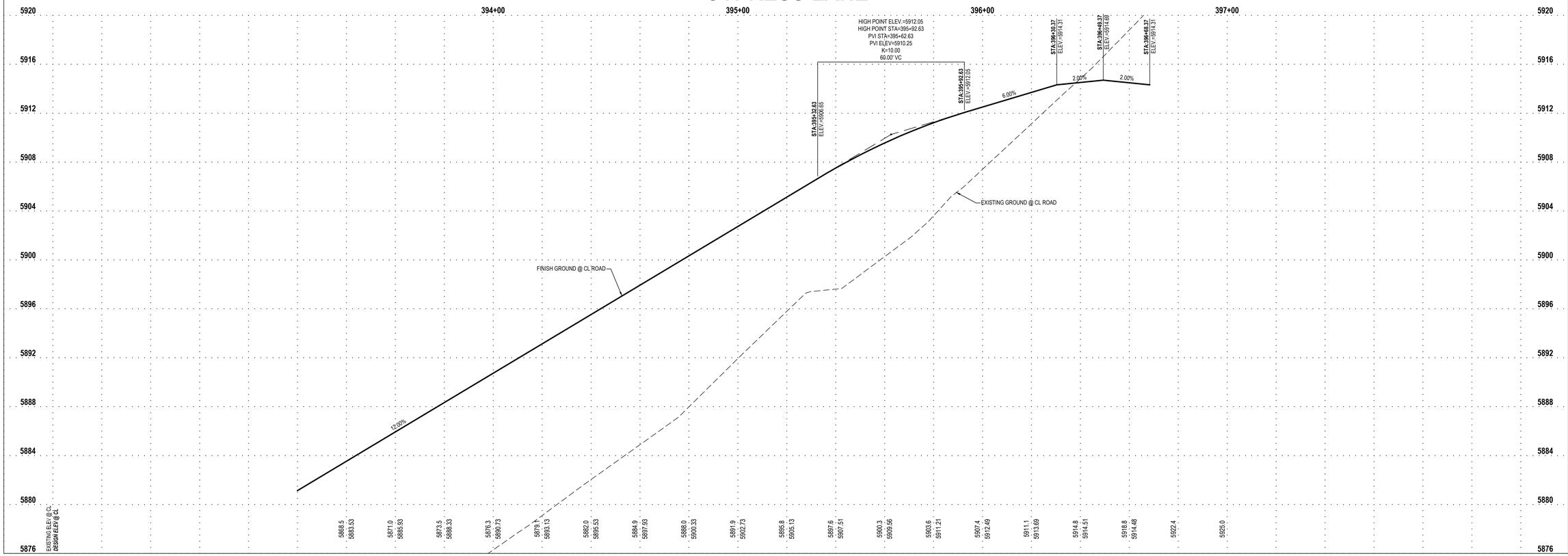

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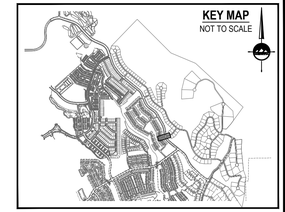
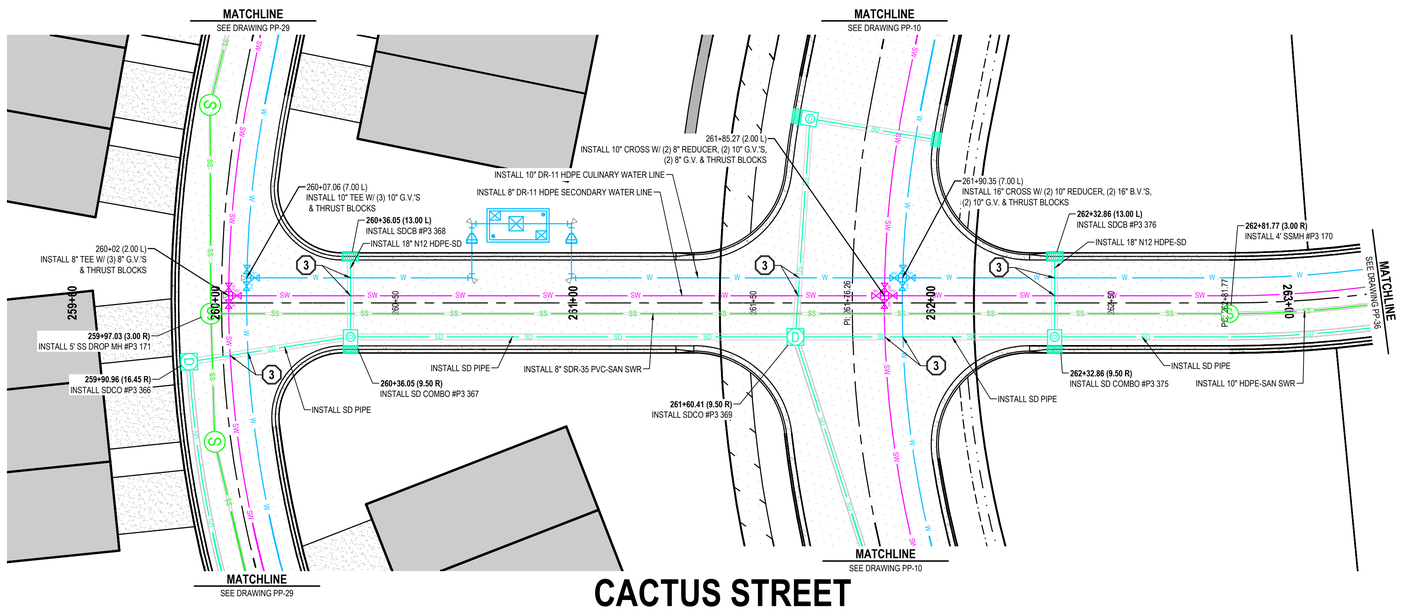
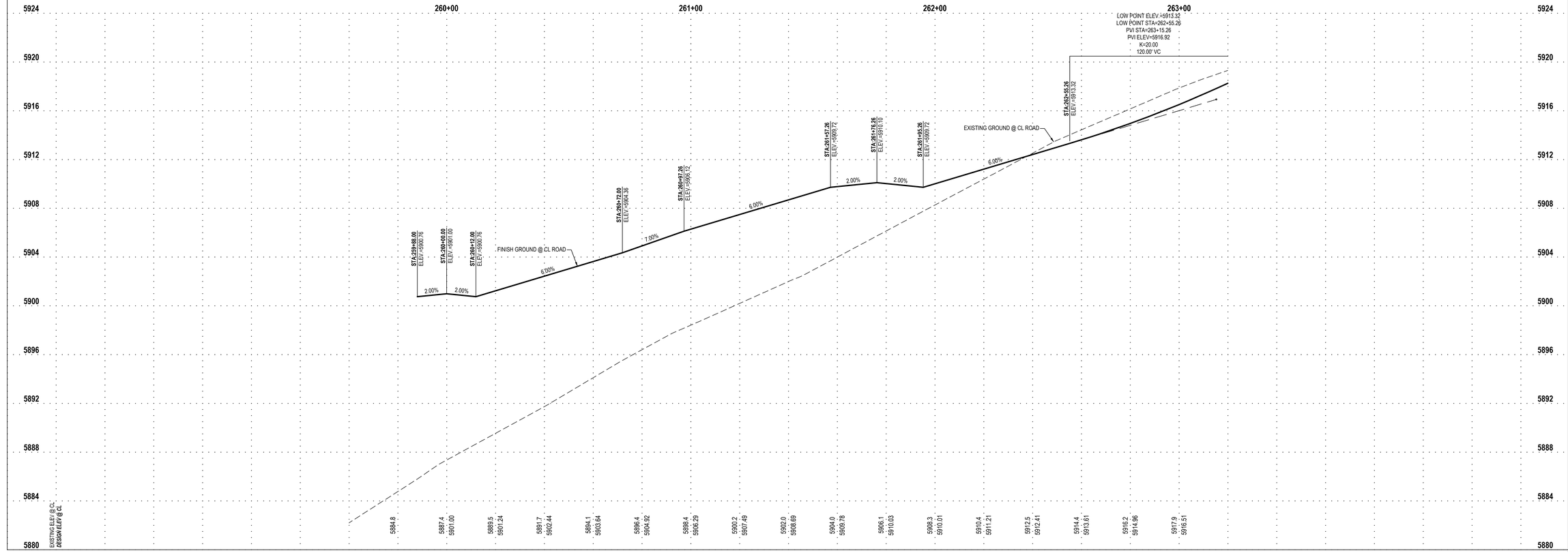




CACTUS STREET



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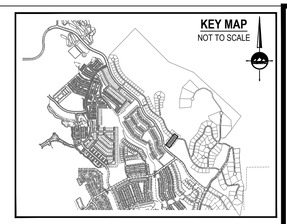

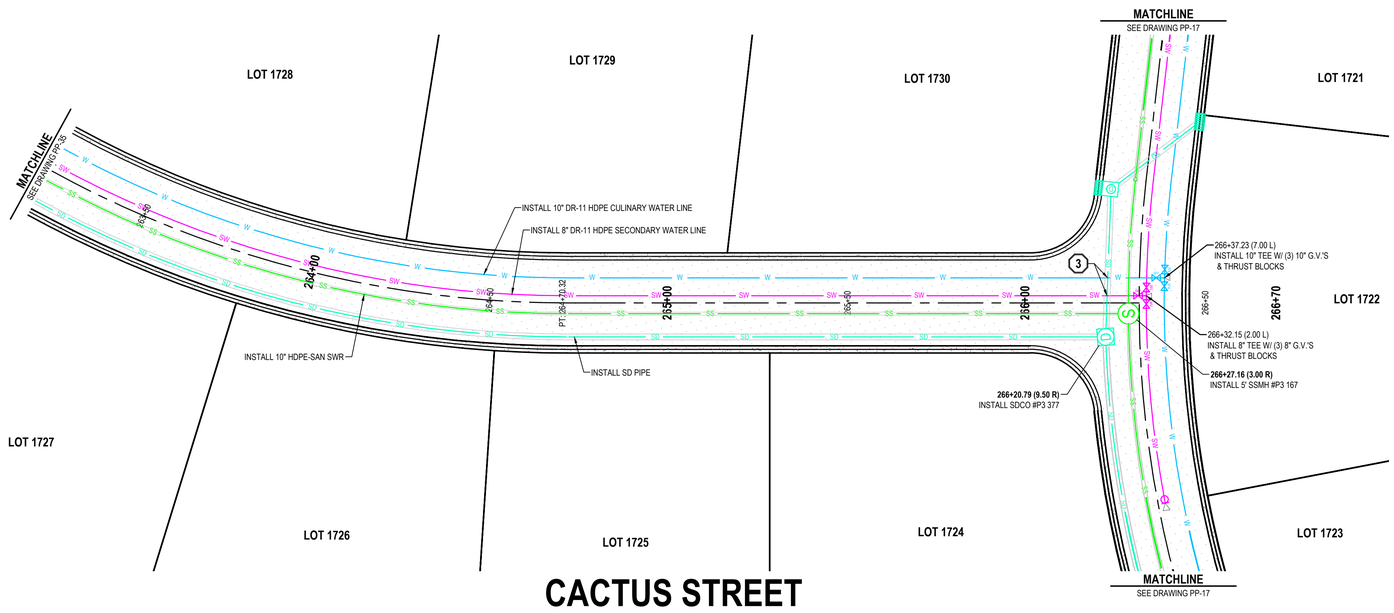

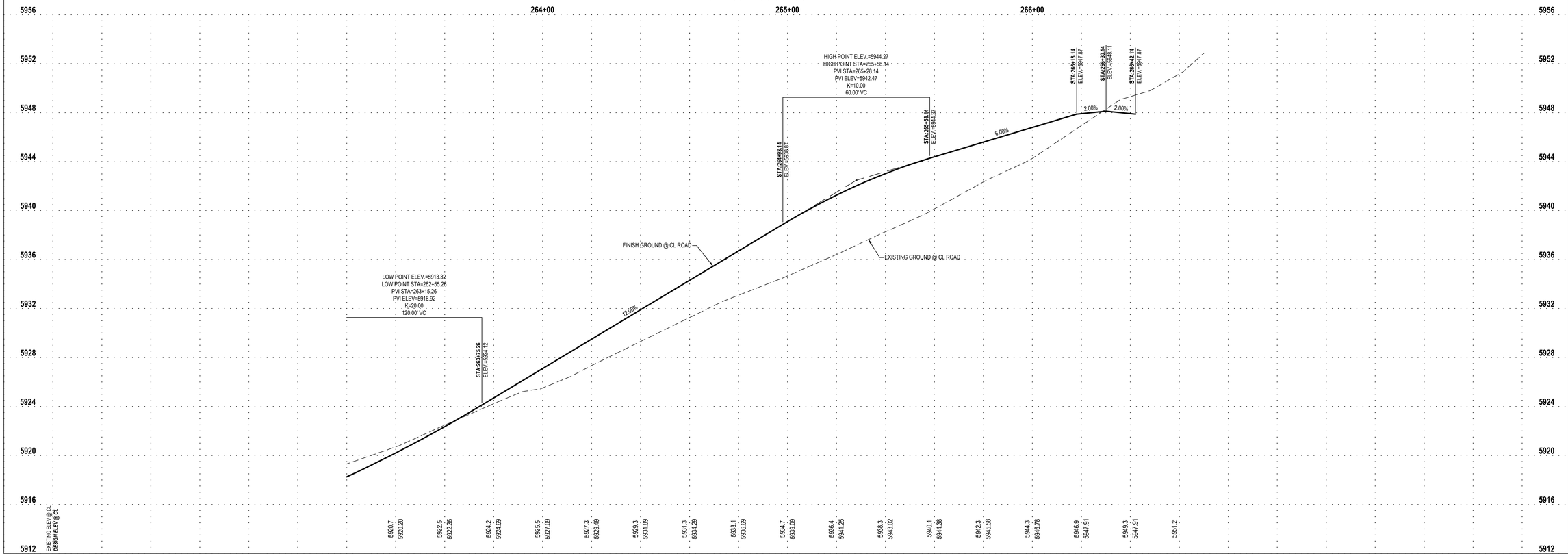

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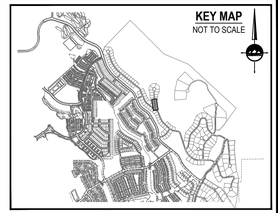

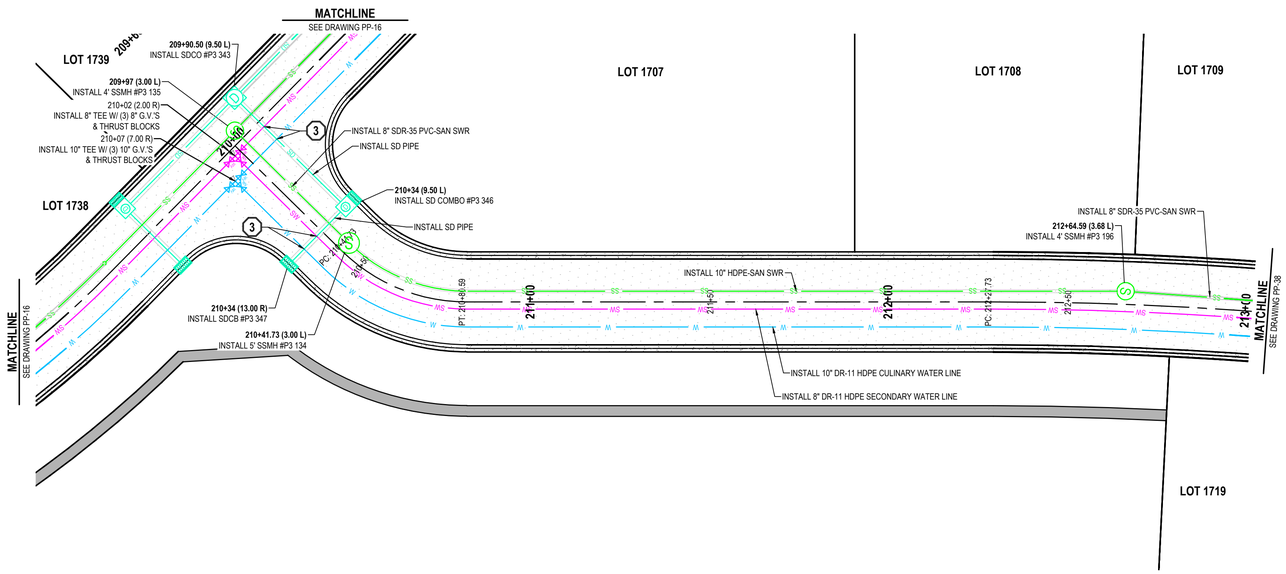

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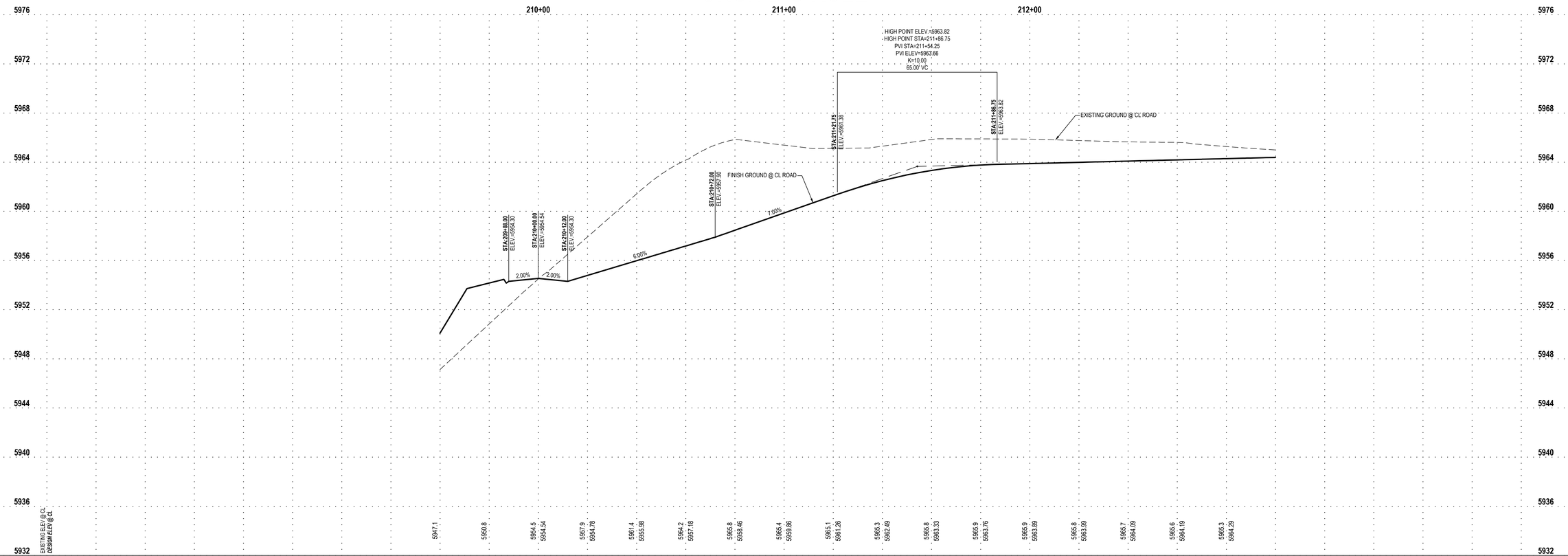

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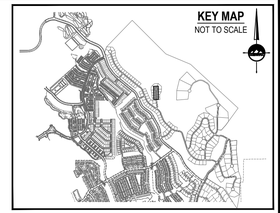

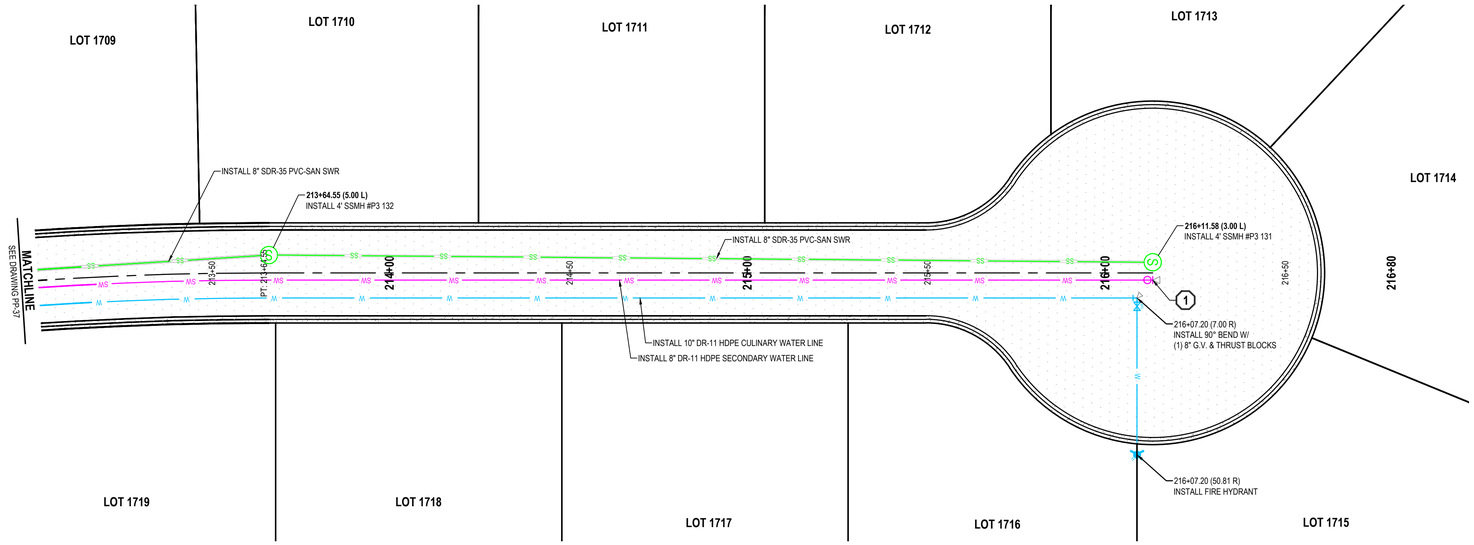

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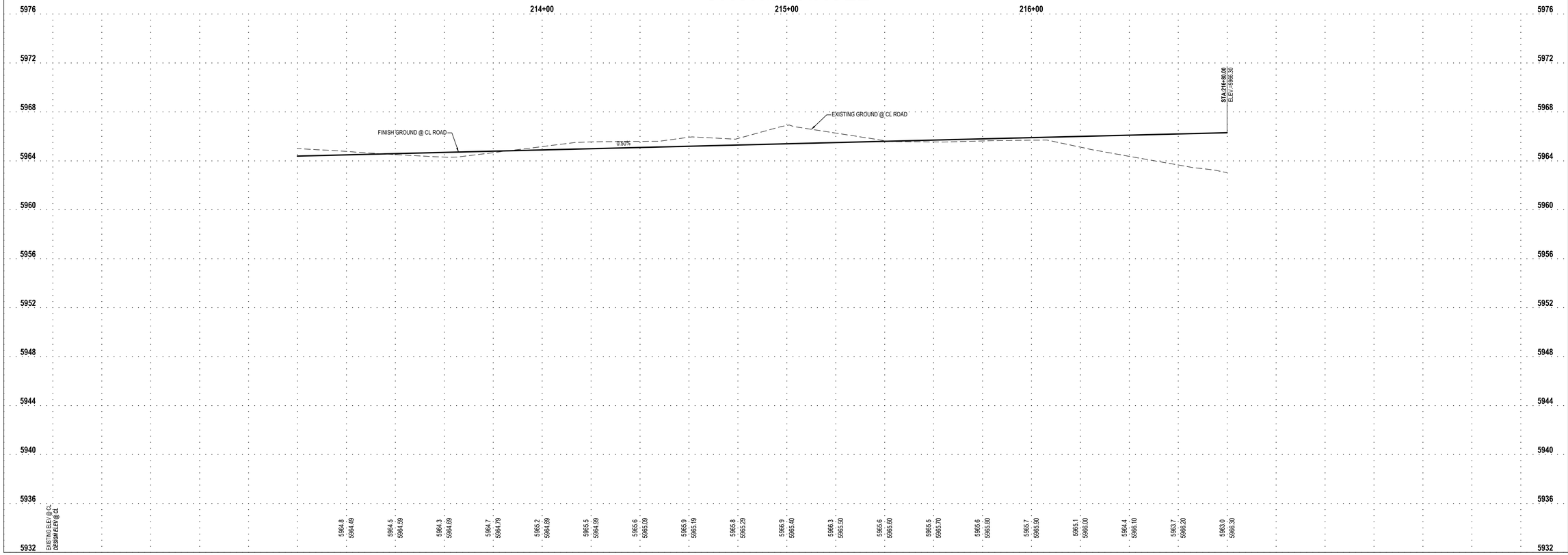

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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

NORTH

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20 0 10 20 40
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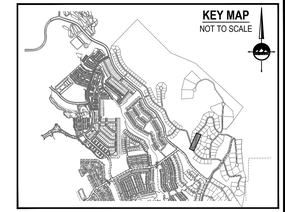
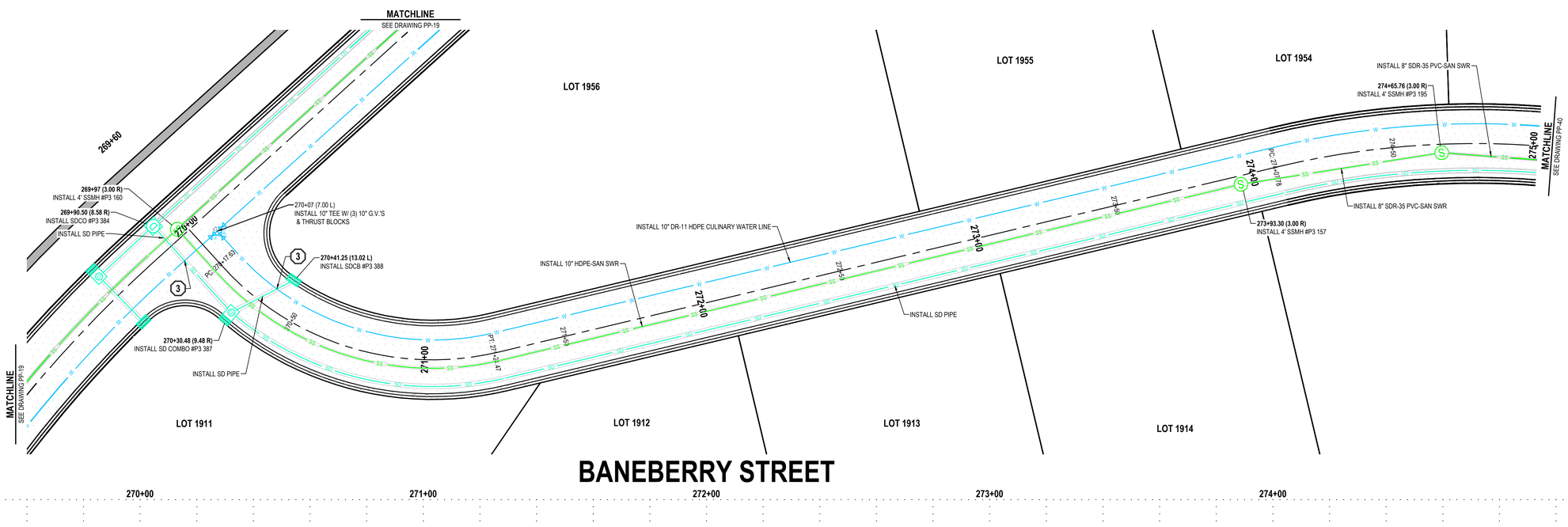
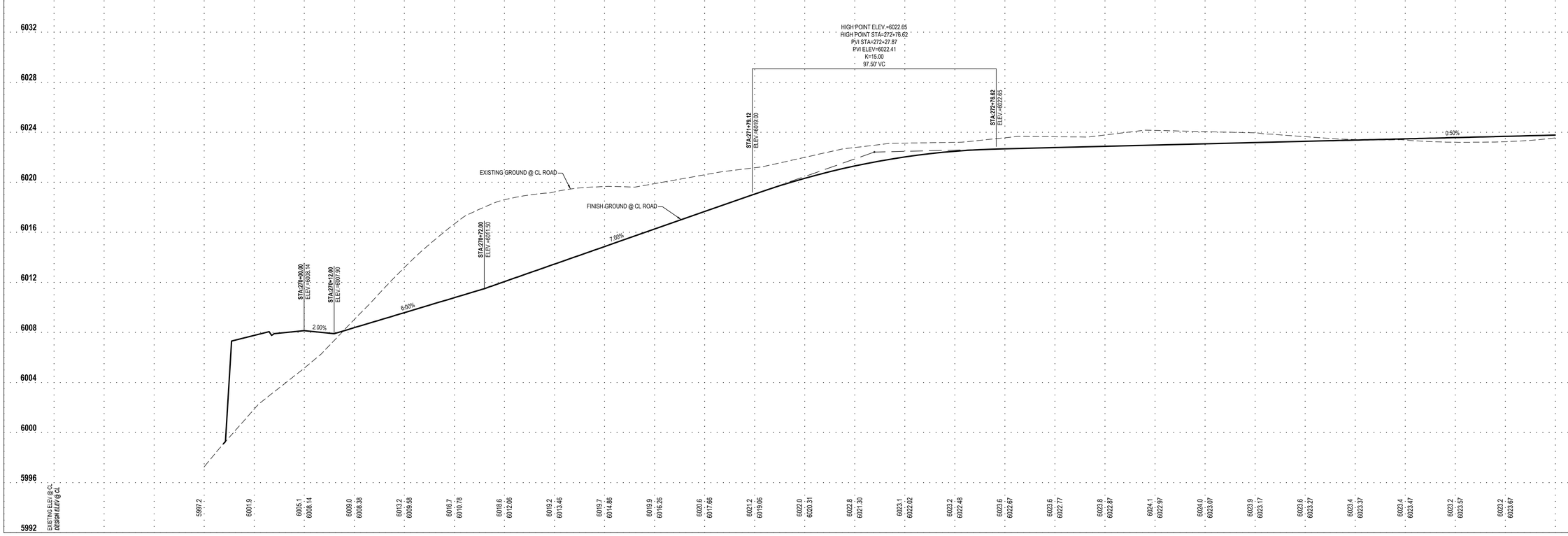
KEY MAP
NOT TO SCALE







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CONTACT:
DAVE BARBEE
PHONE: 801-316-3193

JORDANELLE RIDGE PHASE 3

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

PLAN AND PROFILE
BANEBERRY STREET

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-39

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BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
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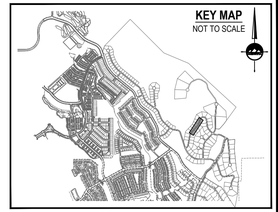

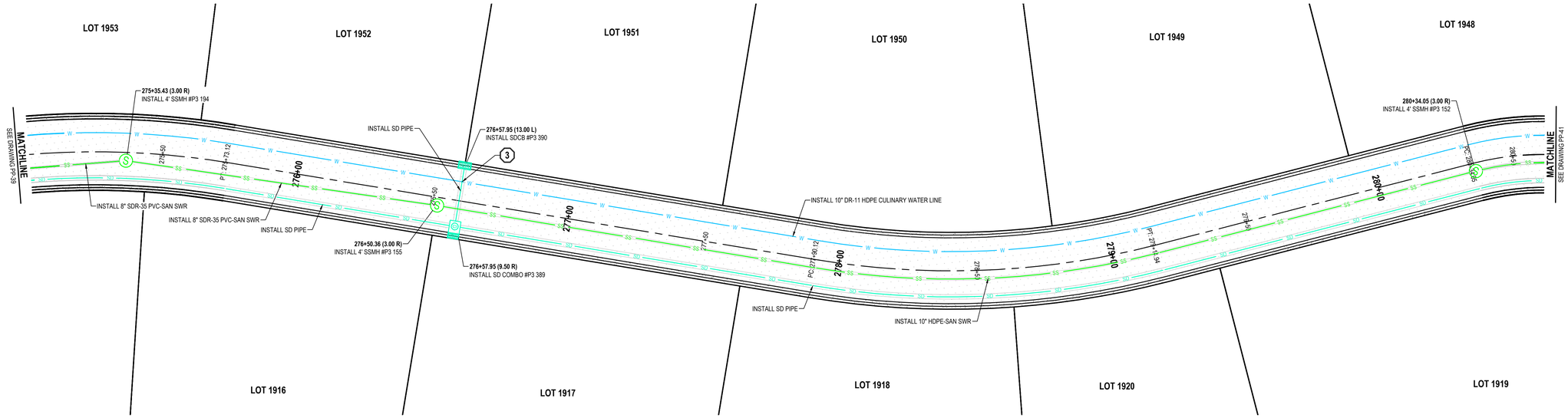

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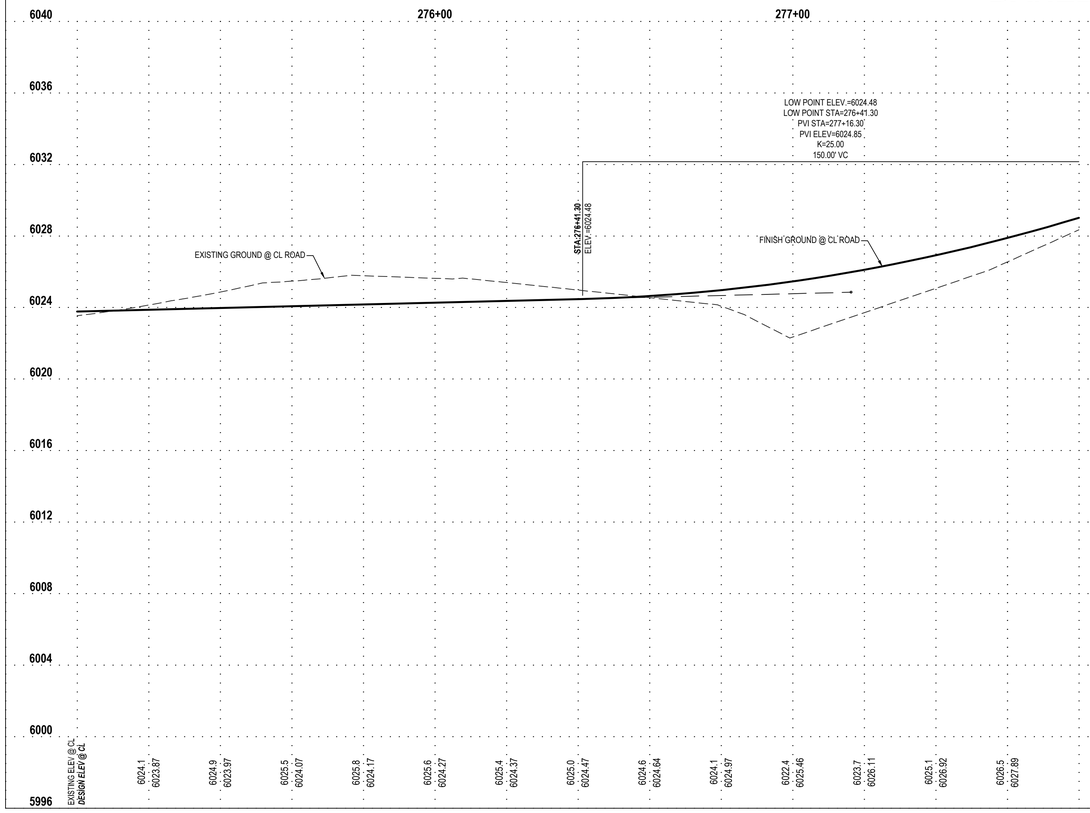

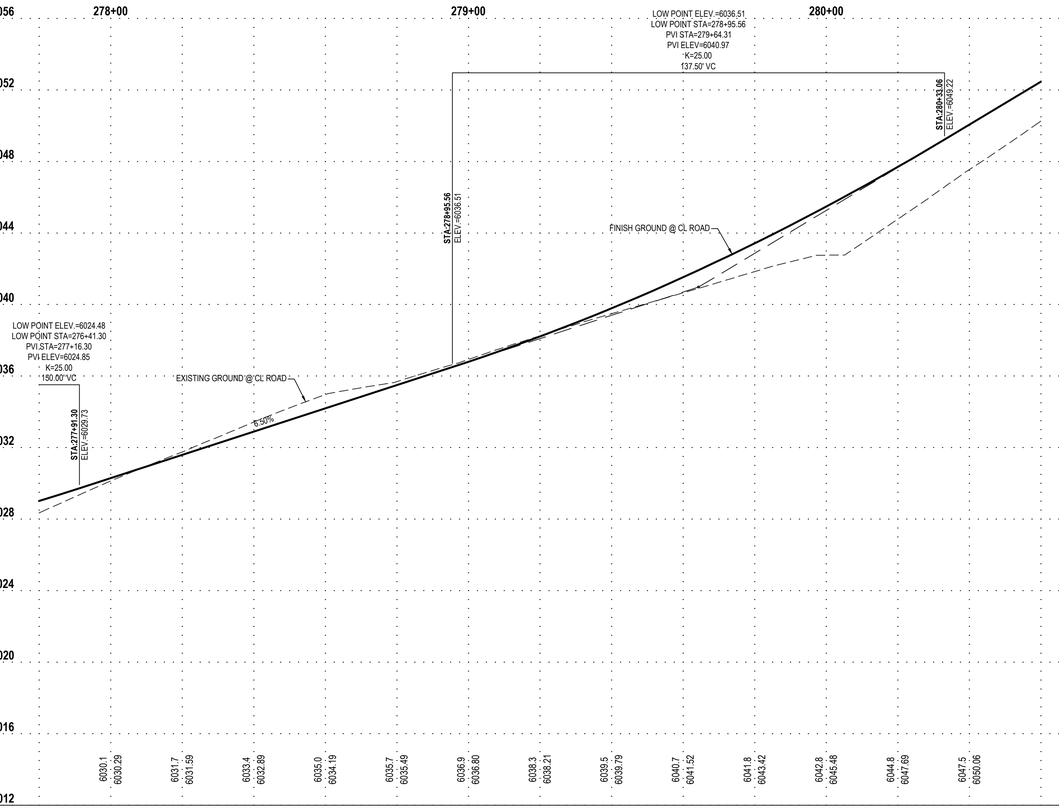

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PLAN AND PROFILE BANEBERRY STREET

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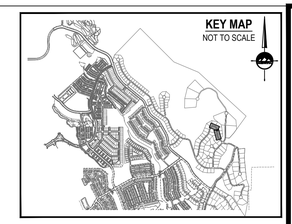

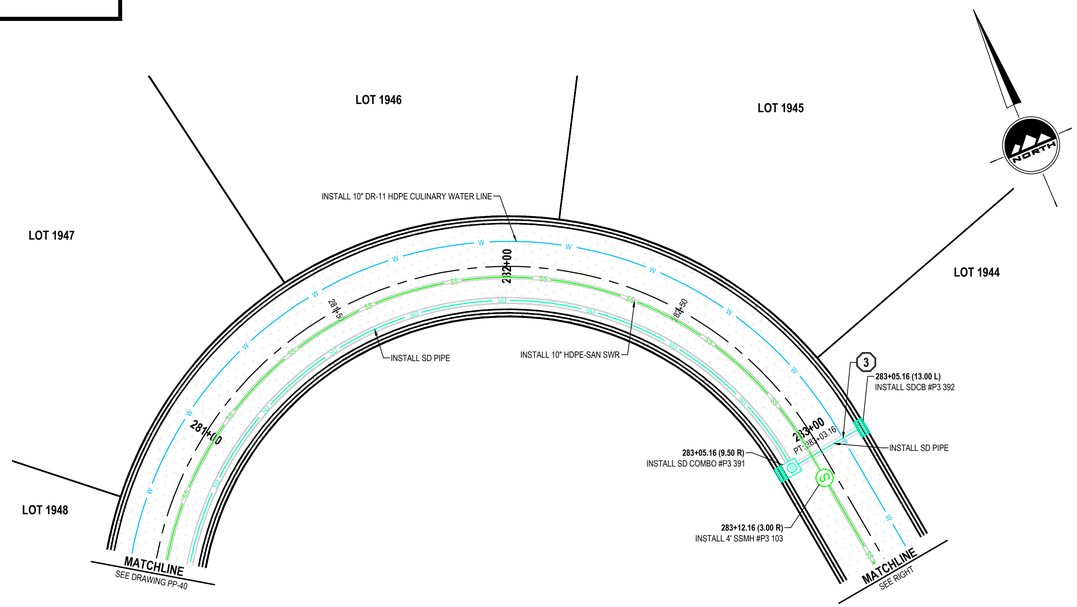

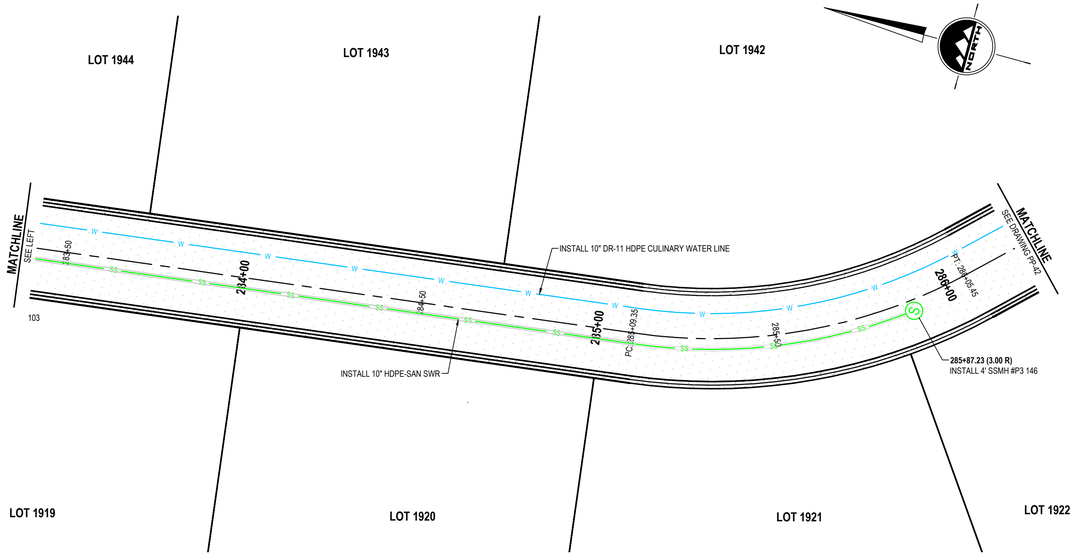

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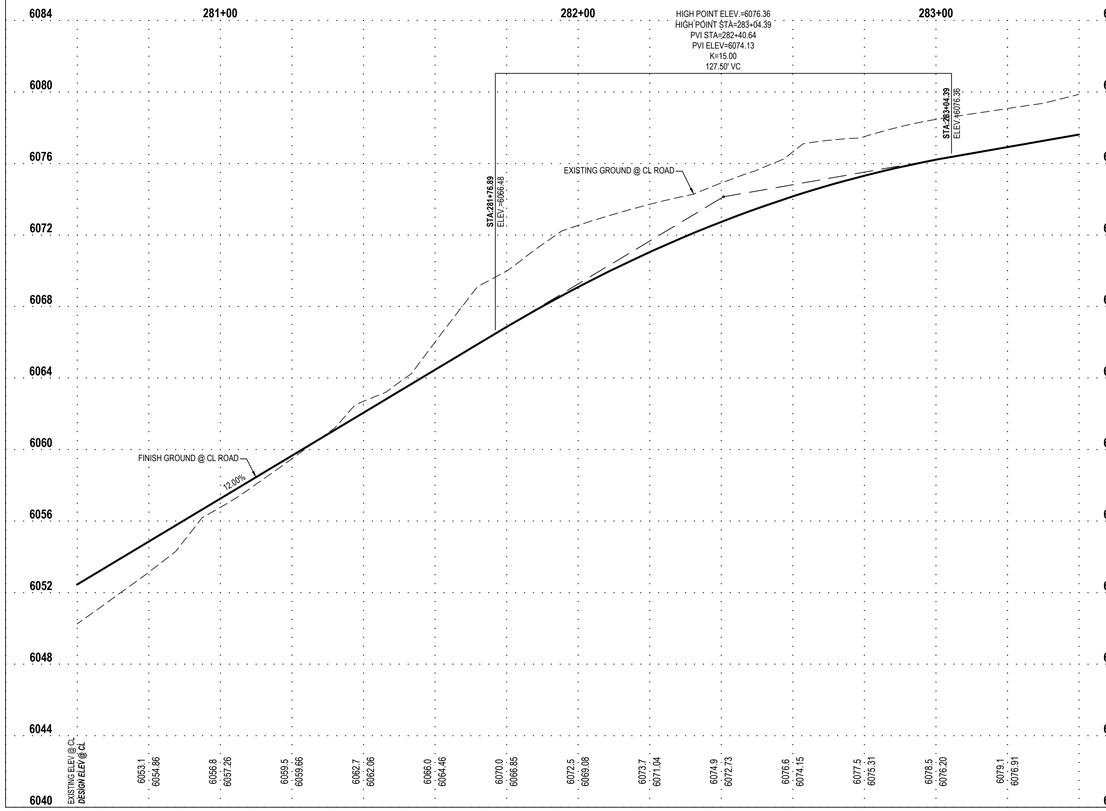

