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

July 28, 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. Request for a Conditional Use Permit for JSSD Marcella Drinking Water Pump Station (Planner Aubrey Larsen)
3. **Action Items:**
   - I. Public Hearing for Master Development Agreement Amendment for Finch Creek (Planner Denna Woodbury)
   - II. Blue Sign Annexation, located at 2600 N Hwy 40
   - III. Development Agreement for State Automotive 425 West 100 South (Planner Jacob Roberts)
4. **Work Meeting:**
5. **Administrative Items:**
6. **Adjournment:**

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media.
In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Meshelle Kijanen at the Heber City Offices at 435.657.7898 at least eight hours prior to the meeting.
Posted on July 22, 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. Notice provided to the Wasatch Wave.

Planning Commission Staff Report

MEETING DATE:	7/28/2026
SUBJECT:	Request for a Conditional Use Permit for JSSD Marcella Drinking Water Pump Station (Planner Aubrey Larsen)
RESPONSIBLE:	Aubrey Larsen
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Necessary Administrative Action

SUMMARY

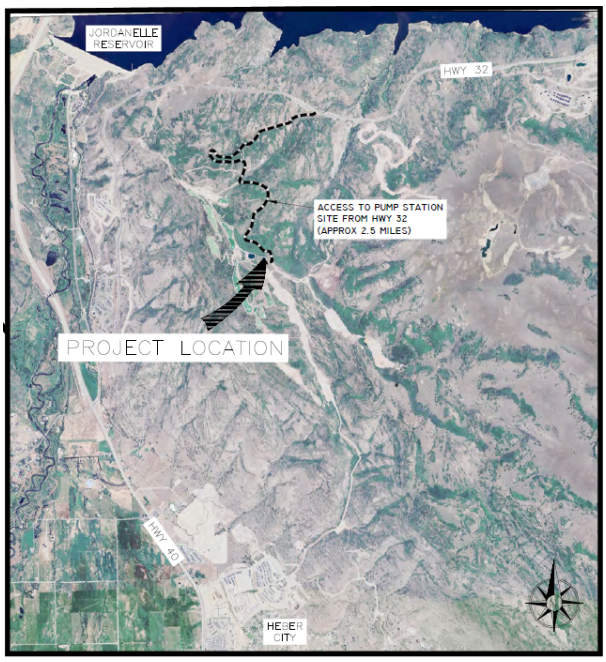
The City has received a request for a Conditional Use Permit for JSSD Marcella Drinking Water Pump Station.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Conditional Use Permit subject to findings and conditions.

BACKGROUND

The application consists of a proposed drinking water pump station and associated site improvements as part of the Jordanelle Ridge Village 3 Marcella North Phase 1 development. The proposed facility is located within the Mountain Community Zone on 0.21 acres, approximately 2.5 miles east of Highway 32.



LOCATION MAP

DISCUSSION

The Planning Commission serves as the Land Use Authority for Conditional Use approval under Sections 18.14 and 18.108 of the Heber City Municipal Code. Staff has reviewed the application for compliance with the Conditional Use Permit standards, including the required application materials, site layout, access, and applicable standards for utility buildings and structures. As a conditional use, water, sewer, and electric utility buildings and structures are subject to review for potential impacts related to environmental quality, noise, health and safety, surrounding property values, residential amenities, and visual impacts. Planning review comments have been addressed by the applicant, and remaining engineering comments are included as conditions of approval.

FISCAL IMPACT

N/A

CONCLUSION

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 Conditional Uses.

Conditions

1. All requirements of the City Engineer shall be met.
    - Include a signature block for the Heber City Engineer on the title block on each sheet.
    - Have JSSD sign approved plans and send them back to the City for City signature. See comments on the attached plan with C2 on the end.
2. 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. 3 -Marcella Pump Station - Conformed Construction Drawings - 5-12-26
2. 4 - JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1 - Entry# 572846 - Date 4 16 2026, Book 1554, 0220
3. 5 - Storm Drain Report
4. 7 - Marcella Pump Station Geotechnical
5. 11 - Building Elevations
6. 12 - SITE PLAN
7. Eng Response #1-Miscellaneous-v1

MARCELLA DRINKING WATER PUMP STATION

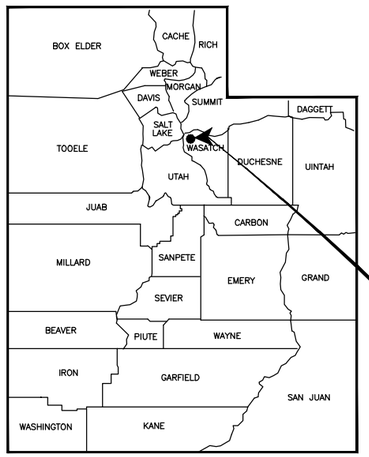
PREPARED FOR

JORDANELLE RIDGE

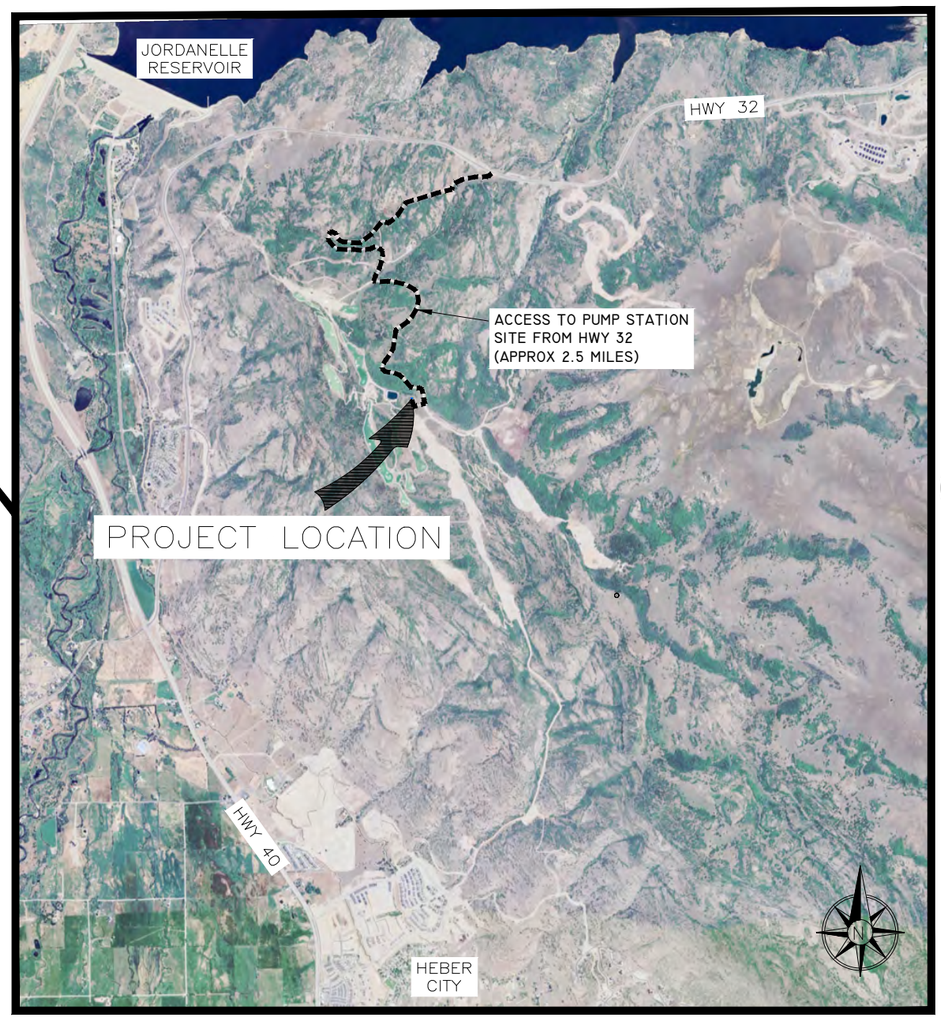
OWNER

JORDANELLE SPECIAL SERVICE DISTRICT

CONFORMED CONSTRUCTION DRAWINGS



VICINITY MAP



LOCATION MAP

Prepared for:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD #200
SOUTH JORDAN, UT 84095

Prepared by:
JACKSON ENGINEERING, LLC
ENGINEER
3376 Stonehill Lane
Salt Lake City, UT 84121
801-558-5293
Contact: Steve Jackson, P.E.

SHEET INDEX

SHT NO.	NAME
G1–REV 1	COVER SHEET AND SHEET INDEX
G2	GENERAL NOTES
G3–REV 1	OVERALL LOCATION SHEET
C1–REV 1	SITE PLAN
M1	MECHANICAL PIPING PLAN VIEW
M2	MECHANICAL PIPING SECTION VIEWS
S1	ELEVATION VIEWS
S2	FOOTING / FOUNDATION PLAN
S3	ROOF PLAN
S4–REV 1	STRUCTURAL DETAILS
S5	STRUCTURAL SPECIAL INSPECTIONS
E001	ELECTRICAL – GENERAL NOTES & SYMBOLS
E201	ELECTRICAL – SITE PLAN
E301	ELECTRICAL – LAYOUT PLAN
E501	ELECTRICAL – ONELINE DIAGRAM
E601	ELECTRICAL – POWER DISTRIBUTION SCHEMATIC
E801	ELECTRICAL – CONDUIT SCHEDULE
E802	ELECTRICAL – CONDUIT DEVELOPMENT
E901	ELECTRICAL – DETAILS – SHEET 1
E902	ELECTRICAL – DETAILS – SHEET 2
E903	ELECTRICAL – DETAILS – SHEET 3

HEBER CITY STANDARD CONSTRUCTION NOTES

1. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY AND WELL–BEING OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS AND/OR WRITTEN AGREEMENTS NECESSARY TO COMPLETE THE WORK.
3. CITY OWNED WATER VALVES MAY BE OPERATED ONLY BY CITY STAFF. OPENING, CLOSING OR TAMPERING WITH A CITY WATER VALVE WITHOUT PERMISSION OF THE CITY PUBLIC WORKS DEPARTMENT IS A CLASS B MISDEMEANOR PUNISHABLE BY UP TO SIX MONTHS IN JAIL AND A $1,000 FINE.
4. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH THE CITY'S ENGINEERING DEPARTMENT AT LEAST 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST ATTEND AND BRING ONE SET OF THE ACKNOWLEDGED CONSTRUCTION DRAWINGS AND A COPY OF THE CURRENT HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS MANUAL (AVAILABLE AT HEBERUT.GOV).
5. CONTRACTOR SHALL HAVE IN POSSESSION AND ON–SITE AT ALL TIMES ONE COPY OF THE CURRENT ACKNOWLEDGED CONSTRUCTION PLANS STAMPED, SIGNED, AND DATED BY THE ENGINEER OF RECORD, THE APPLICANT, AND THE CITY.
6. DEVELOPER'S ENGINEERS (CIVIL AND GEOTECHNICAL) SHALL PERFORM SUFFICIENT INSPECTIONS AND SURVEYS DURING GRADING AND CONSTRUCTION TO RENDER AN OPINION IN WRITING AS TO ADHERENCE TO THE ACCEPTED PLANS AND COMPLIANCE WITH HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS MANUAL.
7. ANY WORK DONE IN THE ABSENCE OF AN INSPECTOR'S APPROVAL SHALL BE SUBJECT TO REJECTION. ALL UNDERGROUND GPS DATA MUST BE COLLECTED BY A CITY REPRESENTATIVE PRIOR TO BACKFILL. INSPECTORS MAY REQUEST THE CONTRACTOR TO EXPOSE WORK THAT HAS BEEN BACKFILLED WITHOUT PRIOR INSPECTION OR COLLECTION OF GPS DATA. ALL SUCH REWORK SHALL BE COMPLETED AT THE DEVELOPER'S OR OWNER'S EXPENSE.
8. SURVEY MONUMENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CURRENT HEBER CITY AND WASATCH COUNTY SURVEYOR'S OFFICE REQUIREMENTS.
9. ALL DISTURBED PROPERTY SURVEY MARKERS SHALL BE RESET IN THEIR ORIGINAL LOCATIONS UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
10. CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL WHICH MUST CONFORM TO THE CURRENT MUTCD. PROVIDE SITE–SPECIFIC TRAFFIC CONTROL PLANS (PREPARED BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) OR AGC–CERTIFIED INDIVIDUAL) PRIOR TO INSTALLATION OF ANY TRAFFIC CONTROL DEVICE. TRAFFIC CONTROL PLANS MUST BE ACCEPTED BY THE CITY PRIOR TO IMPLEMENTATION AND BEFORE ANY SHOULDER, LANE, OR STREET CLOSURE.

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FOR:
MOMENTUM DEVELOPMENT GROUP
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CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
COVER SHEET AND SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
5-12-26
STATE OF UTAH

NO.	DATE	REVISION	BY
1	5/12/26	HEBER NOTES	JB

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

COVER SHEET & SHEET INDEX
G1

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\G1_R1 – COVER SHEET.DWG
FILE DATE: 5.12.2026 11:06:22 (JEB)

FILE DATE: 3.23.2026 08:22:19 (JEB)
FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CADD\G2 - NOTES.DWG

General Notes:

1. ALL SURFACES, COATINGS, PIPES, FITTINGS AND PROTECTIVE MATERIALS AND MECHANICAL DEVICES THAT MAY COME INTO CONTACT WITH DRINKING WATER SHALL COMPLY WITH ANSI/NSF STANDARD 61 OR OTHER STANDARDS APPROVED BY UTAH DIVISION OF DRINKING WATER.
2. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: JORDANELLE SPECIAL SERVICE DISTRICT STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, AND HEBER CITY STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, WHERE APPLICABLE.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND CONDUCT WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
5. CONTACT "BLUE STAKES" 72 HOURS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS NOT SHOWN ON THE DRAWINGS.
6. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS, AND CABLE TELEVISION, OF PROPOSED CONSTRUCTION WITHIN THE UTILITY'S AREA OF RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS/HER CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED AND TO FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
7. PROVIDE EROSION AND SEDIMENT CONTROL DURING ALL CONSTRUCTION IN ACCORDANCE WITH CITY AND STATE REQUIREMENTS.
8. PROVIDE DUST CONTROL DURING ALL CONSTRUCTION IN ACCORDANCE WITH CITY AND STATE REQUIREMENTS.
9. PROTECT ALL EXISTING PAVEMENTS, STRUCTURES AND EXISTING UTILITIES. REPAIR OR REPLACE IF DAMAGED OR DISTURBED AT NO ADDITIONAL COST TO THE OWNER.
10. PROVIDE TRAFFIC AND PEDESTRIAN CONTROL, CONSTRUCTION SIGNING, WARNING SIGNS AND BARRIERS, INCLUDING CONSTRUCTION TRAFFIC ENTERING AND EXITING ROADWAYS, IN ACCORDANCE WITH COUNTY AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGULATIONS.
11. LIMIT CONSTRUCTION ACTIVITIES TO THE PROJECT BOUNDARIES UNLESS OTHERWISE PERMITTED BY THE OWNER.
12. ACQUIRE AND PAY FOR SUPPLEMENTAL STAGING AREAS AS NECESSARY.
13. ATTEND ALL PRE-CONSTRUCTION AND SITE COORDINATION MEETINGS.
14. PROVIDE MARKING TAPE ABOVE ALL UTILITIES AND CONDUITS.
15. RECORD AND PROVIDE AN ACCURATE RECORD DRAWING OF CONDUIT AND UTILITY LOCATIONS TO THE OWNER.
16. EXCAVATION MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE PROJECT ENGINEER, THE DEVELOPER, AND THE OWNER.
17. "LIMITS OF DISTURBANCE" FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
18. ALL CONSTRUCTION EQUIPMENT AND PERSONNEL MUST USE DESIGNATED CONSTRUCTION ACCESS POINTS AND CONSTRUCTION AREAS WHEN ENTERING/EXITING THE PROJECT SITE. THE INTENT OF THE GRADING DESIGN IS TO MINIMIZE DISTURBANCES TO EXISTING VEGETATION AND ALL EFFORTS SHALL BE MADE BY THE CONTRACTOR TO MINIMIZE SITE DISTURBANCE.
19. THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
20. TEST LOTS OR TEST AREAS THAT DO NOT MEET THESE DENSITY REQUIREMENTS SHALL BE BROUGHT INTO COMPLIANCE BY ADDITIONAL ROLLING OR TAMPING OR BY OTHER MEANS REQUIRED.
21. CONSTRUCTION ACCESS IS FROM HIGHWAY OR OTHER ACCESS POINTS DESIGNATED THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR IS DIRECTED TO ONLY USE SPECIFIED ACCESS POINTS. THE CONTRACTOR SHALL MAINTAIN SERVICEABILITY OF THESE ACCESS POINTS DURING THE FULL EXTENT OF THE WORK AS REQUIRED AND DETERMINED BY THE PROJECT ENGINEER AND CITY INSPECTOR.
22. ADDITIONAL NOTES ARE PLACED ON DESIGN OR DETAIL DRAWINGS AND ARE TO BE ADHERED TO IN THEIR ENTIRETY.

Landscape Reconstruction Notes:

1. CONSTRUCT LANDSCAPING REPAIR, RESTORATION AND REPLACEMENT IN ACCORDANCE WITH JSSD STANDARDS AND SPECIFICATIONS.
2. PROVIDE TOPSOIL AT DISTURBED AREAS AND THE LOCATIONS SHOWN ON THE DRAWINGS.
3. ALL DISTURBED AREAS TO RECEIVE A MINIMUM OF 4" OF NATIVE TOPSOIL AND RE-SEED WITH JORDANELLE RIDGE GRASS & BRUSH MIX..

Construction Notes:

1. OWNER SHALL BE RESPONSIBLE FOR PROVIDING SURVEY BENCHMARK, STAKING AND CONTROL PER SPECIFICATIONS. OWNER SHALL PROVIDE AVAILABLE SURVEY CONTROL INFORMATION IN THE AREA.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS TESTING WITHIN THE TRENCH ZONE. TESTING SHALL FOLLOW SPECIFICATION AT A MINIMUM OF 100 FOOT INTERVALS.
3. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL MATERIAL TESTING OF CONCRETE STRUCTURES.

Piping Installation Notes:

1. CONTRACTOR SHALL SLOPE ALL EXCAVATIONS TO AN ANGLE OF REPOSE OF MATERIAL BEING EXCAVATED OR USE BRACING OR SHORING, CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS AND GUIDELINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FLAGGING, CAUTION SIGNS AND PUBLIC SAFETY ON ALL ADJACENT STREETS AND CONSTRUCTION SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY AND OSHA SAFETY STANDARDS.
4. NATIVE BACK FILL SHALL BE COMPACTED TO JSSD SPECIFICATIONS.
5. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE AND INDIVIDUAL UTILITY CODES.
6. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE JSSD STANDARD SPECIFICATIONS
7. CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILL OF UTILITY TRENCHES TO LEVEL OF FINISHED GRADE.
8. ADJUST PIPE LINE ALIGNMENT IN FIELD (PER ENGINEER) TO ACCOMMODATE EXISTING UTILITIES AND TERRAIN.
9. RESTORE ROAD SURFACE TO EXISTING CONDITIONS AT ALL ROAD CROSSINGS.

Erosion Control Notes:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED BY CONTRACTOR. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES, THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY OWNER AND THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANY TIME DURING CONSTRUCTION.
3. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE COMPACTED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
4. CONTRACTOR TO PROVIDE STORM WATER POLLUTION PROTECTION PLAN TO THE OWNER AND ENGINEER FOR APPROVAL BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES. CONTRACTOR TO ALSO SUBMIT NOTICE OF INTENT TO STATE OF UTAH AND COMPLY WITH UPDES PERMIT REQUIREMENTS & WASATCH COUNTY REQUIREMENTS.
5. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND, INTO A WATER COURSE, OR (IN THE BASE OF A SMALL DRAINAGE WAY) LEFT TO PERCOLATE INTO THE GROUND.
6. STOCK PILES SHALL BE ENCIRCLED BY SILT FENCE. EROSION CONTROL TEMPORARY DIVERSIONS SHALL BE PLACED UPHILL OF STOCKPILES.
7. SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL DOWN HILL SLOPES IN THE CONSTRUCTION AREAS. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE OR OTHER EROSION CONTROL DEVICE FOR LONGER THAN 48 HOURS. ALL SILT FENCE OR L.O.D. FENCING IS TO BE REPAIRED/REPLACED AS NECESSARY.
8. SILT DEPOSITED BEHIND SILT FENCES WILL BE REMOVED AS NECESSARY AFTER STORMS. REPORTING OF SILT REMOVAL WILL OCCUR DURING WEEKLY CONSTRUCTION MEETINGS.
9. CONTRACTORS WILL MAINTAIN SILT FENCES UNTIL PERMANENT LANDSCAPING OR VEGETATIVE COVER IS ESTABLISHED.
10. ALL NATIVE DRAINAGE WAYS INTERCEPTED BY CONSTRUCTION WILL REQUIRE A SEDIMENT TRAP CONSTRUCTED IN THE NATURAL DRAINAGE COURSE. TRAPS MUST BE PLACED IN SURFACE DRAIN DITCHES UPSTREAM OF THE PROPERTY BOUNDARY PRIOR TO ENTERING A WATER COURSE OR IMMEDIATELY PROCEEDING INLETS OR AT DRAINAGE OUTLETS.

Excavation General Notes:

1. TREES SHALL BE CLEARED WITHIN THE LIMITS OF DISTURBANCE. TREES SHALL BE STOCKPILED WITHIN THE EXCAVATION LIMITS, TREES LESS THAN 4" DBH WILL BE SHREDDED. CHIPS WILL BE MIXED INTO TOPSOIL AND SPREAD OVER FINISHED CUT/FILL GRADES. TREES GREATER THAN 4" DIAMETER AT BREAST HEIGHT (DBH) WILL BE LIMBED AND HAULED OFF THE SITE.
2. ALL DISTURBED AREAS WILL BE REVEGETATED PER CONTRACT DOCUMENTS & SPECIFICATIONS.
3. IN THE EVENT AN UNEXPLAINED DISTURBANCE OCCURS OUTSIDE THE APPROVED AREA OF DISTURBANCE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE ENGINEER AND THE CONTRACTOR WILL DEVELOP AND IMPLEMENT AN AGREEABLE EROSION CONTROL PLAN.
4. ALL REVEGETATED SLOPES WILL COMPLY WITH APPLICABLE HEBER CITY ORDINANCES.
5. ALL DISTURBED AREAS SHALL BE CLEARED AND GRUBBED, THEN THE TOP SOIL SHALL BE STRIPPED AND SAVED TO COVER OVER FINISH GRADING BEFORE SEED MIX IS APPLIED.
6. CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPENED, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED TO A HORIZONTAL POINT THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE, AND VEGETATION OF NATURAL TERRAIN.
7. <u>HAZARDOUS MATERIAL STORAGE MANAGEMENT:</u>
   MATERIAL STORAGE MANAGEMENT INVOLVES PROPER HANDLING, STORAGE, AND DISPOSAL OF ALL MATERIALS WHICH ARE POTENTIAL CONTAMINATES TO WATER SUPPLIES.

A.) STORAGE: MATERIALS SHOULD BE STORED IN A DESIGNATED LOCATION WITH BERM OR OTHER PERIMETER CONTROL TO CONTAIN POTENTIAL SPILLS. ON AN UNSECURED SITE, TOXIC MATERIALS SHOULD BE CONTAINED IN A LOCKED ENCLOSURE FOR LIMITED ACCESS.

B.) HANDLING: ALL MATERIALS SHOULD BE HANDLED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. PRECAUTIONS SHOULD BE TAKEN TO AVOID SPILLS. IN THE EVENT OF A SPILL, CONTAINMENT BY SANDBAGS, EARTH BERMS, OR OTHER MEANS SHOULD BE EMPLOYED IMMEDIATELY. THE SPILLED MATERIAL SHOULD THEN BE COLLECTED AND DISPOSED OF PROPERLY AND THE AREA REMEDIATED BY REMOVAL AND PROPER DISPOSAL OF CONTAMINATED DIRT. ANY STRUCTURES SUCH AS PAVEMENT, CONCRETE, CULVERTS OR STORM DRAIN INLETS EXPOSED TO THE SPILL SHOULD BE EXAMINED AND REMEDIATED AS NECESSARY. PROPER DOCUMENTATION OF THE SPILL AND NOTIFICATION OF APPROPRIATE AGENCIES SHOULD BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

C.) DISPOSAL: ALL NON-TOXIC WASTE MATERIAL SHOULD BE PLACED IN A COVERED STORAGE AREA OR DUMPSTER FOR PROMPT REMOVAL TO A DISPOSAL SITE. TOXIC MATERIALS SHOULD BE DISPOSED OF PROPERLY AT AN APPROVED FACILITY. STORAGE LOCATIONS FOR WASTE MATERIALS SHOULD BE LOCATED AWAY FROM WATERWAYS.

8. FUGITIVE DUST SHALL BE CONTOLLED BY WATERING, AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATION OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY AND WASATCH COUNTY STANDARDS.

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FOR:
MOMENTUM DEVELOPMENT GROUP
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CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
GENERAL NOTES

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
Jason Bradford
JASON BRADFORD
3-23-26
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

GENERAL NOTES

G2

OVERALL LOCATION SHEET

JACKSON ENGINEERING
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FOR:
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MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
OVERALL LOCATION SHEET

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
6-12-26
STATE OF UTAH

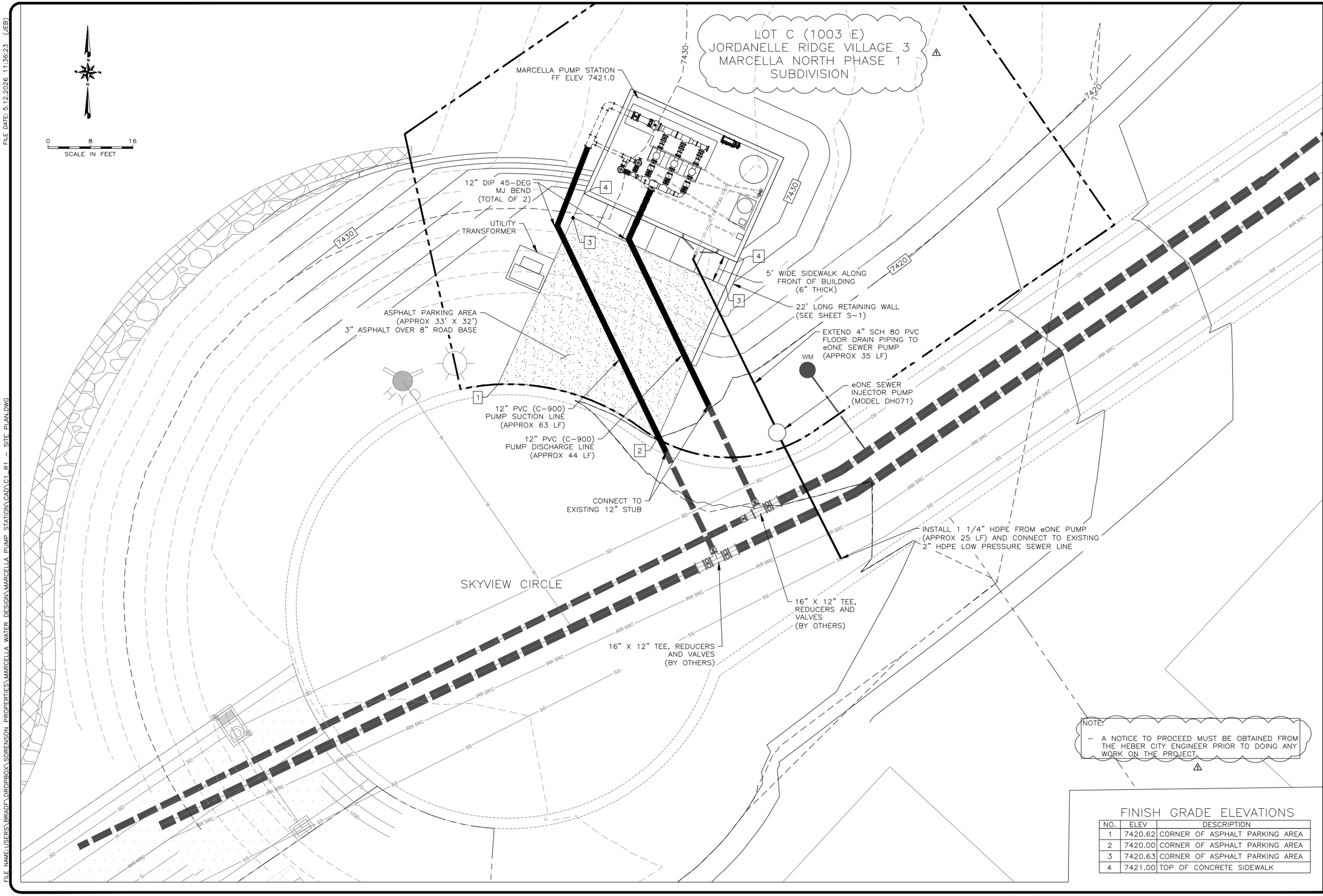
NO.	DATE	REVISION	BY
1	5-12-26	HEBER CITY	JB

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

OVERALL LOCATION SHEET
G3

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\G3_R1 - OVERALL LOCATION.DWG
FILE DATE: 5.12.2026 10:56:02 (JEB)

FILE NAME: USERS\BRADY\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\C1 R1 - SITE PLAN.DWG
FILE DATE: 5.12.2026 11:36:23 (JEB)



NOTE:

- A NOTICE TO PROCEED MUST BE OBTAINED FROM THE HEBER CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.

⚠1

FINISH GRADE ELEVATIONS

NO.	ELEV	DESCRIPTION
1	7420.62	CORNER OF ASPHALT PARKING AREA
2	7420.00	CORNER OF ASPHALT PARKING AREA
3	7420.63	CORNER OF ASPHALT PARKING AREA
4	7421.00	TOP OF CONCRETE SIDEWALK

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FOR:
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10421 SOUTH JORDAN GATEWAY BLVD #200
SOUTH JORDAN, UT 84095

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
5-12-26
STATE OF UTAH

NO.	DATE	REVISION	BY
1	5/12/26	HEBER NOTES	JB

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

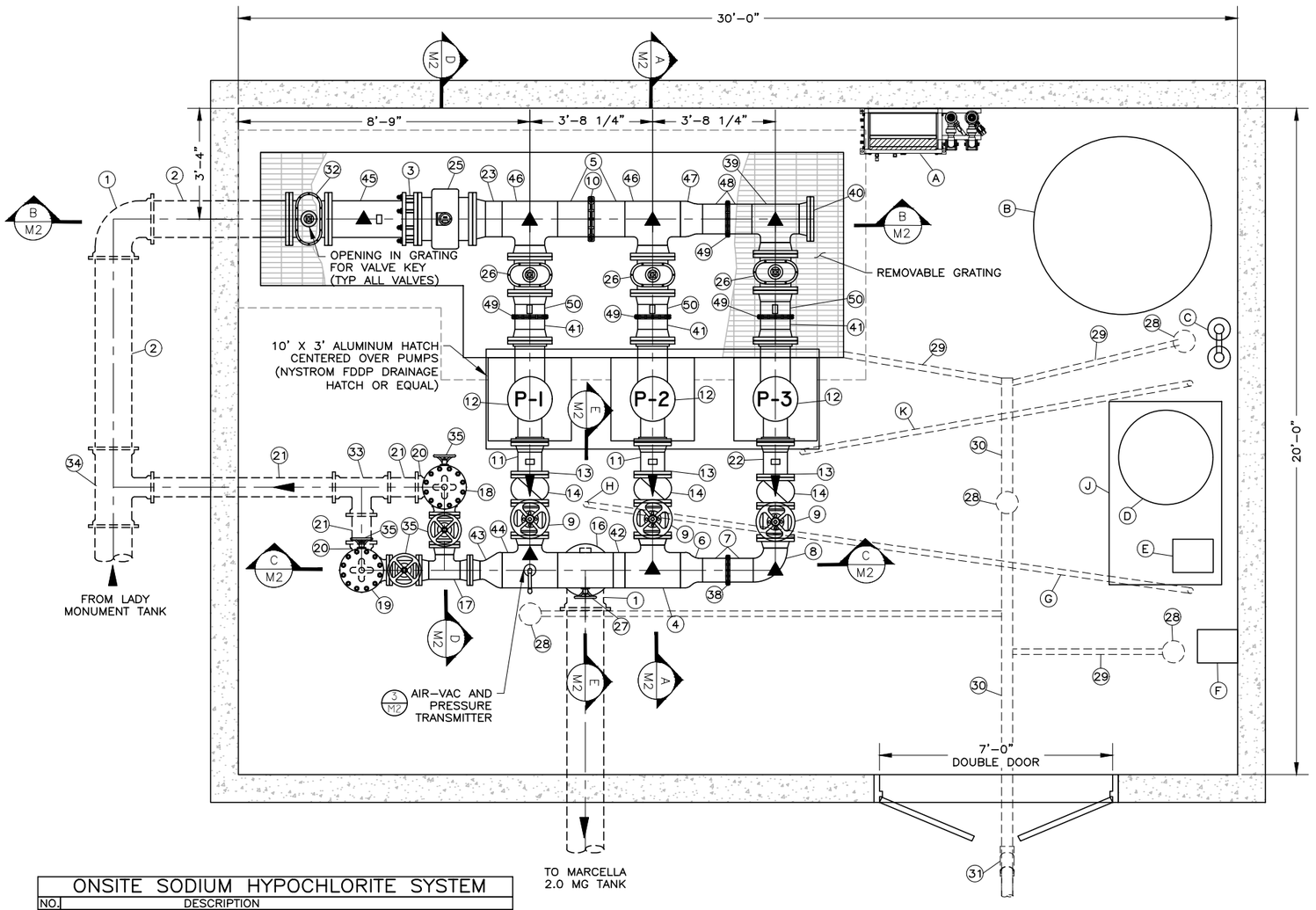
SITE PLAN
C1

PUMP DESIGN DATA: SCENARIO 1 (LOW SUCTION, HIGH OVERFLOW)

DESIGN FLOW RATE PER PUMP = 1,200 GPM
TOTAL DESIGN FLOW = 2,400 GPM
PUMP ELEVATION = 7423
SUCTION HGL AT PUMP = 7488 (28 PSI)
(ASSUMES 3' OF WATER IN LADY MONUMENT TANK)
MARCELLA TANK DISCHARGE ELEVATION = 7620
(ASSUMES TANK IS FULL TO OVERFLOW)
TRANSMISSION LINE = 20" HDPE (DR-11) (LENGTH = 7,955')
TRANSMISSION LINE = 16" DIP (LENGTH = 240')
TOTAL PUMP TDH = 182' (79 PSI)
(MAXIMUM PRESSURE SWING OF 15 PSI WOULD BE CAUSED IN THE ADJACENT ZONE WHEN THE PUMPS ARE TURNED ON)

PUMP DESIGN DATA: SCENARIO 2 (HIGH SUCTION, LOW OVERFLOW)

DESIGN FLOW RATE PER PUMP = 1,200 GPM
TOTAL DESIGN FLOW = 2,400 GPM
PUMP ELEVATION = 7423
SUCTION HGL AT PUMP = 7499 (33 PSI)
(ASSUMES 14' OF WATER IN LADY MONUMENT TANK)
MARCELLA TANK DISCHARGE ELEVATION = 7610
(ASSUMES TANK IS HALF-FULL TO OVERFLOW)
TRANSMISSION LINE = 20" HDPE (DR-11) (LENGTH = 7,955')
TRANSMISSION LINE = 16" DIP (LENGTH = 240')
TOTAL PUMP TDH = 161' (70 PSI)
(MAXIMUM PRESSURE SWING OF 11 PSI WOULD BE CAUSED IN THE ADJACENT ZONE WHEN THE PUMPS ARE TURNED ON)



INLET FROM SIDE, * OUTLET TO BOTTOM * (18 AND 19)

PIPING SCHEDULE

NO.	DESCRIPTION	SIZE	JOINT
1.	DIP 90° BEND	12"	MJ
2.	DIP SPOOL	12"	FL X PE
3.	FLANGE COUPLING ADATPER (ROMAC RFCA)	12"	FL
4.	WELDED STEEL REDUCING TEE	12" X 8"	FL X WELD
5.	WELDED STEEL SPOOL	12"	WELD X VIC
6.	WELDED STEEL REDUCER	12" X 8"	WELD
7.	WELDED STEEL SPOOL	8"	WELD X VIC
8.	WELDED STEEL 90° BEND (SHORT RADIUS)	8"	FL X WELD
9.	GATE VALVE WITH HAND WHEEL	8"	FL
10.	VICTAULIC COUPLING (STYLE 07)	12"	VIC
11.	WELDED STEEL SPOOL WITH 1/2" TAP	8"	FL X VIC
12.	VERTICAL TURBINE PUMP (100 HP)	10" X 8"	FL
13.	VICTAULIC FLANGE ADAPTER (STYLE 743)	8"	FL X VIC
14.	SILENT CHECK VALVE (DESURIK SERIES 600A)	8"	FL
15.	DIP SPOOL WITH 1" TAP	12"	FL X PE
16.	WELDED STEEL TEE	12"	FL X WELD
17.	WELDED STEEL TEE	6"	FL
18.	PRESSURE REDUCING VALVE (CLA-VAL 90-01, ANGLE)	6"	FL
19.	PRES. RELIEF/SURGE ANTICIPATOR VALVE (CLA-VAL 52-03, ANGLE)	6"	FL
20.	DIP 90° BEND	6"	MJ
21.	DIP	6"	–
22.	WELDED STEEL SPOOL WITH 3/4" TAP	8"	FL X VIC
23.	WELDED STEEL SPOOL	12"	FL X WELD
24.	WELDED STEEL 90° BEND (SHORT RADIUS)	12"	WELD
25.	FLOW METER (SIEMENS SITRANS)	12"	FL
26.	GATE VALVE WITH 2" NUT	10"	FL
27.	GATE VALVE WITH HANDWHEEL	12"	FL
28.	FLOOR DRAIN WITH P-TRAP	6"	–
29.	SCH 80 PVC DRAIN PIPE (1% MIN. SLOPE)	2"	GLUE
30.	SCH 80 PVC DRAIN PIPE (1% MIN. SLOPE)	4"	GLUE
31.	SCH 80 PVC CLEANOUT	4"	GLUE
32.	GATE VALVE WITH 2" NUT	12"	FL
33.	DIP TEE	6"	MJ
34.	DIP REDUCING TEE	12" X 6"	MJ
35.	GATE VALVE WITH HANDWHEEL	6"	FL
36.	DIP SPOOL	6"	FL X PE
37.	PIPE SUPPORT (ANVIL NO. 264)	MATCH PIPE SIZE	
38.	VICTAULIC COUPLING (STYLE 07)	8"	VIC
39.	WELDED STEEL TEE	10"	FL X WELD
40.	BLIND FLANGE	10"	FL
41.	WELDED STEEL SPOOL	10"	FL X VIC
42.	WELDED STEEL SPOOL	12"	WELD
43.	WELDED STEEL REDUCER	12" X 6"	WELD X FL
44.	WELDED STEEL REDUCING TEE WITH 1" TAP	12" X 8"	FL X WELD
45.	DIP SPOOL WITH 1/2" TAP	12"	FL X PE
46.	WELDED STEEL REDUCING TEE	12" X 10"	FL X WELD
47.	WELDED STEEL REDUCER	12" X 10"	WELD
48.	WELDED STEEL SPOOL	10"	WELD X VIC
49.	VICTAULIC COUPLING (STYLE 07)	10"	VIC
50.	WELDED STEEL SPOOL WITH 1/2" TAP	10"	FL X VIC

ONSITE SODIUM HYPOCHLORITE SYSTEM

NO.	DESCRIPTION
A.	ONSITE CHLORINE GENERATOR (EVOQUA OSEC L 20 LB/DAY)
B.	BRINE STORAGE TANK (POLY TANK WITH SECONDARY CONTAINMENT)
C.	WATER SOFTENER
D.	SODIUM HYPOCHLORITE STORAGE TANK (POLY TANK WITH SECONDARY CONTAINMENT)
E.	CHEMICAL INJECTION DOSING PUMP
F.	PORTABLE EYE WASH STATION (MOUNTED ON WALL)
G.	2" SCH 80 PVC PIPE UNDER FLOOR FOR CHLORINE INJECTION
H.	CHLORINE INJECTOR (SEE DETAIL 4, SHEET M2)
J.	CONTAINMENT BASIN
K.	2" SCH 80 PVC PIPE UNDER FLOOR FOR WATER SUPPLY

THE DRAWINGS SHOW THE MAIN COMPONENTS OF THE ONSITE SODIUM HYPOCHLORITE GENERATION SYSTEM (OSHGS) AND THEIR OVERALL RELATIONSHIPS. NOT ALL ITEMS INCIDENTAL TO THE OSHGS ARE SHOWN. IT IS THE INTENT THAT THE OSHGS SUPPLIER IS TO PROVIDE A COMPLETE AND WORKABLE SYSTEM WHETHER OR NOT ANY SPECIFIC COMPONENT IS SHOWN OR SPECIFIED. SEE SECTION 46 33 50.

MECHANICAL PIPING - PLAN VIEW

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

NOTES:

1. ALL WELDED STEEL PIPE SHALL BE DESIGNED IN ACCORDANCE WITH AWWA M11 FOR TEST PRESSURES OF 225 PSI AND SHALL BE EPOXY LINED, COAL TAR EPOXY COATED AND WRAPPED MEETING AWWA C210 STANDARDS.
2. ALL PIPES PASSING THROUGH CONCRETE FLOORS OR WALLS SHALL BE AWWA C151 CL D.I.P.
3. ALL BOLTS TO BE 304 STAINLESS STEEL.
4. ALL DUCTILE IRON PIPE TO STEEL FLANGE TRANSITIONS SHALL HAVE FULL FACE RUBBER GASKETS AND BE COUPLED TOGETHER WITH INSULATING BOLT PACKS.
5. CONTACTOR TO SUBMIT FOR APPROVAL ALL EQUIPMENT AND LAYOUT DIMENSIONS PRIOR TO FABRICATION.
6. ALL PIPE FLANGES, VALVES, FITTINGS, METERS, AND APPURTENANCES TO MATCH.
7. COATING: ALL BUILDING INTERIOR PIPING AND FITTINGS SHALL BE PAINTED WITH APPROVED EPOXY, COLOR BLUE, TO BE APPROVED BY ENGINEER. STANDARD EPOXY COATINGS ON BUTTERFLY VALVES AND CHECK VALVES.
8. SLOPE FLOOR 1% TO DRAIN.
9. PIPE SUPPORTS (TOTAL OF 7) SHALL BE ANCHORED TO THE CONCRETE FLOOR. BOLT SIZE PER PIPE SUPPORT MANUFACTURER.

▲ (DENOTES LOCATION OF PIPE SUPPORT)

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SOUTH JORDAN, UT 84095

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MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
MECHANICAL PIPING PLAN VIEW

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
3-23-26
STATE OF UTAH

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-	MARCH 2026
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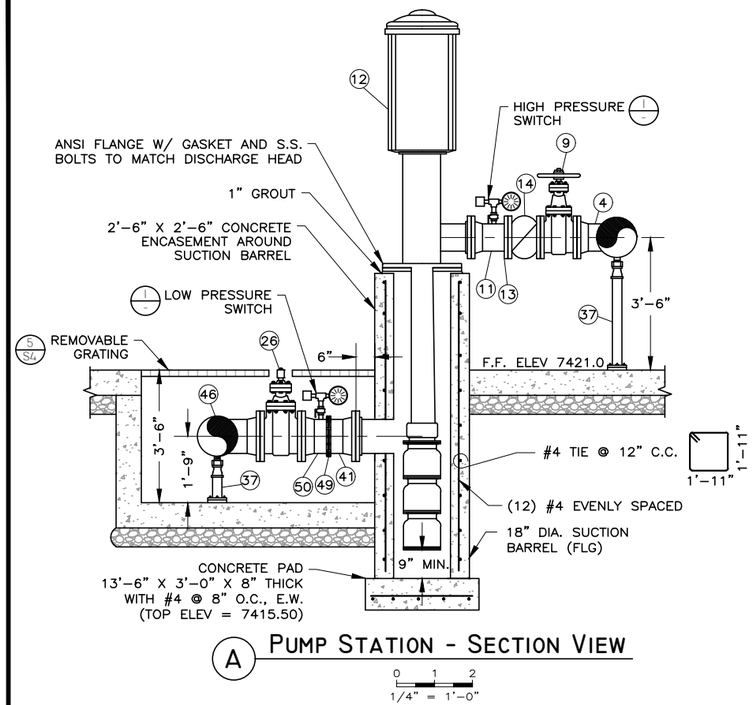
JB	TT
PROJECT MANAGER:	
S. JACKSON	

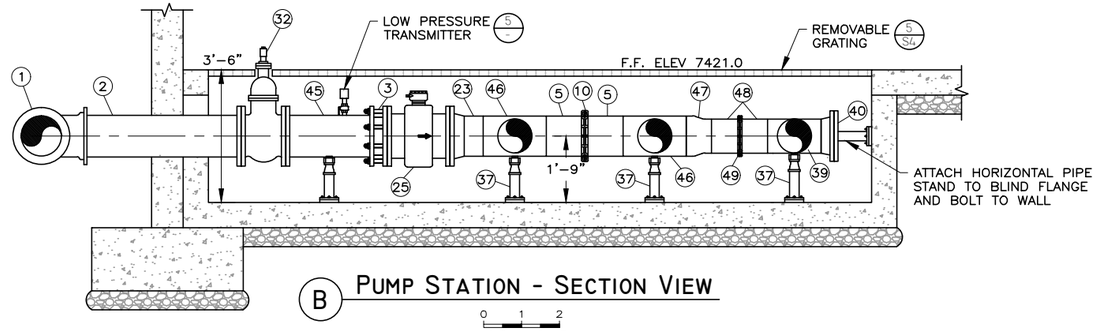
MECHANICAL PIPING PLAN VIEW
M-1

FILE NAME: USERS\BRADY\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\M1 - PIPING PLAN.DWG
FILE DATE: 3.23.2026 08:25:41 (JEB)



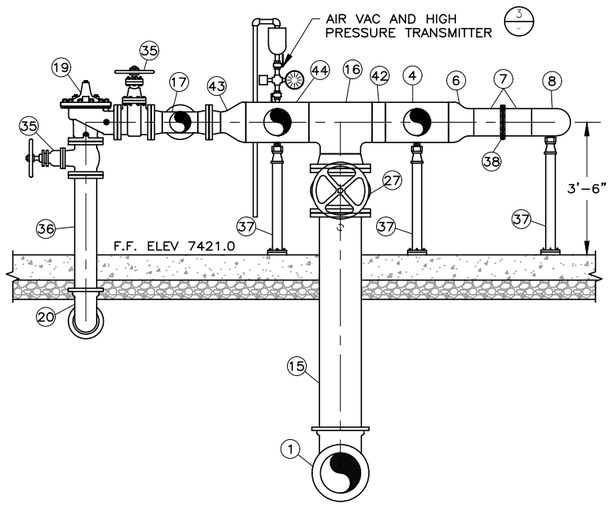
A PUMP STATION - SECTION VIEW

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



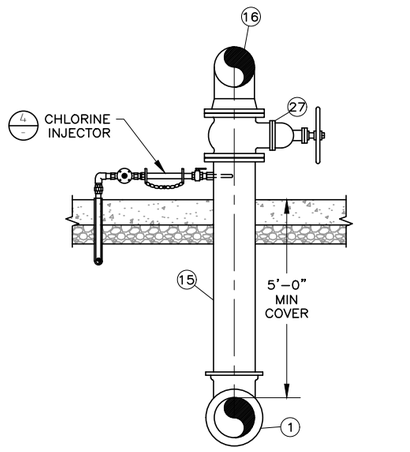
B PUMP STATION - SECTION VIEW

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



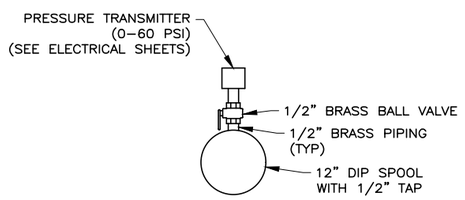
C PUMP STATION - SECTION VIEW

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



E PUMP STATION - SECTION VIEW

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



5 LOW PRESSURE TRANSMITTER

D PUMP STATION - SECTION VIEW

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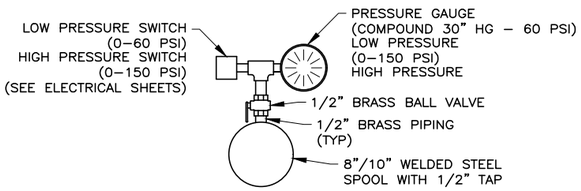
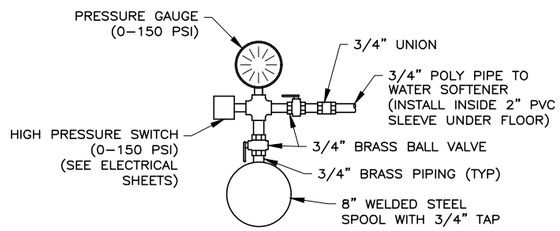
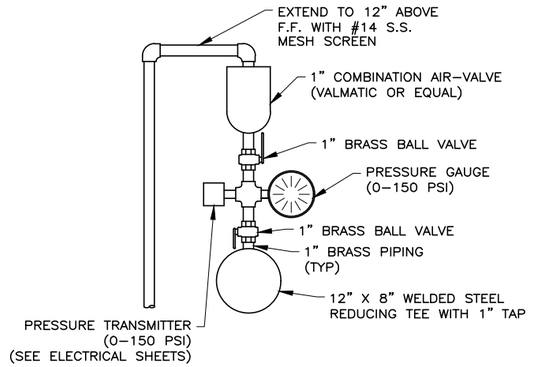
1/4" = 1'-0"



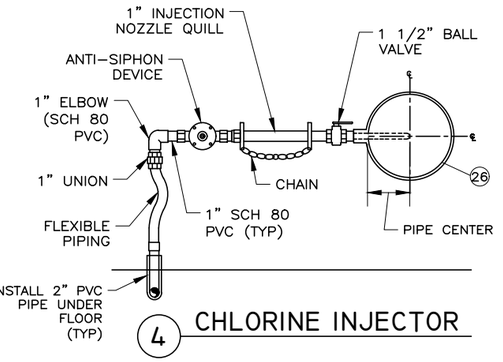
1 HIGH PRESSURE SWITCH LOW PRESSURE SWITCH



2 HIGH PRESSURE SWITCH FOR PUMP #3



3 AIR-VAC AND HIGH PRESSURE TRANSMITTER



4 CHLORINE INJECTOR

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FOR:
MOMENTUM DEVELOPMENT GROUP
10421 SOUTH JORDAN GATEWAY BLVD #200
SOUTH JORDAN, UT 84095

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DAVE BARBEE
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MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
MECHANICAL PIPING SECTION VIEWS

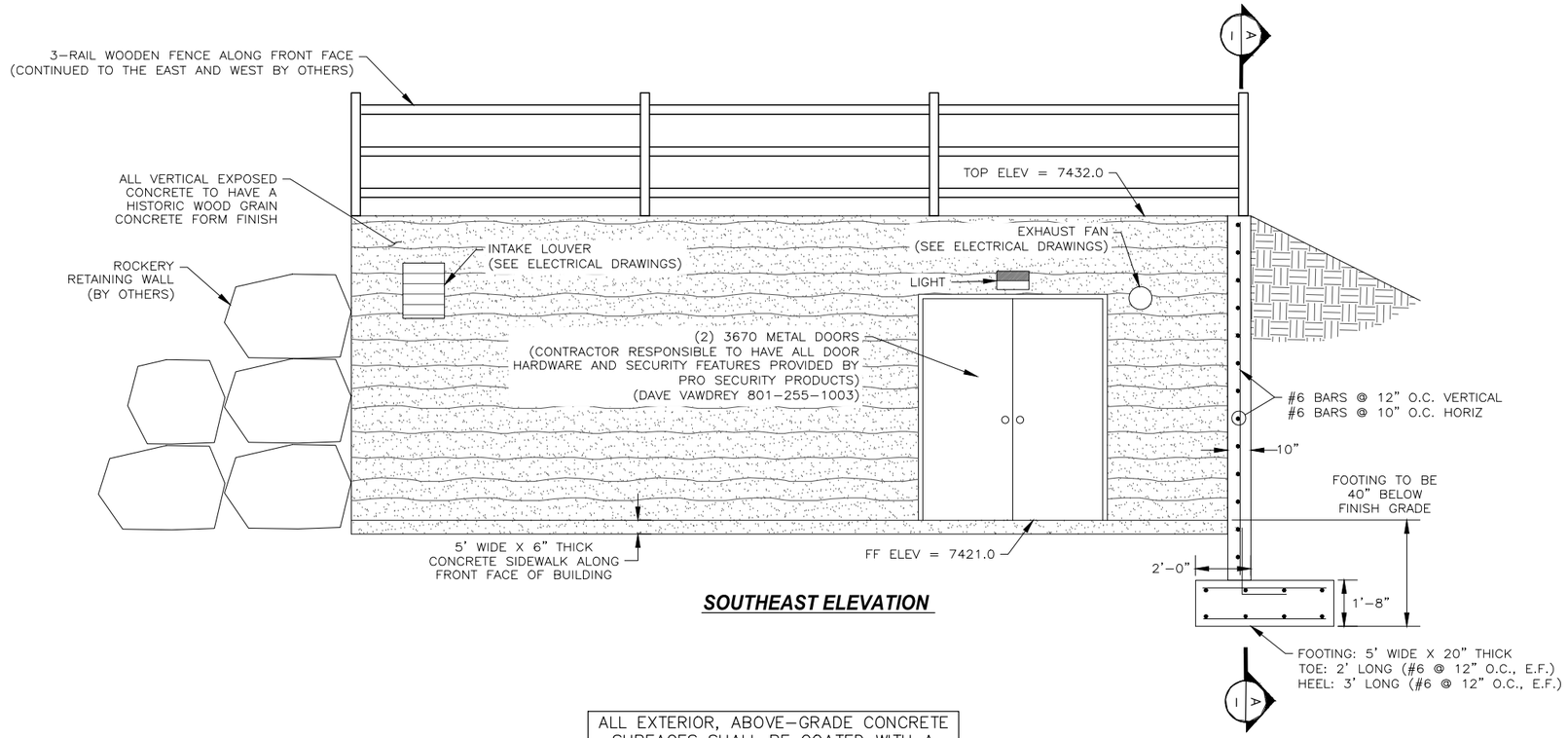
REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
3-25-26
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

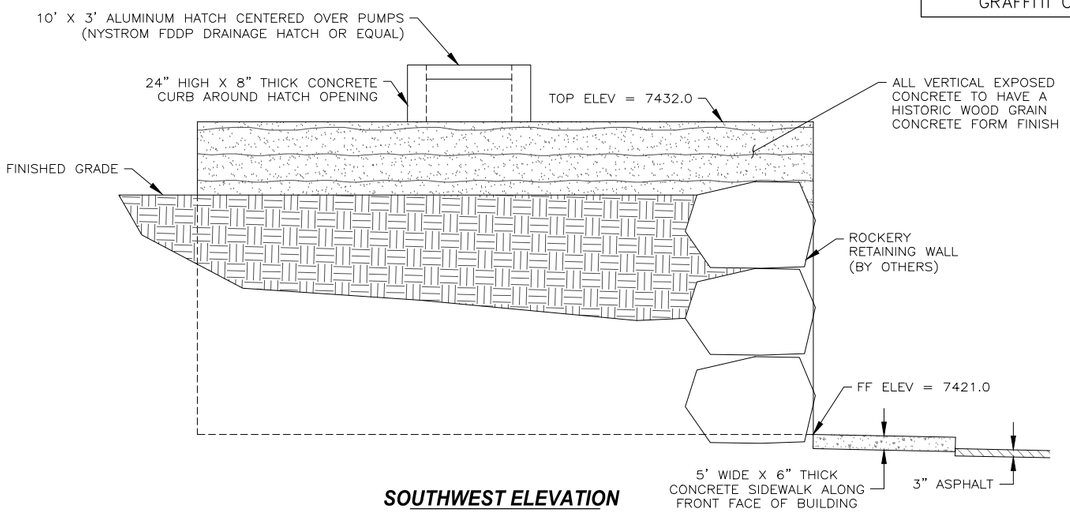
MECHANICAL PIPING SECTION VIEWS
M-2

FILE NAME: \\SERS_BRADP_DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\M2 - PIPING SECTIONS.DWG
FILE DATE: 3.25.2026 12:04:22 (JEB)

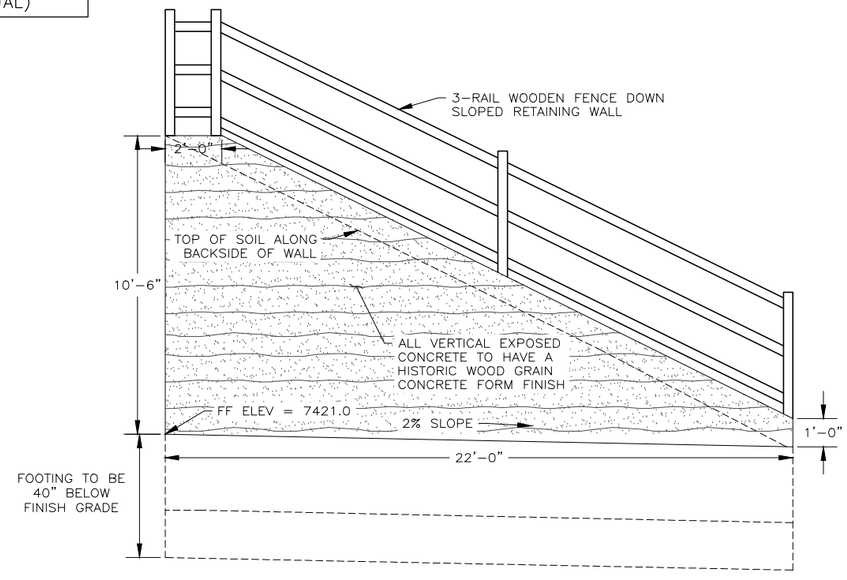


SOUTHEAST ELEVATION

ALL EXTERIOR, ABOVE–GRADE CONCRETE SURFACES SHALL BE COATED WITH A GRAFFITI REPELLENT COATING (PROSOCO SURE KLEAN BLOK–GUARD & GRAFFITI CONTROL OR EQUAL)



SOUTHWEST ELEVATION



RETAINING WALL SECTION A-A

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MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
ELEVATION VIEWS

LICENSED STRUCTURAL ENGINEER
ADAM J. HUB
3-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
	MARCH 2026
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PROJECT MANAGER:	
S. JACKSON	

ELEVATION VIEWS

S-1

FILE DATE: 3.23.2026 08:59:22 (JEB)
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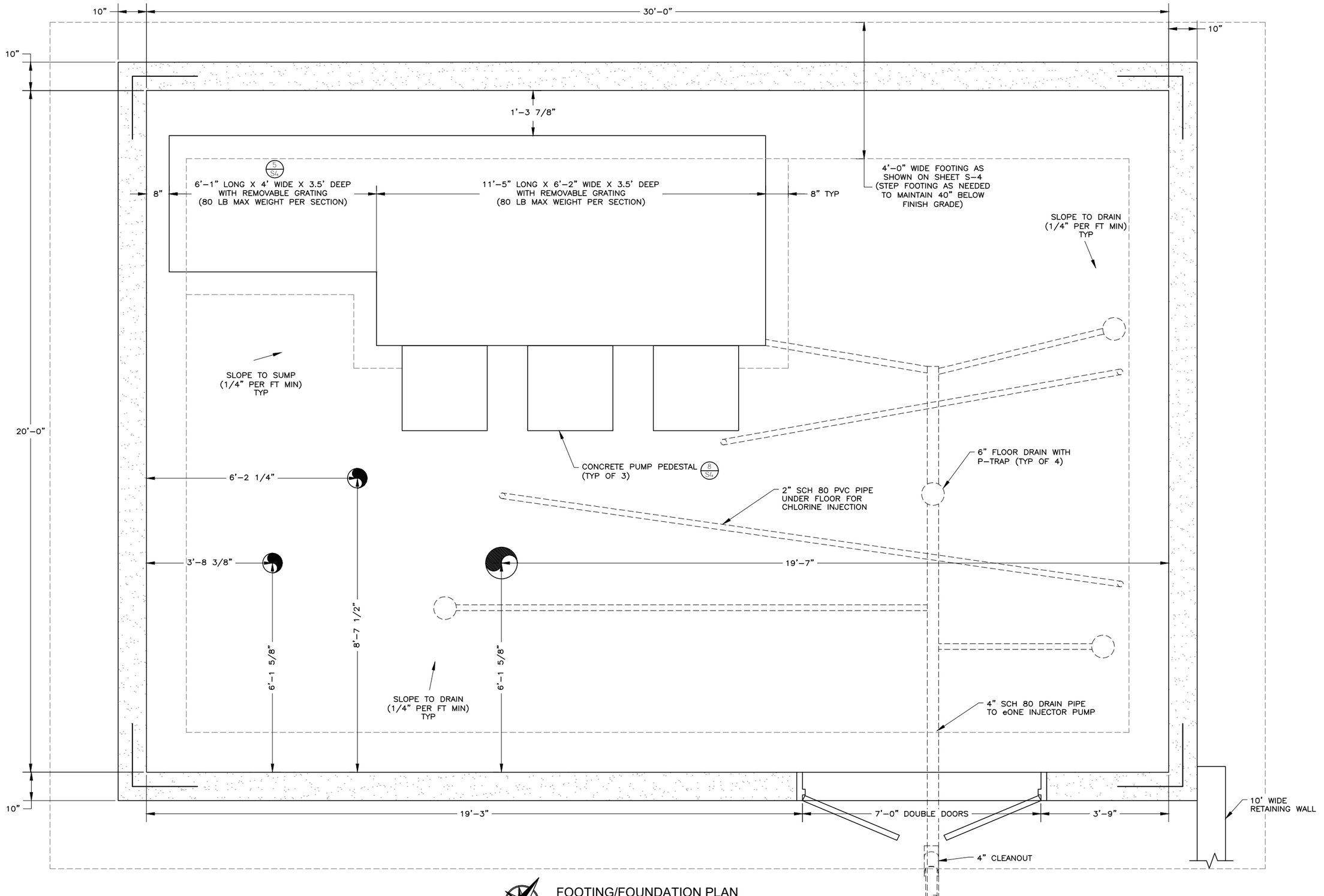

FOOTING/FOUNDATION PLAN

0 1 2
3/4" = 1'-0"

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S2 - FOUNDATION PLAN.DWG
FILE DATE: 3.23.2026 09:16:23 (JES)

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FOR:
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SOUTH JORDAN, UT 84095

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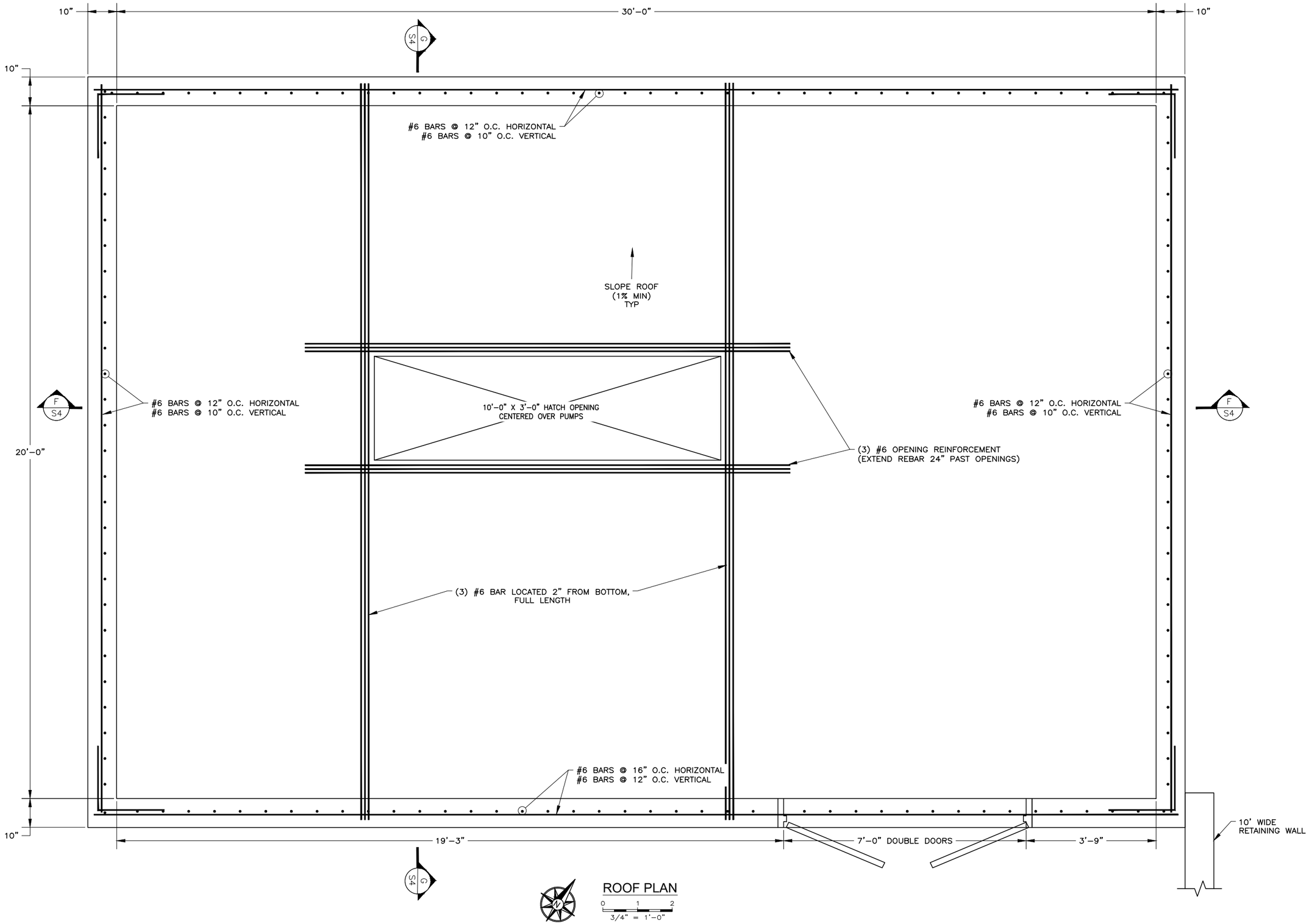
MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
FOOTING / FOUNDATION PLAN

LICENSED STRUCTURAL ENGINEER
ADAM J. HILL
3-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

FOOTING / FOUNDATION PLAN
S-2



ROOF PLAN

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S3 - ROOF PLAN.DWG
FILE DATE: 3/23/2026 09:17:43 (JES)

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FOR:
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SOUTH JORDAN, UT 84095

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MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
ROOF PLAN

LICENSED STRUCTURAL ENGINEER
9577
ADAM J. HAM
3-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
-	MARCH 2026
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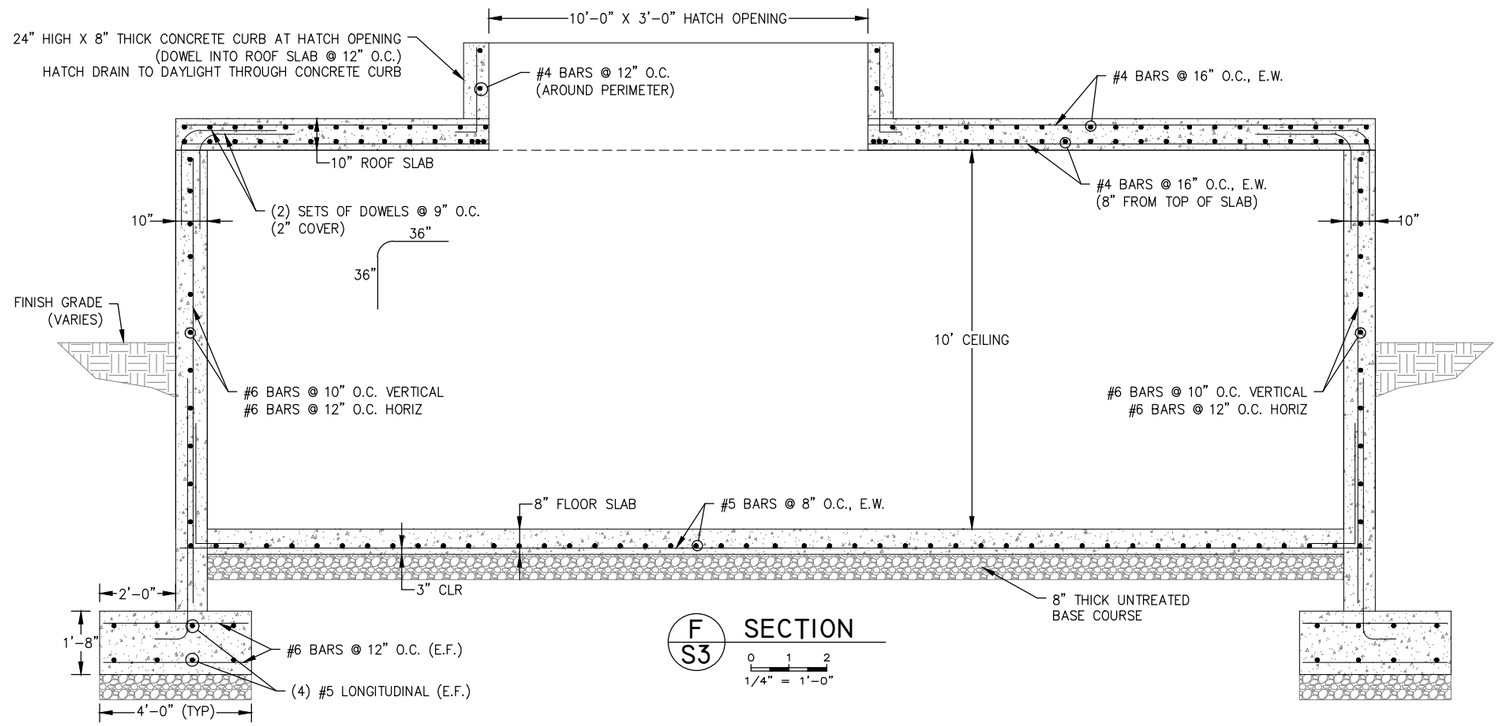
PROJECT MANAGER:	
S. JACKSON	

ROOF PLAN
S-3



F / S3 SECTION

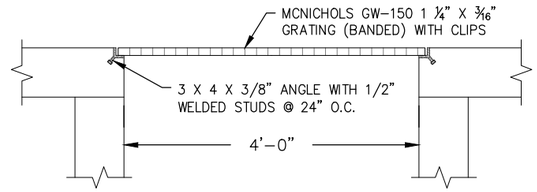
0 1 2
1/4" = 1'-0"

CONCRETE NOTES:

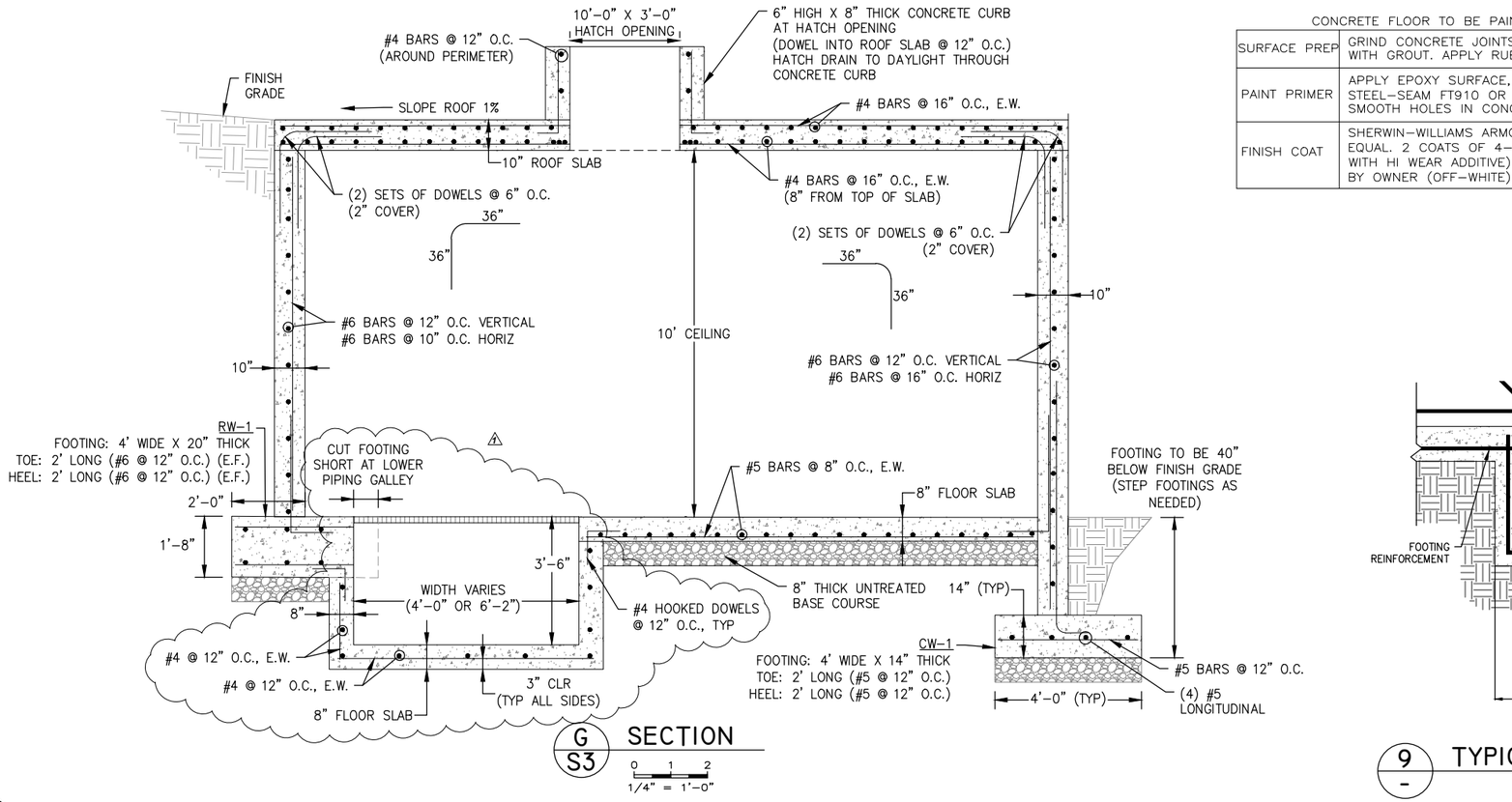
1. MINIMUM CONCRETE SPECIFIED CYLINDER STRENGTH 4000 PSI AT 28 DAYS
2. REINFORCEMENT TO BE DEFORMED BARS GRADE 60 ACCORDING TO ASTM A-615 (60 KSI)
3. MINIMUM CONCRETE COVER TO BE 2" UNLESS OTHERWISE SHOWN
4. ALL REINFORCEMENT DETAILING IS TO BE ACCORDING TO ACI 318 LATEST EDITION
5. ROOF SLAB SHALL BE GIVEN BROOM FINISH
6. FLOOR SLAB SHALL BE GIVEN A SMOOTH TROWEL FINISH
7. ALL OUTSIDE CONCRETE EDGES SHALL HAVE A 1" CHAMFERED FINISH
8. ALL COLD JOINTS TO HAVE WATER STOP ACROSS JOINT
9. DO NOT BACKFILL AROUND STRUCTURE UNTIL ROOF HAS BEEN POURED AND CURED FOR 5 DAYS MINIMUM.
10. CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT BAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES.
11. NO FOOTING SHALL BE PLACED ON DISTURBED OR FROZEN SOIL.
12. CONSTRUCTION OF 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.