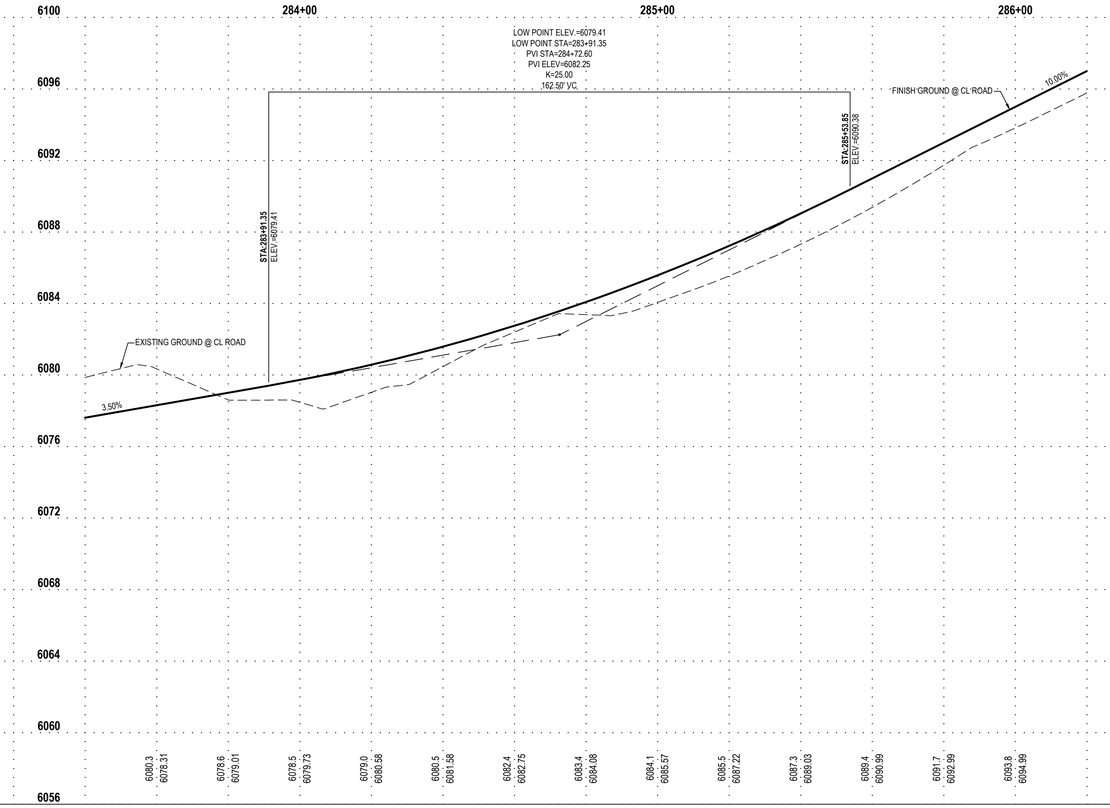

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2026-03-12 FOR REVIEW

PLAN AND PROFILE BANEBERRY STREET

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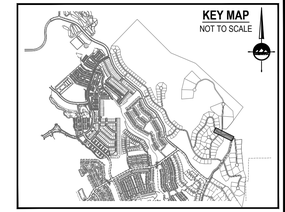

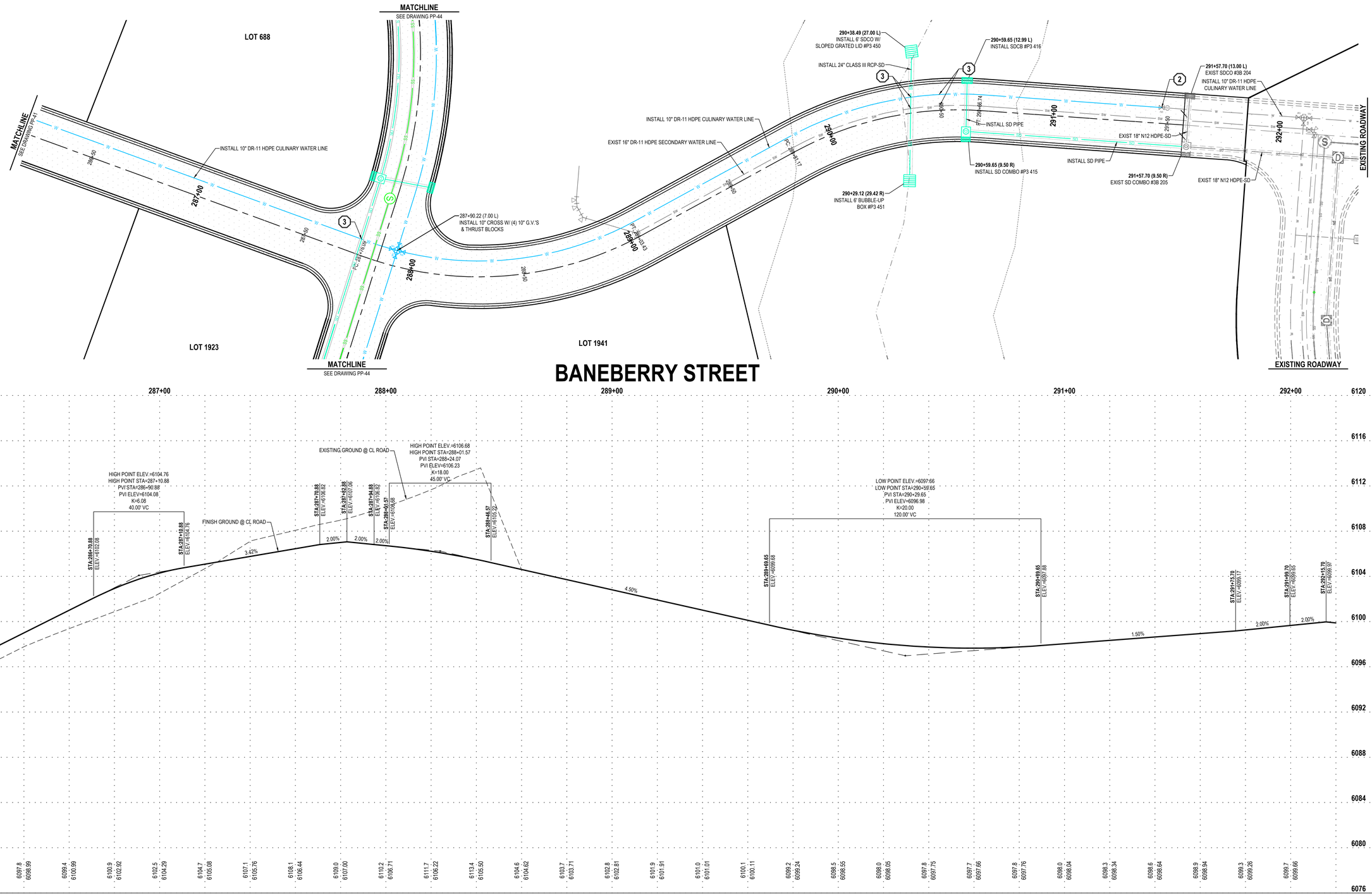

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PLAN AND PROFILE BANEBERRY STREET

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DESIGNED BY JWS

PP-42

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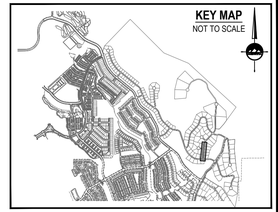
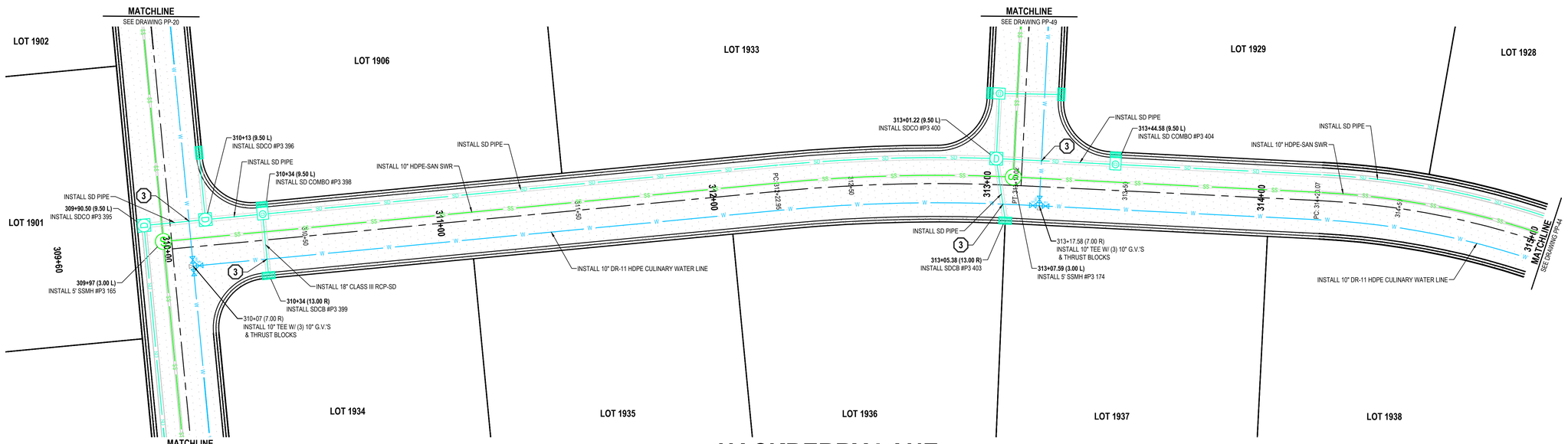
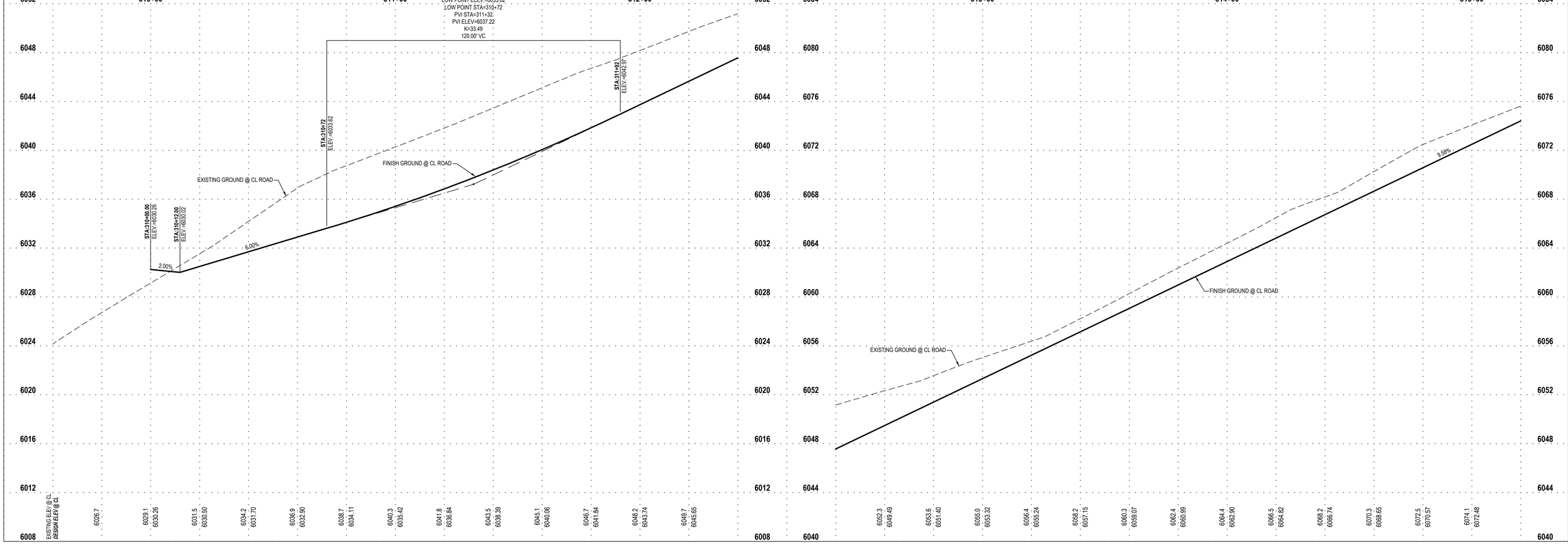




HACKBERRY LANE



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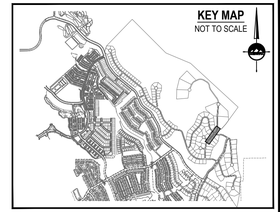
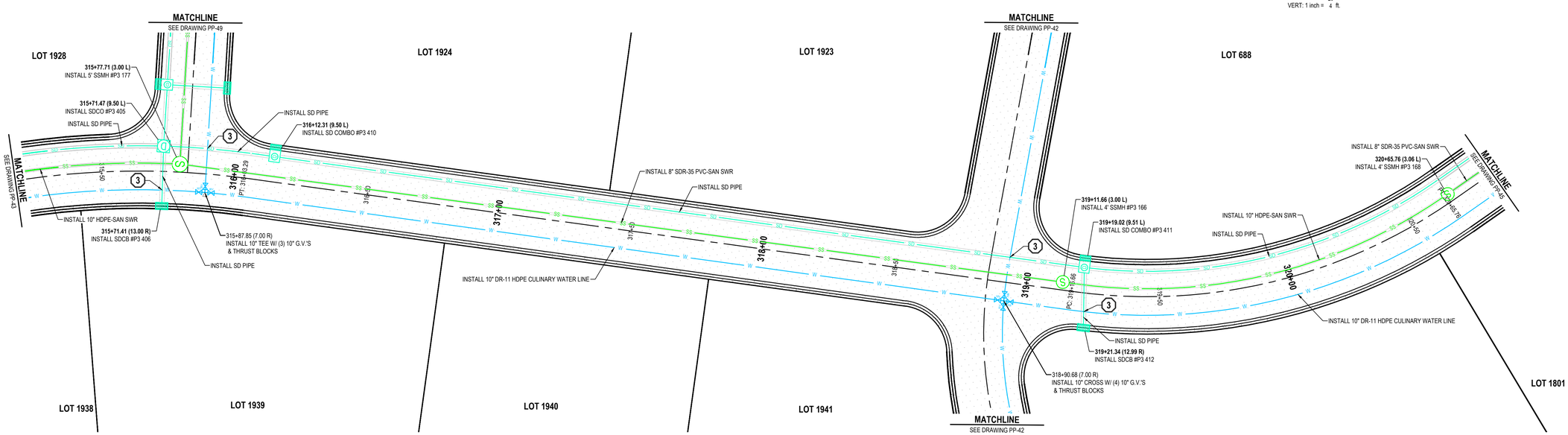
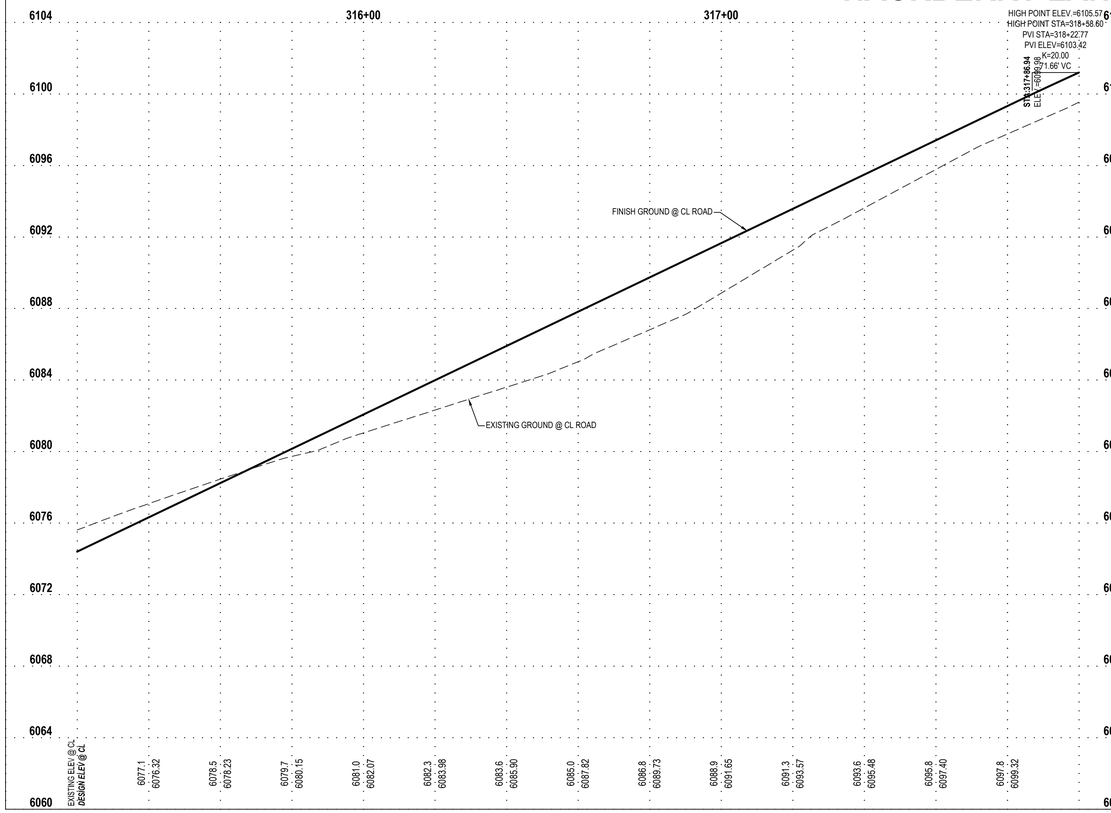
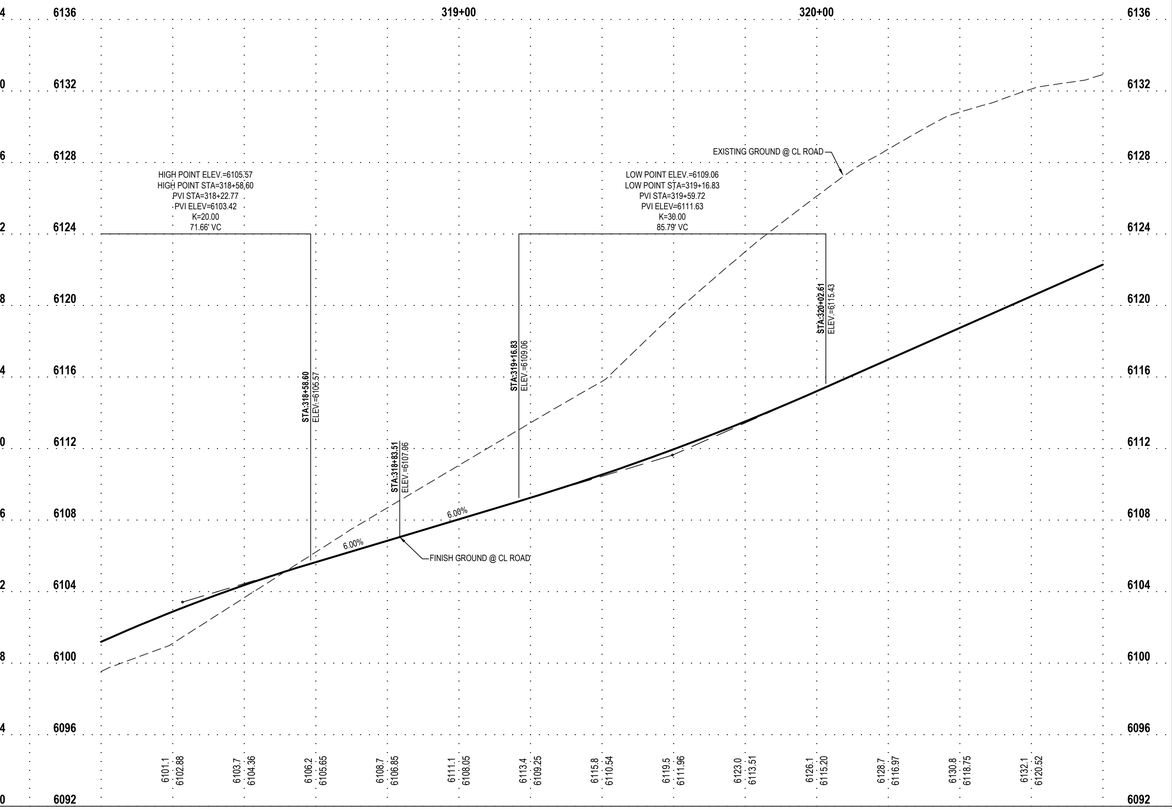




HACKBERRY LANE/HACKBERRY CIRCLE





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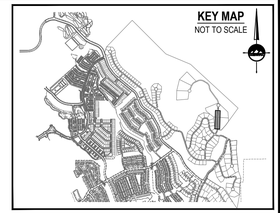
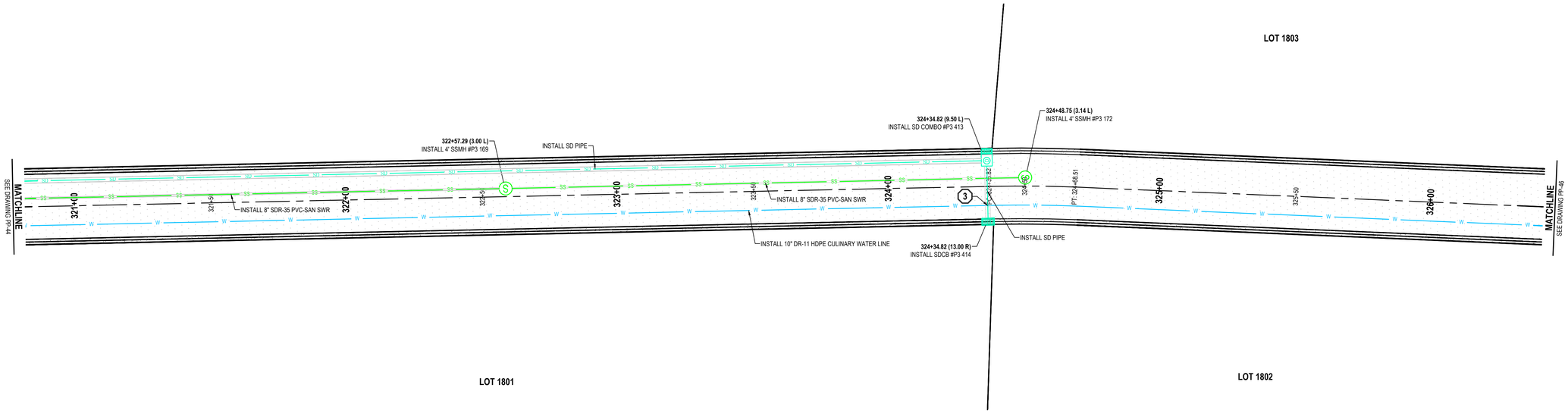
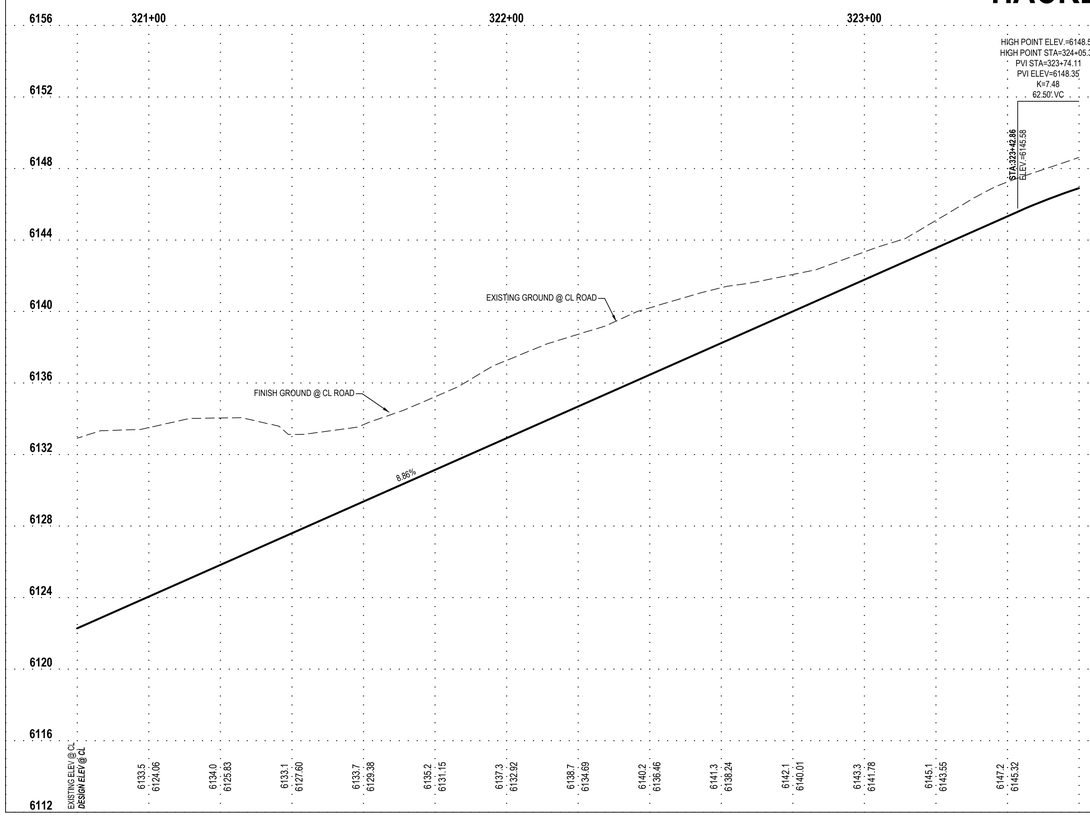
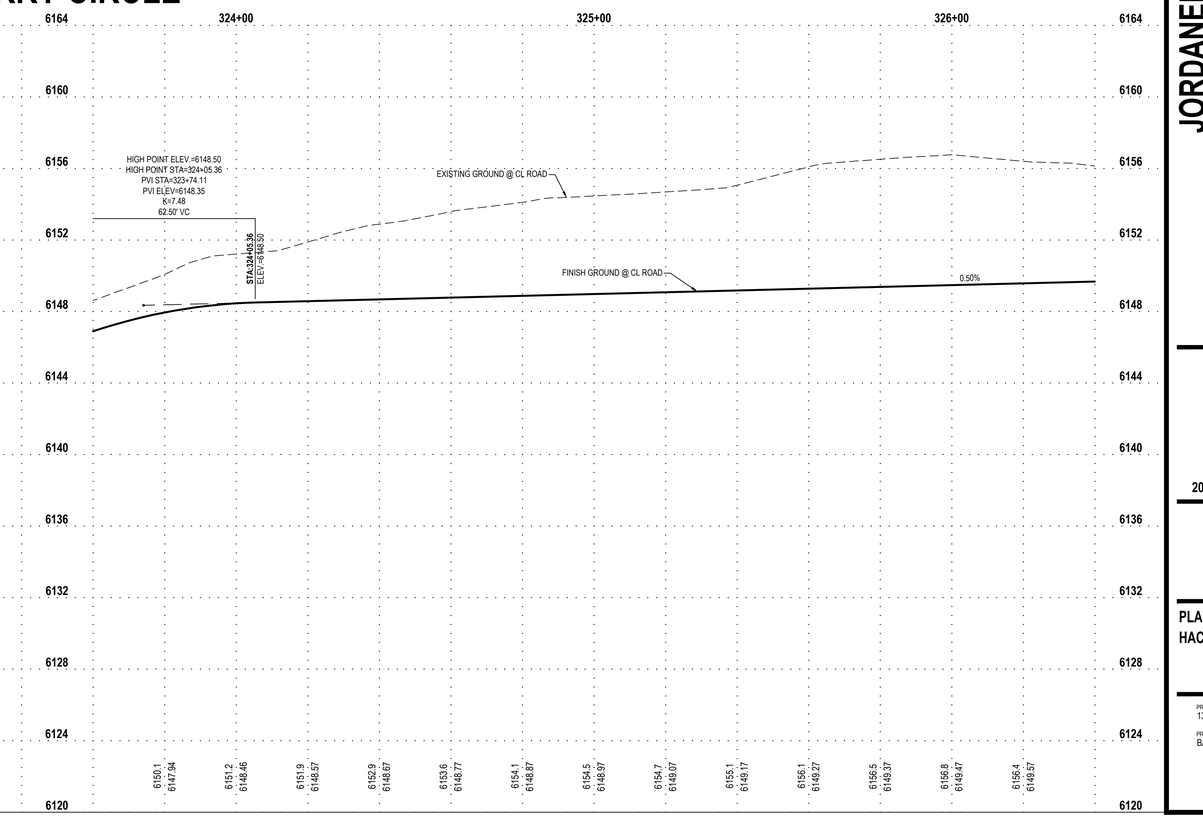




HACKBERRY CIRCLE





ENSIGN
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARBEE
PHONE: 801-316-3193

JORDANELLE RIDGE PHASE 3
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

PLAN AND PROFILE HACKBERRY CIRCLE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-45

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

SCOPE OF WORK:

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

1. TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
2. REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE AND CONNECT TO EXISTING WATER LINE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
3. POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

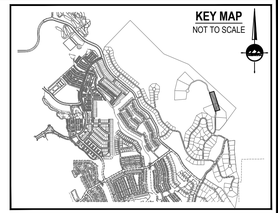
HEBER CITY ENGINEER DATE

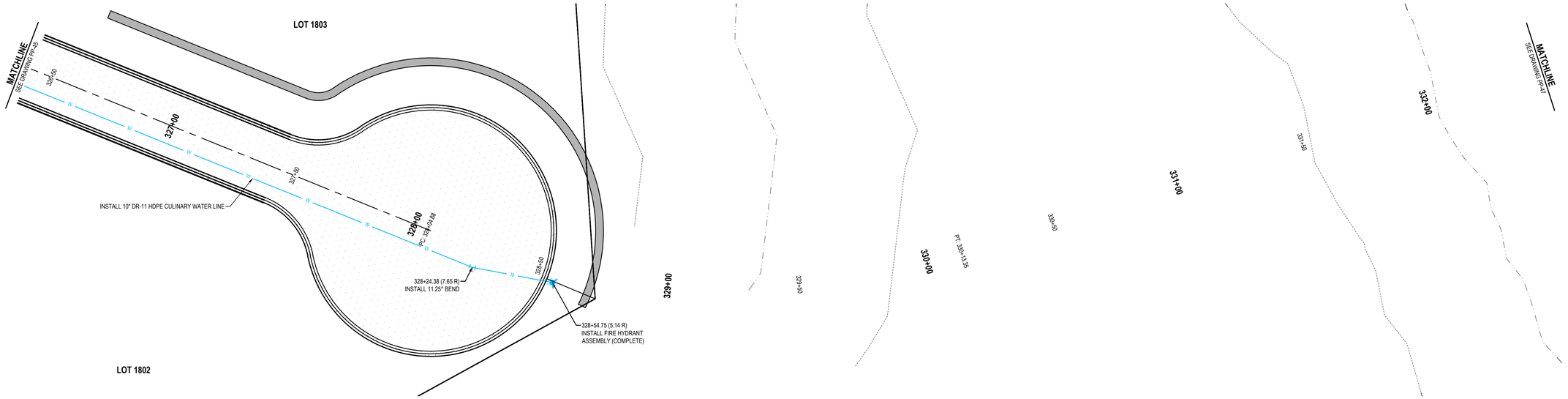
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

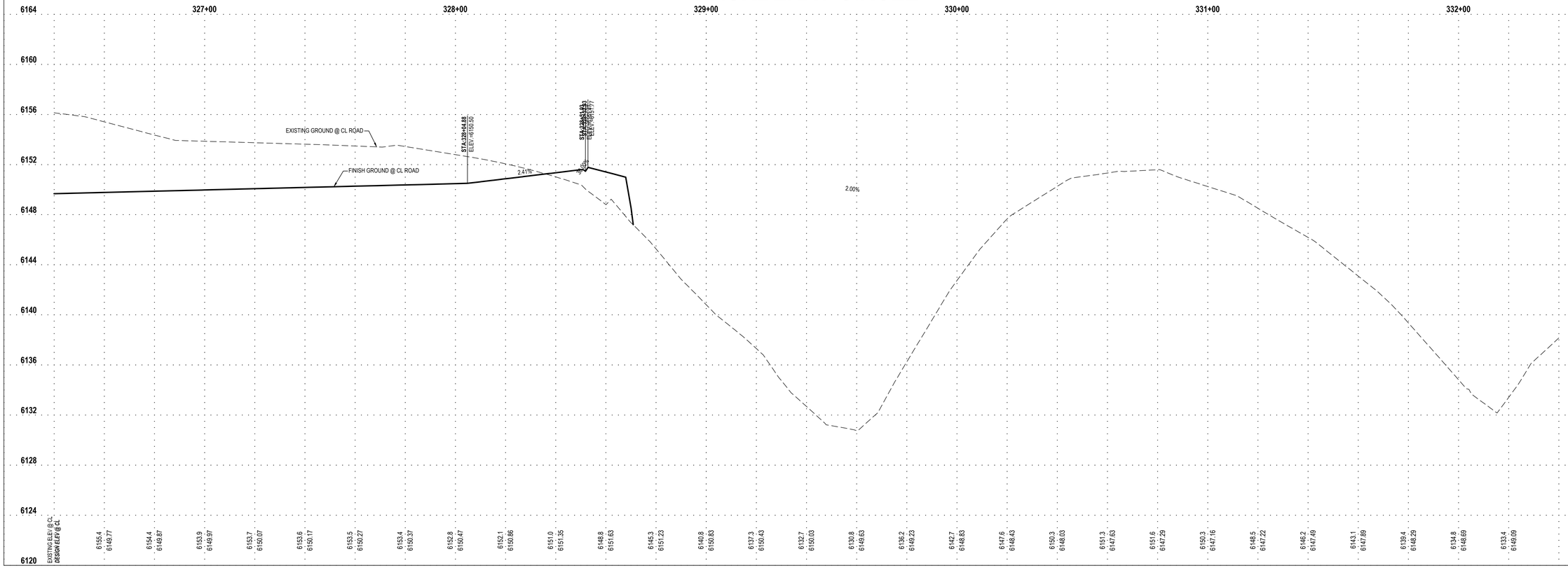
(IN FEET)
HORZ. 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE





HACKBERRY CIRCLE



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2026-03-12 FOR REVIEW

PLAN AND PROFILE HACKBERRY CIRCLE

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

PP-46

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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
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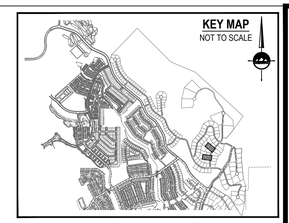
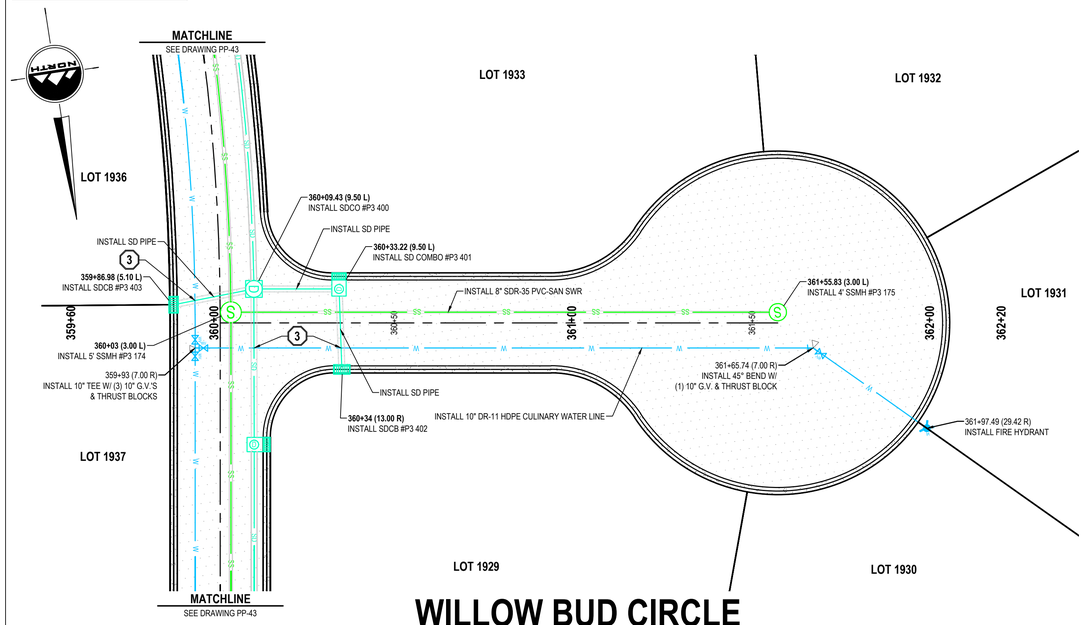
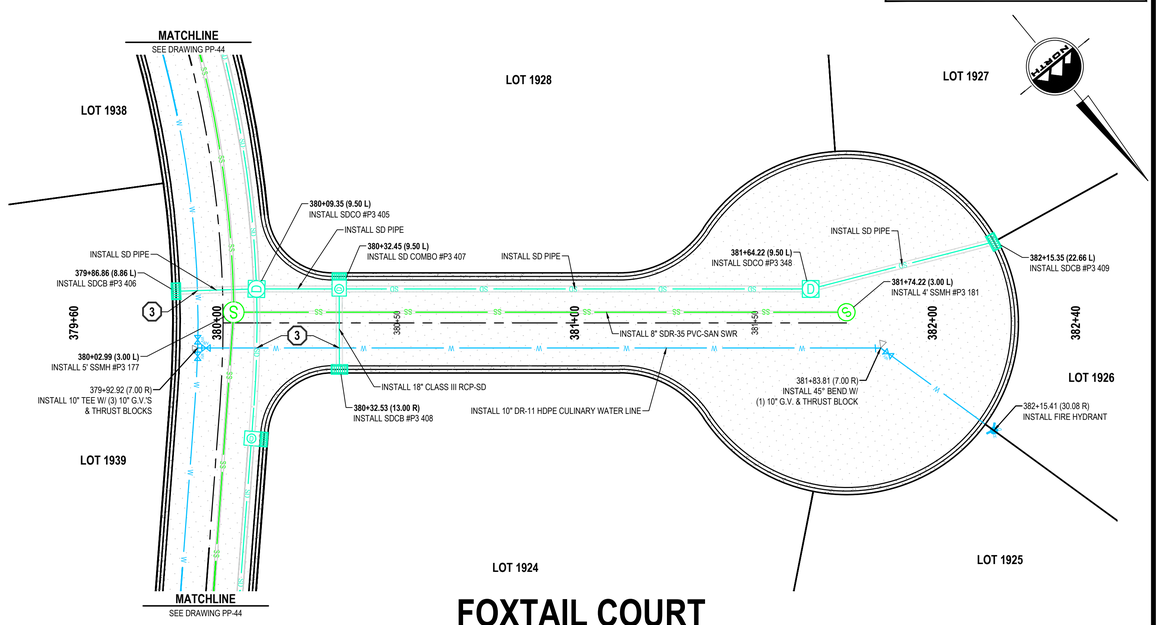
KEY MAP
NOT TO SCALE

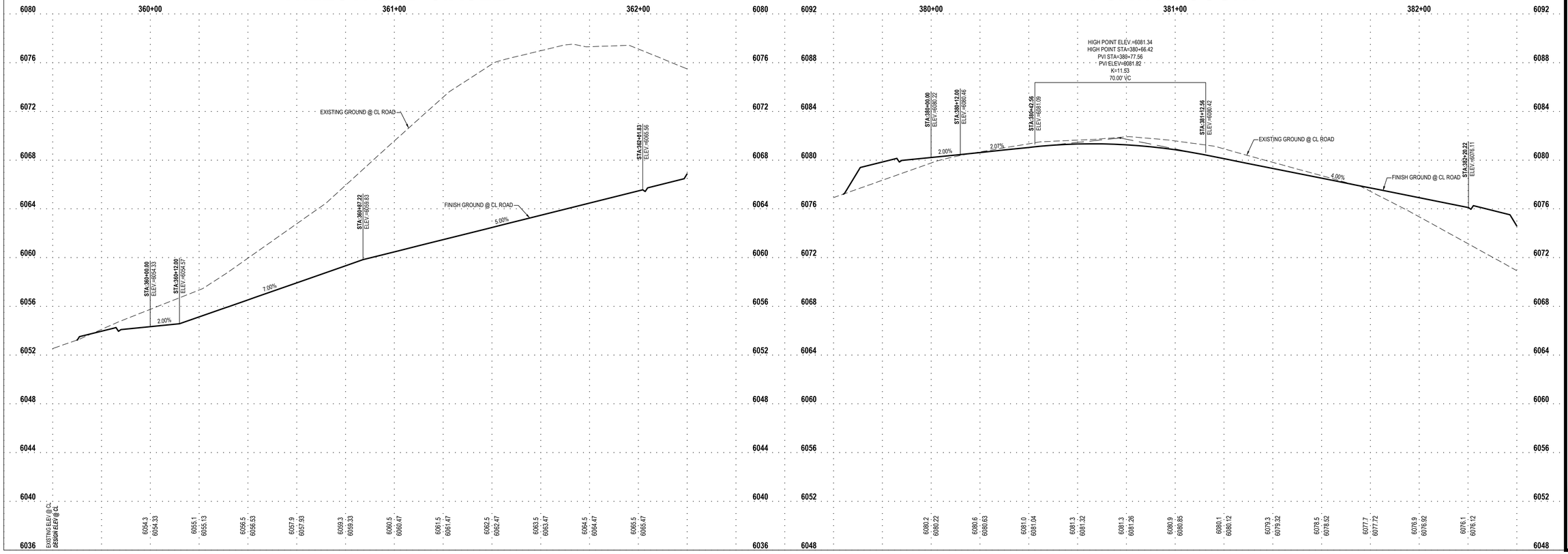




WILLOW BUD CIRCLE



FOXTAIL COURT



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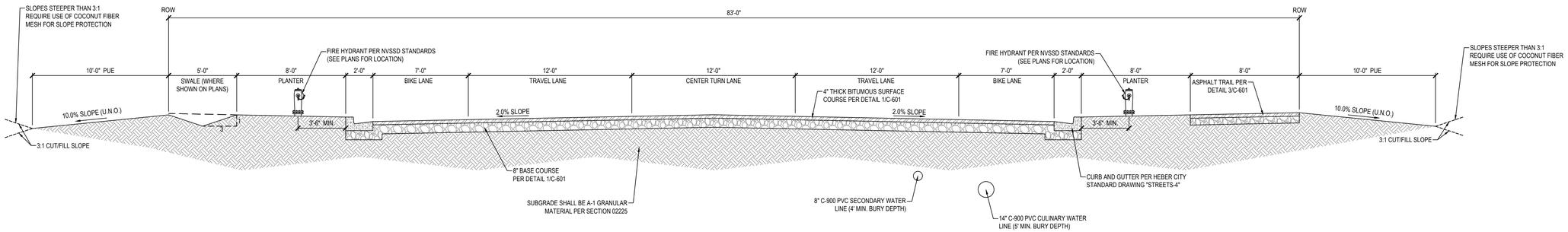
HEBER CITY, UTAH

2026-03-12 FOR REVIEW

PLAN AND PROFILE WILLOW BUD CIRCLE/ FOXTAIL COURT

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

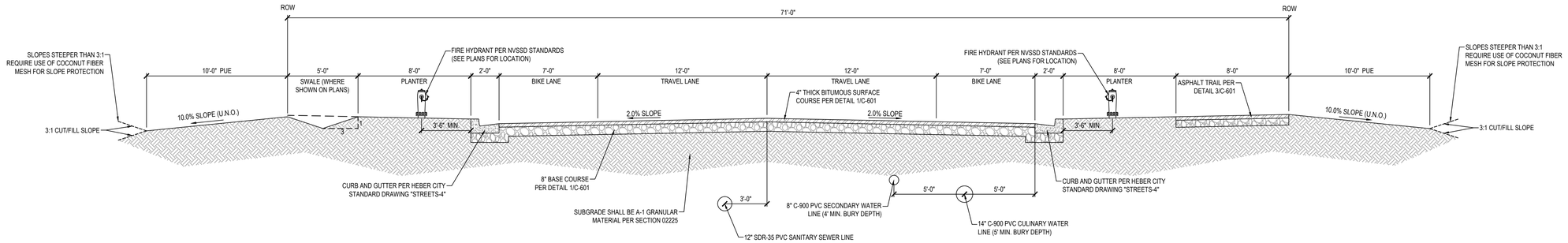
PP-47



1 TYPICAL ROAD CROSS SECTION (83' ROW)

MAJOR COLLECTOR

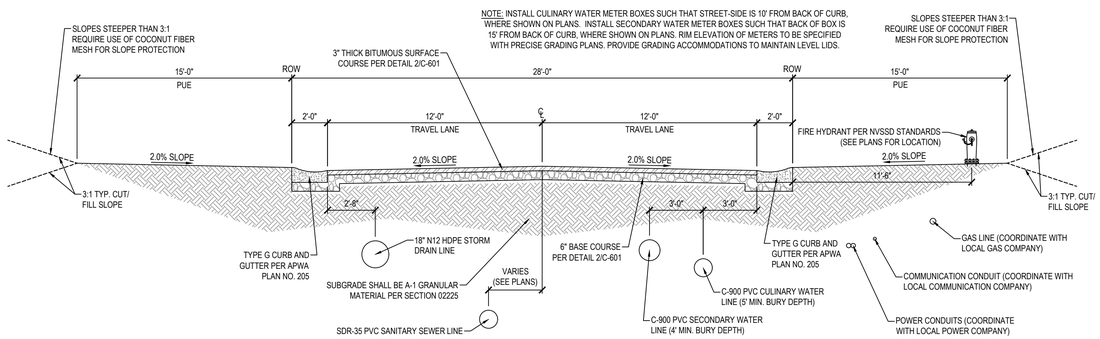
SCALE: NONE



2 TYPICAL ROAD CROSS SECTION (71' ROW)

MINOR COLLECTOR

SCALE: NONE



3 TYPICAL ROAD CROSS SECTION (28' ROW)

PRIVATE

SCALE: NONE

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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2026-03-12 FOR REVIEW