GRATING NOTES:

1. INDIVIDUAL SECTIONS OF GRATING NOT TO EXCEED 80 LBS.
2. GRATING PLAN TO BE SUBMITTED FOR REVIEW AND APPROVAL.
3. OPENINGS IN GRATING ARE REQUIRED FOR PIPE PENETRATIONS. (TOTAL OF 6)



5 / - TYPICAL REMOVABLE GRATING

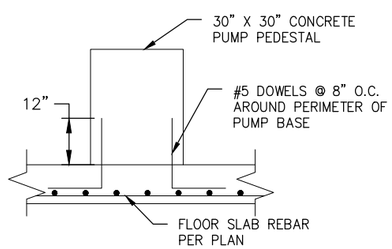


G / S3 SECTION

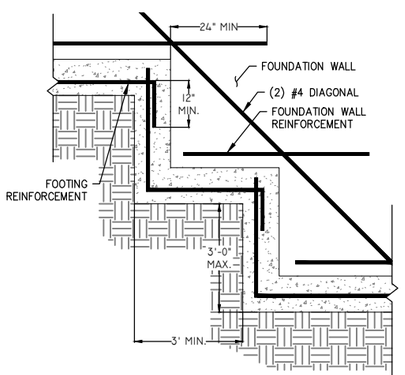
0 1 2
1/4" = 1'-0"

CONCRETE FLOOR TO BE PAINTED AS FOLLOWS:

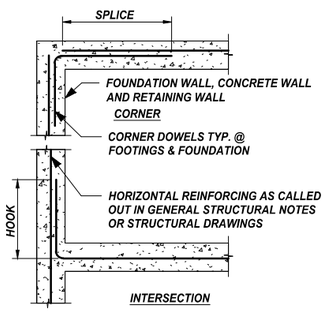
SURFACE PREP	GRIND CONCRETE JOINTS AND FILL VOIDS WITH GROUT. APPLY RUB FINISH
PAINT PRIMER	APPLY EPOXY SURFACE, (SHERWIN-WILLIAMS STEEL-SEAM FT910 OR EQUAL), TO FILL AND SMOOTH HOLES IN CONCRETE SURFACE
FINISH COAT	SHERWIN-WILLIAMS ARMORSEAL TREAD-PLEX, OR EQUAL. 2 COATS OF 4-6 MILS DFT (2ND COAT WITH HI WEAR ADDITIVE). COLOR TO BE APPROVED BY OWNER (OFF-WHITE)



8 / - PUMP BASE DETAIL



9 / - TYPICAL FOOTING STEP



REQUIRED LAP LENGTH			
TYPE	CONCRETE	MASONRY	MIN.
SPLICE	40 BAR DIA.	48 BAR DIA.	24"
HOOK	12 BAR DIA.	20 BAR DIA.	12"

10 / - TYPICAL REBAR REINFORCING

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MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
STRUCTURAL DETAILS

LICENSED STRUCTURAL ENGINEER
ADAM J. HILL
5-1-2026
STATE OF UTAH

NO.	DATE	REVISION	BY
1	5/1/26	LOWER TRENCH	JB

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY: JB	CHECKED BY: TT
PROJECT MANAGER: S. JACKSON	

STRUCTURAL DETAILS

S-4

FILE NAME:USERS\BRADY\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S4 R1 - STRUCTURAL DETAILS.DWG
FILE DATE: 5.1.2026 12:07:30 (JEB)

STRUCTURAL STEEL (IBC 1705.2.1, 1705.11.1 & 1705.12.2)

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
PRIOR TO WELDING (TABLE N5.4-1, AISC 360-16):			
Verify welding procedures (WPS) and consumable certificates	☒ Continuous	☐ Periodic	
Material identification	☐ Continuous	☒ Periodic	Verify type and grade of material.
Welder identification	☐ Continuous	☒ Periodic	A system shall be maintained by which a welder who has welded a joint or member can be identified.
Fit-up groove welds	☐ Continuous	☒ Periodic	Verify joint preparation, dimensions, cleanliness, tacking, and backing.
Fit-up CJP groove welds of HSS T-, Y- and K-joints without backing	☐ Continuous	☒ Periodic	Verify joint preparations, dimensions, cleanliness, and tacking.
Access holes	☐ Continuous	☒ Periodic	Verify configuration and finish.
Fit-up of fillet welds	☐ Continuous	☒ Periodic	Verify alignment, gaps at root, cleanliness of steel surfaces, and tack weld quality and location.
DURING WELDING (TABLE N5.4-2, AISC 360-16):			
Use of qualified welders	☐ Continuous	☒ Periodic	Verify that welders are appropriately qualified.
Control and handling of welding consumables	☐ Continuous	☒ Periodic	Verify packaging and exposure control.
Cracked tack welds	☐ Continuous	☒ Periodic	Verify that welding does not occur over cracked tack welds.
Environmental conditions	☐ Continuous	☒ Periodic	Verify wind speed is within limits as well as precipitation and temperature.
WPS followed	☐ Continuous	☒ Periodic	Verify items such as settings on welding equipment, travel speed, welding materials, shielding gas type/flow rate, preheat applied, interpass temperature maintained, and proper position.
Welding techniques	☐ Continuous	☒ Periodic	Verify interpass and final cleaning, each pass is within profile limitations, and quality of each pass.
AFTER WELDING (TABLE N5.4-3, AISC 360-16):			
Welds cleaned	☐ Continuous	☒ Periodic	Verify that welds have been properly cleaned.
Size, length, and location of welds	☒ Continuous	☐ Periodic	
Welds meet visual acceptance criteria	☒ Continuous	☐ Periodic	
Arc strikes	☒ Continuous	☐ Periodic	
k-area	☒ Continuous	☐ Periodic	
Backing & weld tabs removed	☒ Continuous	☐ Periodic	
Repair activities	☒ Continuous	☐ Periodic	
Document acceptance or rejection of welded joint/member	☒ Continuous	☐ Periodic	
NONDESTRUCTIVE TESTING (SECTION N5.5, AISC 360-16):			
CJP welds (Risk Cat. II)	☐ Continuous	☒ Periodic	Ultrasonic testing shall be performed on 10% of CJP groove welds in butt, T- and corner joints subject to transversely applied tension loading in materials 5/16-inch thick or greater. Testing rate must be increased if > 5% of welds tested have...
CJP welds (Risk Cat. III or IV)	☒ Continuous	☐ Periodic	***A reduction in the rate of ultrasonic testing is allowed per Section N5.5e.***
Access holes (flange > 2")	☒ Continuous	☐ Periodic	
Welded joints subject to fatigue	☒ Continuous	☐ Periodic	
PRIOR TO BOLTING (TABLE N5.6-1, AISC 360-16): **> Not required if only snug-tight joints are specified [per Section N5.6(1) of AISC 360-16].**			
Certifications of fasteners	☒ Continuous	☐ Periodic	
Fasteners marked	☐ Continuous	☒ Periodic	Verify that fasteners have been marked in accordance with ASTM requirements.
Proper fasteners for joint	☐ Continuous	☒ Periodic	Verify grade, type, and bolt length if threads are excluded from the shear plane.
Proper bolting procedure	☐ Continuous	☒ Periodic	Verify proper procedure is used for the joint detail.
Connecting elements	☐ Continuous	☒ Periodic	Verify appropriate faying surface condition and hole preparation, if specified, meet requirements.
Pre-installation verification testing	☐ Continuous	☒ Periodic	Observe and document verification testing by installation personnel for fastener assemblies and methods used.
Proper storage	☐ Continuous	☒ Periodic	Verify proper storage of bolts, nuts, washers, and other fastener components.
DURING BOLTING (TABLE N5.6-2, AISC 360-16): **> Not required if only snug-tight joints are specified [per Section N5.6(1) of AISC 360-16].** **> Not required for pretensioned joints using turn-of-the-nut method with match-marking, direct-tension-indicators, or twist-off type tension control method [per Section N5.6(2) of AISC 360-16].**			
Fastener assemblies	☐ Continuous	☒ Periodic	Verify that fastener assemblies are of suitable condition, paced in all holes, and washers are positioned as required.
Snug-tight prior to pretensioning	☐ Continuous	☒ Periodic	Verify that joints are brought to snug-tight condition prior to pretensioning operation.
Fastener component	☐ Continuous	☒ Periodic	Verify that fastener component is not turned by wrench prevented from rotating.
Pretensioned fasteners	☐ Continuous	☒ Periodic	Verify that fasteners are pretensioned in accordance with RCSC Specification, progressing systematically from the most rigid point toward the free edges.
AFTER BOLTING (TABLE N5.6-3, AISC 360-16):			
Document acceptance or rejection of bolted connections	☒ Continuous	☐ Periodic	

STRUCTURAL STEEL (IBC 1705.2.1, 1705.11.1 & 1705.12.2)1

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
OTHER STEEL INSPECTIONS (SECTION N5.7, AISC 360-16; Tables J8-1 & J10-1, AISC 341-16):			
Structural steel details	☐ Continuous	☒ Periodic	All fabricated steel or steel frames shall be inspected to verify compliance with the details shown in the construction documents, such as braces, stiffeners, member locations, and proper application of joint details at each connection.
Anchor rods and other embedments supporting structural steel	☐ Continuous	☒ Periodic	Shall be on the premises during the placement of anchor rods and other embedments supporting structural steel for compliance with construction documents. Verify the diameter, grade, type, and length of the anchor rod or embedded item, and the extent or depth of embedment prior to placement ...
Reduced beam sections (RBS)	☐ Continuous	☒ Periodic	Verify contour and finish as well as dimensional tolerances (see Table J8-1 of AISC 341-10).
Protected zones	☐ Continuous	☒ Periodic	Verify that no holes or unapproved attachments are made within the protected zone (see Table J8-1 of AISC 341-10).
H-piles	☐ Continuous	☒ Periodic	Verify that no holes or unapproved attachments occur within the protected zones of piling (see Table J10-1 of AISC 341-10).
STEEL ELEMENTS OF COMPOSITE CONSTRUCTION (TABLE N6.1, AISC 360-16; TABLES J9-1 thru J9-3, AISC 341-16):			
Placement and installation of steel deck	☒ Continuous	☐ Periodic	
Placement and installation of steel headed stud anchors	☒ Continuous	☐ Periodic	
Document acceptance or rejection of steel elements	☒ Continuous	☐ Periodic	
Reinforcing steel	☐ Continuous	☒ Periodic	Verify appropriate reinforcement size, spacing, and orientation; that it has not been re-bent in field; that it is correctly tied and supported; and that required steel clearances have been provided.
Composite member size	☐ Continuous	☒ Periodic	Verify that composite member is the required size.

BUILDING CODE ANAYSIS

OCCUPANCY REQUIREMENTS

BUILDING USE:	DRINKING WATER PUMP STATION	
BUILDING CLASSIFICATION BY OCCUPANCY:	GROUP U	SECTION 312
REQUIRED OCCUPANCY SEPARATIONS:	NON-SEPARATED OCCUPANTS	508.3.2
HAZARDOUS AREA:	NONE	
OCCUPANT LOAD:	MAX. FLOOR AREA ALLOWANCES PER OCCUPANT	
SQ FT./OCCUPANT:	600 SF	
GROUP U - NO OCCUPANTS		
CONSTRUCTION		
CONSTRUCTION TYPE:	TYPE I-A	TABLE 503
MAXIMUM ALLOWABLE HEIGHT/STORIES	(TYPE I-A): UNLIMITED	
MAXIMUM ALLOWABLE AREA:	UNLIMITED	
PARKING REQUIREMENTS		
NOT APPLICABLE		

FIRE RESISTIVE RATINGS

CONSTRUCTION TYPE:	TYPE I-A	
EXTERIOR WALLS:	3 HR	TABLE 602
EXTERIOR DOORS AND WINDOWS:	UNPROTECTED ALLOWED	
INTERIOR BEARING WALLS:	3 HR	TABLE 601
INTERIOR NON-BEARING WALLS:	3 HR	TABLE 601
FIRE WALLS:	NA	
MECHANICAL AND PIPES CHASES:	0 HR	
ROOF CONSTRUCTION ASSEMBLY:	0 HR	TABLE 601
BEAMS, GIRDERS, AND TRUSSES:	0 HR	TABLE 601
EXTERIOR DOORS AND WINDOWS:	UNPROTECTED ALLOWED	
SHAFT ENCLOSURES: STAIRS	0 HR	
ELEVATOR	NA	
EXTERIOR COLUMNS:	0 HR	
OCCUPANCY SEPARATION WALLS:	0 HR	TABLE 508.3.3
SMOKE BARRIERS:	NA	
PARAPETS:	NA	
EXIT ACCESS CORRIDORS:	0 HR	1017.1 EXCEPTION 4
WINDOWS:	N/A	
DOORS:	N/A	
INTERIOR FINISHES		

FIRE PROTECTION SYSTEMS

SPRINKLER SYSTEM:	NA	903
STANDPIPE SYSTEM:	NA	905.3.2
MANUAL FIRE ALARM SYSTEM:	N/A N/A	907.2.2
SMOKE DETECTION ALARM:	NA	907.2.9
FIRE EXTINGUISHERS:	N/A	906.1

CONCRETE CONSTRUCTION (IBC 1705.3 & 1705.12.1)

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
Reinforcing steel, including prestressing tendons	☐ Continuous	☒ Periodic	Verify prior to placing concrete that reinforcing is of specified type, grade and size; that it is free of oil, dirt and rust; that it is located and spaced properly; that hooks, bends, ties, stirrups and supplemental reinforcement are placed correctly; that lap lengths, stagger and offsets are provided; and that all mechanical connections are installed per the manufacturer's instructions and/or evaluation report.
Cast-in bolts & embeds	☐ Continuous	☒ Periodic	Inspection of anchors or embeds cast in concrete is required when allowable loads have been...
Post-installed anchors or dowels	☐ Continuous	☒ Periodic	All post-installed anchors/dowels shall be specially inspected as required by the approved ICC-ES report.
Use of required mix design	☐ Continuous	☒ Periodic	Verify that all mixes used comply with the approved construction documents; ACI 318: Ch. 4, 5.2-5.4; and IBC 1904.3, 1913.2, 1913.3.
Concrete sampling for strength tests, slump, air content, and temperature	☒ Continuous	☐ Periodic	
Concrete & shotcrete placement	☒ Continuous	☐ Periodic	
Curing temperature and techniques	☐ Continuous	☒ Periodic	Verify that the ambient temperature for concrete is kept at > 50°F for at least 7 days after placement. High-early-strength concrete shall be kept at > 50°F for at least 3 days. Accelerated curing methods may be used (see ACI 318: 5.11.3). The ambient temperature for shotcrete shall be > 40°F for the same period of time as noted for concrete. Shotcrete shall be kept continuously moist for at least 24 hours after shotcreting. All concrete materials, reinforcement, forms, fillers, and ground shall be free from frost. In hot weather conditions ensure that appropriate measures are taken to avoid plastic shrinkage cracking and that the specified water/cement ratio is not exceeded.
Pre-stressed concrete	☒ Continuous	☐ Periodic	
Erection of precast concrete	☐ Continuous	☒ Periodic	Verify that all precast elements are lifted, assembled and braced in accordance with the...
Strength verification	☐ Continuous	☒ Periodic	Verify that adequate strength has been achieved prior to the removal of shores and forms or the stressing of post-tensioned tendons.
Formwork	☐ Continuous	☒ Periodic	Verify that the forms are placed plumb and conform to the shapes, lines, and dimensions of the members as required by the approved construction documents.
Reinforcement complying with ASTM A 615 in special moment frames, special structural walls and coupling beams	☐ Continuous	☒ Periodic	Verify that ASTM A 615 reinforcing steel used in these areas complies with ACI 318: 21.1.5.2 by means of certified mill test reports. If this reinforcing steel is to be welded chemical tests shall be performed in accordance with ACI 318:...

STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL (1BC 1705.2.2)

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
STEEL ROOF AND FLOOR DECKS (IBC TABLE 1705.2.2):			
Material verification of cold-formed steel deck	☐ Continuous	☒ Periodic	Confirm that identification markings are provided to conform to ASTM standards specified on construction documents.
Floor and roof deck welds	☐ Continuous	☒ Periodic	Visual inspection is required to confirm that weld meets acceptance criteria of AWS D1.3. Welder qualifications should also be verified.
WELDING OF REINFORCING STEEL (IBC TABLE 1705.2.2):			
Verification of weldability	☐ Continuous	☒ Periodic	Verify weldability of reinforcing steel based upon carbon equivalent and in accordance with AWS D1.4.
Reinforcing steel in intermediate or special moment farnes, and boundary elements of...	☒ Continuous	☐ Periodic	
Shear reinforcement	☒ Continuous	☐ Periodic	
Other reinforcing steel	☐ Continuous	☒ Periodic	Visually inspect all welds in accordance with AWS D1.4.
COLD-FORMED STEEL CONSTRUCTION (IBC 1705.2.2.1.1, 1705.10.3, and 1705.11.3):			
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.
Wind-force-resisting systems or seismic-force-resisting systems	☐ Continuous	☒ Periodic	Periodic inspections of welding operations. If fastener spacing is < 4"o.c.: Verify that proper screw attachment, bolting, anchoring and other fastening of shear walls, diaphragms, drag struts, braces, shear panels and holdowns has occurred. Performed by code inspection firm.

20.2.2.5 Deformed nonprestressed longitudinal reinforcement resisting earthquake-induced moment, axial force, or both, in special seismic systems and anchor reinforcement in Seismic Design Categories (SDC) C, D, E, and F shall be in accordance with (a) or (b):

a) ASTM A706, Grade 60, 80, or 100 for special structural walls and Grade 60 and 80 for special moment frames.
b) ASTM A615 Grade 60 if (1) through (4) are satisified. ASTM A615 Grade 80 and Grade 100 are not permitted in special seismic systems.
   1) Actual yield strength based on mill tests does not exceed fy by more than 18,000 psi.
   2) Ratio of the actual tensile strength to the actual yield strength is at least 1.25
   3) Minimum fracture elongation in 8 in. shall be at least 14 percent for bar sizes No. 3 through No. 6, at least 12 percent for bar sizes No. 7 through No. 11, and at least 10 percent for bar sizes No. 14 and No. 18.
   4) Minimum uniform elongation shall be at least 9 percent for bar sizes No. 3 through No. 10, and at least 6 percent for bar sizes No. 11, No. 14, and No. 18.

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FOR:
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CONTACT:
DAVE BARBEE
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MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
STRUCTURAL SPECIAL INSPECTIONS

LICENSED STRUCTURAL ENGINEER
ADAM J. HUB
9-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.: -
DATE: MARCH 2026
DRAWN BY: JB
CHECKED BY: TT
PROJECT MANAGER: S. JACKSON

SPECIAL INSPECTIONS

S-5

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S5 - SPECIAL INSPECTION NOTES.DWG
FILE DATE: 3/23/2026 09:19:15 (JEB)

SCHEMATIC LINETYPES

- ELECTRICAL BUS
- EXISTING OR FUTURE ELECTRICAL BUS
- MANUFACTURER/SHOP WIRE TYPICALLY INSTALLED OFF-SITE
- EXISTING OR FUTURE MANUFACTURER/SHOP WIRE
- FIELD/CONTRACTOR INSTALLED WIRE
- EXISTING OR FUTURE FIELD/CONTRACTOR INSTALLED WIRE

SCHEMATIC SYMBOLS

- DEVICE CONNECTION LUG OR TERMINAL
- SCHEMATIC POINT OF CONNECTION
- POWER STABS BUS CONNECTION
- POWER STABS LOAD CONNECTION

CIRCUIT BREAKER
- 100AF — FRAME SIZE
- 50AT — TRIP RATING
- MCP — BREAKER TYPE

DISCONNECT
- 30A — AMPERE RATING
- 4X — NEMA RATING

FUSE
- 30A — AMPERE RATING
- R — FUSE TYPE

FUSED DISCONNECT
- 30A — AMPERE RATING
- 4X — NEMA RATING
- 30A — AMPERE RATING
- R — FUSE TYPE
- TRANSFORMER

CURRENT TRANSFORMER
- 100:5 — CT TURNS RATIO
- 3 — NUMBER OF CT'S

POTENTIAL TRANSFORMER
- 480:120 — PT VOLTAGE RATIO
- 3 — NUMBER OF PT'S

METERING EQUIPMENT
- UM — METER TYPE DESIGNATION
  - AM = AMMETER
  - SSM = SOLID STATE METER
  - UM = UTILITY METER
  - VM = VOLTMETER
  - WHM = WATT HOUR METER
  - WM = WATT METER
- GENERATOR

MANUAL OR AUTOMATIC TRANSFER SWITCH
- 600A — AMPERE RATING
- 3R — NEMA RATING

TRANSIENT VOLTAGE SURGE SUPRESSOR
- TVSS CLASS C — TVSS CLASSIFICATION

- MOTOR OVERLOAD RELAY

FULL VOLTAGE NON-REVERSING STARTER (FVNR)
- NEMA SIZE 1 — STARTER TYPE AND SIZE

FULL VOLTAGE REVERSING STARTER (FVR)
- NEMA SIZE 1 — STARTER TYPE AND SIZE

TWO-SPEED STARTER
- NEMA SIZE 1 — STARTER TYPE AND SIZE

- HF — HARMONIC FILTER
- LR — LOAD REACTOR
- VFD — VARIABLE FREQUENCY DRIVE
- RVSS — REDUCED VOLTAGE SOFT STARTER
- GROUND CONNECTION
- 5 — MOTOR, NUMBER DESIGNATES NEMA HORSEPOWER SIZE
- M — MOTOR STARTER, CONTACTOR, RELAY OR TIMER COIL
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- SOLENOID VALVE
- EQUIPMENT PROGRAMMING CONSOLE
- OFF — ON — XO — 2 POSITION SELECTOR SWITCH POSITION LEGEND: X=CLOSED O=OPEN
- H — O — A — XOO — 3 POSITION SELECTOR SWITCH HAND - OFF - AUTO POSITION LEGEND: X=CLOSED O=OPEN
- O — C — A — XOO — 3 POSITION SELECTOR SWITCH OPEN - CLOSE - AUTO POSITION LEGEND: X=CLOSED O=OPEN
- F — O — R — XOO — 3 POSITION SELECTOR SWITCH FORWARD - OFF - REVERSE POSITION LEGEND: X=CLOSED O=OPEN
- STOP — NORMALLY CLOSED PUSH BUTTON
- START — NORMALLY OPEN PUSH BUTTON

TYPICAL SWITCH CONFIGURATION
- FLOAT SWITCH - MAKE ON FALL
- FLOAT SWITCH - MAKE ON RISE
- FLOAT SWITCH - BREAK ON FALL
- FLOAT SWITCH - BREAK ON RISE
- SWITCH TYPE SYMBOL (SEE BELOW)
  - LEVEL SWITCH
  - PRESSURE SWITCH
  - FLOW OR TORQUE SWITCH
  - TEMPERATURE SWITCH
  - LIMIT SWITCH
- NOTC — TIMER RELAY CONTACT NORMALLY OPEN TIME DELAY CLOSE
- ETM — ELAPSED TIME METER
- CR — CONTROL RELAY
- TD — TIME DELAY RELAY
- AR — ALARM RELAY
- R — PILOT LIGHT LETTER INDICATES COLOR R=RED, A=AMBER, B=BLUE, G=GREEN
- 50 — INSTANTANEOUS SHORT-CIRCUIT TRIP DEVICE
- 51 — TIME OVERCURRENT TRIP DEVICE
- 51G — GROUND FAULT TRIP DEVICE

ELECTRICAL PLAN LINETYPES

- EXPOSED CONDUIT
- EXISTING OR FUTURE EXPOSED CONDUIT
- UNDERGROUND CONDUIT
- EXISTING OR FUTURE UNDERGROUND CONDUIT
- E — E — CONDUIT DUCTBANK
- E — E — EXISTING OR FUTURE CONDUIT DUCTBANK
- BARE COPPER GROUND CONDUCTOR
- ELECTRICAL EQUIPMENT
- EXISTING OR FUTURE ELECTRICAL EQUIPMENT
- DEMOLITION
- CAPPED UNDERGROUND CONDUIT

ELECTRICAL PLAN HAZARDOUS LOCATION CLASSIFICATION LINETYPES

- C1D1 — CLASS I DIV 1
- C1D2 — CLASS I DIV 2
- C2D1 — CLASS II DIV 1
- C2D2 — CLASS II DIV 2

ELEC. PLAN SYMBOLS

SITE PLAN DEVICES
- X — X= (SEE BELOW)
  - AE - ANALYZER ELEMENT
  - AIT - ALALYZING INDICATING TRANSMITTER
  - FE - FLOW ELEMENT
  - FIT - FLOW INDICATING TRANSMITTER
  - FS - FLOW SWITCH
  - J - JUNCTION BOX
  - JS - TORQUE SWITCH
  - LE - LEVEL ELEMENT
  - LIT - LEVEL INDICATING TRANSMITTER
  - LS - LEVEL SWITCH
  - M - MOTOR
  - MH - MANHOLE
  - MV - MOTOR OPERATED VALVE
  - PB - PULLBOX
  - PIT - PRESSURE INDICATING TRANSMITTER
  - PS - PRESSURE SWITCH
  - PT - PRESSURE TRANSMITTER
  - SV - SOLENOID VALVE
  - TS - TEMPERATURE SWITCH
  - WE - WEIGHT ELEMENT
  - WIT - WEIGHT INDICATING TRANSMITTER
  - ZS - LIMIT SWITCH
- GROUND ROD
- WP — DUPLEX RECEPTACLE — DENOTES RECEPTACLE TYPE (BLANK) = STANDARD INDOORS GFCI = GND FLT CURRENT INT. WP = WEATHER PROOF & GFCI
- QUADRAPLEX RECEPTACLE
- DATA JACK
- $ — SINGLE POLE SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- CONDUIT SEALOFF
- LTC CONNECTION
- MC CONNECTION
- DISCONNECT SWITCH
- T — THERMOSTAT
- 3 — CONDUIT HOME RUN NUMBER INDICATES QUANTITY OF CONDUCTORS INCLUDING GROUND

EQUIPMENT CALLOUT

- EQUIP. TAG — EQUIPMENT CALLOUT
- DESCRIPTOR #1
- DESCRIPTOR #2
- DESCRIPTOR #3
- 100 / TYP — DETAIL CALLOUT
- FE / 101 — FIELD INSTRUMENT CALLOUT

TB'S & PLC SYMBOLS

LOCAL PANEL OR DEVICE TERMINAL BLOCK
- TERMINAL LABEL
- X
- □

PLC PANEL TERMINAL BLOCK
- TERMINAL LABEL
- X
- ☑

MCC TERMINAL BLOCK
- TERMINAL LABEL
- X
- ⊠

DEVICE TERMINAL BLOCK
- TERMINAL LABEL
- X
- ○

PLC DISCRETE INPUT
- DISCRETE INPUT LABEL
- DIXX
- ◇

PLC DISCRETE OUTPUT (NORMALLY OPEN)
- DISCRETE OUTPUT LABEL
- DOXX
- ◈

PLC DISCRETE OUTPUT (NORMALLY CLOSED)
- DISCRETE OUTPUT LABEL
- DOXX
- ◈

PLC ANALOG INPUT
- ANALOG INPUT LABEL
- AIXX
- ◈

PLC ANALOG OUTPUT
- ANALOG OUTPUT LABEL
- AOXX
- ◈

PLC RTD
- RTD LABEL
- RTDXX
- ◈

CONDUIT CALLOUT

- CXXX
- PXXX
- FXXX
- SPXXX

GROUPED CONDUIT AND CIRCUIT IDENTIFICATION TAGS. REFER TO THE POWER ONE-LINE AND CONTROL ONE-LINE DIAGRAMS OR CONDUIT SCHEDULES FOR CONDUIT SIZES AND CONTENTS.
C-CONTROL/INSTRUMENTATION
P-POWER
F-FIBER OPTIC/NETWORK
SP-SPARE CONDUITS

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
AI	ANALOG INPUT
AIC	AMPS INTERRUPTING CAPACITY
AO	ANALOG OUTPUT
AS	AIR SUPPLY
ATS	AUTOMATIC TRANSFER SWITCH
C	CONDUIT
CB	CIRCUIT BREAKER
CL2	CHLORINE
CPT	CONTROL POWER TRANSFORMER
CTC	COMMUNICATIONS TERMINATION CABINET
CU	COPPER, BARE
CV	CONTROL VALVE
DCS	DISTRIBUTED CONTROL SYSTEM
DI	DISCRETE INPUT
DO	DISCRETE OUTPUT
DP	DISTRIBUTION PANEL
DS	DISCONNECT SWITCH
DV/DT	DIFFERENTIAL VOLTAGE/TIME
DWG	DRAWING
ETM	ELAPSED TIME METER
EOL	ELECTRONIC OVERLOAD
FE	FLOW ELEMENT
FLA	FULL LOAD AMPS
FOC	FIBER OPTIC CABLE
FOR	FORWARD-OFF-REVERSE
FS	FLOW SWITCH
FVNR	FULL VOLTAGE NON-REVERSING
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND
GPM	GALLONS PER MINUTE
GRS	GALVANIZED RIGID STEEL
H2S	HYDROGEN SULFIDE
HH	HANDHOLE
HMI	HUMAN MACHINE INTERFACE
HOA	HAND-OFF-AUTO
HOR	HAND-OFF-REMOTE
I	CURRENT
IC	INSTRUMENTATION CABLE
IO	INPUT/OUTPUT
ISC	SHORT CIRCUIT CURRENT
J	JUNCTION BOX
LAN	LOCAL AREA NETWORK
LCP	LOCAL CONTROL PANEL
LOS	LOCK-OUT-STOP
LP	LIGHTING PANEL
LR	LOCAL/REMOTE
LS	LEVEL SWITCH
LTC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
M	MOTOR
MA	MANUAL/AUTO, MILLIAMP
MC	MANUFACTURER'S CABLE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MFR(S)	MANUFACTURER(S)
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MOV	MOTOR OPERATED VALVE
MTU	MASTER TELEMETRY UNIT
NEC	NATIONAL ELECTRICAL CODE
NOTC	NORMALLY OPEN TIMED CLOSED
NPW	NON-POTABLE WATER
NTS	NOT TO SCALE
NTU	TURBIDITY
OIT	OPERATOR INTERFACE TERMINAL
OL	OVERLOAD
OO	ON/OFF (MAINTAINED)
OR	OFF-REMOTE
PB	PULL BOX
PC	PERSONAL COMPUTER
PFR	PHASE/POWER FAILURE RELAY
PLC	PROGRAMMABLE LOGIC CONTROLLER
PNL	PANEL
PPM	PARTS PER MILLION
PR	PAIR
P	PRESSURE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PV	PROCESS VARIABLE
RCP	REMOTE CONTROL PANEL
RF	RADIO FREQUENCY
RIO	REMOTE INPUT OUTPUT
RST	RESET
RTD	RESISTANCE TEMPERATURE DETECTOR
RTU	REMOTE TELEMETRY UNIT
RVSS	REDUCED VOLTAGE SOFT STARTER
SEQ	SERVICE ENTRANCE EQUIPMENT
SES	SERVICE ENTRANCE SECTION
SLOS	START-LOCK-OFF-STOP
SMC	SUBMERSIBLE MANUFACTURER CABLE
SO2	SULFUR DIOXIDE
SP	SET POINT/SPARE
SPD	SURGE PROTECTION DEVICE
SS	START/STOP
ST	SHUNT TRIP
TC	TELEPHONE CABLE
TS	TEMPERATURE SWITCH
TYP	TYPICAL
UG	UNDERGROUND
V	VOLT
VA	VOLTAMP
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
ZS	POSITION SWITCH

NOTES

1. THE COMPLETED INSTALLATION SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. ALL WORK SHALL BE COMPLETED IN A NEAT, WORKMANLIKE MANNER IN ACCORDANCE WITH THE LATEST NEC STANDARDS OF INSTALLATION UNDER COMPETENT SUPERVISION. INSTALL GROUNDING PER NEC.
2. VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND OTHER FACTORS, WHICH MAY AFFECT THE EXECUTION OF THE WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WORK WITH THE UTILITIES PROVIDING SERVICES ON THIS PROJECT, AND SHALL COMPLY WITH ALL THEIR INSTALLATION REQUIREMENTS.
4. ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY, MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, UL, OR OTHER APPLICABLE STANDARDS. THE USE OF MANUFACTURERS' NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, USEFULNESS, AND BID PRICE.
5. PROTECT ALL ELECTRICAL MATERIAL AND EQUIPMENT INSTALLED AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS, OR ANY OTHER PREVENTABLE CAUSES. EQUIPMENT DAMAGED DURING SHIPPING OR CONSTRUCTION, PRIOR TO ACCEPTANCE BY THE ENGINEER OR THE OWNER, WILL BE REJECTED AS DEFECTIVE.
6. LEAVE THE SITE CLEAN. REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT AND FOREIGN MATERIALS, LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK. DAMAGED PAINT AND FINISHES SHALL BE TOUCHED UP OR REPAINTED WITH MATCHING COLOR PAINT AND FINISH.
7. CIRCUIT CONDUCTORS #6 AWG OR SMALLER SHALL BE THWN STRANDED COPPER. #4 AWG THROUGH #2 AWG SHALL BE XHHW STRANDED COPPER. #1 AWG OR LARGER SHALL BE XHHW-2 STRANDED COPPER. MINIMUM POWER CONDUCTOR SIZE SHALL BE #12 AWG WITH #12 AWG GROUND. ALL WIRE TO BE SIZED PER NEC TABLE 310-15 (B)(16), 75° C BASED ON A 30° C AMBIENT.
8. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC. MINIMUM CONDUIT DEPTH SHALL BE 24 INCHES. MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 1 INCH.
   MINIMUM CONDUIT DEPTH UNDER SLAB SHALL BE 1 INCH.
9. CONDUITS SHALL BE MARKED AT EACH END WITH MATCHING NUMBERED BRASS OR NYLON TAGS. SPARE CONDUITS SHALL HAVE A PULL STRING INSTALLED AND SECURED.
10. EXPOSED CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRS). MINIMUM SIZE 3/4 INCH, UNLESS OTHERWISE NOTED ON THE PLANS.
11. SAFETY SWITCHES, ELECTRICAL DISTRIBUTION EQUIPMENT, CONTROL PANELS, AND OTHER ELECTRICAL DEVICES SHALL BE UL LISTED, AND RATED FOR HEAVY DUTY SERVICE.
12. WIRING DEVICES SHALL BE SPECIFICATION GRADE.
13. THE CONTRACTOR IS RESPONSIBLE FOR MANAGING, SCHEDULING, DOCUMENTING, AND PERFORMING THE WORK SO THAT A COMPLETE ELECTRICAL, INSTRUMENTATION AND CONTROL SYSTEM FOR THE FACILITY IS PROVIDED. ACCURATE SHOP AND RECORD DRAWINGS, AND OEM MANUALS SHALL BE SUBMITTED PRIOR TO FINAL ACCEPTANCE OF THE WORK.
14. TYPICAL DETAILS SHALL APPLY IN ALL CASES, WHETHER SPECIFICALLY REFERRED TO OR NOT.
15. REFER TO SPECIFICATION 260533 "RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS" FOR CONDUIT SPACING AND ROUTING REQUIREMENTS.

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE

NO.	DATE	DESIGN	DRAWN	CHECKED
0	00/00/0000	REVISIONS		

ORIGINAL

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
JORDANELLE SSD
ELECTRICAL - GENERAL
NOTES & SYMBOLS

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DRAWING NO.
E001
SHEET

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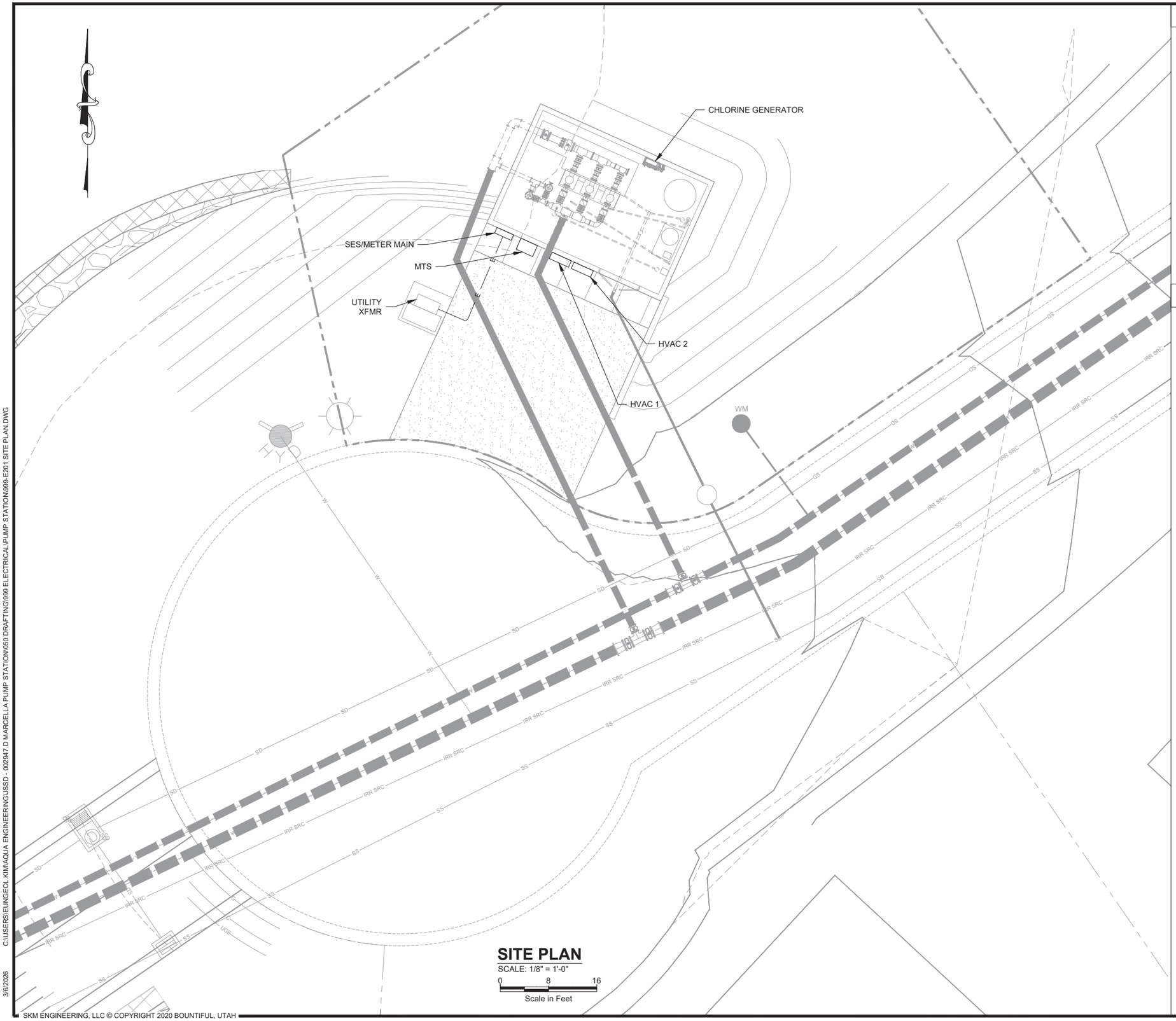

SITE PLAN
SCALE: 1/8" = 1'-0"

0 8 16

Scale in Feet

GENERAL NOTES

1. CONDUIT SHALL ONLY RUN EXPOSED WHERE NECESSARY. ALL EXPOSED CONDUIT SHALL BE GRS. PANELS SHALL BE STAINLESS NEMA 3R.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CONDUIT DETAILS AND A CONDUIT ROUTING PLAN TO THE ELECTRICAL ENGINEER FOR APPROVAL.
3. LIMIT EXPOSED CONDUITS, 90° BENDS AND WALL PENETRATIONS. MAINTAIN SEPARATION BETWEEN SIGNAL AND POWER-CARRYING CONDUITS.

KEY NOTES

1. -

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

0 1/2 1

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SITE PLAN

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DRAWING NO.

E201

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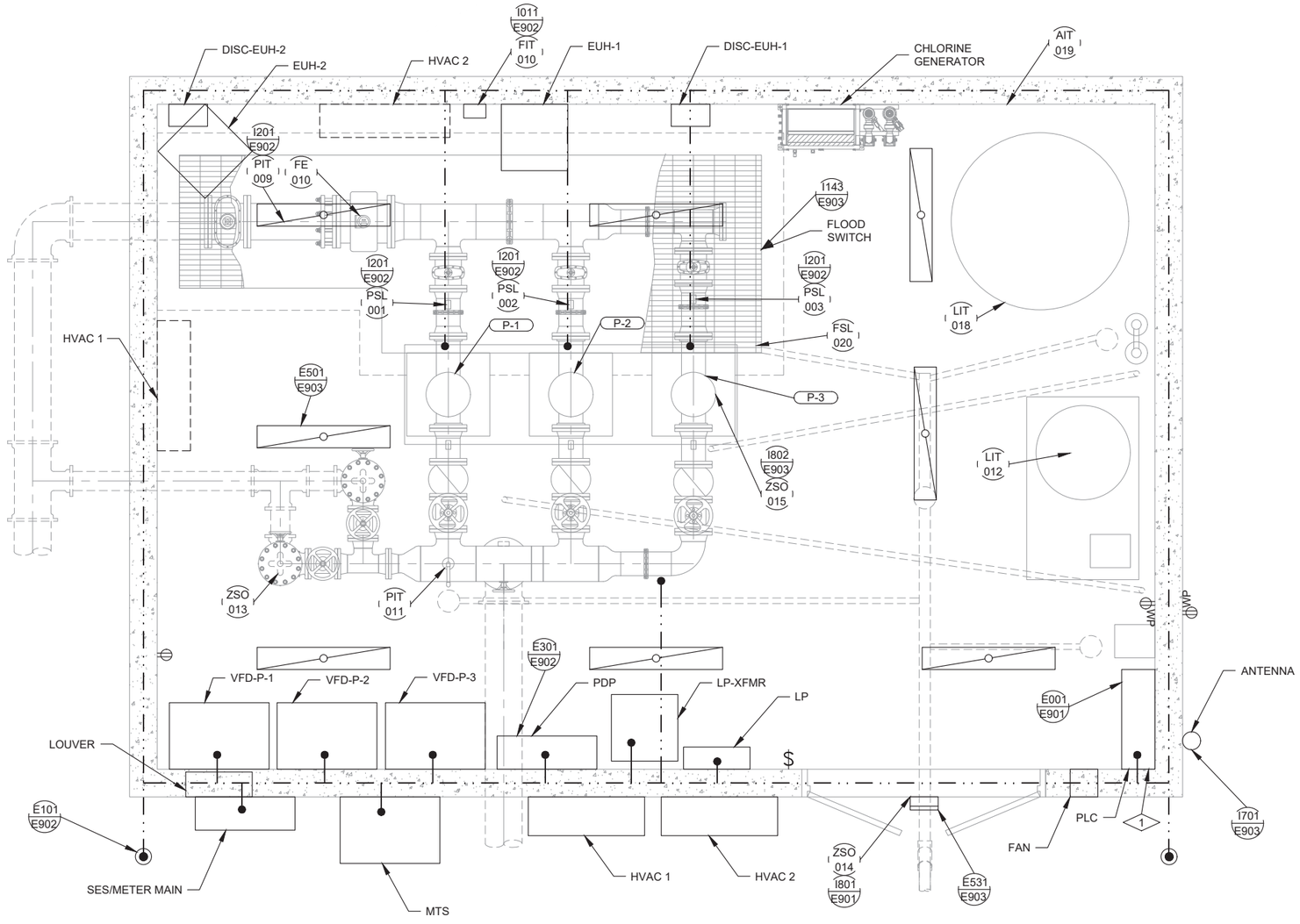
3/6/2026



ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"

0 2 4

Scale in Feet

GENERAL NOTES

1. CONDUIT SHALL ONLY RUN EXPOSED WHERE NECESSARY. ALL EXPOSED CONDUIT SHALL BE GRS. PANELS SHALL BE NEMA 12.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CONDUIT DETAILS AND A CONDUIT ROUTING PLAN TO THE ELECTRICAL ENGINEER FOR APPROVAL.
3. LIMIT EXPOSED CONDUITS, 90° BENDS AND WALL PENETRATIONS. MAINTAIN SEPARATION BETWEEN SIGNAL AND POWER-CARRYING CONDUITS.

KEY NOTES

1. PLC PANEL PROVIDED BY OWNER, INSTALLED AND WIRED BY CONTRACTOR.

ELECTRICAL LEGEND

- DUPLEX OUTLET
  WP: WEATHER-PROOF OUTLET, GFCI PROTECTED.
- GE CURRENT 27W WET LOCATION LED FIXTURE WITH EMERGENCY DRIVER. ALR2-0-4T-04-T-48-1D-S-Q-Q-E-ST-K-Q-W OR APPROVED EQUAL.
- GE CURRENT EVOLVE LED 36W WALL PACK WITH BATTERY BACKUP AND DARK SKY COMPLIANCE. MODEL EWAS-01-1-B3-AW-7-40-D-1-FM-WH-EMBB OR APPROVED EQUAL.
- EXIT — EXIT SIGN
- $ — SWITCH

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE

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ELECTRICAL PLAN

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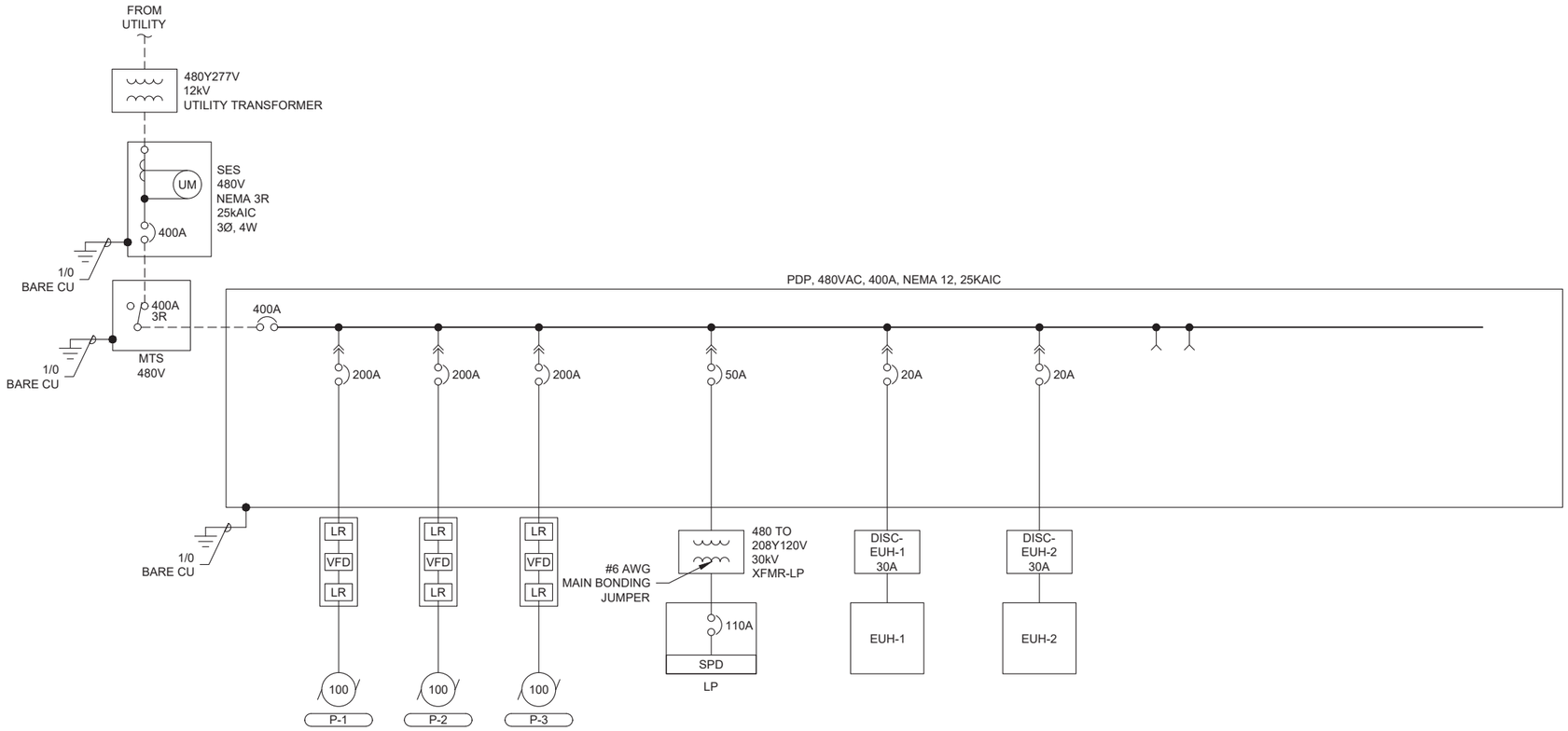

ONELINE DIAGRAM

CIRCUIT/DESCRIPTION	KVA	HP	FLA
MOTOR LOADS			
PUMP 1		100.0	124.0
PUMP 2		100.0	124.0
PUMP 3		100.0	*
NON-MOTOR LOADS			
LIGHTING TRANFORMER	30.0		36.1
EUH-1	10.0		12.0
EUH-2	10.0		12.0
SUBTOTAL			308.2
+ 25% OF LARGEST MOTOR			31.0
TOTAL AMPS @ 480V/3PHASE			339.2
SERVICE SIZE (AMPS)			400.0

CALCULATION

PANEL:		VOLTAGE: 120/208		MAIN CB: 110 AMP		BUS AMPS: 200 AMP		
		BUS A.I.C: 22KA		BKR AIC: 22KA		MOUNTING: SURFACE		
CIRCUIT DESCRIPTION	**BKR**	**CIRCUIT**	**LOAD**	**PHASE**	**LOAD**	**CIRCUIT**	**BKR**	**CIRCUIT DESCRIPTION**
eONE SEWER PUMP	20/1	1	1000	A	500	2	20/1	PLC
OUTSIDE LIGHT	20/1	3	70	B	100	4	20/1	FIT-010
INSIDE LIGHTS	20/1	5	520	C	250	6	20/1	CHEMICAL DOSE PUMP
WATER SOFTENER	20/1	7	100	A	100	8	20/1	CHLORINE GENERATOR
OUTLETS	20/1	9	720	B		10	20/1	
BLOWER	20/1	11	36	C		12	20/1	
	20/1	13		A		14	20/1	
	20/1	15		B		16	20/1	
	20/1	17		C		18	20/1	
	20/1	19		A		20	20/1	
	20/1	21		B		22	20/1	
	20/1	23		C		24	20/1	
	20/1	25		A		26	20/1	
	20/1	27		B		28	20/1	
	20/1	29		C		30	20/1	

	PHASE A	PHASE B	PHASE C	NOTES:
CONNECTED VA PER PHASE	1700.0	890.0	806.0	
CONNECTED AMPS PER PHASE	14.2	7.4	6.7	
25% OF CONTINUOUS & LIGHTING LOAD (VA)	425.0	222.5	201.5	
CODE VA PER PHASE	2125.0	1112.5	1007.5	
CODE AMPS PER PHASE	17.7	9.3	8.4	

PANEL SCHEDULE

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

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ELECTRICAL - POWER DISTRIBUTION
ONELINE DIAGRAM

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E501
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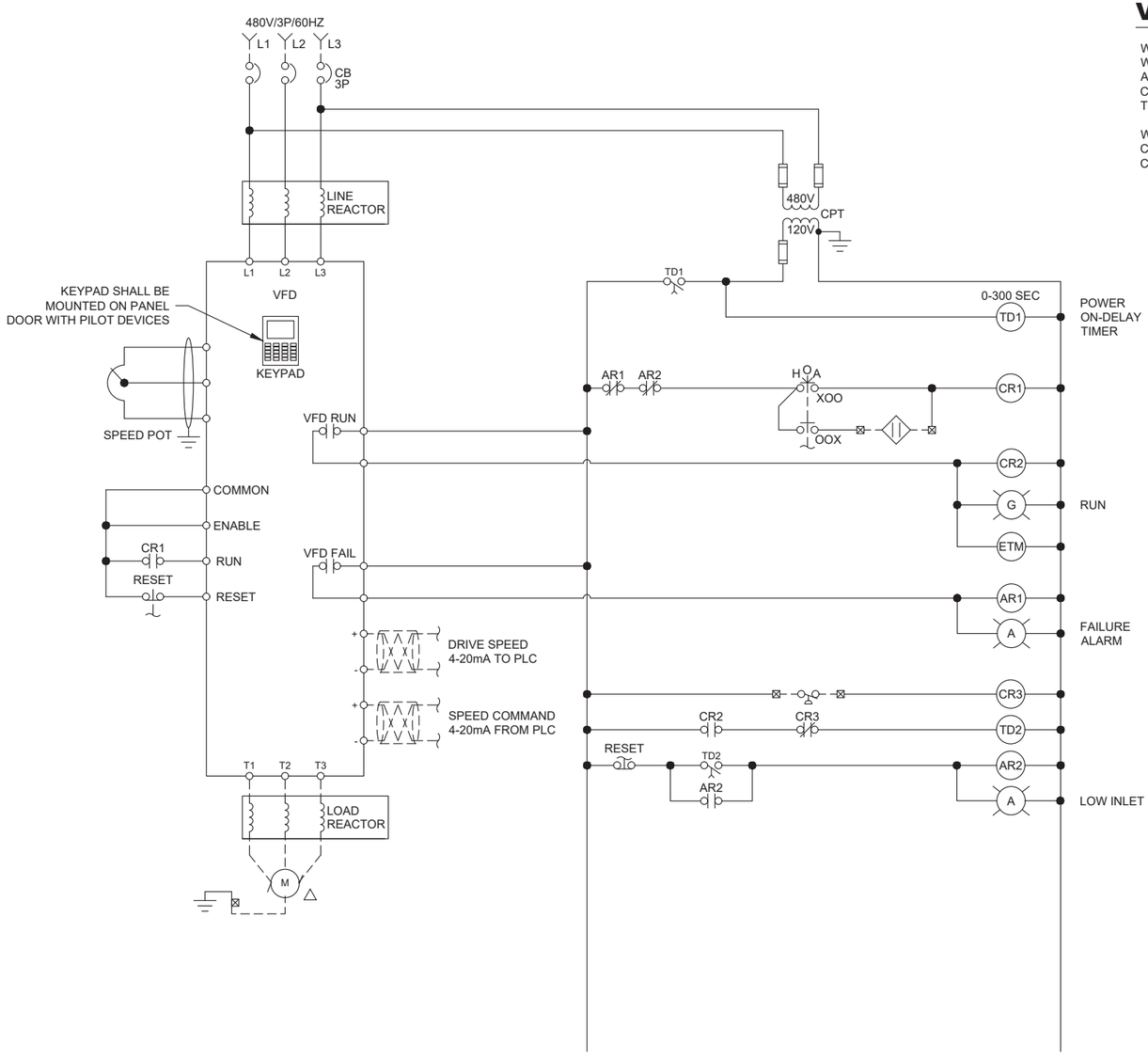

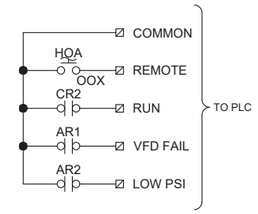

VFD CONTROL DESCRIPTION

WHEN THE HOA SWITCH IS IN THE HAND POSITION, THE MOTOR SHOULD RUN. WHEN THE HOA SWITCH IS IN THE OFF POSITION, THE MOTOR SHOULD STOP. AND WHEN THE HOA SWITCH IS IN THE AUTO POSITION, THE MOTOR IS CONTROLLED BY THE PLC. THE PLC WILL BE ABLE TO MONITOR IF THE HOA IS IN THE HAND OR AUTO POSITION.

WHEN THE HOA SWITCH IS IN THE HAND POSITION, THE SPEED COMMAND COMES FROM THE POTENTIOMETER. WHEN IN THE AUTO POSITION, THE SPEED COMMAND COMES FROM THE PLC.

NOTES:

1. TYPICAL SCHEMATIC DIAGRAMS ARE INTENDED TO REFLECT THE GENERAL CONTROL STRATEGY. ACTUAL CIRCUITRY MAY VARY FOR SPECIFIC EQUIPMENT SUPPLIED. THE NUMBER AND TYPE OF DEVICES SHALL BE FURNISHED AS REQUIRED FOR PROPER OPERATION OF THE EQUIPMENT.
2. CONTROL POWER TRANSFORMERS (CPT) SHALL BE ADEQUATELY SIZED AND SHALL BE PROVIDED WITH PROPERLY SIZED FUSES FOR BOTH THE PRIMARY AND SECONDARY WINDINGS.
3. FUSES SHALL BE ADEQUATELY SIZED PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
4. ADJUST TIME DELAY RELAYS PRIOR TO STARTUP. STAGGER TIMER SETTINGS FOR POWER ON-DELAY RELAYS.
5. CONTROL SWITCHES SHALL BE DOOR MOUNTED ON THEIR RESPECTIVE PANELS. DEVICES SHALL BE RATED FOR LINE VOLTAGE AND 125% OF LOAD CURRENT.