DETAILS

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-600

ASPHALT NOTES

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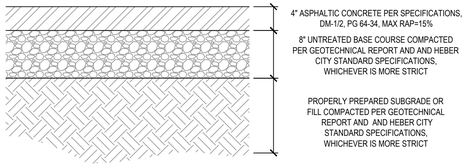
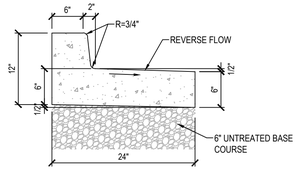
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



1 STANDARD ASPHALT SECTION

SCALE: NONE



NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

ASPHALT NOTES

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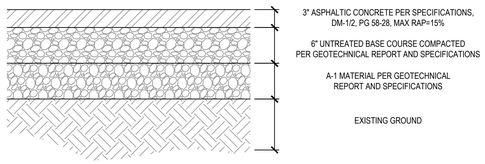
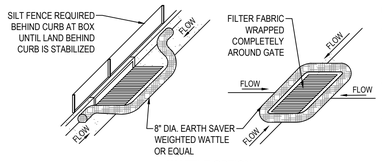
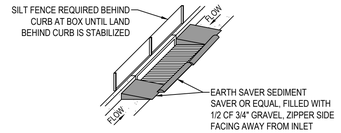


2 STANDARD ASPHALT SECTION (PRIVATE ROADS)

SCALE: NONE



WATTLE OPTION



SANDBAG OPTION

NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

ASPHALT NOTES

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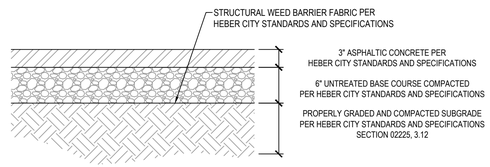
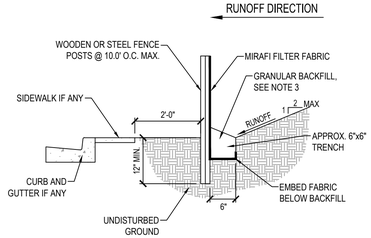
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



3 STANDARD TRAIL SECTION

SCALE: NONE



NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

CONCRETE NOTES

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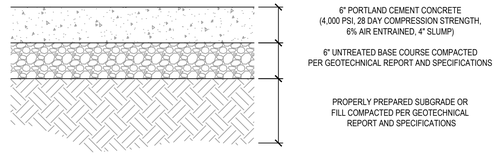
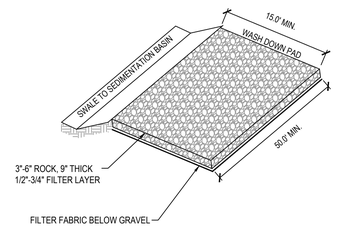


4 CONCRETE PAVEMENT SECTION

SCALE: NONE



NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

5 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE

6 INLET PROTECTION

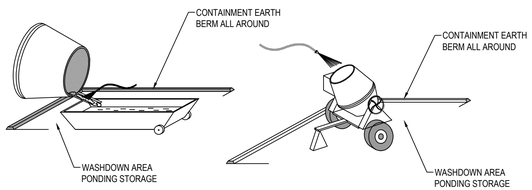
SCALE: NONE

7 TEMPORARY SILT FENCE

SCALE: NONE

8 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



9 CONCRETE WASTE MANAGEMENT

SCALE: NONE

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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HEBER CITY, UTAH

2026-03-12 FOR REVIEW

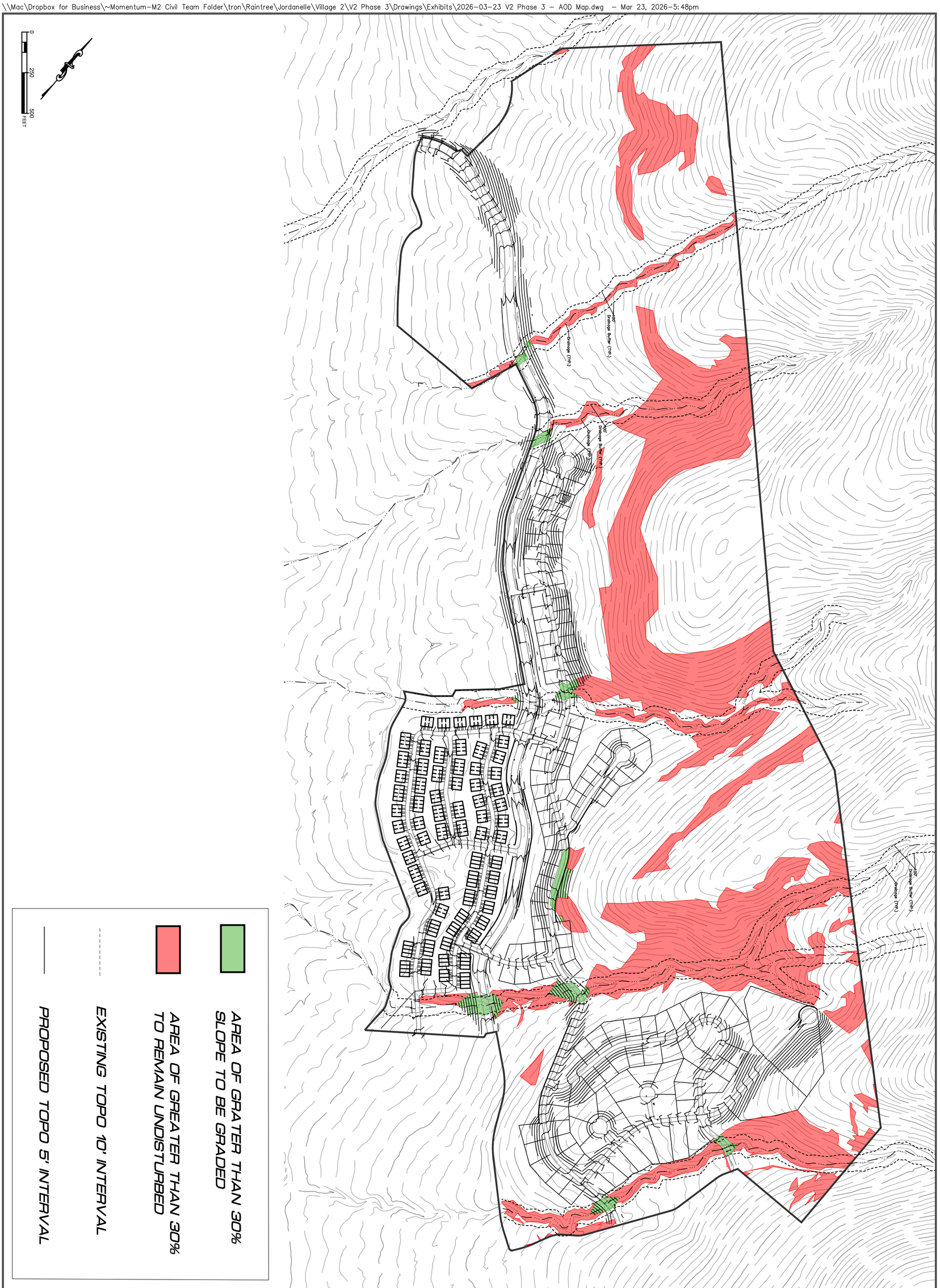
DETAILS

PROJECT NUMBER 13944
PRINT DATE 2026-03-12
PROJECT MANAGER BAM
DESIGNED BY JWS

C-601

PROJ. MGR: MBW DESIGNER: JGA

\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\Raintree\Jordanelle\Village 2\V2 Phase 3\Drawings\Exhibits\2026-03-23 V2 Phase 3 - AOD Map.dwg - Mar 23, 2026-5:48pm



JOB NUMBER XX-XXXX

SCALE HORIZONTAL: 1"= 250'
VERTICAL: 1"= X'

SHEET NUMBER 1

JORDANELLE RIDGE

10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

JORDANELLE RIDGE

VILLAGE 2 - PHASE 3
AREA OF DISTURBANCE MAP

PREPARED FOR: JORDANELLE REF ACQUISITION

DATE SUBMITTED: 3/23/2026

NO.	BY	DATE	REVISIONS:

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Jordanelle Ridge - Development Report										
	Pods	Units	Affordable Units [1]	Developable Acres	Required Open Space [2]	Provided Open Space	Req. City 10 Ac. / 1,000 Units [2]	Prov. City 10 Ac. / 1,000 Units	Req. Trailhead Park / 1,200 Units [2]	Prov. Trailhead Park / 1,200 Units
Jordanelle Ridge		5,770	577	3,158	5,130		58		5	
Fitzgerald Annex.		282	14	33	0		0	0	0	0
MDA TOTAL		6,052	591	3,191	5,130		58	0	5	0
Village 1										
Future Phase					0		0		0	
Village 2										
Phase 1	20A-B, 21A-B	502	0	71	116	116	5	61	0	1
Phase 2	22A	45	0	23	38	38	0	29	0	0
Phase 3	16, 17A, 17B, 17C, 18, 19, 21C, 22B	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	0
Phase 4	12, 13, 14, 15	139	0	78	126	137	1	0	0	0
Fitzgerald	F1a, F1b, F2, F3, F4, F5, F6, F7	355	18	33	0	33	0	0	0	0
Village 3										
Overall	7a, 7b, 9a, 9b, 10a, 10b, 10c, 10d, 11a, 11b, 11c, 24, 25, 26, 27	1,206	0	516	838	1631	12		1	
Village 4										
Future Phase					0		0		0	
Village 5										
Future Phase					0		0		0	
Total to Date		#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	1
Remaining		#REF!	#REF!	#REF!	#REF!	#REF!		#REF!		4
Remaining w. Annex.		#REF!	#REF!	#REF!	#REF!	#REF!				

1 Affordable Units to be verified

2 MDA Section 7 (Units within Fitzgerald Annexation shall be excluded from Open Space requirements of Section 7, but pay Open Space Impact Fee of $2,500 per unit)

Village 2 - Fitzgerald Overall

Land Use by Acres			
Public ROW	8.69		
Private ROW/Lots	23.92		
Open Space (Within Neighborhood)	33.11	(50%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	65.72	5.4	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

Unit Type and Count	
Single-Family	52
Townhouses	303
Condos	0
	355

*Affordable Units to be verified - 18

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	6.96	(21%)
Imp. OS - Park/Amenity/Trail	5.98	(18%)
Native (Not Including OS Outside Neighborhood)	20.18	(61%)
	33.11	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	9.31	(28%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	23.80	(72%)
	33.11	

Village 2 - Phase 4

Land Use by Acres			
Public ROW	7.42		
Private ROW/Lots	70.41		
Open Space (Within Neighborhood)	137.42	(64%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	215.25	0.6	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	126.43	-10.99
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	139
Townhouses	0
Condos	0
	139

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0.00	(0%)
Native (Not Including OS Outside Neighborhood)	137.42	(100%)
	137.42	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	137.42	(100%)
	137.42	

Village 2 - Pod 12

Land Use by Acres			
Public ROW	0.00		
Private ROW/Lots	23.11		
Open Space (Within Neighborhood)	48.18	(68%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	71.29	0.6	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	37.54	-10.64
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	44
Townhouses	0
Condos	0
	44

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0.00	(0%)
Native (Not Including OS Outside Neighborhood)	48.18	(100%)
	48.18	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	48.18	(100%)
	48.18	

Village 2 - Pod 13

Land Use by Acres			
Public ROW	0.00		
Private ROW/Lots	18.04		
Open Space (Within Neighborhood)	29.11	(62%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	47.15	0.7	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	29.31	0.20
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	35
Townhouses	0
Condos	0
	35

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0.00	(0%)
Native (Not Including OS Outside Neighborhood)	29.11	(100%)
	29.11	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	29.11	(100%)
	29.11	

Village 2 - Pod 14

Land Use by Acres			
Public ROW	6.46		
Private ROW/Lots	16.21		
Open Space (Within Neighborhood)	40.86	(64%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	63.53	0.6	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	36.83	-4.03
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	35
Townhouses	0
Condos	0
	35

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0.00	(0%)
Native (Not Including OS Outside Neighborhood)	40.86	(100%)
	40.86	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	40.86	(100%)
	40.86	

Village 2 - Pod 15

Land Use by Acres			
Public ROW	0.96		
Private ROW/Lots	13.05		
Open Space (Within Neighborhood)	19.27	(58%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	33.28	0.8	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	22.76	3.49
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	25
Townhouses	0
Condos	0
	25

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0.00	(0%)
Native (Not Including OS Outside Neighborhood)	19.27	(100%)
	19.27	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	19.27	(100%)
	19.27	

Village 2 - Phase 3

Land Use by Acres			
Public ROW	10.21		
Private ROW/Lots	87.62		
Open Space (Within Neighborhood)	169.26	(49%)	
Open Space (Outside Neighborhood)	76.52	(22%)	
Overall	343.61	1.4	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	158.92	-86.86
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	142
Townhouses	231
Condos	0
	373

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	5.30	(3%)
Imp. OS - Park/Amenity/Trail	1.61	(1%)
Native (Not Including OS Outside Neighborhood)	162.35	(96%)
	169.26	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	28.57	(12%)
HOA or Other	217.21	(88%)
	245.78	

Village 2 - Pod 16

Land Use by Acres			
Public ROW	4.34		
Private ROW/Lots	9.16		
Open Space (Within Neighborhood)	80.21	(66%)	
Open Space (Outside Neighborhood)	28.57	(23%)	
Overall	122.28	0.4	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	21.93	-86.85
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	36
Townhouses	0
Condos	0
	36

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0.00	(0%)
Native (Not Including OS Outside Neighborhood)	80.21	(100%)
	80.21	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	28.57	(26%)
HOA or Other	80.21	(74%)
	108.78	

Village 2 - Pod 17A

Land Use by Acres			
Public ROW	5.87		
Private ROW/Lots	12.72		
Open Space (Within Neighborhood)	30.20	(62%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	48.79	1.0	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	30.20	0.00
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	47
Townhouses	0
Condos	0
	47

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0	(0%)
Native (Not Including OS Outside Neighborhood)	30.20	(100%)
	30.20	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	30.20	(100%)
	30.20	

Village 2 - Pod 17B

Land Use by Acres			
Public ROW	0.00		
Private ROW/Lots	33.77		
Open Space (Within Neighborhood)	6.91	(8%)	
Open Space (Outside Neighborhood)	47.95	(54%)	
Overall	88.63	5.7	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	54.86	0.00
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	0
Townhouses	231
Condos	0
	231

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	5.30	(77%)
Imp. OS - Park/Amenity/Trail	1.61	(23%)
Native (Not Including OS Outside Neighborhood)	0.00	(0%)
	6.91	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	54.86	(100%)
	54.86	

Village 2 - Pod 18A

Land Use by Acres			
Public ROW	0.00		
Private ROW/Lots	6.56		
Open Space (Within Neighborhood)	10.66	(62%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	17.22	0.2	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	10.66	0.00
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	3
Townhouses	0
Condos	0
	3

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0.00	(0%)
Native (Not Including OS Outside Neighborhood)	10.66	(100%)
	10.66	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	10.66	(100%)
	10.66	

Village 2 - Pod 19

Land Use by Acres			
Public ROW	0.00		
Private ROW/Lots	25.41		
Open Space (Within Neighborhood)	41.28	(62%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	66.69	0.8	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	41.28	0.00
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	56
Townhouses	0
Condos	0
	56

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0	(0%)
Native (Not Including OS Outside Neighborhood)	41.28	(100%)
	41.28	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	41.28	(100%)
	41.28	

Village 2 - Pod 20A-B & 21A-B (Phase 1)

Land Use by Acres			
Public ROW	17.03		
Private ROW/Units/Lots	54.16		
Open Space (Within Neighborhood)	58.74	(31%)	
Open Space (Outside Neighborhood)	56.90	(30%)	
Overall	186.83	3.9	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	115.64	0.00
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	208
Townhouses	294
	502

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	6.75	(11%)
Imp. OS - Park/Amenity/Trail	4.39	(7%)
Native (Not Including OS Outside Neighborhood)	47.60	(81%)
	58.74	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	4.39	(4%)
City (Outside Neighborhood)	56.90	(49%)
HOA or Other	54.35	(47%)
	115.64	

Village 2 - Pod 21C

Land Use by Acres			
Public ROW	0.00		
Private ROW/Lots	6.84		
Open Space (Within Neighborhood)	15.95	(70%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	22.79	5.5	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	11.11	-4.84
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	0
Townhouses	126
Condos	0
	126

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	2.89	(18%)
Imp. OS - Park/Amenity/Trail	0	(0%)
Native (Not Including OS Outside Neighborhood)	13.06	(82%)
	15.95	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	15.95	(100%)
	15.95	

Village 2 - Pod 22A

Land Use by Acres			
Public ROW	0.00		
Private ROW/Lots	23.43		
Open Space (Within Neighborhood)	9.75	(16%)	
Open Space (Outside Neighborhood)	28.31	(46%)	
Overall	61.49	1.4	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	38.06	0.00
Dev		3,158
Open Space		5,130
Ratio		1.624

Unit Type and Count	
Single-Family	45
Townhouses	0
Condos	0
	45

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0.66	(7%)
Native (Not Including OS Outside Neighborhood)	9.09	(93%)
	9.75	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.66	(2%)
City (Outside Neighborhood)	28.31	(74%)
HOA or Other	9.09	(24%)
	38.06	

Village 2 - Pod 22B

Land Use by Acres			
Public ROW	2.14		
Private ROW/Lots	15.7		
Open Space (Within Neighborhood)	10.24	(15%)	
Open Space (Outside Neighborhood)	38.15	(58%)	
Overall	66.23	0.8	DU/Ac.*

Req.	Need
28.98	-19.41

Dev	3,158
Open Space	5,130
Ratio	1.624

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

Unit Type and Count	
Single-Family	22
Townhouses	0
Condos	0
	22

*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	1.41	(14%)
Native (Not Including OS Outside Neighborhood)	8.83	(86%)
	10.24	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	10.24	(21%)
City (Outside Neighborhood)	38.15	(79%)
HOA or Other	0.00	(0%)
	48.39	

Village 3 - Overall

Land Use by Acres		
Public ROW	0.00	
Private ROW/Units/Lots	515.83	
Open Space (Within Neighborhood)	236.67	(11%)
Open Space (Outside Neighborhood)	1393.95	(65%)
Overall	2146.45	1.6 DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

Unit Type and Count	
Single-Family	1136
Club Cabin	70
	1206

*Affordable Units to be verified - X

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	1.61	(0%)
Imp. OS - Park/Amenity/Trail	404.29	(25%)
Native OS	1224.72	(75%)
Total Provided Open Space	1630.62	
Required Open Space	837.94	

*Only Club Cabin OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	236.67	(####)
	236.67	

Req.	Need	Need (sf)	Need Remain (Ac.)
837.94	-792.68	############	-792.6820963

Dev	3,158
Open Space	5,130
Ratio	1.6

tron/Raintree/Jordanelle/Village 3/V3 Overall/Drawings/Exhibits/2025-07-08 VILLAGE 3 - CONCEPTS-FOR PRELIM SUB.dwg'

Village 3 - Pod 7A & 7B

Land Use by Acres			
Public ROW	0.00		
Private ROW/Units/Lots	23.15		
Open Space (Within Neighborhood)	1.43	(6%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	24.58	1.0	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	37.61	36.18
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	17
Club Cabin	8
	25

*Affordable Units to be verified - X

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.18	(13%)
Imp. OS - Park/Amenity/Trail	0	(0%)
Native (Not Including OS Outside Neighborhood)	1.25	(87%)
	1.43	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	1.43	(####)
	1.43	

Village 3 - Pod 9A & 9B

Land Use by Acres			
Public ROW	0.00		
Private ROW/Units/Lots	37.06		
Open Space (Within Neighborhood)	21.50	(37%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	58.56	0.8	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	60.20	38.70
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	26
Club Cabin	22
	48

*Affordable Units to be verified - X

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.51	(2%)
Imp. OS - Park/Amenity/Trail	0	(0%)
Native (Not Including OS Outside Neighborhood)	20.99	(98%)
	21.50	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	21.50	(100%)
	21.50	

Village 3 - Pod 10A, 10B, 10C, & 10D

Land Use by Acres			
Public ROW	0.00		
Private ROW/Units/Lots	63.68		
Open Space (Within Neighborhood)	0.00	(0%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	63.68	0.7	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	103.44	103.44
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	45
Club Cabin	0
	45

*Affordable Units to be verified - X

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(####)
Imp. OS - Park/Amenity/Trail	0	(####)
Native (Not Including OS Outside Neighborhood)	0.00	(####)
	0.00	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(####)
City (Outside Neighborhood)	0.00	(####)
HOA or Other	0.00	(####)
	0.00	

Village 3 - Pod 11A, 11B, & 11C

Land Use by Acres			
Public ROW	0.00		
Private ROW/Units/Lots	70.58		
Open Space (Within Neighborhood)	7.74	(10%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	78.32	0.7	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	114.65	106.91
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	58
Club Cabin	0
	58

*Affordable Units to be verified - X

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0	(0%)
Native (Not Including OS Outside Neighborhood)	7.74	(100%)
	7.74	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	7.74	(100%)
	7.74	

Village 3 - Pod 24

Land Use by Acres			
Public ROW	0.00		
Private ROW/Units/Lots	24.64		
Open Space (Within Neighborhood)	1.52	(6%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	26.16	0.9	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	40.03	38.51
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	23
Club Cabin	0
	23

*Affordable Units to be verified - X

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	0	(0%)
Native (Not Including OS Outside Neighborhood)	1.52	(####)
	1.52	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	1.52	(####)
	1.52	

Village 3 - Pod 25

Land Use by Acres			
Public ROW	0.00		
Private ROW/Units/Lots	52.61		
Open Space (Within Neighborhood)	12.17	(19%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	64.78	0.9	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	85.46	73.29
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	39
Club Cabin	20
	59

*Affordable Units to be verified - X

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.46	(4%)
Imp. OS - Park/Amenity/Trail	0	(0%)
Native (Not Including OS Outside Neighborhood)	11.71	(96%)
	12.17	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	12.17	(100%)
	12.17	

Village 3 - Pod 26

Land Use by Acres		
Public ROW	0.00	
Private ROW/Units/Lots	39.36	
Open Space (Within Neighborhood)	0.39	(1%)
Open Space (Outside Neighborhood)	0.00	(0%)
Overall	39.75	1.2 DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	63.94	63.55
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	28
Club Cabin (POD G1)	20
	48

*Affordable Units to be verified - X

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.46	(118%)
Imp. OS - Park/Amenity/Trail	0	(0%)
Native (Not Including OS Outside Neighborhood)	-0.07	(-18%)
	0.39	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	0.39	(100%)
	0.39	

Village 3 - Pod 27

Land Use by Acres			
Public ROW	0.00		
Private ROW/Units/Lots	204.75		
Open Space (Within Neighborhood)	191.92	(48%)	
Open Space (Outside Neighborhood)	0.00	(0%)	
Overall	396.67	2.3	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	332.61	140.69
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	900
Club Cabin	0
	900

*Affordable Units to be verified - X

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	0.00	(0%)
Imp. OS - Park/Amenity/Trail	38.22	(20%)
Native (Not Including OS Outside Neighborhood)	153.70	(80%)
	191.92	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	0.00	(0%)
HOA or Other	191.92	(100%)
	191.92	

Village 2 - Pod XX (Phase X)

Land Use by Acres			
Public ROW	X		
Private ROW/Units/Lots	######		
Open Space (Within Neighborhood)	X	(####)	
Open Space (Outside Neighborhood)	X	(####)	
Overall	X	####	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	#VALUE!	#VALUE!
Dev		3,158
Open Space		5,130
Ratio		1.6

Unit Type and Count	
Single-Family	######
Townhouses	######
Condos	X
	######

*Affordable Units to be verified - X

Open Space Calculations (Ac.)			
Imp. OS - Units (Max. 1,000 s.f./unit)*	######	(####)	
Imp. OS - Park/Amenity/Trail	X	(####)	
Native (Not Including OS Outside Neighborhood)	######	(####)	
	######		

*Only Multi-Family OS is included

Open Space Dedication by Acres			
City (within Neighborhood)	X	(####)	
City (Outside Neighborhood)	X	(####)	
HOA or Other	######	(####)	
	######		

Village X - Pod XX (Phase X)

Land Use by Acres			
Public ROW	X		
Private ROW/Units/Lots	######		
Open Space (Within Neighborhood)	X	(####)	
Open Space (Outside Neighborhood)	X	(####)	
Overall	X	####	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

	Req.	Need
	#VALUE!	#VALUE!
Dev		3,158
Open Space		5,130
Ratio		1.6

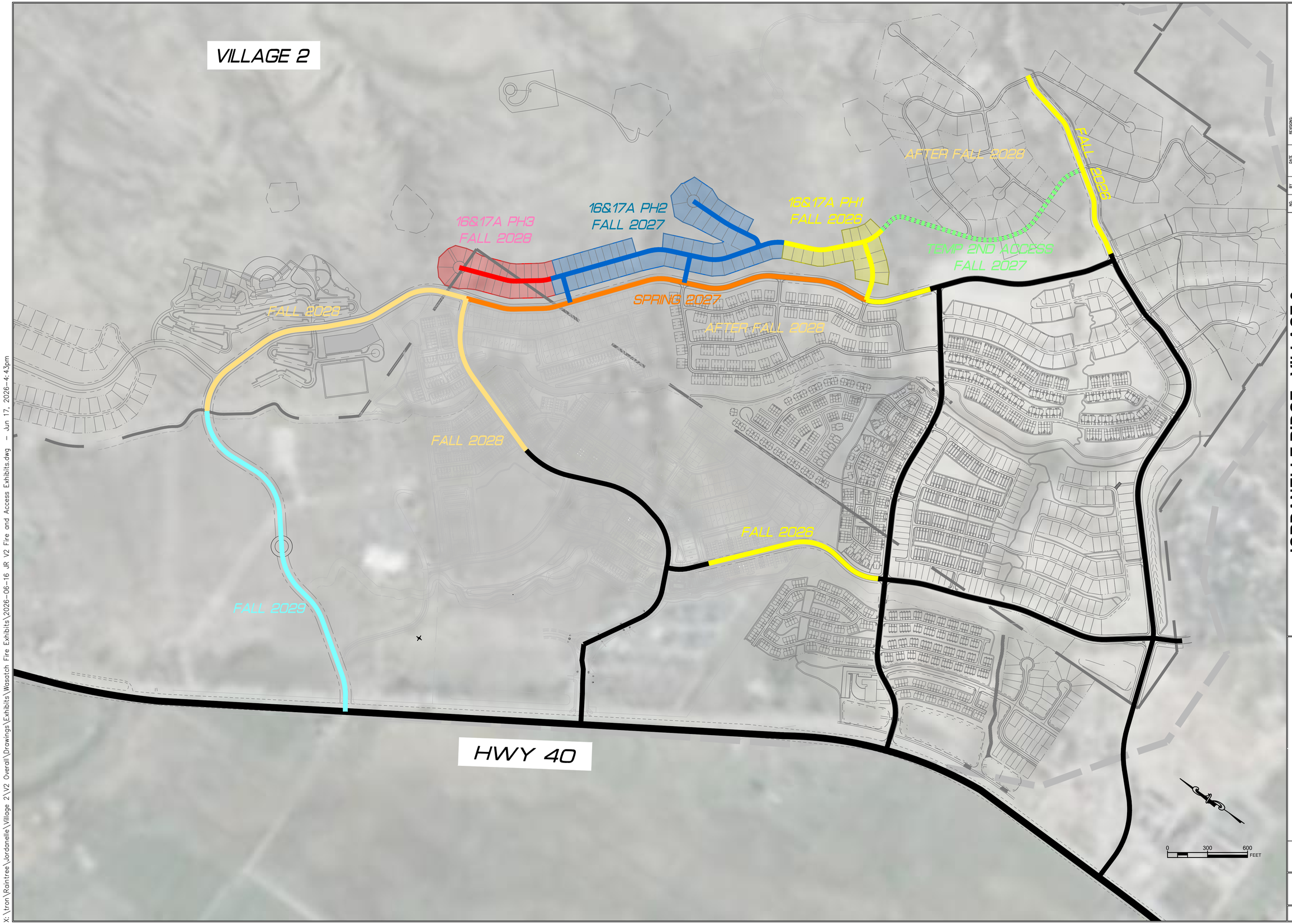
Unit Type and Count	
Single-Family	######
Townhouses	######
Condos	X
	######

*Affordable Units to be verified - X

Open Space Calculations (Ac.)			
Imp. OS - Units (Max. 1,000 s.f./unit)*	######	(####)	
Imp. OS - Park/Amenity/Trail	X	(####)	
Native (Not Including OS Outside Neighborhood)	######	(####)	
	######		

*Only Multi-Family OS is included

Open Space Dedication by Acres			
City (within Neighborhood)	X	(####)	
City (Outside Neighborhood)	X	(####)	
HOA or Other	######	(####)	
	######		



PROJ. MGR: MBW DESIGNER: MBW

X:\tron\Raintree\Jordanelle\Village 2\V2 Overall\Drawings\Exhibits\Wasatch Fire Exhibits\2026-06-16 JR V2 Fire and Access Exhibits.dwg – Jun 17, 2026 - 4:43pm

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to, or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

JORDANELLE RIDGE - VILLAGE 2

EXHIBIT A ACCESS ROADS

DATE SUBMITTED: 6/17/2026

PREPARED FOR: JORDANELLE RIDGE

JORDANELLE RIDGE

10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

SHEET NUMBER 1

SCALE
HORIZONTAL: 1"= 300'
VERTICAL: 1"= NA

JOB NUMBER

FOURTH AMENDMENT TO
THE DEVELOPMENT AGREEMENT FOR THE UPPER JORDANELLE RIDGE MASTER PLANNED COMMUNITY

THIS FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE UPPER JORDANELLE MASTER PLANNED COMMUNITY ("***Amendment***") is made and entered into effective as of the 15th day of July, 2025, by and between HEBER CITY, a Utah municipal corporation ("***City***") and JORDANELLE REF ACQUISITIONS, LLC ("**REF**").

RECITALS:

A. The City and REF are parties to that certain Development Agreement for the Upper Jordanelle Master Planned Community (the "Development Agreement"), dated June 24, 2020.

B. REF is successor in interest to certain property that is subject to the DA and the developer of the project.

C. In accordance with Paragraph 3.6 of the DA, Developer is required to construct a certain amount of affordable housing for the project.

D. The Parties wish to amend the affordable housing requirement to better address the affordable housing needs of Wasatch County and to provide more flexibility to Heber City in the manner it utilized funds provided by the Developer.

AMENDMENT:

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer agree as follows:

I. Section 3.6 of the Agreement is removed in its entirety and replaced with the following:

3.6 **Affordable Housing Requirements**. For each 10 market rate units that are constructed in the Project, REF shall be required to construct 1 affordable housing unit or provide to the City funds in lieu of affordable housing units as set forth below. Affordable housing shall not be counted against the Maximum Residential Units within the Project. Unless otherwise set forth herein, all affordable housing shall comply with Heber City Code Section 18.102.

3.6.1. **Alternative Housing Fee**. REF agrees to pay to City, and City agrees to accept from REF, $35,000 each for 200 of the required affordable housing units, for a total amount of Seven Million Dollars ($7,000,000) (the "Alternative Housing Fee"). REF agrees to pay $2,200,000 of the Alternative Housing Fee on or before September 1, 2025; $1,300,000 on or before December 31, 2026; $1,750,000 on or before December 31, 2027; and $1,750,000 on or before December 31, 2028. City may utilize the Alternative Housing Fee in any manner that the

City deems appropriate, including, but not limited to, investing in properties or other resources that may be utilized or sold in the future to generate income for affordable housing.

3.6.2 **Owner Occupied Affordable Housing**. REF agrees to construct or cause to be constructed at least 15 units of deed restricted owner occupied (for-sale) affordable housing within Village 2 of the Project that would meet the following criteria:

a. The units shall be townhome or stacked flat condo unit dispersed within Project so that no more than two units are within the same building.
b. Units must be an average of 1,600 square feet with a two-car garage or covered parking.
c. Units shall include amenities similar to other units within the same building.
d. Units shall be available first to City, county, special district and school district employees for an initial period of 6 months prior to offering the units to others, and any resale should be offered first to City, county and school district employees.
e. The offer dates of units shall be staggered to avoid market saturation, but all the units shall be available on or before December 31, 2029.
f. Units shall be available for sale to households with a gross household income equal to or less than 120% of the Area Median Income ("AMI") for households of four, and monthly mortgage payments cannot be more than 30% of the household income divided by 12 months minus the cost of standard utilities, services, HOA fees, property taxes, and PID assessments.
g. All units shall be subject to deed restrictions approved by Heber City with the deed restrictions to be managed by Wasatch County Housing Authority or such other party designated by Heber City or Wasatch County Housing Authority.

3.6.3 **For Rent Affordable Housing**. REF agrees to construct at least 100 units of for-rent affordable housing within Village 2 of the Project that meet the following criteria:

a. Units must include a combination of studio, 1 bedroom, 2 bedroom and 3-bedroom units, with an average square footage of all the units of 1,000 square feet. For example, REF could construct 50 one-bedroom units that were 900 square feet and 50 three-bedroom units that were 1,100 square feet. Units shall include at least one covered or enclosed parking stall per unit, and the development must meet all City parking requirements. Any affordable units shall have the same features and amenities as non-deed restricted units within the same development area.
b. Units must be made available first to City, county, special district and school district employees for both the initial rental and any subsequent rental.
c. All the units shall be available on or before December 31, 2031, and Holding shall use reasonable efforts to stagger to available of units.
d. Units shall be available at an average monthly rent of 60% of AMI for Wasatch County. Units cannot cost more than 30% of a household's income divided by

twelve months and minus the cost of standard utilities, services, HOA fees, property taxes, and PID assessments.

e. For purposes of this Agreement, a studio shall be considered a household size of 1 person; a one-bedroom shall be considered a household size of 2 people; a two bedroom shall be considered a household size of 3 people; and a three bedroom shall be considered a household size of 4 people
f. City agrees that Developer may utilize up to 14.5 acres of land within the area of the Master Plan designated as Church, School, Civic for residential use, including the required for-rent affordable housing units.
g. All units shall be subject to deed restrictions approved by Heber City with the deed restrictions to be managed by Wasatch County Housing Authority or such other party designated by Heber City. The deed restrictions shall be substantially the same as the Affordable Housing Unit Restrictions attached hereto as Exhibit 1.

3.6.4 **Additional Affordable Units**. If REF constructs more than 3,150 market rate units in the Project, and is therefore required to construct more than 115 units (this number results from subtracting the 200 Affordable Housing Fee units from ten percent of 3,150, which equals 115) of affordable housing based on the requirements of paragraph 1, the following shall apply to those additional units over 115:

a. At least 20% shall be owner occupied in accordance with paragraph 2 above. City agrees that the Additional Affordable Units may be constructed on property that is not within the Project area provided the property is located within Heber City.
b. At least 30% of the Additional Affordable Units shall for rent in accordance with paragraph 4 above. City agrees that the unit may be constructed on property that is not within the Project area if the property is in Heber City.
c. The remaining Additional Affordable Units shall be equally divided between paragraphs 3 and 4, but Developer may pay a fee-in-lieu in the amount of $40,000 per affordable housing unit adjusted for increase in the West Regional Consumer Price Index from the date of this addendum to the date the funds are paid to Heber City.
d. All units must be completed within one year of occupancy of the market rate units for which the affordable housing units are required.

II.. Counterpart Signatures. This Amendment may be executed in counterparts, which, when complied together shall constitute one and the same document. The exchange of electronic or facsimile copies of signatures to this Amendment shall for all purposes constitute original signatures.

III. Full Force and Effect. Except as expressly amended herein, the Development Agreement remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment effective as of the day and year first written above.

HEBER CITY

ATTEST:

By: _____
Trina Cooke, City Recorder

By: _____
Heidi Franco, Mayor

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

JORDANELLE REF ACQUISITIONS, LLC

_____
Signature

Print Name: _____

Title: _____

IN WITNESS WHEREOF, the parties hereto have executed this Amendment effective as of the day and year first written above.

HEBER CITY

ATTEST:

By: _____
Trina Cooke, City Recorder

By: _____
Heidi Franco, Mayor

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

JORDANELLE REF ACQUISITIONS, LLC

_____
Signature

Print Name: CODY WINTERTON

Title: Authorized Agent

HEBER CITY
EST 1889
PLANNING

PLANNING COMISSION

Jordanelle Ridge Village 2 Phase 3

Subdivision Preliminary

07/14/2026

Project Summary

Location: East of Highway 40, north of the Timpanogos Canal

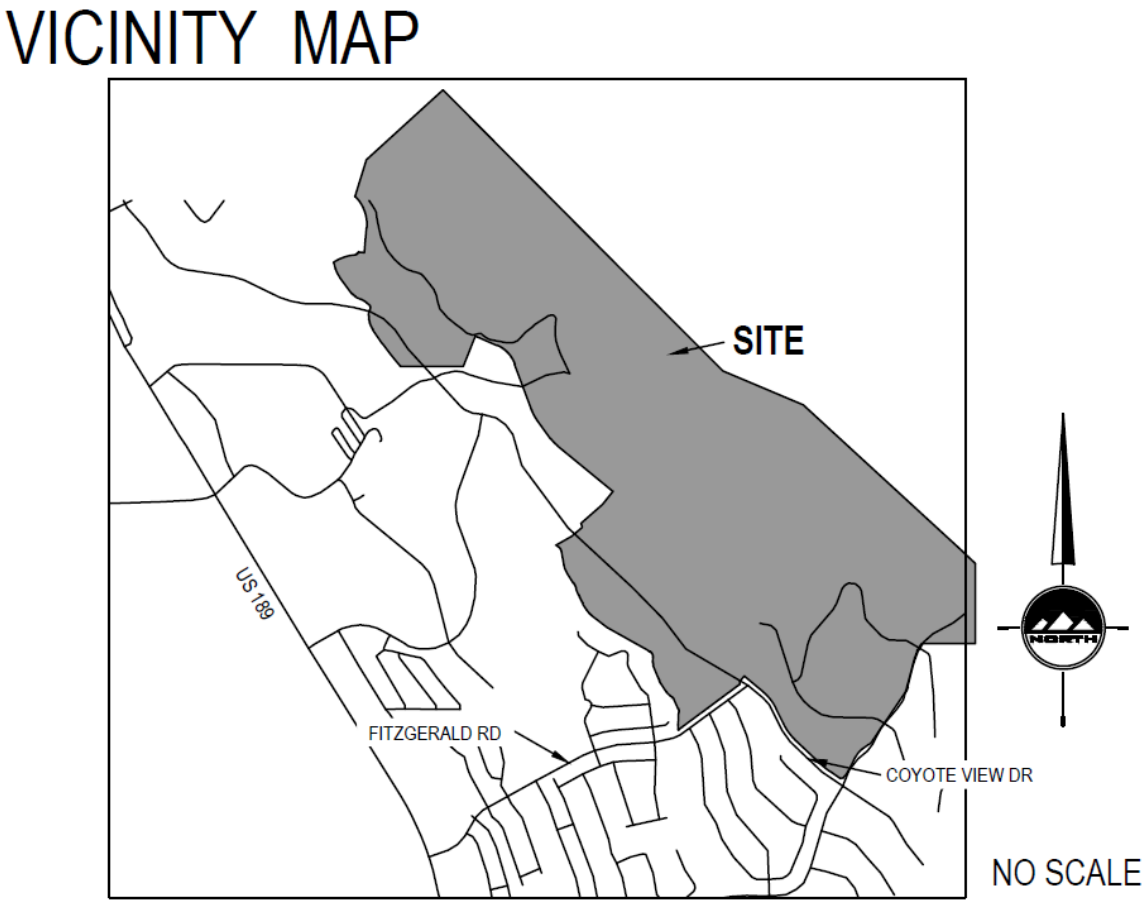
Description: Jordanelle Ridge Village 2 Phase 3 includes Pods 16, 17A, 17B, 18A, and 19.

General Plan Designation: University Village, NOS Neighborhood w/ Open Space, Rural Residential

Zoning: Mountain Community

Acres: 343.61

Units: 373 (single-family and townhomes)



Discussion

- The Planning Commission serves as the Land Use Authority for Preliminary Plat approval under Section 18.117.016.
- Review of Jordanelle Ridge Village 2 Phase 3 (Pods 16, 17A, 17B, 18A, and 19) focused on consistency with the Development Agreement and key engineering and infrastructure items, including roadway phasing, drainage coordination, and access.
- The Fourth Amendment to the Development Agreement updated the project's affordable housing requirements and replaced the previous designation of Pod 17B as a standalone affordable housing pod with affordable housing requirements that apply across the project.
- The application requires coordination of the Coyote View Drive extension, regional drainage and canal improvements, and fire access and emergency response.
- Engineering and Fire comments identify items to be addressed through Subdivision Final and conditions of approval.