SCHEMATIC

TYPICAL FOR: VFD-P-1, VFD-P-2, VFD-P-3

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE

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3/5/2026

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CONDUIT	SIZE	CONDUCTORS	SERVICE	FROM	TO	DUCTBANKS	NOTES
P000			12KV	UTILITY	UTILITY TRANSFORMER		COORDINATE WITH UTILITY
P001			480V	UTILITY TRANSFORMER	SES/METER MAIN		COORDINATE WITH UTILITY
P002		4X500KCMIL W/#4 GND	480V	SES/METER MAIN	MTS		
P003		4X500KCMIL W/#4 GND	480V	MTS	PDP		
P004		3X#8AWG W/#10	480V	PDP	LP TRANSFORMER		
P005		4X1/0AWG W/#6 GND	208/120V	LP TRANSFORMER	LP		
P010		3 2/0 W/ #6 GND	480V	PDP	VFD-P-001		
P010A		3 2/0 W/ #6 GND VFD CABLE	480V	VFD-P-001	P-001		
P011		3 2/0 W/ #6 GND	480V	PDP	VFD-P-002		
P011A		3 2/0 W/ #6 GND VFD CABLE	480V	VFD-P-002	P-002		
P012		3 2/0 W/ #6 GND	480V	PDP	VFD-P-003		
P012A		3 2/0 W/ #6 GND VFD CABLE	480V	VFD-P-003	P-003		
P013	1"	3 #12 W/ #12 GND	480V	PDP	DISC-EUH-1		
P013A	1"	3 #12 W/ #12 GND	480V	DISC-EUH-1	EUH-1		
P014	1"	3 #12 W/ #12 GND	480V	PDP	DISC-EUH-2		
P014A	1"	3 #12 W/ #12 GND	480V	DISC-EUH-2	EUH-2		
P015	1"	2 #12 W/ #12 GND	120V	LP	FIT-010		
P016	1"	2 #12 W/ #12 GND	120V	LP	CHLORINE GENERATOR		
P017	1"	2 #12 W/ #12 GND	120V	LP	WATER SOFTENER		
P018	1"	2 #12 W/ #12 GND	120V	LP	eONE SEWER PUMP		
P019	1"	2 #12 W/ #12 GND	120V	LP	LIT-018		
P020	1"	4 #12 W/ #12 GND	120V	LP	PLC		
P021	1"	2 #12 W/ #12 GND	120V	PLC	EXHAUST FAN		
P022	1"	2 #10 W/ #10 GND	208V	LP	HVAC-1 DISC		
P022A	1"	2 #10 W/ #10 GND	208V	HVAC-1 DISC	HVAC-1		
P023	1"	2 #10 W/ #10 GND	208V	LP	HVAC-2 DISC		
P023A	1"	2 #10 W/ #10 GND	208V	HVAC-2 DISC	HVAC-2		
P024	1"	2 #12 W/ #12 GND	120V	LP	BLOWER		
C010	1"	6 #14 W/ #14 GND	120V	PLC	VFD-P-001		
C010A	1"	2 #14 W/ #14 GND	120V	VFD-P-001	PSL-001		
C011	1"	6 #14 W/ #14 GND	120V	PLC	VFD-P-002		
C011A	1"	2 #14 W/ #14 GND	120V	VFD-P-002	PSL-002		
C012	1"	6 #14 W/ #14 GND	120V	PLC	VFD-P-003		
C012A	1"	2 #14 W/ #14 GND	120V	VFD-P-003	PSL-003		
C013	1"	2 #14	24VDC	PLC	ZSO-013		
C014	1"	2 #14	24VDC	PLC	ZSO-014		
C015	1"	2 #14	24VDC	PLC	ZSO-015		
C020	1"	2 #14		CHLORINE GENERATOR	FSL-020		
S010	1"	2XTSP	SIGNAL	PLC	VFD-P-001		
S011	1"	2XTSP	SIGNAL	PLC	VFD-P-002		
S012	1"	2XTSP	SIGNAL	PLC	VFD-P-003		
S015	1"	TSP, 2 #14	SIGNAL	PLC	FIT-010		
S015A	1"	FACTORY CABLE	SIGNAL	FIT-010	FE-010		
S016	1"	TSP	SIGNAL	PLC	PIT-011		
S017	1"	CAT 5	SIGNAL	PLC	CHLORINE GENERATOR		
S018	1"	TSP	SIGNAL	PLC	LIT-018		
S019	1"	TSP, 2 #14	SIGNAL	CHLORINE GENERATOR	AIT-019		
F001	2"	LMR400	SIGNAL	PLC	ANTENNA		

CONDUIT SCHEDULE

TAG	DESCRIPTION	MAKE	MODEL	SUPPLY	RANGE	COMMENTS
PSL-001	PUMP 1 SUCTION PRESSURE SWITCH	ASHCROFT	SERIES B	120VAC	0-100 FT H2O	OR APPROVED EQUAL
PSL-002	PUMP 2 SUCTION PRESSURE SWITCH	ASHCROFT	SERIES B	120VAC	0-100 FT H2O	OR APPROVED EQUAL
PSL-003	PUMP 3 SUCTION PRESSURE SWITCH	ASHCROFT	SERIES B	120VAC	0-100 FT H2O	OR APPROVED EQUAL
PIT-009	STATION SUCTION PRESSURE	SIEMENS	SITRANS P320	LOOP	0-60 PSIG	OR APPROVED EQUAL
FIT-010	STATION FLOW	SIEMENS	SITRANS F 5100W	120VAC	0-3000 GPM	SUBMERSIBLE WITH REMOTE HEAD, OR APPROVED EQUAL
PIT-011	STATION DISCHARGE PRESSURE	SIEMENS	SITRANS P320	LOOP	0-100 PSIG	OR APPROVED EQUAL
LIT-012	SODIUM HYPOCHLORATE TANK LEVEL	VEGA	VEGA PULS 21	LOOP	0-10FT	OR APPROVED EQUAL
ZSO-013	SURGE VALVE SWITCH					PROVIDED WITH VALVE
ZSO-014	DOOR INTRUSION SWITCH	SENTROL	2505A	24VDC		OR APPROVED EQUAL
ZSO-015	HATCH INTRUSION SWITCH	BANNER	SHLS83RC10D	24VDC		OR APPROVED EQUAL
LIT-018	BRINE TANK LEVEL	BINMASTER	SMART BOB AO	120VAC		OR APPROVED EQUAL
AIT-019	HYDROGEN SENSOR	ACCUTECH	35			WITH H2 SENSOR, OR APPROVED EQUAL
FSL-020	BLOWER LOW AIRFLOW SWITCH					PROVIDED WITH BLOWER

INSTRUMENTATION SCHEDULE

H#	LOCATION	SERVICE	TYPE	V/HP (KW)	CAPACITY/SIZE	REMARKS
HVAC 1	ELEC ROOM	HVAC	MINI-SPLIT INDOOR UNIT	208V	36KBTUH COOLING/45KBTUH HEATING	MITSHUBISHI PCA-A36KA7 OR APPROVED EQUAL
HVAC 1	OUTSIDE	HVAC	MINI-SPLIT OUTDOOR UNIT	208V	36KBTUH COOLING/45KBTUH HEATING	MITSUBISHI PUZ-A36NKA7 OR APPROVED EQUAL
TSTAT-1	ELEC ROOM	HVAC	THERMOSTAT	24VAC	ROOM THERMOSTAT	MITSUBISHI
HVAC 2	ELEC ROOM	HVAC	MINI-SPLIT INDOOR UNIT	208V	42KBTUH COOLING/45KBTUH HEATING	MITSHUBISHI PCA-A36KA7 OR APPROVED EQUAL
HVAC 2	OUTSIDE	HVAC	MINI-SPLIT OUTDOOR UNIT	208V	42KBTUH COOLING/45KBTUH HEATING	MITSUBISHI PUZ-A36NKA7 OR APPROVED EQUAL
TSTAT-2	ELEC ROOM	HVAC	THERMOSTAT	24VAC	ROOM THERMOSTAT	MITSUBISHI
EXHAUST FAN	PUMP HOUSE	EXHAUST FAN	WALL MOUNTED	115V 1/30 HP	752 CFM	DAYTON 10D953, OR APPROVED EQUAL
SFH-1	PUMP HOUSE	EXHAUST FAN HOUSING	WALL MOUNTED		10 INCH HOUSING	
LOUVER	PUMP HOUSE	SUPPLY LOUVER	WALL MOUNTED	115V	24H x 18W COMBINATION LOUVER DAMPER	GREENHECK EAC-401-24X18

HVAC SCHEDULE

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE
0 1/2 1

ORIGINAL

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REVISIONS

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
JORDANELLE SSD
ELECTRICAL - CONDUITS
CONDUIT SCHEDULE

skm
533 W 2600 S, Suite 25
Bountiful, Utah 84010
Phone: (801) 677-0011
www.skmeng.com

DRAWING NO.
E801
SHEET

C:\USERS\EUNGEOL.KIM\AQUA ENGINEERING\USSD - 002947.D MARCELLA PUMP STATION\050 DRAFTING\099 ELECTRICAL\PUMP STATION\999-E801 CONDUIT SCHEDULE.DWG
3/11/2026

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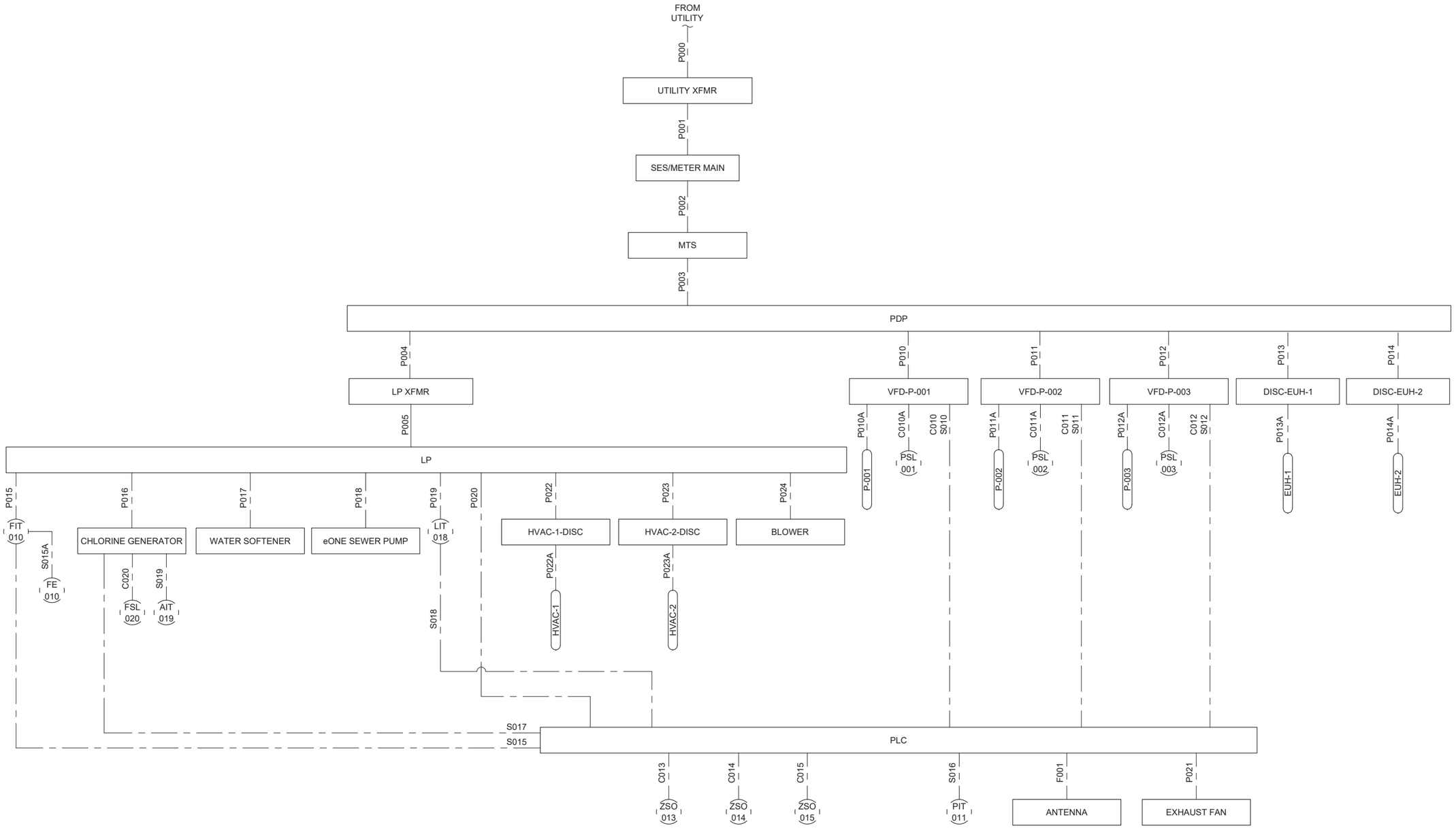

CONDUIT DEVELOPMENT

3/11/2026 C:\USERS\EUNGEOL.KIM\AQUA ENGINEERING\JSSD - 002947.D MARCELLA PUMP STATION\999-E802 CONDUIT DEVELOPMENT.DWG

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DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

0 1/2 1

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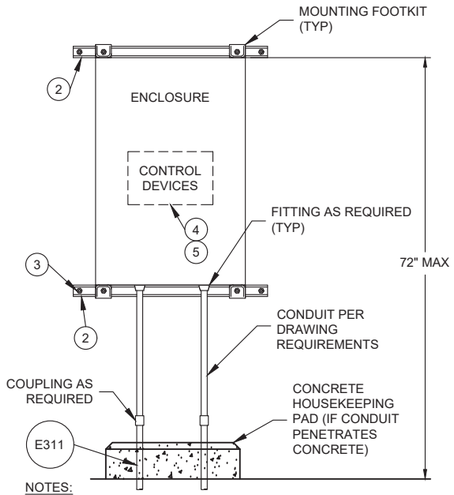
DRAWING NO.

E802

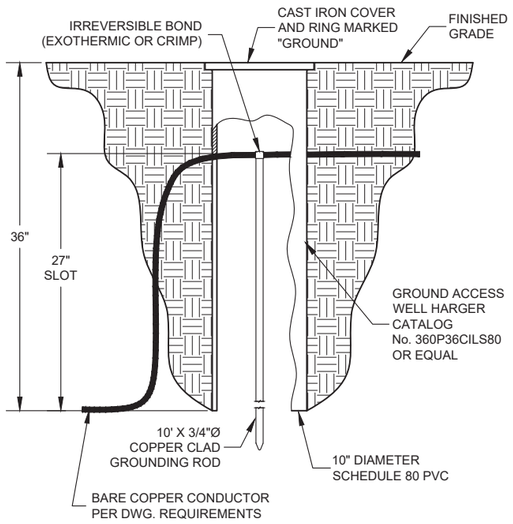
SHEET



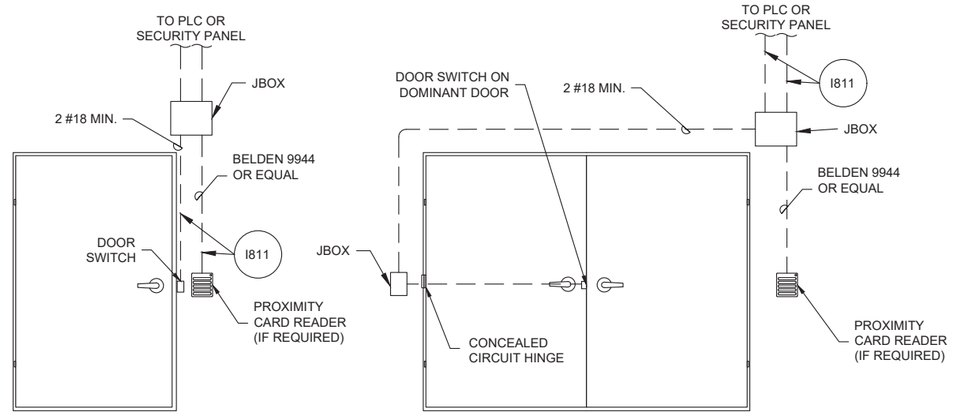
NOTES:

1. ALL MATERIAL SHALL BE HOT DIPPED GALVANIZED, 316 STAINLESS STEEL, OR PVC COATED GALVANIZED STEEL; AS NOTED IN THE DRAWINGS AND SPECIFICATIONS. FOR CHEMICAL ROOMS SEE COMPATIBLE MATERIALS IN SPECIFICATIONS.
2. 1-5/8" X 1-5/8" UNISTRUT CHANNEL.
3. 1/2" X 3" 316 SS ANCHOR BOLT OR LAG BOLT WITH WASHER, ANCHORED TO WALL (EVERY 18", 2 MIN.).
4. CENTER OF INSTRUMENT DISPLAYS SHALL BE 62".
5. CENTER OF LOCAL CONTROL STATIONS SHALL BE 52".

E001 **WALL MOUNTED ENCLOSURE**
NTS



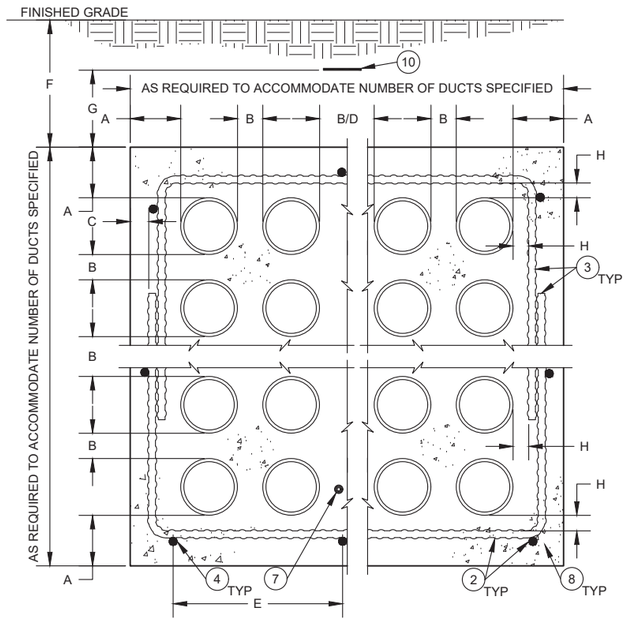
E101 **GROUND ROD WITH ACCESS WELL**
NTS



NOTES:

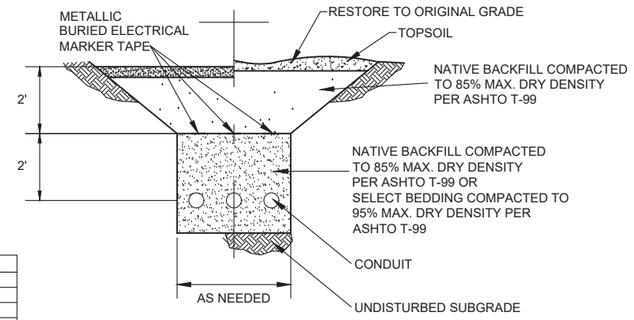
1. WIRE SHALL BE UPSIZED IF VOLTAGE DROP EXCEEDS 5%.

I801 **DOOR INTRUSION SWITCH**
NTS

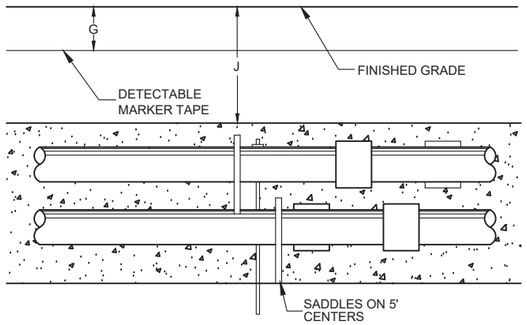


	DIMENSION TABLE
A	4" MIN. TYP.
B	2" MIN. SEE NOTE 12
C	2" MIN. SEE NOTE 2
D	12" MIN. SEE NOTE 13
E	18" MAX. SEE NOTE 4
F	18" MIN.
G	12"
H	1.5" MIN. TYP.
J	30" MIN. BELOW 600 VOLTS 48" MIN. ABOVE 600 VOLTS
K	6" MIN. BELOW 600 VOLTS 12" MIN. ABOVE 600 VOLTS

MULTIPLE DUCTS



DUCT BANK TRENCH



DUCT BANK SECTION

E201 **CONCRETE ENCASED DUCT BANK**
NTS

NOTES:

1. ALL DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS. UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. ALL REBAR SHALL BE #4 BAR AND HAVE A MINIMUM CONCRETE EMBEDMENT OF 2" (EDGE OF REBAR TO OUTSIDE SURFACE OF CONCRETE).
3. REBAR HOOPS SHALL OVERLAP 9" MINIMUM AND SHALL BE PROVIDED EVERY 4 FEET HORIZONTALLY. HOOPS SHALL NOT BE REQUIRED ON SINGLE ROW DUCT BANKS.
4. HORIZONTAL REBAR SHALL BE PLACED @ A MAXIMUM OF 18" ON CENTER ALL AROUND THE DUCT BANK ENVELOPE AND SHALL BE SUPPORTED EVERY 4 FEET LONGITUDINALLY. SINGLE ROW DUCT BANKS LESS THAN 24" WIDE SHALL HAVE A MIN. OF 2 HORIZONTAL BARS.
5. DUCT SPACERS (SADDLES) SHALL BE PROVIDED FOR PROPER SUPPORT OF CONDUIT DUCTS. SPACERS SHALL BE PROVIDED HORIZONTALLY AS RECOMMENDED BY THE MANUFACTURER AND TO PREVENT ANY SAGGING OF THE DUCTS (LOW SPOTS WILL NOT BE ALLOWED).
6. DUCTS SHALL BE SECURED TO PREVENT FLOATING DURING THE CONCRETE ENCASEMENT.
7. PROVIDE A 4/0 (OR MAIN GROUNDING CONDUCTOR SIZE IF SMALLER) BARE CONTINUOUS COPPER GROUND. SEE GROUNDING SPECIFICATION SECTION 260526. THE GROUND CONDUCTOR SHALL RUN CONTINUOUSLY THROUGH PULL BOXES AND HAND HOLES AND SHALL CONTINUE FROM THE DUCT BANK INTO THE ELECTRICAL EQUIPMENT OR BUILDING GROUNDING SYSTEM AND SHALL BE BONDED TO EACH RIDGID METAL CONDUIT. BOND CONDUCTORS TO BE SOILD COPPER #10 AWG OR LARGER AS REQUIRED BY THE NEC, AND ELSEWHERE IN THESE PLANS.
8. DUCT BANK CONCRETE SHALL BE COLOR DYED RED BY MIXING 3 LBS. IRON OXIDE PER CUBIC YARD OF CONCRETE.
9. ALL DUCT BANKS SHALL BE SLOPED @ 1/4" PER 10 FEET TO ALLOW DRAINAGE. NO LOW SPOTS WILL BE ALLOWED IN RACEWAY.
10. A 3" WIDE DETECTABLE PLASTIC MARKER TAPE WITH INSCRIPTION "CAUTION ELECTRICAL LINES BURIED BELOW" (BLACK LETTERS ON RED BACKGROUND) SHALL BE INSTALLED 12" ABOVE THE TOP OF ALL CONCRETE ENCASED DUCT BANKS.
11. REFER TO CONDUIT SCHEDULE FOR WIRE FILL OF ALL DUCTS.
12. ALL DUCTS OF THE SAME DUTY (480V POWER, 120V POWER, 120V CONTROLS, AND SIGNAL) SHALL BE SEPARATED BY A MINIMUM OF 2".
13. SIGNAL AND FIBER DUCTS SHALL BE SEPARATED FROM 480V POWER BY A MIN. OF 12", FROM 120V POWER BY A MIN. OF 6" AND FROM 120V CONTROL BY MIN. OF 4" UNLESS NOTED OTHERWISE ON THE DRAWINGS. 120V POWER AND 120V CONTROL DUCTS SHALL BE SEPARATED FROM 480V POWER BY A MIN. OF 4" UNLESS NOTED OTHERWISE ON THE DRAWINGS.

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE
0 1/2 1

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REVISIONS

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
JORDANELLE SSD
ELECTRICAL - DETAILS
DETAILS 1

skm
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Phone: (801) 677-0011
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DRAWING NO.
E901
SHEET

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2/18/2026

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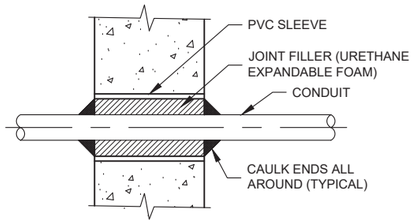
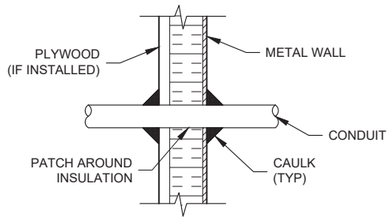
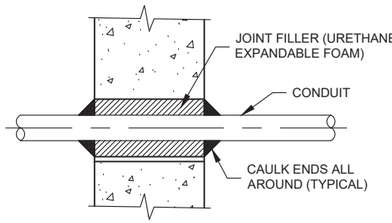


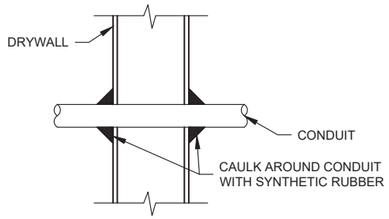
NEW CONCRETE WALL/SLAB



METAL BUILDING



EXISTING CONCRETE WALL/SLAB

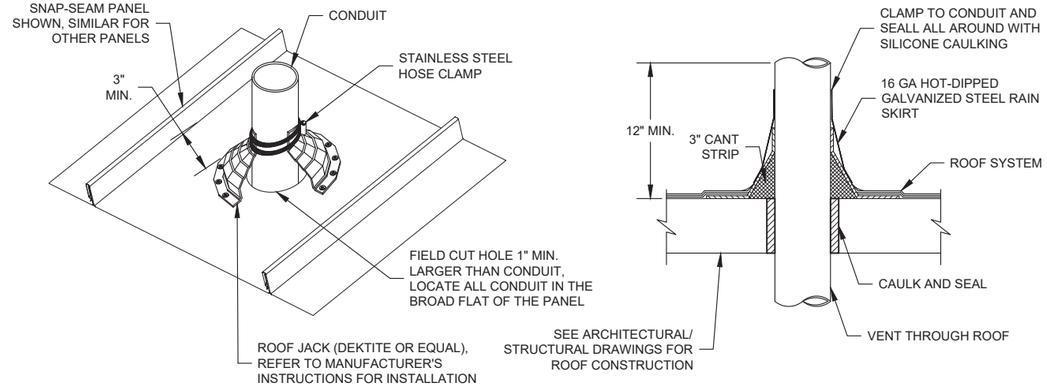


DRYWALL

NOTE:

(1) IN EXISTING WALL, CORE DRILL HOLE CONDUIT O.D. +1-1/2". IN NEW CONCRETE, INSTALL PVC SCHEDULE 40 SLEEVE, CONDUIT O.D. +1-1/2".

CONDUIT PENETRATION THRU WALL OR SLAB



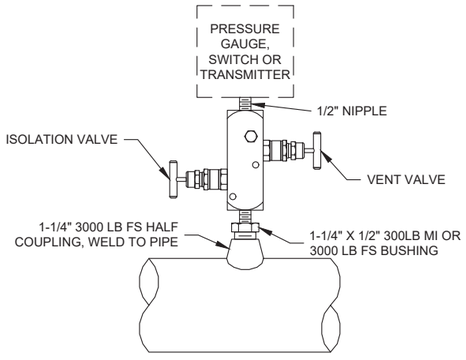
NOTES:

(1) PENETRATIONS SHOULD BE CENTERED IN PANELS IF AT ALL POSSIBLE.

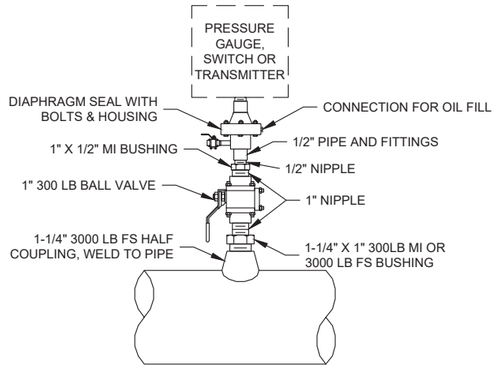
(2) SUBSTRATE MUST BE CUT OUT ENOUGH SO THAT DEKTITE IS ONLY ATTACHED TO ROOF PANEL.

CONDUIT PENETRATION THRU ROOF

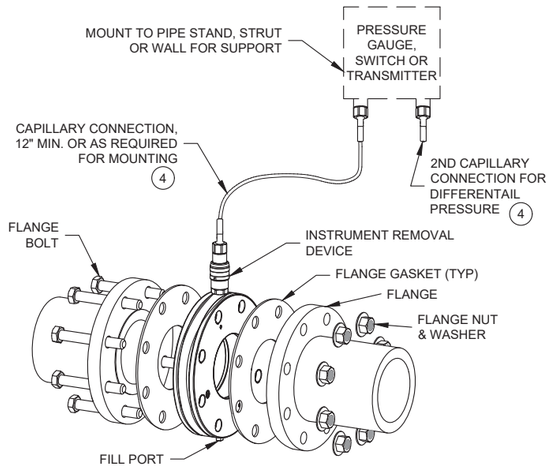
E301 **CONDUIT PENETRATION**
NTS



BLOCK/BLEED



DIAPHRAGM SEAL



ANNULAR RING (BOLT-THRU)
2 3

NOTES:

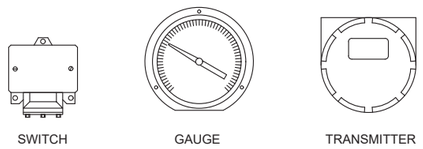
(1) ALL VALVE, DIAPHRAGM SEAL AND PIPE MATERIAL SHALL BE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED, OR FOR PROCESS FLUID COMPATABILITY.

(2) ANNULAR RING, FLANGE GASKET, FLANGE AND FLANGE HARDWARE MATERIAL SHALL BE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED, OR FOR PROCESS FLUID COMPATABILITY.

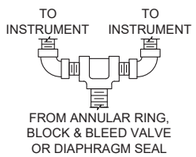
(3) PSI RATING OF INSTRUMENT AND PIPING TO MATCH OR EXCEED PROCESS PIPE SYSTEM RATING.

(4) FOR DIFFERENTIAL PRESSURE OR CONNECTIONS WHERE VIBRATION MAY OCCUR, USE CAPILLARY CONNECTIONS FROM PIPE TO GAUGE, SWITCH OR TRANSMITTER.

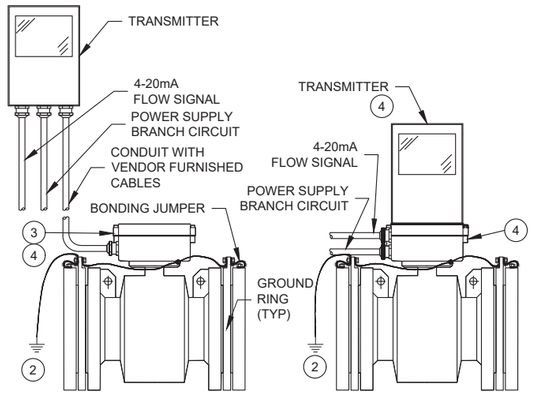
I201 **PRESSURE INSTRUMENT MOUNTING**
NTS



INSTRUMENT LEGEND



MULTIPLE INSTRUMENT MOUNTING



FLOWMETER WITH TRANSMITTER MOUNTED SEPARATELY

FLOWMETER WITH TRANSMITTER

NOTES:

(1) ALL VENDOR FURNISHED CABLES SHALL BE CUT TO LENGTH AND TERMINATED PER MANUFACTURER'S RECOMMENDATIONS.

(2) GROUND PER MANUFACTURER'S RECOMMENDATIONS.

(3) IF FLOW SENSOR IS MOUNTED IN A HAZARDOUS, DAMP OR BELOW GRADE LOCATION, IT IS TO BE POTTED TO PROTECT IT FROM MOISTURE AND CORROSIVE AGENTS AND SHALL BE RATED FOR THAT LOCATION. TRANSMITTER SHALL BE MONITORED REMOTELY FOR THESE LOCATIONS.

(4) IF FLOW SENSOR AND/OR TRANSMITTER ARE TO BE EXPOSED TO DIRECT SUNLIGHT, PROVIDE PROTECTION FROM SUN OR VERIFY THAT EQUIPMENT PROVIDED IS RATED BY MFR. FOR DIRECT EXPOSURE TO SUNLIGHT.

I011 **MAGNETIC FLOWMETER**
NTS

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE
0 1/2 1

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REVISIONS

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
JORDANELLE SSD
ELECTRICAL - DETAILS
DETAILS 2

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Phone: (801) 677-0011
www.skmeng.com

DRAWING NO.
E902

SHEET

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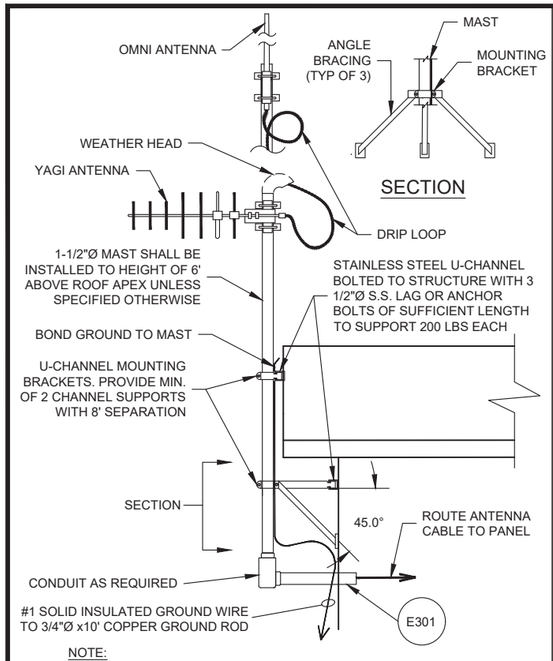
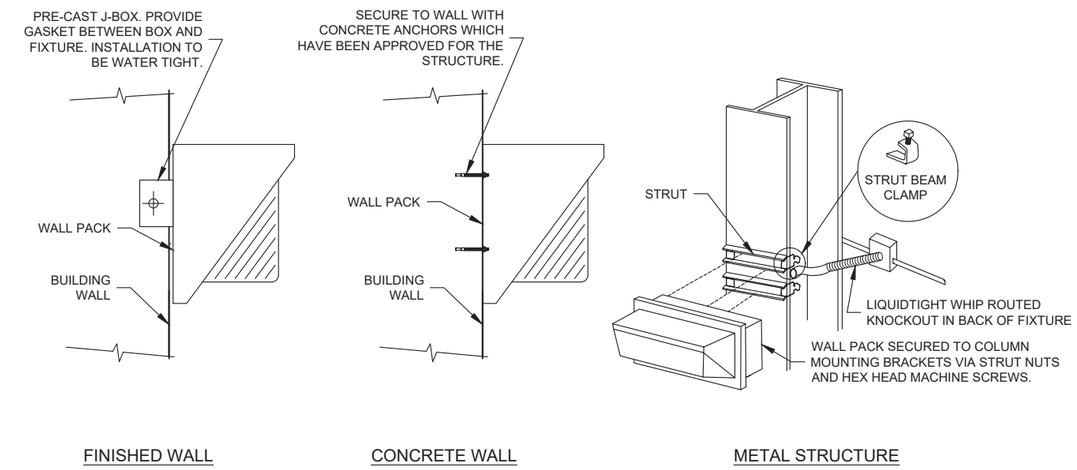


NOTE:

1. ALL MATERIAL SHALL BE HOT DIPPED GALVANIZED, 316 STAINLESS STEEL, OR PVC COATED GALVANIZED STEEL; AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.

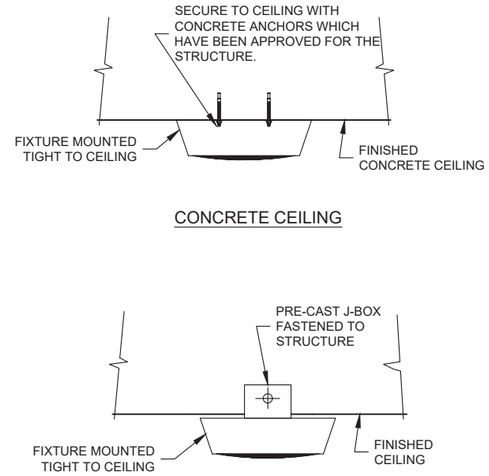
ANTENNA MAST TO BUILDING

I701 NTS



STRUCTURE MOUNTED OUTDOOR LIGHT FIXTURE (WALL PACK)

E531 NTS

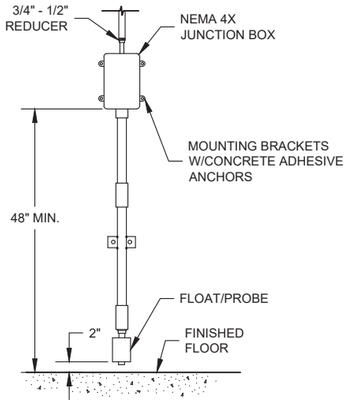


NOTE:

1. IN CLASSIFIED AREAS, CONTRACTOR SHALL INSTALL CONDUIT AND WIRING PER NEC AND MANUFACTURERS INSTRUCTIONS TO MAINTAIN EXPLOSION PROOF / VAPOR TIGHT INSTALLATION.

CEILING SURFACE MOUNTED LIGHT FIXTURE

E501 NTS

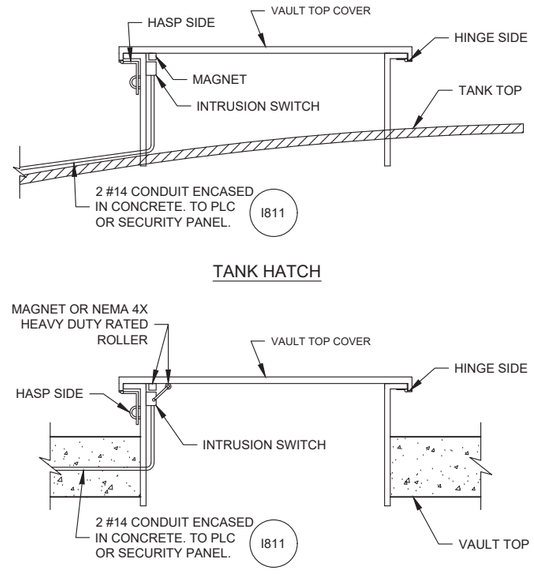


NOTES:

1. FOLLOW ALL MANUFACTURERS REQUIREMENTS FOR PROPER INSTALLATION.

FLOOD SWITCH

I144 NTS



NOTES:

1. WIRE SHALL BE UPSIZED IF VOLTAGE DROP EXCEEDS 5%.

HATCH INTRUSION SWITCH

I802 NTS

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WASATCH COUNTY, UTAH

CONSTRUCTION PLANS

JORDANELLE SSD

ELECTRICAL - DETAILS

DETAILS 3

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Bountiful, Utah 84010
Phone: (801) 677-0011
www.skmeng.com

DRAWING NO.

E903

SHEET

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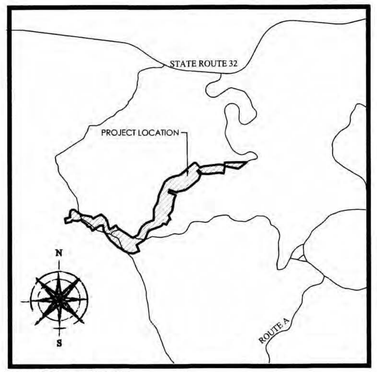
JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



VICINITY MAP
N.T.S

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG.) TO BE SET AT REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
2. HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE UTILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENT IDENTIFIED ON THE PLAT. OWNER AGREES IT WILL INDEMNIFY AND HOLD CITY AND JSSD HARMLESS OF ANY DAMAGES TO THE PROPERTY WITHIN THE DEDICATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF FACILITIES.
3. ALL TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND WITHIN SUBDIVISION PLAT ARE PRIVATE AND THE RESPONSIBILITY OF THE RESPECTIVE OWNER'S ASSOCIATION.
4. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
5. JORDANELLE RIDGE MASTER ASSOCIATION IS GRANTED AN EASEMENT FOR ACCESS AND MAINTENANCE OF TRAILS THROUGH LOTS D, F, AND J, AND ACCESS ACROSS PRIVATE ROADS FOR TRAIL CONNECTION.
6. SEE SHEET 8 FOR STANDARD AND PLATS WITH NOTES.
7. THIS PLAT IS SUBJECT TO THE JORDANELLE RIDGE VILLAGE 3 LONG TERM STORM WATER MAINTENANCE AGREEMENT DATED 4/9/2026, BETWEEN HEBER CITY AND THE JORDANELLE RIDGE MASTER ASSOCIATION, RECORDED IN WASATCH COUNTY ON 4/15/2026, BOOK 1553, PAGE 1748-1776
8. EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT LOTS/UNITS SV-528, SV-529, SV-530, AND SV-531 WITHIN THE NEIGHBORHOOD AND/OR COMMUNITY MAY BE RENTED ON A NIGHTLY, WEEKLY, MONTHLY OR OTHER PERIODIC BASIS AND THAT VACATION AND OTHER SHORT TERM RENTALS ARE PERMITTED BY THE DECLARATION.
9. ALL LOTS/UNITS WITHIN SUBDIVISION PLAT ARE SUBJECT TO A GOLF COURSE EASEMENT AS SPECIFIED IN THE MASTER DECLARATION, SEE SECTION 4.01(E).
10. STORM DRAIN EASEMENT ON LOT LINE 604/605 IN FAVOR OF JORDANELLE RIDGE MASTER ASSOCIATION.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- LP — LOW PRESSURE SEWER EJECTOR PUMP REQUIRED
- EP — EJECTOR PUMP MAY BE REQUIRED TO DELIVER SEWER TO GRAVITY LATERAL.
- SENSITIVE LAND AREA, NO STRUCTURES ALLOWED

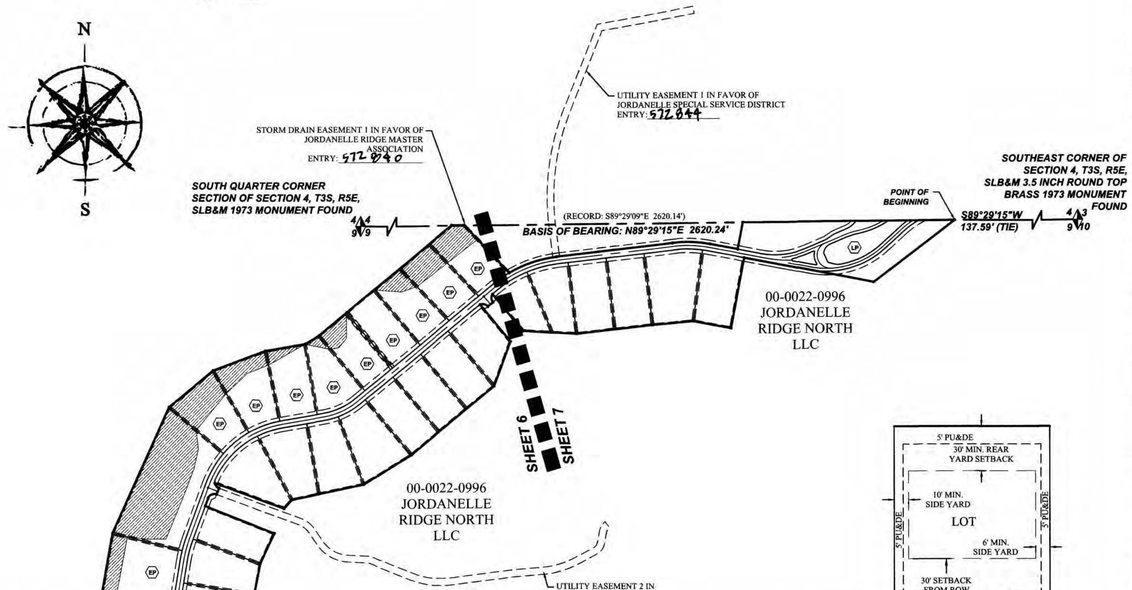
SITE TABULATIONS

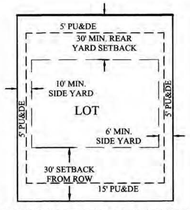
TOTAL ACREAGE	97.65 ACRES
TOTAL LOTS	63 LOTS
TOTAL ACREAGE IN LOTS	66.39 ACRES
TOTAL OPEN SPACE	24.39 ACRES
TOTAL ACREAGE IN ROW	6.87 ACRES
TOTAL UNITS PER ACRE	0.65 UNITS/ACRE

GRAPHIC SCALE

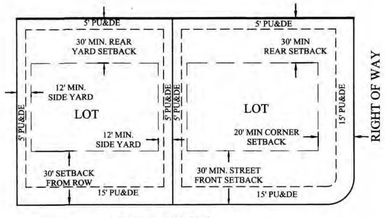
300 0 150 300 600 1200

(IN FEET)
1 inch = 300ft.





TRADITIONAL BUILDING SETBACKS
4 LOTS
N.T.S.



RIGHT OF WAY

ESTATE BUILDING SETBACKS
N.T.S.

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 9th DAY OF April, 2026 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, Cody Winterton THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: 4/10/27

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 730520

Matthew B Watson
PRINTED FULL NAME OF NOTARY

MATTHEW B WATSON
Notary Public - State of Utah
My Commission Expires on:
April 10, 2027
Comm. Number: 730520

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Wasatch

ON THE 8th DAY OF April A.D. 2026 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF Wasatch, IN SAID STATE OF UTAH, Max Covy, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE General Manager OF Jordanelle special service LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES June 26, 2027

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Wasatch COUNTY

MY COMMISSION No. 731878

Dana J Kohler
PRINTED FULL NAME OF NOTARY

DANA J KOHLER
Notary Public - State of Utah
Commission Number: 731878
My Commission Expires on
June 26, 2027

WASATCH CO. FIRE DISTRICT

APPROVED THIS 9 DAY OF April, 20 26

FIRE CHIEF

SHEET 1 OF 8

PREPARED BY
FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

CITY CLERK - RECORDER

APPROVED THIS 16 DAY OF April
A.D., 2026.

CITY CLERK - RECORDER

JORDANELLE SPECIAL SERVICE DISTRICT

APPROVED THIS 8th DAY OF April
A.D., 2026.

JORDANELLE SPECIAL SERVICE DISTRICT.

PLANNING DIRECTOR

APPROVED THIS 16 DAY OF April
A.D., 2026.

PLANNING DIRECTOR

CITY ENGINEER

APPROVED THIS 16TH DAY OF APRIL
A.D., 2026.

Russell Funk
CITY ENGINEER

COUNTY SURVEYOR

APPROVAL AS TO FORM THIS 9th DAY OF April A.D., 2026
Reg # 5307

WASATCH COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

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

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION

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

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

03/27/26
DATE

BOUNDARY DESCRIPTION

A part of the Northeast Quarter, Northwest Quarter, and Southwest Quarter of Section 9, and Southeast Quarter, Northeast Quarter of Section 8, Township 3 South, Range 5 East, Salt Lake Base and Meridian, located in Heber City, Wasatch County, Utah, being more particularly described as follows:

Beginning at a point along the Section line S89°29'15"W 137.59 feet from the Northeast Corner of Section 9, Township 3 South, Range 5 East, Salt Lake Base and Meridian; Running thence S 52°37'50" W 426.61 feet; thence N 79°15'31" W 551.23 feet; thence S 10°44'29" W 300.00 feet; thence N 79°21'41" W 160.00 feet; thence S 85°11'53" W 170.31 feet; thence S 83°16'32" W 320.00 feet; thence N 86°44'23" W 224.73 feet; thence N 39°42'45" W 198.83 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 28.00 feet a distance of 35.87 feet through a central angle of 73°23'54" Chord: S 03°00'48" E 33.47 feet; thence S 50°17'15" W 28.00 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 28.00 feet a distance of 35.87 feet through a central angle of 73°23'54" Chord: N 76°24'43" W 33.47 feet; thence S 39°42'45" E 198.83 feet; thence S 20°15'45" W 199.85 feet; thence S 50°17'15" W 450.00 feet; thence S 58°04'31" W 234.93 feet; thence S 78°04'45" W 191.55 feet; thence S 78°09'41" W 116.34 feet; thence S 41°52'51" W 48.60 feet; thence N 69°41'24" W 307.70 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet a distance of 29.90 feet through a central angle of 61°10'28" Chord: S 39°06'10" E 28.50 feet; thence S 23°04'36" W 28.03 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: S 65°18'36" W 39.60 feet; thence S 19°44'52" W 34.28 feet; thence S 68°24'19" E 309.76 feet; thence S 24°22'58" W 140.89 feet; thence S 11°08'26" W 130.47 feet; thence S 09°20'53" W 150.00 feet; thence S 10°08'16" W 248.09 feet; thence S 41°09'32" W 208.63 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 215.00 feet a distance of 11.30 feet through a central angle of 03°00'40" Chord: S 22°51'29" E 11.30 feet; thence S 21°21'09" E 63.30 feet; thence along the arc of a curve to the left with a radius of 385.00 feet a distance of 52.31 feet through a central angle of 07°47'05" Chord: S 25°15'42" E 52.27 feet; thence S 29°08'14" E 57.63 feet; thence S 60°51'46" W 30.00 feet; thence N 29°08'14" W 28.81 feet; thence S 29°06'23" W 259.12 feet; thence N 69°04'06" W 139.41 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 215.00 feet a distance of 181.39 feet through a central angle of 48°20'23" Chord: S 45°06'06" W 176.06 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 45.00 feet a distance of 69.37 feet through a central angle of 88°19'23" Chord: S 25°06'36" W 62.70 feet; thence S 70°43'14" W 28.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 45.00 feet a distance of 70.69 feet through a central angle of 90°00'00" Chord: N 64°03'06" W 63.64 feet; thence S 70°56'54" W 244.41 feet; thence along the arc of a curve to the left with a radius of 285.00 feet a distance of 244.80 feet through a central angle of 49°12'52" Chord: S 46°20'28" W 237.35 feet; thence S 21°44'02" W 164.89 feet; thence along the arc of a curve to the left with a radius of 45.00 feet a distance of 64.04 feet through a central angle of 81°32'38" Chord: S 19°02'17" E 58.77 feet; thence S 26°37'26" W 36.21 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 45.00 feet a distance of 63.14 feet through a central angle of 80°23'55" Chord: S 84°26'29" W 58.09 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 215.00 feet a distance of 53.09 feet through a central angle of 14°08'51" Chord: S 51°16'51" W 52.95 feet; thence S 58°21'17" W 324.18 feet; thence S 22°27'13" E 267.48 feet; thence S 67°32'47" W 259.23 feet; thence N 84°03'06" W 182.51 feet; thence N 67°01'55" W 182.49 feet; thence N 57°22'55" W 350.00 feet; thence N 45°27'28" W 178.86 feet; thence N 52°47'37" W 175.56 feet; thence N 35°35'24" W 178.35 feet; thence N 34°36'42" W 294.71 feet; thence N 06°54'37" W 221.38 feet; thence S 88°30'02" W 130.38 feet; thence S 55°31'11" W 360.46 feet; thence N 34°28'49" W 192.31 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 89.00 feet a distance of 134.43 feet through a central angle of 86°32'24" Chord: N 66°29'58" W 122.01 feet; thence N 23°13'46" W 36.61 feet; thence along the arc of a curve to the left with a radius of 61.00 feet a distance of 35.08 feet through a central angle of 32°57'05" Chord: N 39°42'18" W 34.60 feet; thence N 56°10'51" W 177.29 feet; thence S 70°56'50" W 626.42 feet; thence N 26°55'36" W 171.10 feet; thence N 08°45'10" W 325.54 feet; thence N 47°21'59" E 409.56 feet; thence S 65°37'19" E 831.58 feet; thence N 55°31'11" E 140.00 feet; thence N 65°35'42" E 223.21 feet; thence S 50°13'49" E 233.34 feet; thence S 17°02'46" E 68.27 feet; thence S 12°31'55" E 19.52 feet; thence N 77°28'05" E 30.00 feet; thence S 12°31'55" E 277.02 feet; thence along the arc of a curve to the left with a radius of 335.00 feet a distance of 117.98 feet through a central angle of 20°10'42" Chord: S 22°37'16" E 117.37 feet; thence N 57°17'23" E 300.00 feet; thence S 37°31'39" E 143.25 feet; thence S 57°22'55" E 700.00 feet; thence N 61°42'55" E 242.48 feet; thence N 21°44'02" E 150.00 feet; thence N 27°41'07" E 198.94 feet; thence N 47°41'53" E 236.45 feet; thence N 66°39'52" E 184.93 feet; thence N 70°56'54" E 150.00 feet; thence N 00°49'18" E 445.20 feet; thence N 28°45'34" E 326.04 feet; thence N 09°55'05" E 275.96 feet; thence N 24°15'33" E 579.42 feet; thence N 50°23'01" E 239.43 feet; thence N 69°30'43" E 235.76 feet; thence N 80°14'39" E 166.13 feet; thence N 59°33'09" E 68.32 feet; thence N 50°17'15" E 721.42 feet; thence N 89°29'17" E 52.71 feet; thence S 43°15'21" E 273.98 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 515.00 feet a distance of 212.93 feet through a central angle of 23°41'23" Chord: N 71°25'51" E 211.42 feet; thence N 83°16'32" E 487.51 feet; thence along the arc of a curve to the right with a radius of 515.00 feet a distance of 156.99 feet through a central angle of 17°27'56" Chord: S 87°59'29" E 156.38 feet; thence S 79°15'31" E 116.27 feet; thence N 10°44'29" E 114.57 feet; thence N 89°29'15" E 886.57 feet to the point of beginning.

Containing 97.65 acres +/-, 63 Lots, 13 Parcels.

OWNERS DEDICATION AND CONSENT TO RECORD

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

JORDANELLE RIDGE VILLAGE 3 MARCELLA PHASE 1
SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON- EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. PURSUANT TO UTAH CODE 10-20-805, THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE MARCELLA SUBDIVISION HOME OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 8th DAY OF April A.D. 2026.

JORDANELLE RIDGE NORTH LLC
BY: COPY WINTERTON
ITS: authorized Agent

JORDANELLE SPECIAL SERVICE DISTRICT
BY: Max Covy
ITS: General Manager

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION
LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4,
AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

WASATCH COUNTY RECORDER

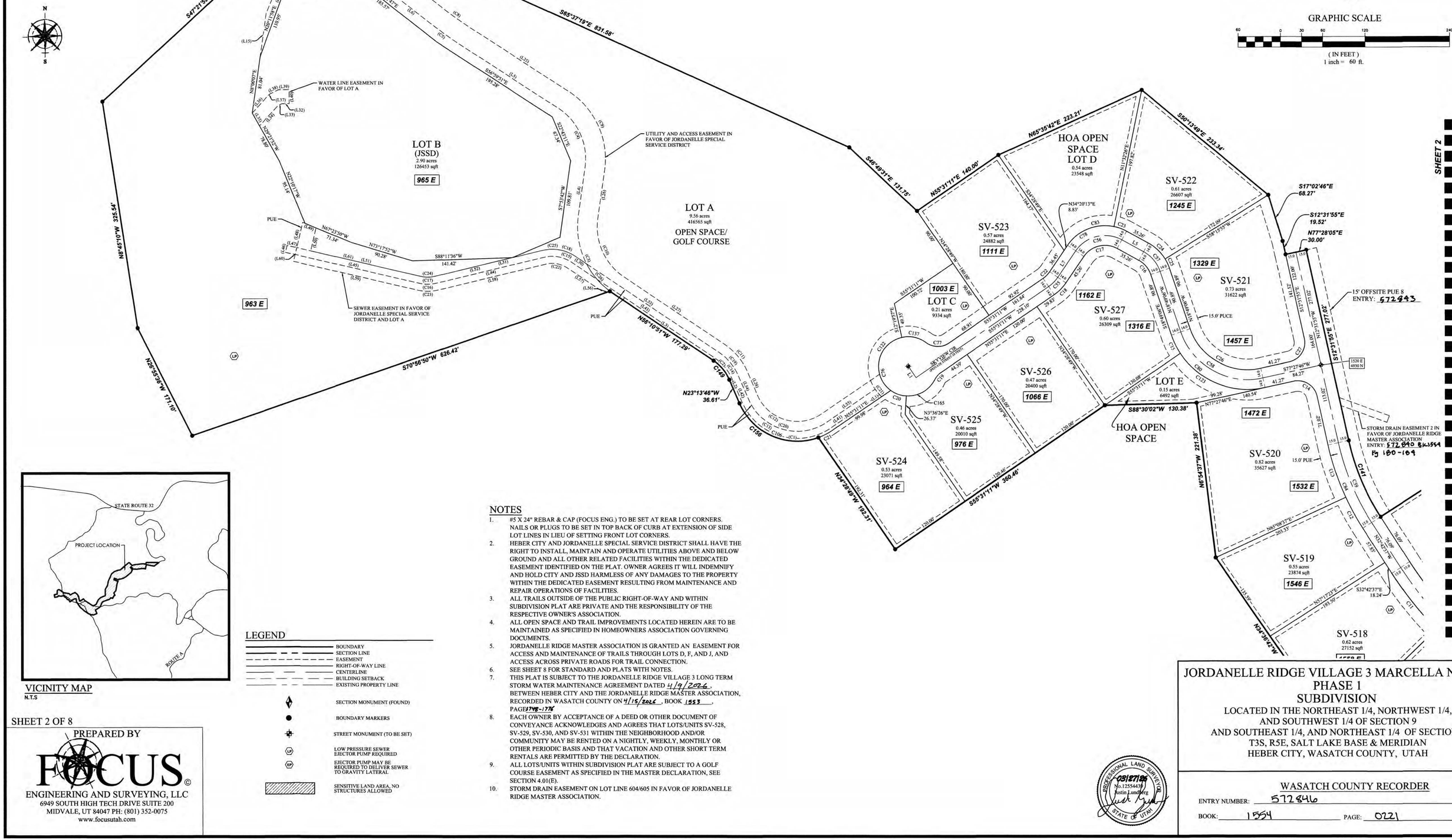
ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 220-227
DATE: 4-16-2026 TIME: 12:56 PM
FOR: JORDANELLE RIDGE NORTH LLC
BY: MARCY M. MURRAY WASATCH COUNTY RECORDER
LA

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\cad\sheets\v22.0 FINAL PLAT.dwg

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- LP — LOW PRESSURE SEWER EJECTOR PUMP REQUIRED
- EP — EJECTOR PUMP MAY BE REQUIRED TO DELIVER SEWER TO GRAVITY LATERAL
- SENSITIVE LAND AREA, NO STRUCTURES ALLOWED

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG.) TO BE SET AT REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
2. HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE UTILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENT IDENTIFIED ON THE PLAT. OWNER AGREES IT WILL INDEMNIFY AND HOLD CITY AND JSSD HARMLESS OF ANY DAMAGES TO THE PROPERTY WITHIN THE DEDICATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF FACILITIES.
3. ALL TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND WITHIN SUBDIVISION PLAT ARE PRIVATE AND THE RESPONSIBILITY OF THE RESPECTIVE OWNER'S ASSOCIATION.
4. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
5. JORDANELLE RIDGE MASTER ASSOCIATION IS GRANTED AN EASEMENT FOR ACCESS AND MAINTENANCE OF TRAILS THROUGH LOTS D, F, AND J, AND ACCESS ACROSS PRIVATE ROADS FOR TRAIL CONNECTION.
6. SEE SHEET 8 FOR STANDARD AND PLATS WITH NOTES.
7. THIS PLAT IS SUBJECT TO THE JORDANELLE RIDGE VILLAGE 3 LONG TERM STORM WATER MAINTENANCE AGREEMENT DATED 4/9/2026, BETWEEN HEBER CITY AND THE JORDANELLE RIDGE MASTER ASSOCIATION, RECORDED IN WASATCH COUNTY ON 4/15/2026, BOOK 1553, PAGE 1748-1776
8. EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT LOTS/UNITS SV-528, SV-529, SV-530, AND SV-531 WITHIN THE NEIGHBORHOOD AND/OR COMMUNITY MAY BE RENTED ON A NIGHTLY, WEEKLY, MONTHLY OR OTHER PERIODIC BASIS AND THAT VACATION AND OTHER SHORT TERM RENTALS ARE PERMITTED BY THE DECLARATION.
9. ALL LOTS/UNITS WITHIN SUBDIVISION PLAT ARE SUBJECT TO A GOLF COURSE EASEMENT AS SPECIFIED IN THE MASTER DECLARATION, SEE SECTION 4.01(E).
10. STORM DRAIN EASEMENT ON LOT LINE 604/605 IN FAVOR OF JORDANELLE RIDGE MASTER ASSOCIATION.

SHEET 2 OF 8

PREPARED BY
FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PROFESSIONAL LAND SURVEYOR
05/27/26
No.12554438
Austin Landvatter
STATE OF UTAH

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION
LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4,
AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

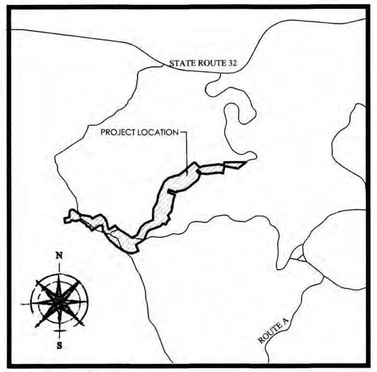
WASATCH COUNTY RECORDER
ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 0221

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcello North Phase 1\design 25-0170\dwg\sheets\C2.0 FINAL PLAT.dwg

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



VICINITY MAP
N.T.S

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

STORM DRAIN EASEMENT 2 IN FAVOR OF JORDANELLE RIDGE MASTER ASSOCIATION ENTRY: 572840

15' OFFSITE PUE 8 ENTRY: 572643

SEE SHEET 2 SHEET 3

SEE SHEET 3 SEE SHEET 4

SV-510 1.45 acres 63198 sqft 1561 E

SV-509 1.21 acres 52499 sqft 1587 E

SV-508 1.21 acres 52500 sqft 1607 E

SV-507 1.21 acres 52500 sqft 1626 E

SV-506 1.21 acres 52500 sqft 1645 E

SV-505 1.61 acres 69929 sqft 1685 E

SV-504 1.44 acres 62905 sqft 1755 E

V-519 0.55 acres 23874 sqft 1546 E

SV-518 0.62 acres 27152 sqft 1558 E

SV-517 0.74 acres 32359 sqft 1576 E

SV-516 1.03 acres 44804 sqft 1588 E

SV-515 1.13 acres 49266 sqft 1608 E

SV-514 1.21 acres 52500 sqft 1628 E

SV-513 1.21 acres 52501 sqft 1646 E

SV-512 1.85 acres 80596 sqft 1668 E

SV-511 1.30 acres 56547 sqft 1684 E

HOA OPEN SPACE LOT F 1.73 acres 75157 sqft

MARCELLA CLUB DRIVE (PRIVATE STREET 36.21' ROW)

MARCELLA RIDGE ROAD (PRIVATE STREET WIDTH)

15' OFFSITE PUE 2 ENTRY: 572843

15' OFFSITE PUE 1 ENTRY: 572643

N57°17'23"E 300.00'

S37°31'39"E 143.25'

S57°22'55"E 700.00'

N61°42'55"E 242.48'

S21°44'02"W 164.89'

S26°37'26"W 36.21'

S58°21'17"W 324.18'

N24°39'42"W 294.71'

N35°39'24"W 176.35'

N52°47'37"W 175.56'

N45°27'38"W 178.88'

N57°22'55"W 350.00'

N67°01'55"W 182.49'

N84°03'46"W 182.51'

S67°32'47"W 259.23'

S22°27'13"E 267.48'

NOTES

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- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
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- SENSITIVE LAND AREA, NO STRUCTURES ALLOWED

SHEET 3 OF 8

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PROFESSIONAL LAND SURVEYOR 05/27/26 No.12554438 Justin Lundberg STATE OF UTAH

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION
LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4,
AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

WASATCH COUNTY RECORDER
ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 0222

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\dwg\sheets\C2.0 FINAL PLAT.dwg

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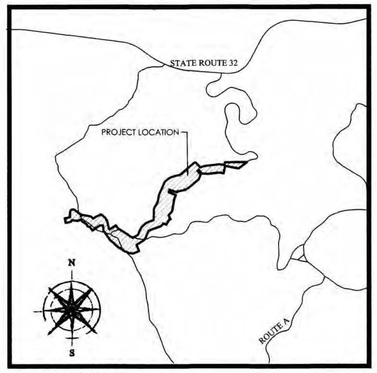
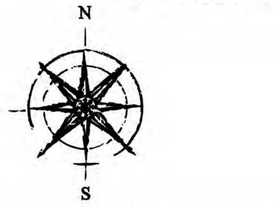


VICINITY MAP
N.T.S



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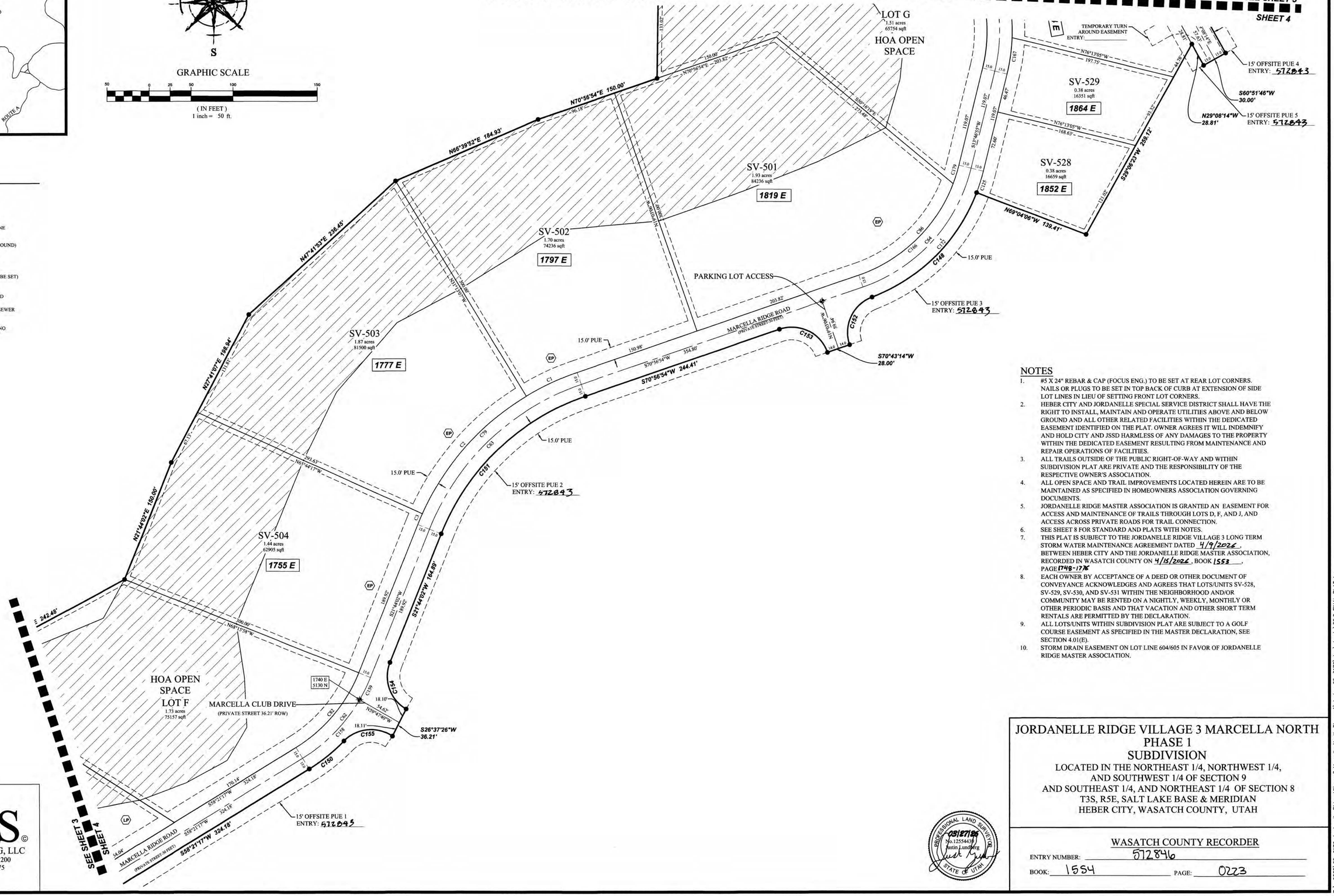

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PROFESSIONAL LAND SURVEYOR
No.12554436
Austin Lundberg
STATE OF UTAH
03/18/26

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WASATCH COUNTY RECORDER
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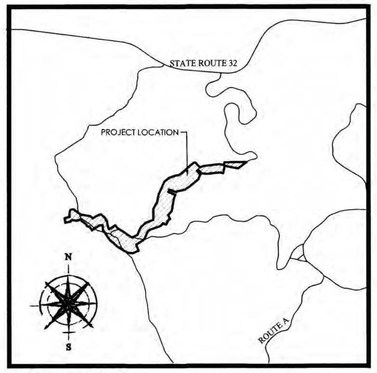

VICINITY MAP
N.T.S

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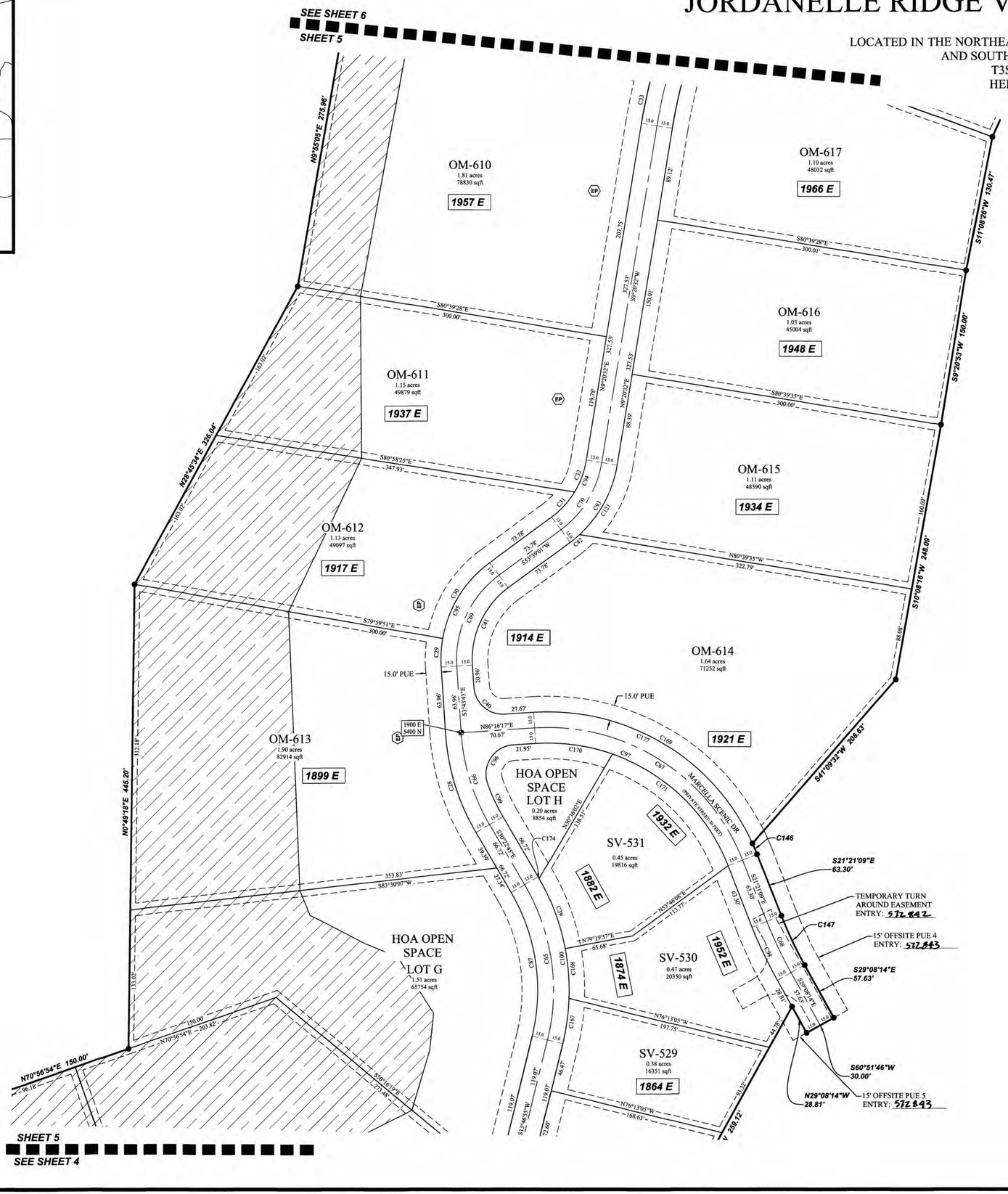

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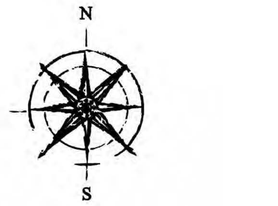

SHEET 5 OF 8

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WASATCH COUNTY RECORDER

ENTRY NUMBER: 512846

BOOK: 1554 PAGE: 0224

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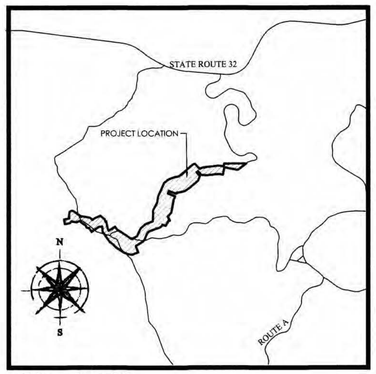

VICINITY MAP
N.T.S

GRAPHIC SCALE

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(IN FEET)
1 inch = 60 ft.