Pod Data

Village 2 - Phase 3

Land Use by Acres			
Public ROW	10.21		
Private ROW/Lots	87.62		
Open Space (Within Neighborhood)	169.26	(49%)	
Open Space (Outside Neighborhood)	76.52	(22%)	
Overall	343.61	1.4	DU/Ac.*

* Net Density, does not include Open Space outside of neighborhood.
Max. Residential density of 15 DU/Ac. ouside of Village Center (MDA Sec 3.3)

Unit Type and Count	
Single-Family	142
Townhouses	231
Condos	0
	373

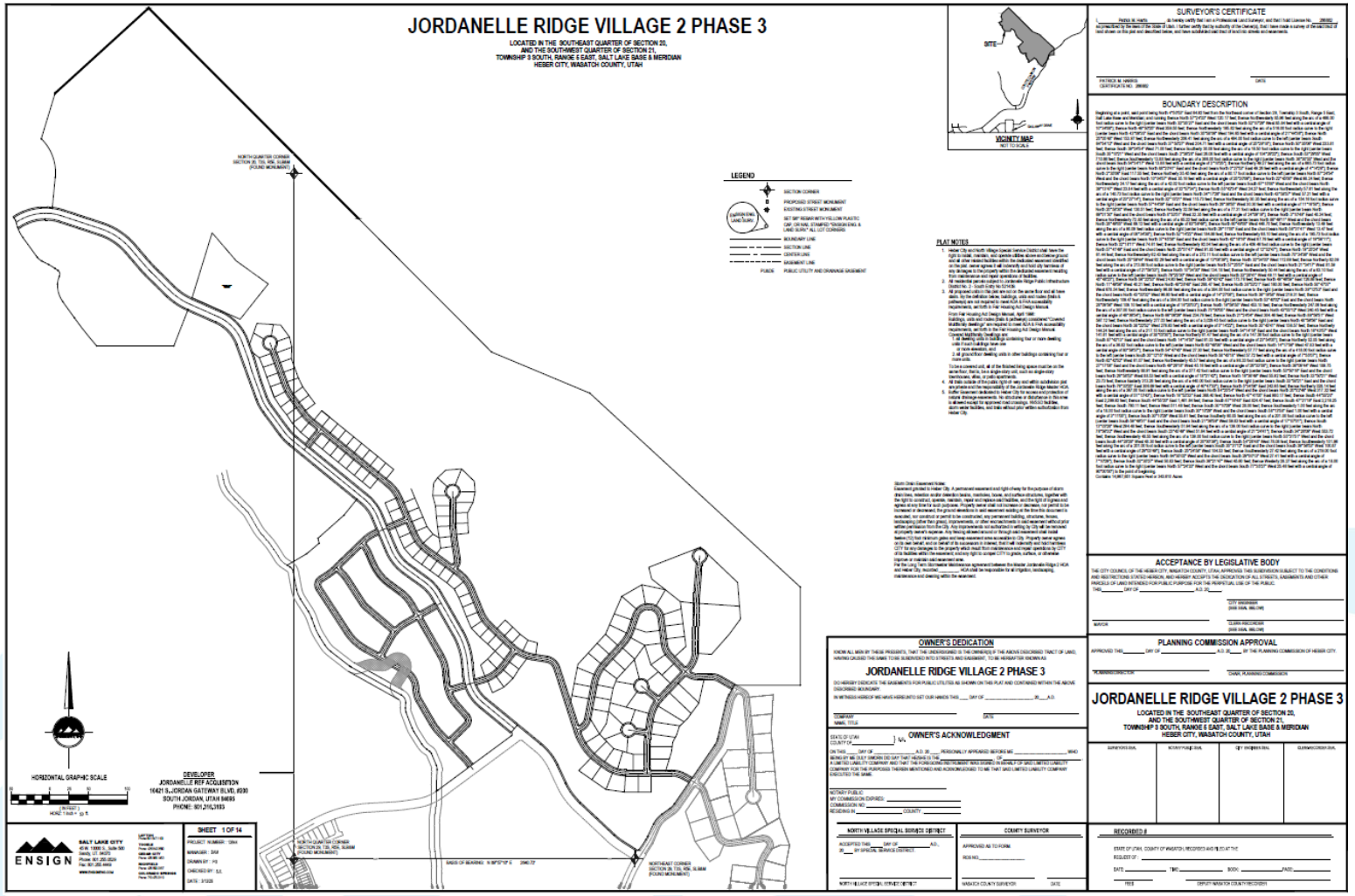
*Affordable Units to be verified - 0

Open Space Calculations (Ac.)		
Imp. OS - Units (Max. 1,000 s.f./unit)*	5.30	(3%)
Imp. OS - Park/Amenity/Trail	1.61	(1%)
Native (Not Including OS Outside Neighborhood)	162.35	(96%)
	169.26	

*Only Multi-Family OS is included

Open Space Dedication by Acres		
City (within Neighborhood)	0.00	(0%)
City (Outside Neighborhood)	28.57	(12%)
HOA or Other	217.21	(88%)
	245.78	

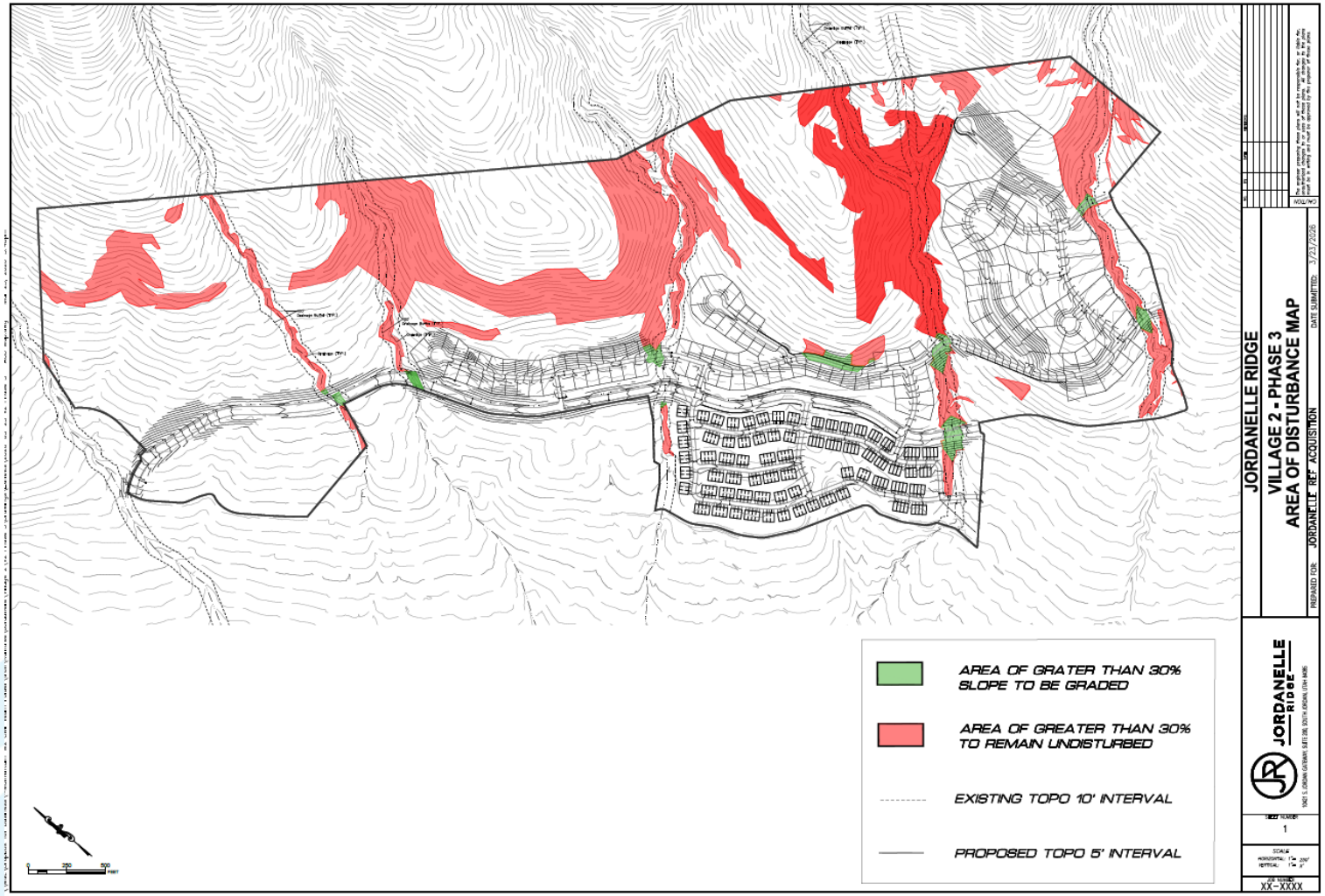
Preliminary Plat



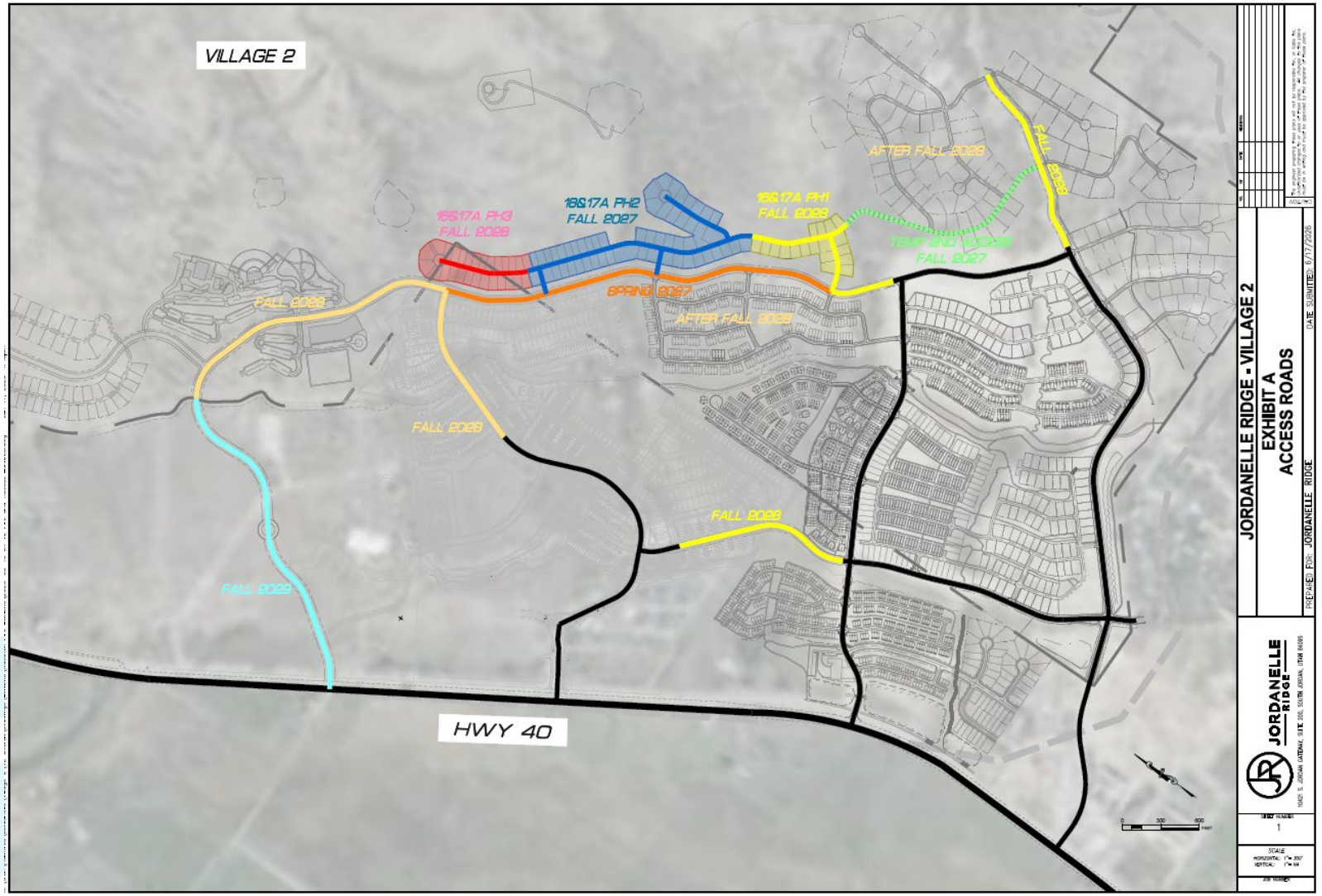
Pod Phasing Plan



Area of Disturbance



Access Roads



Staff Recommendation

Staff recommends approval of **Jordanelle Ridge Village 2 Phase 3: Pods 16, 17A, 17B, 18A, and 19 Subdivision Preliminary** subject to the following findings and conditions:

Findings

1. The application is consistent with the Development Agreement, including applicable amendments.
2. The application is consistent with the Development Code.
3. The Planning Commission is the Land Use Authority for Preliminary Plats.

Conditions

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

- Provide additional detail at the end of Coyote View Drive. Coordinate with the adjacent developers for the box culvert design and verify horizontal and vertical alignment.
- Provide asphalt width and ROW for four lanes of traffic (12' lanes, 2' shoulders) at most north intersection.
- Provide preliminary approval from Central Utah Water/BOR for the canal relocation.
- Collector road shall have 10% max grade. Update plats accordingly.

Staff Recommendation (continued)

2. All requirements of Wasatch County Fire shall be met.

- Upload the road installation timeline, file 2026-06-17 JR V2 Fire and Access Exhibits-V2 WFD copy file sent via email on 6/24 form Brian Watson.

3. All requirements of the Special Services District shall be met.

- Continue plan review with district staff and engineer.
- Developer will need to convey water to the district and acquire will serve letter prior to final approval of project.

4. All other Code Requirements shall be met.

Discussion

Planning Commission Staff Report

MEETING DATE:	7/14/2026
SUBJECT:	Consideration for a Subdivision Preliminary approval for Jordanelle Ridge Village 2 Pod 21 C (Planner Aubrey Larsen)
RESPONSIBLE:	Aubrey Larsen
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Necessary Administrative Action

SUMMARY

The City has received a request for Subdivision Preliminary approval for Jordanelle Ridge Village 2 Pod 21C.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Preliminary Plat subject to findings and conditions.

BACKGROUND

Jordanelle Ridge Village 2 Pod 21C is part of the larger Jordanelle Ridge master-planned development. The proposed subdivision includes 123 townhome lots on approximately 15.25 acres, with associated HOA open space, limited common areas, and private streets.

DISCUSSION

The Planning Commission serves as the Land Use Authority for approval of the Preliminary Plat under Section 18.117.016. Review of Jordanelle Ridge Village 2 Pod 21C has focused on site improvements and infrastructure requirements, including drainage, traffic, geotechnical considerations, canal coordination, fire access, and intersection sight distances. Final approval will require resolution of remaining items, including an updated traffic impact study, geotechnical recommendations for development near the canal, sensitive lands analysis, completion of outstanding plan and stormwater report comments, verification of streetlight standards, identification of steep-slope limitations and buildable areas, and compliance with fire access, hydrant spacing, and turnaround requirements.

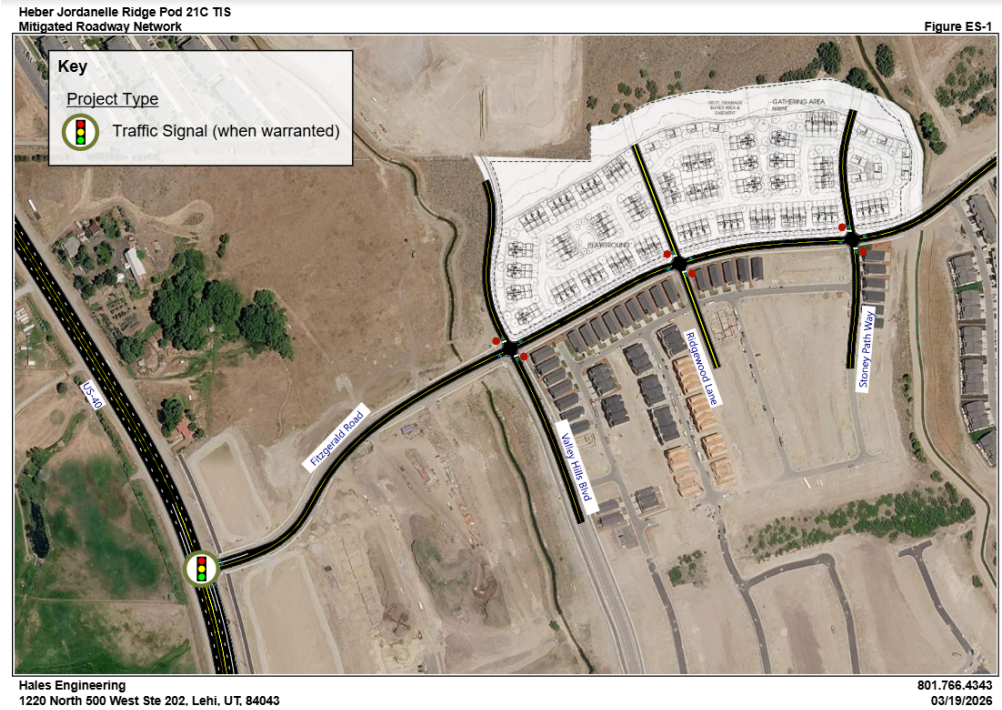


Image: JR Pod 21C TIS Mitigated Roadway Network

FISCAL IMPACT

N/A

CONCLUSION

Staff recommends approval of Jordnalle Ridge Village 2 Pod 21C Subdivision Preliminary subject to the following findings and conditions:

Findings:

1. The application is consistent with the Development Agreement.
2. The application is consistent with the Development Code.
3. The Planning Commission is the Land Use Authority for Preliminary Plats.

Conditions

1. All requirements of the City Engineer shall be met.
    - Traffic Study must be updated with final submittal addressing signal recommendations at Fitzgerald Road.
    - Provide geotechnical recommendations for building on downhill of the canal and add recommendation notes to plat for builders to follow at final approval.
    - Provide sensitive lands analysis with final submittal.
    - Address all comments on the plans, geotechnical report, TIS, and other attached comments at final.
2. All requirements of Wasatch County Fire shall be met.
    - Phases with over 30 units must provide an alternative access point.
    - Proposed turn arounds must meet Wasatch Fire Districts Apparatus Specs. Provide overlay or dimensions.

- Provide spacing of hydrants at 500 foot intervals.
- Hydrant should be placed at intersections and not at dead ends. Also show which hydrants will be included in phases.
- Note, area is in the designated Wildland Urban Interface.

3. All Planning requirements shall be met.
    - Demonstrate compliance with the required streetlight standard.
    - Identify non-buildable steep slope areas and provide buildable areas for lots with 30% slopes (see City Engineer condition requiring a sensitive lands analysis).
4. All other code requirements shall be met.

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: Aubrey Larsen , Planning Consultant

EXHIBITS

1. 2026-05-07 JR V2 Pod 21C - Preliminary
2. HH-Jordanelle Ridge - Pod 21C-Phasing-Phase 1 (3)
3. 2026-05-06 JR V2 P21C EX-100 Intersection Sight Distance
4. 2026-03-05 EX-300 Canal Precise Grading
5. PC SLIDES JRV 2 Pod 21C Sub Pre - 07142026

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

JORDANELLE RIDGE

VILLAGE 2 POD 21C PRELIMINARY PLANS

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
May 7, 2026

INDEX OF DRAWINGS

1 OF 2	SUBDIVISION PLAT	PP-2	PLAN AND PROFILE STONEY PATH WAY
2 OF 2	SUBDIVISION PLAT	PP-3	PLAN AND PROFILE MADISON WAY
C-001	GENERAL NOTES	PP-4	PLAN AND PROFILE MADISON WAY
C-100	DEMOLITION PLAN	PP-5	PLAN AND PROFILE BLUE SAGE WAY
C-200	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-6	PLAN AND PROFILE BLUE SAGE WAY
C-300	GRADING AND DRAINAGE PLAN	PP-7	PLAN AND PROFILE BLUE SAGE WAY/BOBBY LOOP
C-400	UTILITY PLAN	PP-8	PLAN AND PROFILE ROAD PEAK ALLEY
C-500	EROSION CONTROL PLAN	PP-9	PLAN AND PROFILE ROAD HUDSON LOOP
PP-0	PLAN AND PROFILE KEY MAP	C-600	DETAILS
PP-1	PLAN AND PROFILE RIDGEWOOD LANE		

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 CIVIL 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 ENGINEER.

ENGINEER-OF-RECORD CERTIFICATION

BY AFFIXING HERETO MY PROFESSIONAL ENGINEERING STAMP AND SIGNATURE, I HEREBY REPRESENT AS ENGINEER-OF-RECORD, THAT THESE CONSTRUCTION DRAWINGS AND SUPPORTING INFORMATION ("PLANS") COMPLY WITH THE APPLICABLE CODES AND CITY ORDINANCES ("STANDARDS"). I UNDERSTAND AND AGREE THAT THE CITY'S ACKNOWLEDGMENT OF THESE PLANS:

1. SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN 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. DOES NOT CONSTITUTE A PERMIT FROM THE FEDERAL OR STATE GOVERNMENT OR PERMISSION TO DEVIATE FROM FEDERAL OR STATE LAWS OR REGULATIONS.
3. DOES NOT GRANT PERMISSION TO WORK ON THE PROPERTIES OF OTHERS.

PLANS COMPLY WITH APPLICABLE CODES AND ORDINANCES AS FOLLOWS: HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS DATED JUNE 2020 AND THE DEVELOPMENT AGREEMENT FOR THE UPPER JORDANELLE MASTER PLANNED COMMUNITY. MDA AND VESTED LAWS SUPERSEDES LATER ADOPTED HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS OR MANUALS.
ANY VARIATION FROM THE APPLICABLE CODES AND ORDINANCES ON THIS PLAN SET WILL BE SPECIFICALLY REQUESTED FOR JORDANELLE RIDGE CONSIDERATION. ANY ACCEPTABLE VARIATION TO THE APPLICABLE CODES AND ORDINANCES IS SPECIFIC TO THIS PLAN SET.

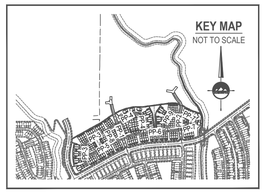
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

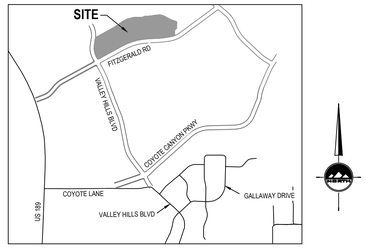
UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO HEBER CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK = THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
   ELEVATION = 5969.10
4. CONTRACTOR SHALL FAMILIARIZE WORKERS WITH INTERMOUNTAIN ECOSYSTEMS 11/23/16 REPORT, AND EPIC ENGINEERING 11/18/21 REPORT ON SENSITIVE HABITAT, SPECIES, AND MITIGATION. UPON DISCOVERING ANY HABITAT OR SPECIES IN AREAS BEING DISTURBED, CONTRACTOR SHALL NOTIFY EPIC ENGINEERING FOR RECOMMENDATIONS AND BE RESPONSIBLE FOR THEIR IMPLEMENTATION.
5. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH CONSTRUCTION NOTES IN APPLICABLE CITY CODES AND ORDINANCES.
6. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HOLMES HOMES, INC
126 W. SEGO LILY DRIVE, SUITE 250
SANDY, UT 84070

CONTACT:
DANIEL HERZOG
PHONE: 801.864.9200

JORDANELLE RIDGE
VILLAGE 2 POD 21C PHASE 1 PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/09/26
STATE OF UTAH

2026-05-07 FOR REVIEW

COVER

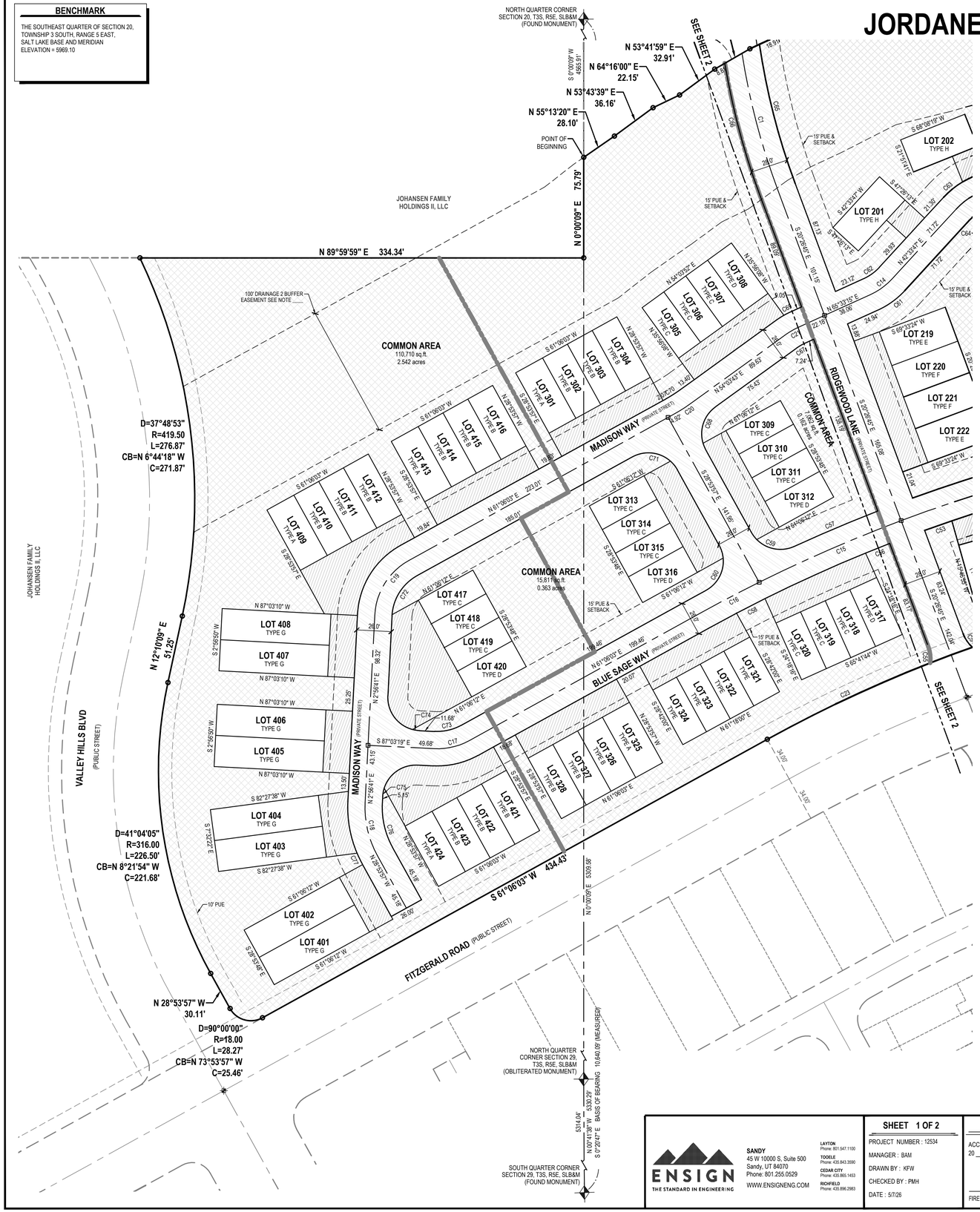
PROJECT NUMBER	PRINT DATE
12534C	2026-05-07
PROJECT MANAGER	DESIGNED BY
BAM	RWF

JORDANELLE RIDGE VILLAGE 2 POD 21C PHASE 1

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN HEBER CITY, WASATCH COUNTY, UTAH

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



PLAT NOTES

1. Heber City and North Village Special Service District shall have the right to install, maintain, and operate utilities above and below ground and all other related facilities within the dedicated easement identified on the plat. owner agrees it will indemnify and hold city and NVSSD harmless of any damages to the property within the dedicated easement resulting from maintenance and repair operations of facilities.
2. All residential parcels subject to Jordanelle Ridge Public Infrastructure District No. 2 - South Entry No. 521439 and 521440.
3. All proposed units in Jordanelle Ridge Village 2 POD 21C Phase 1 are not on the same floor and all have stairs. By the definition below, buildings, units and routes (trails & pathways) are not required to meet ADA & FHA accessibility requirements, set forth in Fair Housing Act Design Manual.

   From Fair Housing Act Design Manual, April 1998:
   Buildings, units and routes (trails & pathways) considered "Covered Multifamily dwellings" are required to meet ADA & FHA accessibility requirements, set forth in the Fair Housing Act Design Manual.

   Covered Multifamily Dwellings are:
   1. all dwelling units in buildings containing four or more dwelling units if such buildings have one or more
      elevators, and
   2. all ground floor dwelling units in other buildings containing four or more units.

   To be a covered unit, all of the finished living space must be on the same floor, that is, be a single-story unit, such as single-story townhouses, villas, or patio apartments.
4. All trails outside of the public right-of-way and within subdivision plat are private and the responsibility of the Jordanelle Ridge HOA.
5. This plat is subject to the Jordanelle Ridge Village 2 Long Term Storm Water Maintenance agreement dated March 20, 2024, between Heber City and the Jordanelle Ridge Master Association, recorded in Wasatch County on August 13, 2024. Book:1484 Pages:1024-1057.
6. Buffer and access easement dedicated to Heber City to access and protect natural drainage. Also, to access, maintain, repair, and replace City public utilities. No structures, improvements above or below ground, encroachments, trees, bushes, or changes to topography in this area are allowed except for approved road crossings, NVSSD facilities, storm water facilities, and trails without prior written authorization from Heber City. HOA shall be responsible for all irrigation, landscaping, maintenance, and cleaning within this easement.

STANDARD PLAT NOTES

1. Prior to building permits being issued, soil and/or geotechnical testing studies may be required on each lot as determined by the city building official.
2. Building permits will not be issued until all required improvements have been installed per city standards and all fees including impact and connection fees are paid.
3. No city maintenance shall be provided for streets and improvements designated as "PRIVATE" on this plat.
4. All common and parking areas, as applicable, and private streets, are dedicated as city utility easements. Heber City has the right of access through these easements to access, maintain, and repair city utilities. No changes to topography, structures, above or below ground are allowed in easements within 10 feet of city utilities without written permission from the Heber City Engineer. Any obstacles erected within these easements without written permission will be removed at the current property owner's expense. All storm drain utilities and their maintenance within private property shall be the responsibility of property owner. All sewer laterals and their maintenance to the public right-of-way shall be the responsibility of the property owner. All drinking water and pressurized services and their maintenance from the water meter or service vault shall be the responsibility of the property owner.
5. Infrastructure of the third-party public utilities is to be installed within dedicated public utility easements (PUE) and at perpendicular crossings with a Heber City utility easement or right of way (ROW). Besides crossings, third-party public utility infrastructure is not allowed in Heber City utility easements or ROWs unless specifically identified and located on this plat or with subsequent written permission from the City Engineer.
6. A geotechnical report has been completed by _____, which addresses soil and groundwater conditions, provides engineering design criteria, and recommends mitigation measures if problematic conditions were encountered. The city assumes no liability or responsibility for any reliance on the information or lack thereof in the report.
7. Agricultural uses, operations, and rights are adjacent to or near the plat and lots. The lots in this plat are subject to the sights, sounds, odors, nuisances, and aspects associated with agricultural operations, uses, and rights. These uses and operations may occur at all times of the day and night including weekends and holidays. The city is not responsible or liable for these uses and impacts and will not restrict any grandfathered agricultural use from continuing to occur lawfully.
8. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Lots shall be graded to drain surface water away from foundation walls, according to the building code.
9. All open space, common space, and trail improvements located herein are to be installed by owner and maintained by a homeowners association unless specified otherwise on each improvement.
10. Lots/Units may be subject to association bylaws, articles of incorporation and CC&Rs.

LEGEND

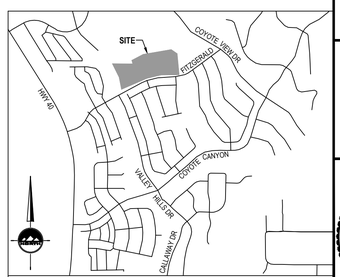
- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP , OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS (ENSIGN ENG. LAND SURV.)
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE PUBLIC UTILITY AND DRAINAGE EASEMENT
- H.O.A. OPEN SPACE, MAINTAINED BY H.O.A. TOTAL AREA = 7.977 ACRES
- H.O.A. LIMITED COMMON, MAINTAINED BY OWNER TOTAL AREA = 1.375 ACRES
- PRIVATE STREETS, PARKING, PUBLIC UTILITY EASEMENT. NO CITY MAINTENANCE. HEBER CITY AND NORTH VILLAGE SPECIAL SERVICE DISTRICT UTILITY EASEMENT. TOTAL AREA = 2.363 ACRES

LAND USE TABLE

LOT AREA	=	3.538 AC	23.2%
H.O.A. OPEN SPACE	=	7.977 AC	52.3%
H.O.A. LIMITED COMMON	=	1.375 AC	9.0%
PRIVATE STREETS	=	2.363 AC	15.5%
TOTAL AREA	=	15.253 AC	100%

TOTAL NUMBER OF LOTS = 123

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 286882, as prescribed by the laws of the State of Utah. I further certify that by authority of the Owner(s), that I have made a survey of the said tract of land shown on this plat and described below, and have subdivided said tract of land into streets and easements.

PATRICK M. HARRIS
CERTIFICATE NO. 286882 — DATE

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest and Southeast Quarters of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°00'09" East 4,565.91 feet along the quarter section line from the North Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence North 55°13'20" East 28.10 feet; thence North 53°43'39" East 36.16 feet; thence North 64°16'00" East 22.15 feet; thence North 53°41'59" East 32.91 feet; thence North 59°53'53" East 30.56 feet; thence North 65°04'52" East 26.95 feet; thence North 62°59'52" East 56.82 feet; thence North 76°18'13" East 51.55 feet; thence North 74°16'48" East 56.85 feet; thence North 81°08'19" East 37.57 feet; thence North 83°32'00" East 43.54 feet; thence South 83°19'28" East 47.07 feet; thence North 84°46'54" East 33.87 feet; thence North 72°59'16" East 48.58 feet; thence North 87°46'58" East 54.04 feet; thence North 83°57'16" East 35.75 feet; thence North 82°31'55" East 30.08 feet; thence North 80°58'22" East 30.37 feet; thence North 83°26'12" East 31.15 feet; thence North 87°22'17" East 22.85 feet; thence North 79°35'46" East 48.44 feet; thence South 88°14'52" East 44.28 feet; thence South 75°43'23" East 50.92 feet; thence South 60°06'29" East 21.35 feet; thence South 72°49'37" East 20.78 feet; thence South 65°06'18" East 33.27 feet; thence South 54°16'56" East 22.17 feet; thence South 61°56'23" East 6.19 feet to the westerly boundary line of the Timpanogos Canal; thence southerly along said westerly boundary line the following six (6) courses: (1) South 32°15'21" East 12.75 feet; (2) Southeasterly 73.98 feet along the arc of a 180.73 foot radius curve to the left (center bears North 57°44'39" East and the chord bears South 43°58'57" East 73.47 feet with a central angle of 23°27'14"); (3) South 55°42'34" East 24.27 feet; (4) Southeasterly 1.16 feet along the arc of a 2.02 foot radius curve to the right (center bears South 34°17'26" West and the chord bears South 39°13'47" East 1.14 feet with a central angle of 32°57'34"); (5) South 22°45'00" East 98.24 feet; (6) Southeasterly 17.76 feet along the arc of a 40.17 foot radius curve to the right (center bears South 67°15'00" West and the chord bears South 10°04'57" East 17.62 feet with a central angle of 25°20'06"); thence South 2°35'06" West 87.55 feet; thence South 47°35'06" West 42.43 feet; thence Southerly 89.13 feet along the arc of a 735.73 foot radius curve to the left (center bears South 87°24'54" East and the chord bears South 0°53'09" East 89.08 feet with a central angle of 6°56'29") to the northerly right-of-way line of Fitzgerald Road; thence westerly along said northerly right-of-way line the following six (6) courses: (1) Southwesterly 88.67 feet along the arc of a 366.00 foot radius curve to the right (center bears North 22°12'18" West and the chord bears South 74°44'08" West 88.45 feet with a central angle of 13°52'52"); (2) South 81°40'34" West 111.09 feet; (3) Southwesterly 58.93 feet along the arc of a 666.00 foot radius curve to the right (center bears North 8°19'26" West and the chord bears South 84°12'39" West 58.91 feet with a central angle of 5°04'10"); (4) South 86°44'44" West 201.65 feet; (5) Southwesterly 462.80 feet along the arc of a 1,034.00 foot radius curve to the left (center bears South 3°15'16" East and the chord bears South 73°55'24" West 458.95 feet with a central angle of 25°38'41"); (6) South 61°06'03" West 434.43 feet to the easterly right-of-way line of Valley Hills Boulevard; thence northerly along said easterly right-of-way line the following five (5) courses: (1) Northwesterly 28.27 feet along the arc of a 18.00 foot radius curve to the right (center bears North 28°53'57" West and the chord bears North 73°53'57" West 25.46 feet with a central angle of 90°00'00"); (2) North 28°53'57" West 30.11 feet; (3) Northwesterly 226.50 feet along the arc of a 316.00 foot radius curve to the right (center bears North 61°06'03" East and the chord bears North 8°21'54" West 221.68 feet with a central angle of 41°04'05"); (4) North 12°10'09" East 51.25 feet; (5) Northwesterly 276.87 feet along the arc of a 419.50 foot radius curve to the left (center bears North 77°49'51" West and the chord bears North 6°44'18" West 271.87 feet with a central angle of 37°48'53"); thence North 89°59'59" East 334.34 feet to the section line; thence North 0°00'09" East 75.79 feet along the section line to the point of beginning.

Contains 664,431 Square Feet or 15.253 Acres, and 123 Lots

OWNER'S DEDICATION

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

JORDANELLE RIDGE VILLAGE 2 POD 21C PHASE 1

DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____A.D.

COMPANY
NAME, TITLE — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS ____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NO: _____
RESIDING IN _____ COUNTY , _____

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER - (SEE SEAL BELOW)

CITY CLERK-RECORDER

APPROVED THIS _____ DAY OF _____, A.D. 20____.

CLERK-RECORDER - (SEE SEAL BELOW)

PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, A.D. 20____.

PLANNING DIRECTOR

JORDANELLE RIDGE VILLAGE 2 POD 21C PHASE 1

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN HEBER CITY, WASATCH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

ENSIGN — THE STANDARD IN ENGINEERING

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Phone: 801.255.0529
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TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2
PROJECT NUMBER : 12534
MANAGER : BAM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 5/7/26

WASATCH CO. FIRE DISTRICT
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ____ .
FIRE CHIEF

NORTH VILLAGE SPECIAL SERVICE DISTRICT
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ____ BY SPECIAL SERVICE DISTRICT.
NORTH VILLAGE SPECIAL SERVICE DISTRICT

COUNTY SURVEYOR
APPROVED AS TO FORM.
ROS NO._____
WASATCH COUNTY SURVEYOR — DATE

RECORDED #
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME:_____ BOOK: _____ PAGE: _____
FEE$ — DEPUTY WASATCH COUNTY RECORDER

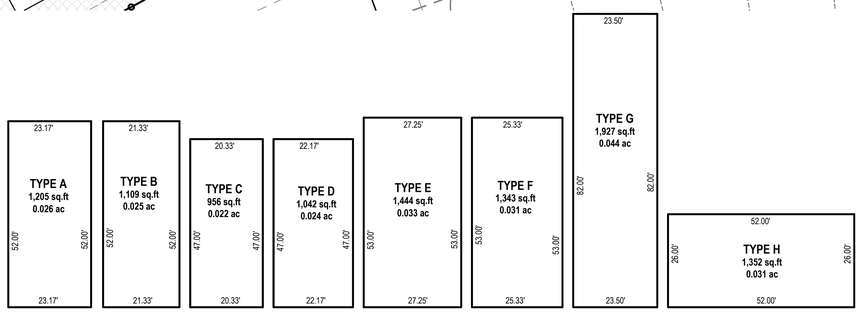
JORDANELLE RIDGE VILLAGE 2 POD 21C PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
AND THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	524.75'	106.43'	11°37'15"	S14°38'08"E	106.25'
C2	250.00'	89.11'	20°25'24"	S11°53'16"W	88.64'
C3	100.00'	84.01'	48°07'57"	N11°58'01"W	81.56'
C4	250.00'	41.71'	9°33'31"	S31°15'13"E	41.66'
C5	50.00'	68.19'	78°08'13"	N41°39'13"E	63.02'
C6	50.00'	61.21'	70°08'35"	N32°29'11"W	57.46'
C7	100.00'	18.88'	10°48'54"	N72°57'56"W	18.85'
C8	560.00'	58.85'	6°01'17"	N83°43'57"E	58.82'
C9	50.00'	89.17'	102°10'58"	S47°50'05"W	77.81'
C10	1142.00'	114.89'	5°45'51"	S83°51'40"W	114.84'
C11	1142.00'	230.24'	11°33'05"	S75°12'12"W	229.85'
C12	50.00'	79.51'	91°06'54"	N54°28'31"W	71.40'
C13	50.00'	32.64'	37°24'15"	S61°15'54"W	32.06'
C14	50.00'	20.06'	22°59'28"	N54°03'31"E	19.93'
C15	1142.00'	116.63'	5°51'05"	S66°30'07"W	116.58'
C16	1142.00'	49.33'	2°28'31"	S62°20'19"W	49.33'
C17	50.00'	27.79'	31°50'38"	N77°01'22"E	27.43'
C18	75.00'	41.68'	31°50'38"	S12°58'38"E	41.15'
C19	50.00'	50.75'	58°09'22"	S32°01'22"W	48.60'
C20	117.00'	14.37'	7°02'20"	N57°34'53"E	14.36'
C21	50.00'	10.03'	11°29'32"	S59°48'29"W	10.01'
C22	1034.00'	293.25'	16°14'58"	S78°37'16"W	292.26'
C23	1034.00'	135.67'	7°31'03"	S64°51'35"W	135.57'
C24	25.50'	13.34'	29°58'16"	N6°39'42"E	13.19'
C25	25.50'	13.06'	29°21'12"	S23°00'02"E	12.92'
C26	63.00'	63.27'	57°32'35"	N31°21'23"E	60.65'
C27	63.00'	6.03'	5°29'16"	N20°44'58"W	6.03'
C28	63.00'	27.86'	25°20'15"	N54°53'22"W	27.63'
C29	113.00'	17.49'	8°52'09"	N73°56'18"W	17.47'
C30	87.00'	16.42'	10°48'54"	N72°57'56"W	16.40'
C31	37.00'	45.30'	70°08'35"	N32°29'11"W	42.52'
C32	37.00'	32.50'	50°19'12"	N55°33'43"E	31.46'
C33	236.00'	84.12'	20°25'24"	S11°53'16"W	83.68'
C34	264.00'	94.10'	20°25'24"	S11°53'16"W	93.61'
C35	114.00'	95.77'	48°07'57"	N11°58'01"W	92.98'
C36	86.00'	72.25'	48°07'57"	N11°58'01"W	70.14'
C37	236.00'	31.79'	7°43'05"	S32°10'26"E	31.77'
C38	264.00'	51.50'	11°10'39"	S30°26'39"E	51.42'
C39	573.00'	13.13'	1°18'46"	N82°22'23"E	13.13'
C40	547.00'	47.97'	5°01'29"	N84°13'51"E	47.95'
C41	25.00'	36.58'	83°50'22"	S51°20'13"E	33.40'
C42	25.00'	31.78'	72°50'24"	N50°19'24"E	29.68'
C43	37.00'	61.46'	95°10'18"	S51°20'25"W	54.63'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C44	63.00'	2.12'	1°55'44"	S12°01'02"W	2.12'
C45	1155.00'	78.93'	3°54'56"	S84°47'08"W	78.91'
C46	1129.00'	26.02'	1°19'14"	S83°37'36"W	26.02'
C47	25.00'	33.98'	77°52'58"	S58°13'51"E	31.43'
C48	25.00'	28.62'	65°36'01"	N23°52'56"E	27.09'
C49	63.00'	35.02'	31°51'05"	N84°06'26"W	34.57'
C50	37.00'	39.51'	61°11'09"	N39°30'39"W	37.66'
C51	1129.00'	35.32'	1°47'34"	S77°38'44"W	35.32'
C52	1155.00'	181.70'	9°00'48"	S74°37'49"W	181.51'
C53	1129.00'	21.76'	1°06'15"	S70°41'20"W	21.76'
C54	25.50'	12.37'	27°47'50"	S34°20'40"E	12.25'
C55	25.50'	12.37'	27°48'14"	N6°32'38"W	12.25'
C56	1129.00'	19.66'	0°59'52"	S68°13'00"W	19.66'
C57	1155.00'	68.33'	3°23'24"	S67°02'23"W	68.32'
C58	1129.00'	24.04'	1°13'12"	S62°53'10"W	24.04'
C59	25.00'	30.57'	70°03'21"	S79°37'39"E	28.70'
C60	25.00'	29.28'	67°06'33"	N28°05'45"E	27.64'
C61	63.00'	25.28'	22°59'28"	N54°03'31"E	25.11'
C62	37.00'	14.85'	22°59'28"	N54°03'31"E	14.75'
C63	63.00'	18.42'	16°45'13"	S50°56'24"W	18.36'
C64	37.00'	6.78'	10°29'42"	S47°48'38"W	6.77'
C65	510.75'	108.27'	12°08'45"	S78°37'16"W	292.26'
C66	538.75'	103.83'	11°02'32"	S14°55'29"E	103.67'
C67	37.00'	7.42'	11°29'32"	S59°48'29"W	7.41'
C68	25.00'	30.78'	70°32'34"	S18°47'26"W	28.87'
C69	63.00'	5.69'	5°10'19"	S62°58'05"W	5.69'
C70	104.00'	12.78'	7°02'20"	N57°34'53"E	12.77'
C71	25.00'	30.83'	70°38'46"	N83°34'34"W	28.91'
C72	37.00'	36.64'	56°44'05"	S32°44'01"W	35.16'
C73	37.00'	20.56'	31°50'38"	N77°01'22"E	20.30'
C74	25.00'	5.34'	12°14'44"	S80°55'57"E	5.33'
C75	25.00'	6.29'	14°25'29"	S10°09'26"W	6.28'
C76	62.00'	34.46'	31°50'38"	S12°58'38"E	34.02'
C77	88.00'	9.11'	5°55'45"	S25°56'04"E	9.10'



TYPICAL TOWNHOME PAD DIMENSIONS
NOT TO SCALE

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS (ENSIGN ENG. LAND SURV.)
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PUE PUBLIC UTILITY AND DRAINAGE EASEMENT
- H.O.A. OPEN SPACE, MAINTAINED BY H.O.A. TOTAL AREA = 7.977 ACRES
- H.O.A. LIMITED COMMON, MAINTAINED BY OWNER. TOTAL AREA = 1.375 ACRES
- PRIVATE STREETS, PARKING, PUBLIC UTILITY EASEMENT. NO CITY MAINTENANCE. HEBER CITY AND NORTH VILLAGE SPECIAL SERVICE DISTRICT UTILITY EASEMENT. TOTAL AREA = 2.363 ACRES

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

JORDANELLE RIDGE VILLAGE 2 POD 21C PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
AND THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801 255 0529
WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2
PROJECT NUMBER : 12534
MANAGER : BAM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 5/7/26

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE$ _____ DEPUTY WASATCH COUNTY RECORDER

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: HEBER CITY STANDARDS AND SPECIFICATIONS (HTTPS://WWW.HEBERUT.GOV/160/STANDARD-DRAWINGS), NORTH VILLAGE SPECIAL SERVICE DISTRICT, THE DESIGN ENGINEER, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) FOR IMPROVEMENTS OWNED, OPERATED, AND MAINTAINED BY THESE ENTITIES. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT, UNLESS A STRICTER STANDARD IS REQUIRED BY THE STANDARDS AND SPECIFICATIONS OF THE ENTITY RESPONSIBLE FOR IMPROVEMENTS AT THE TIME OF PLAN APPROVAL. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED CONCRETE SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN OR ROAD GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER, HEBER CITY, AND ENTITY RESPONSIBLE FOR THE IMPROVEMENTS.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE PROHIBITED WITHOUT AN APPROVED HEBER CITY GRADING PERMIT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY 'POTHOLING' A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR 'POTHOLE' EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, NORTH VILLAGE SPECIAL SERVICE DISTRICT, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER NVSSD AND APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL WATER AND SEWER MAIN LINES AND SERVICE LATERALS.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS AND APPROVED HEBER CITY GRADING PERMITS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED SINGLE WATER METER	EXISTING FLOW LINE
PROPOSED DUAL WATER METER	PROPOSED FLOW LINE
EXISTING WATER MANHOLE	GRADE BREAK
PROPOSED WATER MANHOLE	EXISTING STORM DRAIN LINE
EXISTING WATER BOX	PROPOSED STORM DRAIN LINE
EXISTING WATER VALVE	ROOF DRAIN LINE
PROPOSED WATER VALVE	CATCHMENTS
EXISTING FIRE HYDRANT	HIGHWAT

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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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JORDANELLE RIDGE
VILLAGE 2 POD 21C PHASE 1 PRELIMINARY

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/07/26
STATE OF UTAH

2026-05-07 FOR REVIEW

DEMOLITION PLAN

PROJECT NUMBER 12534C
PRINT DATE 2026-05-07
PROJECT MANAGER BAM
DESIGNED BY RWF

C-100

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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. INSTALL CURB STAMPS INDICATING LOCATIONS OF UTILITY LATERALS AND PROPERTY LINES PER SECTION 700.1.15.A.13 AND 14 OF THE HEBER CITY STANDARD SPECIFICATIONS.
8. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

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HEBER CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/09/26
STATE OF UTAH

2026-05-07 FOR REVIEW

SITE, SIGNING, STRIPING AND LIGHTING PLAN

PROJECT NUMBER	PRINT DATE
12534C	2026-05-07
PROJECT MANAGER	DESIGNED BY
BAM	RWF

C-200

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BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER HEBER CITY STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
13. STORM DRAIN BOX SIZE TO MEET HEBER CITY MINIMUM STANDARDS.
14. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.