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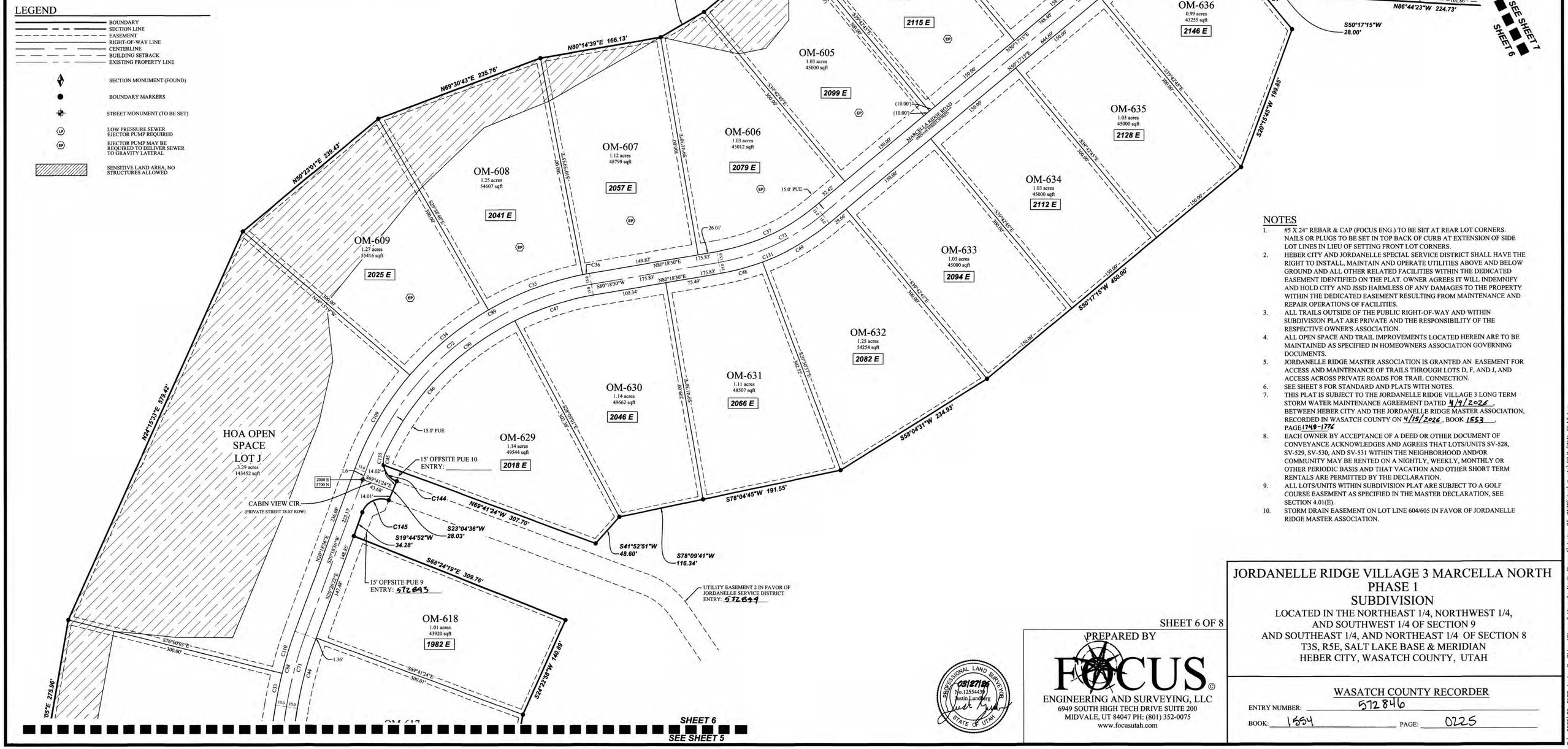

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SHEET 6 OF 8

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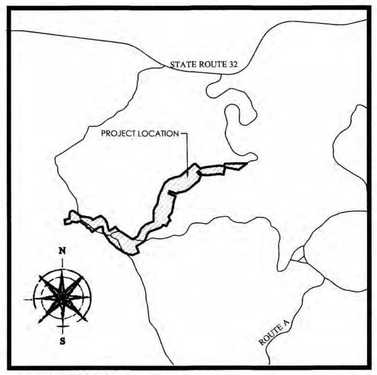

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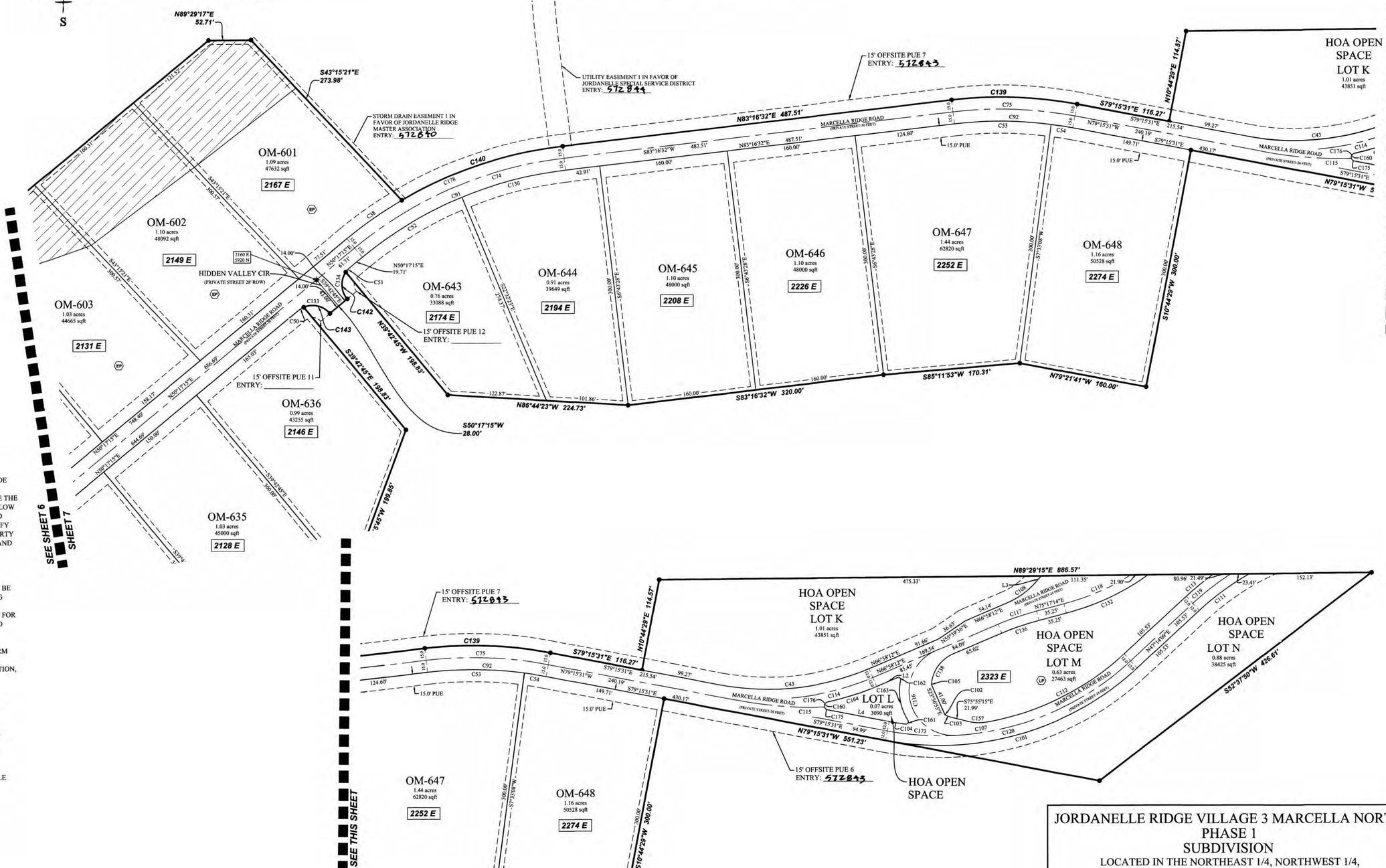

SHEET 7 OF 8

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BOOK: 1554 PAGE: 0226

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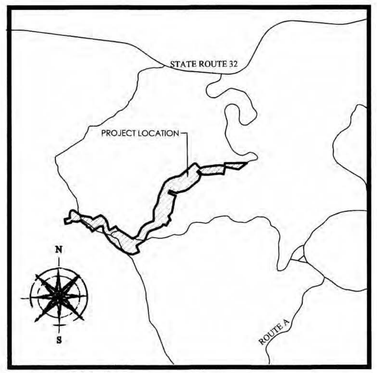

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- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- LP — LOW PRESSURE SEWER EJECTOR PUMP REQUIRED
- EP — EJECTOR PUMP MAY BE REQUIRED TO DELIVER SEWER TO GRAVITY LATERAL
- SENSITIVE LAND AREA, NO STRUCTURES ALLOWED

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG.) TO BE SET AT REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
2. HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE UTILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENT IDENTIFIED ON THE PLAT. OWNER AGREES IT WILL INDEMNIFY AND HOLD CITY AND JSSD HARMLESS OF ANY DAMAGES TO THE PROPERTY WITHIN THE DEDICATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF FACILITIES.
3. ALL TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND WITHIN SUBDIVISION PLAT ARE PRIVATE AND THE RESPONSIBILITY OF THE RESPECTIVE OWNER'S ASSOCIATION.
4. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
5. JORDANELLE RIDGE MASTER ASSOCIATION IS GRANTED AN EASEMENT FOR ACCESS AND MAINTENANCE OF TRAILS THROUGH LOTS D, F, AND J, AND ACCESS ACROSS PRIVATE ROADS FOR TRAIL CONNECTION.
6. SEE SHEET 8 FOR STANDARD AND PLATS WITH NOTES.
7. THIS PLAT IS SUBJECT TO THE JORDANELLE RIDGE VILLAGE 3 LONG TERM STORM WATER MAINTENANCE AGREEMENT DATED 4/9/2026, BETWEEN HEBER CITY AND THE JORDANELLE RIDGE MASTER ASSOCIATION, RECORDED IN WASATCH COUNTY ON 4/15/2026, BOOK 1553, PAGE 1748-1776
8. EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT LOTS/UNITS SV-528, SV-529, SV-530, AND SV-531 WITHIN THE NEIGHBORHOOD AND/OR COMMUNITY MAY BE RENTED ON A NIGHTLY, WEEKLY, MONTHLY OR OTHER PERIODIC BASIS AND THAT VACATION AND OTHER SHORT TERM RENTALS ARE PERMITTED BY THE DECLARATION.
9. ALL LOTS/UNITS WITHIN SUBDIVISION PLAT ARE SUBJECT TO A GOLF COURSE EASEMENT AS SPECIFIED IN THE MASTER DECLARATION, SEE SECTION 4.01(E).
10. STORM DRAIN EASEMENT ON LOT LINE 604/605 IN FAVOR OF JORDANELLE RIDGE MASTER ASSOCIATION.

SHEET 8 OF 8

PREPARED BY
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Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	315.00	12°10'01"	66.89	S64°51'53"W	66.77
C2	315.00	34°31'10"	189.78	S41°31'18"W	186.92
C3	315.00	2°31'41"	13.90	S22°59'52"W	13.90
C4	285.00	64°15'48"	319.66	N89°30'49"W	303.16
C5	485.00	1°22'30"	11.64	N56°41'40"W	11.64
C6	485.00	23°17'48"	197.20	N44°21'31"W	195.85
C7	315.00	29°02'58"	159.71	N72°52'46"E	158.00
C8	315.00	33°05'47"	181.96	S76°02'52"E	179.44
C9	315.00	2°07'03"	11.64	S58°26'27"E	11.64
C10	515.00	13°21'02"	120.00	S50°42'24"E	119.73
C11	515.00	11°19'17"	101.76	S38°22'15"E	101.60
C12	294.00	9°45'17"	50.05	S28°47'00"E	49.99
C13	365.00	12°19'28"	78.51	S18°41'39"E	78.36
C14	28.00	90°00'19"	43.98	S57°32'04"E	39.60
C15	114.00	14°29'23"	28.83	S26°03'47"E	28.75
C16	36.00	42°29'55"	26.70	S40°04'03"E	26.09
C17	36.00	84°20'47"	53.00	N76°30'36"E	48.34
C18	64.00	21°15'26"	23.74	N44°52'51"E	23.61
C19	29.00	28°30'19"	14.43	N41°16'02"E	14.28
C20	42.00	32°26'29"	23.78	S70°10'20"E	23.46
C21	89.00	14°42'39"	22.85	N62°52'30"E	22.79
C22	36.00	21°18'53"	13.39	S44°52'51"W	13.32
C23	64.00	17°08'33"	19.15	N69°53'17"W	19.08
C24	64.00	29°34'56"	33.04	N46°31'33"W	32.68
C25	64.00	12°54'59"	14.43	N25°16'35"W	14.40
C26	86.00	83°43'08"	125.66	N60°40'40"W	114.78
C27	28.00	89°59'41"	43.98	S32°27'56"W	39.60
C28	215.00	26°39'03"	100.01	S17°03'14"E	99.11
C29	115.00	13°43'52"	27.56	S03°08'13"W	27.49
C30	115.00	43°38'52"	87.61	S31°49'35"W	85.50
C31	85.00	22°09'14"	32.87	S42°34'24"W	32.66
C32	85.00	22°09'14"	32.87	S20°25'09"W	32.66
C33	540.00	4°39'25"	43.89	S11°40'14"W	43.88
C34	415.00	19°16'39"	139.63	S50°23'01"W	138.97
C35	415.00	18°58'45"	137.47	S69°30'43"W	136.84
C36	415.00	1°18'25"	9.47	S79°39'18"W	9.47
C37	285.00	30°01'16"	149.33	S65°17'52"W	147.63
C38	515.00	9°17'55"	83.58	S54°56'12"W	83.49
C39	215.00	19°11'31"	72.02	N20°16'08"W	71.68
C40	28.00	90°00'00"	43.98	N48°43'43"W	39.60
C41	85.00	57°22'44"	85.12	N24°57'39"E	81.61
C42	115.00	5°47'49"	11.64	N50°45'06"E	11.63
C43	320.00	33°46'17"	188.61	N83°51'20"E	185.90
C44	510.00	11°07'16"	98.99	N14°54'10"E	98.84
C45	28.00	33°48'56"	16.53	N08°23'32"E	16.29
C46	385.00	38°12'09"	256.70	N44°24'05"E	251.97
C47	385.00	16°48'21"	112.93	N71°54'20"E	112.52
C48	315.00	10°49'07"	59.48	N74°53'57"E	59.39
C49	315.00	19°12'09"	105.57	N59°53'19"E	105.08
C50	28.00	16°36'06"	8.11	N58°35'17"E	8.08
C51	28.00	16°36'06"	8.11	N41°59'12"E	8.08
C52	485.00	17°10'22"	145.37	N58°52'26"E	144.82
C53	485.00	14°16'35"	120.85	S89°35'10"E	120.54
C54	485.00	3°11'21"	27.00	S80°51'12"E	26.99
C55	50.00	21°10'58"	18.49	N44°55'42"E	18.38
C56	50.00	84°20'47"	73.61	S76°30'36"W	67.14
C57	50.00	42°29'55"	37.09	N40°04'03"W	36.24
C58	100.00	83°43'08"	146.12	S60°40'40"E	133.46
C59	350.00	20°10'42"	123.26	S22°37'16"E	122.63
C60	500.00	24°40'18"	215.30	S45°02'46"E	213.64
C61	300.00	64°15'48"	336.48	S89°30'49"E	319.12
C62	200.00	36°37'15"	127.83	N40°02'39"E	125.67
C63	300.00	49°12'52"	257.69	S46°20'28"W	249.84
C64	200.00	57°09'59"	199.55	N42°21'54"E	191.37
C65	200.00	44°09'40"	154.15	N08°17'55"W	150.36
C66	200.00	26°39'03"	93.03	S17°03'14"E	92.19
C67	200.00	72°22'34"	252.64	N57°32'26"W	236.17
C68	400.00	7°47'05"	54.35	S25°14'42"E	54.31
C69	100.00	57°22'44"	100.14	S24°57'39"W	96.01
C70	100.00	44°18'29"	77.33	N31°29'46"E	75.42
C71	525.00	10°58'04"	100.50	S14°49'34"W	100.34
C72	400.00	59°59'54"	418.87	S50°18'33"W	399.99
C73	300.00	30°01'16"	157.19	N65°17'52"E	155.40
C74	500.00	32°59'18"	287.88	S66°46'54"W	283.92
C75	500.00	17°27'56"	152.42	N87°59'29"W	151.83
C76	42.00	279°39'48"	205.00	S13°09'14"E	54.18
C77	28.00	71°09'29"	34.77	S88°54'05"E	32.58
C78	64.00	84°20'47"	94.22	S76°30'36"W	85.94
C79	315.00	49°12'52"	270.57	S46°20'28"W	262.33
C80	114.00	83°43'08"	166.57	S60°40'40"E	152.15
C81	315.00	64°15'48"	353.31	S89°30'49"E	335.08

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C82	185.00	36°37'15"	118.24	N40°02'39"E	116.24
C83	64.00	67°12'14"	75.07	N67°56'19"E	70.84
C84	365.00	20°10'42"	128.55	S22°37'16"E	127.88
C85	515.00	24°40'18"	221.76	S45°02'46"E	220.05
C86	185.00	57°09'59"	184.58	N42°21'54"E	177.02
C87	185.00	44°09'40"	142.59	N08°17'55"W	139.09
C88	540.00	10°58'04"	103.37	S14°49'34"W	103.21
C89	415.00	59°59'54"	434.58	S50°18'33"W	414.99
C90	385.00	55°00'30"	369.63	S52°48'15"W	355.60
C91	485.00	32°59'18"	279.24	S66°46'54"W	275.40
C92	485.00	17°27'56"	147.84	N87°59'29"W	147.27
C93	115.00	44°18'29"	88.93	N31°29'46"E	86.73
C94	85.00	44°18'29"	65.73	N31°29'46"E	64.11
C95	115.00	57°22'44"	115.17	S24°57'39"W	110.41
C96	28.00	105°18'19"	51.47	S33°02'05"W	44.52
C97	185.00	72°22'34"	233.69	N57°32'26"W	218.46
C98	415.00	7°47'05"	56.39	S25°14'42"E	56.34
C99	185.00	10°45'19"	34.73	S25°00'06"E	34.68
C100	215.00	44°09'40"	165.71	N08°17'55"W	161.64
C101	362.00	53°30'20"	338.05	N73°59'19"E	325.90
C102	0.50	36°44'03"	0.32	S42°18'57"E	0.32
C103	28.00	15°14'16"	7.45	S68°18'06"E	7.42
C104	338.00	3°32'54"	20.93	S81°01'58"E	20.93
C105	0.50	28°59'38"	0.25	S09°35'22"E	0.25
C106	89.00	86°32'24"	134.43	S66°29'58"E	122.01
C107	350.00	39°28'21"	241.12	N66°58'19"E	236.38
C108	100.00	26°23'26"	46.06	N53°46'29"E	45.65
C109	415.00	20°26'05"	148.01	S30°31'39"W	147.23
C110	540.00	6°18'39"	59.48	N17°09'16"E	59.45
C111	338.00	13°06'03"	77.28	S53°47'10"W	77.12
C112	338.00	32°40'23"	192.74	N63°34'20"E	190.14
C113	362.00	6°52'57"	43.48	N50°40'37"E	43.46
C114	332.00	18°02'28"	104.54	N75°59'26"E	104.11
C115	500.00	12°27'20"	108.70	S85°29'11"E	108.48
C116	55.00	160°15'42"	153.84	S13°09'39"E	108.37
C117	350.00	8°19'02"	50.81	S71°07'43"W	50.76
C118	300.00	17°17'25"	90.53	N66°38'31"E	90.19
C119	350.00	9°45'08"	59.57	S52°06'43"W	59.50
C120	350.00	53°30'20"	326.85	N73°59'19"E	315.10
C121	115.00	38°30'39"	77.30	S28°35'52"W	75.85
C122	42.00	180°37'45"	132.41	S36°21'47"W	84.00
C123	114.00	69°13'45"	137.74	S67°55'21"E	129.52
C124	338.00	13°06'03"	77.28	N53°47'10"E	77.12
C125	215.00	7°08'59"	26.83	N17°21'24"E	26.81
C126	22.00	11°18'36"	4.34	S61°18'54"W	4.34
C127	57.00	3°57'46"	3.94	N61°18'54"E	3.94
C128	338.00	13°06'03"	77.28	S53°47'10"W	77.12
C129	485.00	24°40'18"	208.84	S45°02'46"E	207.23
C130	485.00	15°48'56"	133.88	N75°22'05"E	133.45
C131	315.00	30°01'16"	165.05	N65°17'52"E	163.17
C132	312.00	20°43'19"	112.84	S64°55'34"W	112.23
C133	28.00	90°00'00"	43.98	S84°42'45"E	39.60
C134	28.00	90°00'00"	43.98	S05°17'15"W	39.60
C135	28.00	47°29'42"	23.21	S01°33'09"W	22.55
C136	338.00	8°19'02"	49.06	S71°07'43"W	49.02
C137	42.00	49°00'37"	35.93	S77°49'39"E	34.84
C138	46.00	62°03'43"	49.83	S35°56'19"W	47.43
C157	58.00	24°10'14"	24.47	S88°00'22"E	24.29
C158	200.00	28°08'57"	98.26	N44°16'48"E	97.27
C159	200.00	8°28'19"	29.57	N25°58'11"E	29.55
C160	5.00	156°53'33"	13.69	S00°48'44"E	9.80
C161	3.00	129°55'32"	6.80	N32°13'49"E	5.44
C162	3.00	124°51'00"	6.54	N50°36'18"W	5.32
C163	67.00	44°33'09"	52.10	N10°27'23"W	50.80
C164	344.00	10°39'50"	64.03	S72°18'07"W	63.93
C165	42.00	66°35'34"	48.81	N60°18'39"E	46.11
C166	185.00	50°01'00"	161.50	S45°56'24"W	156.42
C167	215.00	11°40'50"	43.83	N07°56'30"E	43.75
C168	215.00	12°46'27"	47.93	N04°17'09"W	47.84
C169	215.00	69°21'54"	260.29	N59°02'46"W	244.68
C170	185.00	23°12'02"	74.91	S82°07'42"E	74.40
C171	185.00	49°10'31"	158.78	S45°56'25"E	153.95
C172	215.00	55°29'23"	208.22	N41°31'36"E	200.18
C173	350.00	14°01'59"	85.72	S86°16'31"E	85.51
C174	215.00	0°30'52"	1.93	S30°07'20"E	1.93
C175	5.00	63°29'27"	5.54	S47°30'48"E	5.26
C176	5.00	93°24'07"	8.15	S30°55'59"W	7.28
C177	215.00	72°22'34"	271.59	S57°32'26"E	253.89
C178	515.00	32°59'18"	296.51	N66°46'54"E	292.43
C179	185.00	7°08'59"	23.09	N17°21'24"E	23.07

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C139	515.00	17°27'56"	156.99	S87°59'29"E	156.38
C140	515.00	23°41'23"	212.93	N71°25'51"E	211.42
C141	335.00	20°10'42"	117.98	S22°37'16"E	117.37
C142	28.00	73°23'54"	35.87	S03°00'48"E	33.47
C143	28.00	73°23'54"	35.87	N76°24'43"W	33.47
C144	28.00	61°10'28"	29.90	S39°06'10"E	28.50
C145	28.00	90°00'00"	43.98	S65°18'36"W	39.60
C146	215.00	3°00'40"	11.30	S22°51'29"E	11.30
C147	385.00	7°47'05"	52.31	S25°14'42"E	52.27
C148	215.00	48°20'23"	181.39	S45°06'06"W	176.06
C149	61.00	32°57'05"	35.08	S39°42'18"E	34.60
C150	215.00	14°08'51"	53.09	S51°16'51"W	52.95
C151	285.00	49°12'52"	244.80	S46°20'28"W	237.35
C152	45.00	88°19'23"	69.37	S25°06'36"W	62.70
C153	45.00	90°00'00"	70.69	N64°03'06"W	63.64
C154	45.00	81°32'38"	64.04	S19°02'17"E	58.77
C155	45.00	80°23'55"	63.14	S84°26'29"W	58.09
C156	89.00	86°32'24"	134.43	S66°29'58"E	122.01

Line Table		
LINE	DIRECTION	LENGTH
L1	N34°28'49"W	19.39
L2	S66°58'12"W	28.01
L3	N40°34'46"E	8.90
L4	S79°15'31"E	77.66
L5	N61°19'01"W	35.26
L6	N20°18'36"E	10.95
L7	S34°20'13"W	45.36

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	89.00	101°51'03"	157.28	N73°51'17"W	137.60
(C2)	61.00	32°57'05"	35.08	N39°42'18"W	34.60
(C3)	114.00	64°10'06"	127.67	N24°05'48"W	121.11
(C4)	85.65	65°06'46"	97.34	N24°34'08"W	92.19
(C5)	814.00	5°22'28"	76.35	N54°18'37"W	76.33
(C6)	66.00	39°39'13"	45.68	N71°27'00"W	44.77
(C8)	786.00	5°22'28"	73.73	S54°18'37"E	73.70
(C9)	113.65	65°05'46"	129.13	S24°33'37"E	122.29
(C10)	86.00	64°10'06"	96.32	S24°05'48"E	91.36
(C11)	89.00	32°57'05"	51.18	S39°42'18"E	50.48
(C12)	61.00	101°51'03"	107.80	S73°51'17"E	94.31
(C13)	85.00	101°51'03"	150.21	S73°51'17"E	131.41
(C14)	65.00	32°57'05"	37.38	S39°42'18"E	36.87
(C15)	50.00	47°20'24"	41.31	S79°50'40"E	40.15
(C16)	50.00	26°34'27"	23.19	N89°46'22"E	22.98
(C17)	40.00	26°34'27"	18.55	S89°46'22"W	18.39
(C18)	60.00	47°20'24"	49.57	N79°50'40"W	48.18
(C19)	75.00	32°57'05"	43.13	N39°42'18"W	42.54
(C20)	75.00	101°51'03"	132.54	N73°51'17"W	115.95
(C21)	57.00	10°06'15"	10.05	N39°31'57"W	10.04
(C22)	40.00	47°20'01"	33.05	S79°50'51"E	32.11
(C23)	60.00	26°34'27"	27.83	N89°46'22"E	27.58
(C24)	40.00	26°34'27"	18.55	S89°46'22"W	18.39
(C25)	60.00	47°20'24"	49.57	N79°50'40"W	48.18
(C26)	114.00	25°51'02"	51.43	N40°24'42"W	51.00

Line Table		
LINE	DIRECTION	LENGTH
(L1)	S55°31'48"W	99.99
(L2)	N23°13'46"W	36.61
(L3)	N56°10'51"W	171.53
(L4)	N07°59'15"E	69.52
(L5)	N56°59'51"W	156.40
(L6)	N51°37'23"W	31.46
(L7)	N51°37'23"W	32.78
(L8)	N51°41'47"W	40.31
(L9)	S64°56'15"W	32.24
(L10)	N89°18'12"W	4.22
(L11)	N64°23'15"W	14.45
(L12)	S22°44'48"W	19.38
(L13)	S64°56'15"W	13.70
(L14)	S20°11'58"W	110.95
(L15)	N08°00'07"E	61.80
(L16)	N22°44'48"E	144.09
(L17)	N71°12'18"W	5.90
(L18)	N47°21'59"E	22.77
(L19)	S71°12'18"E	16.43
(L20)	S22°44'48"W	64.89
(L21)	S64°23'15"E	11.03
(L22)	S89°18'12"E	91.82
(L23)	S51°37'23"E	36.24
(L24)	S51°37'23"E	31.46
(L25)	S56°59'51"E	156.37
(L26)	S07°59'15"W	69.52
(L27)	S56°10'51"E	171.53
(L28)	S23°13'46"E	36.61
(L29)	S51°37'23"E	32.78
(L30)	N56°10'51"W	19.03
(L31)	S76°29'08"W	157.32
(L32)	S89°31'22"W	10.60
(L33)	S63°46'42"W	6.00
(L34)	S42°31'54"W	38.83
(L35)	N29°21'32"W	21.04
(L36)	N42°31'54"E	33.93
(L37)	N47°43'26"E	2.77
(L38)	N63°46'42"E	13.63
(L39)	N89°31'22"E	15.17
(L40)	S00°28'38"E	20.00
(L41)	N55°31'11"E	83.46
(L42)	S23°13'46"E	36.61
(L43)	S56°10'51"E	245.30
(L44)	N76°29'08"E	157.32
(L45)	S76°56'24"E	195.07
(L46)	S13°03'36"W	10.00
(L47)	N76°56'24"W	14.03
(L48)	S13°03'36"W	36.89
(L49)	N67°23'50"W	20.28
(L50)	N13°03'36"E	33.53
(L51)	N76°56'24"W	161.04
(L52)	S76°29'08"W	157.32
(L53)	N56°10'51"W	245.30
(L54)	N23°13'46"W	36.61
(L55)	S55°31'11"W	82.58
(L56)	N70°56'50"E	7.70
(L57)	S56°10'51"E	63.47
(L58)	N76°29'08"E	157.32
(L59)	S76°56'24"E	181.04
(L60)	S13°03'36"W	20.00
(L61)	N76°56'24"W	181.04

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 IMPROVEMENT HAVE BEEN INSTALLED PER APPLICABLE CODES AND ORDINANCES AND ALL FEES INCLUDING IMPACT AND CONNECTIONS 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 AND THE RIGHT TO INSTALL, MAINTAIN, AND REPAIR CITY UTILITIES. NO CHANGES TO TOPOGRAPHY, STRUCTURES, OR ABOVE- OR BELOW-GROUND AREAS ARE ALLOWED WITHIN THE EASEMENTS OR WITHIN 10 FEET OF CITY UTILITIES WITHOUT WRITTEN PERMISSION. ANY UNAUTHORIZED CHANGES WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE. ALL STORM DRAIN UTILITIES AND THEIR MAINTENANCE TO THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SEWER LATERALS AND THEIR MAINTENANCE TO THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL DRINKING WATER AND PRESSURIZED IRRIGATION SERVICES AND THEIR MAINTENANCE FROM THE WATER METER OR SERVICE VAULT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. INFRASTRUCTURE OF THIRD-PARTY PUBLIC UTILITIES IS TO BE INSTALLED WITHIN DEDICATED PUBLIC UTILITY EASEMENTS (PUE) AND AT PERPENDICULAR CROSSING 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 WILDING ENGINEERING, WHICH ADDRESSES SOIL AND GROUND WATER CONDITIONS, PROVIDED ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION 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.

NOTES FOR PLATS WITH OPEN SPACE

1. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
2. LOTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.

PROFESSIONAL LAND SURVEYOR
No.12554436
Justin Lundberg
03/27/26
STATE OF UTAH

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION
LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4,
AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

WASATCH COUNTY RECORDER
ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 0227

Z:\ 2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\dwg\sheets\C2.0 FINAL PLAT.dwg

HC Comments
Comments back
4/7/26

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1 FINAL

03/11/2026

Prepared for:

JORDANELLE RIDGE NORTH, LLC

Prepared by:

FOCUS ENGINEERING

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
Phone: 801-352-0075
Web: www.focusutah.com

Table of Contents

I. General Location and Description 1
II. Drainage Basin 1
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IV. Analysis 2
V. Conclusion 5

APPENDICES

Calculations and model input/output
- Rainfall data
- Detention sizing
- Pipe calculations
- Inlet Calculations
- Rip Rap Calculations

I. GENERAL LOCATION AND DESCRIPTION

The proposed phase of the project is located at approximately Highway 32 and 5400 North and is 95.68 acres, with approximately 25% being disturbed with construction. The current use is natural open area and the proposed use will be single family lots. The property has canyons and generally slopes from south to north, with smaller areas draining to the south, west, and east.

II. DRAINAGE BASIN

The existing drainage of the site has several existing basin areas that drain to highway 32 or east to an existing low point pond. There are some existing control structures where the site flows water under highway 32 with release control and overflow allowance.

III. PROPOSED DRAINAGE PLAN

A drainage plan has been developed per applicable codes and ordinances. The onsite system will consist of buried pipes, inlets, flared ends, ditches and ponds. The pipes will be meet the minimum flow of the 10-year 24-hour storm. This site is part of an overall master planned area and has an overall drainage report. This report is to demonstrate the 25-year storm and detention. Jordanelle Ridge is having the master plan consultant create a specific report for Charcoal Canyon that addresses the 100-year flows with the existing stand pipe and culvert under HW-32. All storm water will outfall and flow under the HW-32 into the Jordanelle Reservoir. Within Village 3 there will be several ponds to control discharge sized for the 25-year storm. Heber City requires all pipes to be minimum of 18" diameter with 15" diameter pipes being allowed when running to a single inlet box. These required minimum pipe sizes will be maintained with the final design. In this phase storm water will be directed to Charcoal Canyon, the Upper Coyote Canyon drainage basin, or connect to existing storm drain infrastructure in Skyfall Ridge Rd. In phase 1, there are no existing drainage channels that will pass through any proposed roadways. Although not required, all storm drain pipes have the capacity to convey the 100-year storm.

Water directed toward Charcoal Canyon will drain to the existing UDOT facilities in UDOT right-of-way. An agreement for a joint UDOT and private development storm water facility is being coordinated. In the event that an agreement cannot be reached, a basin for the private development storm water of Jordanelle Ridge will be detained in a basin at the proposed location shown in the improvement plans.

IV. ANALYSIS

Describe the design elements that would need to be finalized if agreement with UDOT is or is not met.

Hydrology

The design storm required is the 25-year event for detention and the rainfall intensity of the SCS Type II 24-hr in Wasatch County, Utah.

The SCS method was used to determine storm drain runoff flows. See the appendix for detention pond sizing calculations. SCS TR-55 method was utilized using Storm Sewer Analysis extension of Civil 3D. A curve number of 98 was used for any roadway that is primarily roadway (curb and gutter and asphalt) and a curve number of 68 was use for all lot area that will be created by this development. Basins of the areas that drain to inlets use a weighted average of the curve number vs the area that is roadway or lot area to get the curve number for each basin. See curve number calculations in the appendix.

The pond sizing was determined using the same basin areas. These basins were calculated and the flow of 0.1 cfs/acre was calculated for the allowable discharge. The area was then analyzed with the outflow restriction and without. The two curves of these storms were then overlayed to find the point that the discharge rate would match the rainfall rate. The analysis was stopped at that point and the volume difference between the two curves is the volume of water that is required to be detained. The water for this phase will be detained in several different locations: Charcoal Canyon, Skyfall Ridge Pond, Del Webb Lake, temporary ponds, and retained in individual rear yard ponds. As this phase is creating the pond in Charcoal Canyon, we also included future lots and roads that will drain to Charcoal Canyon to determine the full buildout size of the pond while also showing what amount is needed just for this phase. See the table in the appendix for each pond area. The remaining areas of the site won't be altered from the current state,

therefore that area will not be included in the water to be detained from development for the 25-year storm. All areas shown in color on the Proposed Basins Exhibit are included in the 25-year detention calculations. All other areas are not included in the detention calculations.

The design storm required is the 100-Year event for pipe capacity. The rainfall depths were calculated from the Wasatch County proportion of Autodesk SSA's data retrieval tool and are based on the SCS Type II 24-hr storm distribution. See appendix for table and time series graph. The pipes were sized using Manning's equation for uniform flow $Q = VA = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}}S^{\frac{1}{2}}$ with a Manning's n value of 0.012. See the appendix for pipe sizing calculations.

The analysis was run for the 100-year event and those results are included in the appendix. The proposed pipes function for this storm event.

Inlet Calculations

STRUCTURE	Slope (%)	BASIN	BASIN AREA (ACRES)	Q10 (CFS)	INLET CAPACITY (CFS)	BYPASS (CFS)	GUTTER SPREAD BEYOND CURB LIP (FT)	GUTTER SPREAD < 5.5 FT
SD Double Inlet #1	8.96	AD & AB	3.37 / 0.575	1.61 / 0.28	1.71	0.18	1.31	OKAY
SD Double Inlet #2	Sag	W & AA & AB	1.41 / 0.78 / 0.575	0.67 / 0.37 / 0.28	1.32	0.00	1.16	OKAY
SD Double Inlet #3	4.00	V	0.31	0.15	0.15	0.00	0.04	OKAY
SD Double Inlet #4	12.00	S	0.62	0.29	0.29	0.00	0.08	OKAY
SD Double Inlet #5	2.33	Q	0.29	0.14	0.14	0.00	0.12	OKAY
SD Double Inlet #6	11.00	O	0.58	0.28	0.28	0.00	0.08	OKAY
SD Double Inlet #7	11.00	N	0.07	0.03	0.03	0.00	0.00	OKAY
SD Double Inlet #8	0.50	H	3.96	1.89	1.81	0.08	2.96	OKAY
SD Double Inlet #9	7.34	J	0.63	0.30	0.30	0.00	0.20	OKAY
SD Double Inlet #10	Sag	C & E	0.43 / 0.30	0.20 / 0.14	0.34	0.00	0.15	OKAY
SD Double Inlet #11	Sag	D	0.54	0.26	0.26	0.00	0.00	OKAY
SD Double Inlet #12	Sag	L	3.31	1.58	1.58	0.00	1.34	OKAY
SD Double Inlet #13	7.40	K	2.48	1.18	1.12	0.06	1.00	OKAY
SD Double Inlet #14	12.00	AG	0.67	0.32	0.32	0.00	0.12	OKAY
SD Double Inlet #15	0.50	X	1.70	0.81	0.78	0.03	0.80	OKAY
SD Single Inlet #1	0.50	AE	0.04	0.02	0.02	0.00	0.00	OKAY
SD Single Inlet #2	7.55	AF	0.04	0.02	0.02	0.00	0.00	OKAY
SD Single Inlet #3	Sag	U	2.15	1.02	1.02	0.00	1.35	OKAY
SD Single Inlet #4	Sag	R	1.6	0.76	0.76	0.00	1.07	OKAY
SD Single Inlet #5	Sag	G	1.64	0.78	0.78	0.00	1.09	OKAY

Pipe Calculations

Element ID	From (Inlet) Node	To (Outlet) Node	Length	Average Slope	Pipe Diameter or Height	Peak Flow	Design Flow Capacity	Design Over Peak Flow
			(ft)	(%)	(inches)	(cfs)	(cfs)	
Pipe - (255)	SDMH 5' Ø #14	SD DOUBLE INLET #9	16.42	1.0000	24.000	2.39	24.49	OKAY
Pipe - (256)	SD DOUBLE INLET #8	SDMH 5' Ø #13	13.58	3.0100	18.000	0.81	19.75	OKAY
Pipe - (257)	SDMH 5' Ø #12	SDMH 5' Ø #13	70.92	0.7900	18.000	1.64	10.12	OKAY
Pipe - (258)	SDMH 5' Ø #11	SDMH 5' Ø #12	70.99	0.5900	18.000	1.65	8.74	OKAY
Pipe - (259)	SDMH 5' Ø #10	SDMH 5' Ø #11	121.06	0.5900	18.000	1.66	8.73	OKAY
Pipe - (260)	SDMH 5' Ø #9	SDMH 5' Ø #10	148.88	0.5900	18.000	1.10	8.75	OKAY
Pipe - (261)	SDMH 5' Ø #8	SDMH 5' Ø #9	95.28	0.9400	18.000	1.10	11.00	OKAY
Pipe - (262)	SDMH 5' Ø #7	SDMH 5' Ø #8	88.40	4.8100	18.000	1.11	24.97	OKAY
Pipe - (263)	SDMH 5' Ø #6	SDMH 5' Ø #7	100.80	9.6800	18.000	1.11	35.41	OKAY
Pipe - (264)	SDMH 5' Ø #4	SDMH 5' Ø #6	105.00	11.3900	18.000	1.11	38.41	OKAY
Pipe - (265)	SDMH 5' Ø #3	SDMH 5' Ø #5	156.03	12.0900	18.000	0.31	39.56	OKAY
Pipe - (266)	SDMH 5' Ø #2	SDMH 5' Ø #3	348.88	11.8600	18.000	0.31	39.19	OKAY
Pipe - (267)	SDMH 5' Ø #1	SDMH 5' Ø #2	59.41	1.3300	18.000	0.32	13.15	OKAY
Pipe - (268)	SD DOUBLE INLET #7	SDMH 5' Ø #1	15.68	0.5000	18.000	0.16	8.05	OKAY
Pipe - (269)	SD DOUBLE INLET #6	SDMH 5' Ø #1	14.32	0.5000	18.000	0.17	8.05	OKAY
Pipe - (270)	SDMH 5' Ø #5	SDMH 5' Ø #4	116.16	12.4000	18.000	0.31	40.08	OKAY
Pipe - (271)	SDMH 5' Ø #24	SD DOUBLE INLET #10	15.01	0.5400	18.000	1.30	8.33	OKAY
Pipe - (272)	SD INLET #2	SDMH 5' Ø #16	19.27	0.3900	18.000	0.09	7.10	OKAY
Pipe - (273)	SD DOUBLE INLET #4	FLARED END SECTION #3	300.00	7.2400	18.000	1.98	30.62	OKAY
Pipe - (282)	SD DOUBLE INLET #11	SDMH 5' Ø #24	15.01	0.5400	18.000	0.53	8.33	OKAY
Pipe - (284)	SD DOUBLE INLET #10	FLARED END SECTION #5	273.98	14.0400	18.000	2.27	42.63	OKAY
Pipe - (285)	SD INLET #1	SDMH 5' Ø #16	10.73	0.7000	18.000	0.09	9.51	OKAY
Pipe - (286)	SDMH 5' Ø #17	FLARED END SECTION #1	93.24	0.5000	24.000	6.51	17.33	OKAY
Pipe - (287)	SD DOUBLE INLET #9	FLARED END SECTION #4	300.00	11.9100	24.000	3.50	84.60	OKAY
Pipe - (333)	SDMH 5' Ø #13	SDMH 5' Ø #14	172.47	0.7900	18.000	2.39	10.11	OKAY
Pipe - (337)	SDMH 5' Ø #16	SDMH 5' Ø #22	117.10	5.8400	18.000	0.18	27.51	OKAY
Pipe - (338)	SDMH 5' Ø #22	SDMH 5' Ø #17	88.59	0.5000	18.000	2.33	8.05	OKAY
Pipe - (339)	SD DOUBLE INLET #2	SDMH 5' Ø #17	10.73	2.0000	18.000	4.30	16.09	OKAY
Pipe - (378)	SD INLET #4	SDMH 5' Ø #20	46.65	2.4300	18.000	0.47	17.74	OKAY
Pipe - (379)	SDMH 5' Ø #20	SDMH 5' Ø #21	97.58	4.8100	18.000	0.94	24.95	OKAY
Pipe - (381)	SD DOUBLE INLET #5	SDMH 5' Ø #21	15.00	0.5000	18.000	0.41	8.05	OKAY
Pipe - (382)	SDMH 5' Ø #21	SD DOUBLE INLET #4	15.00	0.5000	18.000	1.34	8.05	OKAY
Pipe - (383)	SD INLET #3	SDMH 5' Ø #19	56.66	0.5000	18.000	0.93	8.04	OKAY
Pipe - (384)	SDMH 5' Ø #19	SDMH 5' Ø #18	138.43	0.5000	18.000	0.92	8.05	OKAY
Pipe - (385)	SDMH 5' Ø #18	SD DOUBLE INLET #3	18.34	0.5000	18.000	0.92	8.05	OKAY
Pipe - (386)	SD DOUBLE INLET #3	FLARED END SECTION #2	300.00	30.6300	18.000	1.53	62.98	OKAY
Pipe - (387)	SD DOUBLE INLET #1	SDMH 5' Ø #22	10.73	2.0000	18.000	0.96	16.09	OKAY
Pipe - (401)	SD DOUBLE INLET #12	SDMH 5' Ø #4	34.82	0.5600	18.000	0.80	8.52	OKAY
Pipe - (402)	SD INLET #5	SDMH 5' Ø #23	15.00	0.5000	18.000	0.80	8.05	OKAY
Pipe - (403)	SDMH 5' Ø #23	SDMH 5' Ø #24	184.18	0.5100	18.000	0.79	8.12	OKAY
Pipe - (406)	SD DOUBLE INLET #13	SDMH 5' Ø #10	13.10	0.5000	18.000	0.60	8.05	OKAY
Pipe - (412)	SD DOUBLE INLET #14	SDMH 5' Ø #20	50.12	13.3300	18.000	0.48	41.55	OKAY
Pipe - (413)	SD DOUBLE INLET #15	SDMH 5' Ø #22	19.27	2.0000	18.000	1.22	16.09	OKAY

V. CONCLUSION

It is concluded that the project is in compliance with applicable codes and ordinances. By affixing hereto my Professional Engineering stamp and signature, I hereby represent 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 applicable codes and ordinances. I understand that the City assumes no responsibility or liability for this report.

Sincerely,

Mathew Wangsgaard, PE
Project Manager I
FOCUS Engineering & Surveying

BASIN 1 DRAINAGE (FUTURE CHARCOAL CANYON)
BASIN 2 DRAINAGE (CHARCOAL CANYON)
BASIN 3 DRAINAGE (SKYFALL RIDGE)
BASIN 4 DRAINAGE (DEL WEBB LAKE)
BASIN 5 DRAINAGE (REAR YARD RETENTION)
BASIN 6 DRAINAGE (RETENTION)

100- YEAR OVERLAND FLOW PATH

DRAINAGE PATH

OUTFALL LOCATION OF CHARCOAL CANYON

SKYFALL RIDGE DETENTION POND

UDOT CHARCOAL CANYON BASIN

NATURAL BASIN AREA

PROPOSED ALTERNATE DETENTION POND LOCATION IN CHARCOAL CANYON

SKYFALL RIDGE

FUTURE RUNOFF WILL BE DETAINED IN CHARCOAL CANYON VOLUME REQUIRED: 0.285 AC-FT

AREA TO BE DETAINED IN SKYFALL RIDGE DETENTION POND

SEE SKYFALL STORM DRAIN REPORT

RUNOFF WILL BE DETAINED IN CHARCOAL CANYON VOLUME REQUIRED: 0.621 AC-FT

RUNOFF WILL BE DETAINED IN TEMPORARY PONDS OR DEL WEBB LAKE VOLUME REQUIRED: 0.056 AC-FT

TEMPORARY BASINS AND DRAINAGE SWALES TO DIRECT FLOW SHOWN BEHIND LOTS

COMFORT STATION RETENTION - BASIN 6 VOLUME REQUIRED: 0.019 AC-FT

EXISTING RIDGE FOR THE AREA THAT WILL DRAIN INTO CHARCOAL CANYON (PURPLE LINE)

REAR YARD RETENTION - BASIN 5 VOLUME REQUIRED: 0.615 AC-FT

UPPER COYOTE CANYON DRAINAGE BASIN

N

S

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400ft.

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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

JORDANELLE RIDGE VILLAGE 3
MARCELLA NORTH PHASE 1
HEBER CITY, UTAH

PROPOSED BASINS EXHIBIT

REVISION BLOCK

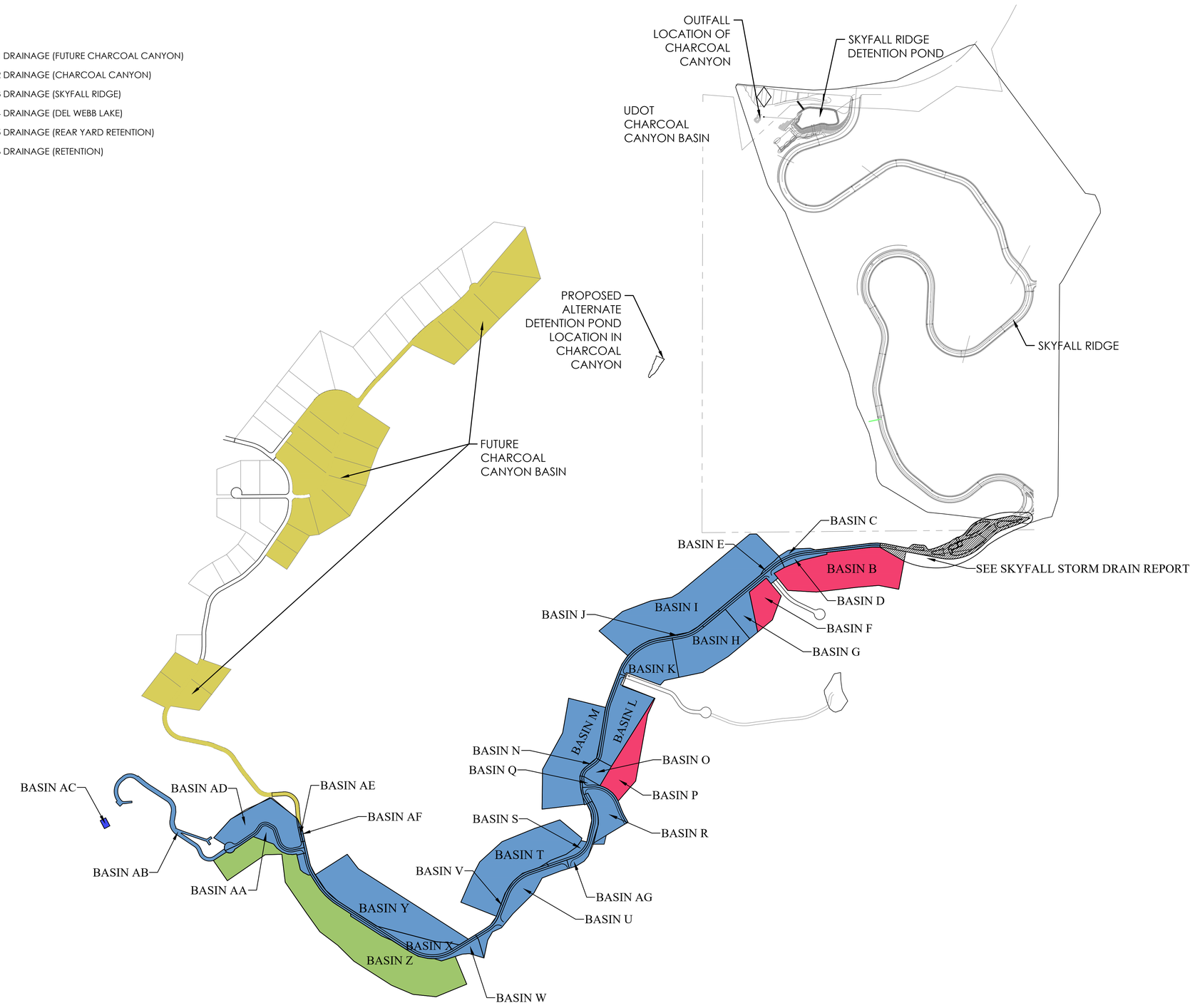
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PROPOSED BASINS EXHIBIT

Scale: 1"=400' | Drawn: MHW
Date: 3/11/2026 | Job #: 25-0170
Sheet: SD-2

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\Design 25-0170\dwg\exhibits\24-0094 Jordanelle Ridge Village 3 Phase 1 Proposed Basins Exhibit.dwg

BASIN 1 DRAINAGE (FUTURE CHARCOAL CANYON)
BASIN 2 DRAINAGE (CHARCOAL CANYON)
BASIN 3 DRAINAGE (SKYFALL RIDGE)
BASIN 4 DRAINAGE (DEL WEBB LAKE)
BASIN 5 DRAINAGE (REAR YARD RETENTION)
BASIN 6 DRAINAGE (RETENTION)



N
S

GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400ft.

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MARCELLA NORTH PHASE 1
HEBER CITY, UTAH

PROPOSED BASIN NAMES EXHIBIT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PROPOSED BASIN NAMES EXHIBIT

Scale: 1"=400' | Drawn: MHW
Date: 3/11/2026 | Job #: 25-0170
Sheet: SD-3

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\dwg\exhibit\25-0170 Jordanelle Ridge Village 3 Phase 1 Proposed Basin Names Exhibit.dwg

JORDANELLE RIDGE VILLAGE 3 MARCELLA PHASE 1

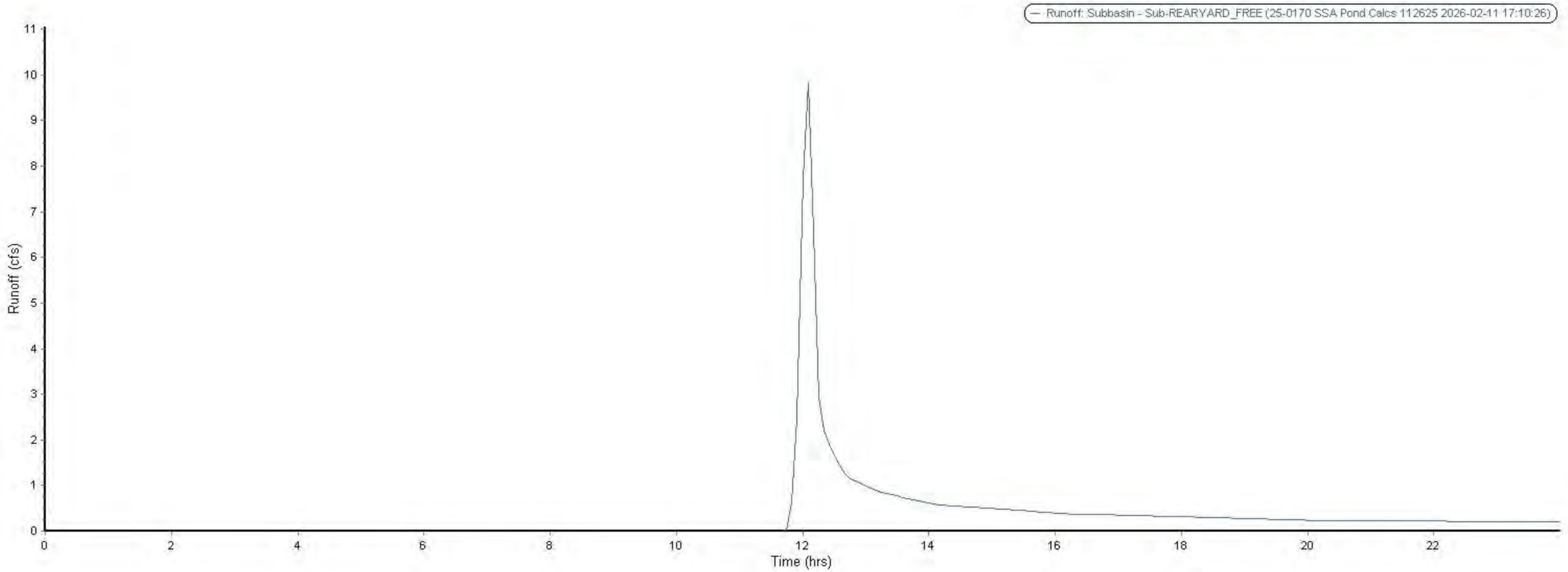
BASIN	TOTAL AREA	ROAD AREA	LOT AREA	ROAD CURVE #	LOT CURVE #	WEIGHTED CURVE #	OUTFALL BASIN	TOTAL AREA AC	RELEASE RATE (@0.1CFS/AC)	FREE DISCHARGE VOLUME (CF)	RESTRICTED DISCHARGE VOLUME (CF)	25-YEAR STORAGE REQUIREMENT VOLUME (CF)	25-YEAR STORAGE REQUIREMENT VOLUME (AF)	100-YEAR STORAGE REQUIREMENT VOLUME (CF)	100-YEAR STORAGE REQUIREMENT VOLUME (AF)
B	258692.77	0.00	258692.77	98	68	**68**	DEL WEBB	5.94	0.59	1961.62	467.18	1494.44	0.034		
C	18532.02	11131.63	7400.39	98	68	**86**	CHARCOAL CANYON	0.43	0.04						
D	23641.56	11955.65	11685.91	98	68	**83**	CHARCOAL CANYON	0.54	0.05						
E	13219.06	10028.75	3190.31	98	68	**91**	CHARCOAL CANYON	0.30	0.03						
F	61704.09	0.00	61704.09	98	68	**68**	DEL WEBB	1.42	0.14	467.39	104.79	362.6	0.008		
G	71470.35	15531.38	55938.97	98	68	**75**	CHARCOAL CANYON	1.64	0.16						
H	172508.91	3992.57	168516.34	98	68	**69**	CHARCOAL CANYON	3.96	0.40						
I	429761.83	0.00	429761.83	98	68	**68**	CHARCOAL CANYON	9.87	0.99						
J	27462.98	27462.98	0.00	98	68	**98**	CHARCOAL CANYON	0.63	0.06						
K	108133.54	8917.54	99216.00	98	68	**70**	CHARCOAL CANYON	2.48	0.25						
L	144061.08	11093.29	132967.79	98	68	**70**	CHARCOAL CANYON	3.31	0.33						
M	259592.97	0.00	259592.97	98	68	**68**	CHARCOAL CANYON	5.96	0.60						
N	3114.58	3114.58	0.00	98	68	**98**	CHARCOAL CANYON	0.07	0.01						
O	25476.35	2787.56	22688.79	98	68	**71**	CHARCOAL CANYON	0.58	0.06						
P	99017.92	0.00	99017.92	98	68	**68**	DEL WEBB	2.27	0.23	748.43	178.51	569.92	0.013		
Q	12620.29	8873.08	3747.21	98	68	**89**	CHARCOAL CANYON	0.29	0.03						
R	69818.13	8141.34	61676.79	98	68	**71**	CHARCOAL CANYON	1.60	0.16						
S	26938.48	14446.19	12492.29	98	68	**84**	CHARCOAL CANYON	0.62	0.06						
T	288847.15	0.00	288847.15	98	68	**68**	CHARCOAL CANYON	6.63	0.66						
U	93451.20	17793.70	75657.50	98	68	**74**	CHARCOAL CANYON	2.15	0.21						
V	13450.18	12957.68	492.50	98	68	**97**	CHARCOAL CANYON	0.31	0.03						
W	61304.00	26704.68	34599.32	98	68	**81**	CHARCOAL CANYON	1.41	0.14						
X	74108.20	27634.97	46473.23	98	68	**79**	CHARCOAL CANYON	1.70	0.17						
Y	296389.71	0.00	296389.71	98	68	**68**	CHARCOAL CANYON	6.80	0.68						
Z	513176.20	0.00	513176.20	98	68	**68**	REAR YARD	11.78						26810.81	0.615
AA	33931.93	13034.16	20897.77	98	68	**80**	CHARCOAL CANYON	0.78	0.08						
AB	50272.66	50272.66	0.00	98	68	**98**	CHARCOAL CANYON	1.15	0.12						
AC	3440.83	3440.83	0.00	98	68	**98**	BASIN 6	0.08						832.43	0.019
AD	146661.26	14130.35	132530.91	98	68	**71**	CHARCOAL CANYON	3.37	0.34						
AE	1738.91	1738.91	0.00	98	68	**98**	CHARCOAL CANYON	0.04	0.00						
AF	1736.62	1736.62	0.00	98	68	**98**	CHARCOAL CANYON	0.04	0.00						
AG	29071.12	10700.15	18370.97	98	68	**79**	CHARCOAL CANYON	0.67	0.07						
FUTURE CHARCOAL CANYON	1318187.94	144048.35	1174141.1	98	68	**71**	CHARCOAL CANYON	30.26	3.03	17240.24	4810.71	12429.53	0.285		
DEL WEBB	419414.78	0.00	419414.78	98	68	**68**		9.63	0.96	3181.53	753.57	2427.96	0.056		
CHARCOAL	2497315.07	314180.42	2183134.65	98	68	**72**		57.33	5.73	38248.16	11178.68	27069.48	0.621		
CHARCOAL CANYON TOTAL	3815504.49	458228.77	3357275.72	98	68	**72**		87.59	8.76	55488.40	15989.39	39499.01	0.907		

Free discharge is the amount of discharge without an orifice
Restricted discharge is the amount of discharge with an orifice

These are determined by Storm and Sanitary Analysis Time Series Plots shown hereafter in the Total Inflow tables as Total Inflow Volume (ft^2)

FREE DISCHARGE VOLUME - RESTRICTED DISCHARGE VOLUME = STORAGE REQUIREMENT

Plan View | Time Series Plot



REAR YARD - DETENTION

Runoff Summary Table

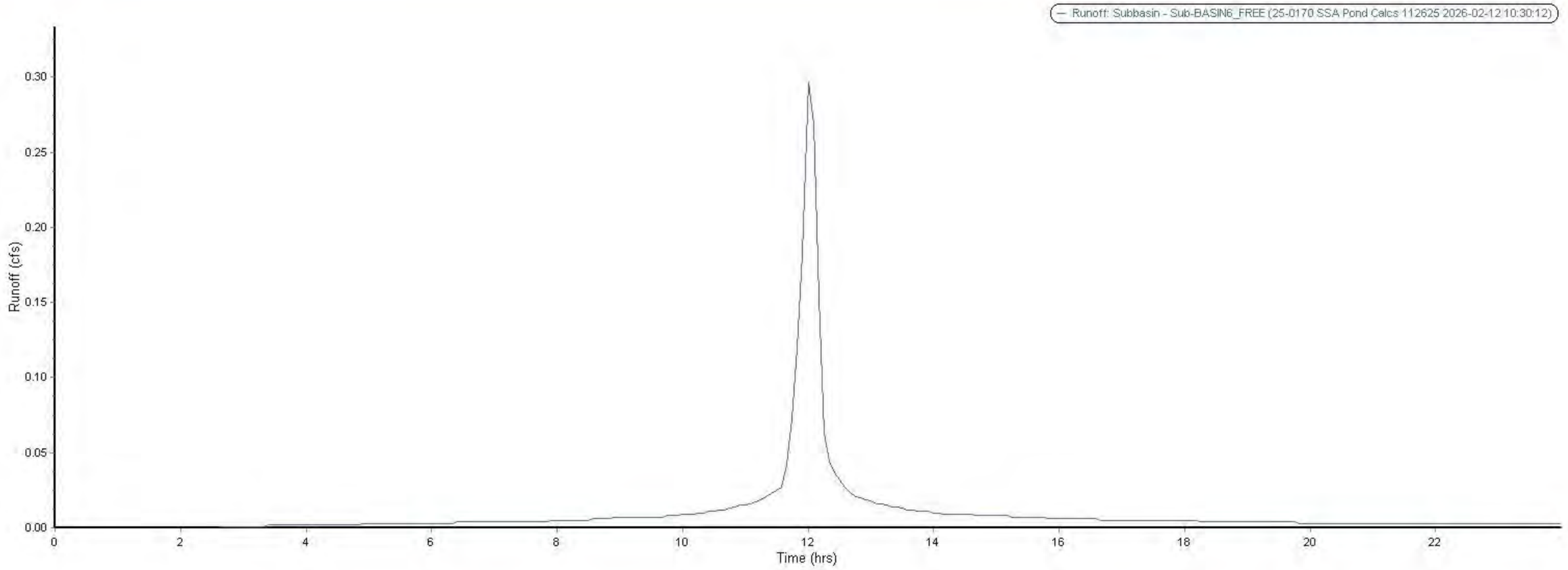
Time period
From: 11/26/2025, 12:00:00 AM
To: 11/27/2025, 12:00:00 AM