ENGINEER'S CERTIFICATION

BY AFFIXING HERETO MY ENGINEERING STAMP AND SIGNATURE, I HEREBY CERTIFY THAT THIS REPORT/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.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

ENSIGN
THE STANDARD IN ENGINEERING

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HEBER CITY, UTAH

PROFESSIONAL ENGINEER — No. 362051 — BRENT ALLEN MORGAN — 05/07/26 — STATE OF UTAH — LICENSED

2026-05-07 FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
12534C	2026-05-07
PROJECT MANAGER	DESIGNED BY
BAM	RWF

C-300

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

DEVELOPER'S IRRIGATION CERTIFICATION

AS DEVELOPERS OF THIS PROPERTY, I HEREBY REPRESENT 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 AGENT _____ DATE _____



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON REQUIRED DRY UTILITY SLEEVE LOCATIONS. DETAILED DRY UTILITY PLAN WILL BE PROVIDED TO CONTRACTOR PRIOR TO PAVING. STANDARD DRY UTILITY LOCATIONS ARE SHOWN ON SHEET C-600 TYPICAL ROAD CROSS SECTION.
12. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.

SCOPE OF WORK:

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

1. CONNECT TO EXISTING SEWER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
2. STUB AND PLUG FOR FUTURE CONNECTION.
3. CONNECT TO EXISTING CULINARY WATER SYSTEM.
4. CONNECT TO EXISTING SECONDARY WATER SYSTEM.
5. 10" DR-11 HDPE CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
6. 8" DR-11 HDPE SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
7. REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
8. TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
9. FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____

ENSIGN
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HEBER CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/07/26
STATE OF UTAH

2026-05-07 FOR REVIEW

UTILITY PLAN

PROJECT NUMBER 12534C
PRINT DATE 2026-05-07
PROJECT MANAGER BAM
DESIGNED BY RWF

C-400

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BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE TO STABILIZE SOILS AFTER ACHIEVEMENT OF FINISH GRADE IF LAND IS NOT TO BE RE-WORKED.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
8. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
Phone: 801.547.1100

TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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SANDY, UT 84070

CONTACT:
DANIEL HERZOG
PHONE: 801.864.9200

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VILLAGE 2 POD 21C PHASE 1 PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/08/26
STATE OF UTAH

2026-05-07 FOR REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER 12534C
PRINT DATE 2026-05-07
PROJECT MANAGER BAM
DESIGNED BY RWF

C-500

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

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BRENT ALLEN MORGAN
05/08/26
STATE OF UTAH

2026-05-07 FOR REVIEW

PLAN AND PROFILE KEY MAP

PROJECT NUMBER	PRINT DATE
12534C	2026-05-07
PROJECT MANAGER	DESIGNED BY
BAM	RWF

PP-0

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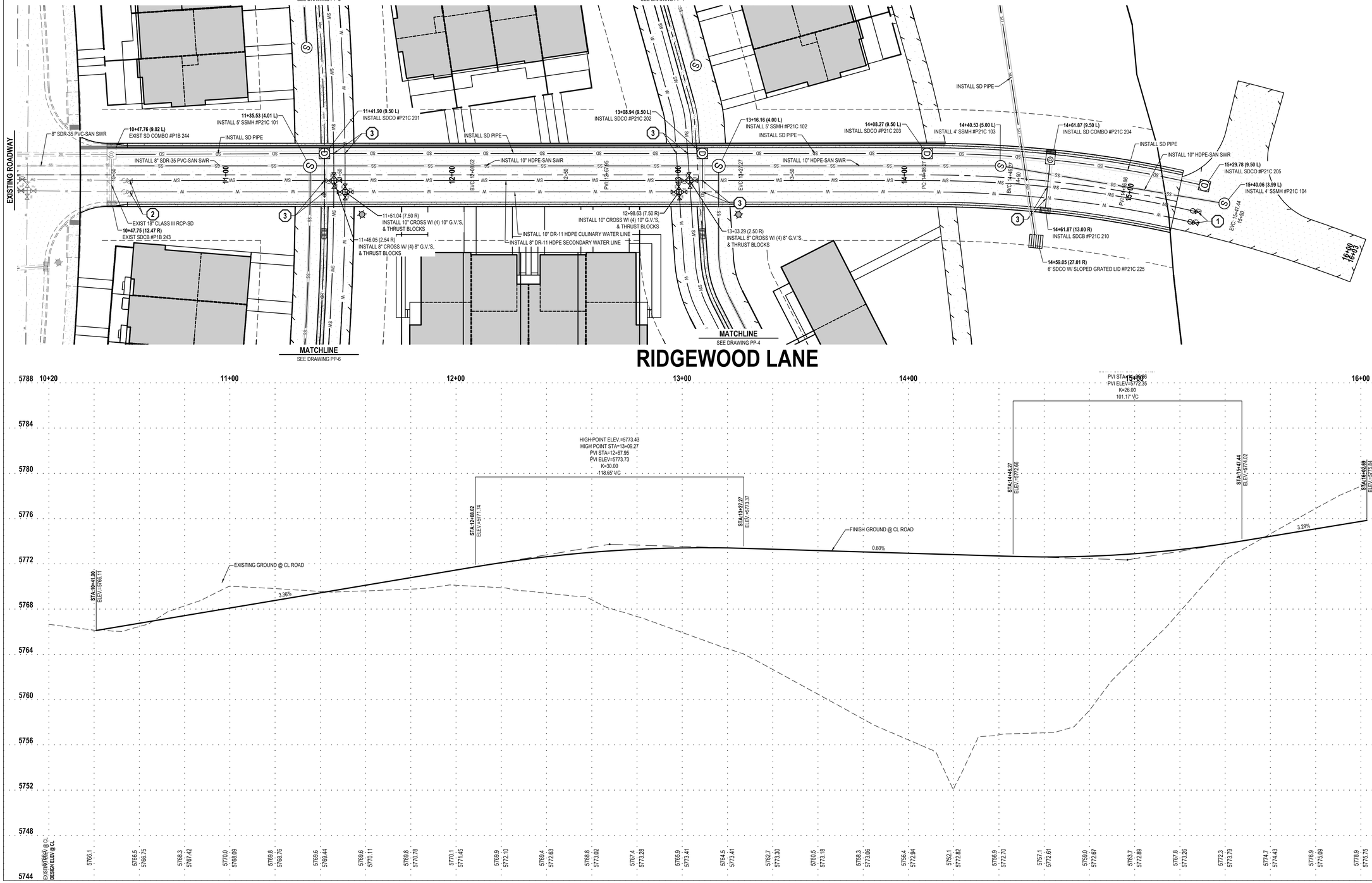
KEY MAP
NOT TO SCALE



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05/07/26
STATE OF UTAH

2026-05-07 FOR REVIEW

PLAN AND PROFILE
RIDGEWOOD LANE

PROJECT NUMBER	PRINT DATE
12534C	2026-05-07
PROJECT MANAGER	DESIGNED BY
BAM	RWF

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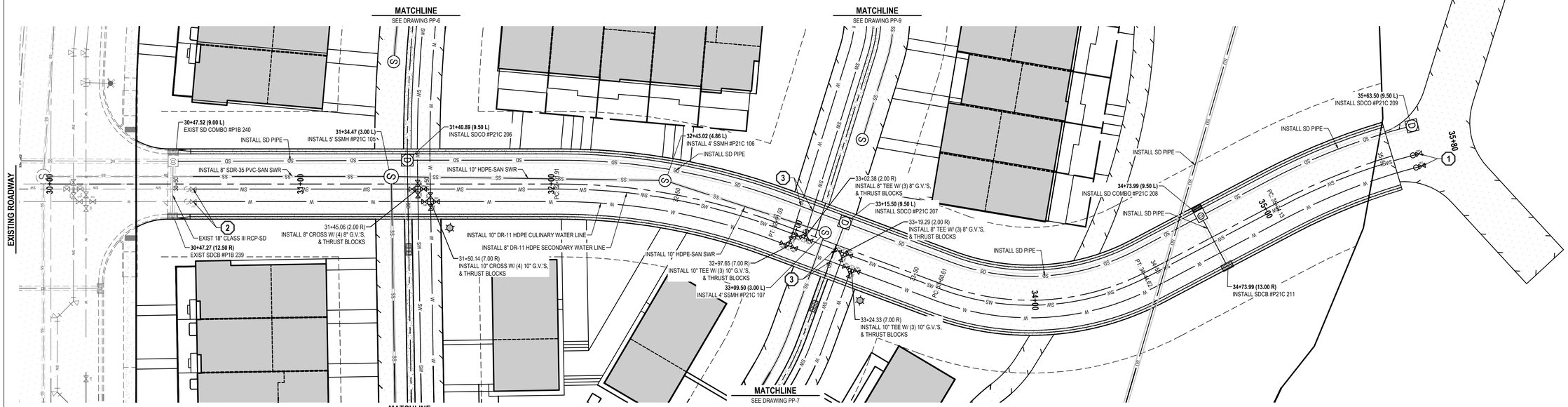

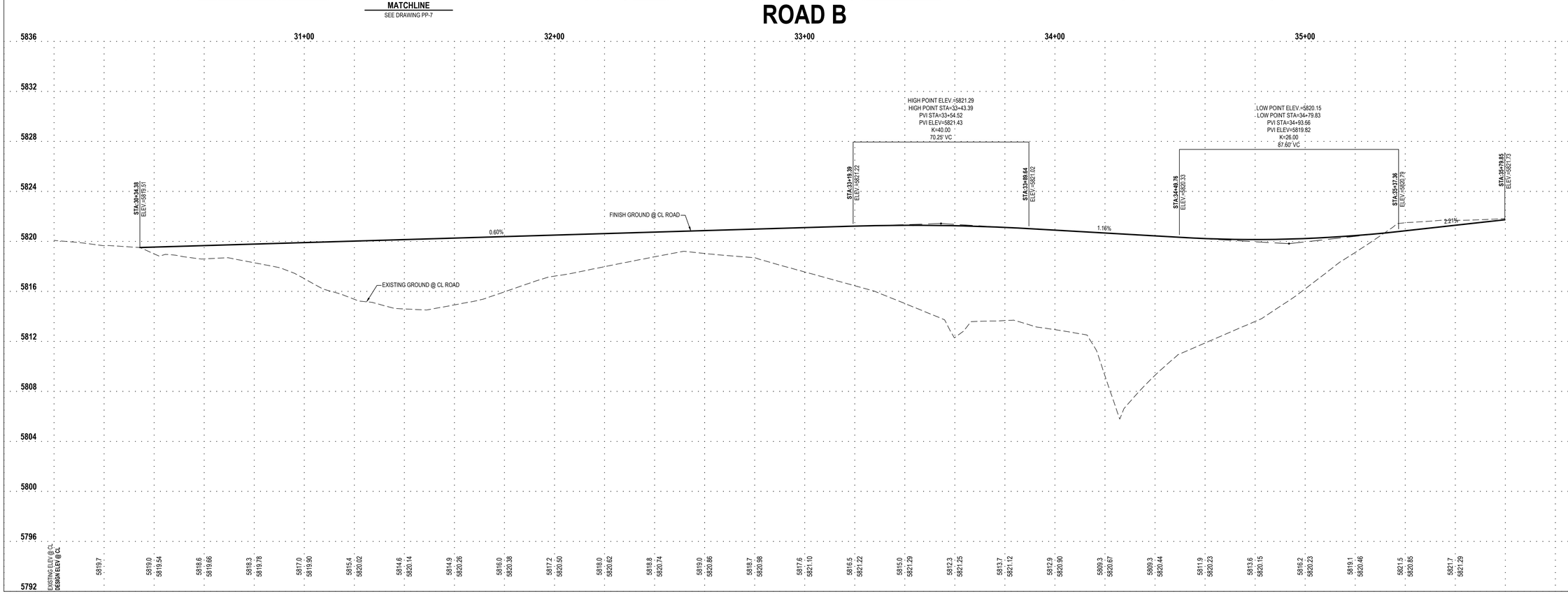

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BRENT ALLEN MORGAN
05/07/26
STATE OF UTAH

2026-05-07 FOR REVIEW

PLAN AND PROFILE ROAD B

PROJECT NUMBER	PRINT DATE
12534C	2026-05-07
PROJECT MANAGER	DESIGNED BY
BAM	RWF

PP-2

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HEBER CITY ENGINEER _____ DATE _____

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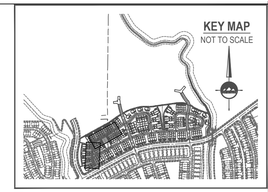
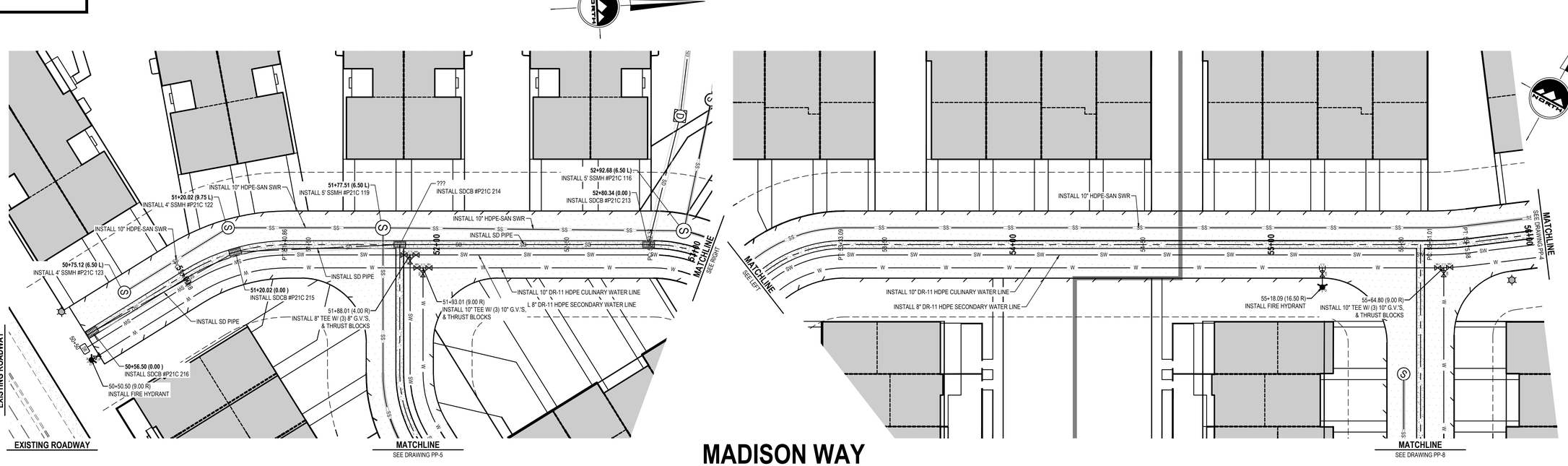
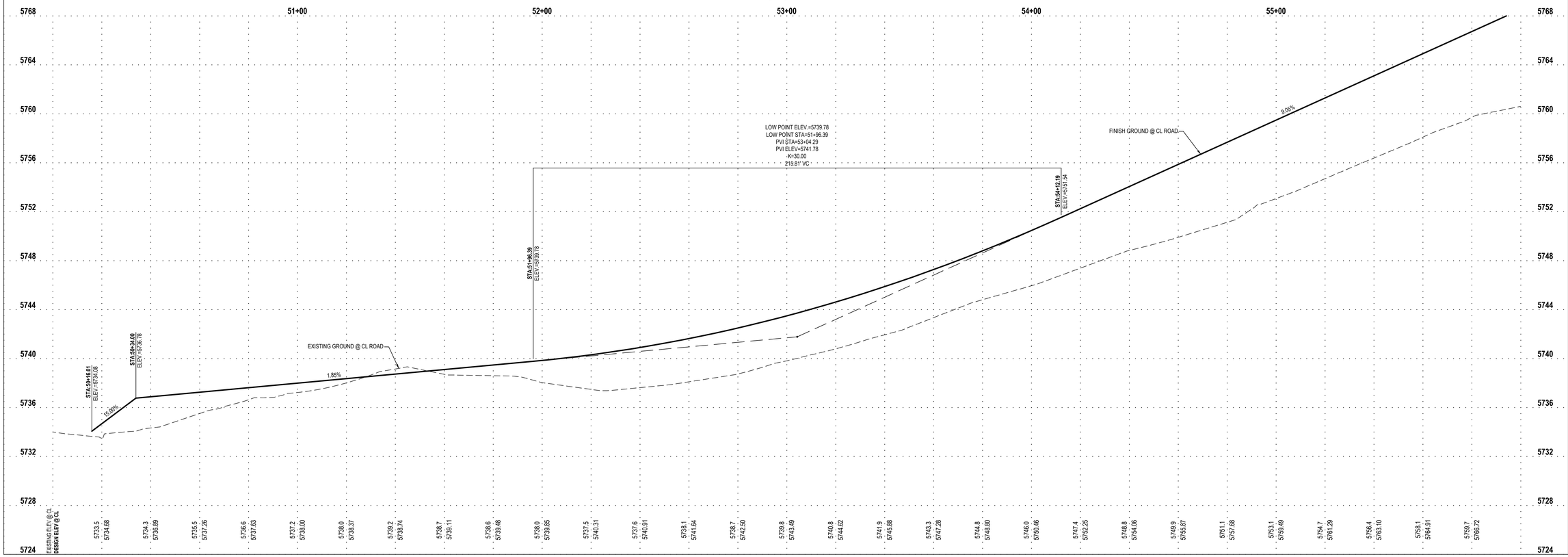




MADISON WAY



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2026-05-07 FOR REVIEW

PLAN AND PROFILE
MADISON WAY

PROJECT NUMBER 12534C
PRINT DATE 2026-05-07
PROJECT MANAGER BAM
DESIGNED BY RWF

PP-3

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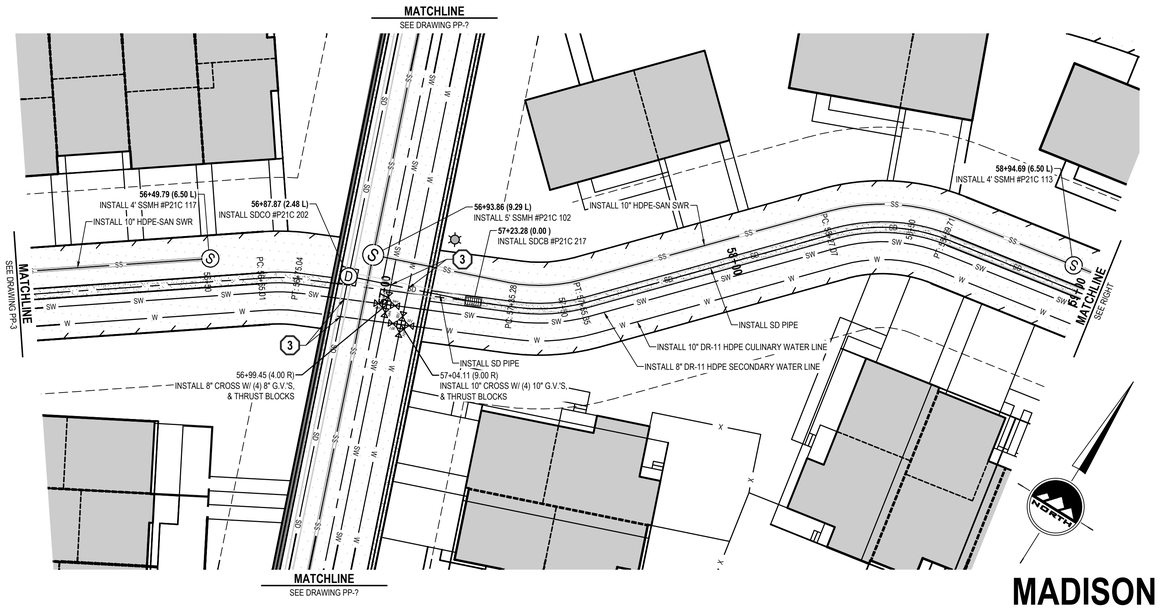
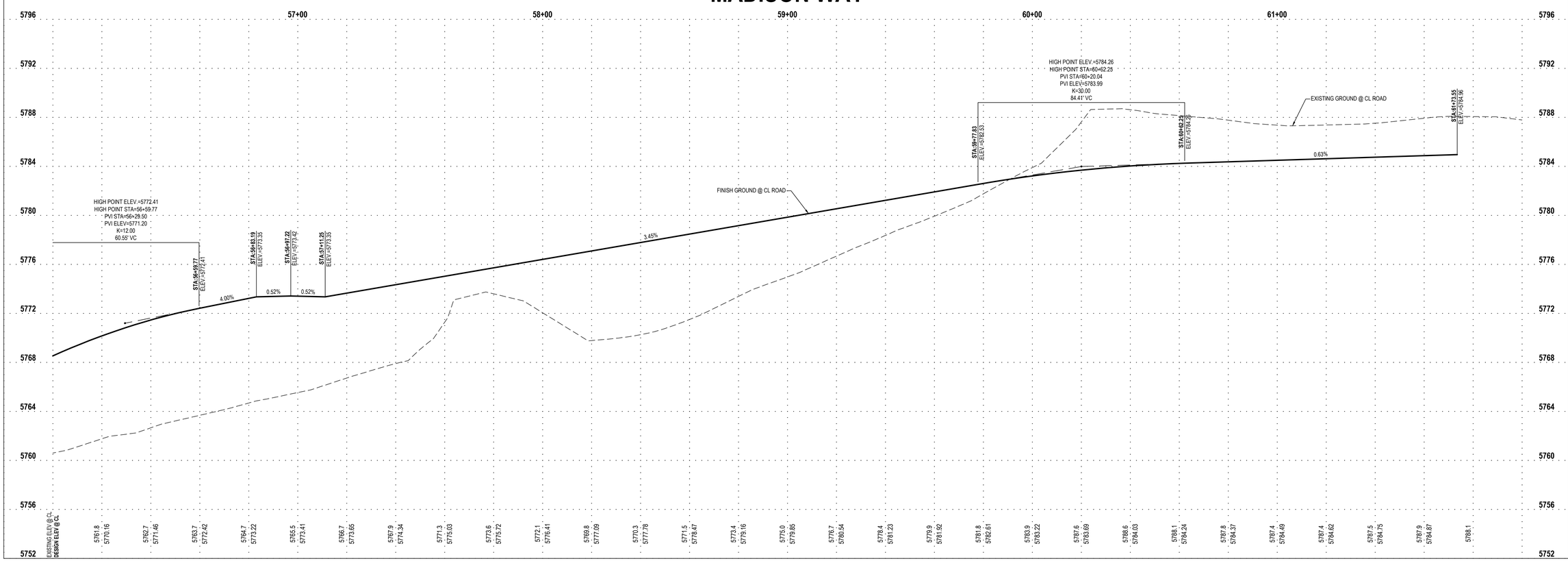


MADISON WAY



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2026-05-07 FOR REVIEW

PLAN AND PROFILE
MADISON WAY

PROJECT NUMBER 12534C
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PROJECT MANAGER BAM
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NORTH

KEY MAP
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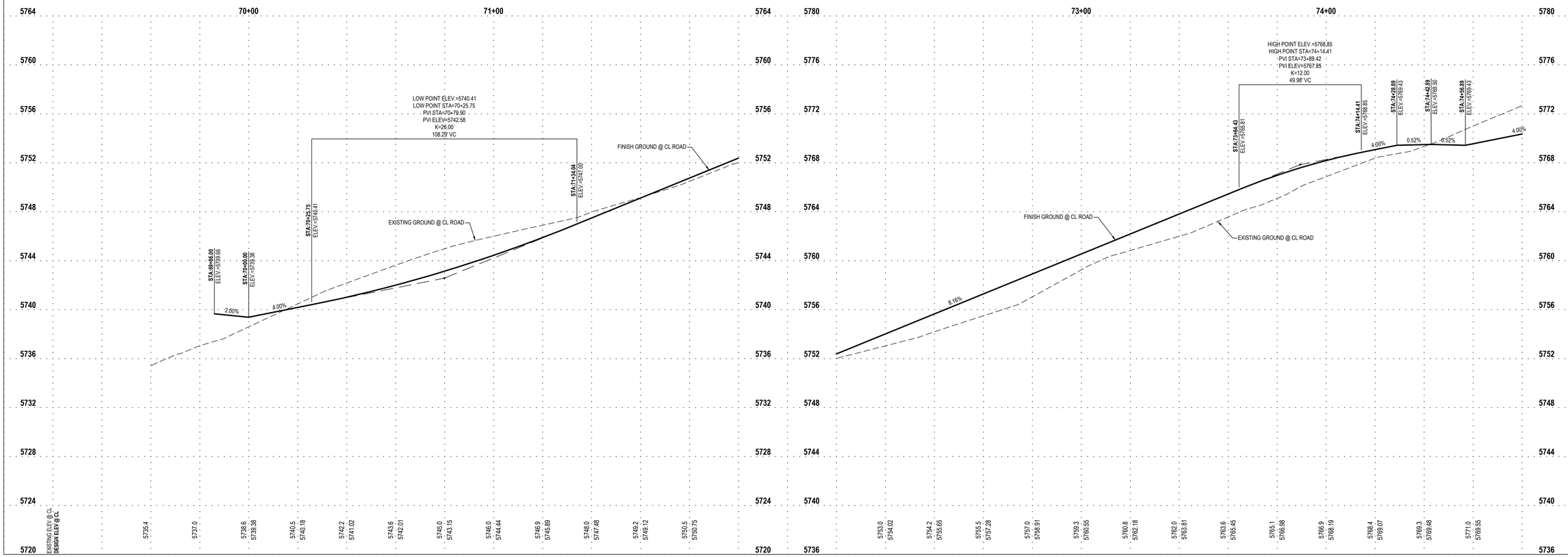
BLUE SAGE WAY



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2026-05-07 FOR REVIEW

PLAN AND PROFILE
BLUE SAGE WAY

PROJECT NUMBER	PRINT DATE
12534C	2026-05-07
PROJECT MANAGER	DESIGNED BY
BAM	RWF

PP-5

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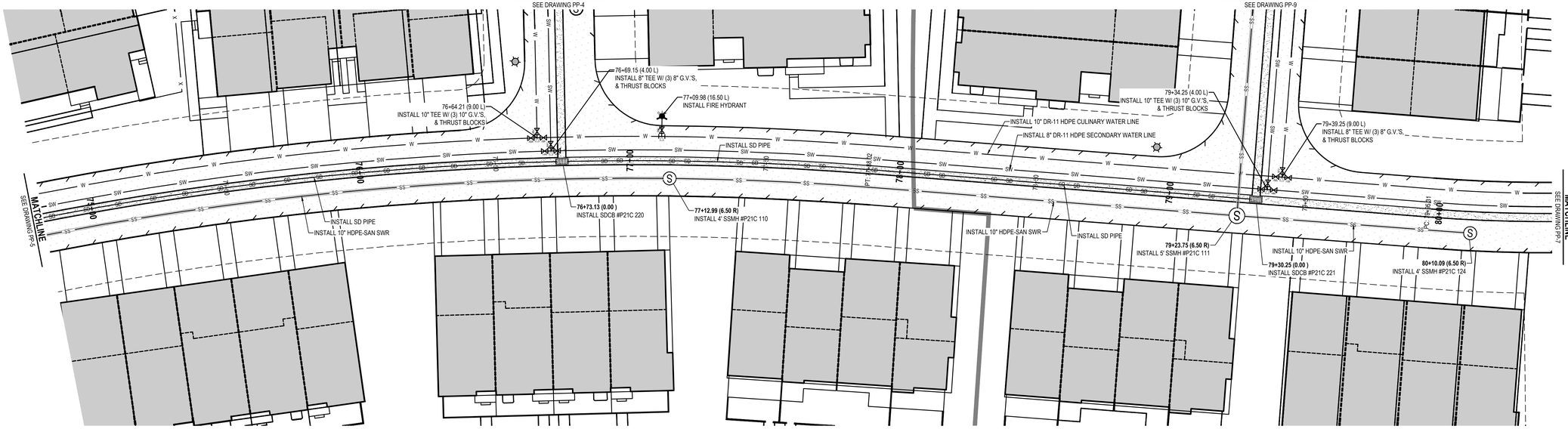

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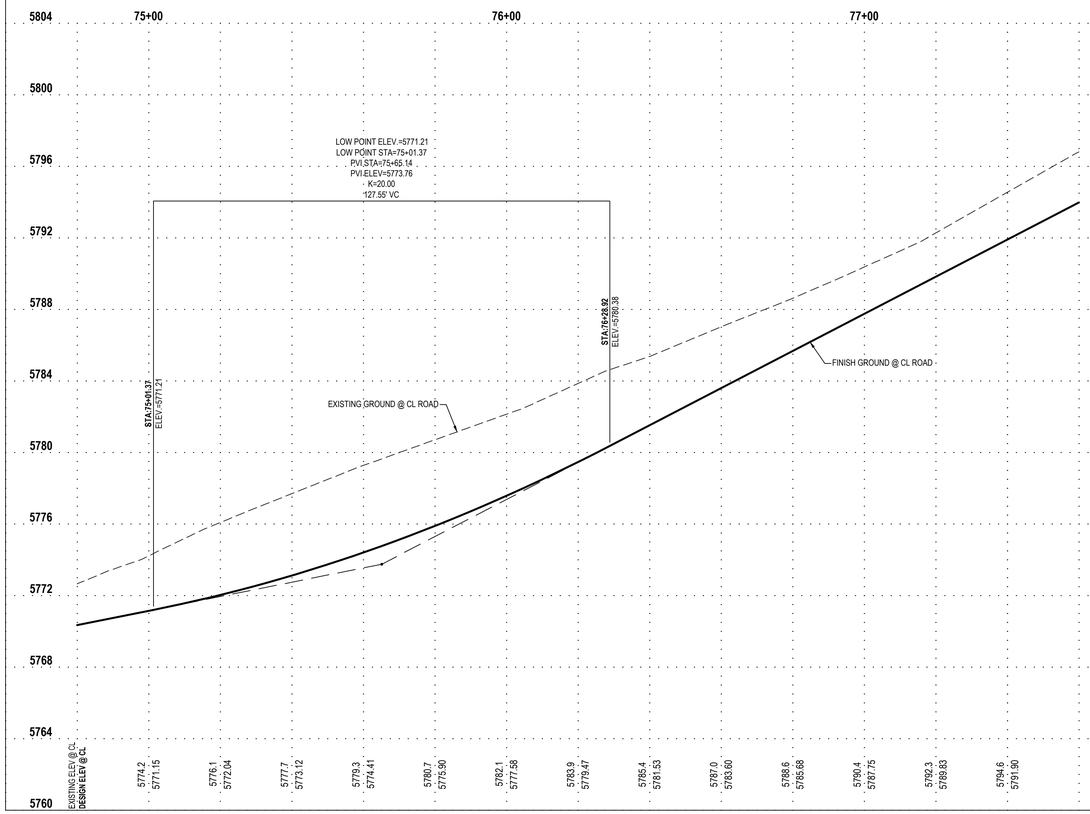

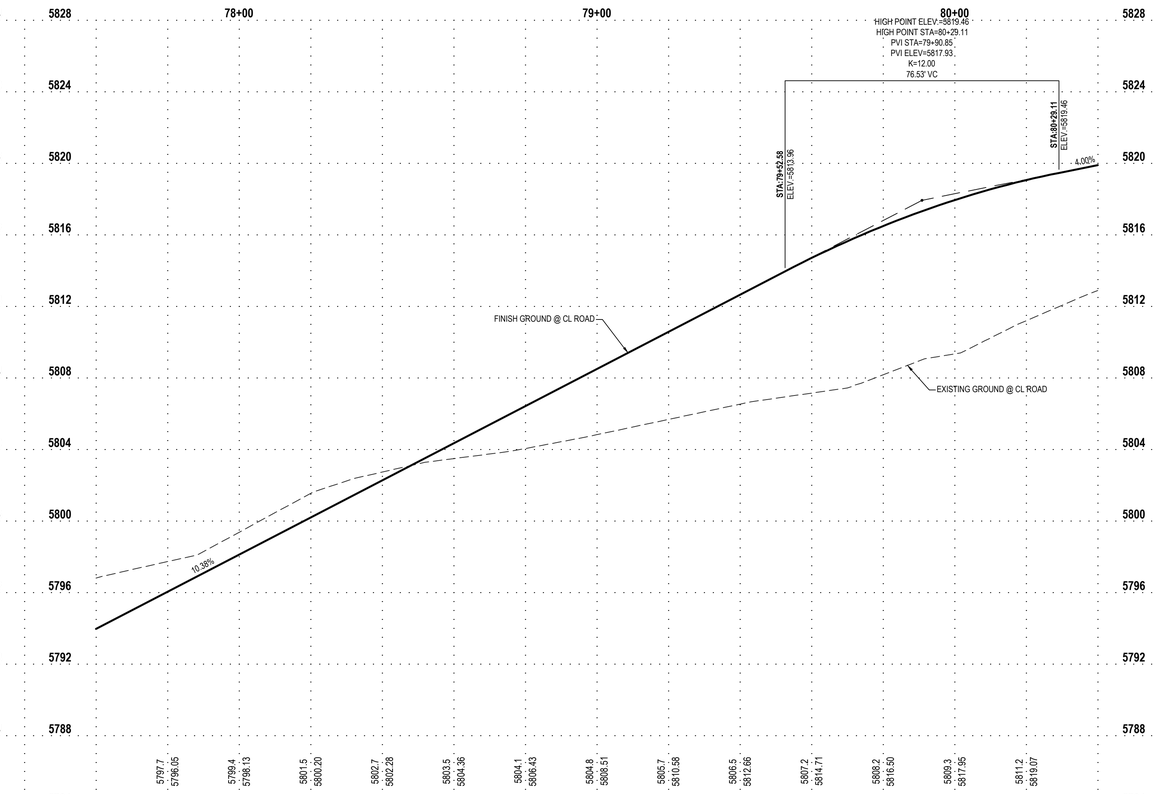

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PLAN AND PROFILE
BLUE SAGE WAY

PROJECT NUMBER 12534C
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PP-6

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

SCOPE OF WORK:

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

1. TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
2. REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE AND CONNECT TO EXISTING WATER LINE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
3. POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

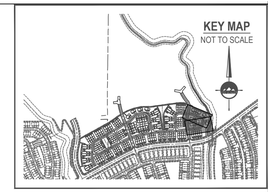
HEBER CITY ENGINEER'S APPROVAL

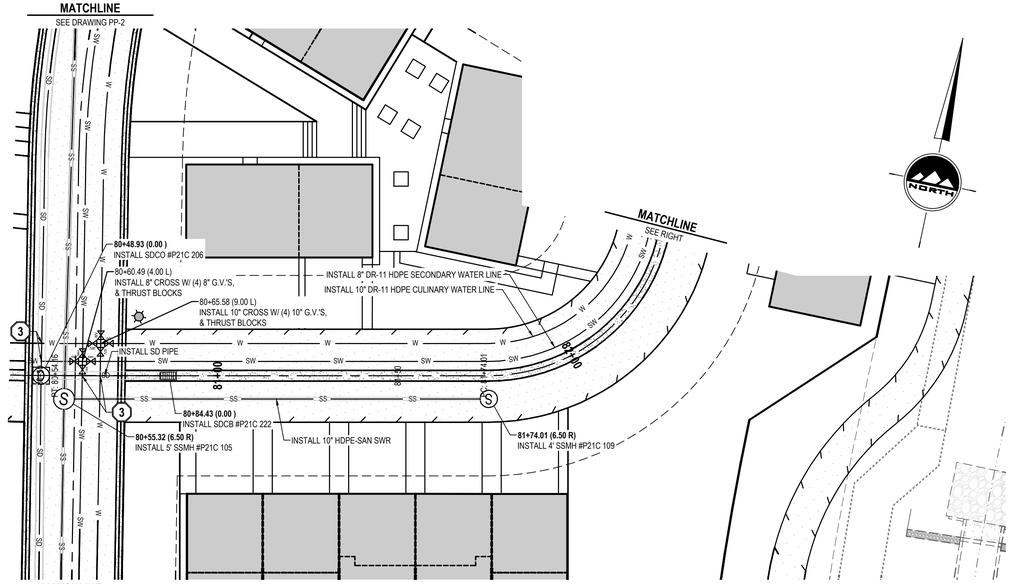
HEBER CITY ENGINEER _____ DATE _____

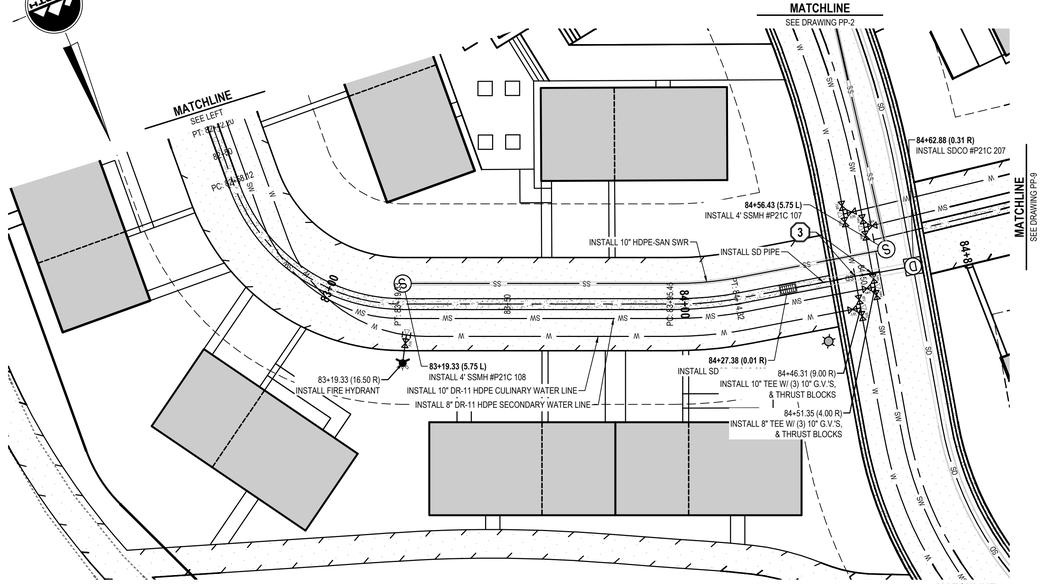
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

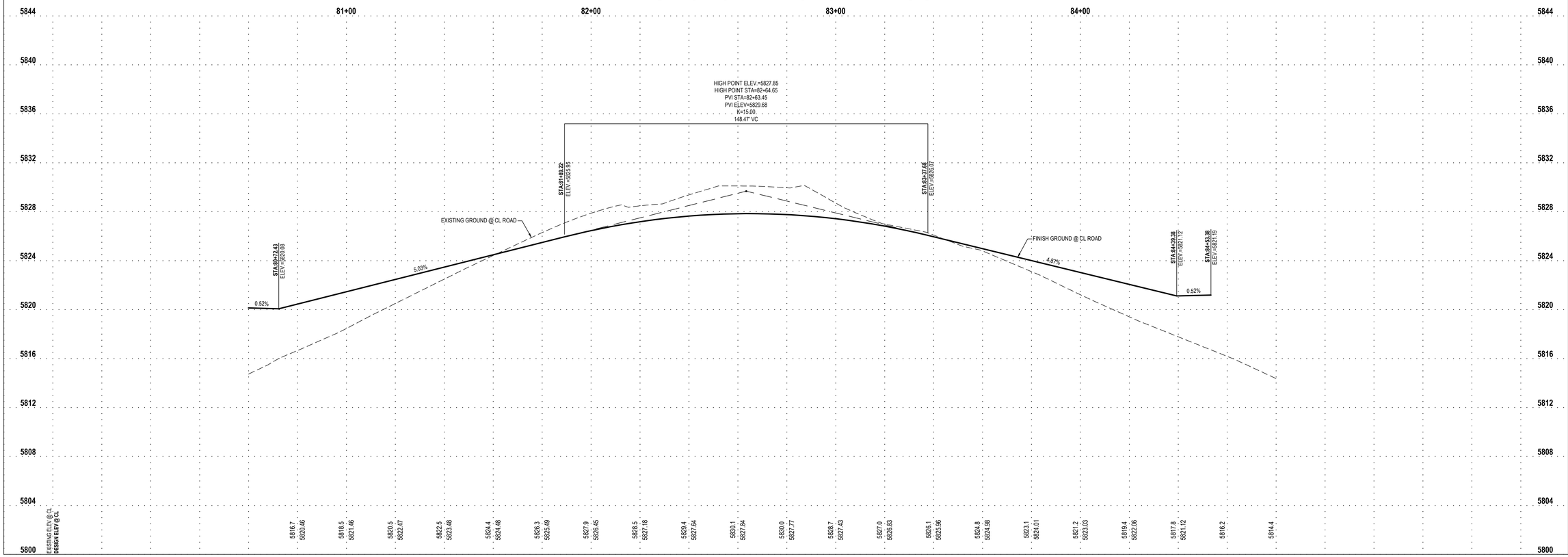
KEY MAP
NOT TO SCALE







BLUE SAGE WAY/BOBBY LOOP



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LAYTON
Phone: 801.547.1100

TOOELE
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CEDAR CITY
Phone: 435.865.1453

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CONTACT:
DANIEL HERZOG
PHONE: 801.864.9200

JORDANELLE RIDGE
VILLAGE 2 POD 21C PHASE 1 PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/07/26
STATE OF UTAH

2026-05-07 FOR REVIEW

PLAN AND PROFILE BLUE SAGE WAY/ BOBBY LOOP

PROJECT NUMBER 12534C
PRINT DATE 2026-05-07
PROJECT MANAGER BAM
DESIGNED BY RWF

PP-7

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BENCHMARK

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ELEVATION = 5969.10

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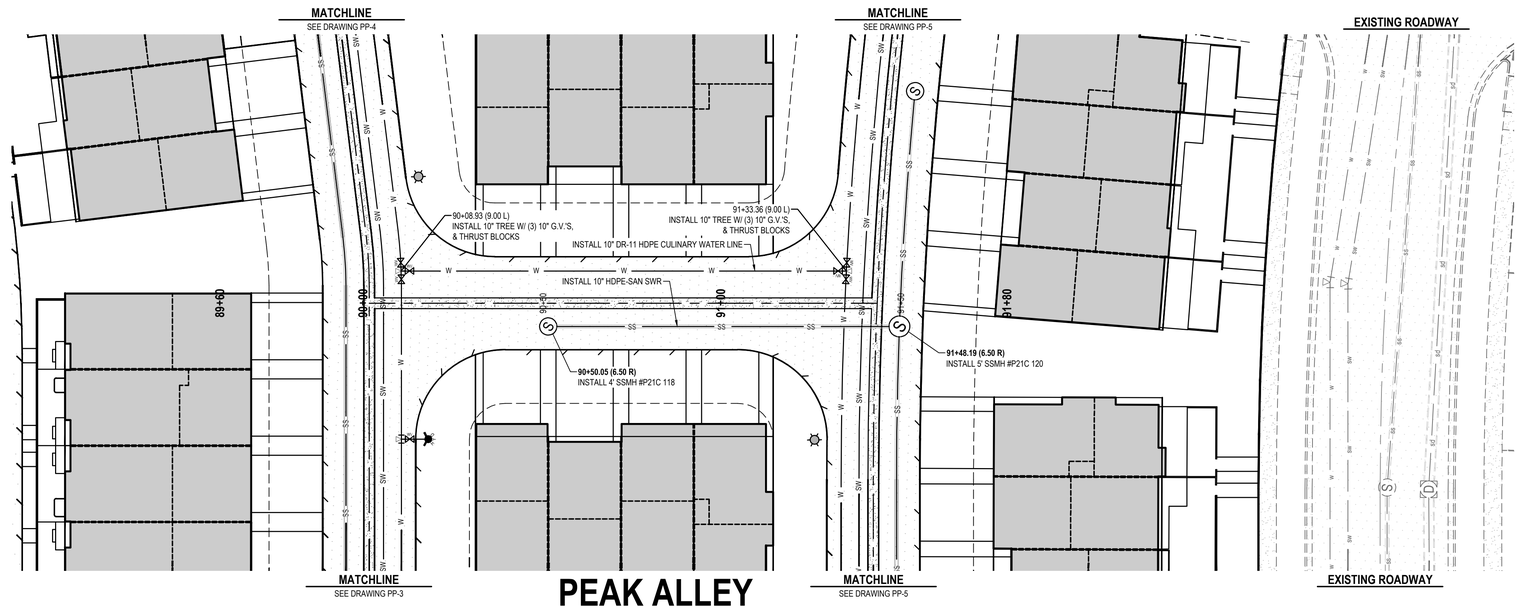
HEBER CITY ENGINEER'S APPROVAL