Thresholds
Exceedance: 0
Deficit: 0

Detention storage
Max flow: 0

Element ID	Sub-REARYARD_FREE
Maximum Runoff (cfs)	9.84
Minimum Runoff (cfs)	0.00
Event Mean Runoff (cfs)	0.31
Duration of Exceedances (hrs)	N/A
Duration of Deficits (hrs)	N/A
Number of Exceedances	N/A
Number of Deficits	N/A
Volume of Exceedance (ft³)	N/A
Volume of Deficit (ft³)	N/A
Total Runoff (ft³)	26810.81
Detention Storage (ft³)	N/A

Plan View | Time Series Plot



BASIN 6 - DETENTION

Runoff Summary Table

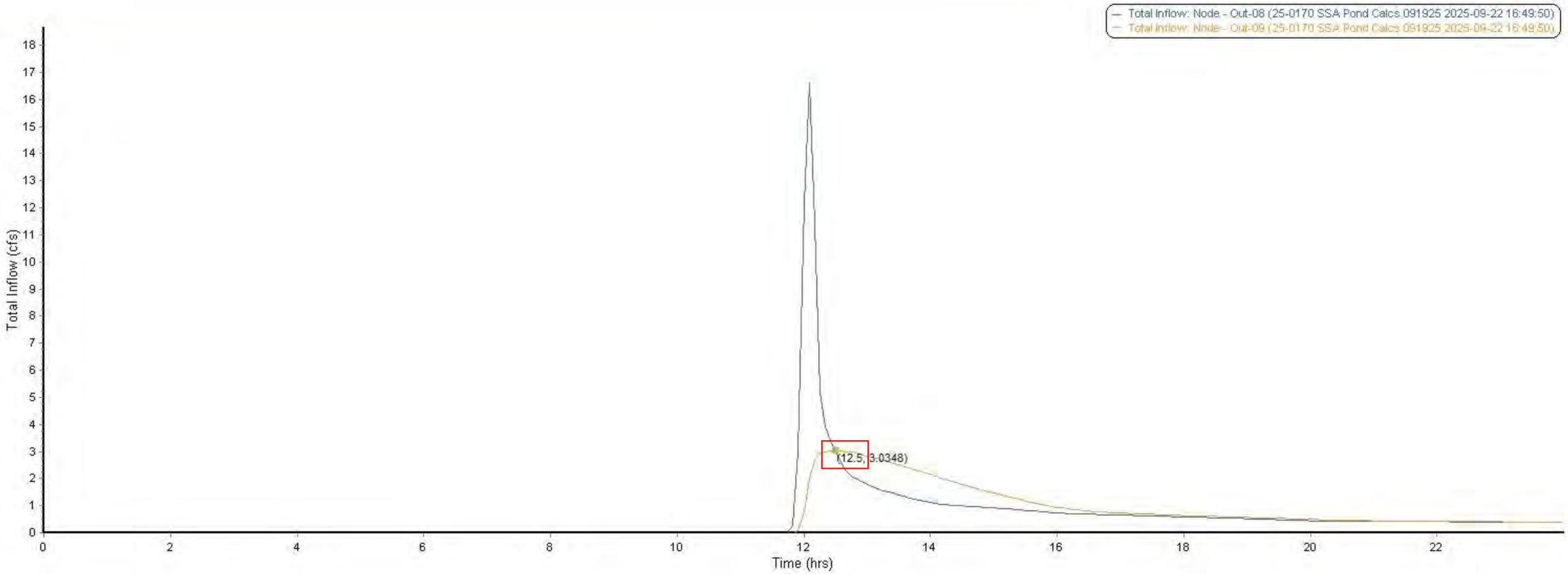
Time period
From: 11/26/2025, 12:00:00 AM
To: 11/27/2025, 12:00:00 AM

Thresholds
Exceedance: 0
Deficit: 0

Detention storage
Max flow: 0

Element ID	Sub-BASIN6_FREE
Maximum Runoff (cfs)	0.30
Minimum Runoff (cfs)	0.00
Event Mean Runoff (cfs)	0.01
Duration of Exceedances (hrs)	N/A
Duration of Deficits (hrs)	N/A
Number of Exceedances	N/A
Number of Deficits	N/A
Volume of Exceedance (ft³)	N/A
Volume of Deficit (ft³)	N/A
Total Runoff (ft³)	832.43
Detention Storage (ft³)	N/A

Total Inflow (cfs): 6.33, 12.55



FUTURE CHARCOAL CANYON - FULL STORM

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/23/2025, 12:00:00 AM

Thresholds

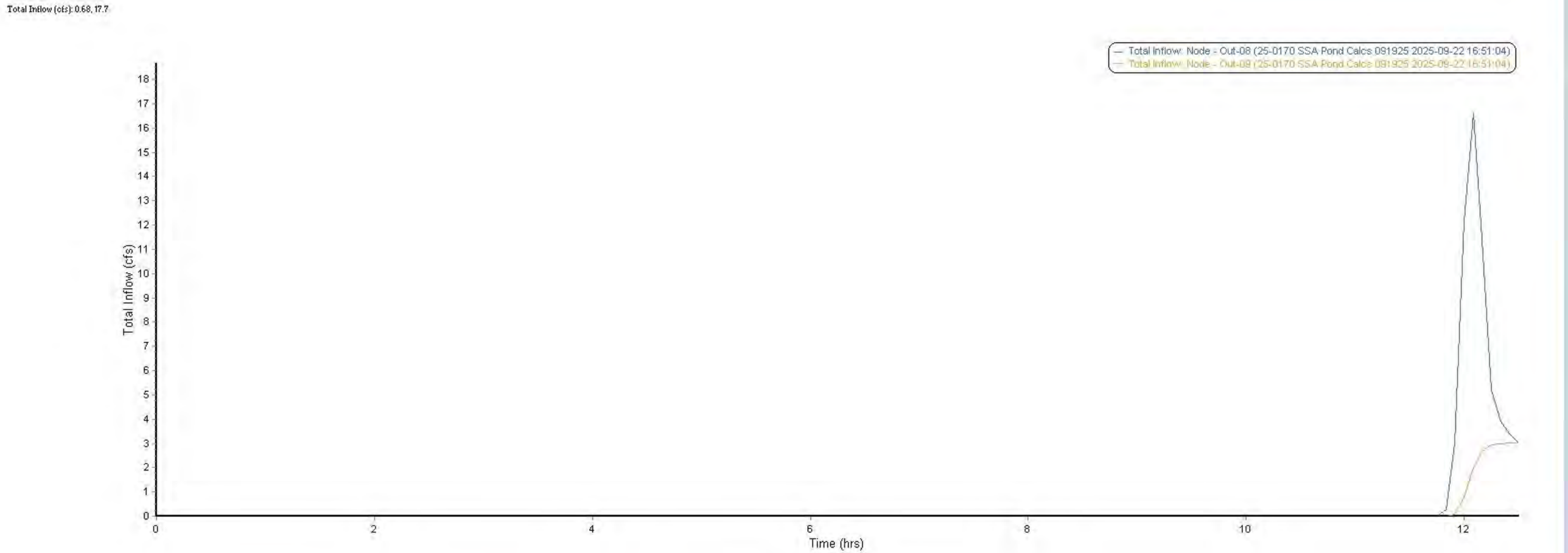
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-08	Out-09
Maximum Total Inflow (cfs)	16.61	3.03
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.55	0.53
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	47181.7	45473.95
Detention Storage (ft³)	N/A	N/A



FUTURE CHARCOAL CANYON - DETENTION

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/22/2025, 12:30:00 PM

Thresholds

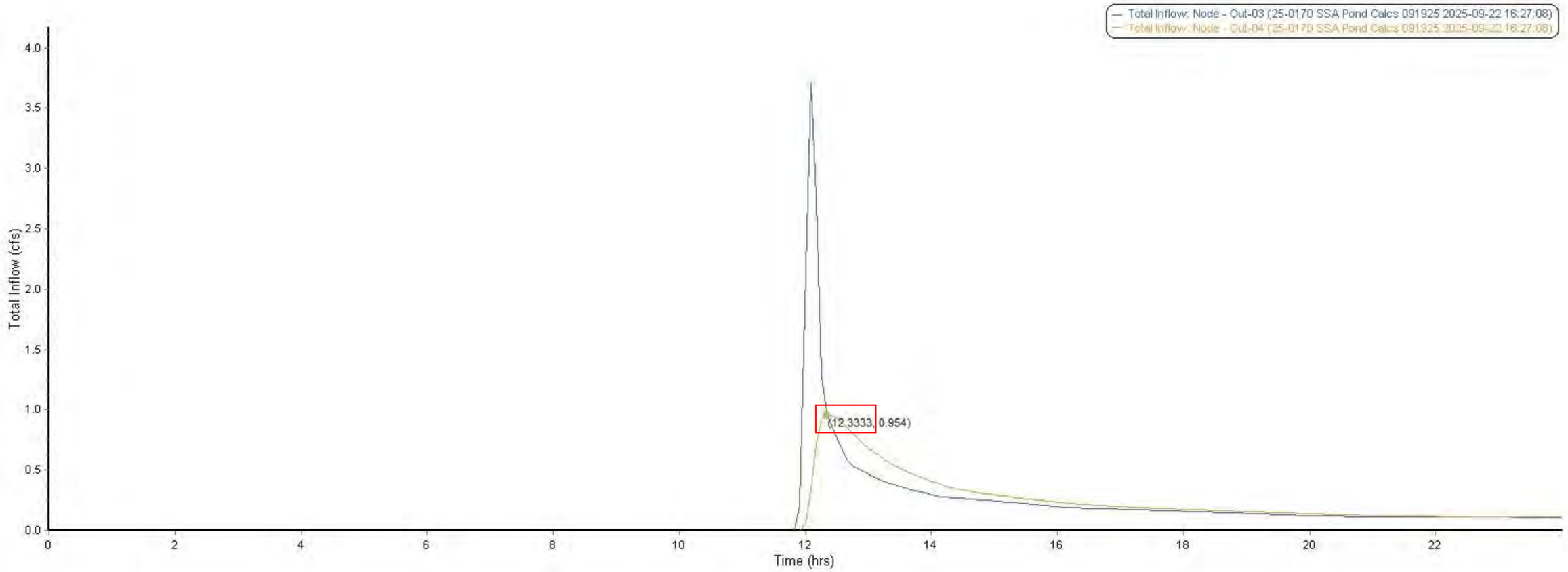
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-08	Out-09
Maximum Total Inflow (cfs)	16.61	3.03
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.40	0.12
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	17240.24	4810.71
Detention Storage (ft³)	N/A	N/A



DELL WEBB - FULL STORM

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/23/2025, 12:00:00 AM

Thresholds

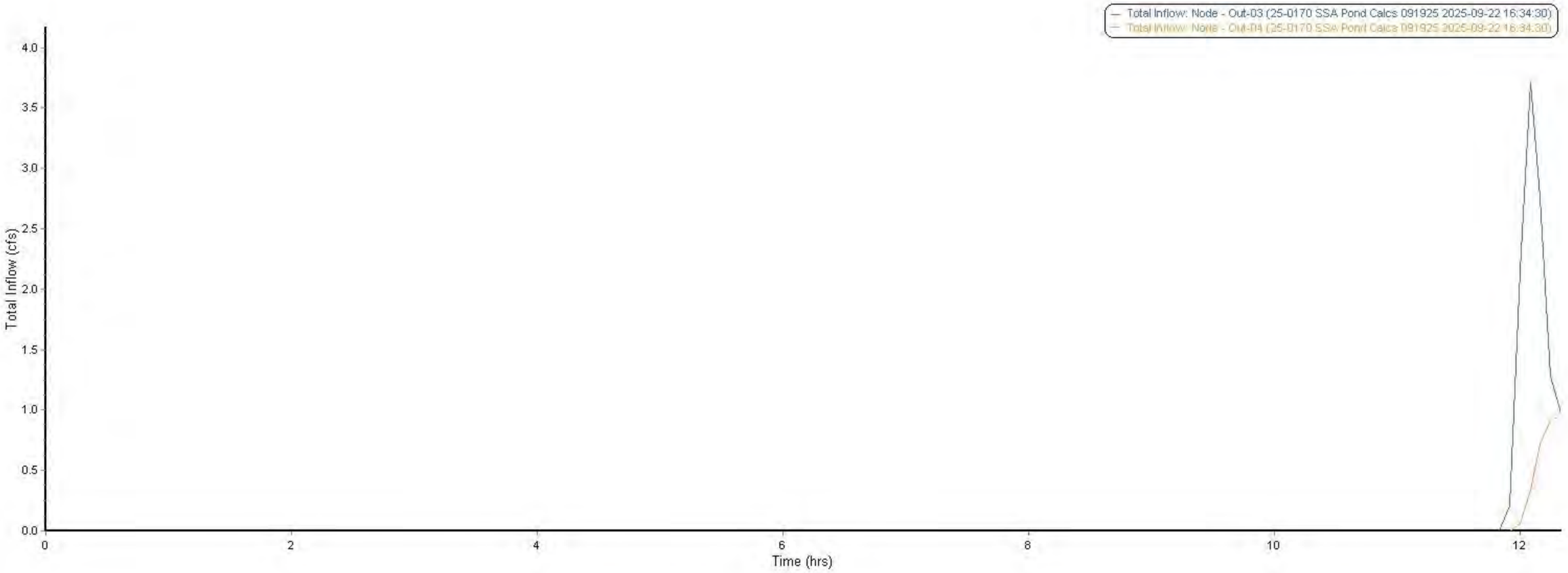
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	3.71	0.95
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.14	0.13
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	11703.2	11123.01
Detention Storage (ft³)	N/A	N/A



DEL WEBB - DETENTION

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/22/2025, 12:20:00 PM

Thresholds

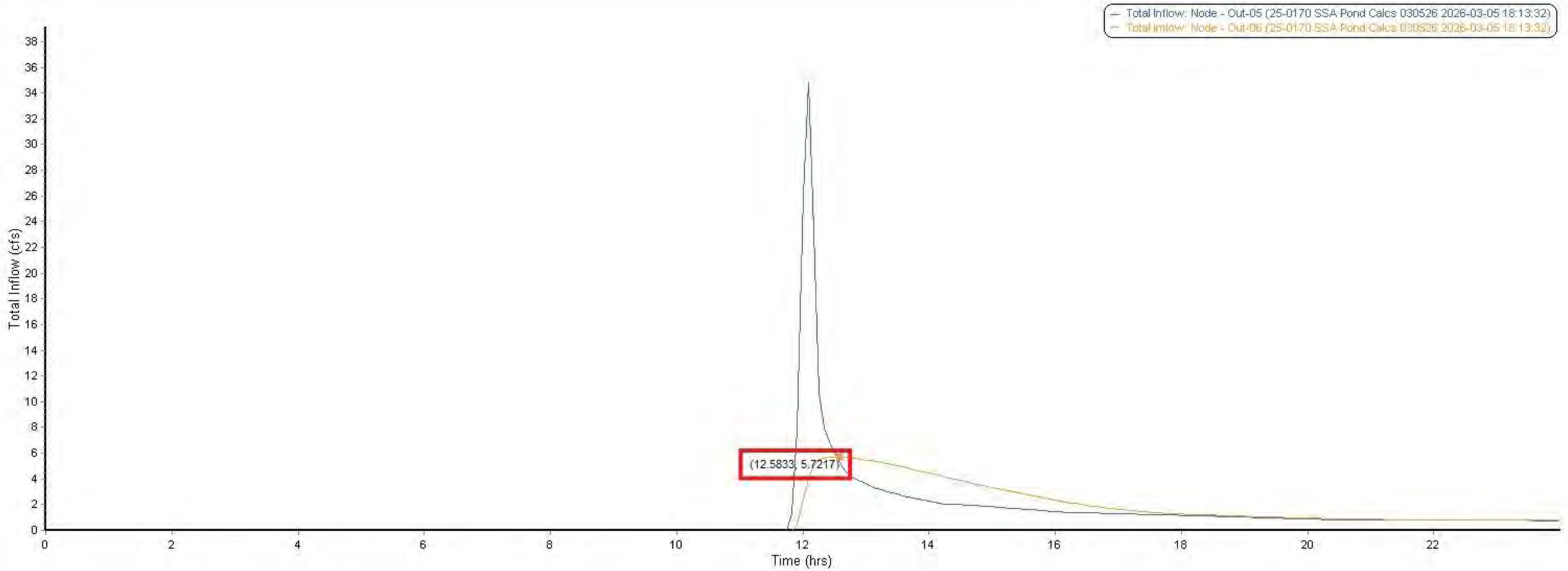
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	3.71	0.95
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.08	0.02
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	3181.53	753.57
Detention Storage (ft³)	N/A	N/A



CHARCOAL CANYON - FULL STORM

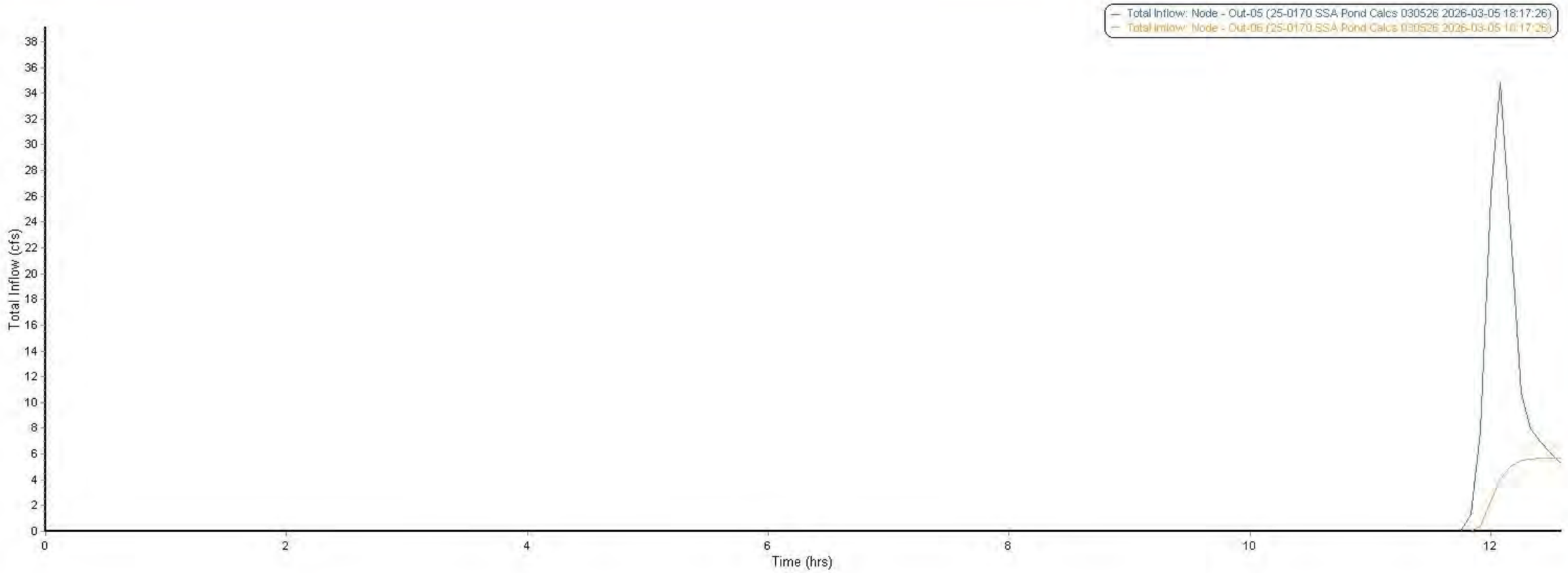
Total Inflow Summary Table

Time period
From: 11/26/2025, 12:00:00 AM
To: 11/27/2025, 12:00:00 AM

Thresholds
Exceedance: 0
Deficit: 0

Detention storage
Max flow: 0

Element ID	Out-05	Out-06
Maximum Total Inflow (cfs)	34.83	5.72
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	1.12	1.09
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	96385.17	93937.92
Detention Storage (ft³)	N/A	N/A



CHARCOAL CANYON - DETENTION

Total Inflow Summary Table

Time period

From: 11/26/2025, 12:00:00 AM

To: 11/26/2025, 12:35:00 PM

Thresholds

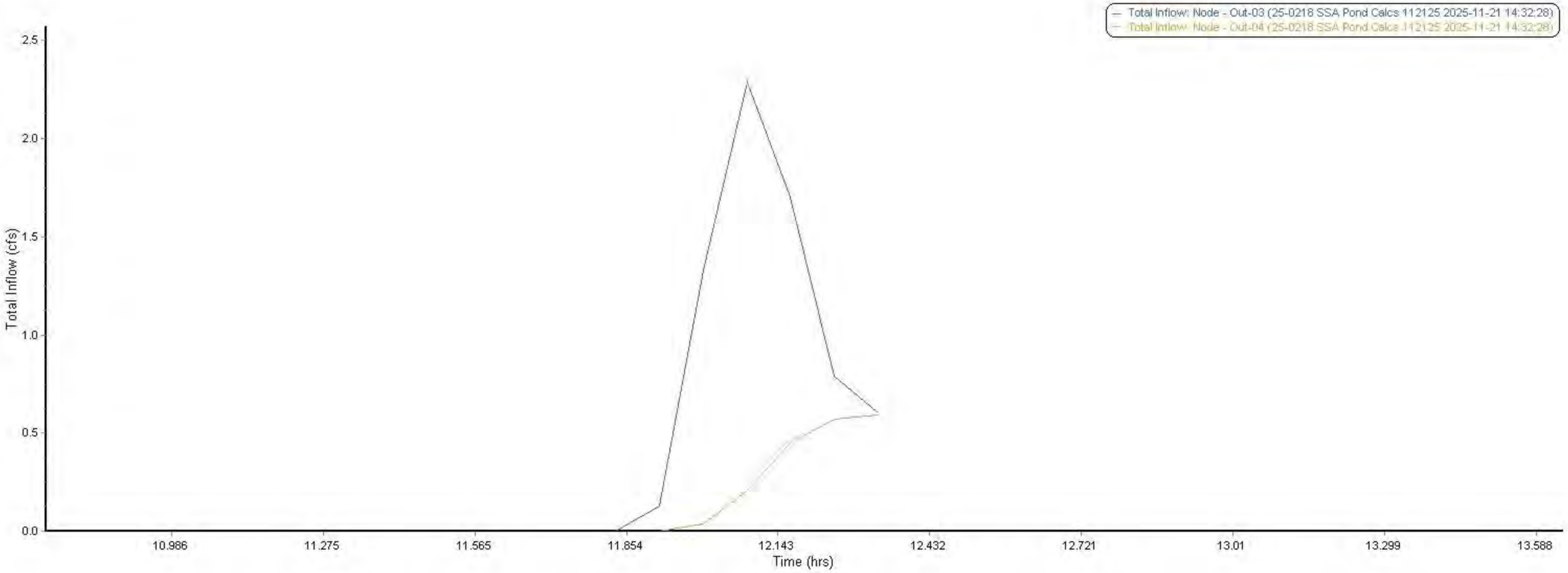
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-05	Out-06
Maximum Total Inflow (cfs)	34.83	5.72
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.87	0.27
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	38248.16	11178.68
Detention Storage (ft³)	N/A	N/A



TEMP BASIN B - DETENTION

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/22/2025, 12:20:00 PM

Thresholds

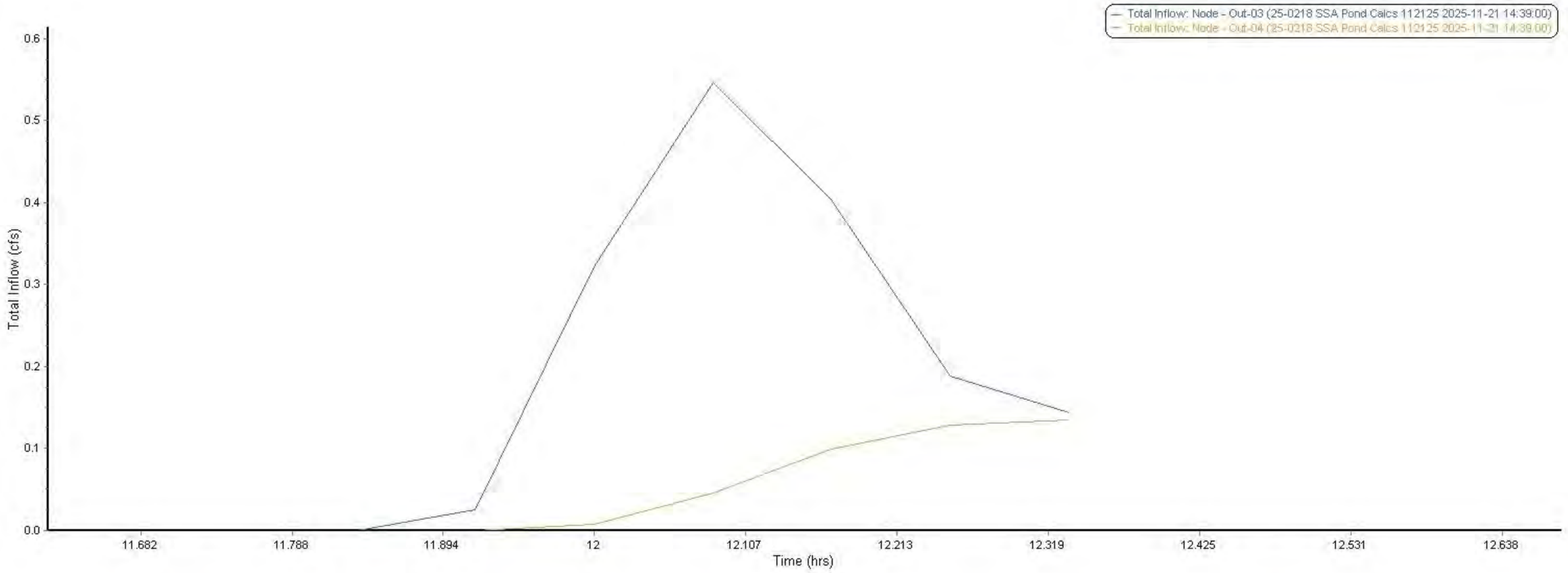
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	2.29	0.59
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.05	0.01
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	1961.62	467.18
Detention Storage (ft³)	N/A	N/A



TEMP BASIN F - DETENTION

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/22/2025, 12:20:00 PM

Thresholds

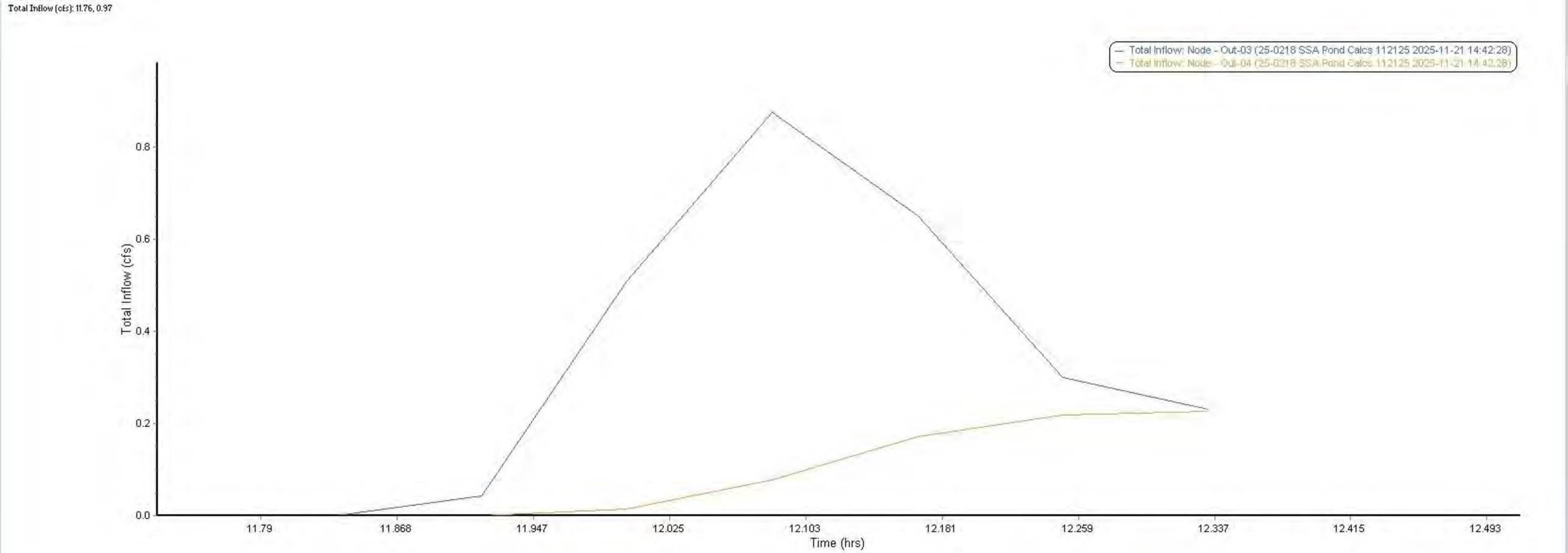
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	0.55	0.13
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.01	0.00
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	467.39	104.79
Detention Storage (ft³)	N/A	N/A



TEMP BASIN P - DETENTION

Total Inflow Summary Table

Time period
From: 09/22/2025, 12:00:00 AM
To: 09/22/2025, 12:20:00 PM

Thresholds
Exceedance: 0
Deficit: 0

Detention storage
Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	0.88	0.23
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.02	0.00
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	748.43	178.51
Detention Storage (ft³)	N/A	N/A

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.5.305 (Build 0)

****
Project Description
****
File Name ..... 25-0170 SSA Storm Drain Calcs 031226.SPF
Description ..... Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1 \design 25-0170\dwg\base\25-0170 p-base basins updated.dwg

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-55
Time of Concentration..... Kirpich
Link Routing Method ..... Kinematic Wave
Storage Node Exfiltration.. None
Starting Date MAR-05-2026 00:00:00
Ending Date MAR-06-2026 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 2
Number of subbasins 32
Number of nodes 52
Number of links 43

****
Raingage Summary
****

Gage ID	Data Source	Data Type	Recording Interval min
Rain Gage-010	TS-010	CUMULATIVE	6.00
Rain Gage-0100	TS-0100	CUMULATIVE	6.00

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Flow Length ft	Average Slope %	Peak Rate Factor	Raingage
{Site 1}.BASIN AA	0.78	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN AB	1.15	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN AC	0.08	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN AD	3.36	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN AE	0.04	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN AF	0.04	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN AG	0.67	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN B	5.92	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN C	0.42	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN D	0.54	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN E	0.30	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN F	1.41	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN G	1.64	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN H	3.95	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN I	9.84	500.00	0.5000	484.00	Rain Gage-010

{Site 1}.BASIN J	0.63	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN K	2.48	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN L	3.30	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN M	5.95	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN N	0.07	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN O	0.58	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN P	2.27	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN Q	0.29	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN R	1.60	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN S	0.62	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN T	6.62	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN U	2.14	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN V	0.31	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN W	1.40	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN X	1.70	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN Y	6.79	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN Z	11.75	500.00	0.5000	484.00	Rain Gage-010

****
Node Summary
****

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
SD DOUBLE INLET #1	JUNCTION	7340.49	7352.06	0.00	
SD DOUBLE INLET #10	JUNCTION	7182.17	7186.46	0.00	
SD DOUBLE INLET #11	JUNCTION	7182.33	7186.46	0.00	
SD DOUBLE INLET #12	JUNCTION	7215.56	7219.91	0.00	
SD DOUBLE INLET #13	JUNCTION	7189.21	7192.42	0.00	
SD DOUBLE INLET #14	JUNCTION	7330.33	7340.43	0.00	
SD DOUBLE INLET #15	JUNCTION	7340.66	7352.06	0.00	
SD DOUBLE INLET #2	JUNCTION	7340.04	7352.50	0.00	
SD DOUBLE INLET #3	JUNCTION	7411.67	7427.16	0.00	
SD DOUBLE INLET #4	JUNCTION	7318.28	7322.75	0.00	
SD DOUBLE INLET #5	JUNCTION	7318.83	7322.74	0.00	
SD DOUBLE INLET #6	JUNCTION	7291.27	7301.67	0.00	
SD DOUBLE INLET #7	JUNCTION	7291.28	7301.67	0.00	
SD DOUBLE INLET #8	JUNCTION	7186.34	7190.44	0.00	
SD DOUBLE INLET #9	JUNCTION	7183.90	7189.57	0.00	
SD INLET #1	JUNCTION	7347.19	7351.29	0.00	
SD INLET #2	JUNCTION	7347.19	7351.29	0.00	
SD INLET #3	JUNCTION	7412.73	7416.84	0.00	
SD INLET #4	JUNCTION	7324.78	7333.22	0.00	
SD INLET #5	JUNCTION	7183.26	7187.36	0.00	
SDMH 5' Ø #1	JUNCTION	7291.00	7301.67	0.00	
SDMH 5' Ø #10	JUNCTION	7187.62	7191.72	0.00	
SDMH 5' Ø #11	JUNCTION	7186.91	7191.13	0.00	
SDMH 5' Ø #12	JUNCTION	7186.49	7190.76	0.00	
SDMH 5' Ø #13	JUNCTION	7185.93	7190.42	0.00	
SDMH 5' Ø #14	JUNCTION	7184.06	7189.56	0.00	
SDMH 5' Ø #16	JUNCTION	7347.11	7351.21	0.00	
SDMH 5' Ø #17	JUNCTION	7339.83	7352.43	0.00	
SDMH 5' Ø #18	JUNCTION	7411.76	7427.11	0.00	
SDMH 5' Ø #19	JUNCTION	7412.45	7416.61	0.00	
SDMH 5' Ø #2	JUNCTION	7290.01	7294.51	0.00	
SDMH 5' Ø #20	JUNCTION	7323.45	7334.48	0.00	
SDMH 5' Ø #21	JUNCTION	7318.56	7322.76	0.00	
SDMH 5' Ø #22	JUNCTION	7340.27	7351.98	0.00	
SDMH 5' Ø #23	JUNCTION	7183.19	7187.37	0.00	
SDMH 5' Ø #24	JUNCTION	7182.25	7186.47	0.00	
SDMH 5' Ø #3	JUNCTION	7248.63	7252.63	0.00	
SDMH 5' Ø #4	JUNCTION	7215.37	7220.03	0.00	
SDMH 5' Ø #5	JUNCTION	7229.77	7233.96	0.00	
SDMH 5' Ø #6	JUNCTION	7203.40	7207.32	0.00	
SDMH 5' Ø #7	JUNCTION	7193.65	7197.63	0.00	

SDMH 5' Ø #8	JUNCTION	7189.39	7193.37	0.00
SDMH 5' Ø #9	JUNCTION	7188.50	7192.47	0.00
BASIN 6	OUTFALL	0.00	0.00	0.00
CHARCOAL CANYON	OUTFALL	0.00	0.00	0.00
DEL WEBB	OUTFALL	0.00	0.00	0.00
FLARED END SECTION #1	OUTFALL	7339.36	7341.36	0.00
FLARED END SECTION #2	OUTFALL	7319.78	7321.28	0.00
FLARED END SECTION #3	OUTFALL	7296.56	7298.06	0.00
FLARED END SECTION #4	OUTFALL	7148.16	7150.16	0.00
FLARED END SECTION #5	OUTFALL	7143.71	7145.21	0.00
REAR YARD	OUTFALL	0.00	0.00	0.00

****
Link Summary
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Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Pipe - (255)	SDMH 5' Ø #14	SD DOUBLE INLET #9	CONDUIT	16.4	0.9985	0.0120
Pipe - (256)	SD DOUBLE INLET #8	SDMH 5' Ø #13	CONDUIT	13.6	3.0117	0.0120
Pipe - (257)	SDMH 5' Ø #12	SDMH 5' Ø #13	CONDUIT	70.9	0.7910	0.0120
Pipe - (258)	SDMH 5' Ø #11	SDMH 5' Ø #12	CONDUIT	71.0	0.5900	0.0120
Pipe - (259)	SDMH 5' Ø #10	SDMH 5' Ø #11	CONDUIT	121.1	0.5881	0.0120
Pipe - (260)	SDMH 5' Ø #9	SDMH 5' Ø #10	CONDUIT	148.9	0.5911	0.0120
Pipe - (261)	SDMH 5' Ø #8	SDMH 5' Ø #9	CONDUIT	95.3	0.9351	0.0120
Pipe - (262)	SDMH 5' Ø #7	SDMH 5' Ø #8	CONDUIT	88.4	4.8145	0.0120
Pipe - (263)	SDMH 5' Ø #6	SDMH 5' Ø #7	CONDUIT	100.8	9.6809	0.0120
Pipe - (264)	SDMH 5' Ø #4	SDMH 5' Ø #6	CONDUIT	105.0	11.3926	0.0120
Pipe - (265)	SDMH 5' Ø #3	SDMH 5' Ø #5	CONDUIT	156.0	12.0858	0.0120
Pipe - (266)	SDMH 5' Ø #2	SDMH 5' Ø #3	CONDUIT	348.9	11.8603	0.0120
Pipe - (267)	SDMH 5' Ø #1	SDMH 5' Ø #2	CONDUIT	59.4	1.3347	0.0120
Pipe - (268)	SD DOUBLE INLET #7	SDMH 5' Ø #1	CONDUIT	15.7	0.5000	0.0120
Pipe - (269)	SD DOUBLE INLET #6	SDMH 5' Ø #1	CONDUIT	14.3	0.5000	0.0120
Pipe - (270)	SDMH 5' Ø #5	SDMH 5' Ø #4	CONDUIT	116.2	12.4022	0.0120
Pipe - (271)	SDMH 5' Ø #24	SD DOUBLE INLET #10	CONDUIT	15.0	0.5364	0.0120
Pipe - (272)	SD INLET #2	SDMH 5' Ø #16	CONDUIT	19.3	0.3892	0.0120
Pipe - (273)	SD DOUBLE INLET #4	FLARED END SECTION #3	CONDUIT	300.0	7.2397	0.0120
Pipe - (282)	SD DOUBLE INLET #11	SDMH 5' Ø #24	CONDUIT	15.0	0.5364	0.0120
Pipe - (284)	SD DOUBLE INLET #10	FLARED END SECTION #5	CONDUIT	274.0	14.0366	0.0120
Pipe - (285)	SD INLET #1	SDMH 5' Ø #16	CONDUIT	10.7	0.6990	0.0120
Pipe - (286)	SDMH 5' Ø #17	FLARED END SECTION #1	CONDUIT	93.2	0.5000	0.0120
Pipe - (287)	SD DOUBLE INLET #9	FLARED END SECTION #4	CONDUIT	300.0	11.9150	0.0120
Pipe - (333)	SDMH 5' Ø #13	SDMH 5' Ø #14	CONDUIT	172.5	0.7900	0.0120
Pipe - (337)	SDMH 5' Ø #16	SDMH 5' Ø #22	CONDUIT	117.1	5.8447	0.0120
Pipe - (338)	SDMH 5' Ø #22	SDMH 5' Ø #17	CONDUIT	88.6	0.5001	0.0120
Pipe - (339)	SD DOUBLE INLET #2	SDMH 5' Ø #17	CONDUIT	10.7	2.0000	0.0120
Pipe - (378)	SD INLET #4	SDMH 5' Ø #20	CONDUIT	46.7	2.4292	0.0120
Pipe - (379)	SDMH 5' Ø #20	SDMH 5' Ø #21	CONDUIT	97.6	4.8075	0.0120
Pipe - (381)	SD DOUBLE INLET #5	SDMH 5' Ø #21	CONDUIT	15.0	0.5000	0.0120
Pipe - (382)	SDMH 5' Ø #21	SD DOUBLE INLET #4	CONDUIT	15.0	0.5000	0.0120
Pipe - (383)	SD INLET #3	SDMH 5' Ø #19	CONDUIT	56.7	0.4994	0.0120
Pipe - (384)	SDMH 5' Ø #19	SDMH 5' Ø #18	CONDUIT	138.4	0.4999	0.0120
Pipe - (385)	SDMH 5' Ø #18	SD DOUBLE INLET #3	CONDUIT	18.3	0.5000	0.0120
Pipe - (386)	SD DOUBLE INLET #3	FLARED END SECTION #2	CONDUIT	300.0	30.6293	0.0120
Pipe - (387)	SD DOUBLE INLET #1	SDMH 5' Ø #22	CONDUIT	10.7	2.0000	0.0120
Pipe - (401)	SD DOUBLE INLET #12	SDMH 5' Ø #4	CONDUIT	34.8	0.5600	0.0120
Pipe - (402)	SD INLET #5	SDMH 5' Ø #23	CONDUIT	15.0	0.5000	0.0120
Pipe - (403)	SDMH 5' Ø #23	SDMH 5' Ø #24	CONDUIT	184.2	0.5090	0.0120
Pipe - (406)	SD DOUBLE INLET #13	SDMH 5' Ø #10	CONDUIT	13.1	0.5000	0.0120
Pipe - (412)	SD DOUBLE INLET #14	SDMH 5' Ø #20	CONDUIT	50.1	13.3289	0.0120
Pipe - (413)	SD DOUBLE INLET #15	SDMH 5' Ø #22	CONDUIT	19.3	2.0000	0.0120

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Cross Section Summary
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Link ID	Shape	Depth/ Diameter (ft)	Width (ft)	No. of Barrels	Cross Sectional Area (ft²)	Full Flow Hydraulic Radius (ft)	Design Flow Capacity (cfs)
Pipe - (255)	CIRCULAR	2.00	2.00	1	3.14	0.50	24.49
Pipe - (256)	CIRCULAR	1.50	1.50	1	1.77	0.38	19.75
Pipe - (257)	CIRCULAR	1.50	1.50	1	1.77	0.38	10.12
Pipe - (258)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.74
Pipe - (259)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.73
Pipe - (260)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.75
Pipe - (261)	CIRCULAR	1.50	1.50	1	1.77	0.38	11.00
Pipe - (262)	CIRCULAR	1.50	1.50	1	1.77	0.38	24.97
Pipe - (263)	CIRCULAR	1.50	1.50	1	1.77	0.38	35.41
Pipe - (264)	CIRCULAR	1.50	1.50	1	1.77	0.38	38.41
Pipe - (265)	CIRCULAR	1.50	1.50	1	1.77	0.38	39.56
Pipe - (266)	CIRCULAR	1.50	1.50	1	1.77	0.38	39.19
Pipe - (267)	CIRCULAR	1.50	1.50	1	1.77	0.38	13.15
Pipe - (268)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.05
Pipe - (269)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.05
Pipe - (270)	CIRCULAR	1.50	1.50	1	1.77	0.38	40.08
Pipe - (271)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.33
Pipe - (272)	CIRCULAR	1.50	1.50	1	1.77	0.38	7.10
Pipe - (273)	CIRCULAR	1.50	1.50	1	1.77	0.38	30.62
Pipe - (282)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.33
Pipe - (284)	CIRCULAR	1.50	1.50	1	1.77	0.38	42.63
Pipe - (285)	CIRCULAR	1.50	1.50	1	1.77	0.38	9.51
Pipe - (286)	CIRCULAR	2.00	2.00	1	3.14	0.50	17.33
Pipe - (287)	CIRCULAR	2.00	2.00	1	3.14	0.50	84.60
Pipe - (333)	CIRCULAR	1.50	1.50	1	1.77	0.38	10.11
Pipe - (337)	CIRCULAR	1.50	1.50	1	1.77	0.38	

27.51						
Pipe - (338)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (339)	CIRCULAR	1.50	1.50	1	1.77	0.38
16.09						
Pipe - (378)	CIRCULAR	1.50	1.50	1	1.77	0.38
17.74						
Pipe - (379)	CIRCULAR	1.50	1.50	1	1.77	0.38
24.95						
Pipe - (381)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (382)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (383)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.04						
Pipe - (384)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (385)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (386)	CIRCULAR	1.50	1.50	1	1.77	0.38
62.98						
Pipe - (387)	CIRCULAR	1.50	1.50	1	1.77	0.38
16.09						
Pipe - (401)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.52						
Pipe - (402)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (403)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.12						
Pipe - (406)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (412)	CIRCULAR	1.50	1.50	1	1.77	0.38
41.55						
Pipe - (413)	CIRCULAR	1.50	1.50	1	1.77	0.38
16.09						

************************* Runoff Quantity Continuity *************************	Volume acre-ft	Depth inches
Total Precipitation	13.266	2.025
Surface Runoff	0.193	0.030
Continuity Error (%)	-0.001	

************************* Flow Routing Continuity *************************	Volume acre-ft	Volume Mgallons
External Inflow	0.000	0.000
External Outflow	1.927	0.628
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.002	0.001
Continuity Error (%)	0.001	

****
Composite Curve Number Computations Report
****

Subbasin {Site 1}.BASIN AA

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.78	-	80.00
Composite Area & Weighted CN	0.78		80.00

Subbasin {Site 1}.BASIN AB

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.15	-	98.00
Composite Area & Weighted CN	1.15		98.00

Subbasin {Site 1}.BASIN AC

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.08	-	98.00
Composite Area & Weighted CN	0.08		98.00

Subbasin {Site 1}.BASIN AD

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.36	-	71.00
Composite Area & Weighted CN	3.36		71.00

Subbasin {Site 1}.BASIN AE

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.04	-	98.00
Composite Area & Weighted CN	0.04		98.00

Subbasin {Site 1}.BASIN AF

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.04	-	98.00
Composite Area & Weighted CN	0.04		98.00

Subbasin {Site 1}.BASIN AG

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.67	-	79.00
Composite Area & Weighted CN	0.67		79.00

Subbasin {Site 1}.BASIN B

Soil/Surface Description	Area (acres)	Soil Group	CN
-	5.92	-	68.00
Composite Area & Weighted CN	5.92		68.00

Subbasin {Site 1}.BASIN C

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.42	-	86.00
Composite Area & Weighted CN	0.42		86.00

Subbasin {Site 1}.BASIN D

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.54	-	83.00
Composite Area & Weighted CN	0.54		83.00

Subbasin {Site 1}.BASIN E

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.30	-	91.00
Composite Area & Weighted CN	0.30		91.00

Subbasin {Site 1}.BASIN F

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.41	-	68.00
Composite Area & Weighted CN	1.41		68.00

Subbasin {Site 1}.BASIN G

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.64	-	75.00
Composite Area & Weighted CN	1.64		75.00

Subbasin {Site 1}.BASIN H

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.95	-	69.00
Composite Area & Weighted CN	3.95		69.00

Subbasin {Site 1}.BASIN I

Soil/Surface Description	Area (acres)	Soil Group	CN
-	9.84	-	68.00
Composite Area & Weighted CN	9.84		68.00

Subbasin {Site 1}.BASIN J

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.63	-	98.00

Composite Area & Weighted CN	0.63		98.00

Subbasin {Site 1}.BASIN K

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.48	-	70.00
Composite Area & Weighted CN	2.48		70.00

Subbasin {Site 1}.BASIN L

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.30	-	70.00
Composite Area & Weighted CN	3.30		70.00

Subbasin {Site 1}.BASIN M

Soil/Surface Description	Area (acres)	Soil Group	CN
-	5.95	-	68.00
Composite Area & Weighted CN	5.95		68.00

Subbasin {Site 1}.BASIN N

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.07	-	98.00
Composite Area & Weighted CN	0.07		98.00

Subbasin {Site 1}.BASIN O

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.58	-	71.00
Composite Area & Weighted CN	0.58		71.00

Subbasin {Site 1}.BASIN P

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.27	-	68.00
Composite Area & Weighted CN	2.27		68.00

Subbasin {Site 1}.BASIN Q

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.29	-	89.00
Composite Area & Weighted CN	0.29		89.00

Subbasin {Site 1}.BASIN R

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.60	-	71.00
Composite Area & Weighted CN	1.60		71.00

Subbasin {Site 1}.BASIN S

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.62	-	84.00
Composite Area & Weighted CN	0.62		84.00

Subbasin {Site 1}.BASIN T

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.62	-	68.00
Composite Area & Weighted CN	6.62		68.00

Subbasin {Site 1}.BASIN U

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.14	-	74.00
Composite Area & Weighted CN	2.14		74.00

Subbasin {Site 1}.BASIN V

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.31	-	97.00
Composite Area & Weighted CN	0.31		97.00

Subbasin {Site 1}.BASIN W

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.40	-	81.00
Composite Area & Weighted CN	1.40		81.00

Subbasin {Site 1}.BASIN X

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.70	-	79.00
Composite Area & Weighted CN	1.70		79.00

Subbasin {Site 1}.BASIN Y

Soil/Surface Description	Area (acres)	Soil Group	CN

-	6.79	-	68.00
Composite Area & Weighted CN	6.79		68.00

Subbasin {Site 1}.BASIN Z

Soil/Surface Description	Area (acres)	Soil Group	CN
-	11.75	-	68.00
Composite Area & Weighted CN	11.75		68.00

****
Kirpich Time of Concentration Computations Report
****

Tc = (0.0078 * (L^0.77) * (S^-0.385))

Where:

Tc = Time of Concentration (min)
L = Flow length (ft)
S = Slope (ft/ft)

Subbasin {Site 1}.BASIN AA

Flow length (ft): 500.00
Slope (%): 0.50
Computed TOC (minutes): 7.18

Subbasin {Site 1}.BASIN AB

Flow length (ft): 500.00
Slope (%): 0.50
Computed TOC (minutes): 7.18

Subbasin {Site 1}.BASIN AC

Flow length (ft): 500.00
Slope (%): 0.50
Computed TOC (minutes): 7.18

Subbasin {Site 1}.BASIN AD

Flow length (ft): 500.00
Slope (%): 0.50
Computed TOC (minutes): 7.18

Subbasin {Site 1}.BASIN AE

Flow length (ft): 500.00
Slope (%): 0.50
Computed TOC (minutes): 7.18

Subbasin {Site 1}.BASIN AF

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        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

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Subbasin {Site 1}.BASIN AG
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN B
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN C
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN D
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN E
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN F
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN G
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

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Subbasin {Site 1}.BASIN H
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        Flow length (ft):                 500.00
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        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

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Subbasin {Site 1}.BASIN I
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        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN J
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN K
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN L
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN M
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN N
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN O
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

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Subbasin {Site 1}.BASIN P
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18
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Subbasin {Site 1}.BASIN Q
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        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN R
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN S
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN T
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN U
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN V
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN W
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN X
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN Y
----------------------------
```

```
        Flow length (ft):                   500.00
        Slope (%):                            0.50
        Computed TOC (minutes):               7.18

----------------------------
Subbasin {Site 1}.BASIN Z
----------------------------

        Flow length (ft):                   500.00
        Slope (%):                            0.50
        Computed TOC (minutes):               7.18

**********************
Subbasin Runoff Summary
**********************
```

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	Time of Concentration hh:mm:ss
{Site 1}.BASIN AA	2.00	0.56	0.61	80.000	0	00:07:10
{Site 1}.BASIN AB	2.00	1.77	2.78	98.000	0	00:07:10
{Site 1}.BASIN AC	2.00	1.76	0.19	98.000	0	00:07:10
{Site 1}.BASIN AD	2.00	0.27	1.04	71.000	0	00:07:10
{Site 1}.BASIN AE	2.00	1.62	0.09	98.000	0	00:07:10
{Site 1}.BASIN AF	2.00	1.62	0.09	98.000	0	00:07:10
{Site 1}.BASIN AG	2.00	0.52	0.48	79.000	0	00:07:10
{Site 1}.BASIN B	2.00	0.19	1.13	68.000	0	00:07:10
{Site 1}.BASIN C	2.00	0.85	0.53	86.000	0	00:07:10
{Site 1}.BASIN D	2.00	0.69	0.55	83.000	0	00:07:10
{Site 1}.BASIN E	2.00	1.16	0.52	91.000	0	00:07:10
{Site 1}.BASIN F	2.00	0.19	0.27	68.000	0	00:07:10
{Site 1}.BASIN G	2.00	0.38	0.81	75.000	0	00:07:10
{Site 1}.BASIN H	2.00	0.22	0.90	69.000	0	00:07:10
{Site 1}.BASIN I	2.00	0.19	1.87	68.000	0	00:07:10
{Site 1}.BASIN J	2.00	1.77	1.51	98.000	0	00:07:10
{Site 1}.BASIN K	2.00	0.24	0.66	70.000	0	00:07:10
{Site 1}.BASIN L	2.00	0.24	0.88	70.000	0	00:07:10
{Site 1}.BASIN M	2.00	0.19	1.13	68.000	0	00:07:10
{Site 1}.BASIN N	2.00	1.75	0.17	98.000	0	00:07:10
{Site 1}.BASIN O	2.00	0.27	0.18	71.000	0	00:07:10
{Site 1}.BASIN P	2.00	0.19	0.43	68.000	0	00:07:10
{Site 1}.BASIN Q	2.00	1.03	0.44	89.000	0	00:07:10
{Site 1}.BASIN R	2.00	0.27	0.50	71.000	0	00:07:10
{Site 1}.BASIN S	2.00	0.74	0.67	84.000	0	00:07:10
{Site 1}.BASIN T	2.00	0.19	1.26	68.000	0	00:07:10
{Site 1}.BASIN U	2.00	0.35	0.96	74.000	0	00:07:10
{Site 1}.BASIN V	2.00	1.67	0.72	97.000	0	00:07:10
{Site 1}.BASIN W	2.00	0.60	1.20	81.000	0	00:07:10
{Site 1}.BASIN X	2.00	0.52	1.22	79.000	0	00:07:10
{Site 1}.BASIN Y	2.00	0.19	1.29	68.000	0	00:07:10
{Site 1}.BASIN Z	2.00	0.19	2.23	68.000	0	00:07:10

```
******************
Node Depth Summary
******************
```

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss

SD DOUBLE INLET #1	0.03	0.25	7340.74	0	12:05	0	0	0:00:00
SD DOUBLE INLET #10	0.05	0.40	7182.57	0	12:05	0	0	0:00:00
SD DOUBLE INLET #11	0.03	0.26	7182.59	0	12:05	0	0	0:00:00
SD DOUBLE INLET #12	0.04	0.31	7215.87	0	12:05	0	0	0:00:00
SD DOUBLE INLET #13	0.04	0.28	7189.49	0	12:05	0	0	0:00:00
SD DOUBLE INLET #14	0.01	0.11	7330.44	0	12:05	0	0	0:00:00
SD DOUBLE INLET #15	0.03	0.28	7340.94	0	12:05	0	0	0:00:00
SD DOUBLE INLET #2	0.07	0.53	7340.57	0	12:00	0	0	0:00:00
SD DOUBLE INLET #3	0.05	0.34	7412.01	0	12:06	0	0	0:00:00
SD DOUBLE INLET #4	0.25	0.61	7318.90	0	12:05	0	0	0:00:00
SD DOUBLE INLET #5	0.03	0.23	7319.06	0	12:00	0	0	0:00:00
SD DOUBLE INLET #6	0.02	0.16	7291.43	0	12:05	0	0	0:00:00
SD DOUBLE INLET #7	0.02	0.15	7291.43	0	12:00	0	0	0:00:00
SD DOUBLE INLET #8	0.03	0.21	7186.54	0	12:05	0	0	0:00:00
SD DOUBLE INLET #9	0.07	0.42	7184.32	0	12:07	0	0	0:00:00
SD INLET #1	0.01	0.10	7347.29	0	12:00	0	0	0:00:00
SD INLET #2	0.01	0.12	7347.31	0	12:00	0	0	0:00:00
SD INLET #3	0.04	0.35	7413.08	0	12:05	0	0	0:00:00
SD INLET #4	0.02	0.17	7324.95	0	12:04	0	0	0:00:00
SD INLET #5	0.04	0.32	7183.58	0	12:05	0	0	0:00:00
SDMH 5' Ø #1	0.23	0.35	7291.35	0	12:05	0	0	0:00:00
SDMH 5' Ø #10	1.57	1.80	7189.42	0	12:05	0	0	0:00:00
SDMH 5' Ø #11	0.07	0.44	7187.35	0	12:07	0	0	0:00:00
SDMH 5' Ø #12	0.07	0.44	7186.93	0	12:07	0	0	0:00:00
SDMH 5' Ø #13	0.07	0.50	7186.42	0	12:07	0	0	0:00:00
SDMH 5' Ø #14	0.57	1.00	7185.06	0	12:07	0	0	0:00:00
SDMH 5' Ø #16	0.01	0.12	7347.23	0	12:00	0	0	0:00:00
SDMH 5' Ø #17	0.12	0.85	7340.68	0	12:05	0	0	0:00:00
SDMH 5' Ø #18	0.04	0.34	7412.10	0	12:06	0	0	0:00:00
SDMH 5' Ø #19	0.04	0.34	7412.80	0	12:05	0	0	0:00:00
SDMH 5' Ø #2	0.23	0.36	7290.37	0	12:05	0	0	0:00:00
SDMH 5' Ø #20	0.22	0.37	7323.82	0	12:05	0	0	0:00:00
SDMH 5' Ø #21	0.23	0.43	7318.99	0	12:00	0	0	0:00:00
SDMH 5' Ø #22	0.07	0.56	7340.83	0	12:05	0	0	0:00:00
SDMH 5' Ø #23	0.04	0.32	7183.51	0	12:05	0	0	0:00:00
SDMH 5' Ø #24	0.05	0.40	7182.65	0	12:05	0	0	0:00:00
SDMH 5' Ø #3	0.02	0.10	7248.73	0	12:06	0	0	0:00:00
SDMH 5' Ø #4	0.05	0.31	7215.68	0	12:05	0	0	0:00:00
SDMH 5' Ø #5	0.02	0.10	7229.87	0	12:06	0	0	0:00:00
SDMH 5' Ø #6	0.03	0.18	7203.59	0	12:05	0	0	0:00:00
SDMH 5' Ø #7	0.03	0.22	7193.86	0	12:05	0	0	0:00:00
SDMH 5' Ø #8	0.05	0.32	7189.71	0	12:06	0	0	0:00:00
SDMH 5' Ø #9	0.05	0.36	7188.86	0	12:06	0	0	0:00:00
BASIN 6	0.00	0.00	0.00	0	00:00	0	0	0:00:00
CHARCOAL CANYON	0.00	0.00	0.00	0	00:00	0	0	0:00:00
DEL WEBB	0.00	0.00	0.00	0	00:00	0	0	0:00:00
FLARED END SECTION #1	0.12	0.85	7340.21	0	12:05	0	0	0:00:00
FLARED END SECTION #2	0.02	0.16	7319.94	0	12:05	0	0	0:00:00
FLARED END SECTION #3	0.03	0.26	7296.82	0	12:05	0	0	0:00:00
FLARED END SECTION #4	0.05	0.28	7148.43	0	12:06	0	0	0:00:00
FLARED END SECTION #5	0.03	0.23	7143.95	0	12:05	0	0	0:00:00
REAR YARD	0.00	0.00	0.00	0	00:00	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	hh:mm
SD DOUBLE INLET #1	JUNCTION	0.98	0.98	0	12:05	0.00		
SD DOUBLE INLET #10	JUNCTION	0.99	2.28	0	12:05	0.00		
SD DOUBLE INLET #11	JUNCTION	0.53	0.53	0	12:05	0.00		

SD DOUBLE INLET #12	JUNCTION	0.81	0.81	0	12:05	0.00
SD DOUBLE INLET #13	JUNCTION	0.61	0.61	0	12:05	0.00
SD DOUBLE INLET #14	JUNCTION	0.48	0.48	0	12:05	0.00
SD DOUBLE INLET #15	JUNCTION	1.22	1.22	0	12:05	0.00
SD DOUBLE INLET #2	JUNCTION	4.29	4.29	0	12:00	0.00
SD DOUBLE INLET #3	JUNCTION	0.69	1.53	0	12:05	0.00
SD DOUBLE INLET #4	JUNCTION	0.64	1.98	0	12:05	0.00
SD DOUBLE INLET #5	JUNCTION	0.41	0.41	0	12:00	0.00
SD DOUBLE INLET #6	JUNCTION	0.17	0.17	0	12:05	0.00
SD DOUBLE INLET #7	JUNCTION	0.16	0.16	0	12:00	0.00
SD DOUBLE INLET #8	JUNCTION	0.81	0.81	0	12:05	0.00
SD DOUBLE INLET #9	JUNCTION	1.46	3.50	0	12:06	0.00
SD INLET #1	JUNCTION	0.09	0.09	0	12:00	0.00
SD INLET #2	JUNCTION	0.09	0.09	0	12:00	0.00
SD INLET #3	JUNCTION	0.94	0.94	0	12:05	0.00
SD INLET #4	JUNCTION	0.47	0.47	0	12:05	0.00
SD INLET #5	JUNCTION	0.80	0.80	0	12:05	0.00
SDMH 5' Ø #1	JUNCTION	0.00	0.32	0	12:05	0.00
SDMH 5' Ø #10	JUNCTION	0.00	1.67	0	12:06	0.00
SDMH 5' Ø #11	JUNCTION	0.00	1.66	0	12:07	0.00
SDMH 5' Ø #12	JUNCTION	0.00	1.65	0	12:07	0.00
SDMH 5' Ø #13	JUNCTION	0.00	2.39	0	12:07	0.00
SDMH 5' Ø #14	JUNCTION	0.00	2.39	0	12:07	0.00
SDMH 5' Ø #16	JUNCTION	0.00	0.18	0	12:00	0.00
SDMH 5' Ø #17	JUNCTION	0.00	6.55	0	12:05	0.00
SDMH 5' Ø #18	JUNCTION	0.00	0.92	0	12:06	0.00
SDMH 5' Ø #19	JUNCTION	0.00	0.93	0	12:05	0.00
SDMH 5' Ø #2	JUNCTION	0.00	0.32	0	12:05	0.00
SDMH 5' Ø #20	JUNCTION	0.00	0.95	0	12:05	0.00
SDMH 5' Ø #21	JUNCTION	0.00	1.35	0	12:05	0.00
SDMH 5' Ø #22	JUNCTION	0.00	2.35	0	12:05	0.00
SDMH 5' Ø #23	JUNCTION	0.00	0.80	0	12:05	0.00
SDMH 5' Ø #24	JUNCTION	0.00	1.30	0	12:05	0.00
SDMH 5' Ø #3	JUNCTION	0.00	0.31	0	12:06	0.00
SDMH 5' Ø #4	JUNCTION	0.00	1.11	0	12:05	0.00
SDMH 5' Ø #5	JUNCTION	0.00	0.31	0	12:06	0.00
SDMH 5' Ø #6	JUNCTION	0.00	1.11	0	12:05	0.00
SDMH 5' Ø #7	JUNCTION	0.00	1.11	0	12:05	0.00
SDMH 5' Ø #8	JUNCTION	0.00	1.11	0	12:06	0.00
SDMH 5' Ø #9	JUNCTION	0.00	1.10	0	12:06	0.00
BASIN 6	OUTFALL	0.18	0.18	0	12:00	0.00
CHARCOAL CANYON	OUTFALL	4.74	4.74	0	12:05	0.00
DEL WEBB	OUTFALL	1.56	1.56	0	12:05	0.00
FLARED END SECTION #1	OUTFALL	0.00	6.51	0	12:05	0.00
FLARED END SECTION #2	OUTFALL	0.00	1.53	0	12:05	0.00
FLARED END SECTION #3	OUTFALL	0.00	1.98	0	12:05	0.00
FLARED END SECTION #4	OUTFALL	0.00	3.50	0	12:06	0.00
FLARED END SECTION #5	OUTFALL	0.00	2.27	0	12:05	0.00
REAR YARD	OUTFALL	1.91	1.91	0	12:05	0.00

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
BASIN 6	80.60	0.01	0.18
CHARCOAL CANYON	50.36	0.47	4.74
DEL WEBB	50.36	0.15	1.56
FLARED END SECTION #1	90.42	0.24	6.51
FLARED END SECTION #2	83.27	0.06	1.53
FLARED END SECTION #3	61.26	0.10	1.98
FLARED END SECTION #4	89.73	0.17	3.50

```
  FLARED END SECTION #5  64.84      0.11      2.27
  REAR YARD              50.36      0.19      1.91
  ------------------------------------------------
  System                 69.02      1.51     23.96


  ******************************
  Highest Flow Instability Indexes
  ******************************
  All links are stable.

  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (255) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.
  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (270) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.
  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (383) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.
  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (384) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.
  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (403) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.

  Analysis began on:  Thu Mar  5 17:39:50 2026
  Analysis ended on:  Thu Mar  5 17:39:56 2026
  Total elapsed time: 00:00:06
```

Inlet Report

SD DOUBLE INLET #1

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

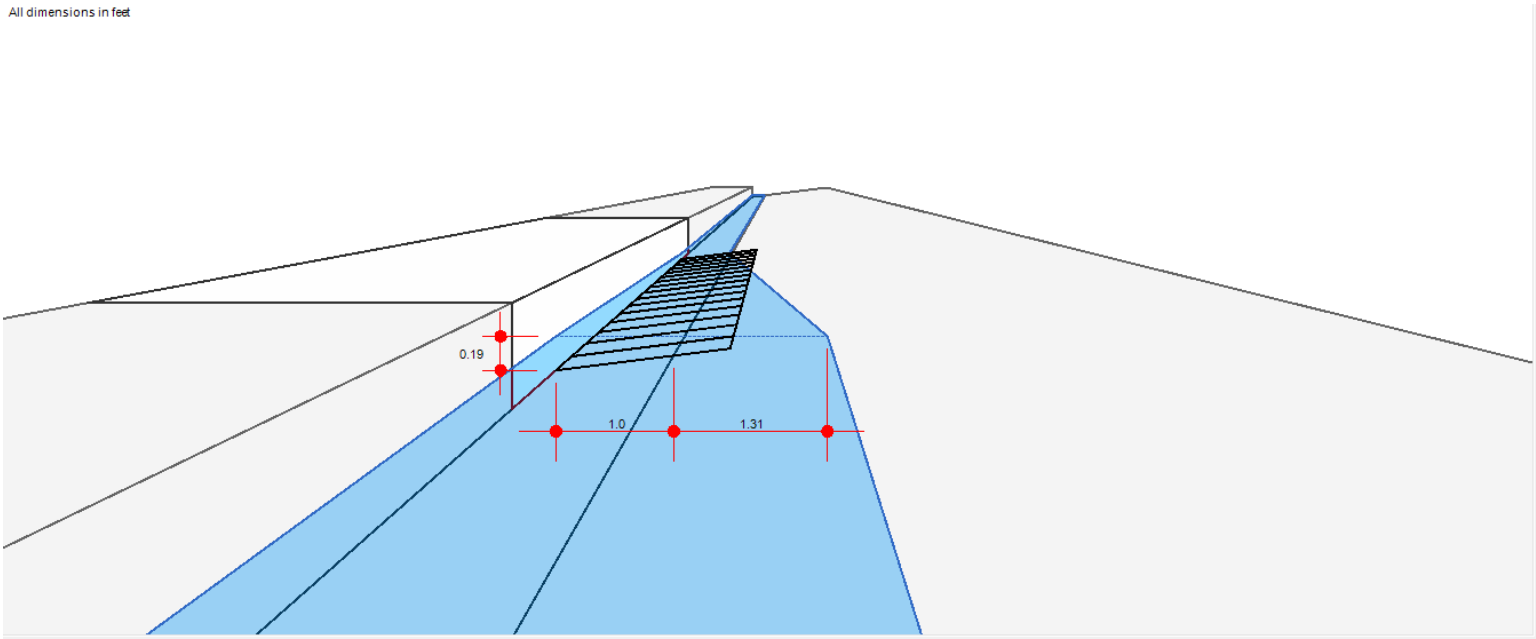
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	8.96
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	1.89

Highlighted

Q Total (cfs)	=	1.89
Q Capt (cfs)	=	1.71
Q Bypass (cfs)	=	0.18
Depth at Inlet (in)	=	2.30
Efficiency (%)	=	91
Gutter Spread (ft)	=	2.31
Gutter Vel (ft/s)	=	8.56
Bypass Spread (ft)	=	0.95
Bypass Depth (in)	=	0.94



Inlet Report

SD DOUBLE INLET #2

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 11.78
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

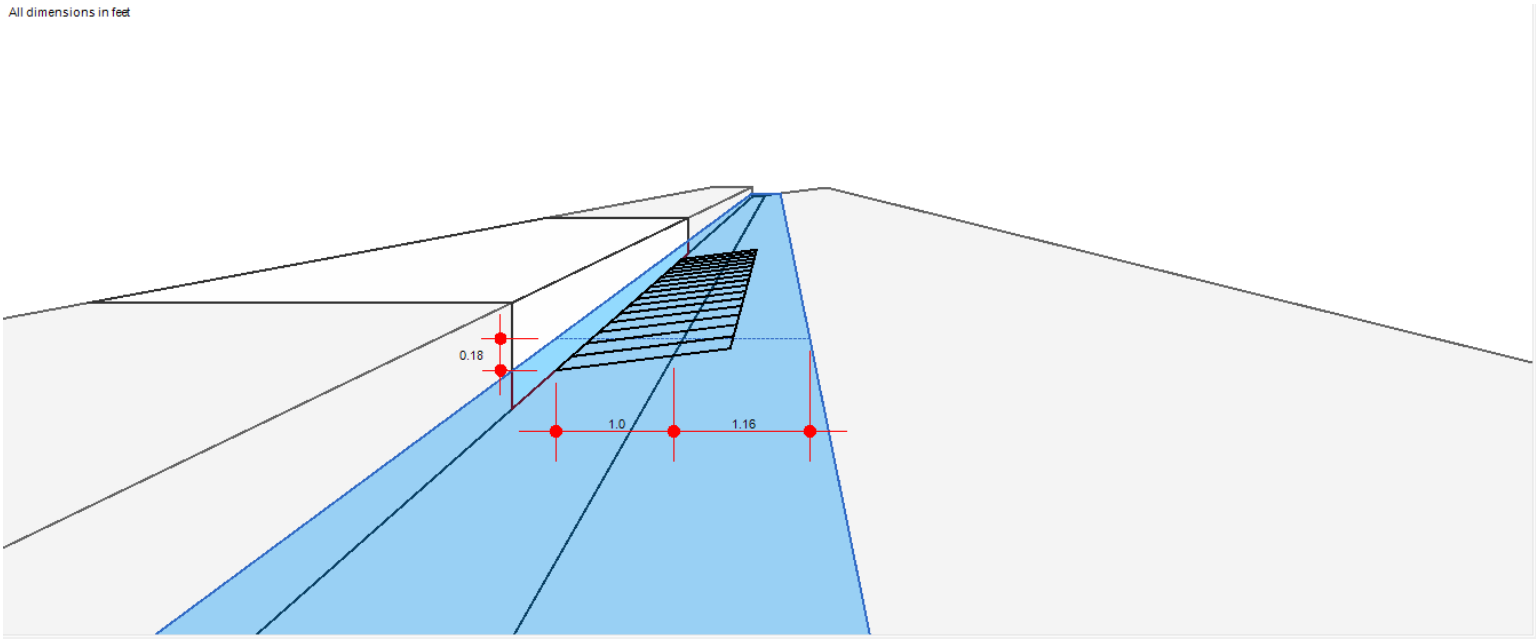
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 1.32

Highlighted

Q Total (cfs)	= 1.32
Q Capt (cfs)	= 1.32
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.15
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.16
Gutter Vel (ft/s)	= 8.56
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #3

Grate Inlet

Location	= On grade
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

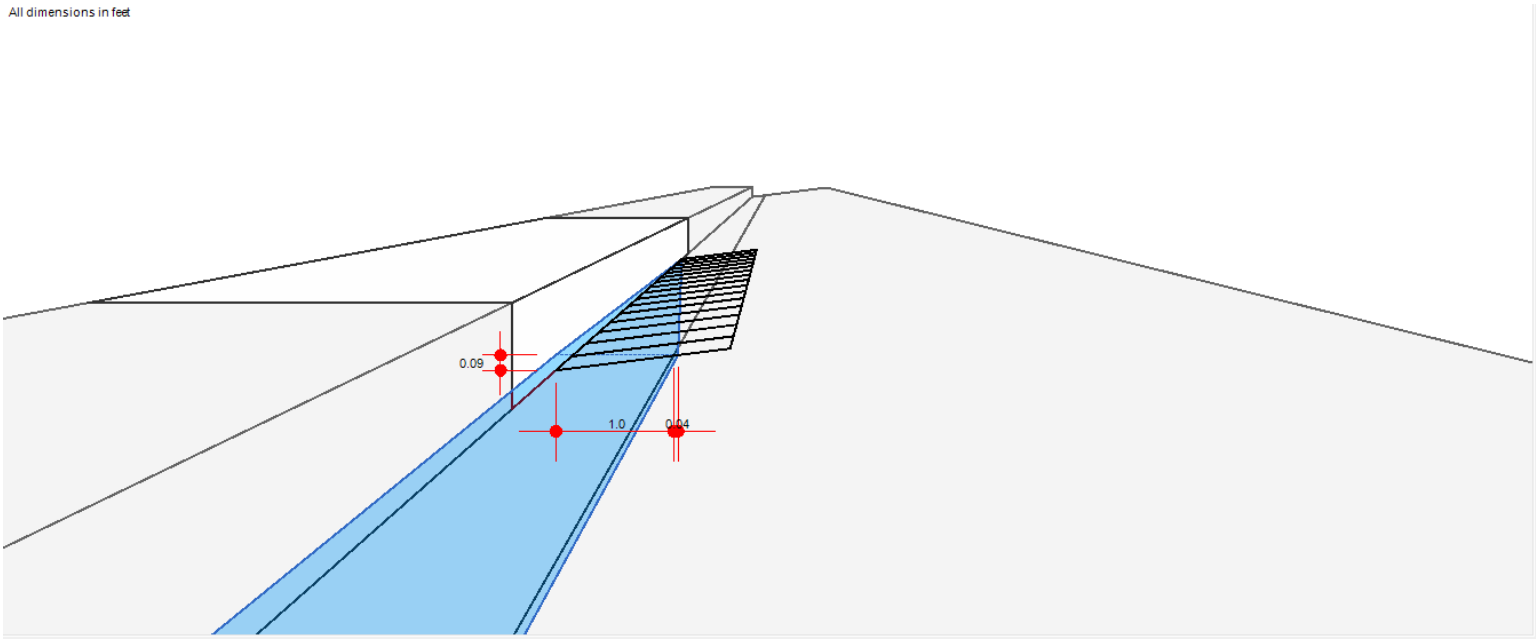
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= 4.00
Gutter n-value	= 0.013

Calculations

Compute by:	Known Q
Q (cfs)	= 0.15

Highlighted

Q Total (cfs)	= 0.15
Q Capt (cfs)	= 0.15
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 1.03
Efficiency (%)	= 100
Gutter Spread (ft)	= 1.04
Gutter Vel (ft/s)	= 3.36
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #4

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

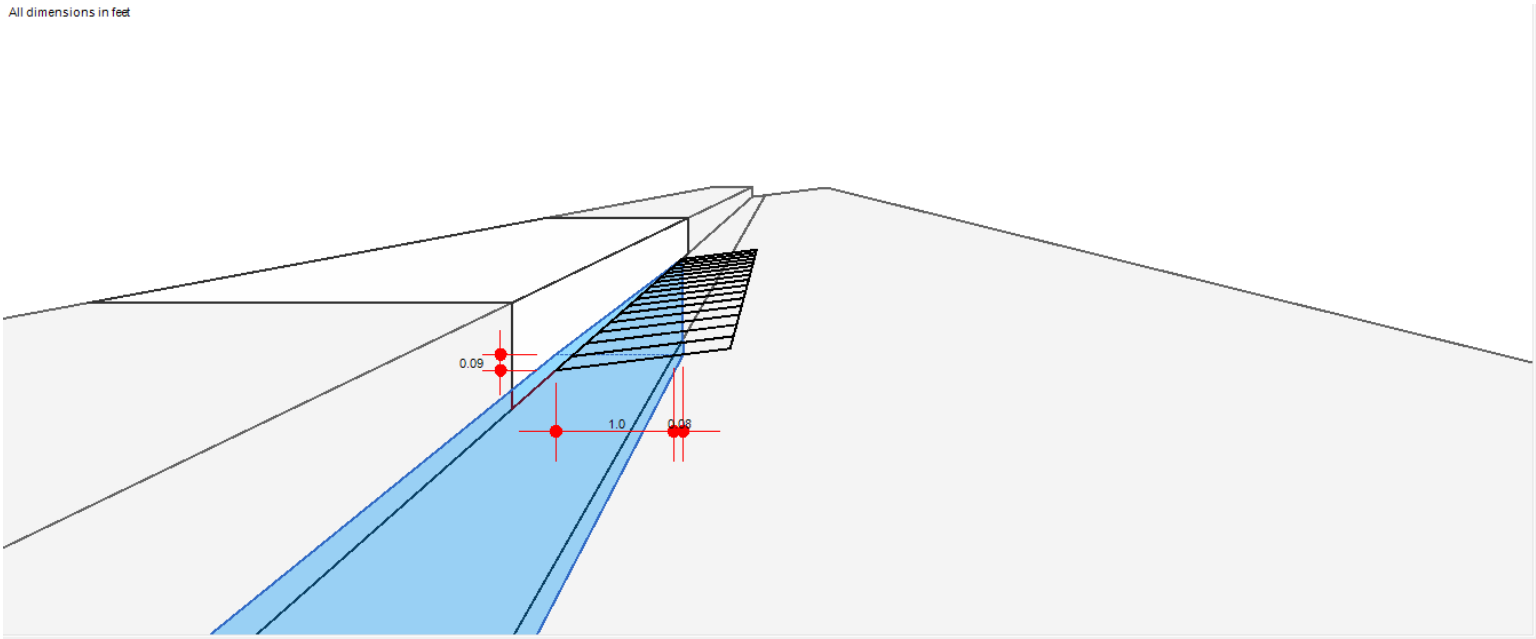
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	12.00
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.29

Highlighted

Q Total (cfs)	=	0.29
Q Capt (cfs)	=	0.29
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	1.08
Efficiency (%)	=	100
Gutter Spread (ft)	=	1.08
Gutter Vel (ft/s)	=	5.97
Bypass Spread (ft)	=	-0-
Bypass Depth (in)	=	-0-



Inlet Report

SD DOUBLE INLET #5

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

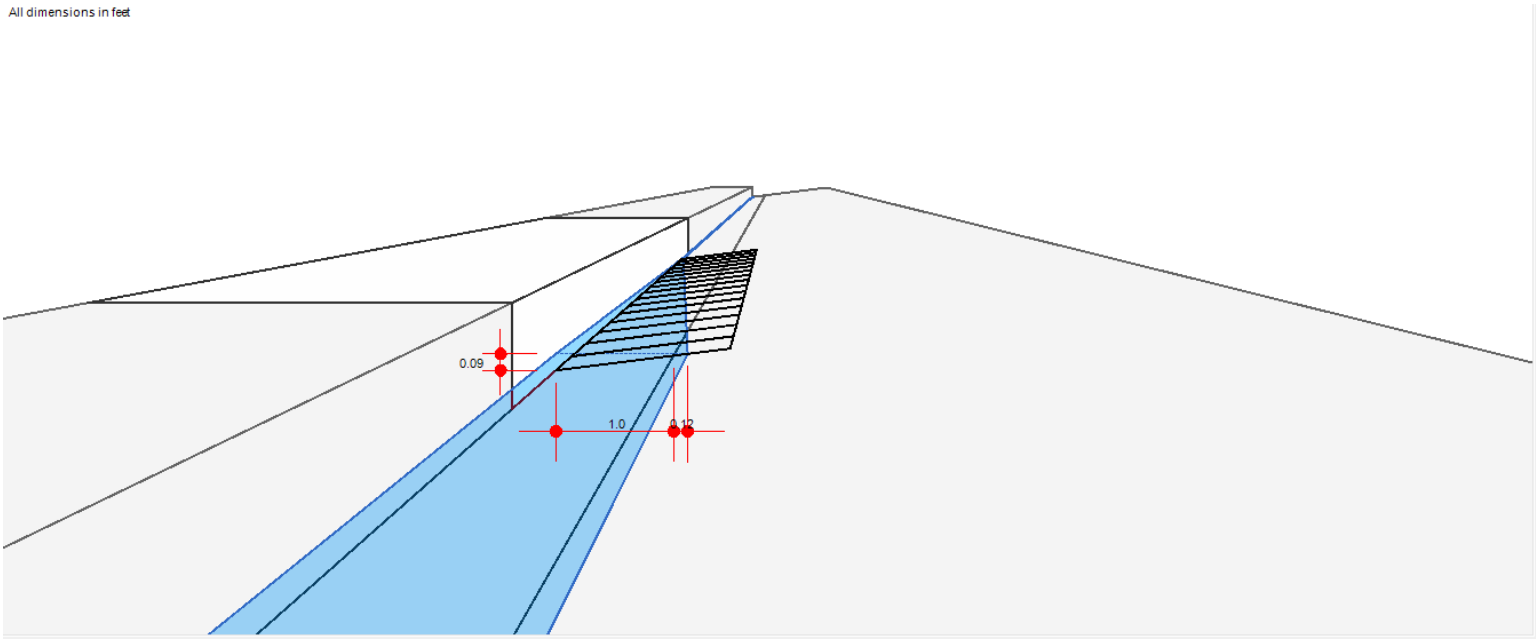
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	2.33
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.14

Highlighted

Q Total (cfs)	=	0.14
Q Capt (cfs)	=	0.14
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	1.11
Efficiency (%)	=	100
Gutter Spread (ft)	=	1.12
Gutter Vel (ft/s)	=	2.69
Bypass Spread (ft)	=	0.03
Bypass Depth (in)	=	0.03



Inlet Report

SD DOUBLE INLET #6

Grate Inlet

Location	= On grade
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

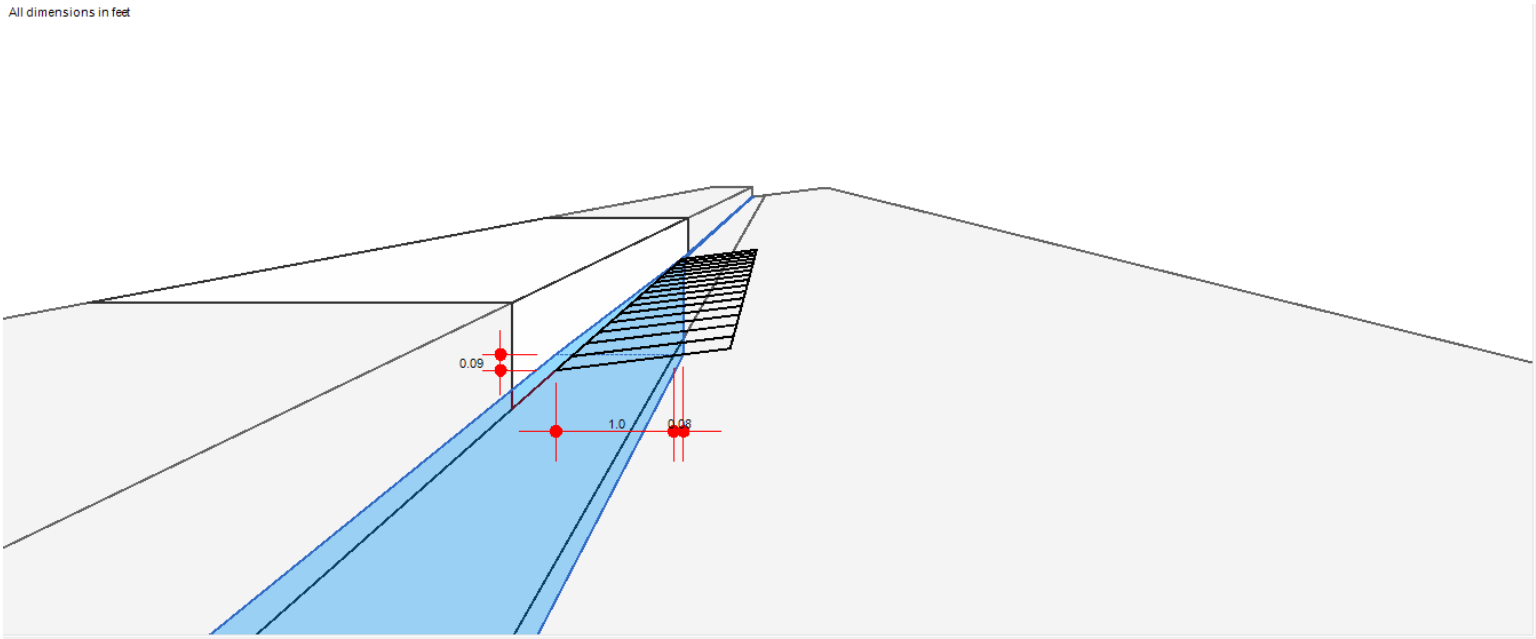
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= 11.00
Gutter n-value	= 0.013

Calculations

Compute by:	Known Q
Q (cfs)	= 0.28

Highlighted

Q Total (cfs)	= 0.28
Q Capt (cfs)	= 0.28
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 1.08
Efficiency (%)	= 100
Gutter Spread (ft)	= 1.08
Gutter Vel (ft/s)	= 5.74
Bypass Spread (ft)	= 0.05
Bypass Depth (in)	= 0.05



Inlet Report

SD DOUBLE INLET #7

Grate Inlet

Location	= On grade
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

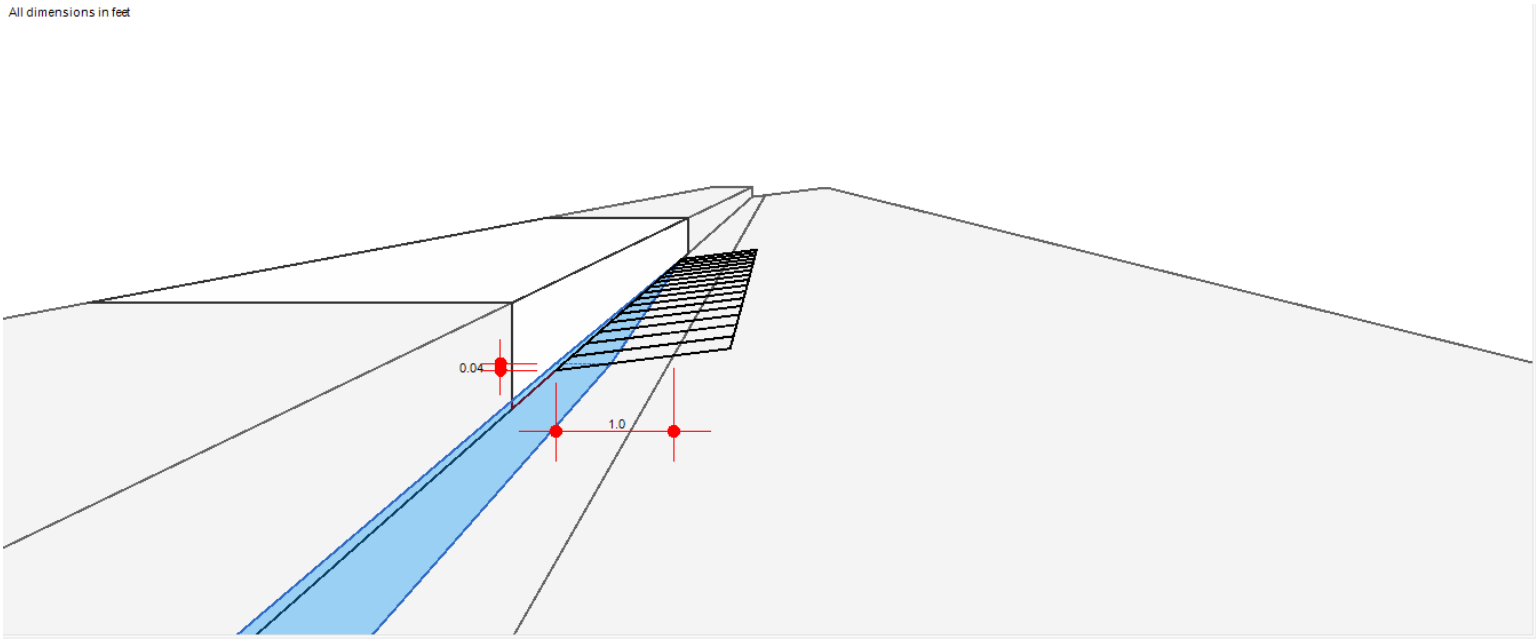
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= 11.00
Gutter n-value	= 0.013

Calculations

Compute by:	Known Q
Q (cfs)	= 0.03

Highlighted

Q Total (cfs)	= 0.03
Q Capt (cfs)	= 0.03
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 0.47
Efficiency (%)	= 100
Gutter Spread (ft)	= 0.47
Gutter Vel (ft/s)	= 3.27
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #8

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

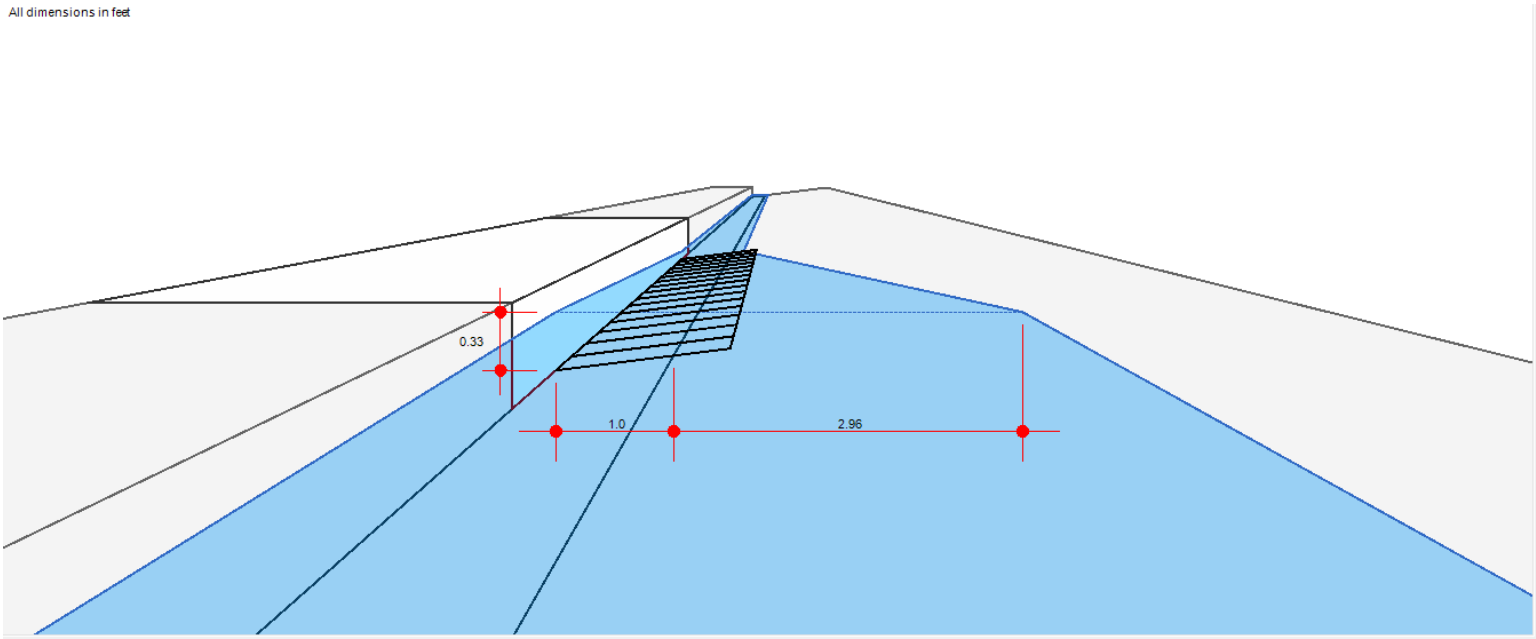
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	0.50
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	1.89

Highlighted

Q Total (cfs)	=	1.89
Q Capt (cfs)	=	1.81
Q Bypass (cfs)	=	0.08
Depth at Inlet (in)	=	3.95
Efficiency (%)	=	96
Gutter Spread (ft)	=	3.96
Gutter Vel (ft/s)	=	2.90
Bypass Spread (ft)	=	1.22
Bypass Depth (in)	=	1.22



Inlet Report

SD DOUBLE INLET #9

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

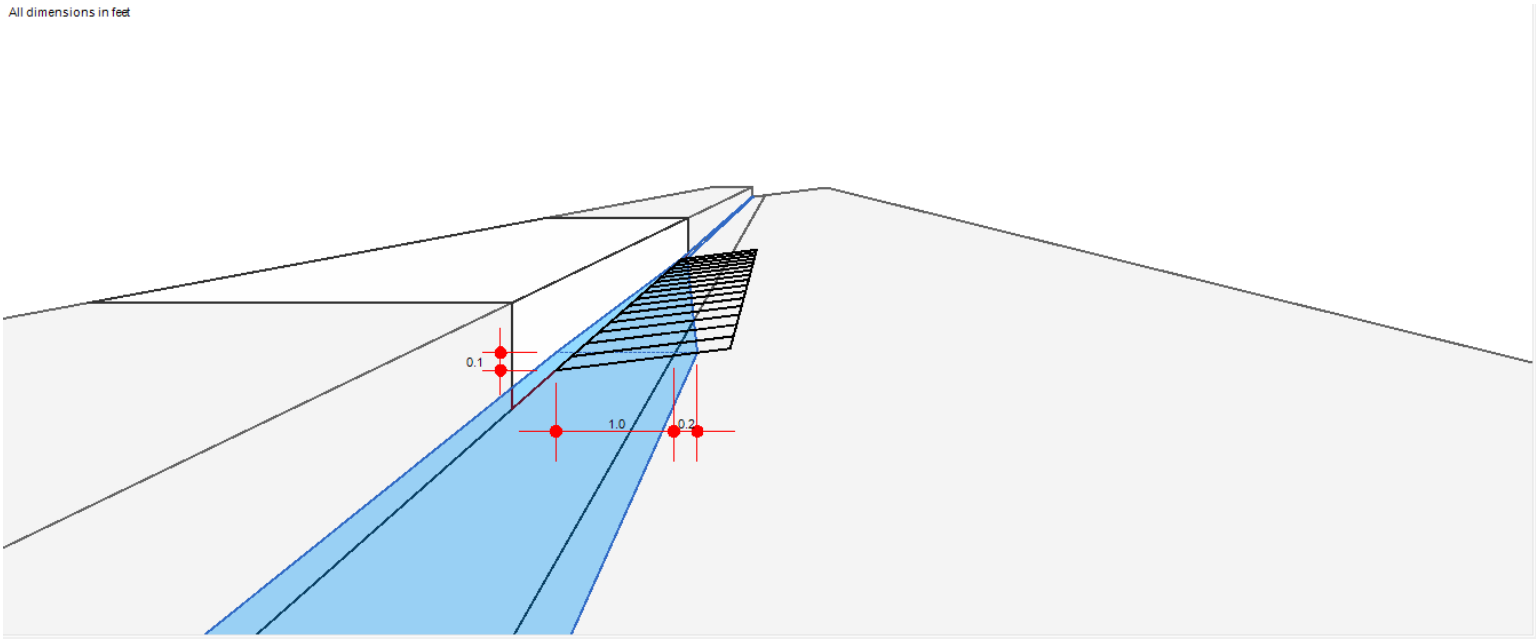
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	7.34
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.30

Highlighted

Q Total (cfs)	=	0.30
Q Capt (cfs)	=	0.30
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	1.20
Efficiency (%)	=	100
Gutter Spread (ft)	=	1.20
Gutter Vel (ft/s)	=	5.01
Bypass Spread (ft)	=	0.10
Bypass Depth (in)	=	0.10



Inlet Report

SD DOUBLE INLET #10

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 11.78
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

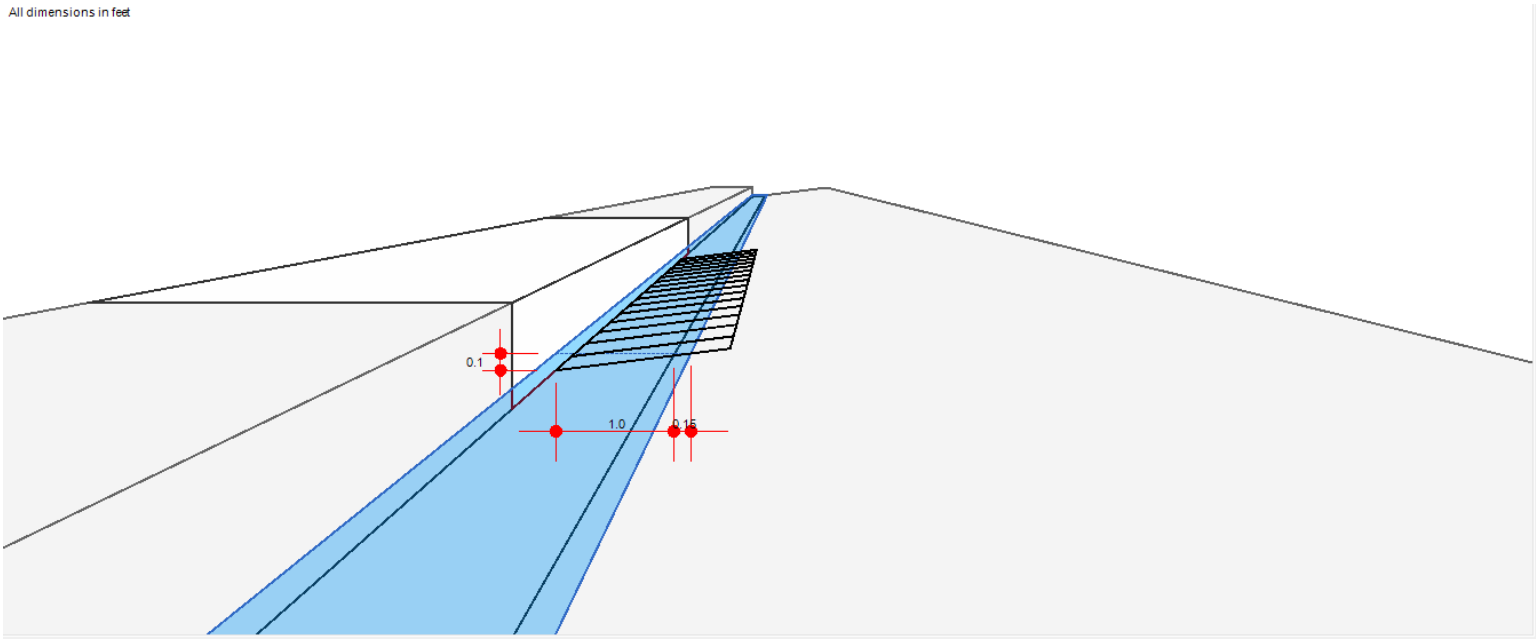
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 0.34

Highlighted

Q Total (cfs)	= 0.34
Q Capt (cfs)	= 0.34
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 1.14
Efficiency (%)	= 100
Gutter Spread (ft)	= 1.15
Gutter Vel (ft/s)	= 5.01
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #11

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 11.78
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

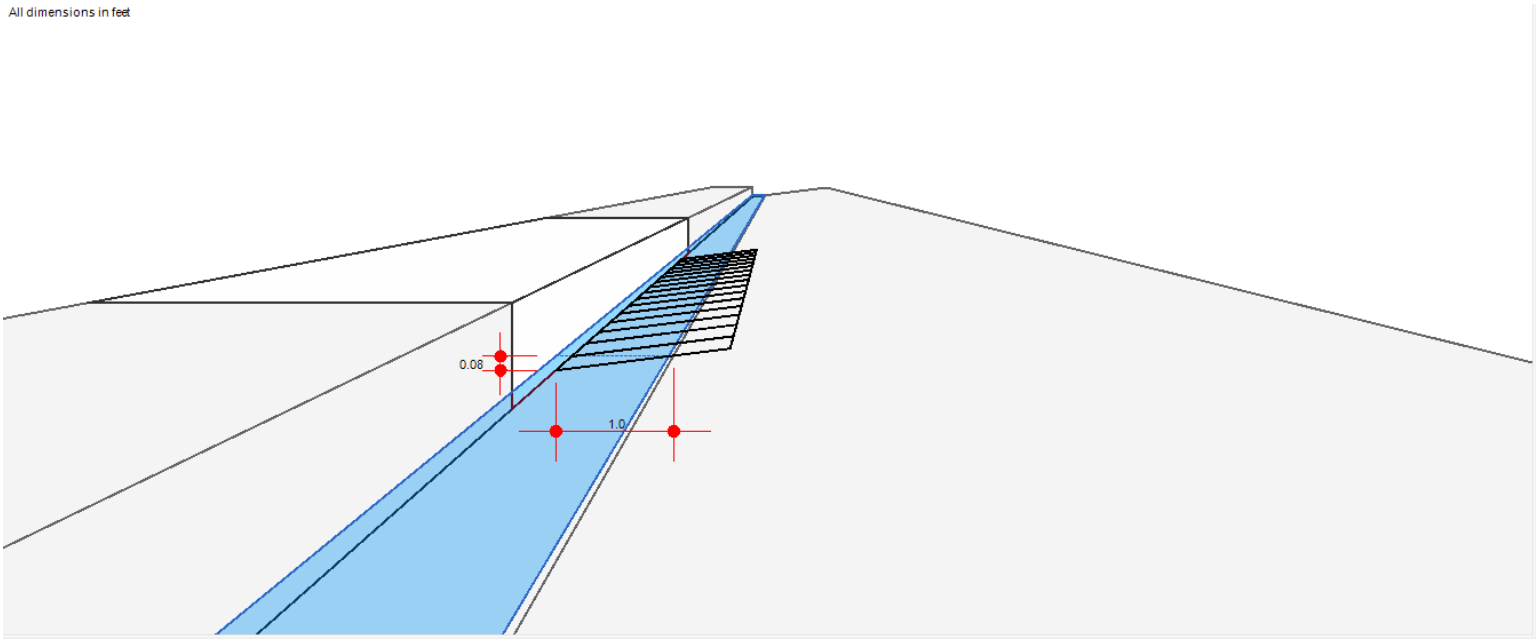
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 0.26

Highlighted

Q Total (cfs)	= 0.26
Q Capt (cfs)	= 0.26
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 0.95
Efficiency (%)	= 100
Gutter Spread (ft)	= 0.96
Gutter Vel (ft/s)	= 5.01
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #12

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 11.78
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

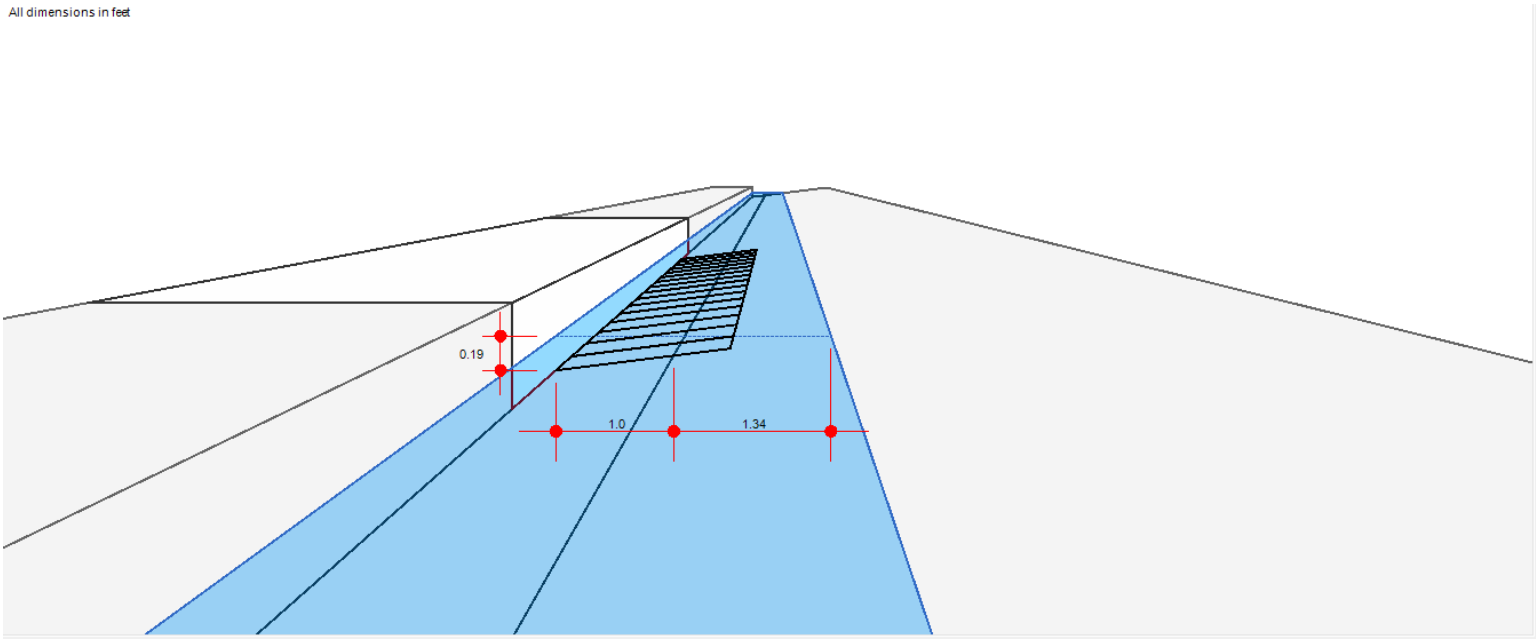
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 1.58

Highlighted

Q Total (cfs)	= 1.58
Q Capt (cfs)	= 1.58
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.33
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.34
Gutter Vel (ft/s)	= 5.01
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #13

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

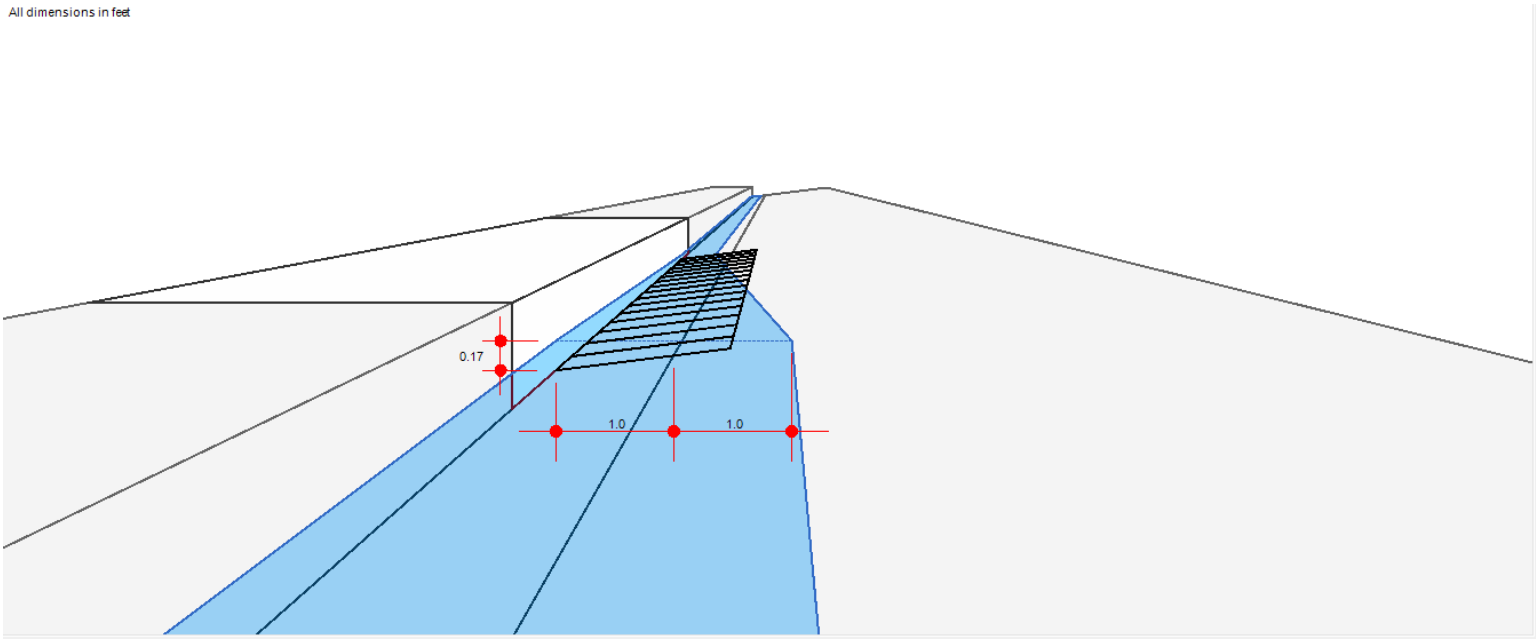
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	7.40
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	1.18

Highlighted

Q Total (cfs)	=	1.18
Q Capt (cfs)	=	1.12
Q Bypass (cfs)	=	0.06
Depth at Inlet (in)	=	2.00
Efficiency (%)	=	95
Gutter Spread (ft)	=	2.00
Gutter Vel (ft/s)	=	7.08
Bypass Spread (ft)	=	0.67
Bypass Depth (in)	=	0.67



Inlet Report

SD DOUBLE INLET #14

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

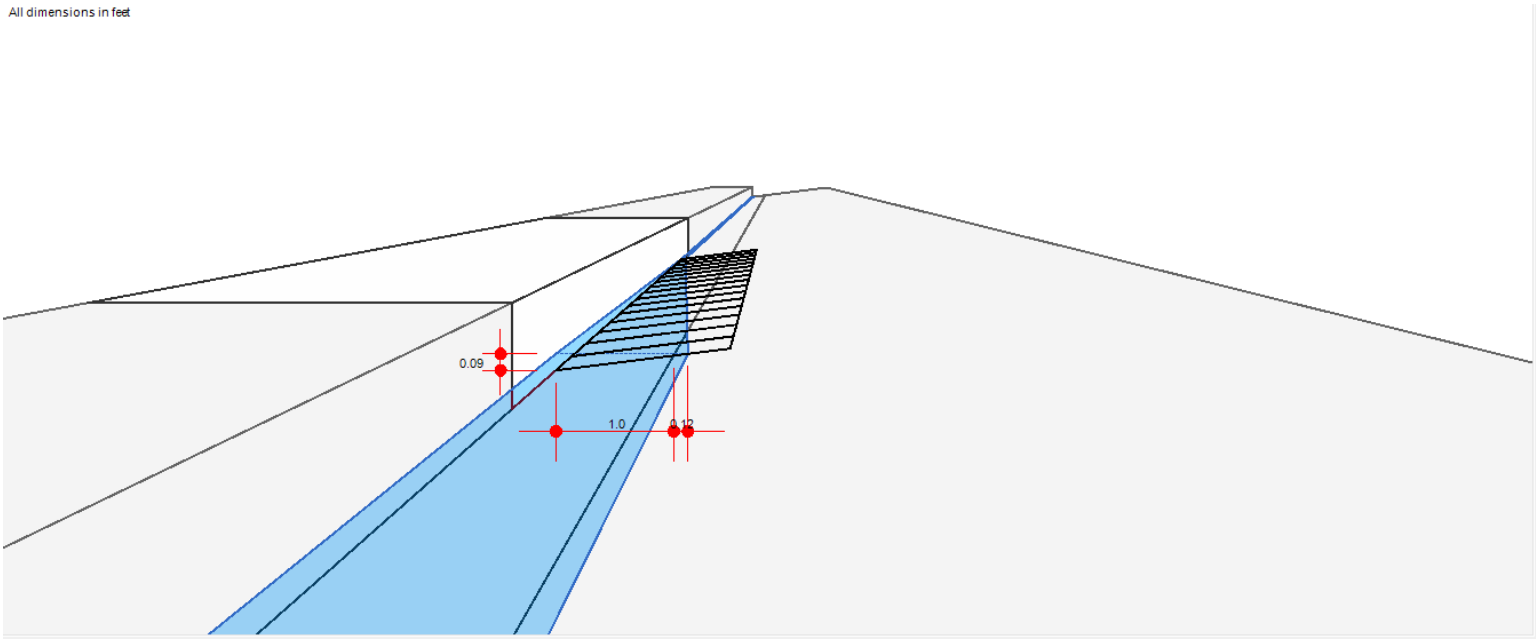
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	12.00
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.32

Highlighted

Q Total (cfs)	=	0.32
Q Capt (cfs)	=	0.32
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	1.12
Efficiency (%)	=	100
Gutter Spread (ft)	=	1.12
Gutter Vel (ft/s)	=	6.13
Bypass Spread (ft)	=	0.07
Bypass Depth (in)	=	0.07



Inlet Report

SD DOUBLE INLET #15

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

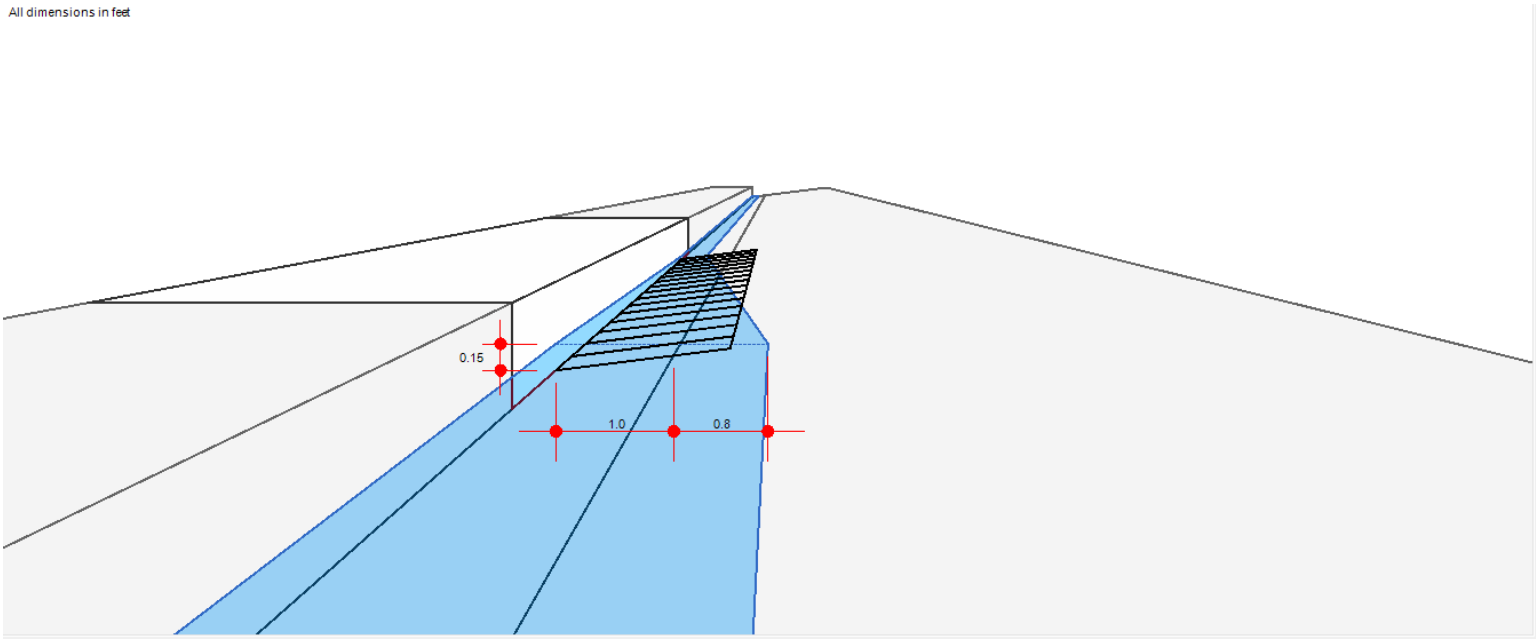
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	6.15
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.81

Highlighted

Q Total (cfs)	=	0.81
Q Capt (cfs)	=	0.78
Q Bypass (cfs)	=	0.03
Depth at Inlet (in)	=	1.79
Efficiency (%)	=	97
Gutter Spread (ft)	=	1.80
Gutter Vel (ft/s)	=	6.02
Bypass Spread (ft)	=	0.50
Bypass Depth (in)	=	0.49



Inlet Report

SD SINGLE INLET #1

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	3.98

Gutter

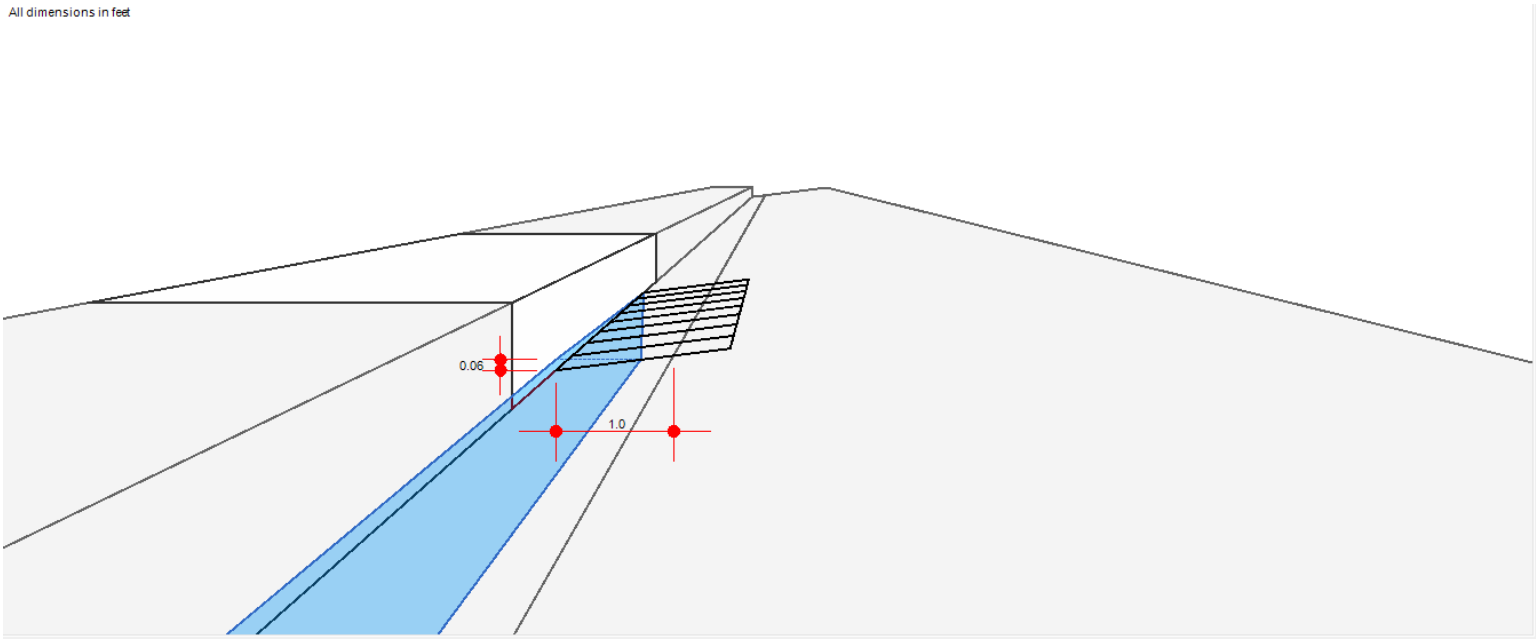
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	0.50
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.02

Highlighted

Q Total (cfs)	=	0.02
Q Capt (cfs)	=	0.02
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	0.72
Efficiency (%)	=	100
Gutter Spread (ft)	=	0.72
Gutter Vel (ft/s)	=	0.93
Bypass Spread (ft)	=	-0-
Bypass Depth (in)	=	-0-



Inlet Report

SD SINGLE INLET #2

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	3.98

Gutter

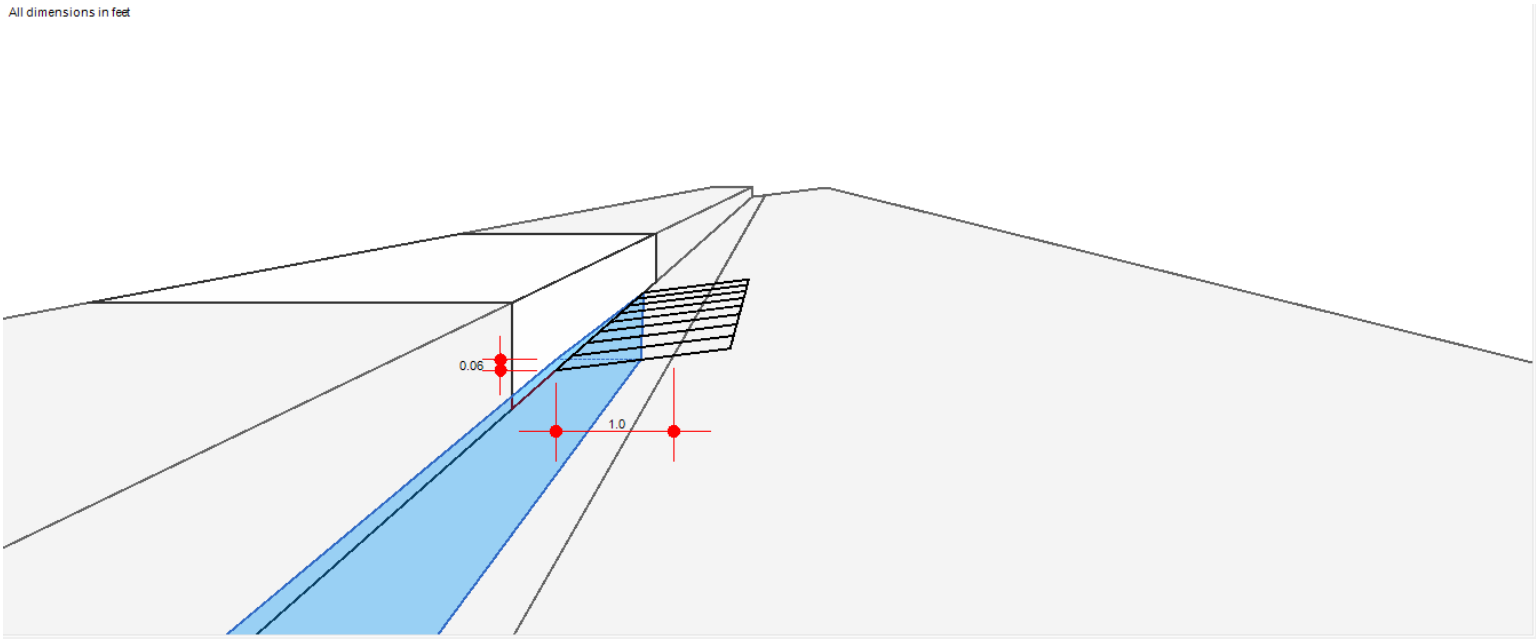
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	0.50
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.02

Highlighted

Q Total (cfs)	=	0.02
Q Capt (cfs)	=	0.02
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	0.72
Efficiency (%)	=	100
Gutter Spread (ft)	=	0.72
Gutter Vel (ft/s)	=	0.93
Bypass Spread (ft)	=	-0-
Bypass Depth (in)	=	-0-



Inlet Report

SD SINGLE INLET #3

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 5.89
Grate Width (ft)	= 1.48
Grate Length (ft)	= 3.98

Gutter

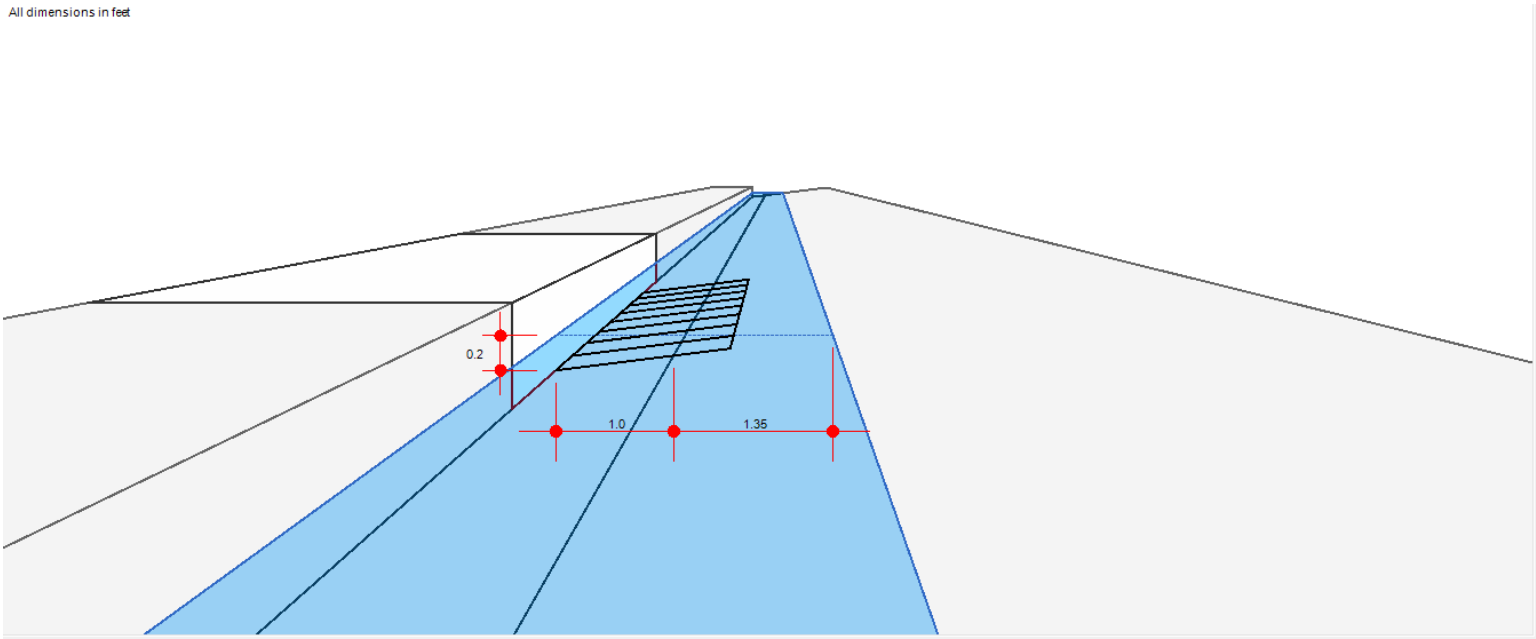
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 1.02

Highlighted

Q Total (cfs)	= 1.02
Q Capt (cfs)	= 1.02
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.34
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.35
Gutter Vel (ft/s)	= 2.49
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD SINGLE INLET #4

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 5.89
Grate Width (ft)	= 1.48
Grate Length (ft)	= 3.98

Gutter

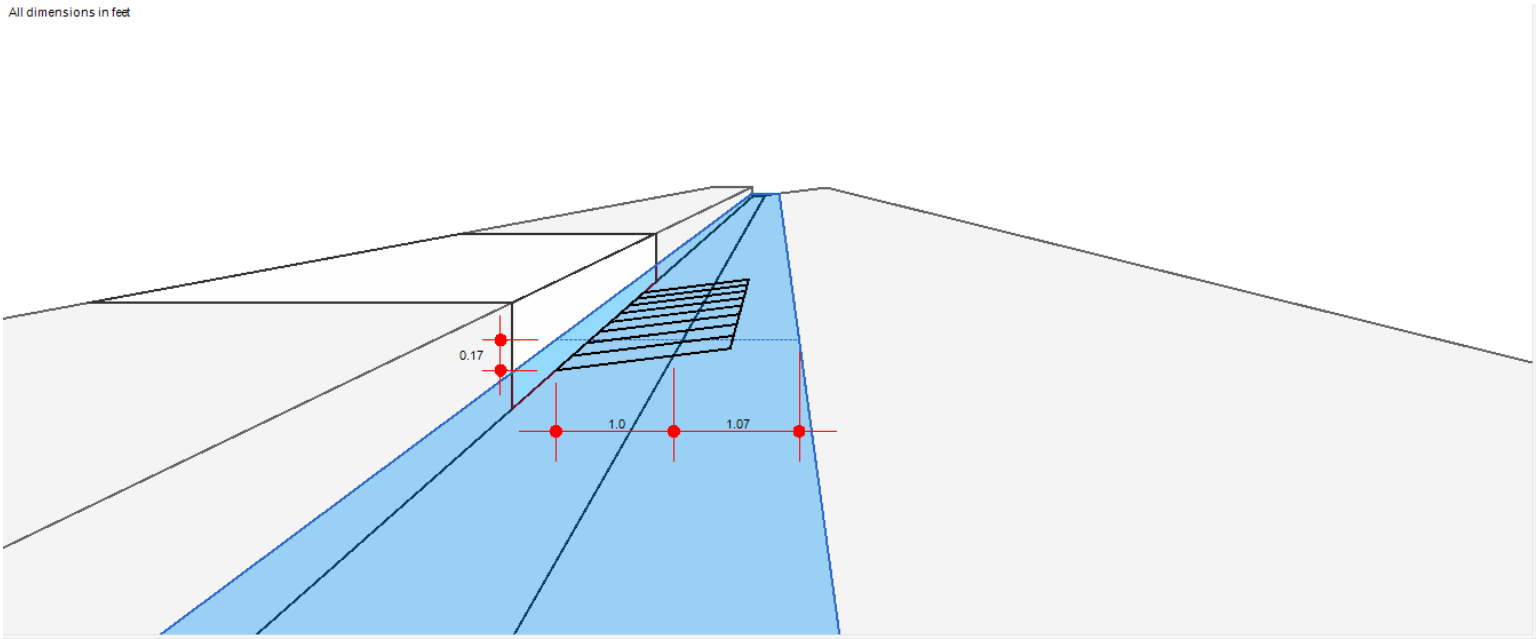
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 0.76

Highlighted

Q Total (cfs)	= 0.76
Q Capt (cfs)	= 0.76
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.06
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.07
Gutter Vel (ft/s)	= 2.49
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD SINGLE INLET #5

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 5.89
Grate Width (ft)	= 1.48
Grate Length (ft)	= 3.98

Gutter

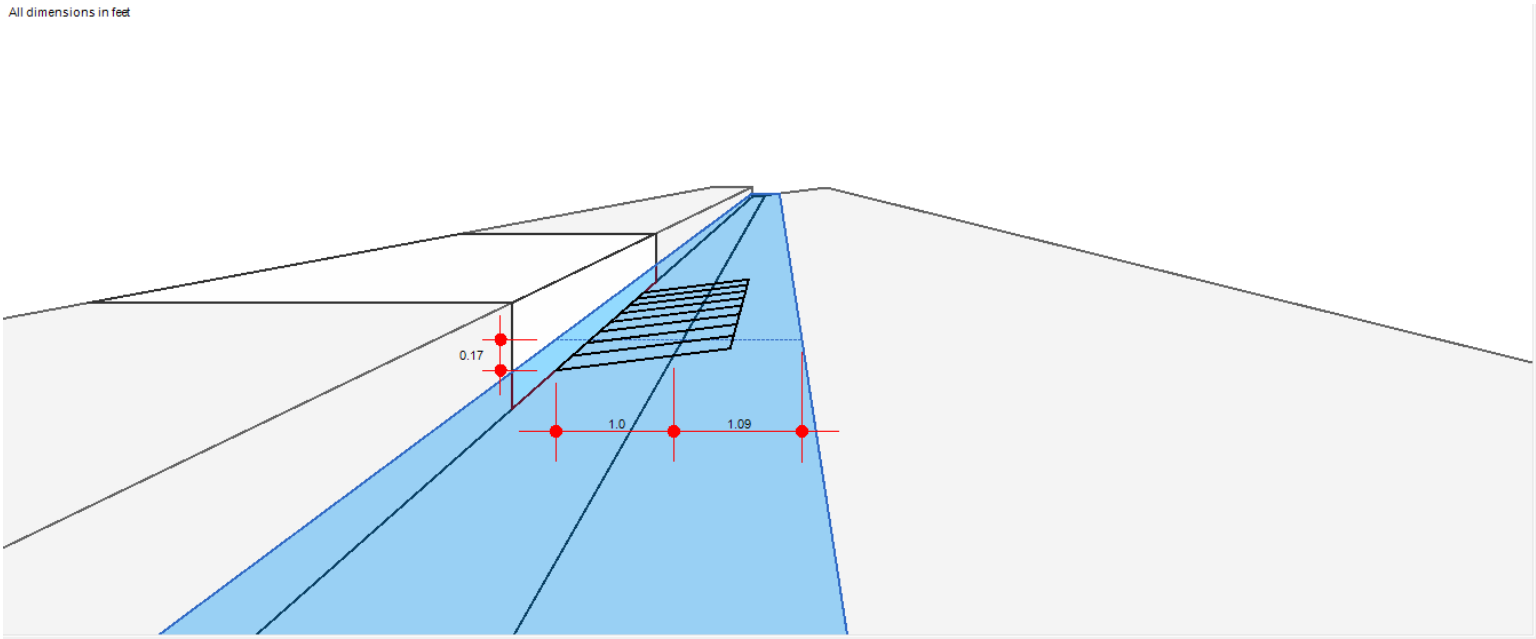
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 0.78

Highlighted

Q Total (cfs)	= 0.78
Q Capt (cfs)	= 0.78
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.08
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.09
Gutter Vel (ft/s)	= 2.49
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

FOCUS ENGINEERING & SURVEYING

Open Space D50 Rip-Rap Calculations

INPUT		
Q100=	14.29	cfs
D=	2	ft
TW=	0.8	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.339917	ft
	4.078999	in

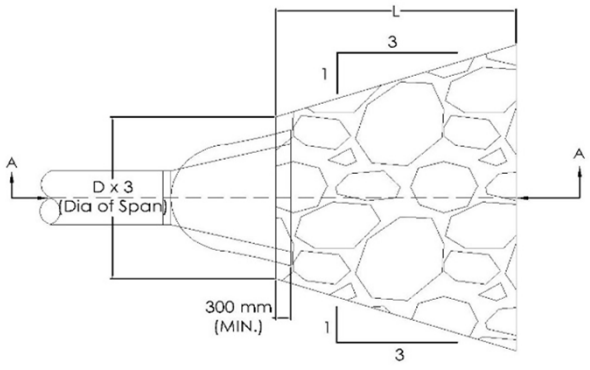
$$D_{50} = 0.2\,D\left(\frac{Q}{\sqrt{g}D^{2.5}}\right)^{4/3}\left(\frac{D}{TW}\right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	2	ft
L=	12	ft
DEPTH=	2.6	ft
RW=	14.0	ft
CW=	6	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Marcella Club Drive D50 Rip-Rap Calculations

INPUT		
Q100=	0.42	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.006033	ft
	0.072394	in

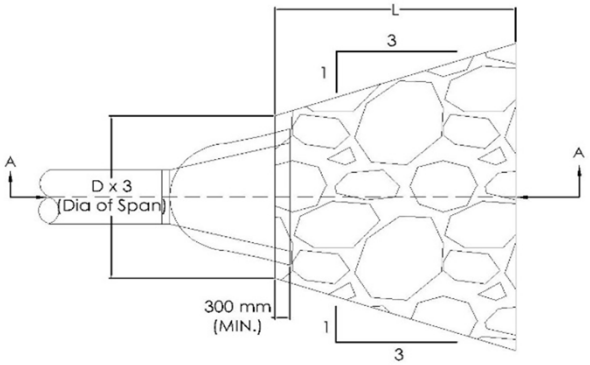
$$D_{50} = 0.2\,D\left(\frac{Q}{\sqrt{g}D^{2.5}}\right)^{4/3}\left(\frac{D}{TW}\right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Lot SV-501 D50 Rip-Rap Calculations

INPUT		
Q100=	3.67	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.108578	ft
	1.302934	in

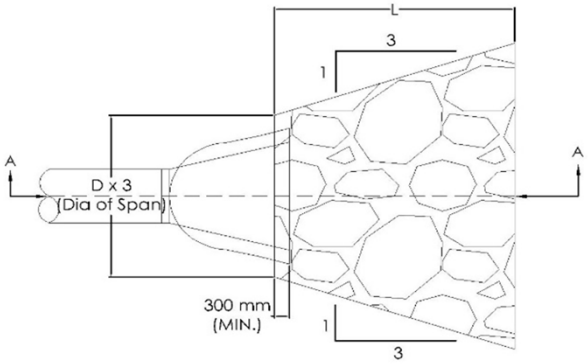
$$D_{50} = 0.2\,D\left(\frac{Q}{\sqrt{g}D^{2.5}}\right)^{4/3}\left(\frac{D}{TW}\right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Lot OM-613 D50 Rip-Rap Calculations

INPUT		
Q100=	4.82	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.156165	ft
	1.873975	in

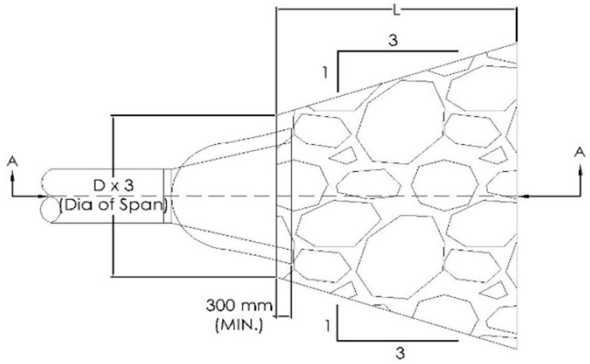
$$D_{50} = 0.2\, D \left(\frac{Q}{\sqrt{g} D^{2.5}} \right)^{4/3} \left(\frac{D}{TW} \right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Lot OM-604 D50 Rip-Rap Calculations

INPUT		
Q100=	11.66	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.507128	ft
	6.08554	in

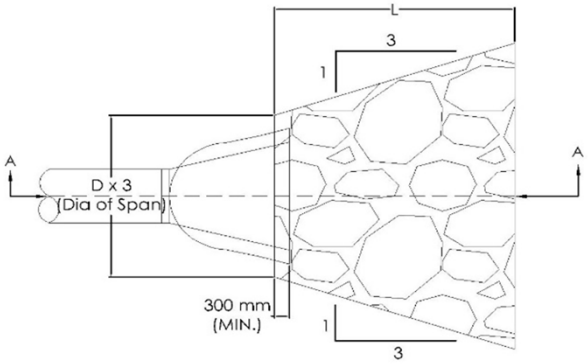
$$D_{50} = 0.2\, D \left(\frac{Q}{\sqrt{g} D^{2.5}} \right)^{4/3} \left(\frac{D}{TW} \right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Lot OM-601 D50 Rip-Rap Calculations

INPUT		
Q100=	5.1	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.168376	ft
	2.020511	in

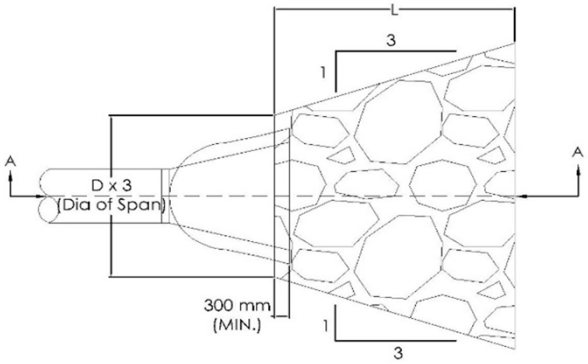
$$D_{50} = 0.2\, D \left(\frac{Q}{\sqrt{g} D^{2.5}} \right)^{4/3} \left(\frac{D}{TW} \right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Channel Report

TEMP. BASIN B OUTFALL

Triangular

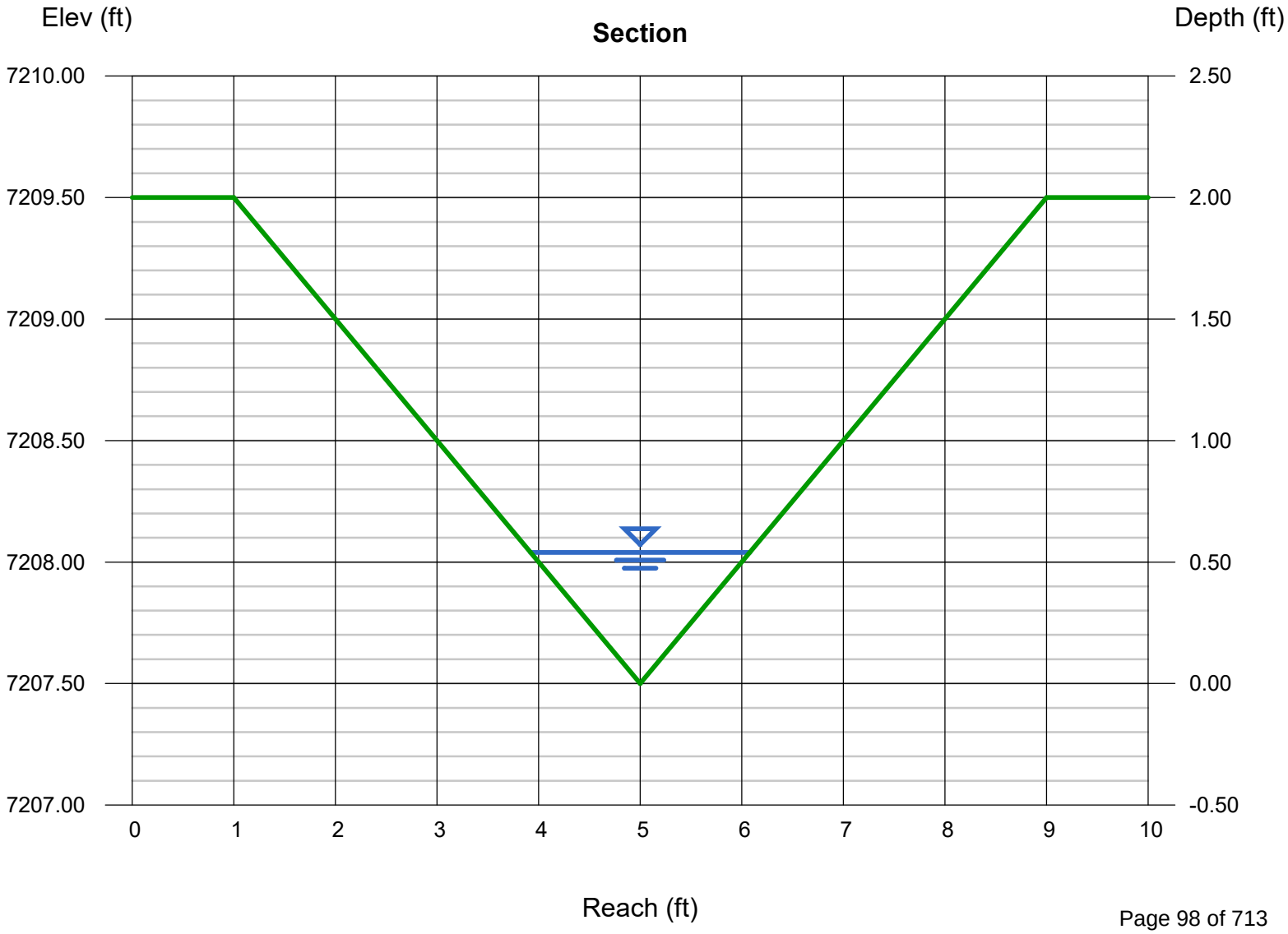
Side Slopes (z:1)	= 2.00, 2.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 7207.50
Slope (%)	= 23.88
N-Value	= 0.030

Calculations

Compute by:	Known Q
Known Q (cfs)	= 5.35

Highlighted

Depth (ft)	= 0.54
Q (cfs)	= 5.350
Area (sqft)	= 0.58
Velocity (ft/s)	= 9.17
Wetted Perim (ft)	= 2.41
Crit Depth, Yc (ft)	= 0.86
Top Width (ft)	= 2.16
EGL (ft)	= 1.85



Temp Basin B D50 Rip Rap Sizing

Straight Channel and River Bend Riprap Input Parameters			
W:	0.6584	m	Channel width
h:	0.1646	m	Flow depth
S:	0.2388	m/m	Slope gradient of river
θ_1:	13.43	degrees	Slope angle of river bank
G:	2.65		Specific gravity of the riprap
ϕ:	45.3	degrees	Natural angle of repose of the riprap
τ_{*c}:	0.047		Critical Shields parameter
γ:	9810	N/m^3	Specific weight of water

Straight Channel Riprap Design			
τ_0:	385.60	Pa	Shear stress applied on riprap particle
d_m:	0.536291	m	Effective riprap size for straight channels

D50	21 inches

Channel Report

TEMP. BASIN F OUTFALL

Triangular

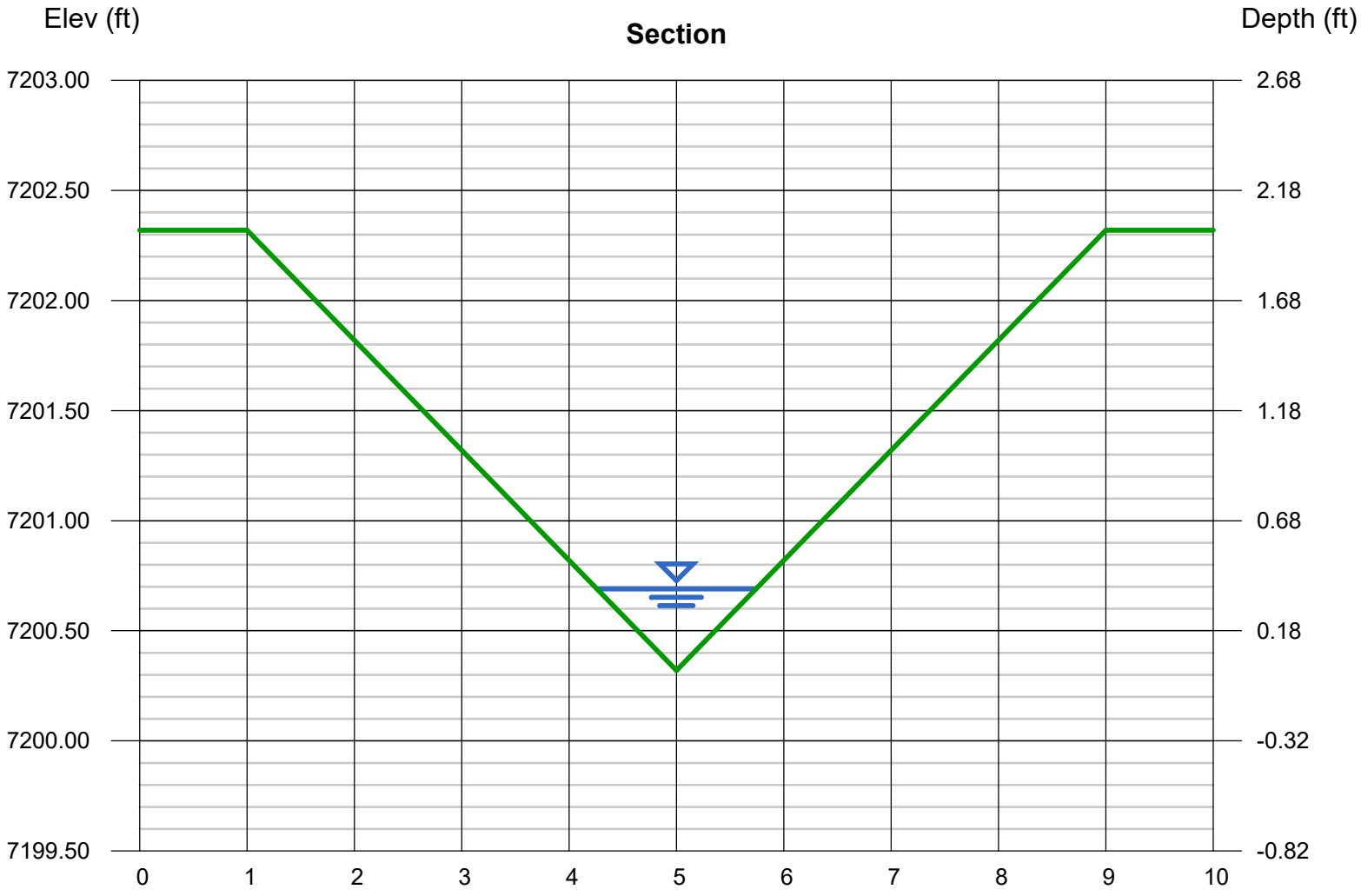
Side Slopes (z:1)	= 2.00, 2.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 7200.32
Slope (%)	= 10.16
N-Value	= 0.030

Calculations

Compute by:	Known Q
Known Q (cfs)	= 1.28

Highlighted

Depth (ft)	= 0.37
Q (cfs)	= 1.280
Area (sqft)	= 0.27
Velocity (ft/s)	= 4.67
Wetted Perim (ft)	= 1.65
Crit Depth, Yc (ft)	= 0.48
Top Width (ft)	= 1.48
EGL (ft)	= 0.71



Temp Basin F D50 Rip Rap Sizing

Straight Channel and River Bend Riprap Input Parameters			
W:	0.4511	m	Channel width
h:	0.1128	m	Flow depth
S:	0.1016	m/m	Slope gradient of river
θ_1:	5.8	degrees	Slope angle of river bank
G:	2.65		Specific gravity of the riprap
ϕ:	45.3	degrees	Natural angle of repose of the riprap
τ_{*c}:	0.047		Critical Shields parameter
γ:	9810	N/m^3	Specific weight of water

Straight Channel Riprap Design			
τ_0:	112.43	Pa	Shear stress applied on riprap particle
d_m:	0.149298	m	Effective riprap size for straight channels

D50	6 inches

Channel Report

TEMP. BASIN P OUTFALL

Triangular

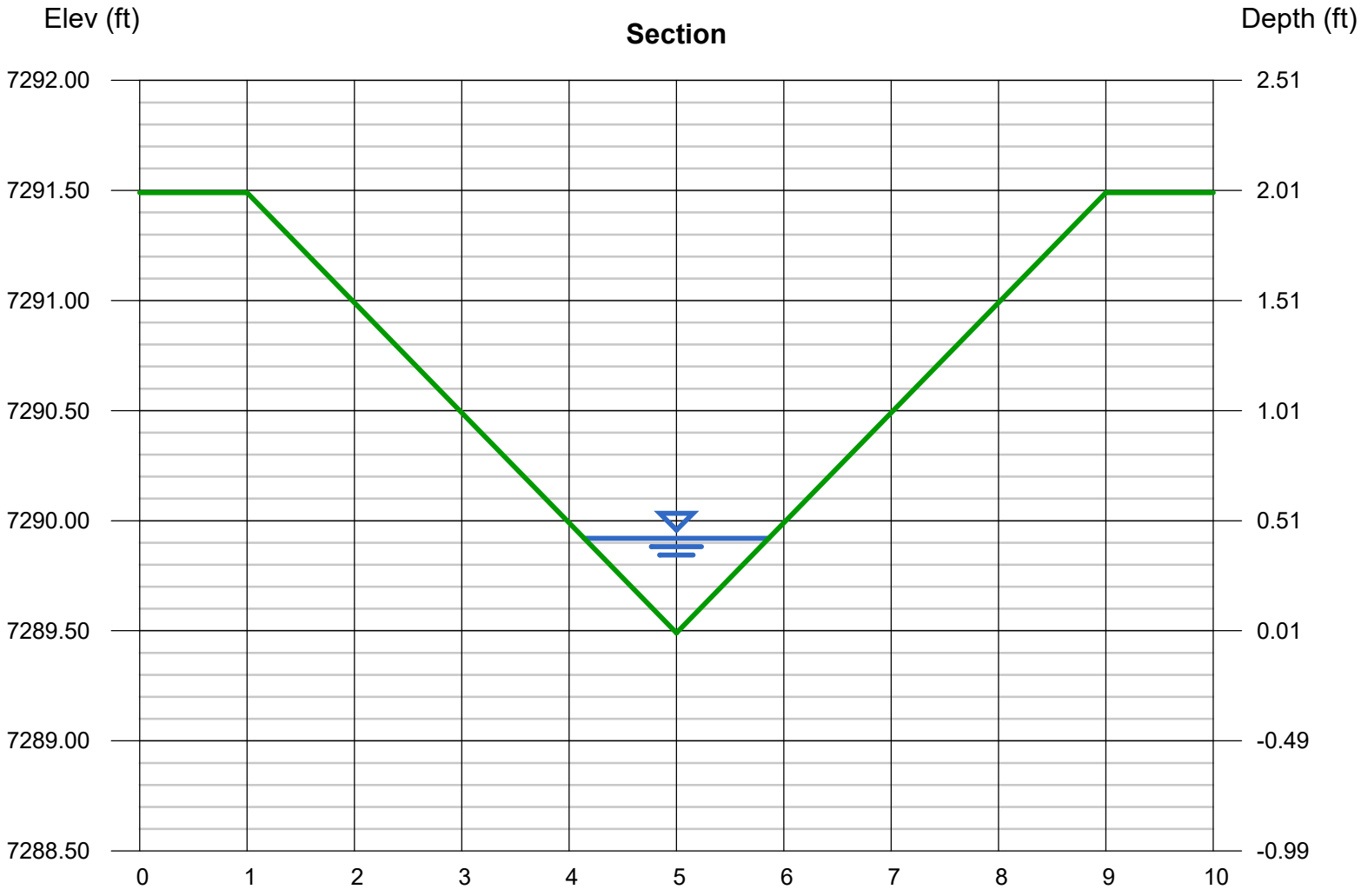
Side Slopes (z:1)	= 2.00, 2.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 7289.49
Slope (%)	= 11.54
N-Value	= 0.030

Calculations

Compute by:	Known Q
Known Q (cfs)	= 2.05

Highlighted

Depth (ft)	= 0.43
Q (cfs)	= 2.050
Area (sqft)	= 0.37
Velocity (ft/s)	= 5.54
Wetted Perim (ft)	= 1.92
Crit Depth, Yc (ft)	= 0.58
Top Width (ft)	= 1.72
EGL (ft)	= 0.91



Temp Basin P D50 Rip Rap Sizing

Straight Channel and River Bend Riprap Input Parameters			
W:	0.5243	m	Channel width
h:	0.1311	m	Flow depth
S:	0.1154	m/m	Slope gradient of river
θ_1:	6.58	degrees	Slope angle of river bank
G:	2.65		Specific gravity of the riprap
ϕ:	45.3	degrees	Natural angle of repose of the riprap
τ_{*c}:	0.047		Critical Shields parameter
γ:	9810	N/m^3	Specific weight of water

Straight Channel Riprap Design			
τ_0:	148.41	Pa	Shear stress applied on riprap particle
d_m:	0.197672	m	Effective riprap size for straight channels

D50	8 inches

GEOTECHNICAL INVESTIGATION
JORDANELLE RIDGE VILLAGE 3
WASATCH COUNTY, UTAH

PROPERTY LOCATION
JORDANELLE RIDGE, HEBER CITY
WASATCH COUNTY, UTAH

Project No.: 24444

Prepared For:
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JULY 25, 2025

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Appendix C

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Appendix D

Figure D-1 ..... Seismic Values

1 INTRODUCTION

This report presents the geotechnical investigation for the proposed development south of SR-32 in Wasatch County, Utah, identified as Jordanelle Village 3, as shown on the Site Vicinity Map in Appendix A (Figure A-1).

The field investigation consisted of thirty-eight (48) test pits. The test pits were excavated to a maximum depth of 13-ft to below the existing ground surface or where practical refusal on bedrock was encountered. Locations of test pits are shown on Appendix A (Figure A-2). Detailed test pit logs can be found in Appendix B (Figures B-2 to B-49). Test pits TP-1 through TP-33 were conducted in October 2023 as part of a roadway geotechnical investigation report (Wilding, 2023, Jordanelle Ridge Village 3, Phase 1 – Roadway, Project #23192). The results of the 2023 data are incorporated into this report.

The subject of this Geotechnical Report is limited to the proposed lot layout and roadways as presented in Figure A-2b and does not include other areas of the larger parcel of Jordanelle Village 3.

Recommendations in this report are based upon information gathered from the field investigation, site observation, published geologic maps, laboratory testing, and engineering analysis.

2 PURPOSE AND SCOPE

The purpose of this investigation was to assess the suitability of on-site soils for the proposed subdivision with the associated utilities, landscaping, and roadways and provide geotechnical recommendations. The scope of work completed for this study included site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analyses, and preparation of this report.

3 SITE AND PROJECT INFORMATION

3.1 PROJECT DESCRIPTION

Loading conditions are not available, but Wilding understands the proposed subdivision will consist of large residential subdivisions with homes up to 2 stories in height with a possible basement, roadways, and a pond based on the plans prepared by Momentum Development, dated November 2023. The development is still at its beginning phase and is a very large site with approximately 1800 acres. The purpose of our investigation at this time is to provide general findings on a large scale and representative test pit locations were selected near the anticipated structure locations based on current lot layout design. Test pits are spaced at approximately one test pit per 10-15 acres of developable area, which is further apart than a typical geotechnical investigation. Local conditions between the test pits may be different than what was encountered in the test pits. If subsurface conditions other than those described herein are encountered during

construction, a site-specific lot does not have a test pit nearby, and/or if design changes are initiated, Wilding Engineering or another qualified geotechnical firm should be consulted so that our recommendations can be reviewed and revised as changes or conditions may require.

3.2 EXISTING SITE CONDITIONS

At the time of our filed investigation, the property was rural undeveloped land with sparce dirt roads, mountain biking and hiking trails. Construction of the new golf course was in progress with construction improvements made to several of the existing roadways. Scrub-oak, aspen, and hillside shrubs dominate the hillslopes with areas of steep slopes and ravines. Several areas of surface bedrock outcrops exist throughout the property and roadway alignment. Test pit locations were chosen where a favorable amount of soils existed for subsurface exploration. The site can be accessed on the north from State Highway 32. Surface and shallow bedrock outcrops exist throughout the property and surroundings.

4 GEOLOGY RESEARCH AND REVIEW

4.1 SURFICIAL GEOLOGY

Based on the available geologic map[1], the project site is generally mapped within the Tkcc unit, which is described as: *Volcanic mudflow breccia of Coyote Canyon - Andesitic volcanic mudflow breccia similar to that of the volcanic breccia of Silver Creek; individual beds typically heterolithic, rarely monolithic; on the south side of Jordanelle Reservoir map unit includes mostly lava flows and lesser volcanic mudflow breccia, all dipping steeply and locally deeply altered; elsewhere, locally contains thin andesitic lava flows whose outcrop is discontinuous and impractical to map separately; weathers to rounded hills, typically with a deep regolith and poor exposure, and commonly covered with a lag of volcanic boulders; best exposures are in Highway 32 road cuts south of Jordanelle Reservoir; deposited as lahars (debris flows of volcanic material) and lava flows on the distal flanks of stratovolcanoes that once towered over the eastern stocks of the Wasatch igneous belt (Bromfield, 1968; Woodfill, 1972; John, 1989b; Bryant, 1992; Leveinen, 1994; Hanson, 1995; Feher and others, 1996; Feher, 1997; Smyk and others, 2018); as much as 1500 feet (460 m) thick northeast of Heber Valley. Exposures in the northeastern corner of the map area—especially along the shoreline of Jordanelle Reservoir (sections 28, 32, and 33, T. 2 S., R. 4 E.) and in a Highway 32 road cut west of Charcoal Canyon— show vertical and steeply dipping lava flows and lesser mudflow breccias. Some exposures are cut by variously oriented shear zones characterized by fine-grained, reddish-brown fault gouge. Jigsaw clasts are locally common in matrix-supported volcanic mudflows. Hacker and others (2014) and Biek and others (2019b) found such clasts to be characteristic of gigantic volcanic landslides. Deformed clasts such as these are absent in primary, undeformed volcanic mudflow deposits (broken clasts would be torn apart during flow movement), but are characteristic features of volcanic debris avalanches;*

1 Biek, Robert F., 2019, Interim geologic map of the Heber City Quadrangle, Summit and Wasatch counties, Utah. OFR-712dm. UGS. 1:24,000 scale.

the clasts appear to record brittle failure under high confining pressures (Pierson and others, 2018). I interpret these steeply dipping strata as part of the Silver Creek chaos, which resulted from flank collapse of the volcano that once stood above the Park Premier porphyry stocks (see, for example, Biek, 2017, 2018). Bromfield and others (1970) mapped this area as volcanic mudflows of Coyote Canyon cut by inferred intrusive andesitic porphyries, some of which were interpreted to be near vertical. Rocks in this area are mostly poorly exposed and would have been even more so prior to erosion along the Jordanelle Reservoir shoreline and road cuts made for Highway 32. Even today, only a short distance from the shoreline or road cuts, it is virtually impossible to tell the orientation of beds in this area, rendering the southward extent of the chaos uncertain. It appears to be buried by subhorizontal (and thus post-collapse) volcanic mudflow breccia of Coyote Canyon (Tkcc) in sections 4 and 5, T. 3 S., R. 5 E., south of Highway 32.

Additional small portions of the site are also mapped as Qac unit, which is described as*: Alluvium and colluvium - Poorly to moderately sorted, generally poorly stratified, clay- to boulder-size, locally derived sediment (colluvium) deposited in swales, small drainages, and the upper reaches of larger ephemeral streams by slope-wash and creep processes; sediment is locally reworked by ephemeral streams, which is not differentiated here due to map scale; generally less than 30 feet (9 m) thick.*

Additional small portions of the site are also mapped as TKi unit, which is described as*: Intrusive rock and breccia of Keetley Volcanics (Oligocene and Eocene?) - May include some extrusive rock.*

The geologic conditions presented in this section were obtained by locating the subject site on available large-scale geologic maps. Due to the scales involved, precise location of the site can be difficult to determine. The large-scale geologic maps describe only general trends. Local variations are possible and site-specific geology may differ from those described herein. A site-specific detailed geologic description is beyond our scope of work.

4.2 LIQUEFACTION

Certain areas within the intermountain region possess a potential for liquefaction during seismic events. Liquefaction is a phenomenon whereby loose, saturated, non-cohesive soil deposits lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from dynamic loading, such as that caused by an earthquake. Liquefaction can result in densification of such deposits, resulting in settlement of overlying layers. Three conditions should typically be present for liquefaction to occur in soils:

- The soil should be susceptible to liquefaction, i.e., soil layers with less than fifteen percent clay, existing below the groundwater table.
- The soil should be in a loose state.
- Ground shaking should be strong enough to cause liquefaction.

Based on the liquefaction hazard map, the site lies within an area designated as having a “very low” liquefaction probability[1]. A “very low” liquefaction potential indicates that there is probability of 5% or less of having a seismic event exceeding critical acceleration in 100 years[2]. A site-specific liquefaction study is not performed and is beyond our proposed scope of work.

4.3 LANDSLIDES & SLOPE STABILITY

Slope stability hazards such as landslides, slumps, and other mass movements can develop along moderate to steep slopes where a slope has been disturbed, the head of a slope is loaded, or where increased groundwater pore pressures result in driving forces within the slope exceeding restraining forces. Slopes exhibiting prior failures, and also deposits from large landslides, are particularly vulnerable to instability and reactivation. Human activities such as grading or placement of fill material can reduce stability, alter groundwater levels, and increase landslide potential on slopes. Other causative factors to consider include climate. Dry climates in Utah can reduce landslide occurrences even in susceptible units. Conversely, years with above-normal precipitation generally produce the most landslides[3].

Based on available maps (Giraud 2007[4], Christensen & Shaw 2008[5], Wasatch County Geologic Hazards Map), areas within the Subject Property have slopes of or greater than 30% and are mapped within areas classified as having moderate landslide susceptibility. A moderate landslide susceptibility is described as: *“Areas that have slopes prone to landsliding based on observed landslide slope angles. The category includes slopes greater than 7° (12%) to slopes greater than 18° (32%) depending on the geologic unit.”* See Figures A-4 and A-5 within Appendix A for map details. The nearest mapped landslide deposits are primarily along the banks and perimeter of Jordanelle Reservoir where fluctuations of the reservoir occur and as a result, saturate hillslope sediments. The landslide mapped to the east of the subject property was investigated and determined to be a solid BEDROCK outcrop and not associated with a landslide movement. Additional shallow landslide features also occur below Jordanelle Dam in the steep slopes along the Provo River.

During the field investigation, Wilding’s Engineering Geologist conducted a preliminary assessment of the subject property for geologic hazards. It was found that the steeper slopes were dominated with shallow to surface bedrock exposures throughout the subject property. No landslides were identified as part of the field investigation.

It is Wilding’s understanding at the time of this report that no building envelope will contain slope of or greater than 30%. If such lots exist, a lot/site-specific slope stability analysis shall be conducted. Areas with large fill slopes for roadway and/or subdivision development may increase

1 Christenson, G.E., Shaw, L.M., 2008, Liquefaction special study areas, Wasatch Front and nearby areas, Utah: Utah Geological Survey, Supplement map to Circular 106, scale 1:250,000
2 Anderson, L.R., Keaton, J.R., Bischoff, J.E., 1994, Liquefaction potential map for Utah County, Utah complete technical report: Utah Geological Survey, Contract Report 94-8, p. 22.
3 Ashland, F.X., 2003, Characteristics, causes, and implications of the 1998 Wasatch Front landslides: Utah Geological Survey Special Study, 105, 49 p
4 Giraud, R., E. and Shaw, L., M., 2007, Landslide Susceptibility Map of Utah, Plate 1, Utah Geological Survey Map 228DM
5 Christenson, G.E., Shaw, L.M., 2008, Landslide special study areas, Wasatch Front and nearby areas, Utah: Utah Geological Survey, Supplement map to Circular 106, scale 1:250,000

landslide potential. Geologic trenching or a site-specific landslide study and slope stability analysis was not performed with this report and are beyond our scope of work.

5 FIELD EXPLORATIONS

5.1 SUBSURFACE INVESTIGATION

Subsurface soil conditions at the project site were explored at the site by excavating 33 test pits (October 2023) at representative locations within the subject property using a rubber-track mini-excavator to a depth of up to 10 feet below the existing site grade or until practical refusal on bedrock was encountered. During the additional test pit excavation (October 2024), an additional 15 test pits at representative locations within the subject property using a large, steel-tracked trackhoe to a depth of up to 13 feet below the existing site grade or until practical refusal on bedrock was encountered. Stratigraphy and classification of the soils were logged under the direction of our Geotechnical Engineer.

Disturbed samples were obtained at various depths and stored in sealed plastic bags. The samples were transported to our laboratory in sealed containers for testing. The test pits were backfilled to near ground surface with on-site soils. Sample types with depths are shown in detail in the Test Pit Logs found in Appendix B (Figure B-2 to B-49). A Key to Soil Symbols is presented on Figure B-1.

5.2 SUBSURFACE CONDITIONS

5.2.1 Soils

The soils encountered in the test pits generally consisted of up to 3 feet topsoil at the ground surface (except up to 5 feet of topsoil at TP-7). Below the topsoil was varying depths of native soils consisting of Poorly Graded GRAVEL with Silt (GP-GM), Silty Gravel (GM), Well-graded GRAVEL with Silt and Sand (GW-GM), Poorly Graded GRAVEL with Clay and Sand (GP-GC), Sandy SILT (ML), FAT CLAY (CH), and LEAN CLAY (CL), and Sandy LEAN CLAY (CL) soils which extended to the full depth of the test pits excavated for this investigation. In general, native soils are shallow and terminate quickly on hard volcanic BEDROCK (Keetley Volcanics). Some test pits exhibited deeper depths of native soils where shallower slopes exist.

A more detailed description is presented in Test Pit Logs (Appendix B Figure B-2 to B-49). The stratification lines shown on the enclosed Test Pit Logs represent the approximate boundary between soil types. The actual in-situ transition may be gradual. Due to the nature and depositional characteristics of native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration location.

5.2.2 Groundwater

Groundwater was not encountered at any test pit locations at the time of the site investigation. It should be noted that it is possible for the groundwater levels to fluctuate during the year depending on the season and climate. Additionally, discontinuous zones of perched water may exist at various locations and depths beneath the ground surface. Therefore, groundwater conditions encountered during and/or after construction may differ from those encountered during our field investigation.

5.2.3 Moisture-sensitive & Expansive Soil

Expansive soils contain clay minerals such as smectite, bentonite, and montmorillonite that are capable of absorbing water and increasing the volume of the soil. The change in volume can exert enough force on a building or other structure to cause damage. Expansive soil can also shrink when dried out, removing support from buildings or other structures. Expansive soils are considered moisture sensitive. Moisture-sensitive soils were encountered at the site in some areas. Based on our lab testing and experience in the area, soil with a liquid limit near or above 45 or plastic index near or above 30 may exhibit expansive potential. Where moisture-sensitive soils exist, measures should be taken to maintain the moisture of the native subgrade during and after excavation and construction.

6 LABORATORY TESTING

Geotechnical laboratory tests were conducted on selected soil samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. Laboratory tests for this investigation include: Grain Size Distribution Analysis, Atterberg Limits Test, Moisture Content of Soil by Mass, and Direct Shear.

The results of laboratory tests are presented on the test pit log in Appendix B (Figure B-2 through B-49), the Summary of Laboratory Test Results table (Figure C-1), and on the test result figures presented in Appendix C (Figures C-2 through C-9).

7 RECOMMENDATIONS AND CONCLUSIONS

7.1 GENERAL CONCLUSIONS

Supporting data upon which the following recommendations are based have been presented in the previous sections of this report. The recommendations presented herein are governed by the engineering properties of the earth materials encountered and tested as part of our subsurface exploration and the anticipated design data discussed in *Section 3.1, Project Description*. If subsurface conditions other than those described herein are encountered during construction, and/or if design changes are initiated, Wilding Engineering or another qualified Geotechnical Engineer must be informed in writing so that our recommendations can be reviewed and revised as changes or conditions may require.

7.2 EARTHWORK

7.2.1 Site Preparation and Grading

It is the contractor's responsibility to locate and protect all existing utility lines, whether shown on the drawings or not.

In general, the soils encountered in the test pits generally consisted of between 6-inches and 5-feet of topsoil at the ground surface. All topsoil, undocumented fill, moisture-sensitive soils or any soil containing organic or deleterious materials shall be removed where new structures, pavements, or concrete flatwork are to be placed. Topsoil may be stockpiled on site for subsequent use in landscape areas.

High plasticity clay (Fat CLAY/CH, see logs in Appendix B) was encountered extending to a depth of up to 8 feet in isolated locations across the site and should be removed entirely below any areas that support structural loads, roadways, and concrete flatwork. Due to the large spacing of the test pits, localized areas may contain more Fat CLAY than what was encountered in the test pits.

Upon completion of site grubbing and prior to placement of any fill, the exposed subgrade should be evaluated by Wilding Engineering or another qualified Geotechnical Engineer. Proof rolling with loaded construction equipment may be a part of this evaluation. Soils that are observed to rut or deflect excessively (typically greater than 1-inch unless otherwise approved by a Geotechnical Engineer) under the moving load of a loaded rubber-tired truck or other suitable construction vehicle should be over-excavated down to firm undisturbed native soils and backfilled with properly placed and compacted structural fill *Sections 7.2.3 and 7.2.4*.