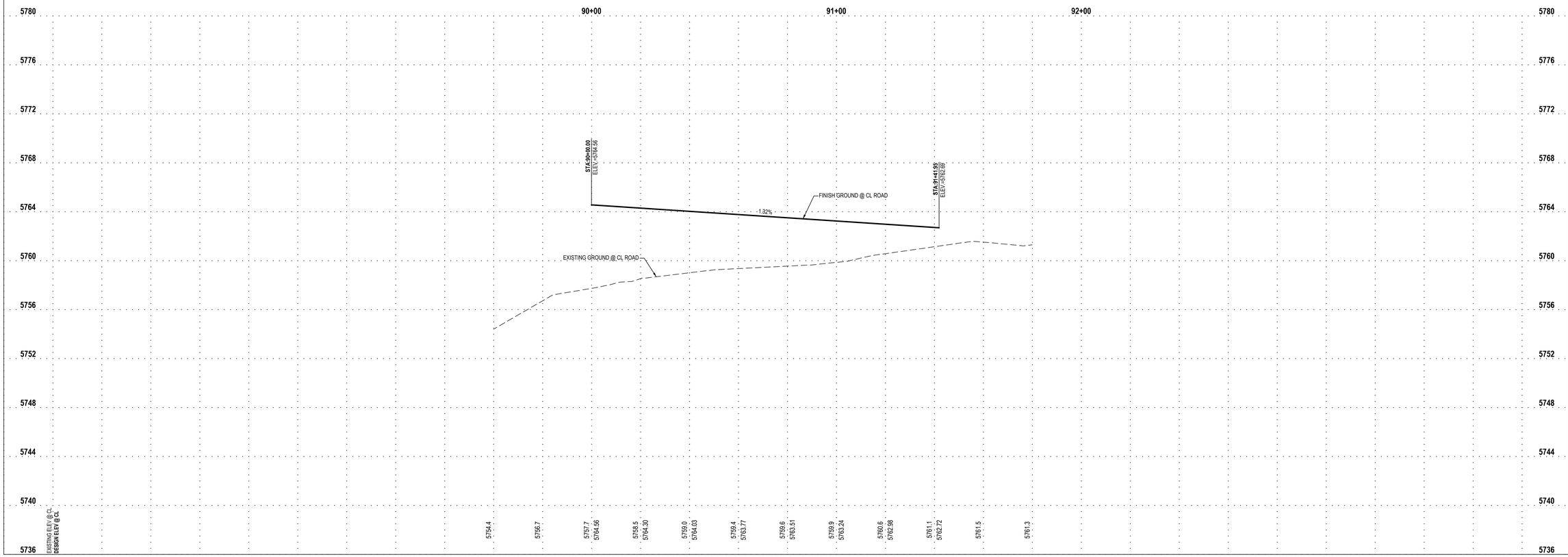
HEBER CITY ENGINEER DATE

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE





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HEBER CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/07/26
STATE OF UTAH

2026-05-07 FOR REVIEW

PLAN AND PROFILE
PEAK ALLEY

PROJECT NUMBER	PRINT DATE
12534C	2026-05-07
PROJECT MANAGER	DESIGNED BY
BAM	RWF

PP-8

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BENCHMARK

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HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
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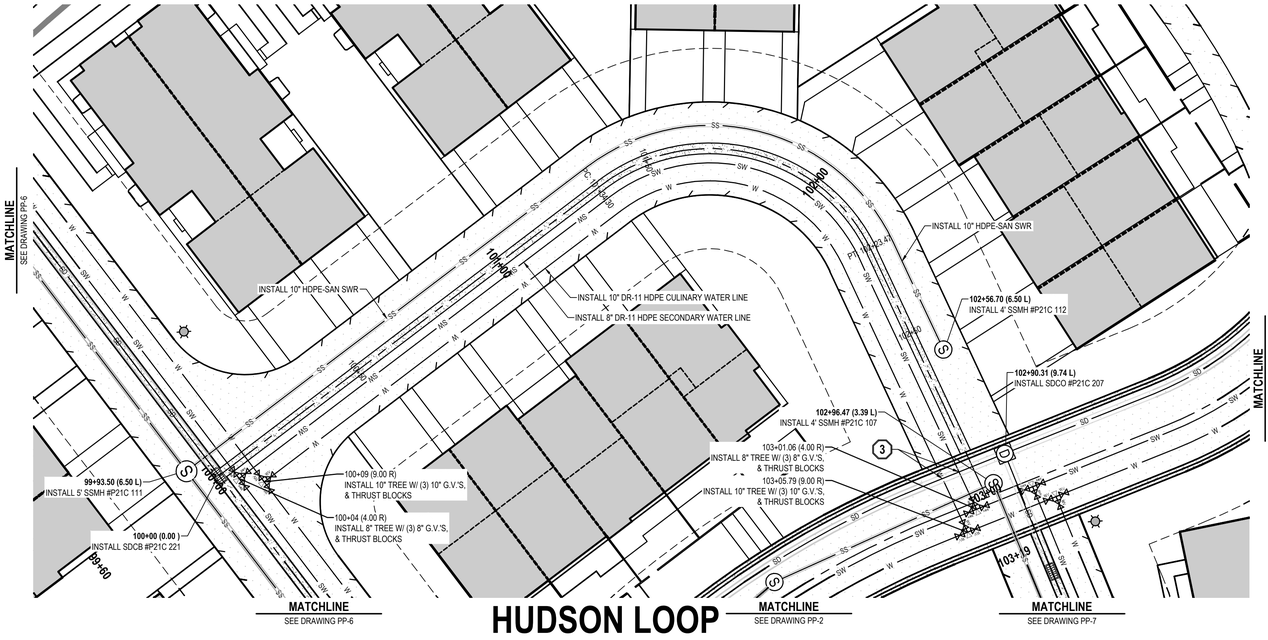
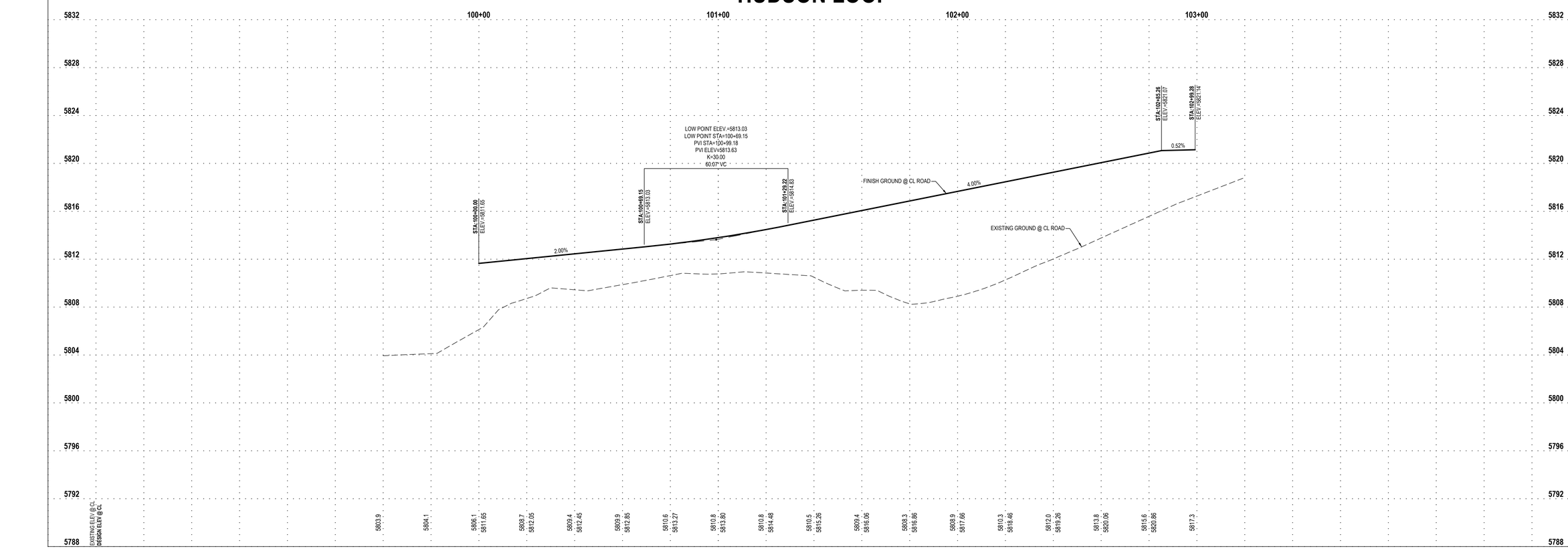
KEY MAP
NOT TO SCALE



HUDSON LOOP



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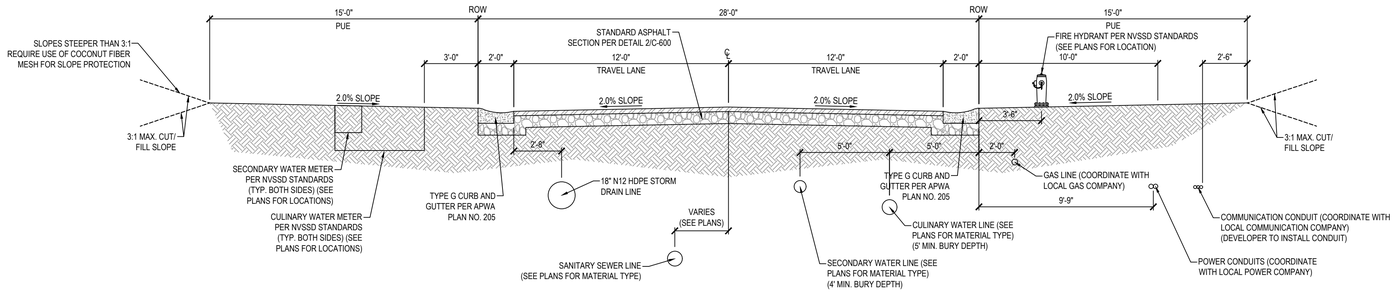
No. 362051
BRENT ALLEN MORGAN
05/07/26
STATE OF UTAH

2026-05-07 FOR REVIEW

PLAN AND PROFILE
HUDSON LOOP

PROJECT NUMBER	PRINT DATE
12534C	2026-05-07
PROJECT MANAGER	DESIGNED BY
BAM	RWF

PP-9

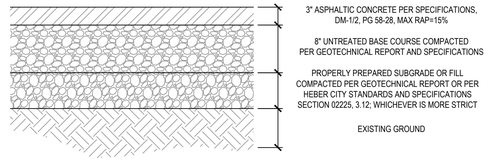


1 TYPICAL ROAD CROSS SECTION (28' ROW)

SCALE: NONE

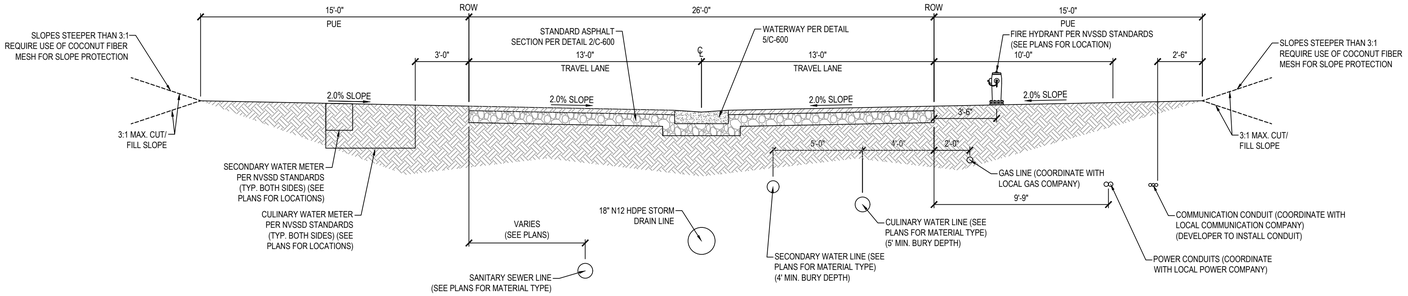
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 STANDARD ASPHALT SECTION

SCALE: NONE



3 TYPICAL ROAD CROSS SECTION (26' ROW)

SCALE: NONE

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
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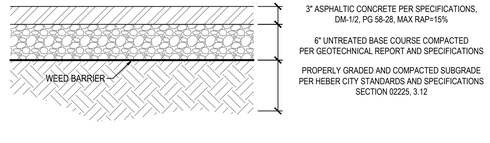
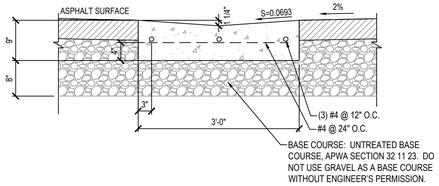


4 STANDARD TRAIL SECTION

SCALE: NONE

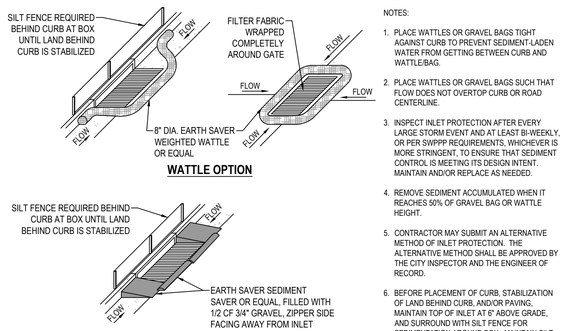


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

5 3' WATERWAY

SCALE: NONE

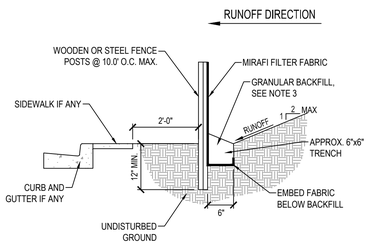


NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

6 INLET PROTECTION

SCALE: NONE

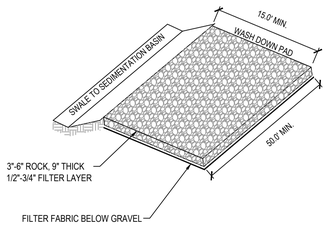


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

7 TEMPORARY SILT FENCE

SCALE: NONE



NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

8 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

ENSIGN
THE STANDARD IN ENGINEERING

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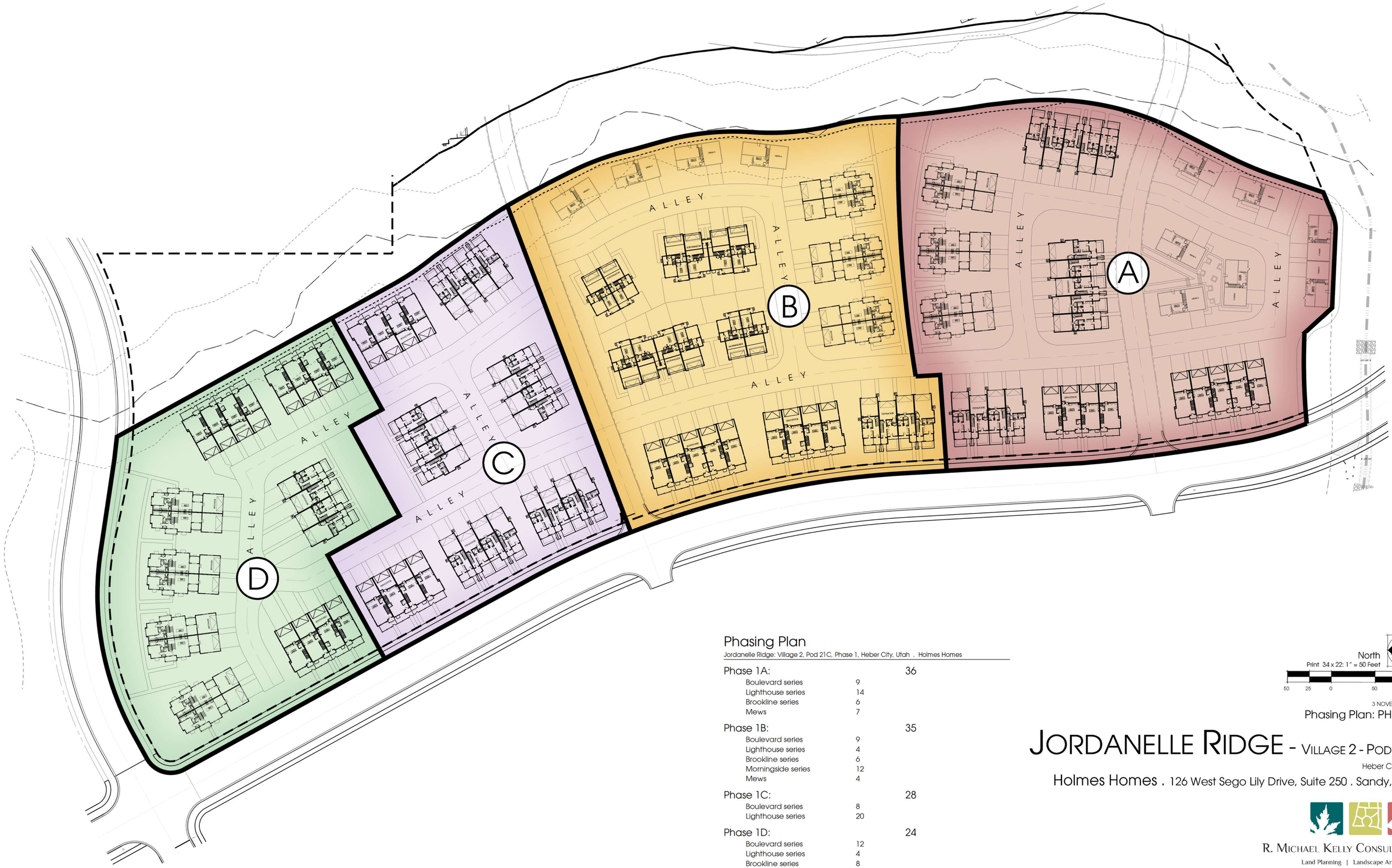
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/07/26
STATE OF UTAH

2026-05-07 FOR REVIEW

DETAILS

PROJECT NUMBER 12534C
PRINT DATE 2026-05-07
PROJECT MANAGER BAM
DESIGNED BY RWF

C-600



Phasing Plan

Jordanelle Ridge: Village 2, Pod 21C, Phase 1, Heber City, Utah . Holmes Homes

Phase 1A:		**36**
Boulevard series	9	
Lighthouse series	14	
Brookline series	6	
Mews	7	
Phase 1B:		**35**
Boulevard series	9	
Lighthouse series	4	
Brookline series	6	
Morningside series	12	
Mews	4	
Phase 1C:		**28**
Boulevard series	8	
Lighthouse series	20	
Phase 1D:		**24**
Boulevard series	12	
Lighthouse series	4	
Brookline series	8	
Total Units		**123**

North

Print 34 x 22: 1" = 50 Feet

50 25 0 50 100

3 NOVEMBER 2025

Phasing Plan: PHASE 1

JORDANELLE RIDGE - VILLAGE 2 - POD 21C

Heber City, Utah

Holmes Homes . 126 West Sego Lily Drive, Suite 250 . Sandy, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net

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ELEVATION = 5969.10



NOTES:

1. 40 MPH DESIGN SPEED FOR FITZGERALD ROAD.
2. SIGHT TRIANGLE VERTEX IS 18' FROM MAJOR ROAD TRAVELED WAY PER SECTION 9.5.3.2.1 OF THE 7TH EDITION OF AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
3. LEFT TURN INTERSECTION SIGHT DISTANCE PER TABLE 9-7. DESIGN INTERSECTION SIGHT DISTANCE - CASE B1: LEFT TURN FROM STOP IN 7TH EDITION OF AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS
4. RIGHT TURN INTERSECTION SIGHT DISTANCE PER TABLE 9-9. DESIGN INTERSECTION SIGHT DISTANCE - CASE B2, RIGHT TURN FROM STOP IN 7TH EDITION OF AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

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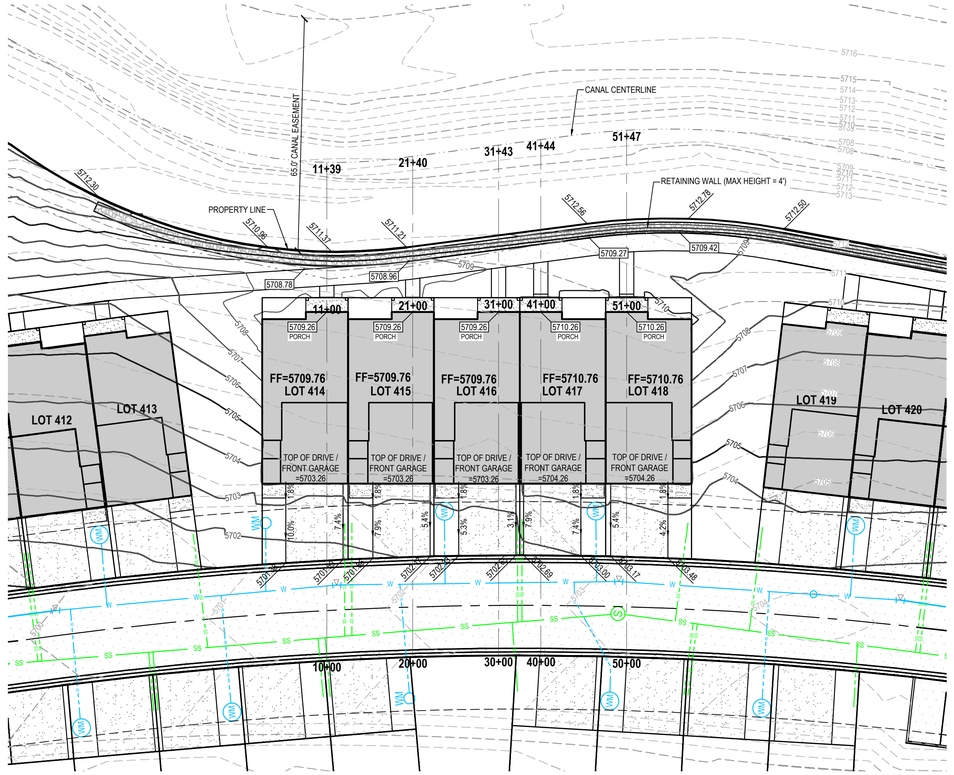
HEBER CITY, UTAH

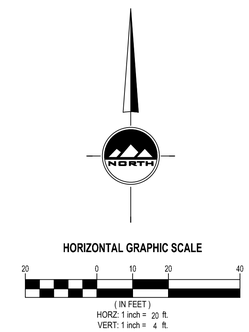
2026-05-06 FOR REVIEW

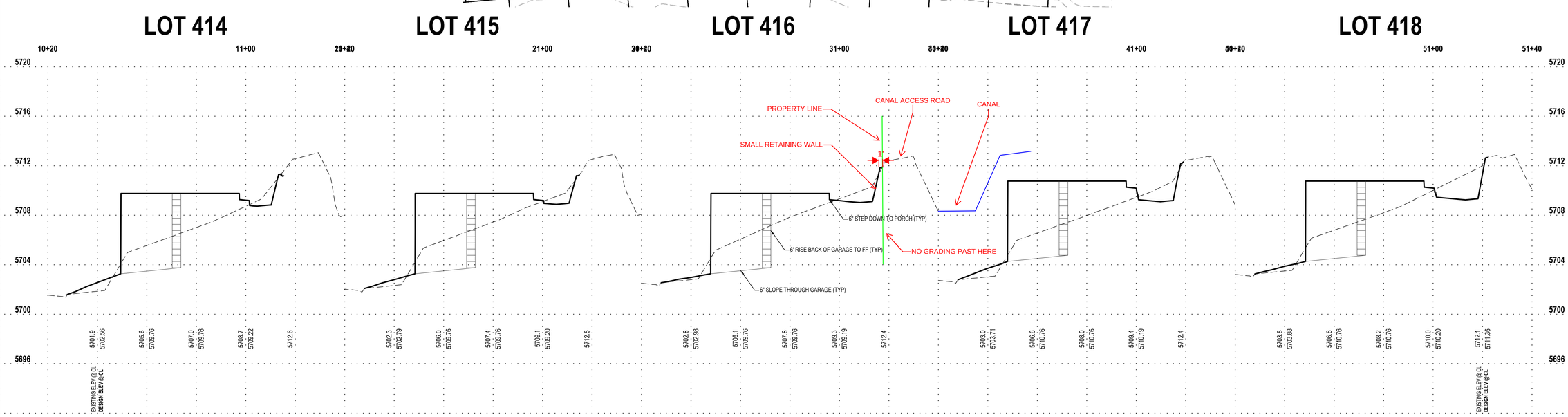
INTERSECTION SIGHT DISTANCE

PROJECT NUMBER 12534C
PRINT DATE 2026-05-06
PROJECT MANAGER BAM
DESIGNED BY RWF

EX-100







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FOR:
DEHARTON
[illegible] PARK PLACE, STE D-100
[illegible]

CONTACT:
[illegible]
PHONE: [illegible]

JORDANELLE RIDGE VILLAGE 2
FITZGERALD FARMS NO. 3

2250 NORTH HIGHWAY 40
HEBER CITY, UTAH 84032

2025-10-03 FOR REVIEW

CANAL PRECISE GRADING EXHIBIT

PROJECT NUMBER	PRINT DATE
[illegible]	2026-03-05
PROJECT MANAGER	DESIGNED BY
BAM	DAG

EX-300

PLANNING COMISSION

Jordanelle Ridge Village 2 Pod 21 C

Subdivision Preliminary

07/14/2026

Project Summary

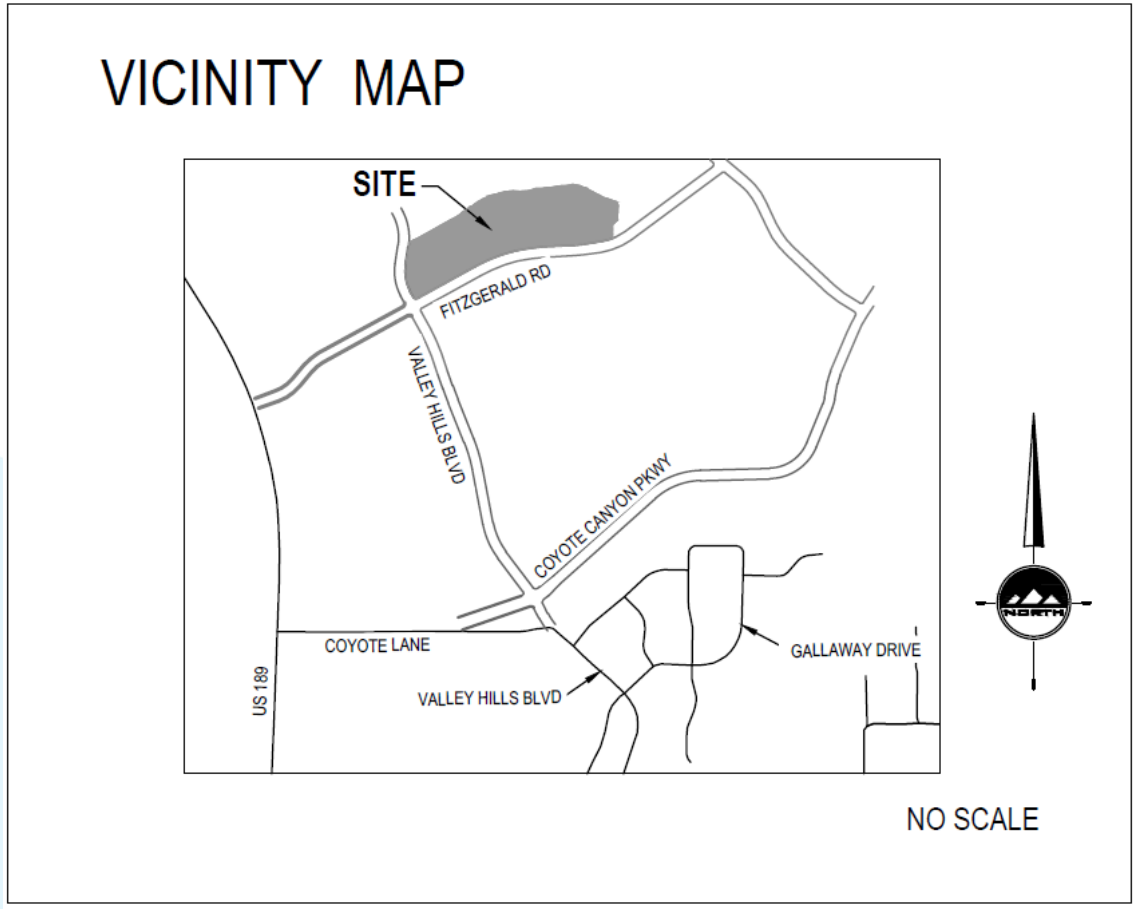
Location: North of Fitzgerald Road and east of Valley Hills Blvd

General Plan Designation: NOS Neighborhood w/ Open Space

Zoning: Mountain Community

Acres: 15.25

Units: 123 townhomes



Discussion

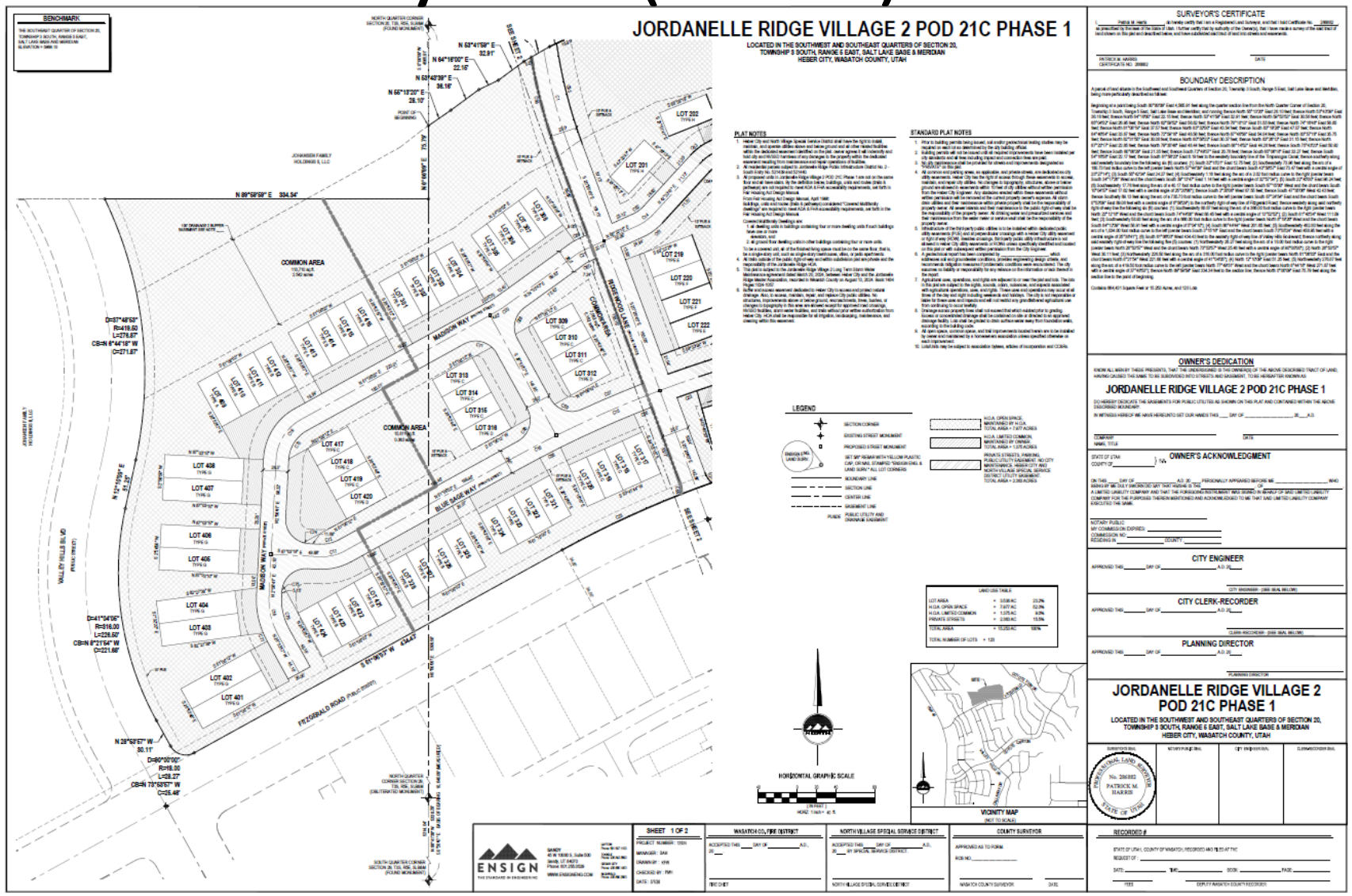
- The Planning Commission serves as the Land Use Authority for Preliminary Plat approval under Section 18.117.016.
- Review of Jordanelle Ridge Village 2 Pod 21C focused on site improvements and infrastructure requirements, including drainage, traffic, geotechnical considerations, canal coordination, fire access, and intersection sight distances.
- The application requires resolution of remaining items, including an updated traffic impact study, geotechnical recommendations for development near the canal, sensitive lands analysis, and completion of outstanding plan and stormwater report comments.
- Department comments identify items to be addressed through Subdivision Final and conditions of approval, including streetlight compliance, steep-slope limitations and buildable areas, and fire access, hydrant spacing, and turnaround requirements.

Land Use Table

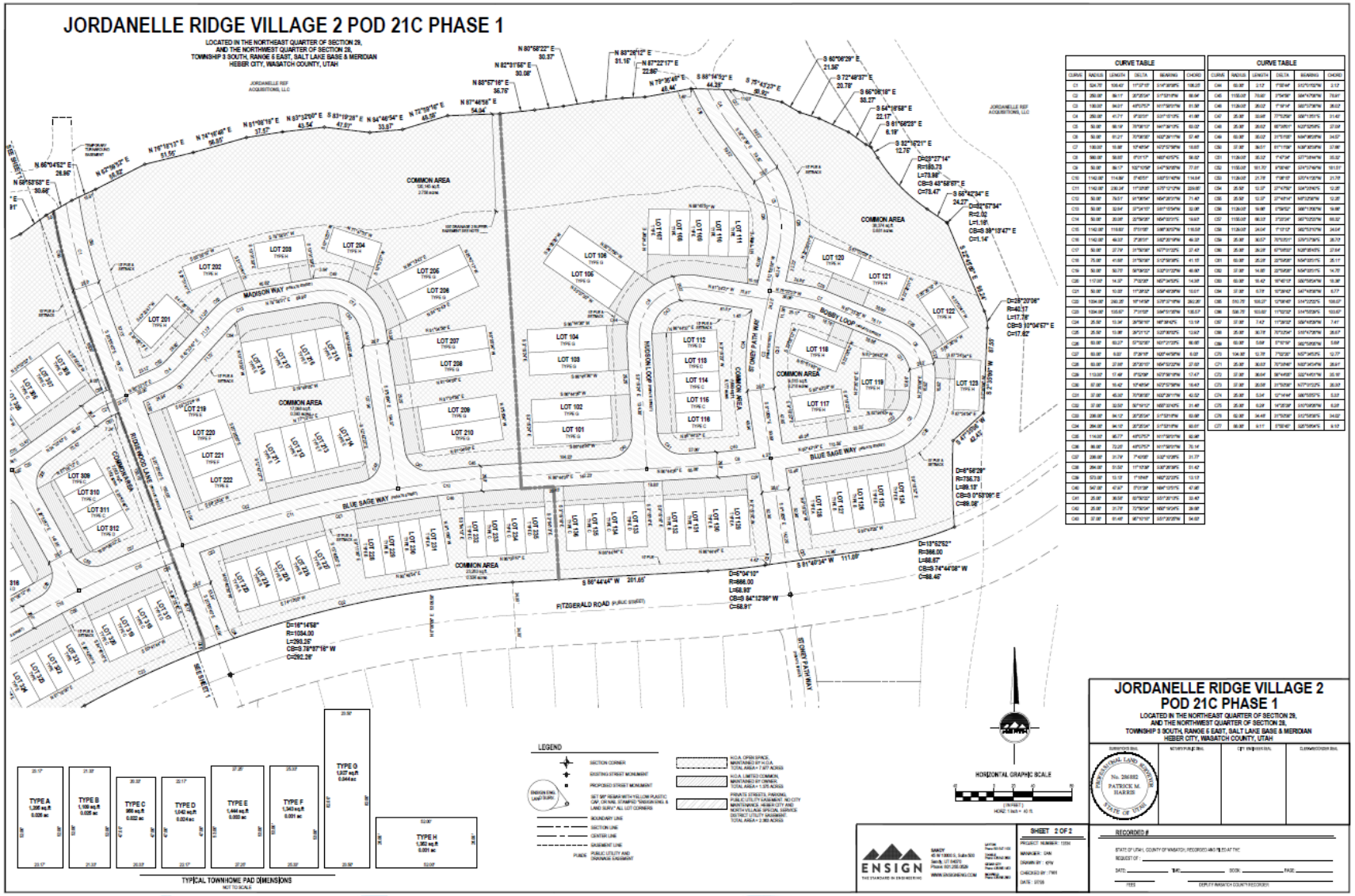
LAND USE TABLE			
LOT AREA	=	3.538 AC	23.2%
H.O.A. OPEN SPACE	=	7.977 AC	52.3%
H.O.A. LIMITED COMMON	=	1.375 AC	9.0%
PRIVATE STREETS	=	2.363 AC	15.5%
TOTAL AREA	=	15.253 AC	100%

TOTAL NUMBER OF LOTS = 123

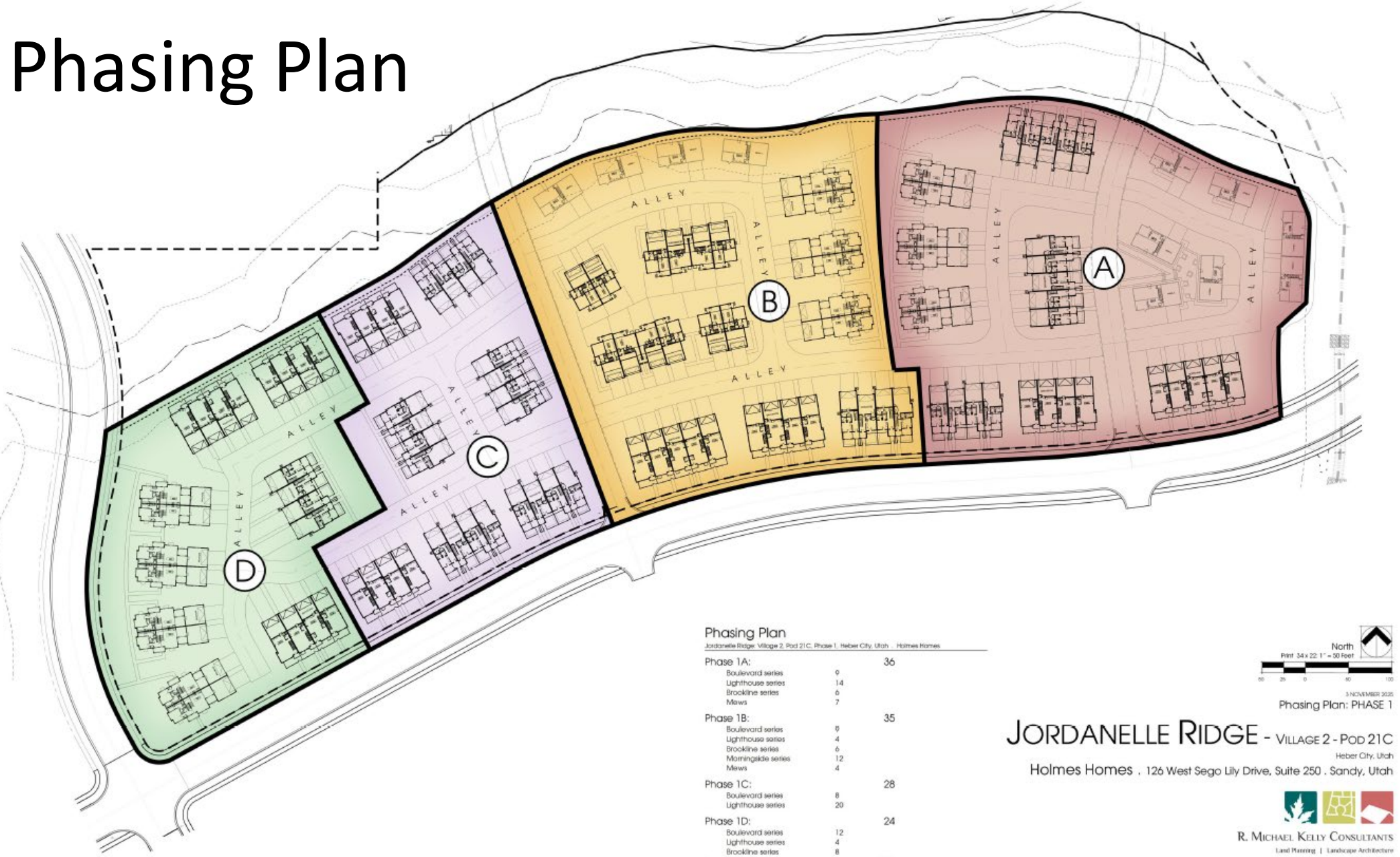
Preliminary Plat (1 of 2)



Preliminary Plat (2 of 2)



Phasing Plan



Phasing Plan

Jordanelle Ridge Village 2, Pod 21C, Phase 1, Heber City, Utah . Holmes Homes

Phase 1A:		36
Boulevard series	9	
Lighthouse series	14	
Brookline series	6	
Mews	7	
Phase 1B:		35
Boulevard series	9	
Lighthouse series	4	
Brookline series	6	
Morningside series	12	
Mews	4	
Phase 1C:		28
Boulevard series	8	
Lighthouse series	20	
Phase 1D:		24
Boulevard series	12	
Lighthouse series	4	
Brookline series	8	
Total Units		123

North

Print 34 x 22: 1" = 50 Feet

3 NOVEMBER 2025

Phasing Plan: PHASE 1

JORDANELLE RIDGE - VILLAGE 2 - POD 21C

Heber City, Utah

Holmes Homes . 126 West Sego Lily Drive, Suite 250 . Sandy, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

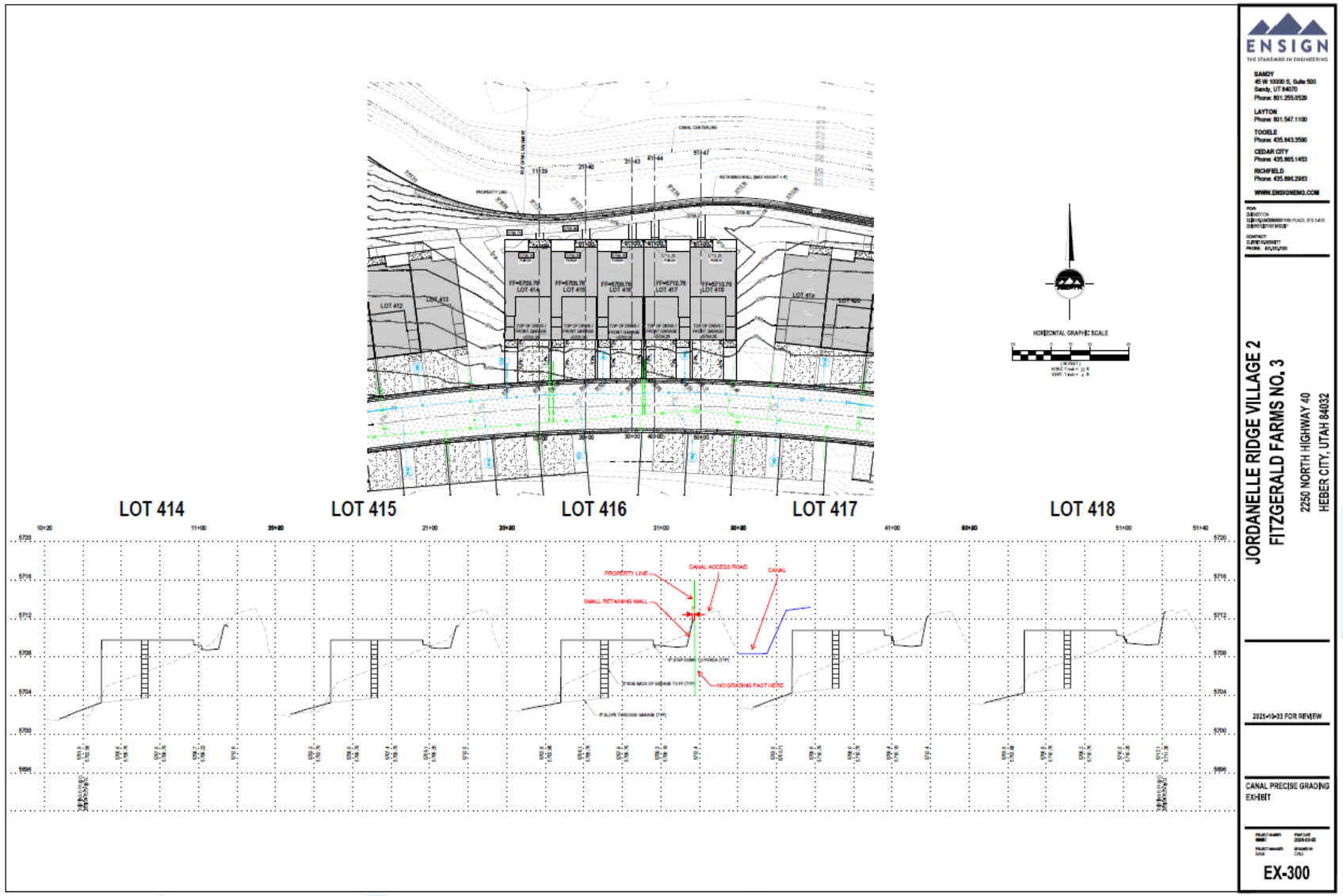
P.O. Box 469 Millville, Utah 84326 | (435)770-7102 | mkellyconsultants@comcast.net

HEBER CITY PLANNING

Intersection Sight Distance



Canal Precise Grading Exhibit



Staff Recommendation

Staff recommends approval of **Jordanelle Ridge Village 2 Phase 3: Pods 16, 17A, 17B, 18A, and 19 Subdivision Preliminary** subject to the following findings and conditions:

Findings

1. The application is consistent with the Development Agreement.
2. The application is consistent with the Development Code.
3. The Planning Commission is the Land Use Authority for Preliminary Plats.