Excavations should be made with efforts to minimize subgrade disturbance. If the subgrade is disturbed during construction, disturbed soils should be recompacted properly (if less than 6" of soils were disturbed) or over-excavated to firm, undisturbed soil and backfilled with compacted structural fill.

For ease of construction and to increase the likelihood of favorable soil conditions, we recommend that site preparation, earthwork, and pavement subgrade preparation be accomplished during warmer, drier months.

7.2.2 Excavation Stability

All utility excavations shall be carefully supported, maintained, and protected during construction in accordance with OSHA Regulations. It is the responsibility of the contractor to maintain safe working conditions. Temporary construction excavations shall be properly sloped or shored, in compliance with current federal, state, and local requirements. Excavations are to be made to minimize subsequent filling. A trench box or shoring may be used. Coarse-grained material, soil with low fines content (material passing the No. 200 sieve) and wet soils can easily become unstable and in some areas where there could be toppling, cave-ins or sliding.

Wilding Engineering does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, state, and federal safety or other regulations. As stated in the OSHA regulations, "a competent person shall evaluate the soil exposed in the excavations as part of his/her safety procedures". In no case should slope height, slope inclination, or excavation depth, including utility trench excavations depth, exceed those specified in local, state, and federal safety regulations.

7.2.3 Structural Fill Material

All fill placed for support of structures, concrete flatwork, or pavements shall consist of structural fill. The contractor should have confidence that the anticipated method of compaction will be suitable for the type of structural fill used. All structural fill should be free of vegetation, debris or frozen material, and should contain no materials larger than 4 inches nominal size (6 inches in greatest dimension).

Structural fill shall consist of well-graded granular material, with a maximum aggregate size of 4 inches (6 inches in greatest dimension), and a maximum of 25% passing the #200 sieve within 8 feet (measured vertically) from structures, concrete flatwork, or pavements or a maximum of 35% passing the #200 sieve beyond such distance. The fill material finer than the #40 sieve shall have a liquid limit (LL) less than 25 and a Plastic Index (PI) less than 10. Specifications for gradation of structural fill are provided in Table 7.1. This material shall be free from organics, garbage, frost, and other loose, compressible, or deleterious materials.

Table 7.1 Material Specification for Structural Fill

Grain Size	Percent Passing
4-inch	100
¾-inch	55 to 100
No. 4	30 to 80
No. 200	no greater than 25 or 35 (see above)
Plastic Index (PI)	< 10
Liquid Limit (LL)	< 25

Variations to the structural fill gradation described above must be approved by a Geotechnical Engineer. Fine-grained materials (clays and silts) are not generally suitable for use as fill due to their inherent resistance to uniform moisture conditioning and workability to achieve desired compaction, as well as their proclivity to change volume when the soil becomes either drier or wetter. Imported structural fill is preferred and it is usually easier for compaction. Based on our field investigation and lab testing, portions of the near-surface native granular soils, as well as processed bedrock materials may be reused as structural fill provided they are properly screened, mixed and worked to meet above specifications.

Any deviation from the above specifications should be approved by Wilding Engineering or another qualified Geotechnical Engineer based on onsite observations and testing results. Approval may be granted based on a comprehensive evaluation of site-specific conditions, including but not limited to: in-situ observations, field density testing results, compaction equipment capabilities, potential for excessive voids within fill, and the impact on overall fill performance. Isolated occurrences of particles exceeding the 4-inch nominal size (6 inches in greatest dimension) limit may be permitted at the discretion of the onsite Geotechnical Engineer, provided they do not compromise the required fill performance and can be adequately compacted. These oversized particles should not be placed within 8 feet (measured vertically) from structures, concrete flatwork, top of any embankment or pavements.

The contractor should anticipate testing all soils used as structural fill frequently to assess the maximum dry density, fines content, and moisture content, etc. Specifications from governing authorities such as cities and special service districts having their own precedence should be followed where applicable.

7.2.4 Structural Fill Placement and Compaction

All structural fill should be placed in maximum 6-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 8-inch loose lifts if compacted by light-duty rollers, and maximum 12-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. We recommend that all structural fill be compacted on a horizontal plane, unless otherwise approved by a Geotechnical Engineer.

Structural fill placed for subgrade below load bearing areas including footings, concrete slabs and pavements should be compacted to at least 95% of the maximum dry density as determined by ASTM D1557. Structural fill placed in non-load bearing areas including landscape areas should be compacted to at least 90% of the maximum dry density (ASTM D1557). The moisture content should be within 2% of the optimum moisture content at the time of placement and compaction. Where structural fill thickness exceeds 8 feet, the compaction percentage should be increased to at least 98% of the maximum dry density (ASTM D1557). Also, prior to placing any fill, the contractor should request Wilding Engineering or another qualified Geotechnical Engineer to observe the excavations and evaluate if any unsuitable materials or loose soils have been removed. Proper grading should precede placement of fill, as described in *Section 7.2.1, Site Preparation and Grading*.

In addition to meeting the compaction requirements above, post grading settlement monitoring should be performed in areas where deep fill is placed. Monitoring is recommended for all fills greater than 15’ deep. For fills between 10’ and 15’ deep, we recommend perform monitoring if the fill length (measured at the 10’ depth level) is greater than 50’ long. More frequent monitoring may be performed in areas of concern. The settlement monitoring should continue until the onsite Geotechnical Engineer has determined that the rate of settlement, and the estimated total and differential settlement projected over the design life of the development are within acceptable limits. Construction of improvements in the areas where settlement monitoring is being performed

should be delayed until the completion of the monitoring program in the respective areas. The grading contractor should be responsible for the construction and protection of all settlement monitoring monuments. If monitoring is performed, the contractor will provide a plan for monitoring locations. Wilding Engineering could provide settlement/elevation survey services upon request.

According to IBC Section J107.3, where existing grade is at a slope steeper than one unit vertical in five units horizontal (1V:5H) and the depth of the fill exceeds 5 feet, benching shall be provided in accordance with Figure 7.1 below. A key shall be provided that is not less than 10 feet in width and 2 feet in depth. Other aspects of the construction, including drainage, slope steepness, erosion protection etc., should also follow the IBC code unless otherwise approved by a Geotechnical Engineer.

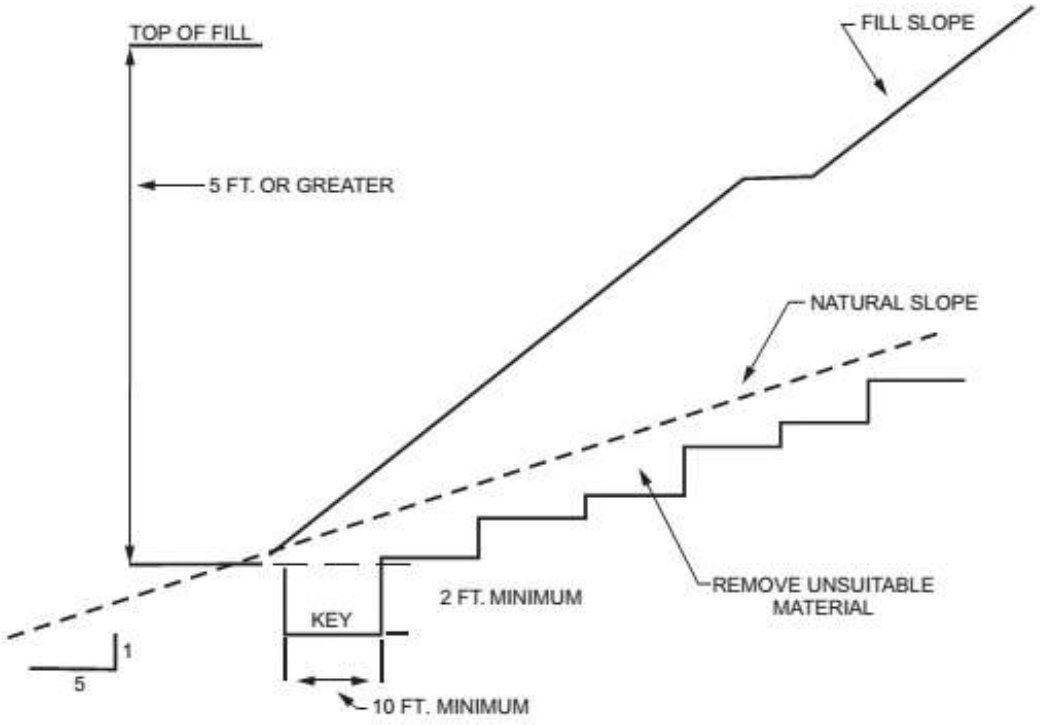


Figure 7.1 Benching Details

Specifications from governing authorities such as cities and special service districts having their own precedence should be followed where applicable.

7.2.5 Utility Trenches

Construction of the pipe bedding shall consist of preparing an acceptable pipe foundation, excavating the pipe groove in the prepared foundation, and backfilling from the foundation to 12 inches above the top of the pipe. All piping shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded.

The soils in the utility pipe trenches are to meet the specified structural fill requirements in *Sections 7.2.3 and 7.2.4*.

> **Pipe foundation:** shall consist of structural fill soils. Wherever the trench subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, the trench shall be excavated below the bottom of the pipe to such depth as may be necessary, and this additional excavation shall be filled with compacted well-graded, granular soil per *Sections 7.2.3 and 7.2.4*.
>
> **Pipe groove:** shall be excavated in the pipe foundation to receive the bottom quadrant of the pipe so that the installed pipe will be true to line and grade. Bell holes shall be dug after the trench bottom has been graded. Bell holes shall be excavated so that only the barrel of the pipe bears on the pipe foundation.
>
> **Pipe bedding:** (from pipe foundation to 12 inches above top of pipe) shall be deposited and compacted in layers not to exceed 9 inches in uncompacted depth (not to exceed 12 inches with sheepsfoot with capability to compact the entire layer effectively). Placement and compaction of bedding materials shall be performed simultaneously and uniformly on both sides of the pipe. All bedding materials shall be placed in the trench in a manner that they will be scattered alongside the pipe and not dropped into the trench in compact masses.

Specifications from governing authorities such as cities and special service districts having their own precedence should be followed where applicable.

7.2.6 Moisture Protection and Surface Drainage

Precautions should be taken during and after construction to eliminate saturation of foundation and roadway soils. Over wetting the soils prior to or during construction may result in increased softening and pumping, causing equipment mobility problems and difficulties in achieving compaction.

Moisture should not be allowed to infiltrate the soils in the vicinity of, or upslope from, the roadway, concrete flatwork or structures. It should be noted that there will be an increased risk of settlement or movement if foundation soils become over-wetted. After the footings were constructed, the following recommendations for foundation moisture protection and drainage should be considered:

- Backfill around foundation walls should consist of fine-grained soils with low-permeability. Free-draining sandy and gravelly soils should not be used. The backfill should be placed in 12-inch lifts and compacted to at least 90% of the maximum dry density of the modified Proctor (ASTM D1557).
- The ground surface within 10 feet of the foundation walls should be sloped to drain away from structure with a minimum slope of 5% (2% if hardscaped).
- Roof runoff devices and downspouts should be installed around the entire perimeter of the structure to collect and discharge all roof runoff a minimum of 10 feet from the foundation walls. The runoff should always be allowed to flow away as designed and not back flow

against the foundation; pop-ups, direct drainage or other options may be considered. Rain gutters, downspouts, discharge pipes and pop-ups (if used) should be inspected and cleared frequently so they remain unclogged.

- Only hand watering or drip irrigation should be used within 5 feet of the foundation walls, but xeriscaping or desert landscaping is preferred. Irrigation and/or water lines near the foundation walls should be maintained in good working order.
- Snow should be cleared in a timely manner within 10 feet of the foundation walls to prevent snow from melting and wetting the foundation soils.
- Above recommendations should be maintained throughout the life of the buildings.

7.3 FOUNDATION RECOMMENDATIONS

The foundations for the proposed structures may consist of conventional strip and/or spread footings. Strip and spread footing should be a minimum of 20 and 36 inches wide, respectively, and exterior shallow footings should be embedded at least 42 inches below final grade for frost protection and confinement. Interior shallow footings not susceptible to frost conditions should be embedded at least 16 inches for confinement.

7.3.1 Installation and Bearing Material

Footings may be placed entirely on firm, undisturbed, native, non-moisture-sensitive soils, entirely on native BEDROCK or entirely on a uniform layer of structural fill (12-inch minimum thickness) extending to firm, undisturbed, native, non-moisture-sensitive soils or native BEDROCK. Footings should not be placed partially on soils and partially on bedrock unless otherwise approved by a Geotechnical Engineer. Structural fill (if used) should meet material recommendations and be placed and compacted as recommended in *Sections 7.2.3 and 7.2.4*. Structural fill should extend from the outside edge of the footing for a distance equal to the depth of structural fill placed. If deep fill is placed, settlement monitoring should be performed as recommended in *Sections 7.2.4.*

If encountered, all topsoil, undocumented fill, soft areas, moisture-sensitive soils, frozen material or other inappropriate material shall be removed from the footing zone to a depth recommended by Wilding Engineering or another qualified Geotechnical Engineer. Footings placed on slopes shall be benched so that all footing bases are horizontal.

As described in Section 5.2.3, If moisture-sensitive soils are encountered at footing bearing elevation, additional testing may be performed to evaluate load to prevent swell and compare such load to footing loads once structural engineering design is completed. Measures should be taken to maintain the moisture of the native subgrade during and after excavation and construction.

Footing excavations shall be observed by Wilding Engineering or another qualified Geotechnical Engineer prior to placement of structural fill, concrete, or reinforcement steel to assess their suitability for placement of footings.

7.3.2 Bearing Pressure

Conventional strip and spread footings constructed entirely on firm, undisturbed, native, non-moisture-sensitive soils may be proportioned for a maximum net allowable bearing pressure of **2,200 pounds per square foot (psf).** Conventional strip and spread footings constructed entirely on native BEDROCK or entirely on a uniform layer of structural fill (12-inch minimum thickness) extending to firm, undisturbed, native, non-moisture-sensitive soils or native BEDROCK may be proportioned for a maximum net allowable bearing pressure of **3,200 (psf)**. The recommended net allowable bearing pressure refers to the total dead load plus live load conditions and can be increased by 30% to include short-term loading (wind and seismic).

7.3.3 Static Settlement

Assuming no additional surcharge besides footing loads is applied, static settlements of properly designed and constructed conventional footings, founded as described above, are anticipated to be less than 1 inch. Differential settlements should be on the order of half the total settlement or ½ inch over 30 feet. If additional loads (e.g. imported fill) are introduced, we should be contacted to re-evaluate settlement.

7.3.4 Frost Protection

All exterior footings are to be constructed at least 42 inches below the ground surface for frost protection and confinement. This includes walk-out areas and may require fill to be placed around building. Interior footings not susceptible to frost conditions should be embedded at least 16 inches for confinement. If foundations are constructed through the winter months, all soils on which footings will bear shall be protected from freezing.

7.3.5 Construction Observation

Wilding Engineering or another qualified Geotechnical Engineer shall periodically monitor excavations prior to installation of footings. Observation of soil before placement of structural fill or concrete is required to evaluate any field conditions not encountered in the investigation which would alter the recommendations or this report. **All structural fill material shall be tested under the direction of Wilding Engineering or another qualified Geotechnical Engineer for material and compaction requirements.**

7.3.6 Foundation Drainage

Soils encountered in the subsurface explorations at elevations of proposed foundations consisted of Group I soils, Group II and Group III soils according to 2021 International Residential Code (IRC) Section R405. A foundation drainage system is not required where the foundation is installed on Group I soils per IRC. A drainage system is required where the foundation is installed on Group II soils if the foundations retain earth and enclose habitable or usable spaces located below grade. Shallow bedrock with lower permeability is also encountered, a foundation drainage system may be considered to facilitate water discharge. The drainage system may be constructed according to IRC 2021 Section R405, accessible at

https://codes.iccsafe.org/content/IRC2021P3/chapter-4-foundations#IRC2021P3_Pt03_Ch04_SecR405.

7.4 LATERAL FORCES

7.4.1 Resistance for Footings

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and frictional resistance between the base of the footing and the supporting subgrade. In evaluating the frictional resistance, a coefficient of friction of 0.45 may be used for native granular soils (sandy or gravelly soils) or structural fill against concrete, a coefficient of friction of 0.31 may be used for native fine-grained soils (silty or clayey soils) against concrete.

7.4.2 Lateral Earth Pressures on Foundation Walls

Ultimate lateral earth pressures are estimated from native soils or structural fill acting against buried walls and structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in the following table:

Table 7.2 Lateral Earth Pressures – Native Granular Soils or Structural Fill

Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active	0.26	32
At-rest	0.41	52
Passive	3.85	481

Table 7.3 Lateral Earth Pressures – Native Fine-grained Soils

Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active	0.39	47
At-rest	0.56	67
Passive	2.56	307

For seismic analyses, recent research presented by Lew, Sitar, Al Atik and others in their publication in 2010[1] provided provisional recommendations for the design of building basement walls. Based on this publication, if the retained earth materials are cohesive soils (including cemented soils and clayey soils), the horizontal ground acceleration, k_h, may be taken as one-half of the PGA (g). If the retained earth materials are cohesionless (including sandy silt, sand, and gravel), the horizontal ground acceleration, k_h, may be estimated from Table 7.4 below.

1 Lew, M., Sitar, N., Al Atik, L., Pourzanjani, M., and Hudson, M. B., 2010, "Seismic Earth Pressures on Deep Building Basements", SEAOC 2010 Convention Proceedings, Structural Engineers Association of California.

Table 7.4 Horizontal Ground Acceleration* for Cohesionless Retained Earth Material

Peak Ground Acceleration (g)	Recommended k_h
Less than 0.4	0
0.4	0.25 PGA
0.6	0.5 PGA
1.0	0.67 PGA

* For other levels of peak ground acceleration, linear interpolation of the tabulated values may be used.

Lew, Sitar, Al Atik and others cited recent research suggesting that the earth pressure distribution under seismic loading is very similar to a fluid distribution (i.e., triangular distribution), like static earth pressure. This is consistent with the dynamic earth pressure distributions directly measured and interpreted from the pressure sensors, strain gage and load cell data measured on walls during shake table modeling (Mikola and others, 2014)[1].

It should be noted that the above static and seismic coefficients and densities assume horizontal backfill and vertical wall face with no buildup of hydrostatic pressures. Hydrostatic and surcharge loadings, if any, should be added to the presented values. Over-compaction behind walls should be avoided. If sloping backfill is present, we should be consulted to provide more accurate lateral pressure parameters once the design geometry is established.

Walls and structures allowed to rotate slightly should use the active condition. If the element is constrained against rotation, the at-rest condition should be used. These values should be used with an appropriate factor of safety against overturning and sliding. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by ½. Resisting passive earth pressure from soils subject to frost or heave, or otherwise above prescribed minimum depths of embedment, should be neglected in design.

7.5 CONCRETE SLABS-ON-GRADE & MODULUS OF SUBGRADE REACTION

Concrete slabs-on-grade for interior floor slabs should be constructed on 4” of free draining gravel, overlying firm undisturbed non-moisture-sensitive soils or bedrock or a uniform layer of structural fill overlying firm undisturbed non-moisture-sensitive soils or bedrock. The 4 inches of free draining gravel is recommended to provide a capillary break below the finish floor slab and underlying soils. The gravel should consist of a ¾ inch minus clean drain rock. The gravel should be compacted until tight and relatively unyielding.

Concrete slabs–on-grade for exterior flatwork should be constructed on firm undisturbed non-moisture-sensitive soils or bedrock or a uniform layer of structural fill overlying firm undisturbed non-moisture-sensitive soils or bedrock.

1 Mikola, R.G., Candia, G. and Sitar, N., 2014, “Seismic Earth Pressures on Retaining Structures and Basement Walls”, Tenth U.S. National Conference on Earthquake Engineering, Frontiers of Earthquake Engineering, July 21-25, 2014, Anchorage, Alaska.

For all slab-on-grade construction the structural fill shall be consistent with *Sections 7.2.3 and 7.2.4*. The concrete slabs constructed on subgrade prepared in accordance with the preceding recommendations may be designed using a **modulus of subgrade reaction (k) of 50 psi/in** for fine-grained soils **or 80 psi/in** for granular soils or bedrock and should be designed with appropriately spaced, deep control joints to control the location of cracking as a result of shrinkage. Consideration should be given to reinforcing the slabs with welded wire, rebar, or fiber mesh.

A moisture barrier (vapor retarder) consisting of 6-mil (0.006 inch) thick polyethylene or approved equivalent should be placed below slabs-on-grade where moisture-sensitive floor coverings or equipment is planned. Prior to placing this moisture barrier, any objects that could puncture it, such as protruding rocks, should be removed from the building pad.

7.6 SEISMIC INFORMATION

Based on the USGS Quaternary Fault and Fold Database of the United States, the project site is located approximately 20 miles east of the Salt Lake City Section of the Wasatch fault zone, and 10 miles north of the Round Valley Fault zone.

Seismic values were obtained for the subject property utilizing the ASCE 7 Hazards Tool[1] as recommended on USGS website per the 2018 International Building Code (IBC) and ASCE 7-16 code. The ground motions values produced by the web tools are presented in Table 7.5 below based on the site coordinates and Site Class C – Very Dense Soil and Soft Rock[2]. More detailed seismic parameters are presented in Appendix D.

Table 7.5 Seismic Ground Motion Parameters

Parameters	S_S	S_1	S_{MS}	S_{DS}	PGA_M
Acceleration (g)	0.532	0.189	0.685	0.457	0.282

7.7 SOIL CORROSIVITY

Soil samples collected from the boring were tested for soil chemical reactivity. Chemical reactivity tests were performed to evaluate soil pH, resistivity, and water-soluble sulfate ion contents. These tests were performed in general accordance with AASHTO T 289-91, ASTM G57-78, and AASHTO T 290-95 procedures, respectively. Results from those tests are summarized in Table 7.6.

1 ASCE 7 Hazards Tool, https://asce7hazardtool.online/, accessed Feb 2024.
2 It should be noted that our field explorations only extended to up to 13 feet below existing ground surface. According to ASCE 7-16 Section 20.1, the site class shall be based on site-specific data (average soil parameters) to a depth of 100 feet. The soils at deeper depths may have properties that meet criteria of other site classification which, on average, may change the site classification in the upper 100 feet. A geotechnical investigation to 100 feet is beyond our scope of work.

Table 7.6: Summary of Results from Chemical Reactivity Tests

Location	Depth (ft)	Sulfate (mg/kg-dry) ppm*	Resistivity (ohm-cm)	pH @ 25°C
TP-2	2.0	ND	12000	6.7
TP-6	1.5	ND	11900	5.9
TP-13	2.5	ND	1330	7.5
TP-19	1.0	ND	6540	7.1
TP-28	3.0	ND	7140	6.8
TP-33	4.0	ND	19200	6.8
TP-39	7.0	ND	21700	6.2
TP-41	3.0	18	600	6.7
TP-44	3.0	ND	280	7.0
TP-47	3.0	ND	9170	6.7

*ND Not detected at the corresponding Minimum Report Limit (MRL)

Based on soluble sulfate concentrations results and the American Concrete Institute (ACI) Building Code, the soils samples tested have a "*negligible/mild*" degree of sulfate attack on concrete structures. Therefore, there are no special requirements for sulfate resistance for such soils, ASTM C150 Type II Cement may be used. Table 7.7 below summarizes the American Concrete Institutes ACI 318 recommendations for sulfate resistant cements relative to sulfate levels.

Table 7.7: Cement Types for Sulfate Resistance

Corrosivity	Water Soluble Sulfate Level in Soil (% by mass)	Sulfate Level in Water (ppm)	Recommended Cement Type
Mild	<0.10	<150	Type I or I/II
Moderate	0.10 to 0.20	150 to 1500	Type II
Severe	0.20 to 2.0	1500 to 10000	Type V or Type II pozzolan
Very Severe	>2.0	>10000	Type V plus pozzolan

A decrease in resistivity relates to an increase in corrosion activity. Results from the laboratory resistivity tests indicate the soil samples tested are considered to be "*Mildly Corrosive" to* "*Extremely Corrosive*"[1]. A qualified corrosion engineer should be consulted to provide a corrosion assessment and recommendations for any underground metal structures. Generally accepted criteria for relating soil resistivity to corrosivity are shown in table 7.8 below.

Table 7.8: Soil Corrosivity Classification versus Soil Resistivity

Soil Corrosivity	Soil Resistivity (ohm-cm)
Extremely Corrosive	<1000
Very Corrosive	1000 to 3000
Corrosive	3000 to 6000
Moderately Corrosive	6000 to 15000
Mildly Corrosive	>15000

Corrosion rates for steel and ductile iron will be greater for both metals in slightly alkaline soils in comparison to neutral soil conditions. A pH between 6.5 and 8.5 is considered to be neutral and most desirable. As shown in Table 7.6, most of the samples are within this range and considered neutral, with the exception of samples from TP-6 and TP-39. Samples from TP-6 and TP-39 are considered to be moderately corrosive. Refer to Table 7.9 for standard pH assumptions.

1 Roberge, P.R., 2000, Handbook of corrosion engineering: McGraw-Hill, p. 150.

Table 7.9: Soil pH Corrosivity

Corrosivity	pH of Soil
Severe	<5.5
Moderate	5.5 to 6.5
Neutral (Low)	6.5 to 8.5
Moderate	>8.5

7.8 PAVEMENT DESIGN

Based on our field observation, we assumed a California Bearing Ratio (CBR) of 4 for design of pavements for the private roads. We have prepared various pavement section options to be used to support anticipated traffic loads with equivalent single axle loads (ESALs) not exceeding 50,000 per year[1] and a twenty (20) year design life. The table below presents recommended pavement section thickness based on the above assumptions and the material descriptions provided in the following sections. These pavement section options are equivalent to each other and may be selected based on economic considerations.

Table 7.10 Pavement Design Recommended Thickness – Private Roads

Pavement Section Options	Asphalt Concrete (in.)	Untreated Base Course (in.)	Granular Borrow or Granular Structural Fill (in.)
Option 1	**3**	**8**	**4**
Option 2	**3.5**	**8**	**-**

It is our experience that pavement in areas where vehicles frequently turn around, backup, or load and unload, including exit and entrance areas and round-a-bouts, often experience more distress. Consideration should be given to using a Portland cement concrete (rigid) pavement in these areas. For these conditions, the following rigid pavement section is recommended:

Table 7.11 Rigid Pavement Section

Concrete (in.)	Untreated Base Course (in.)
6	**9**

Concrete should consist of a low slump, low water cement ratio mix with a minimum 28-day compressive strength of 4,000 psi.

1 If traffic conditions vary significantly from our stated assumptions, we should be contacted so we can modify our pavement design parameters accordingly. Specifically, if the traffic counts are significantly higher or lower, we should be contacted to revise the pavement section design if necessary. The pavement sections presented assume that the majority of construction traffic including cement trucks, cranes, loaded haulers, etc. has ceased. If a significant volume of construction traffic occurs after the pavement section has been constructed, a reduced life and increased maintenance in some areas should be anticipated.

Specifications from governing authorities such as cities and special service districts having their own precedence and/or more strict requirements should be followed where applicable. **For public roads, the pavement design & construction should follow city standards.**

7.8.1 Sub-grade Preparation

All topsoil, undocumented fill, fat clay, moisture-sensitive soils, construction debris or other unsuitable materials must be removed below pavements. The excavation should be observed by Wilding Engineering or another qualified Geotechnical Engineer to evaluate if moisture-sensitive soils or other unsuitable materials are encountered. The sub-grade shall then be proof rolled with a loaded dump truck or other compaction equipment. A firm subgrade shall not rut or deflect excessively (typically greater than 1-inch unless otherwise approved by a Geotechnical Engineer) under the moving load of a loaded rubber-tired dump truck (typically, 9 ton/axle) or other suitable construction vehicle. Any unsuitable soils shall be removed and replaced with structural fill according to *Sections 7.2.3 and 7.2.4*.

7.8.2 Material Recommendations

All subgrade preparation and pavement section materials (asphalt concrete, untreated base course and granular borrow/granular structural fill) should conform to the recommendations presented in this document and all applicable specifications from governing authorities such as cities and counties or AASHTO and APWA in the case of private roadways.

Additionally, untreated base course should possess a minimum CBR value of 70, and the granular borrow/granular structural fill should have a minimum CBR value of 30. The untreated base course shall comply with Aggregate Class A, ¾ -inch mix per APWA Standard Specifications (APWA), Section 32 11 23. The untreated base course and granular borrow/granular structural fill should be placed and compacted in accordance with *Sections 7.2.3 and 7.2.4* of this report. The asphalt (bituminous concrete) properties should comply with APWA Section 32 12 05. The asphalt should be installed in accordance with APWA, Section 32 12 16.13 The asphalt should be compacted to a minimum of 96% of the Marshall (50 blow) maximum density.

7.8.3 Drainage and Maintenance

Grading shall be designed to direct surface water away from proposed buildings and into proper discharge locations. Water shall not be allowed to puddle in low areas of the pavement. Pooling areas could decrease the design life of the asphalt and cause cracking or uplift. Concrete swales are recommended where storm water flows are concentrated. Periodic seasonal maintenance should be anticipated by sealing cracks and joints. IBC 2021 recommends that a minimum of five percent gradient for a ten feet distance away from any structures.

8 LIMITATIONS

The development is still at its beginning phase and is a very large site with approximately 1800 acres. The purpose of our investigation at this time is to provide general findings on a large scale

over the current layout design of lots and roadways shown in Figure A-2b and does not include other areas of the larger parcel of Jordanelle Village 3 area. If subsurface conditions other than those described herein are encountered during construction, a site-specific lot does not have a test pit nearby, and/or if design changes are initiated, Wilding Engineering or other another qualified geotechnical firm should be consulted so that our recommendations can be reviewed and revised as changes or conditions may require.

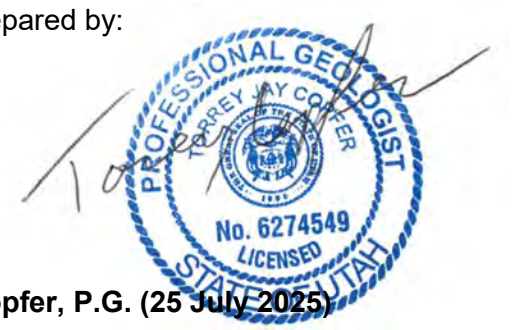
Test pits are spaced further apart than a typical geotechnical investigation. Local conditions between the test pits may be different than what was encountered in the test pits. The recommendations shall not be used for construction unless verified by a more localized geotechnical investigation. The recommendations contained in this report are based on our limited field exploration, laboratory testing, and understanding of the proposed construction. The subsurface data used in the preparation of this report were obtained from the explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between and beyond the points explored or below the maximum depths of exploration. The nature and extent of variations may not be evident until construction occurs or after. If any conditions are encountered at this site that are different from those described in this report, we should be immediately notified so that we may make any necessary revisions to the recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, Wilding Engineering or another qualified Geotechnical Engineer should be notified.