Conditions

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

- Traffic Study must be updated with final submittal addressing signal recommendations at Fitzgerald Road.
- Provide geotechnical recommendations for building on downhill of the canal and add recommendation notes to plat for builders to follow at final approval.
- Provide sensitive lands analysis with final submittal.
- Address all comments on the plans, geotechnical report, TIS, and other attached comments at final.

Staff Recommendation (continued)

2. All requirements of Wasatch County Fire shall be met.

- Phases with over 30 units must provide an alternative access point.
- Proposed turn arounds must meet Wasatch Fire Districts Apparatus Specs. Provide overlay or dimensions.
- Provide spacing of hydrants at 500 foot intervals.
- Hydrant should be placed at intersections and not at dead ends. Also show which hydrants will be included in phases.
- Note, area is in the designated Wildland Urban Interface.

3. All Planning requirements shall be met.

- Demonstrate compliance with the required streetlight standard.
- Identify non-buildable steep slope areas and provide buildable areas for lots with 30% slopes (see City Engineer condition requiring a sensitive lands analysis).

4. All other code requirements shall be met.

Discussion

Planning Commission Staff Report

MEETING DATE: 7/14/2026

SUBJECT: Telecommunication Code Update and Report on Atlas Cell Tower Site (Development Community Director Tony Kohler)

RESPONSIBLE: Tony Kohler

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

Atlas Towers recently modified their contract with Heber City, moving the location of the tower to the cemetery. This will permit the cell tower to be setback over 300' from existing homes. Atlas indicates a need to increase the height of towers to 80 feet in order to accommodate co-location of 3 carriers, which is a requirement of the Telecommunications Ordinance. The purpose of this meeting is to discuss the proposed code update and site details with the Planning Commission prior to setting a public hearing for updating the City's Telecommunication code.

RECOMMENDATION

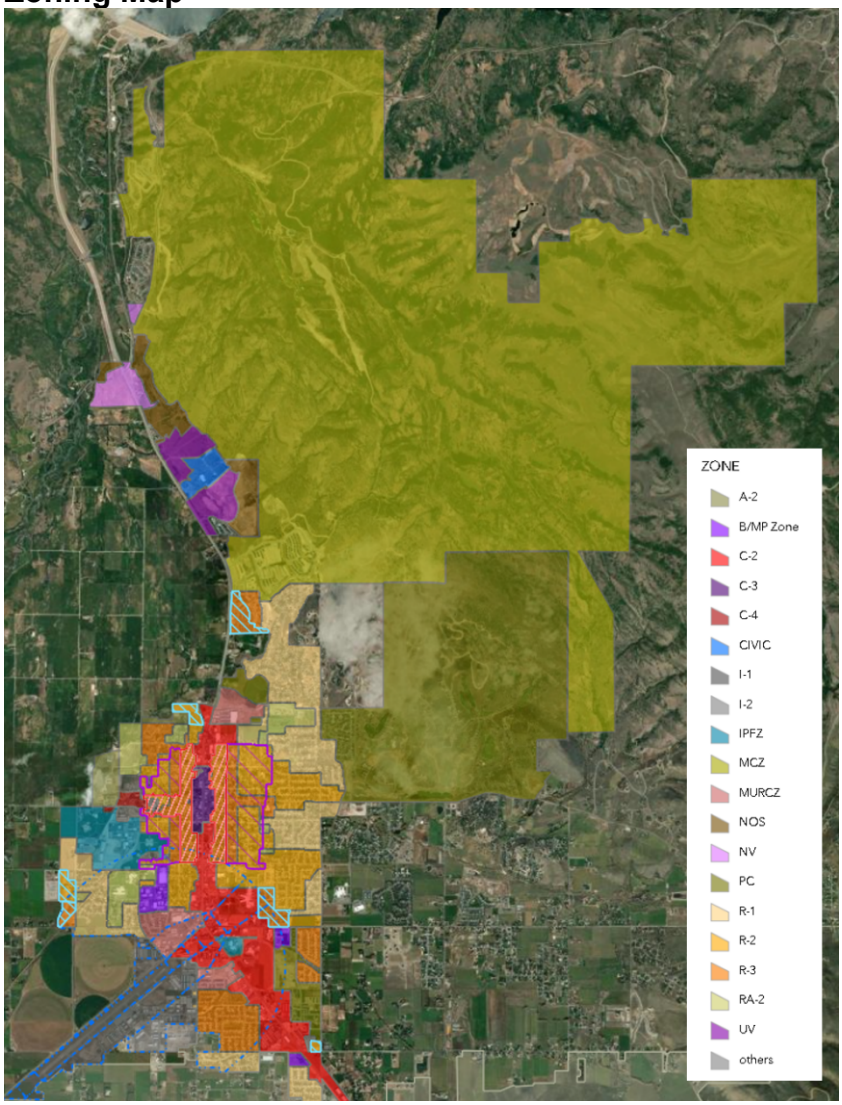
Staff recommends the Planning Commission discuss the proposed update to the code and provide feedback to staff.

BACKGROUND

The proposed code update does the following:

1. Increases the minimum setback for cell towers from 115% of the pole height to 150% of the pole height as measured from the pole to a residential lot line.
2. Adds a new setback of at least 300 feet as measured from the pole to an existing home.
3. Changes the minimum height from 35 feet/65 feet (depending upon zone) to 80' feet to ensure co-location can be accommodated.
4. Removes the provision that permits a waiver to the 1-mile radius separation from one tower to another tower.

Zoning Map



DISCUSSION

Changing the minimum height to 80' will accommodate co-location on cell towers, thus reducing the demand for additional towers throughout the City. The current 35-foot height limit does not allow for co-location, as carriers need to have their antennas separated by 10 feet, which would place a second carrier at 25 feet, which is not tall enough for adequate service. The larger setbacks will ensure existing homes are separated from cell towers in the future. And the minimum 1-mile spacing will ensure future towers are separated from each other.

Attached is a map of the City showing existing towers and potential areas for future towers. The City is likely to see pressure in the future for additional cellular structures in the areas in red, as those locations will have increasing vehicle traffic along the highways/collector street, as well as higher density residential and commercial growth in the future. The blue dashed line illustrates that the 1-mile radius requirement will eliminate much of the core of the City from having a new cell tower placed there. The Heber Valley Corridor (aka bypass) will likely place additional demand for cellular structures along the west side of Heber City.

Also attached is the draft drawings for Atlas Towers' site in the cemetery, showing an 80' monopine, along with photosims and a site location. Atlas will need to return to the Planning Commission for a conditional use approval for the site once the code is updated.

FISCAL IMPACT

N/A

CONCLUSION

N/A

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: Tony Kohler, Community Development Director

EXHIBITS

1. Telecom Ord
2. Telecom Locations
3. Heber Hill - Alt 3_20260626_Zoning_Rev0
4. Heber Hill - Alt3_Photo Sims_06.26.2026
5. HEBER HILL_Heber City Amendment_FE_06.30.2026

18.110 Telecommunication Facilities

18.110.010 Purpose
18.110.020 Findings
18.110.030 Definitions
18.110.040 Applicability
18.110.050 Application Requirements
18.110.060 Approval Process
18.110.070 Location
18.110.080 Uses
18.110.090 Co-Location
18.110.100 Lease Agreement
18.110.110 Development Standards
18.110.120 Additional Regulation for Monopoles and Towers
18.110.130 Area Limitations for Wall and Roof Mounted Antennas
18.110.140 Safety
18.110.150 Site Requirements
18.110.160 Site Disturbance
18.110.170 Signs
18.110.180 Subdivision and Condominium Covenants
18.110.190 Related Provisions

18.110.010 Purpose

The purposes of this ordinance are:

A. To regulate wireless services antennas and related electronic equipment and structures.

B. To provide for the orderly establishment of wireless services facilities in the City.

C. To minimize the number of antenna support structures by encouraging the use of stealth facilities, by encouraging the co-location of multiple antennas on a single structure, by encouraging the location of antennas on pre-existing support structures, and by encouraging the use of City and Government-owned property for antenna support structures.

D. To establish siting, appearance, and safety standards that will help mitigate potential impacts related to the construction, use and maintenance of wireless services facilities.

E. To comply with the Telecommunications Act of 1996 by establishing regulations that (1) do not prohibit or have the effect of prohibiting the provision of wireless services, (2) do not unreasonably discriminate among providers of functionally equivalent services, and (3) are not based on the environmental effects of radio frequency emissions to the extent

that such facilities comply with the Federal Communication Commission's regulations concerning such emissions.

18.110.020 Findings

The City Council makes the following findings:

A. Wireless services devices are an integral part of the rapidly growing and evolving telecommunications industry and present unique zoning challenges and concerns for the City.
B. The City needs to balance the interests and desires of the telecommunications industry and its customers to provide competitive and effective telecommunications systems in the City, against the sometimes differing interests and desires of others concerning health, safety, welfare, aesthetics, and orderly planning of the community.
C. The City has experienced an increased demand for wireless services facilities to be located in the City and expects the increased demand to continue into the future.
D. It is in the best interests of the City to have quality wireless services available, which necessarily entails the erection of wireless services facilities in the City.
E. The unnecessary proliferation of wireless services facilities throughout the City creates a negative visual impact on the community.
F. The visual effects of wireless services facilities can be mitigated by fair standards regulating their sitting, construction, maintenance and use.
G. The City and other government entities own parcels of property spread throughout the City where wireless services facilities can be located so as to be as inoffensive as possible to the residents and businesses of the City.
H. Spacing wireless services facilities evenly throughout the city reduces the negative impact created by the proliferation of telecommunication towers.
I. Because of the height and appearance of some wireless services facilities, surrounding properties bear a disproportionate share of the negative impacts of a telecommunications tower.
J. A private property owner who leases space for a wireless services facility is the only one who receives compensation for the facility, even though numerous other property owners in the area are adversely affected by the location of the facility.
K. Encouraging wireless services facilities to be located on City and Government property, with lease payments paid to the City or other Governments instead of an individual property owner, indirectly compensates all citizens of the community for the adverse impacts of the facilities and is therefore the fairest method of distributing burden and benefit.
L. Locating antennas on existing buildings and structures, or constructing an antenna as a stealth facility, creates less of a negative visual impact on the community than the erection of lattice or guy towers.
M. Buildings and structures on public property are capable of being used to provide support for antenna arrays, thus reducing the proliferation of towers in all areas of the City.
N. The public policy objectives to reduce the proliferation of telecommunication towers and to mitigate their impact can best be facilitated by encouraging the use of less visually intrusive antennas and permitting the locating of wireless communication systems on

telecommunication towers and antenna support structures that are located on property owned, leased, or used by the City or other Governments.

O. The requirements set forth in this ordinance for the placement of wireless services facilities on property owned, leased or used by the City or other Governments are necessary to protect the health, safety and general welfare of the community.

P. The Utah Code grants cities the authority to create or acquire sites to accommodate the erection of telecommunication towers in order to promote the location of telecommunication towers in a manageable area and to protect the aesthetics and environment of the area. The law also allows the City to require the owner of any tower to accommodate the multiple use of the tower by other companies where feasible and to pay the City or other Governments the fair market rental value for the use of any City or other Government-owned site.

18.110.030 Definitions

A. ANTENNA. A device that transmits and/or receives telecommunications and/or radio signals for telecommunications and communication equipment that transmits or receives an electromagnetic radio frequency signal used in the provision of wireless service.

B. ANTENNA SUPPORT STRUCTURES. Any structure that can be used for the purpose of supporting an antenna(s).

C. ANTENNA, DRIVE TEST. A temporary antenna which is used for field testing of telecommunications signals and possible locations but does not provide telecommunications to customers.

D. ANTENNA, ENCLOSED. An antenna or series of individual antennas entirely enclosed inside a structure including but not limited to a cupola or wall of a building or chimney.

E. ANTENNA, FREESTANDING. An antenna mounted on or within a stand-alone support structure including but not limited to a wooden pole, steel pole, lattice tower, utility pole, lift tower, light standard, flag pole or other vertical support.

F. ANTENNA, ROOF MOUNTED. An antenna or series of individual antennas mounted on a roof of a building.

G. ANTENNA, TEMPORARY. An antenna used for a time period of less than thirty (30) days.

H. ANTENNA, WALL MOUNTED. An antenna or series of individual antennas mounted fully against the exterior face of a building including on the face of a chimney or penthouse. A wall or face of a building is defined as the entire area of all exposed vertical surfaces of a building that are above ground and facing approximately the same direction.

I. APPLICABLE CODES: The International Building Code, the International Fire Code, the National Electrical Code, the International Plumbing Code, and the International Mechanical Code, as adopted and amended under Utah Code Annotated, title 15A, State Construction and Fire Codes Act.

J. APPLICABLE STANDARDS: The structural standards for antenna supporting structures and antenna, known as ANSI/TIA-222, from the American National Standards Institute and the Telecommunications Industry Association.

K. APPLICANT: A wireless provider or their authorized agent who submits an application.

L. APPLICATION: A request submitted by a wireless provider for a permit to co-locate a small wireless facility in a right-of-way or to install, modify or replace a utility pole or a wireless support structure.
M. CITY. The City of Heber, Utah.
N. CITY-OWNED PROPERTY. Real property that is owned, leased or controlled by the City.
O. CO-LOCATION. The location of telecommunication facility on an existing structure, tower or building in a manner that precludes the need for that telecommunications facility to be located on a free-standing structure of its own.
P. DIRECTOR. The Planning Director or designee.
Q. ELIGIBLE SUPPORT STRUCTURE: Any monopole, utility pole, wireless support structure or related accessory equipment, as defined in this chapter, provided that it is existing at the time the relevant application is filed with the City.
R. EQUIPMENT SHELTER. A cabinet or building used to house equipment for telecommunications facilities.
S. GOVERNMENT-OWNED PROPERTY. Real property that is owned, leased or controlled by an agency of State, Federal, or Local government other than Heber City.
T. LATTICE TOWER. A self-supporting three or four-sided, open steel frame structure used to support telecommunications equipment.
U. MONOPOLE. A single, self-supporting, cylindrical pole constructed without guy wires or ground anchors, that acts as the support structure for antennas.
V. MONOPOLE ANTENNA WITH PLATFORM. A monopole with antennas and antenna support structure exceeding two feet (2') in width, but not exceeding fifteen feet (15') in width or eight feet (8') in height.
W. MONOPOLE ANTENNA WITH NO PLATFORM. A monopole with antennas and antenna support structure not exceeding two feet (2') in width or ten feet (10') in height.
X. PERMIT. Written authorization from the City allowing the provider to perform work pursuant to the installation of a small wireless facility.
Y. PERMITTED. An application that is permitted pursuant through the standard building permit process.
Z. Personal Wireless Services. Commercial mobile telecommunications services, unlicensed wireless telecommunications services, and common carrier wireless telecommunications exchange access services.
AA. Personal Wireless Services Antenna. An antenna used in connection with the provision of personal wireless services.
BB. Personal Wireless Services Facilities. Facilities for the provision of personal wireless services. Personal wireless services facilities include transmitters, antennas, structures, supporting antennas, and electronic equipment that is typically installed in close proximity to a transmitter.
CC. RIGHT-OF-WAY. Refers to any area within, on, below, or above a public road, highway, street or alley, and may include sidewalks, park-strips and other areas associated with them and controlled by the City.
DD. STEALTH TELECOMMUNICATIONS FACILITY. A telecommunications facility which is disguised as another object or otherwise concealed from public view.

EE. TELECOMMUNICATIONS. The transmission between or among points specified by a user of information of the user's choosing without change in the form or content of the information as sent or received.

FF. TELECOMMUNICATIONS FACILITY. A Telecommunications Facility consists of antenna, equipment shelters and related structures used for transmitting and/or receiving telecommunications and/or radio signals.

GG. TOWER. A free-standing structure, such as a monopole tower, lattice tower, or guy tower, that is used as a support structure for antenna(s).

HH. WHIP ANTENNA. An antenna that is cylindrical in shape. Whip antennas can he directional or omni directional and vary in size depending on the frequency and gain for which they are designed.

II. II. TECHNICAL NECESSITY. A particular design, placement, construction, or location of a telecommunications facility that is technically necessary for telecommunications consistent with the Federal Telecommunications Act of 1996, as amended.

JJ. UTILITY METERING INFRASTRUCTURE. Towers and other infrastructure owned or operated by public entities that provide public utilities.

18.110.040 Applicability

This ordinance applies to both commercial and private low power radio services and facilities, such as “cellular” or PCS (personal communications system) communications and paging systems, and to wireless Internet service providers. This ordinance shall not apply to the following types of communications devices, although they may be regulated by other City ordinances and policies:

A. Amateur Radio. Any antenna owned and operated by an amateur radio operator licensed by the Federal Communications Commission. B. Satellite/television antenna. Any device designed for over-the-air reception of television broadcast signals, multichannel multipoint distribution service or direct satellite service. C. Cable. Any cable television head-end or hub towers and antennas used solely for cable television services.

18.110.050 Application Requirements

Any person desiring to develop, construct or establish a personal wireless services facility in the City shall submit an application for site plan approval to the City. The City shall not consider the application until all required information has been included. A complete application shall include all elements of the proposed telecommunications facility and shall produce all information required by the telecommunications facility application. Applicants shall provide the following submittal requirements.

A. Fee. As adopted by the Heber City Consolidated Fee Schedule.
B. Site Plan. A site plan meeting the City’s standard requirements for site plans.
C. Written Information.
    1. Environment. A full description of the environment surrounding the proposed facility, including a description of adjacent uses, any adjacent residential structures, and any structures and sites of historic significance.

2. Maintenance. A description of the anticipated maintenance needs for the facility, including frequency of service, personnel needs, equipment needs, and traffic noise or safety impacts of such maintenance.
3. Service Area. A description of the service area for the antenna or tower and a statement as to whether the antenna or tower is needed for coverage or capacity.
4. Location. A map showing the site and the nearest or associated telecommunications facility sites within the network. Describe the distance between the telecommunications facility sites. Describe how this service area fits into the service network.
    a. An Applicant proposing to erect a new telecommunications facility shall provide documentary evidence that a legitimate attempt has been made to locate the new telecommunications facility on City or Government owned properties, existing buildings or structures or co-location. Such evidence shall include a radio frequency engineering analysis of the potential suitability of existing buildings or structures or co-location sites in the radio frequency coverage area for the proposed telecommunications facility. Efforts to secure such locations shall be documented through correspondence between the applicant and the property owner(s) of the existing buildings, structures or co-location sites.
    b. Applicants proposing to construct new telecommunications facilities shall document the locations of all of the applicant's existing telecommunications facilities that provide telecommunications within the City, as well as any changes proposed within the following twelve (12) month period, including plans to discontinue or replace such existing telecommunications facilities. Applicants shall provide competent testimony from a radio qualified professional regarding the suitability of potential telecommunications facility locations in relation to the applicant's existing telecommunications facilities.
    c. Each application shall include a site location alternative analysis describing the location of other sites considered for the proposed telecommunications facility, the availability of those sites, the extent to which other sites do or do not meet the applicant's telecommunications needs and the reason the subject site was chosen for the proposed telecommunications facility. The analysis shall address the following issues:
        1) How the proposed location and telecommunications facility relate to the object of providing full telecommunications services within the City area;
        2) How the proposed telecommunications facilities relates to the location of the applicant's existing telecommunications facilities that provide telecommunications within and near the City;
        3) How the proposed telecommunications facility relates to the applicant's anticipated need for additional telecommunications facilities that provide telecommunications within and near the City;
        4) If applicable, how the applicant's plans specifically relate to, and are coordinated with, the needs of all other telecommunications providers within and near the City.

5. Licenses and Permits. Copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of the antenna.
6. Radio Frequency Emissions. A written commitment to comply with applicable Federal Communications Commission radio frequency emission regulations.
7. Visibility Impact. A visual impact study, graphically simulating through models, computer enhanced graphics or similar techniques, the appearance of any proposed telecommunications facility and indicating its view from at least five (5) locations around and within one (1) mile of the proposed telecommunications facility will be most visible.
8. Liaison. The name of a contact person who can respond to questions concerning the application and the proposed facility. Include name, address, telephone number, facsimile number and electronic mail address, if applicable.
9. Additional information requirements for monopoles. If the applicant desires to construct a monopole, the applicant shall also submit a detailed written description of why the applicant cannot obtain coverage using existing buildings or structures.
10. Additional information requirement for facilities not located on highest priority site. If the applicant desires to locate antennas on a site other than the highest priority site (as described in Section 18.110.070), the applicant shall provide the following information to the approving authority:
    a. Higher priority sites. The identity and location of any higher priority sites located within the desired service area.
    b. Reason for rejection of higher priority sites. The reason(s) why the higher priority sites are not technologically, legally or economically feasible.
    c. Justification for proposed site. Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network.

18.110.060 Approval Process

All telecommunication facilities shall be reviewed by the Planning Director or designee, pursuant to its standard site plan and building permit approval process. Permitted uses are reviewed and approved but the Planning Director or Designee, Conditional Use Permits are approved by the Planning Commission as regulated in Chapter 18.70. It shall be unlawful to install any telecommunication facility without first having a permit from the Planning and Building Departments of the City.

18.110.070 Location

1. Priority of antenna site locations. Personal wireless services antennas shall be located as unobtrusively as is reasonably possible. To accomplish this goal, the provider shall make a good faith effort to locate antennas on sites in the following order of priority:
    1. Structures located on City-owned property. Existing buildings, structures and antenna support structures located on City-owned property.
    2. Structures located on Government-owned property. Existing buildings, structures and antenna support structures located on Government-owned property.
    3. Monopoles located on City or Government-owned property.

4. Existing Structures. Lawfully existing buildings, structures and antenna support structures on private property, provided that the buildings, structures or support structures are either: (1) located in a non-residential zone, or (2) located in a residential zone on property that is being used for non-residential uses (e.g. government, school or church).
5. Monopoles on Non-residential Private Property. Monopoles constructed on private property, provided that the private property is (1) located in a non-residential and non-C-3 commercial zone, or (2) located in a residential zone on property that is used for a non-residential use (e.g. government, school or church).
6. Other. Sites other than those listed above.

2. Burden of Proof. The applicant shall attempt to locate its antennas on sites in the order of priority set forth above. If the applicant desires to locate antennas on a site other than the highest priority site, the applicant shall have the burden of demonstrating to the approving authority why it could not locate antennas on sites with a higher priority than the site chosen by the applicant. To do so, the applicant shall provide the following information to the approving authority.
   A. Higher Priority Sites. The identity and location of any higher priority sites located within the desired service area
   B. Reason for rejection of higher priority sites. The reason(s) why the higher priority sites are not technologically, legally or economically feasible. The applicant must make a good faith effort to locate antennas on a higher priority site. The City may request information from outside sources to justify or rebut the applicant's reasons for rejecting a higher priority site.
   C. Justification for proposed site. Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network.

18.110.080 Uses

A. Permitted Telecommunication Uses are as outlined in the following tables. Any use not listed is prohibited.

P - Permitted, N - Not Permitted (Prohibited), C- Conditional Use

Commercial, Industrial, and Mixed Use Zones Permitted Use Table

Telecom Uses	C-2	C-3	C-4	MURCZ	NVOZ	I-1	I-2	BMP	IPF	Limitations
Monopoles	P*	N	P*	C	C	P	P	p	p	Must use stealth when a conditional use. *Not permitted between 500 North and 600 South, and 600

Telecom Uses	C-2	C-3	C-4	MURCZ	NVOZ	I-1	I-2	BMP	IPF	Limitations
										West and 600 East. Utility Metering Infrastructure does not require stealth.
Lattice Tower	N	N	N	N	N	N	N	N	N	
Guy Tower	N	N	N	N	N	N	N	N	N	
Freestanding - Other	N	N	N	N	N	N	N	N	N	
Roof Mounted	C	C	C	C	C	P	P	P	P	Antenna not to exceed 5' in height when conditional.
Wall Mounted	C	N	C	C	C	P	P	C	C	
Stealth Antenna	C	N	C	C	C	P	P	C	C	
Co-Location on Existing Facilities	P	P	P	P	P	P	P	P	P	Facility must be legally constructed, including legal non-conforming facilities that meet the FCC definition of an Eligible Facility.
Eligible Facilities Modification	P	P	P	P	P	P	P	P	P	Facilities defined as an Eligible Facility by the FCC.

P- Permitted, N- Not Permitted (Prohibited), C- Conditional Use

Residential and Agricultural Zones Permitted Use Table

Telecom Uses	R-1	R-2	R-3	PC	MCZ	A-2	RA-1	RA-2	Limitations
Monopoles	C	C	C	C	C	C	C	C	Must use stealth and be located on government land or private with non-residential uses. Utility Metering Infrastructure does not require stealth.
Lattice Tower	N	N	N	N	N	N	N	N	
Guy Tower	N	N	N	N	N	N	N	N	
Freestanding -Other	N	N	N	N	N	N	N	N	
Roof Mounted	N	N	N	N	N	N	N	N	
Wall Mounted	N	N	N	N	N	N	N	N	
Stealth Antenna	C	C	C	C	C	C	C	C	Must be located on government land or private land with non-residential uses.
Co-Location on Existing Facilities	P	P	P	P	P	P	P	P	Facility must be legally constructed, including legal non-conforming facilities that meet the FCC definition of an Eligible Facility.
Eligible Facilities Modification	P	P	P	P	P	P	P	P	Facilities defined as an Eligible Facility by the FCC.

18.110.090 Co-Location

Every new monopole shall be designed and constructed to be of sufficient size and capacity to accommodate at least three wireless telecommunications providers on the structure in the future. In no instance does this requirement override or permit monopoles to be taller than allowed in 18.110.110. Any conditional use permit for a monopole may be conditioned upon the agreement

of the applicant to allow co-location of other personal wireless providers on such terms as are common in the industry. Co-location on a lot may be permitted by the Planning Director or designee, if all setbacks, design and landscape requirements are met for each telecommunications facility. The application shall include any existing or approved, but unbuilt, telecommunications facility within the telecommunications area that may meet the needs of the applicant. The supplied documentation shall evaluate the following factors:

A. Structural capacity of the antenna towers;
B. Geographic telecommunications area requirements;
C. Mechanical or electrical incompatibilities;
D. Inability or ability to locate equipment on existing antenna towers; and
E. Any restriction or limitation of the Federal Communication Commission that would preclude the shared use of the antenna tower.

18.110.100 Lease Agreement

Applicants for telecommunication facilities on public facilities shall sign and agree to a development agreement with the public agency addressing items including, but not limited to access and security, maintenance of site and facilities, utility costs, and a fee for use of the public facility. The City shall enter into a standard lease agreement with the applicant for any facility built on City property. The lease shall contain the condition that the site plan and/or conditional use permit must first be approved by the designated land use authority before the lease can take effect, and that failure to obtain such approval renders the lease null and void.

18.110.110 Development Standards

Standards for Antennas and Antenna Support Structures. Personal wireless services facilities are characterized by the type or location of the antenna structure. There are four general types of antenna structures allowed by this ordinance: wall mounted antennas; roof mounted antennas; monopoles with no platform; and monopoles with a platform. If a particular type of antenna structure is allowed by this ordinance as a permitted or conditional use, the minimum standards for that type of antenna are as follows, unless otherwise provided in a conditional use permit:

A. Wall Mounted Antennas.
    1. Maximum Height. Wall mounted antennas may not extend above the roof line of the building or structure or extend more than twelve (12) inches from the face of the building.
    2. Setback. Wall mounted antennas shall not be located within one hundred feet (100') feet of any residence.
    3. Mounting Options. Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms are considered to be wall mounted antennas if no portion of the antenna extends above the roof line of the parapet wall, penthouse, or mechanical equipment room.
    4. Color. Wall mounted antennas, equipment and supporting structures shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Antennas and the supporting structure on the building shall

be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.

B. Roof Mounted Antennas.
   1. Maximum Height. Roof mounted antenna, placed on a flat roof of a 2 story or less building, may extend up to ten (10) feet above the existing structure. Roof mounted antenna, placed on a flat roof of a 3 story or taller building may extend up to fifteen (15) feet above the existing , structure. Flat roof mounted antenna shall be provided that the antenna setback from the edge of the roof is a minimum distance equal to or greater than the height of the antenna. Roof mounted antenna, placed on a pitched roof, may extend a maximum of five (5) feet above the existing structure.
   2. Setback. Roof mounted antennas shall be located at least five feet (5') from the exterior wall of the building or structure, and at least fifty (50') feet from any residence.
   3. Mounting options. Roof mounted antennas may be mounted on top of existing penthouses or mechanical equipment rooms if the antennas and antenna support structures are enclosed or visually screened from view. The screening structure may not extend more than eight (8') feet above the existing roof line of the penthouse or mechanical equipment room.
   4. Color. Roof mounted antennas, equipment and supporting structures shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Antennas and supporting structures shall be architecturally compatible with the building.

C. Monopoles
   1. Antenna Height. The antenna itself shall not exceed ten feet (10') in height.
   2. Setback. ~~Monopoles shall be set back a minimum of 115% of the height of the monopole from any residential lot line, measured from the base of the monopole to the nearest residential lot line.~~ Monopoles shall be setback at least 300 feet from any existing dwelling and at least 150% of the height of the monopole from the nearest residential lot line.
   3. Color. Monopoles, antennas, and related support structures shall be stealth and painted a neutral color or a color intended to match the stealth concept.

D. Tower Height by Zone. The maximum height for any tower shall be as follows:

Commercial, Mixed Use, and Industrial Zone

C2	C3	C4	MURCZ	NVOZ	I1	I2	BMP	IPF
100'	-	100'	~~65'~~80’	~~35'~~80’	100'	100'	~~65'~~80’	~~65'~~80’
Utility Metering Infrastructure may utilize a tower up to 100' in any zone.								

Residential, Mountain, and Agricultural Zones

R1	R2	R3	PC	MCZ	A2	RA1	RA2
~~35'~~80’	~~35'~~80’	~~35'~~80’	~~35'~~80’	~~35'~~80’	~~65'~~80’	~~35'~~80’	~~35'~~80’

Utility Metering Infrastructure may utilize a tower up to 100' in any zone.

18.110.120 Additional Regulation For Monopoles And Towers

A. Distance from other Monopoles. Monopoles and towers shall be located at least one mile (5,280 feet) from each other~~., except upon a showing of necessity by the applicant, or upon a finding by the City Council that a closer distance would adequately protect the health, safety and welfare of the community.~~

~~A.~~B. ~~-~~This distance requirement shall not apply to antennas attached to lawful structures such as transmission towers, utility poles, outdoor lighting structures, and water tanks.

~~B.~~C. Location on Parcel. Monopoles shall be located as unobtrusively on a parcel as possible, given the location of existing structures, nearby residential areas, and service needs of the applicant. Monopoles shall not be located in a required landscaped area, buffer area or parking area.

18.110.130 Area Limitations For Wall And Roof Mounted Antennas

Any building may have a combination of wall and roof mounted antennas. The total area for all wall and roof mounted antennas and supporting structures on any one building shall not exceed the lesser of sixty (60) square feet or 5 percent (5%) of each exterior wall of the building.

18.110.140 Safety

A. Regulation Compliance.
   1. Compliance with FCC and FAA Regulations. All operators of personal wireless services facilities shall demonstrate compliance with applicable Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) regulations, including FCC radio frequency regulations, at the time of application and periodically thereafter as requested by the City. Failure to comply with the applicable regulations shall be grounds for revoking a site plan or conditional use permit approval.
   2. Other Licenses and Permits. The operator of every personal wireless services facility shall submit copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of the facility to the City, shall maintain such licenses and permits in good standing, and shall provide evidence of renewal or extension thereof upon request by the City.

B. Protection Against Climbing. Monopoles shall be protected against unauthorized climbing by removing the climbing pegs from the lower 20 feet of the monopole.

C. Fencing. Monopoles and towers shall be fully enclosed by a minimum 6-foot tall fence or wall, as directed by the Planning Director or designee unless the Director determines that a wall or fence is not needed or appropriate for a particular site due to conditions specific to the site.

D. Security Lighting Requirements. Monopoles and towers shall comply with the FAA requirements for lighting. If security lighting is used, the lighting impact on surrounding residential areas shall be minimized by using indirect lighting, where appropriate.
E. Abandonment. The applicant, or the applicant's successor(s) and/or assign(s) shall be responsible for the removal of unused telecommunications facilities within ninety (90) days of abandonment of use. If such tower is not removed by the property owner, then the City may employ all legal measures, including as necessary, obtaining authorization from a court of competent jurisdiction, to remove the tower, and after removal may place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the tower, including court costs and reasonable attorney fees.
    1. Notice. Notice to remove shall be given in writing by personal service, or by certified mail addressed to the operator's last known address.
    2. Violation. Failure to remove the antennas and monopoles after receiving written notice to remove is a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceeding against any person, firm, entity or corporation, whether acting as principal, agent, property owner, lessee, lessor, tenant, landlord, employee, employer or otherwise, for failure to remove antennas and monopoles in accordance with this Chapter. The City may seek a civil injunction requiring the removal of any structures on the site in accordance with this Chapter. Any lease agreement with the City may also stipulate failure to remove the antennas and monopoles after receiving written notice to do so pursuant to this Chapter automatically transfers ownership of the antennas, monopoles, support buildings and all other structures on the site to the City.
    3. Nuisance. Abandoned, unmaintained, or telecommunication devices that pose an immediate threat to public health and safety are hereby declared to be a nuisance.

18.110.150 Site Requirements

A. Setbacks. The placement of telecommunications facilities on a lot shall comply with the setbacks of the underlying zone as stated herein. Telecommunications facilities shall comply with the setbacks for main structures and shall not be determined accessory structures.
B. Regulations for Accessory Structures.
    1. Storage Areas and Solid Waste Receptacles. No outside storage or solid waste receptacles shall be permitted on the site.
    2. Equipment Enclosures. All electronic and other related equipment and appurtenances necessary for the operation of any personal wireless services facility shall, whenever possible, be located within a lawfully pre-existing structure or completely below grade.
    3. Accessory Buildings. Freestanding accessory buildings used with a personal wireless services facility shall not exceed 350 square feet and shall comply with the setback requirements for structures in the zone in which the facility is located.
C. Parking. The City may require a minimum of one (1) parking stall for sites containing a monopole, tower, and/or accessory buildings, if there is no parking available on the site.
D. Maintenance Requirements. All personal wireless services facilities shall be maintained in a safe, neat and attractive manner.

E. Landscaping. All sites with a personal wireless services facility shall be landscaped in accordance with the zone requirements where the facility is located.
F. Height. The height shall be measured from the grade or roof beneath to the top of the antenna or mounting hardware, whichever is higher. G. Design
    1. Antenna and associated equipment shall incorporate materials and colors present in the context of the surrounding area. Stealth telecommunications in the commercial zones C2 and C4, Chapter 18.28. Stealth design includes structures that look like trees, church steeples, art, large light poles or ones that blend with the building they are located on and are designed in a manner to blend with the existing and natural environment. Monopoles, antennas, and any associated buildings or equipment shall be painted to blend with their surroundings and/or the stealth concept being used.
    2. Panel Antennas shall be no more than five square feet (5 sq. ft.) in Area per face.

18.110.160 Site Disturbance

Any application, temporary or permanent, which requires the removal of significant vegetation or proposes any new, or improvements to driveways or roads a length greater than twenty feet (20') and/or a width greater than ten feet (10') wide, shall require a conditional use permit. As used herein, "Significant Vegetation" includes trees six inch (6") in diameter or greater measured four feet six inches (4'6") above the ground, groves of small trees or clumps of oak and maple covering an Area of twenty square feet (20 sq. ft.) or more measured at the drip line. Plans must show all such trees within twenty (20) feet of a proposed telecommunications facility. The Planning Director or designee shall determine the Limits of Disturbance.

18.110.170 Signs

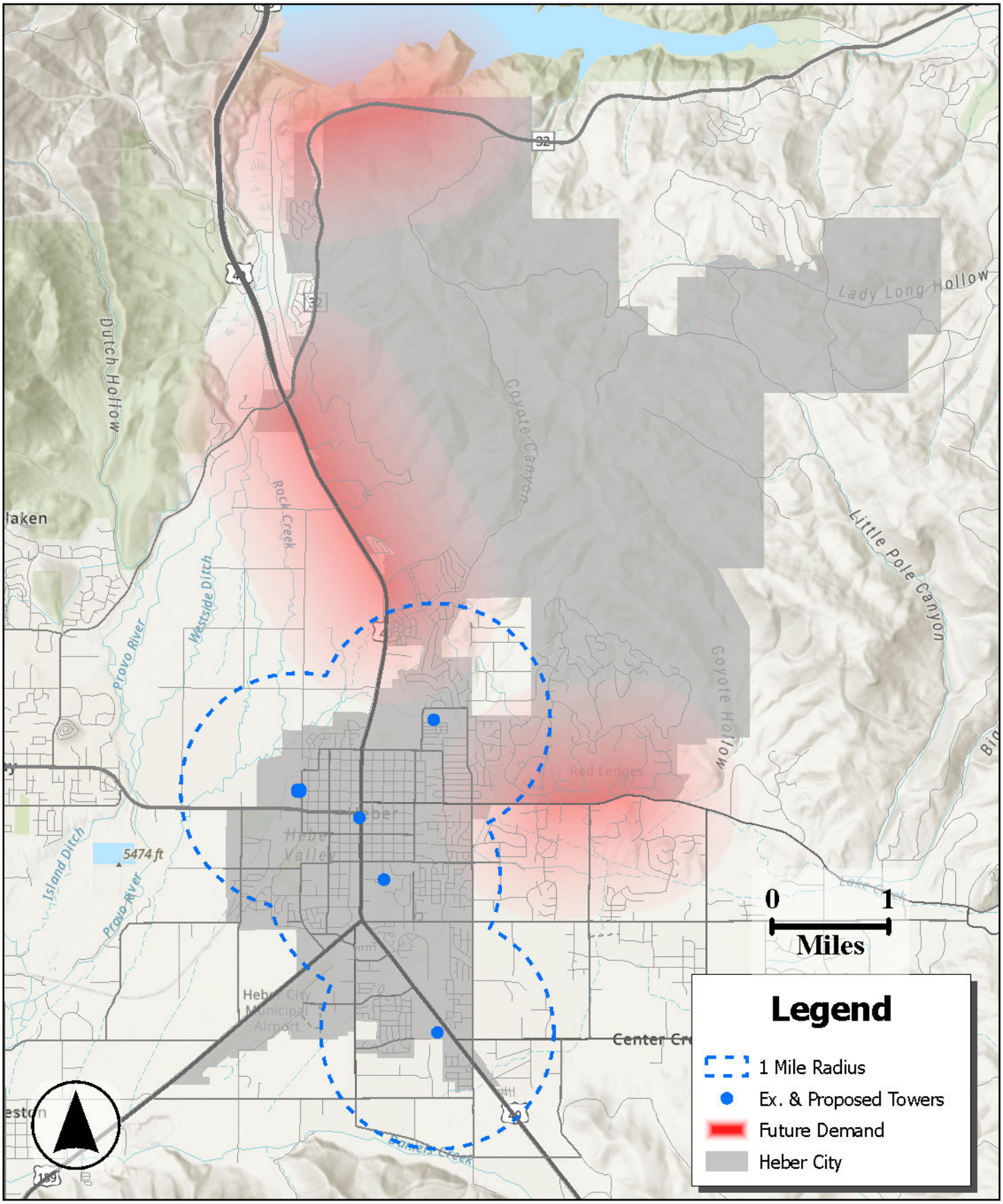
Signs shall only be permitted if they are related to the health and safety of the general public. All proposed signs shall be submitted with the telecommunications facility application and subject to review by the Planning Department for compliance with Chapter 18.103 Sign Regulations.

18.110.180 Subdivision and Condominium Covenants

Many Subdivision and Condominium Covenants may address the location of telecommunications facilities within Condominium units and the lots of a Subdivision. The City is not a party to those covenants, and no permit from the City shall effect the enforceability of such covenants which might be more restrictive than this ordinance. Applicants for the installation of telecommunications facilities are advised to determine what private land use restrictions apply to their site before applying for the permit from the City. If the proposed installation is within the Common Area of a Condominium or Planned Unit Development, and the application submitted is not in the name of the Home Owner's Association or management committee, the applicant shall provide a letter from the Home Owner's Association or management committee indicating consent to the location of the telecommunications facilities within the Common Area has been granted as a part of the permit application filed with the City.

18.110.190 Related Provisions

- Chapter 18.12 Administration
- Chapter 18.08 Definitions
- Chapter 18.108 Conditional Use Permits
- Chapter 18.72 Off Street Parking and Loading
- Chapter 18.103 Sign Regulations
- Chapter 18.78 Lighting
- Chapter 18.174 Enforcement
- Chapter 17 Subdivisions
- Heber City C-2/C-4 Zone Design Standards and guidelines



HEART OF THE WASATCH BACK

HEBER CITY est 1889

DISCLAIMER: The lines drawn on this map are for reference use only. Heber City makes no warranty or guarantees as to the accuracy, reliability, or usefulness of the information found on this map. Heber City assumes no liability for direct, indirect, special or consequential damage resulting from the use or misuse of this information.

Monopoles in Heber City July 9, 2026

SITE NAME:	HEBER HILL - ALT 3
PROJECT DESCRIPTION:	PROPOSED TELECOMMUNICATIONS FACILITY
TOWER TYPE:	80' MONOPINE TOWER
SITE ADDRESS:	KARL R NELSON LANE HEBER CITY, UT 84032 (WASATCH COUNTY)
AREA OF CONSTRUCTION:	1,760 ± SQ. FT. (LEASE AREA)
JURISDICTION:	HEBER CITY
PARCEL #:	00-0005-7252
LEGAL DESCRIPTION:	BEG S 1138.52 FT & W 1089 FT OF NE SEC 32, T3S, R5E, SLM; S 658.68 FT; W 1137.18 FT; N.02°00'E 316.8 FT; E 16.5 FT; N 346.5 FT; E 1097.25 FT TO BEG. AREA 17.19 ACRES
ZONING:	RA-2

PROJECT INFORMATION

LATITUDE	N 40° 31' 04.7" (40.517969°) (NAD '83) *
LONGITUDE	W 111° 24' 05.6" (-111.401565°) (NAD '83) *
GROUND ELEVATION	5,657' (NAVD '88) *

* INFORMATION PROVIDED BY GOOGLE EARTH

SITE COORDINATES

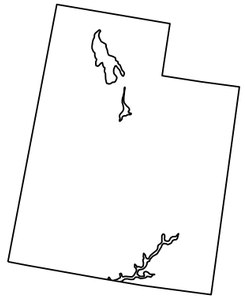


LOCATION MAP

FROM SALT LAKE CITY INTERNATIONAL AIRPORT: GET ON I-80 E FROM W CROSSBAR RD, HEAD NORTHEAST ON N TERMINAL DR, SLIGHT RIGHT, USE THE MIDDLE LANE TO TURN RIGHT TOWARD N 3700 W, USE THE LEFT LANE TO MERGE WITH N 3700 W, N 3700 W TURNS SLIGHTLY RIGHT AND BECOMES W CROSSBAR RD, SLIGHT RIGHT TO MERGE ONTO TERMINAL DR, USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT ONTO THE I-80 E/I-15/I-215 RAMP TO SALT LAKE CITY/OGDEN/PROVO, CONTINUE ON I-80 E. DRIVE FROM US-189/US-40 E TO HEBER CITY, JOIN WITH I-80 E, USE ANY LANE TO MERGE WITH I-15 S/I-80 E TOWARD CHEYENNE/LAS VEGAS, USE THE RIGHT 3 LANES TO TAKE EXIT 304 FOR I-80 E TOWARD CHEYENNE, CONTINUE ONTO I-80 E, TAKE EXIT 146 TOWARD VERNAL, CONTINUE ONTO US-189/US-40 E, DRIVE TO KARL R NELSON LANE 5/WILLIAM BOND LN, TURN LEFT, AT THE TRAFFIC CIRCLE, TURN RIGHT ONTO N 550 E,TURN LEFT ONTO KARL R NELSON LANE 5/WILLIAM BOND LN, DESTINATION WILL BE ON THE LEFT.

DRIVING DIRECTIONS

ATLAS TOWER



SITE NAME: HEBER HILL - ALT 3
KARL R NELSON LANE
HEBER CITY, UT 84032
(WASATCH COUNTY)

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

(800) 662-4111

EMERGENCY:

CALL 911

811 Know what's below. Call before you dig.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE (2021 EDITION)
2. INTERNATIONAL CODE COUNCIL
3. CBC/TIA-222-H
4. NATIONAL ELECTRIC CODE (2020 EDITION)
5. LOCAL BUILDING CODE
6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED MONOPINE TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

1. FACILITY DESIGNED IN ACCORDANCE WITH WASATCH COUNTY REGULATIONS.
2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES

SITE CONSTRUCTION MANAGER:
NAME: WiBLUE, INC.
CONTACT: COREY BONNER
PHONE: (986) 206-7071

SITE APPLICANT:
NAME: WIBLUE, INC.
ADDRESS: 4041 HANOVER AVE
CITY, STATE, ZIP: BOULDER, CO 80305
CONTACT: SANDRA LAYTON
PHONE: (801) 732-0624

ORIGINAL SURVEYOR:
NAME: TBD
ADDRESS: TBD
CITY, STATE, ZIP: TBD
PHONE: TBD

CIVIL ENGINEER:
NAME: TEP OPCO, LLC
ADDRESS: 4570 IVY ST SUITE B-100
CITY, STATE, ZIP: DENVER, CO 80216
CONTACT: ANDREW R. BERGLUND, P.E.
PHONE: (303) 566-9914

ELECTRICAL ENGINEER:
NAME: TEP OPCO, LLC
ADDRESS: 4570 IVY ST SUITE B-100
CITY, STATE, ZIP: DENVER, CO 80216
CONTACT: ANDREW R. BERGLUND, P.E.
PHONE: (303) 566-9914

PROPERTY OWNER:
NAME: HEBER CITY CORPORATION
ADDRESS: 75 N MAIN ST
CITY, STATE, ZIP: HEBER CITY, UT 84032

UTILITIES:
POWER COMPANY: T.B.D.
ADDRESS: UNKNOWN
UNKNOWN
METER # NEAR SITE: T.B.D.

TELEPHONE COMPANY: T.B.D.
CONTACT: UNKNOWN
PHONE: UNKNOWN
PEDESTAL # NEAR SITE: T.B.D.

SITE APPLICANT:
NAME: ATLAS TOWER 1, LLC
ADDRESS: 4041 HANOVER AVE
CITY, STATE, ZIP: BOULDER, CO 80305

CONTACT INFORMATION

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	0
Z1	AREA PLAN	0
Z2	SITE PLAN	0
Z3	COMPOUND DETAIL	0
Z4	TOWER ELEVATON	0
Z5	FENCE DETAILS	0
Z6	POWER PLAN & ONE-LINE DIAGRAM	0

INDEX OF SHEETS

PLANS PREPARED BY:

TEP

4570 IVY ST SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

REV	DATE	ISSUED FOR:
0	06-26-26	ZONING

DRAWN BY: OJK | CHECKED BY: KES

SEAL:

ZONING REVIEW

SEAL:

SHEET NUMBER: T-1

REVISION: 0

TEP#: 363824.528276

TEP is a family of companies licensed to provide different services in different jurisdictions. Depending on the jurisdiction, professional engineering and land surveying services are provided by TEP OpCo LLC, a Delaware limited liability company, TEP Engineering, PLLC, a North Carolina professional limited liability company, or M&H Engineering, PLLC, a New York professional limited liability company. General contractor services are provided by TEPDB OpCo LLC, a Delaware limited liability company. We acquire the requisite licenses in each state. Additional information can be obtained from the company.

SITE COORDINATES

LATITUDE:	N 40° 31' 04.7" (NAD '83)
LONGITUDE:	W 111° 24' 05.6" (NAD '83)
GROUND ELEVATION:	5,657'± (AMSL NAVD '88)

LEGEND

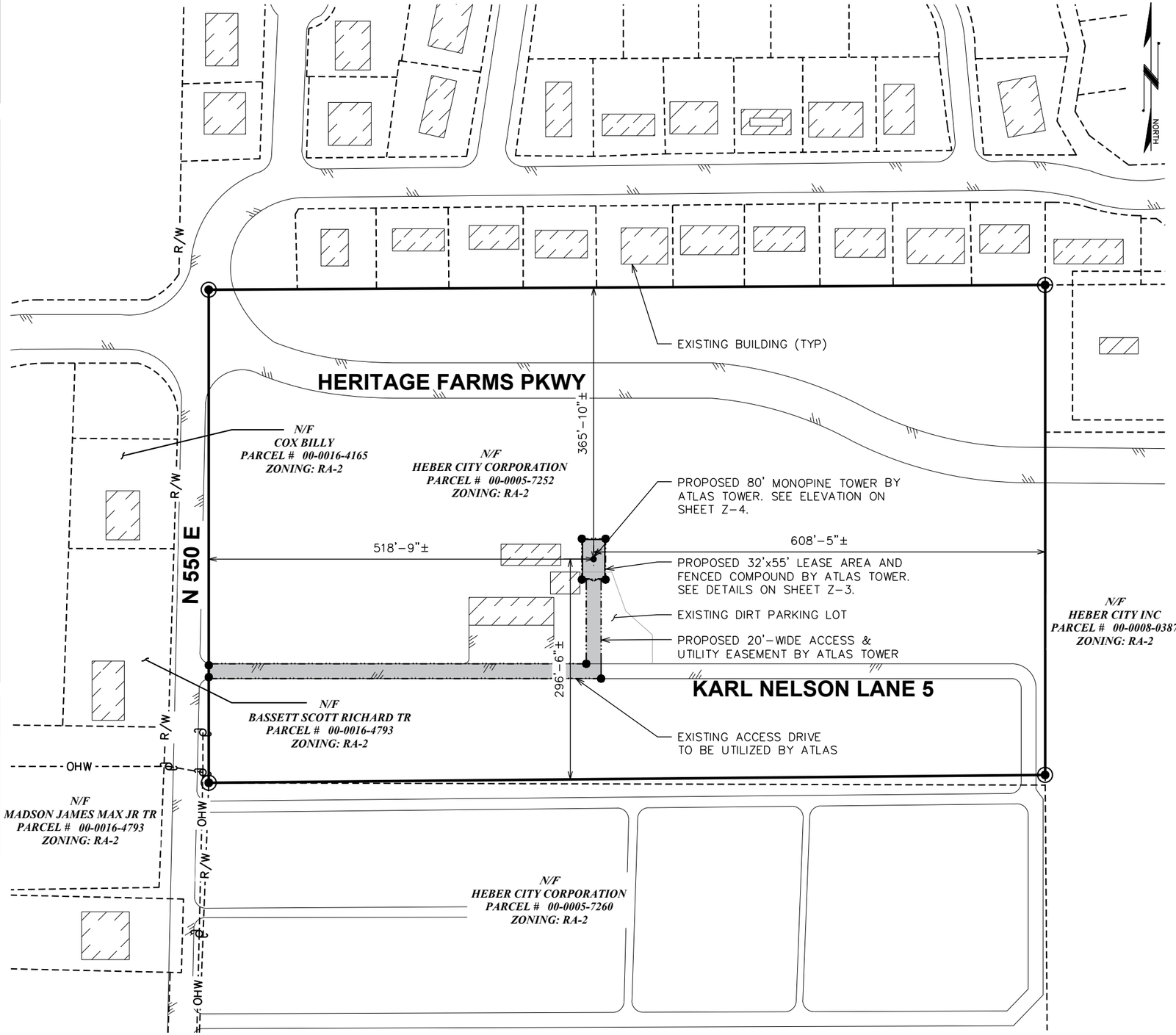
- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY CORNER
- EASEMENT/LEASE CORNER
- EXIST. TRANSFORMER
- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- EXIST. TELCO PEDESTAL
- EXIST. METER
- --4650-- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ----F---- BURIED FIBER
- ----G---- GAS LINE
- ---R/W--- RIGHT-OF-WAY
- —— X —— FENCE
- EXISTING TREE LINE

TOWER SETBACKS

PROPERTY LINE	REQUIRED	PROPOSED
NORTH	TBD	365'-10"±
EAST	TBD	608'-5"±
SOUTH	TBD	296'-6"±
WEST	TBD	518'-9"±

NOTES:

1. SITE PLAN HAS BEEN PREPARED USING AERIAL IMAGERY AND COUNTY GIS INFORMATION. FOR CORRECTIVE ACTION PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.



AREA PLAN

SCALE: 1" =150'

0 150 300

SCALE IN FEET

PROJECT INFORMATION:

HEBER HILL - ALT 3

KARL R NELSON LANE
HEBER CITY, UT 84032
(WASATCH COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

4041 HANOVER AVE
BOULDER, CO 80305
OFFICE: (303) 448-8896

PLANS PREPARED BY:

TEP

4570 IVY ST SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

ZONING REVIEW

REV	DATE	ISSUED FOR:
0	06-26-26	ZONING

DRAWN BY: OJK | CHECKED BY: KES

SHEET TITLE:

AREA PLAN

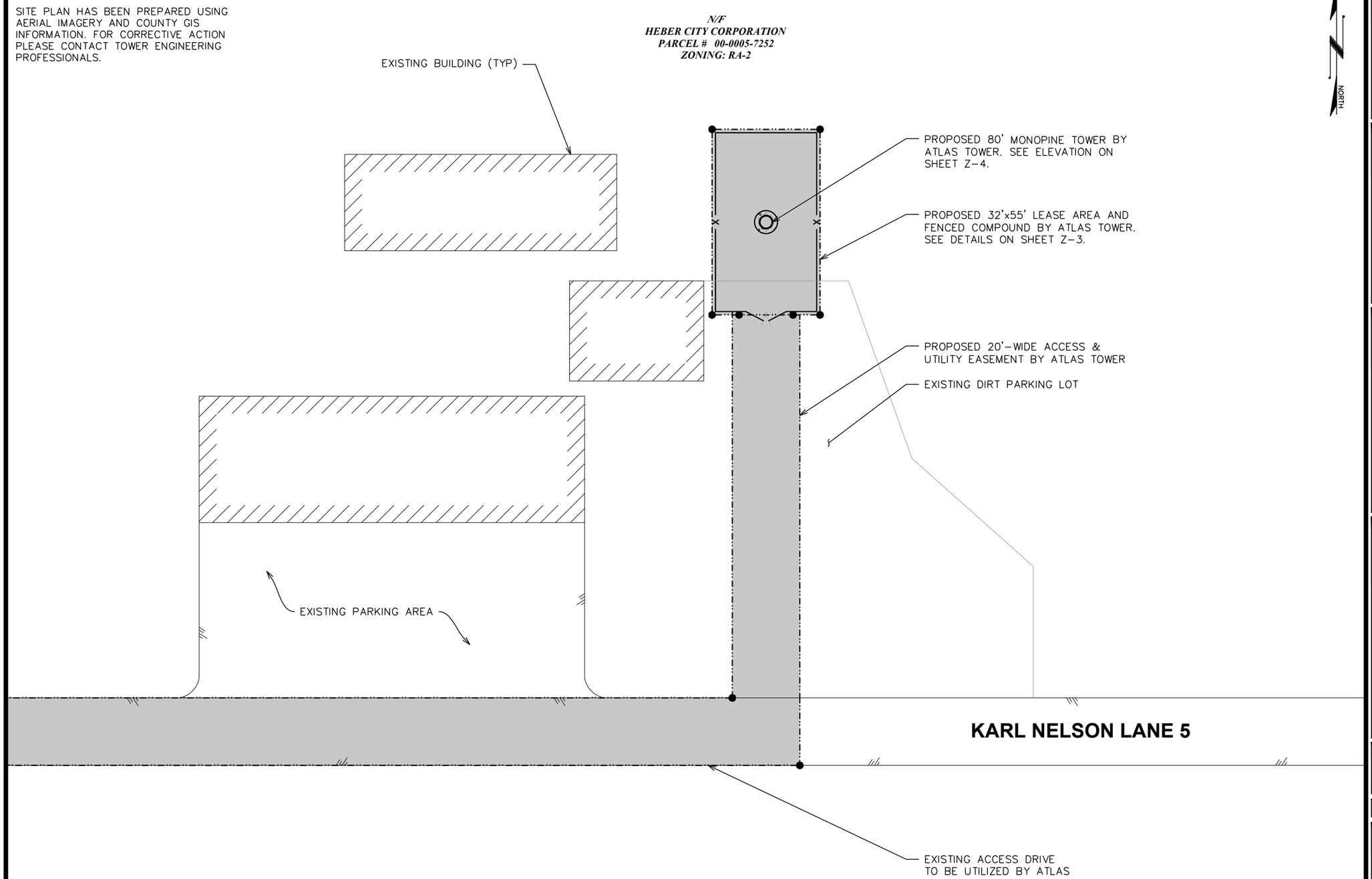
SHEET NUMBER: **Z-1**

REVISION: **0**

TEP#: 363824.528276

NOTE:

SITE PLAN HAS BEEN PREPARED USING AERIAL IMAGERY AND COUNTY GIS INFORMATION. FOR CORRECTIVE ACTION PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.



SITE PLAN

SCALE: 1" = 30'

0 30 60

SCALE IN FEET

PROJECT INFORMATION:

HEBER HILL - ALT 3

KARL R NELSON LANE
HEBER CITY, UT 84032
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PLANS PREPARED FOR:

ATLAS TOWER

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SEAL:

ZONING REVIEW

REV	DATE	ISSUED FOR:
0	06-26-26	ZONING

DRAWN BY: OJK | CHECKED BY: KES

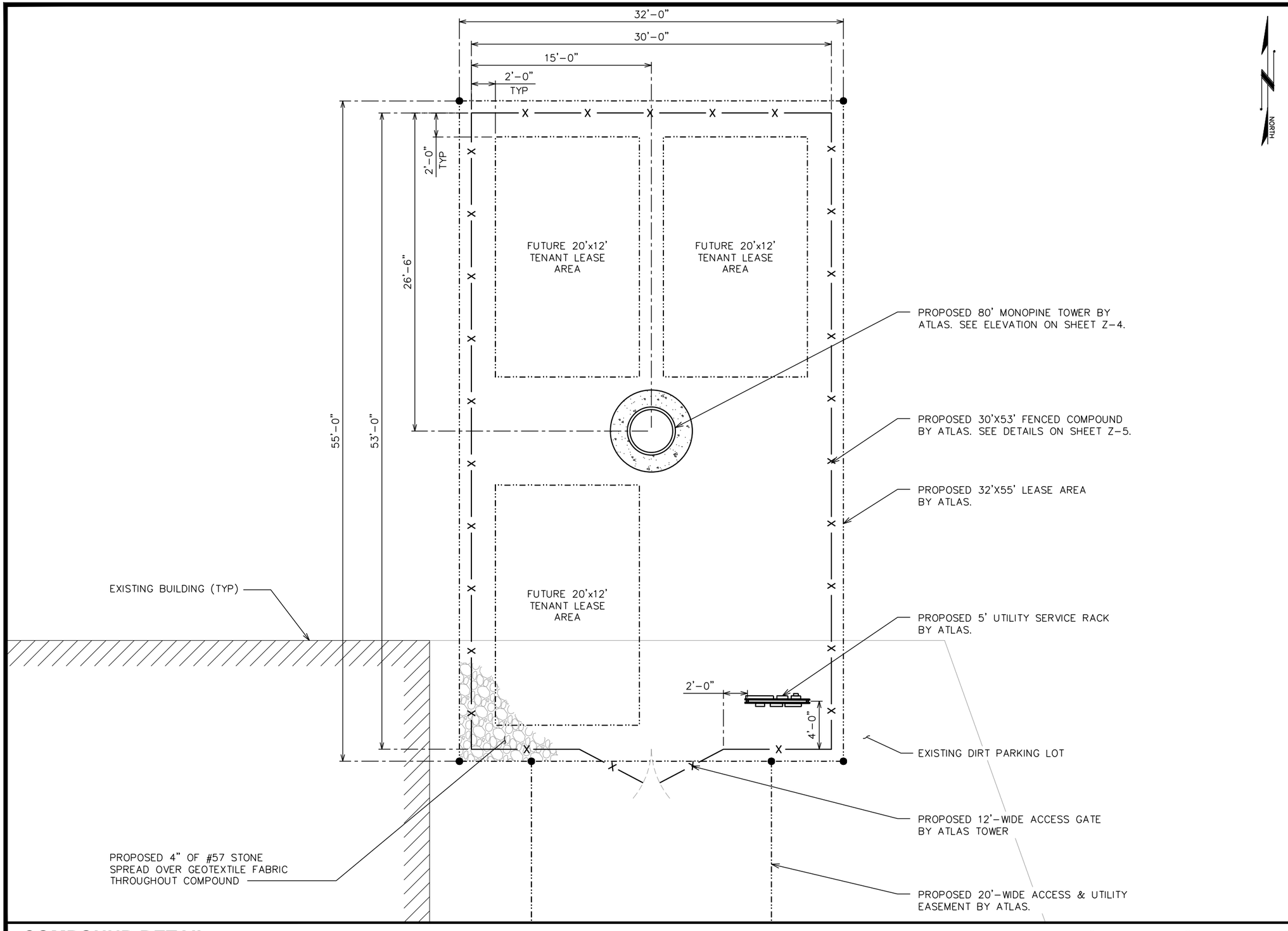
SHEET TITLE:

SITE PLAN

SHEET NUMBER: **Z-2**

REVISION: 0

TEP#: 363824.528276



COMPOUND DETAIL

SCALE: 1/8" = 1'-0"

0 8 16

SCALE IN FEET

PROJECT INFORMATION:

HEBER HILL - ALT 3

KARL R NELSON LANE
HEBER CITY, UT 84032
(WASATCH COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

4041 HANOVER AVE
BOULDER, CO 80305
OFFICE: (303) 448-8896

PLANS PREPARED BY:

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4570 IVY ST SUITE B-100
DENVER, CO 80216
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SEAL:

ZONING REVIEW

REV	DATE	ISSUED FOR:
0	06-26-26	ZONING

DRAWN BY: OJK | CHECKED BY: KES

SHEET TITLE:

COMPOUND DETAIL

SHEET NUMBER: **Z-3**

REVISION: **0**

TEP#: 363824.528276

84'-0"
T/LIGHTNING ROD

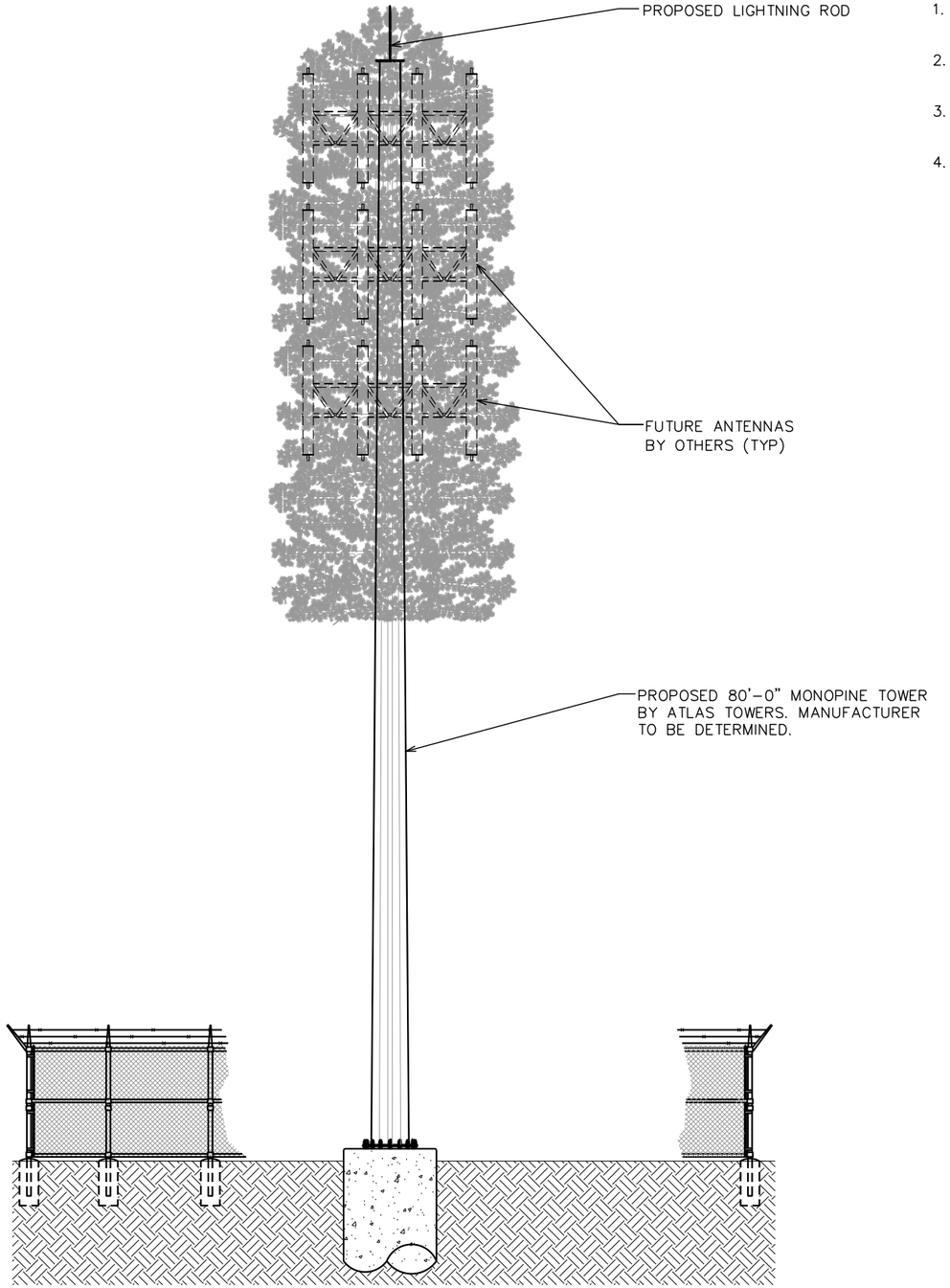
80'-0"
T/TOWER

75'-0"
℄/FUTURE ANTENNAS

65'-0"
℄/FUTURE ANTENNAS

55'-0"
℄/FUTURE ANTENNAS

0'-0" (REF)
T/GRADE



NOTES:

1. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
2. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
3. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
4. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

TOWER ELEVATION

SCALE: 1/8" = 1'-0"

0 8 16
SCALE IN FEET

PROJECT INFORMATION:

HEBER HILL - ALT 3

KARL R NELSON LANE
HEBER CITY, UT 84032
(WASATCH COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

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BOULDER, CO 80305
OFFICE: (303) 448-8896

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SEAL:

ZONING REVIEW

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0	06-26-26	ZONING

DRAWN BY: OJK | CHECKED BY: KES

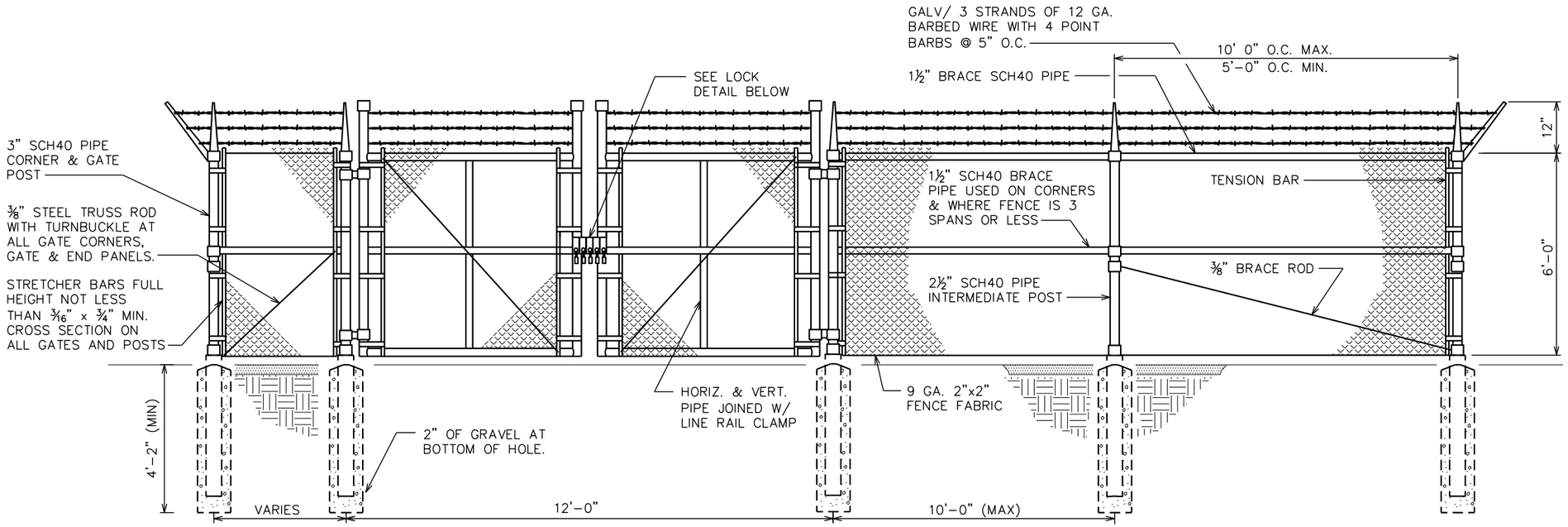
SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: **Z-4**

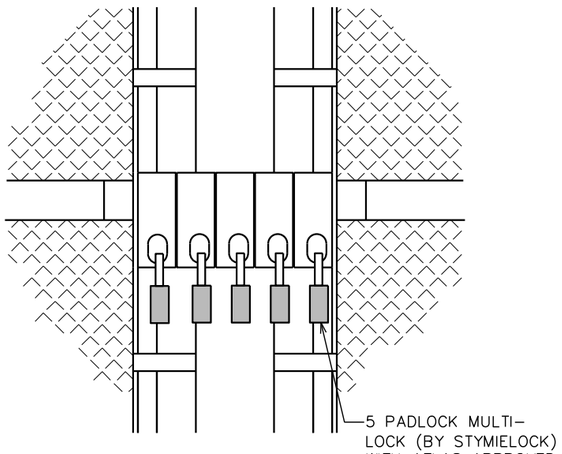
REVISION: **0**

TEP#: 363824.528276



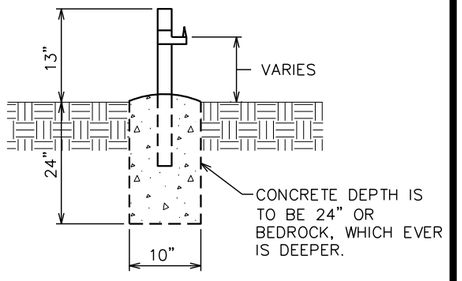
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



GATE LOCK DETAIL

SCALE: N.T.S.

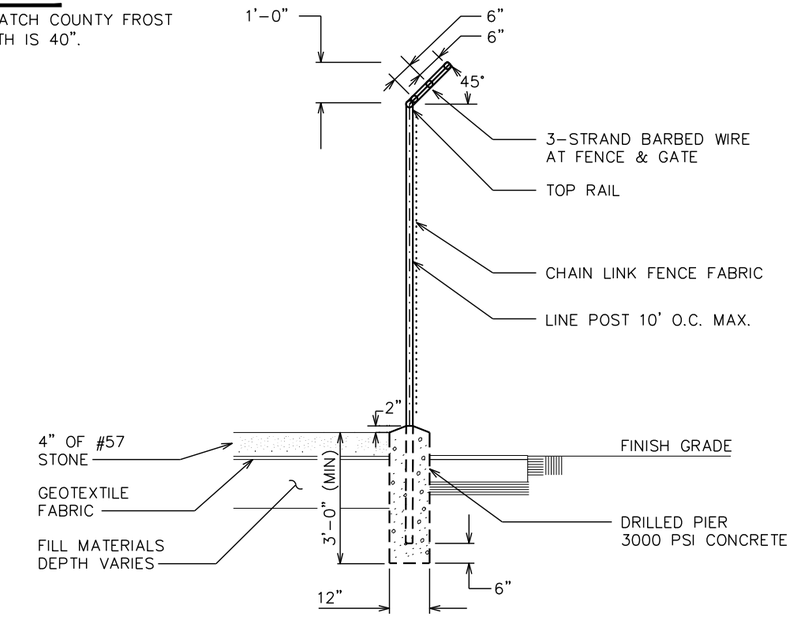


GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

NOTE:

WASATCH COUNTY FROST DEPTH IS 40".



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PROJECT INFORMATION:

HEBER HILL - ALT 3

KARL R NELSON LANE
HEBER CITY, UT 84032
(WASATCH COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

4041 HANOVER AVE
BOULDER, CO 80305
OFFICE: (303) 448-8896

PLANS PREPARED BY:

TEP

4570 IVY ST SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

ZONING REVIEW

REV	DATE	ISSUED FOR:
0	06-26-26	ZONING

DRAWN BY: OJK | CHECKED BY: KES

SHEET TITLE:

FENCE DETAILS

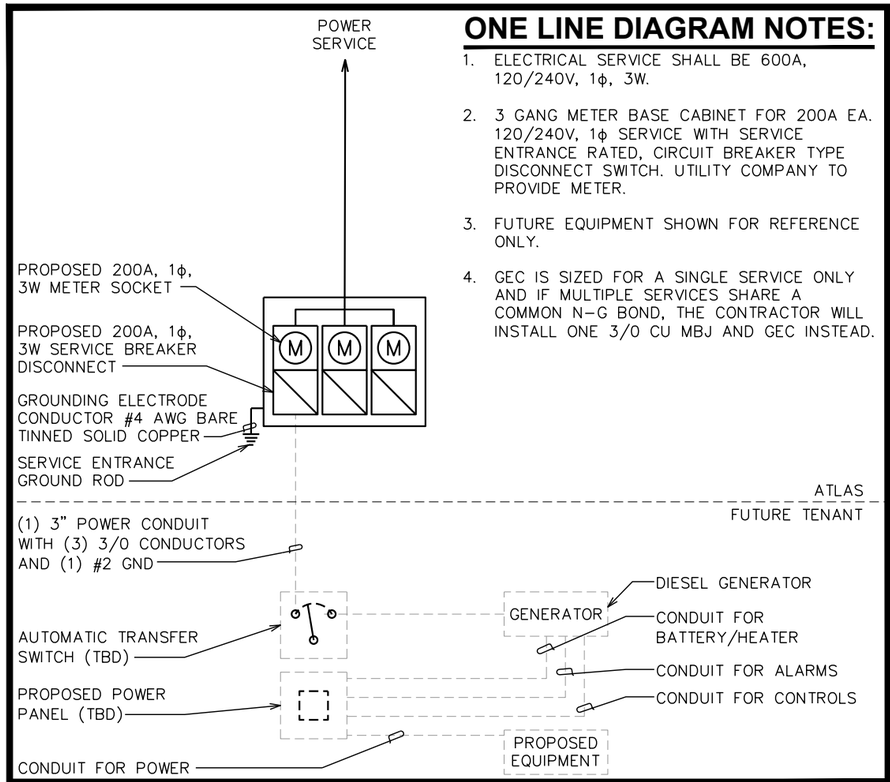
SHEET NUMBER: **Z-5**

REVISION: **0**

TEP#: 363824.528276

ONE LINE DIAGRAM NOTES:

1. ELECTRICAL SERVICE SHALL BE 600A, 120/240V, 1ϕ, 3W.
2. 3 GANG METER BASE CABINET FOR 200A EA. 120/240V, 1ϕ SERVICE WITH SERVICE ENTRANCE RATED, CIRCUIT BREAKER TYPE DISCONNECT SWITCH. UTILITY COMPANY TO PROVIDE METER.
3. FUTURE EQUIPMENT SHOWN FOR REFERENCE ONLY.
4. GEC IS SIZED FOR A SINGLE SERVICE ONLY AND IF MULTIPLE SERVICES SHARE A COMMON N-G BOND, THE CONTRACTOR WILL INSTALL ONE 3/0 CU MBJ AND GEC INSTEAD.

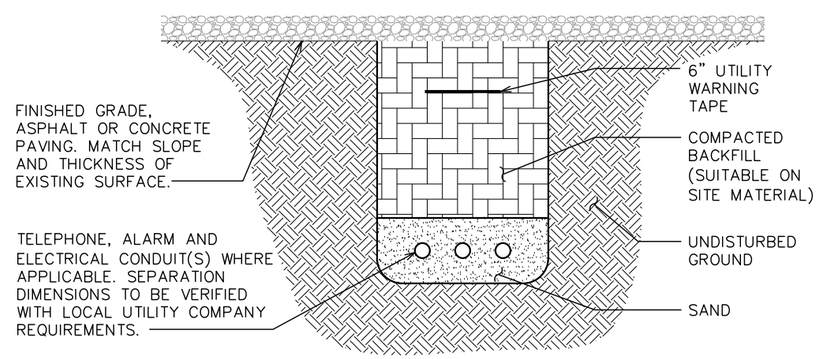


ONE-LINE DETAIL

SCALE: N.T.S.

NOTES:

1. ACTUAL SEPARATION OF CONDUITS TO BE DETERMINED BY SITE SPECIFIC REQUIREMENTS.
2. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
3. PROVIDE RGS CONDUIT AND ELBOWS AT STUB-UP LOCATIONS (I.E. SERVICE POLES, EQUIPMENT, ETC.)
4. PROVIDE RGS CONDUIT FOR INSTALLATIONS BELOW PARKING LOTS AND ROADWAYS.

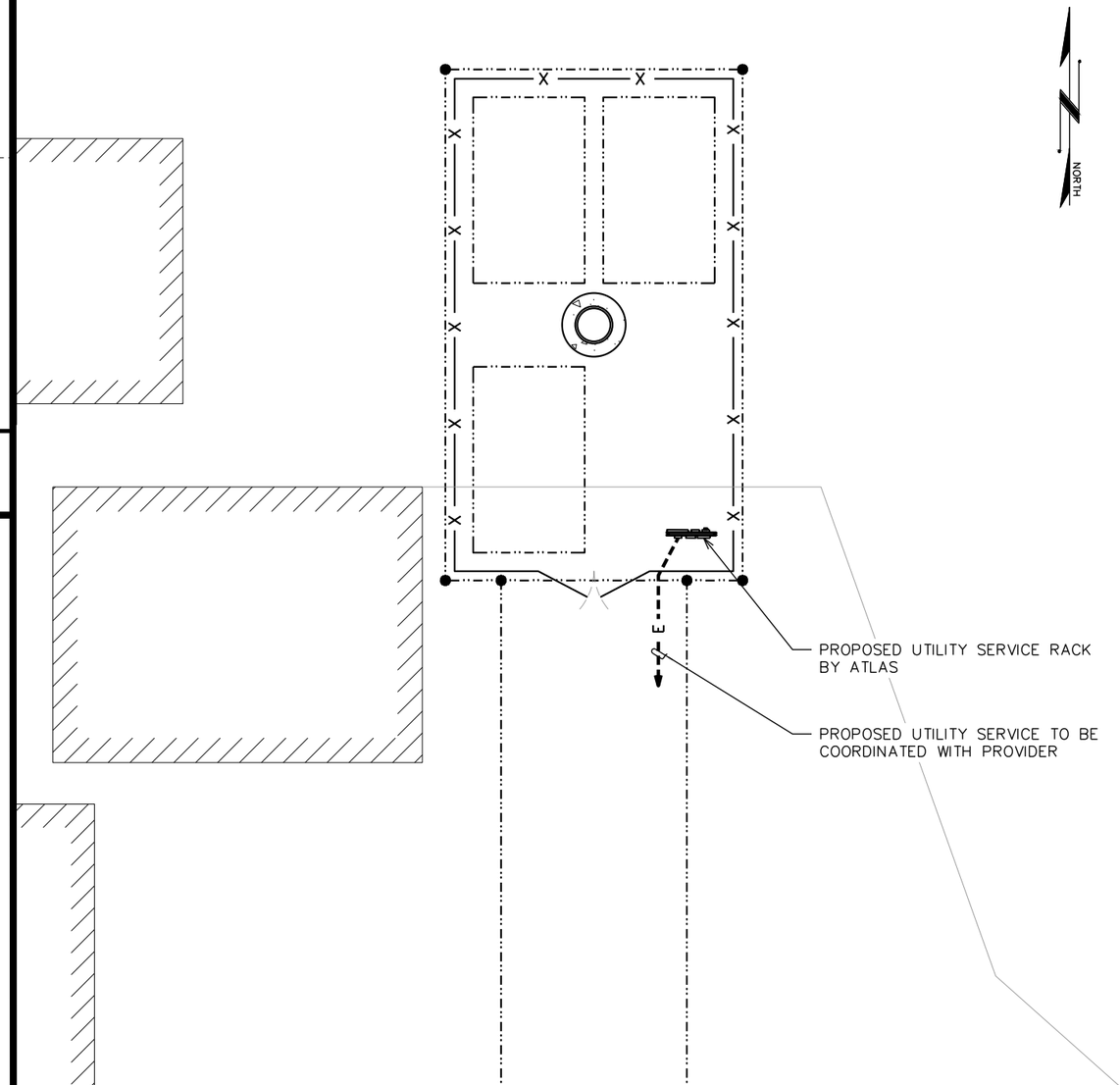


UNDERGROUND CONDUIT(S) TRENCH DETAIL

SCALE: N.T.S.

NOTE:

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC AND STONE INSTALLATION.
3. CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES.



POWER PLAN

SCALE: 1/16" = 1'

0 16 32
SCALE IN FEET

PROJECT INFORMATION:

HEBER HILL - ALT 3

KARL R NELSON LANE
HEBER CITY, UT 84032
(WASATCH COUNTY)

PLANS PREPARED FOR:

ATLAS TOWER

4041 HANOVER AVE
BOULDER, CO 80305
OFFICE: (303) 448-8896

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OFFICE: (303) 566-9914
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SEAL:

ZONING REVIEW

REV	DATE	ISSUED FOR:
0	06-26-26	ZONING

DRAWN BY: OJK | CHECKED BY: KES

SHEET TITLE:

POWER PLAN & ONE-LINE DIAGRAM

SHEET NUMBER: **Z-6**

REVISION: **0**

TEP#: 363824.528276

ATLAS TOWER

USA • INTERNATIONAL

SITE NAME: HEBER HILL - ALT3
PROPOSED 80'-0" MONOPINE TOWER

KARL R. NELSON LN 5
HEBER CITY, UT 84032
(WASATCH COUNTY)

EXISTING VIEW: LOCATION 1

ATLAS TOWER
USA • INTERNATIONAL

SITE NAME: HEBER HILL - ALT3
ADDRESS: KARL R NELSON LN 5
HEBER CITY, UT 84032
COUNTY: WASATCH

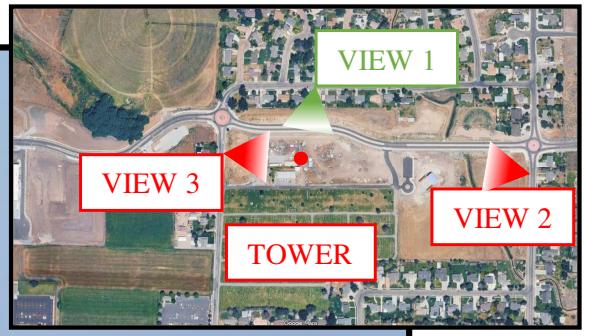


PHOTO RENDERED BY TEP OPCO, LLC

PROPOSED VIEW: LOCATION 1

ATLAS TOWER
USA • INTERNATIONAL

SITE NAME: HEBER HILL - ALT3
ADDRESS: KARL R NELSON LN 5
HEBER CITY, UT 84032
COUNTY: WASATCH

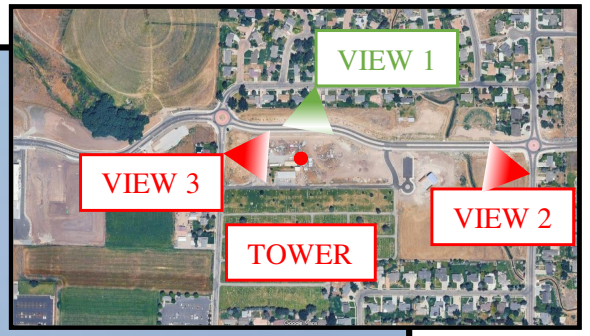
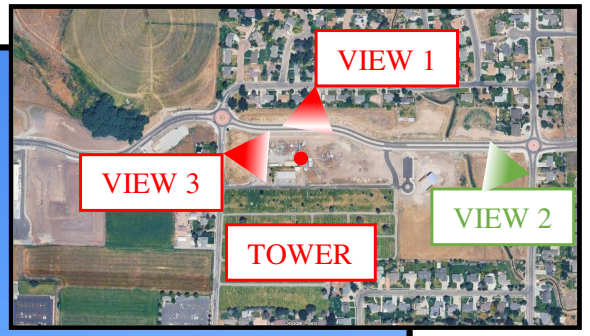


PHOTO RENDERED BY TEP OPCO, LLC

EXISTING VIEW: LOCATION 2

ATLAS TOWER
USA • INTERNATIONAL

SITE NAME: HEBER HILL - ALT3
ADDRESS: KARL R NELSON LN 5
HEBER CITY, UT 84032
COUNTY: WASATCH



TEP

PHOTO RENDERED BY TEP OPCO, LLC

TEP

PROPOSED VIEW: LOCATION 2

ATLAS TOWER
USA • INTERNATIONAL

SITE NAME: HEBER HILL - ALT3
ADDRESS: KARL R NELSON LN 5
HEBER CITY, UT 84032
COUNTY: WASATCH

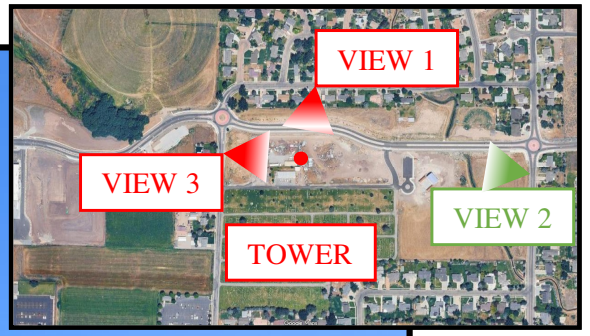


PHOTO RENDERED BY TEP OPCO, LLC

EXISTING VIEW: LOCATION 3

ATLAS TOWER
USA • INTERNATIONAL

SITE NAME: HEBER HILL - ALT3
ADDRESS: KARL R NELSON LN 5
HEBER CITY, UT 84032
COUNTY: WASATCH



PHOTO RENDERED BY TEP OPCO, LLC

PROPOSED VIEW: LOCATION 3

ATLAS TOWER
USA • INTERNATIONAL

SITE NAME: HEBER HILL - ALT3
ADDRESS: KARL R NELSON LN 5
HEBER CITY, UT 84032
COUNTY: WASATCH

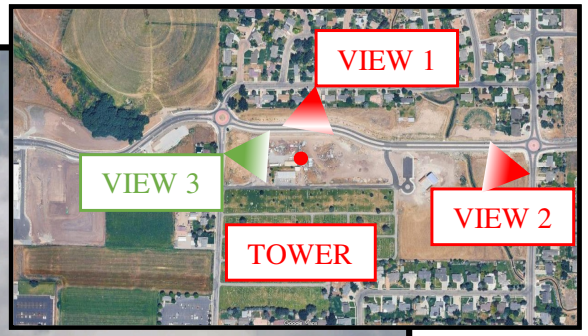


PHOTO RENDERED BY TEP OPCO, LLC

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE ("Amendment") is made effective upon the full execution of both signatures by and between Atlas Tower 1, LLC, a Colorado Limited Liability Company ("Tenant"), with an address of 4041 Hanover Avenue, Boulder, CO 80305 and HEBER CITY CORPORATION with an address of 75 N MAIN ST., HEBER CITY, UT 84032 ("Landlord").

WITNESSETH:

WHEREAS, Tenant and Landlord entered into that certain Lease Agreement dated March 2nd, 2026 (the "Lease Agreement"), with regard to a Communication Tower Facility located at Parcel Number 00-0020-2672.

WHEREAS, Tenant and Landlord now desire to develop the Communication Tower Facility at a new location which is identified as Parcel ID 00-0005-7252.

NOW THEREFORE, for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. RECITALS. The foregoing recitals are true and correct and incorporated herein by this reference.

2. DEFINED TERMS. All capitalized terms not specifically defined herein shall have the meanings set forth in the lease agreement.

3. TOWER LOCATION. Exhibit 1 of the Lease Agreement will be replaced by exhibit 1-A. Exhibit 2 of the lease agreement will be replaced with the attached exhibit 2-A.

4. MEMORANDUM OF LEASE. The parties agree to execute and file the Memorandum of Lease attached hereto as Exhibit 3.

5. MISCELLANEOUS.

   The Lease Agreement as modified herein remains in full force and effect and is hereby ratified by Landlord and Tenant. In the event of any conflict among the Lease Agreement and this Amendment, the terms of this Amendment shall control.

   (a) This Amendment shall be binding upon execution and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

   (b) This Amendment contains the entire agreement of Landlord and Tenant with respect to the subject matter hereof and may not be amended or modified except by an instrument executed in writing by Landlord and Tenant.

   (c) This Amendment may be executed in one or more counterparts, all of which taken together shall constitute one instrument.

(signature page follows)

IN **WITNESS WHEREOF,** the parties have executed this First Amendment to Lease Agreement as of the date set by their signature below. This Amendment shall be deemed effective upon delivery of a fully executed copy hereof to both parties.

Landlord: Heber City Corporation

By: HEIDI FRANCO
Name: Heidi Franco
Title: MAYOR
Date: 6/24/26

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

Tenant: Atlas Tower 1, LLC

By:
Name: HELMUDT STRUMPHER
Title: COO
Date: 6/30/26

Tower Name: Heber Hill

EXHIBT 1-A
Description of Parent Tract

BEG S 1138.52 FT & W 1089 FT OF NE SEC 32, T3S, R5E, SLM; S 658.68 FT; W 1137.18 FT; N.02Å°00'E 316.8 FT; E 16.5 FT; N 346.5 FT; E 1097.25 FT TO BEG. AREA 17.19 ACRES

Tower Name: Heber Hill

EXHIBIT 2-A

The Premises is depicted/described as follows (32 feet x 55 feet, measuring 1760 sq.ft.) and will be replaced by a surveyed legal description provided by Tenant when available. The Premises may be located anywhere within the red outlined space depicted below:



Tower Name: Heber Hill

EXHIBIT 3

Tower Name: Heber Hill