This report was prepared in accordance with the generally accepted standard of practice in the project area at the time the report was written. No other warranty, expressed or implied, is made. The concept of risk is a significant consideration of geotechnical analyses. The analytical means and methods used in performing geotechnical analyses and development of resulting recommendations do not constitute an exact science. Analytical tools used by geotechnical engineers are based on limited data, empirical correlations, engineering judgment and experience. As such the solutions and resulting recommendations presented in this report cannot be considered risk-free and constitute our best professional opinions and recommendations based on the available data and other design information available at the time they were developed. Our conclusions and recommendations are provided only from a geotechnical perspective. Site Specific evaluation of geologic or natural hazards, including but not limited to faulting, debris flow, landslide, liquefaction, slope stability, rockfall, flooding, etc., is beyond our scope of work.

This report was prepared for our client’s exclusive use on the project. It is the Client's responsibility to see that all parties to the project including the Designer, Contractor, Subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

We appreciate the opportunity of providing this service for you. If you have any questions concerning this report or require additional information or services, please contact us at 801-553-8112.

Report prepared by:



Torrey Copfer, P.G. (25 July 2025)
Engineering Geologist

Reviewed by:

Shun Li, P.E.
Geotechnical Department Manager

WILDING ENGINEERING, INC.

APPENDIX A

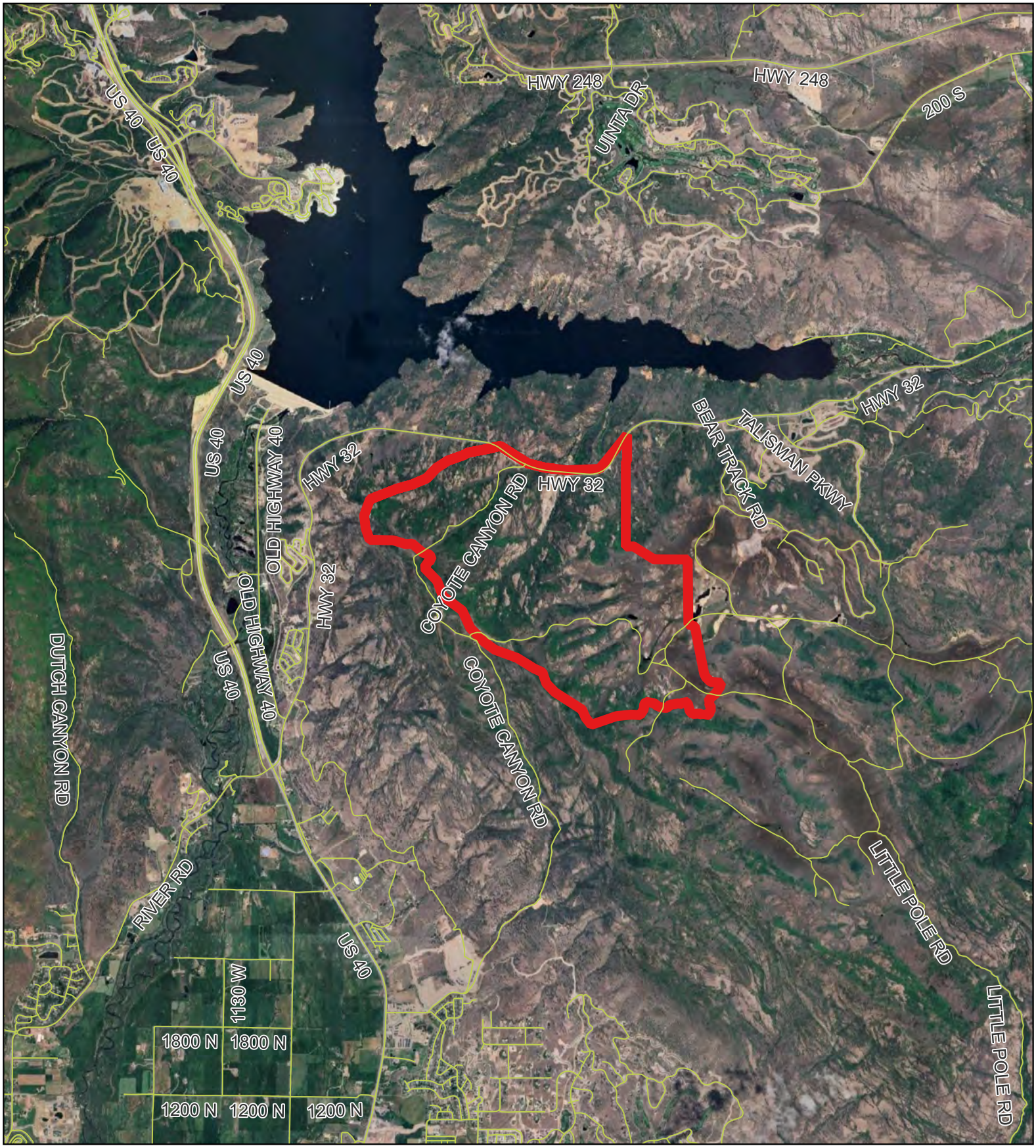


Image Reference:
Google Earth Imagery Date 7/4/2023

3,000 0 3,000 6,000 9,000 12,000 ft

1:60,000

Legend

- Roads
- Approximate Site Boundary
- Google Satellite

WILDING ENGINEERING

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Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Site Vicinity Map

Figure A-1

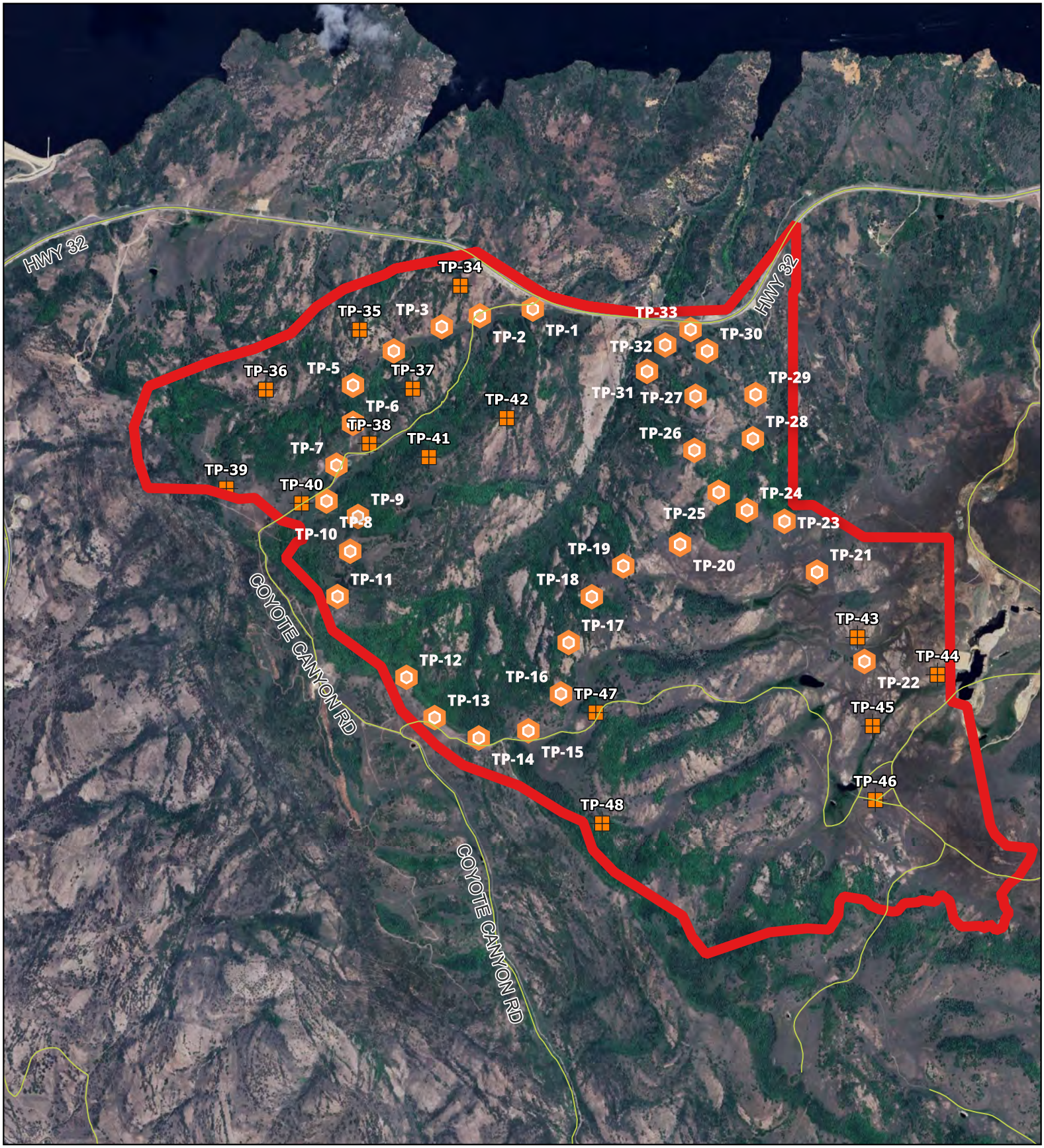

Image Reference: Google Earth July 2023

1,000 0 1,000 2,000 3,000 4,000 ft

1:24,000

Legend

- Roads
- Approximate Site Boundary
- Approximate Test Pit Location 2023
- Approximate Test Pit Location 2024

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Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Subdivision Map Overlay

Figure A-2b

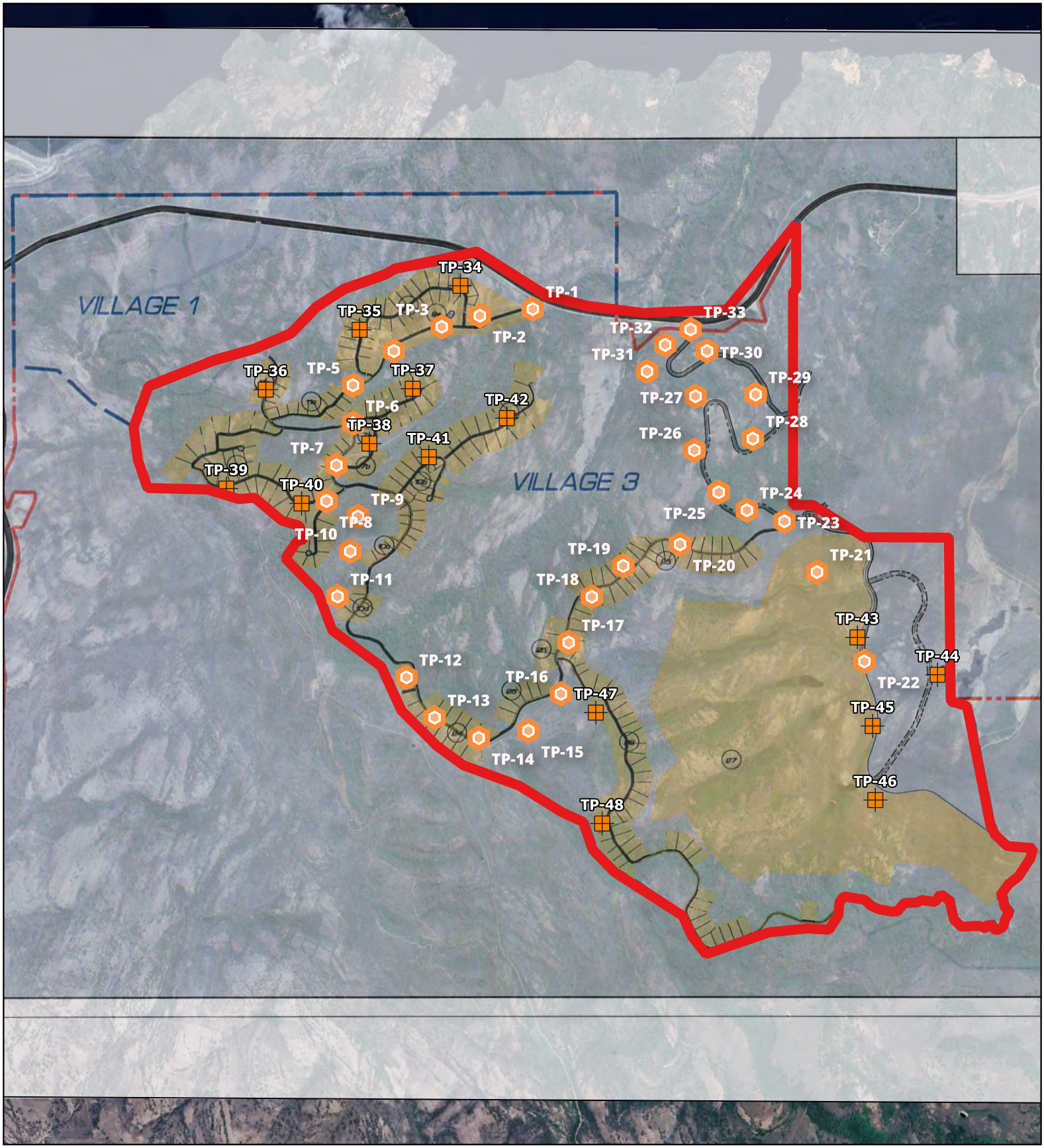

Image Reference: Google Earth July 2023
Overlay Reference: Jordanelle Village 1 & 3, Momentum Development, October 2024

1,000 0 1,000 2,000 3,000 4,000 ft

1:24,000

Legend

- Roads
- Approximate Site Boundary
- Approximate Test Pit Location 2023
- Approximate Test Pit Location 2024

WILDING ENGINEERING

Copyright, 2024

Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Subdivision Map Overlay

Figure A-2b

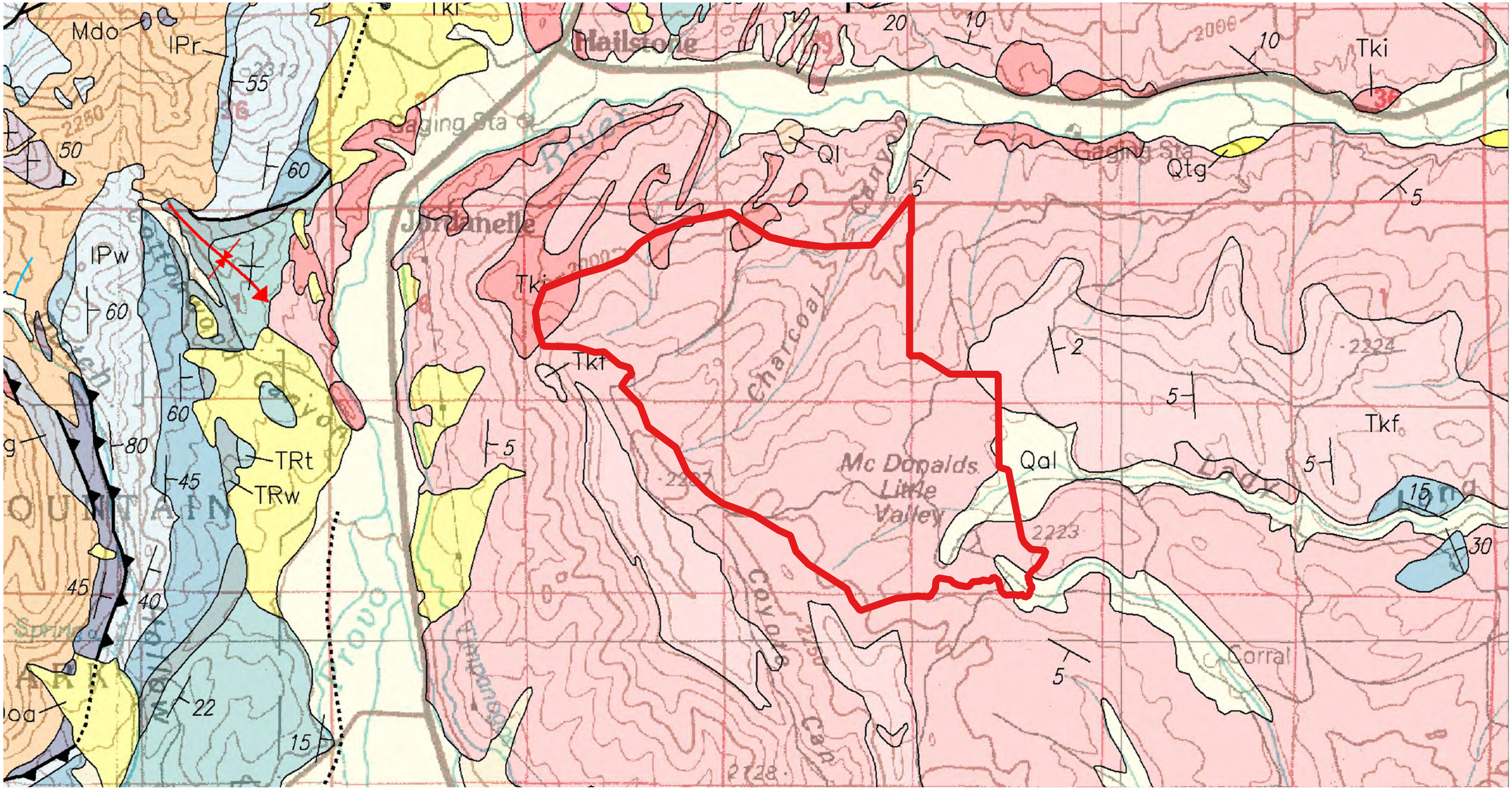

Image Reference:
Bruce Bryant, 2003, Geologic map of the Salt Lake City 30'x60' quadrangle, north-central Utah and Uinta County, Wyoming. M-190dm. UGS. 1:100,000 scale

Legend

Approximate Site Boundary

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Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Geologic Map

Figure A-3

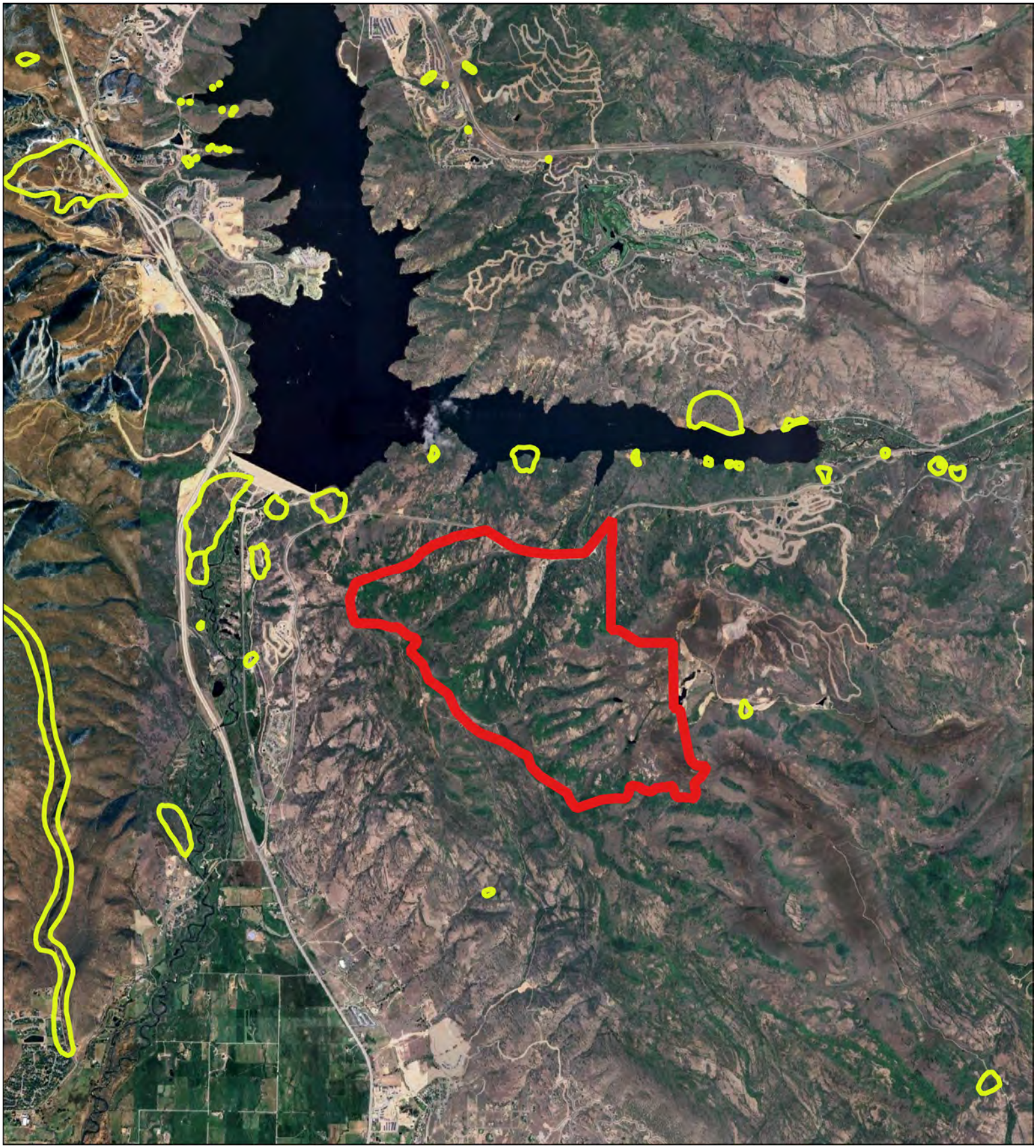

Image Reference:
Google Earth Images,
Utah Landslide Inventory Polygons, Utah Geospatial Resource Center: https://gis.utah.gov/products/sgid/geoscience/landslide-inventory-polygons/, Accessed: 7/9/2025

3,000 0 3,000 6,000 9,000 12,000 ft

1:60,000

Legend

- Approximate Site Boundary
- Mapped Landslide Areas

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Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Wasatch County Mapped Landslide Areas

Figure A-4

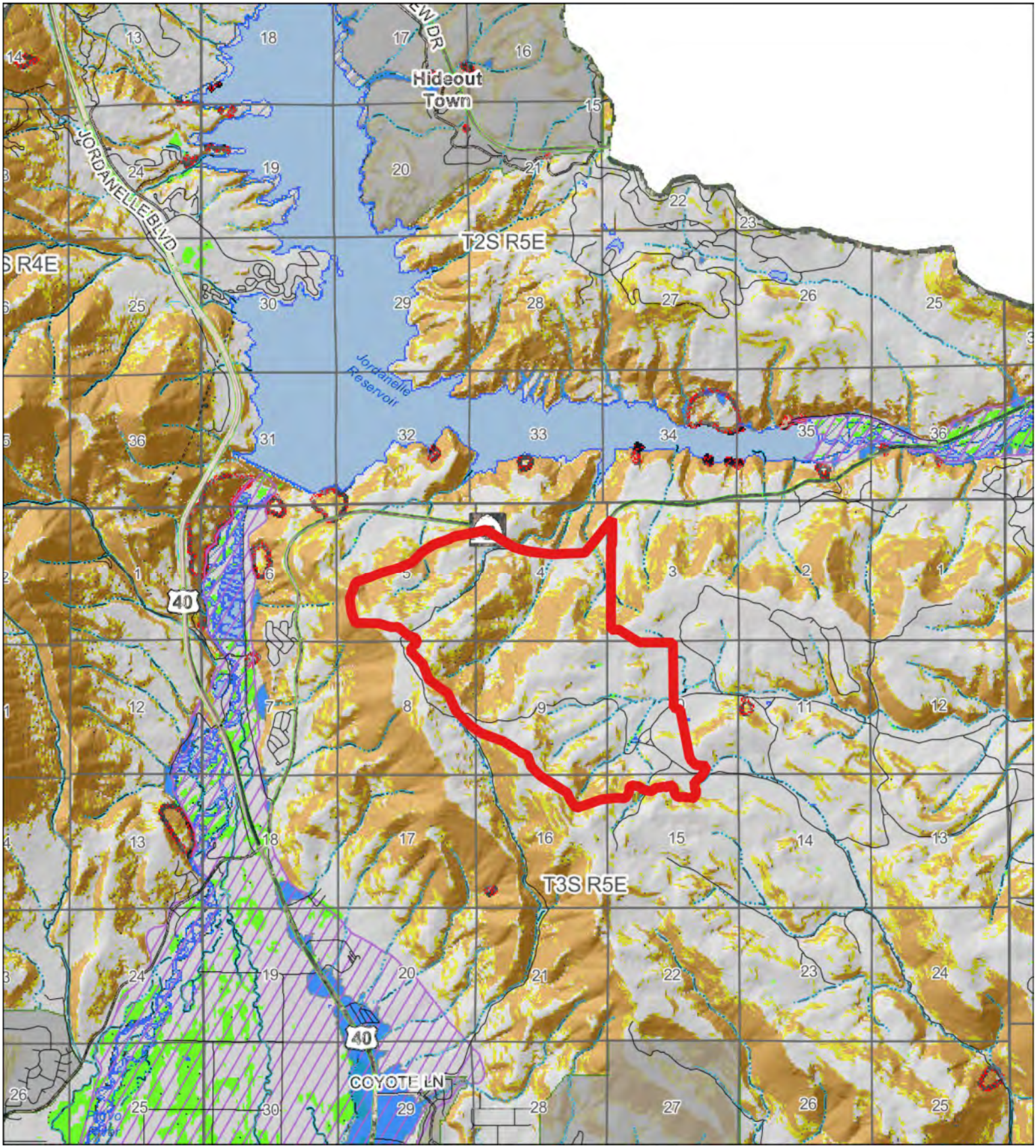

Image Reference:
Wasatch County Geologic Hazards Overlay Map,
https://www.wasatchcounty.gov/downloads/file/481/geological-hazards-map, Accessed: 7/9/2025

3,000 0 3,000 6,000 9,000 12,000 ft

1:60,000

Legend

- Approximate Site Boundary
- Less than 25%
- 25 to 30 %
- Greater than 30%

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Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Wasatch County Slope Map

Figure A-5

APPENDIX B

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

KEY TO SYMBOLS

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah

LITHOLOGIC SYMBOLS
(Unified Soil Classification System)

- CH: USCS High Plasticity Clay
- CL: USCS Low Plasticity Clay
- GC: USCS Clayey Gravel
- GM: USCS Silty Gravel
- GP-GC: USCS Poorly-graded Gravel with Clay
- GP-GM: USCS Poorly-graded Gravel with Silt
- GW-GM: USCS Well-graded Gravel with Silt
- SC: USCS Clayey Sand
- SM: USCS Silty Sand
- SP: USCS Poorly-graded Sand
- TOPSOIL: Topsoil
- ML: USCS Silt

SAMPLER SYMBOLS

- Hand Sample

WELL CONSTRUCTION SYMBOLS

ABBREVIATIONS

LL - LIQUID LIMIT (%)
PI - PLASTIC INDEX (%)
W - MOISTURE CONTENT (%)
DD - DRY DENSITY (PCF)
NP - NON PLASTIC
-200 - PERCENT PASSING NO. 200 SIEVE
PP - POCKET PENETROMETER (TSF)
TV - TORVANE
PID - PHOTOIONIZATION DETECTOR
UC - UNCONFINED COMPRESSION
ppm - PARTS PER MILLION

- Water Level at Time Drilling, or as Shown
- Water Level at End of Drilling, or as Shown
- Water Level After 24 Hours, or as Shown

KEY TO SYMBOLS - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-1

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
					NATIVE - Poorly Graded GRAVEL with Silt: weathered bedrock, medium dense to dense, moist, brown.
			GP-GM		
2.5	H 1	MC = 7% LL = NP PL = NP Fines = 6%			
				3.5	(Refusal due to equipment limitations on bedrock) Bottom of test pit at 3.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-2

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-2

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM	0.3	**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
					NATIVE - Silty GRAVEL with Sand: weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 9% LL = NP PL = NP Fines = 23%	GM		
				4.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 4.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-3

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-3

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
0.3					**NATIVE - Silty GRAVEL:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 13% LL = NP PL = NP Fines = 44%	GM		
5.0					
6.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 6.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-4

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-4

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC-SM		**TOPSOIL- Poorly Graded SAND with Silt and Clay:** 8-inches, medium dense, moist, brown.
					0.8
					NATIVE - FAT CLAY: medium stiff to hard, moist, reddish brown.
2.5			CH		
5.0	H 1	MC = 21% LL = 58 PL = 19 Fines = 94%			
					6.5
			GM		**Silty GRAVEL:** weathered bedrock, medium dense to dense, moist, brown.
					7.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-5

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-5

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
0.3					**NATIVE - Silty GRAVEL with Sand:** medium dense to dense, moist, brown.
2.5			GM		
5.0	H 1	MC = 18% LL = NP PL = NP Fines = 30%			
6.0					**Poorly Graded GRAVEL with Sand:** medium dense, moist, light brown.
7.5			GP-GM		
10.0					

Bottom of test pit at 10.0 feet.

Figure No.: B-6

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-6

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM	0.3	**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
					NATIVE - Well-graded GRAVEL with Silt and Sand: medium dense, moist, light brown.
	H 1	MC = 6% LL = NP PL = NP Fines = 10%	GW-GM		
2.5				3.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 3.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-7

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-7

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, moist, brown.
2.5			SP-SC		
5.0					
	H 1	MC = 11% LL = 31 PL = 20 Fines = 62%	CL		**NATIVE - Sandy LEAN CLAY:** medium stiff to stiff, moist, light brown.
					6.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-8

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-8

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SC		**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, moist, brown.
1.0					**NATIVE - Sandy LEAN CLAY:** stiff to hard, moist, brown.
2.5	H 1	MC = 12% LL = 37 PL = 23 Fines = 70%	CL		
5.0					**Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
6.0			GP-GM		

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-9

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-9

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
				1.5	
					NATIVE - Silty GRAVEL with Sand: medium dense to dense, moist, brown.
2.5	H 1	MC = 19% LL = NP PL = NP Fines = 46%	GM		
5.0				5.0	
			GP-GM		**Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
				6.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-10

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-10

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			ML		**TOPSOIL-Sandy SILT:** medium stiff, moist, dark brown.
					1.0
			ML		**NATIVE - Sandy SILT:** medium stiff, moist, brown.
2.5					3.0
			CL		**Sandy LEAN CLAY:** stiff to hard, moist, reddish brown.
5.0	H 1	MC = 13% LL = 31 PL = 27 Fines = 22%	GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, brown.
					7.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-11

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Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-11

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Sandy SILT:** medium stiff, moist, dark brown.
1.5			ML		**NATIVE -Sandy SILT:** medium stiff to stiff, moist, brown.
2.0			GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 10% LL = NP PL = NP Fines = 19%			
4.0					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 4.0 feet.

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TEST PIT NUMBER TP-12

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/3/23 **COMPLETED** 10/3/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 6-inches, medium dense, moist, brown.
0.5					**NATIVE - Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
	H 1	MC = 4% LL = NP PL = NP Fines = 6%	GP-GM		
2.0					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 2.0 feet.

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TEST PIT NUMBER TP-13

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/3/23 **COMPLETED** 10/3/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 6-inches, medium dense, moist, brown.
0.5			ML		**NATIVE - Sandy SILT:** medium stiff to stiff, moist, brown.
1.5			GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, light brown.
2.5	H 1	MC = 6% LL = NP PL = NP Fines = 23%			
3.0					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 3.0 feet.

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TEST PIT NUMBER TP-14

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/3/23 **COMPLETED** 10/3/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
1.0	H 1	MC = 4% LL = NP PL = NP Fines = 11%	GP-GM		**NATIVE - Poorly Graded GRAVEL with Silt and Sand:** weathered bedrock, medium dense to dense, moist, grey.
2.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 2.5 feet.

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TEST PIT NUMBER TP-15

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/3/23 **COMPLETED** 10/3/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
0.5			CH		**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
1.0	H 1	MC = 10% LL = NP PL = NP Fines = 52%	ML		**Sandy SILT with Gravel:** weathered bedrock, stiff to hard, moist, brown.
2.0					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 2.0 feet.

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TEST PIT NUMBER TP-16

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SP-SM / GP-GM	0.3 / 1.0	**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown. **NATIVE - Poorly Graded GRAVEL with Silt and Sand:** weathered bedrock, dense, moist, brown.

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 1.0 feet.

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TEST PIT NUMBER TP-17

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
0.5			CH		**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
1.0			GM		**Silty GRAVEL with SAND:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 6% LL = NP PL = NP Fines = 11%			

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 2.5 feet.

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TEST PIT NUMBER TP-18

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
				0.5	
			CH		**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
				1.0	
					Silty GRAVEL: weathered bedrock, medium dense to dense, moist, brown.
2.5			GM		
	H 1	MC = 6% LL = NP PL = NP Fines = 12%		3.5	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 3.5 feet.

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TEST PIT NUMBER TP-19

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
0.5			CH		**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
1.0	H 1	MC = 7% LL = NP PL = NP Fines = 24%	GM		**Silty GRAVEL with SAND:** weathered bedrock, medium dense to dense, moist, brown.
2.0					

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 2.0 feet.

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TEST PIT NUMBER TP-20

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
0.5					**NATIVE - Silty GRAVEL with SAND:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 4% LL = NP PL = NP Fines = 17%	GM		
5.0					

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.0 feet.

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TEST PIT NUMBER TP-21

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
				0.5	**NATIVE - Sandy SILT with Gravel:** medium stiff to stiff, moist, brown.
	H 1	MC = 9% LL = NP PL = NP Fines = 67%			
2.5			ML		
5.0				5.0	
			CH		**FAT CLAY:** stiff to hard, moist, reddish brown.
				7.0	
7.5			GM		**Silty GRAVEL with SAND:** weathered bedrock, medium dense to dense, moist, brown.
				9.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 9.0 feet.

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Figure No.: B-22

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TEST PIT NUMBER TP-22

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
					NATIVE - Poorly Graded GRAVEL with Silt and Sand: weathered bedrock, medium dense to dense, moist, brown.
	H 1	MC = 4% LL = NP PL = NP Fines = 10%	GP-GM		
2.5					
					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 3.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-23

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TEST PIT NUMBER TP-23

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, brown.
					1.0
					NATIVE - FAT CLAY: stiff to hard, moist, brown to reddish brown.
	H 1	MC = 16% LL = 53 PL = 17 Fines = 93%			
2.5					
			CH		
5.0					
7.5					
					8.0

(Refusal due to equipment limitations on extremely hard clay)
Bottom of test pit at 8.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-24

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TEST PIT NUMBER TP-24

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 6-inches, medium dense, moist, brown.
0.5					**NATIVE - Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 6% LL = NP PL = NP Fines = 12%	GP-GM		
3.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 3.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-25

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TEST PIT NUMBER TP-25

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey Sand:** medium dense, moist, dark brown.
				1.0	
			SC		**NATIVE - Clayey SAND:** medium dense, moist, brown.
				2.0	
2.5	H 1	MC = 8% LL = NP PL = NP Fines = 19%	GM		**Silty GRAVEL:** weathered bedrock, medium dense to dense, moist, light brown.
5.0				5.5	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.5 feet.

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TEST PIT NUMBER TP-26

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey Sand:** medium dense, moist, dark brown.
				1.0	
			SC		**NATIVE - Clayey SAND:** medium dense, moist, brown.
				2.0	
2.5	H 1	MC = 8% LL = NP PL = NP Fines = 37%	GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, light brown.
5.0				5.5	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.5 feet.

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TEST PIT NUMBER TP-27

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
2.0					**NATIVE - Gravelly SILT:** medium stiff, moist, brown.
2.5	H 1	MC = 18% LL = NP PL = NP Fines = 51%	ML		
5.0			GP-GM		**Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
7.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 7.5 feet.

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TEST PIT NUMBER TP-28

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
1.5					
			CL		**NATIVE - Sandy LEAN CLAY:** medium stiff to stiff, moist, reddish brown.
2.5	H 1	MC = 14% LL = 38 PL = 19 Fines = 65%			
4.0					
			GP-GM		**Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
5.0					
7.5					
					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 7.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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Telephone: 801-553-8112

TEST PIT NUMBER TP-29

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
1.0					**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
2.5	H 1	MC = 35% LL = 66 PL = 28 Fines = 92%	CH		
5.0					
7.5					(Refusal due to equipment limitations on extremely hard clay) Bottom of test pit at 7.5 feet.

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TEST PIT NUMBER TP-30

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
				1.0	
			CL		**NATIVE - Sandy LEAN CLAY:** medium stiff to stiff, moist, reddish brown.
2.5				2.5	
	H 1	MC = 8% LL = 31 PL = 23 Fines = 13%	GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, light brown.
5.0				5.5	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.5 feet.

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TEST PIT NUMBER TP-31

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
					1.0
					NATIVE - Sandy LEAN CLAY: stiff to hard, moist, reddish brown.
2.5	H 1	MC = 11% LL = 33 PL = 17 Fines = 64%			
5.0			CL		
7.5					
					9.0

(Refusal due to equipment limitations on extremely hard clay)
Bottom of test pit at 9.0 feet.

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Figure No.: B-32

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TEST PIT NUMBER TP-32

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
					1.0
					NATIVE - Sandy LEAN CLAY: stiff to hard, moist, reddish brown.
2.5	H 1	MC = 11% LL = 33 PL = 17 Fines = 62%			
5.0			CL		
7.5					
					9.0

(Refusal due to equipment limitations on extremely hard clay)
Bottom of test pit at 9.0 feet.

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Figure No.: B-33

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TEST PIT NUMBER TP-33

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
					1.0
					NATIVE - LEAN CLAY with Sand: stiff to hard, moist, brown.
2.5	H 1	MC = 11% LL = 34 PL = 18 Fines = 72%	CL		
5.0					
7.5					
10.0					10.0

Bottom of test pit at 10.0 feet.

Figure No.: B-34

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-34

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 6774 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.591205 Long: -111.394311
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					
		SP-SM		0.3 **TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.	6773.8
		GW-GM		0.5 **NATIVE - Well-graded GRAVEL with Silt and Sand:** medium dense, moist, light brown.	6773.5

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 0.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:21 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINTBORING LOGS.GPJ

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TEST PIT NUMBER TP-35

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 6854 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.589284 Long: --111.400008
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 6-inches, medium dense, moist, brown.
0.5				6853.5
		GW-GM		**NATIVE - Well-graded GRAVEL with Silt and Sand:** medium dense, moist, light brown.
1.5				6852.5

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 1.5 feet.

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TEST PIT NUMBER TP-36

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 6990 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.586679 Long: -111.405308
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 12-inches, medium dense, moist, brown.
1.0					6989.0
					NATIVE - Poorly Graded GRAVEL with Clay and Sand: weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 10% LL = 33 PL = 22 Fines = 8%	GP-GC		
5.0					6985.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.0 feet.

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TEST PIT NUMBER TP-37

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7008 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.586748 Long: -111.396983
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 12-inches, medium dense, moist, brown.
1.0					7007.0
					NATIVE - Poorly Graded GRAVEL with Clay: weathered bedrock, medium dense to dense, moist, brown.
	H 1	MC = 8% LL = 40 PL = 23 Fines = 6%			
2.5			GP-GC		
4.0					7004.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 4.0 feet.

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TEST PIT NUMBER TP-38

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7069 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.584369 Long: -111.399425
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
			SP-SM		
2.5					
					3.0 7066.0
					NATIVE - Clayey SAND: medium dense, slightly moist, brown.
	H 1	MC = 12% LL = 35 PL = 20 Fines = 31%	SC		
5.0					
					6.0 7063.0
					Silty GRAVEL: weathered bedrock, medium dense to dense, moist, brown.
			GM		7.0 7062.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No.: B-39

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TEST PIT NUMBER TP-39

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7246 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.582397 Long: -111.407519
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, slightly moist, brown.
			SC-SM		
2.5					3.0 7243.0
					NATIVE - Poorly Graded SAND with Gravel: weathered bedrock, medium dense to dense, moist, brown.
5.0					
			SP		
7.5	H 1	MC = 9% LL = 40 PL = 18 Fines = 4%			
10.0					

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

(Continued Next Page)

Figure No.: B-40a

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TEST PIT NUMBER TP-39

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
10.0					
12.5			SP		**NATIVE - Poorly Graded SAND with Gravel:** weathered bedrock, medium dense to dense, moist, brown. *(continued)*
					13.0 7233.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 13.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-40

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7203 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.581772 Long: -111.403253
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
1.5					7201.5
					NATIVE - Silty GRAVEL: medium dense to dense, moist, light brown to white.
2.5	H 1	MC = 10% LL = 44 PL = 27 Fines = 19%	GM		
5.0					
6.0					7197.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No.: B-41

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TEST PIT NUMBER TP-41

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7204 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.583798 Long: -111.396053
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
1.5					7202.5
					NATIVE - Poorly Graded GRAVEL with Silt: medium dense to dense, moist, light brown to white.
2.5	H 1	MC = 8% LL = NP PL = NP Fines = 5%	GP-GM		
5.0				5.0	7199.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No.: B-42

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TEST PIT NUMBER TP-42

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7108 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.585497 Long: -111.391644
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SP-SC		**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, moist, brown.
1.5				7106.5
		GP-GM		**NATIVE - Poorly Graded GRAVEL with Silt:** medium dense to dense, moist, light brown to white.
2.0				7106.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 2.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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Telephone: 801-553-8112

TEST PIT NUMBER TP-43

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7108 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.576090 Long: -111.371722
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SC		**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, moist, brown.
1.0					7107.0
					Silty GRAVEL with Sand: weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 6% LL = NP PL = NP Fines = 17%	GM		
4.5					7103.5

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 4.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-44

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7036 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.574490 Long: -111.367176
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
2.0					7034.0
					NATIVE - Sandy LEAN CLAY: stiff to hard, slightly moist, light brown.
2.5	H 1	MC = 12% LL = 32 PL = 19 Fines = 51%	CL		
5.0					
6.0					7030.0
			GP-GM		**Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
7.0					7029.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-45

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7060 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.572266 Long: -111.370839
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SM		**TOPSOIL-Silty SAND with Gravel:** medium dense, slightly moist, dark brown.
1.5					7058.5
					NATIVE - Silty GRAVEL with Sand: weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 8% LL = NP PL = NP Fines = 12%	GM		
5.0					
6.0					7054.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No.: B-46

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-46

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7103 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.569067 Long: -111.370671
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SM		**TOPSOIL- Silty SAND with Gravel:** medium dense, moist, dark brown.
1.5					7101.5
					NATIVE - Silty SAND: medium dense, slightly moist, white to grey.
2.5	H 1	MC = 12% LL = NP PL = NP Fines = 25%	SM		
5.0					7098.0
			GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, brown.
7.5					7095.5

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No.: B-47

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-47

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7366 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.572792 Long: -111.386527
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
1.5					7364.5
					NATIVE - Clayey GRAVEL with Sand: weathered bedrock, medium dense to dense, moist, light brown.
2.5	H 1	MC = 6% LL = 35 PL = 22 Fines = 12%	GC		
5.0					
6.0					7360.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Wilding Engineering, Inc.
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Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-48

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7453 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.568002 Long: -111.386141
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
2.0					7451.0
2.5					**NATIVE - Silty SAND with Gravel:** medium dense to dense, moist, light brown to grey.
	H 1	MC = 13% LL = 41 PL = 26 Fines = 13%	SM		
5.0				5.0	7448.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

APPENDIX C

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

SUMMARY OF LABORATORY TEST RESULTS

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah

Test Pit	Depth (ft)	Moisture (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index	Gravel (%)	Sand (%)	Fines (%<#200 Sieve)	Classification
TP-1	3.0	7.0		NP	NP	NP	81	13	6	GP-GM
TP-2	2.0	9.2		NP	NP	NP	59	18	23	GM
TP-3	3.0	13.0		NP	NP	NP	46	10	44	GM
TP-4	6.0	21.2		58	19	39	0	6	94	CH
TP-5	5.0	18.3		NP	NP	NP	48	22	30	GM
TP-6	1.5	6.4		NP	NP	NP	54	36	10	GW-GM
TP-7	5.0	11.3		31	20	11	13	26	62	CL
TP-8	3.0	12.4		37	23	14	5	26	70	CL
TP-9	3.0	18.9		NP	NP	NP	30	24	46	GM
TP-10	5.0	13.0		31	27	4	46	32	22	GM
TP-11	3.0	9.7		NP	NP	NP	58	23	19	GM
TP-12	1.0	4.4		NP	NP	NP	81	13	6	GP-GM
TP-13	2.5	6.1		NP	NP	NP	42	35	23	GM
TP-14	1.0	4.2		NP	NP	NP	65	24	11	GP-GM
TP-15	1.0	9.7		NP	NP	NP	16	32	52	ML
TP-17	2.0	5.9		NP	NP	NP	52	16	11	GM
TP-18	3.0	6.4		NP	NP	NP	78	10	12	GM
TP-19	1.0	6.5		NP	NP	NP	58	18	24	GM
TP-20	3.0	4.3		NP	NP	NP	46	19	17	GM
TP-21	1.5	8.6		NP	NP	NP	15	17	67	ML
TP-22	1.5	3.5		NP	NP	NP	68	22	10	GP-GM
TP-23	1.5	15.9		53	17	36	0	7	93	CH
TP-24	2.0	6.4		NP	NP	NP	77	12	12	GP-GM
TP-25	2.0	8.2		NP	NP	NP	71	10	19	GM
TP-26	3.0	8.4		NP	NP	NP	36	27	37	GM
TP-27	3.0	18.4		NP	NP	NP	34	15	51	ML
TP-28	3.0	14.0		38	19	19	2	33	65	CL
TP-29	3.0	34.6		66	28	38	0	8	92	CH
TP-30	3.0	7.7		31	23	8	49	38	13	GM
TP-31	2.0	10.5		33	17	16	3	34	64	CL
TP-32	2.0	11.1		33	17	16	3	35	62	CL
TP-33	4.0	10.6		34	18	16	0	27	72	CL

LAB SUMMARY WILDING - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No. C - 1a

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

SUMMARY OF LABORATORY TEST RESULTS

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah

Test Pit	Depth (ft)	Moisture (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index	Gravel (%)	Sand (%)	Fines (%<#200 Sieve)	Classification
TP-36	2.0	9.8		33	22	11	72	20	8	GP-GC
TP-37	1.5	7.6		40	23	17	85	9	6	GP-GC
TP-38	4.0	11.6		35	20	15	10	59	31	SC
TP-39	7.0	9.2		40	18	22	32	64	4	SP
TP-40	3.0	10.0		44	27	17	47	15	19	GM
TP-41	3.0	8.2		NP	NP	NP	62	11	5	GP-GM
TP-43	2.5	6.0		NP	NP	NP	45	24	17	GM
TP-44	3.0	11.8		32	19	13	2	48	51	CL
TP-45	2.5	8.4		NP	NP	NP	39	27	12	GM
TP-46	3.0	11.6		NP	NP	NP	10	65	25	SM
TP-47	3.0	6.3		35	22	13	60	28	12	GC
TP-48	3.0	13.0		41	26	15	32	33	13	SM

LAB SUMMARY WILDING - GINT STD US LAB.GDT - 11/19/24 10:56 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

ATTERBERG LIMITS' RESULTS

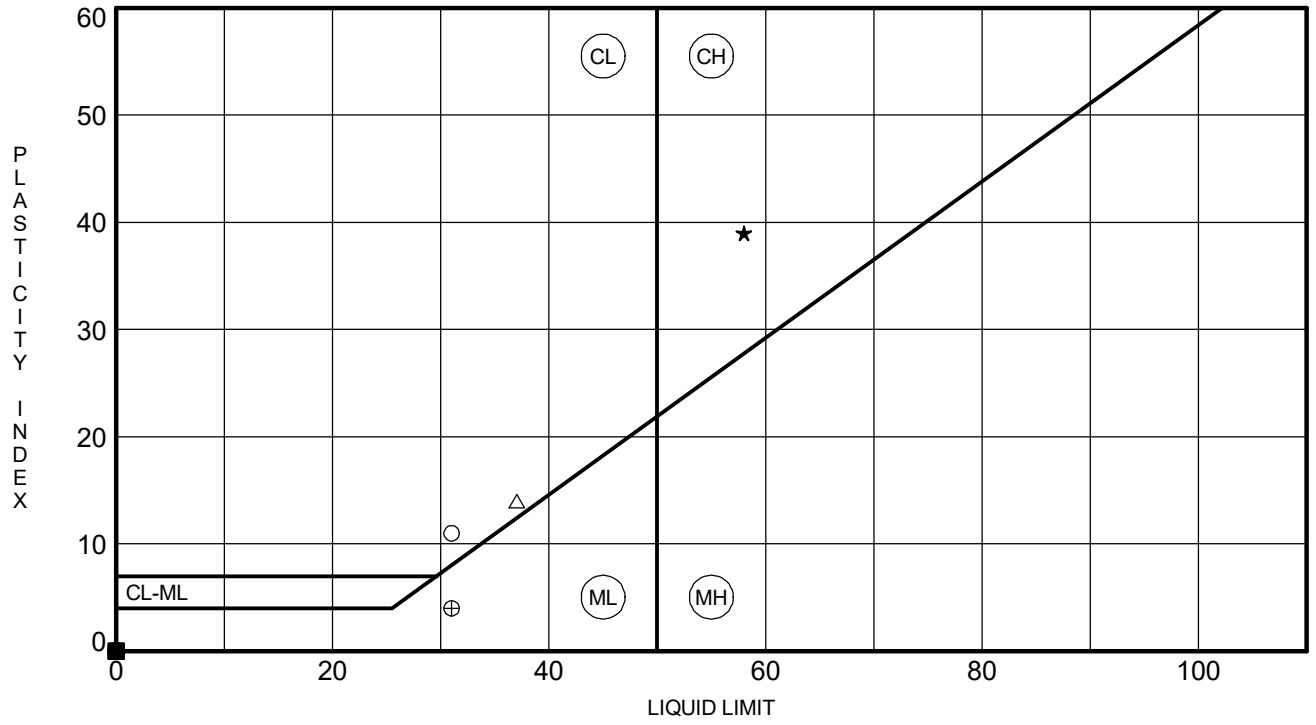
Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development

PROJECT NAME Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192

PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah



	TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
●	TP-1	3.0	NP	NP	NP	6	POORLY GRADED GRAVEL with SILT(GP-GM)
⊠	TP-2	2.0	NP	NP	NP	23	SILTY GRAVEL with SAND(GM)
▲	TP-3	3.0	NP	NP	NP	44	SILTY GRAVEL(GM)
★	TP-4	6.0	58	19	39	94	FAT CLAY(CH)
⊙	TP-5	5.0	NP	NP	NP	30	SILTY GRAVEL with SAND(GM)
✿	TP-6	1.5	NP	NP	NP	10	WELL-GRADED GRAVEL with SILT and SAND(GW-GM)
○	TP-7	5.0	31	20	11	62	SANDY LEAN CLAY(CL)
△	TP-8	3.0	37	23	14	70	SANDY LEAN CLAY(CL)
⊗	TP-9	3.0	NP	NP	NP	46	SILTY GRAVEL with SAND(GM)
⊕	TP-10	5.0	31	27	4	22	SILTY GRAVEL with SAND(GM)
□	TP-11	3.0	NP	NP	NP	19	SILTY GRAVEL with SAND(GM)
⊛	TP-12	1.0	NP	NP	NP	6	POORLY GRADED GRAVEL with SILT(GP-GM)
◒	TP-13	2.5	NP	NP	NP	23	SILTY GRAVEL with SAND(GM)
☆	TP-14	1.0	NP	NP	NP	11	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)
⊠	TP-15	1.0	NP	NP	NP	52	SANDY SILT with GRAVEL(ML)
■	TP-17	2.0	NP	NP	NP	11	SILTY GRAVEL with SAND(GM)
◆	TP-18	3.0	NP	NP	NP	12	SILTY GRAVEL(GM)
◇	TP-19	1.0	NP	NP	NP	24	SILTY GRAVEL with SAND(GM)
×	TP-20	3.0	NP	NP	NP	17	SILTY GRAVEL with SAND(GM)
⊠	TP-21	1.5	NP	NP	NP	67	SANDY SILT with GRAVEL(ML)

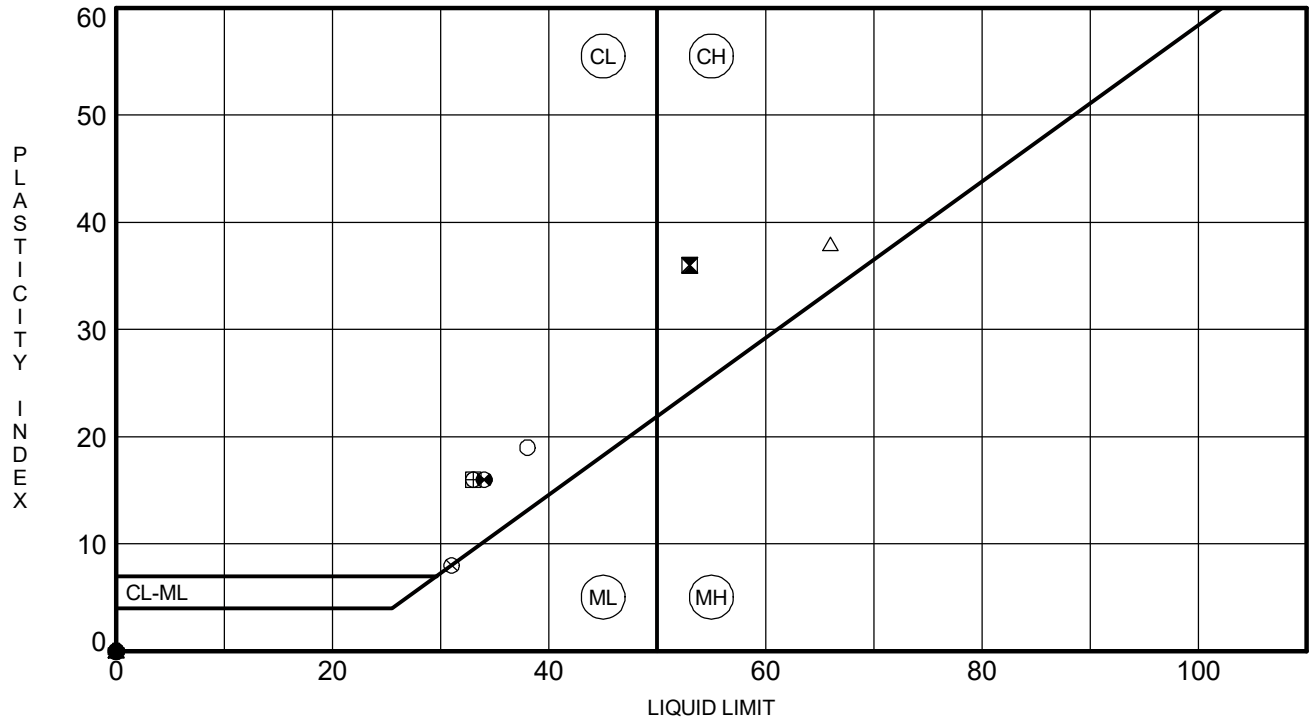
ATTERBERG LIMITS - GINT STD US LAB.GDT - 11/22/23 14:00 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

ATTERBERG LIMITS' RESULTS

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



	TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
●	TP-22	1.5	NP	NP	NP	10	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)
⊠	TP-23	1.5	53	17	36	93	FAT CLAY(CH)
▲	TP-24	2.0	NP	NP	NP	12	POORLY GRADED GRAVEL with SILT(GP-GM)
★	TP-25	2.0	NP	NP	NP	19	SILTY GRAVEL(GM)
⊙	TP-26	3.0	NP	NP	NP	37	SILTY GRAVEL with SAND(GM)
✿	TP-27	3.0	NP	NP	NP	51	GRAVELLY SILT(ML)
○	TP-28	3.0	38	19	19	65	SANDY LEAN CLAY(CL)
△	TP-29	3.0	66	28	38	92	FAT CLAY(CH)
⊗	TP-30	3.0	31	23	8	13	SILTY GRAVEL with SAND(GM)
⊕	TP-31	2.0	33	17	16	64	SANDY LEAN CLAY(CL)
□	TP-32	2.0	33	17	16	62	SANDY LEAN CLAY(CL)
⊠	TP-33	4.0	34	18	16	72	LEAN CLAY with SAND(CL)

ATTERBERG LIMITS - GINT STD US LAB.GDT - 11/22/23 14:00 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

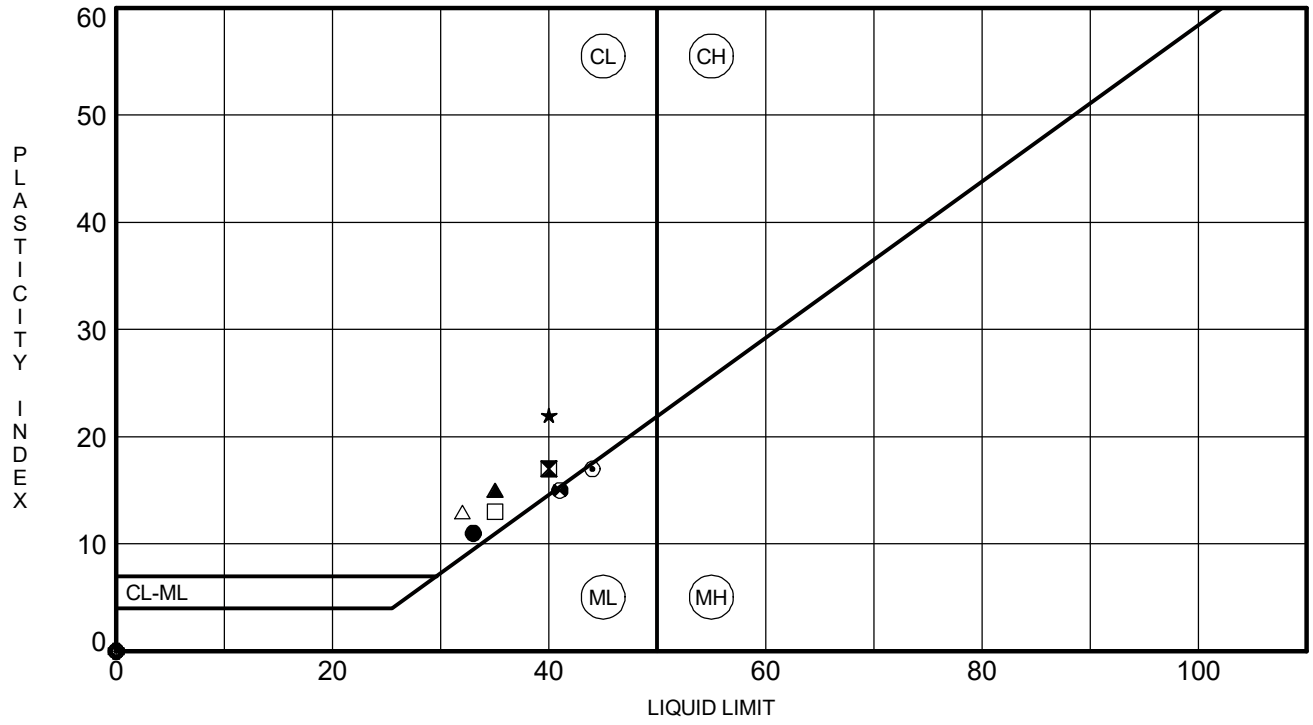
Figure No. C-2b

ATTERBERG LIMITS' RESULTS

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



	TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
●	TP-36	2.0	33	22	11	8	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)
⊠	TP-37	1.5	40	23	17	6	POORLY GRADED GRAVEL with CLAY(GP-GC)
▲	TP-38	4.0	35	20	15	31	CLAYEY SAND(SC)
★	TP-39	7.0	40	18	22	4	POORLY GRADED SAND with GRAVEL(SP)
⊙	TP-40	3.0	44	27	17	19	SILTY GRAVEL(GM)
✿	TP-41	3.0	NP	NP	NP	5	POORLY GRADED GRAVEL with SILT(GP-GM)
○	TP-43	2.5	NP	NP	NP	17	SILTY GRAVEL with SAND(GM)
△	TP-44	3.0	32	19	13	51	SANDY LEAN CLAY(CL)
⊗	TP-45	2.5	NP	NP	NP	12	SILTY GRAVEL with SAND(GM)
⊕	TP-46	3.0	NP	NP	NP	25	SILTY SAND(SM)
□	TP-47	3.0	35	22	13	12	CLAYEY GRAVEL with SAND(GC)
⊠	TP-48	3.0	41	26	15	13	SILTY SAND with GRAVEL(SM)

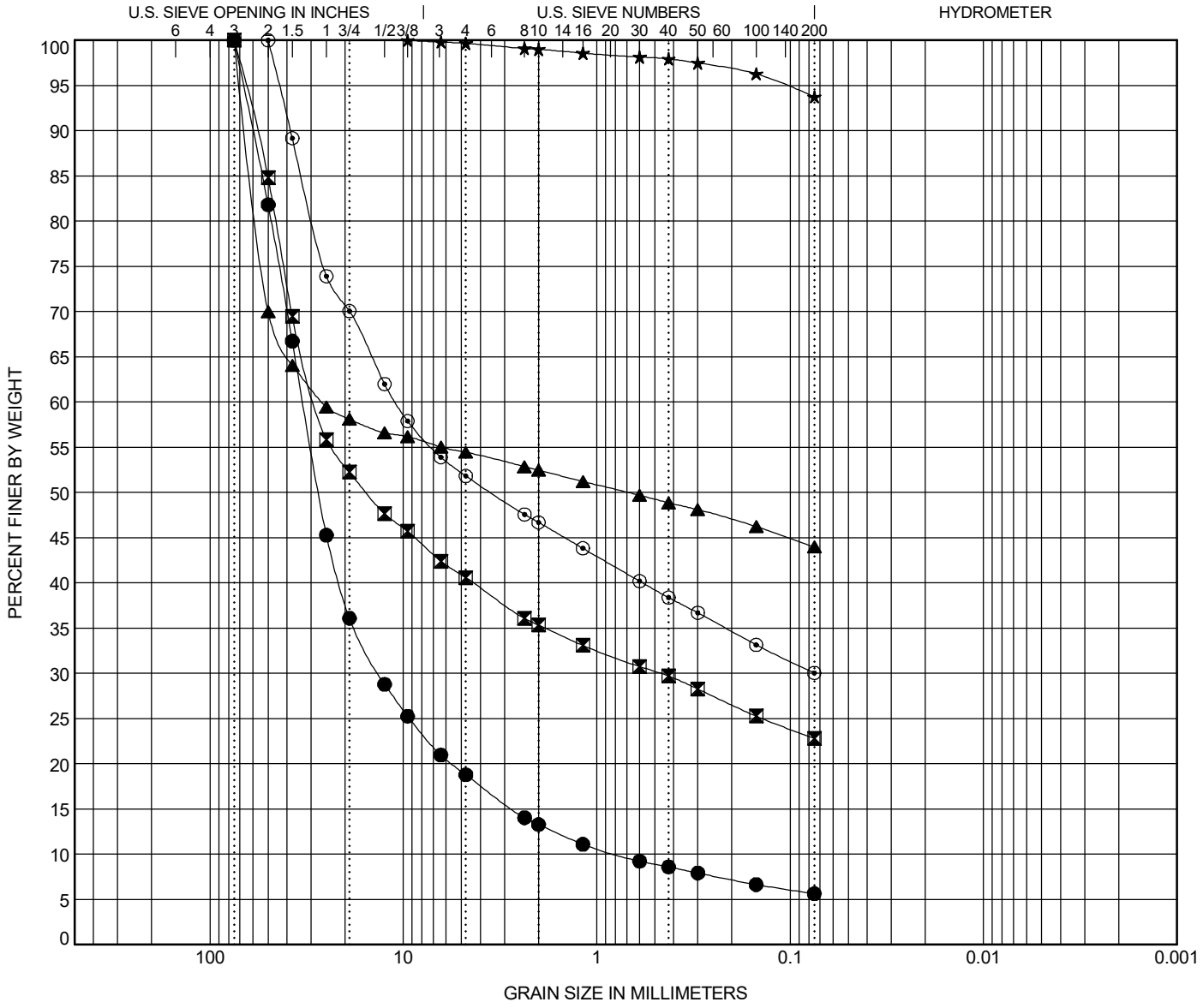
ATTERBERG LIMITS - GINT STD US LAB.GDT - 11/19/24 10:54 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

GRAIN SIZE DISTRIBUTION

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

TEST PIT		DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-1	3.0	POORLY GRADED GRAVEL with SILT(GP-GM)	NP	NP	NP	6.86	41.70
⊠	TP-2	2.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
▲	TP-3	3.0	SILTY GRAVEL(GM)	NP	NP	NP		
★	TP-4	6.0	FAT CLAY(CH)	58	19	39		
⊙	TP-5	5.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		

TEST PIT		DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-1	3.0	75	33.015	13.394	0.792	81	13	5.7	
⊠	TP-2	2.0	75	28.27	0.468		59	18	22.8	
▲	TP-3	3.0	75	26.187			46	10	44.0	
★	TP-4	6.0	9.5				0	6	93.8	
⊙	TP-5	5.0	50	10.935			48	22	30.1	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No. C - 3a

GRAIN SIZE DISTRIBUTION

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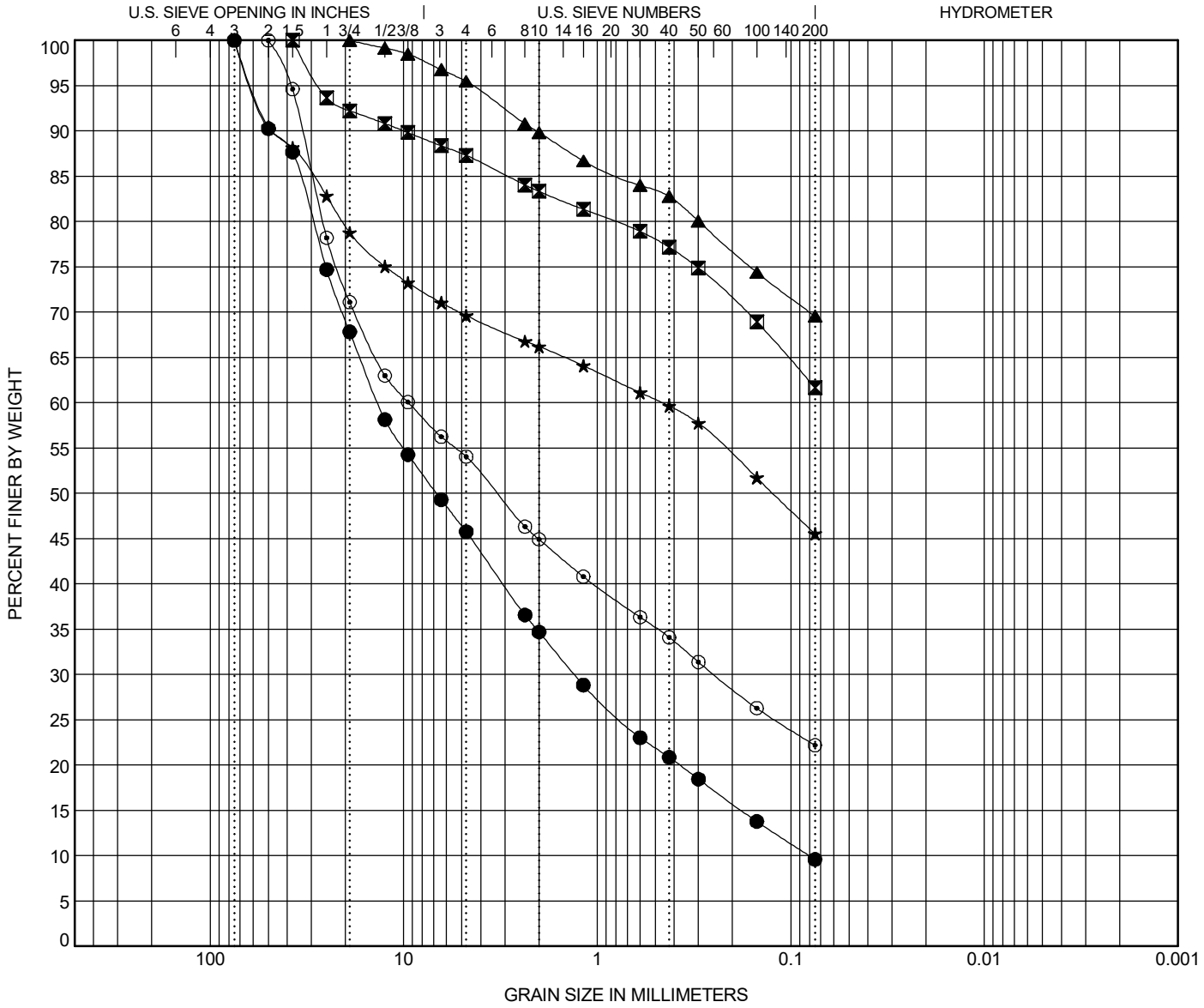
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-6	1.5	WELL-GRADED GRAVEL with SILT and SAND(GW-GM)	NP	NP	NP	1.58	168.99
⊠	TP-7	5.0	SANDY LEAN CLAY(CL)	31	20	11		
▲	TP-8	3.0	SANDY LEAN CLAY(CL)	37	23	14		
★	TP-9	3.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
⊙	TP-10	5.0	SILTY GRAVEL with SAND(GM)	31	27	4		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-6	1.5	75	13.547	1.31	0.08	54	36	9.6	
⊠	TP-7	5.0	37.5				13	26	61.7	
▲	TP-8	3.0	19				5	26	69.6	
★	TP-9	3.0	75	0.461			30	24	45.6	
⊙	TP-10	5.0	50	9.427	0.249		46	32	22.2	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

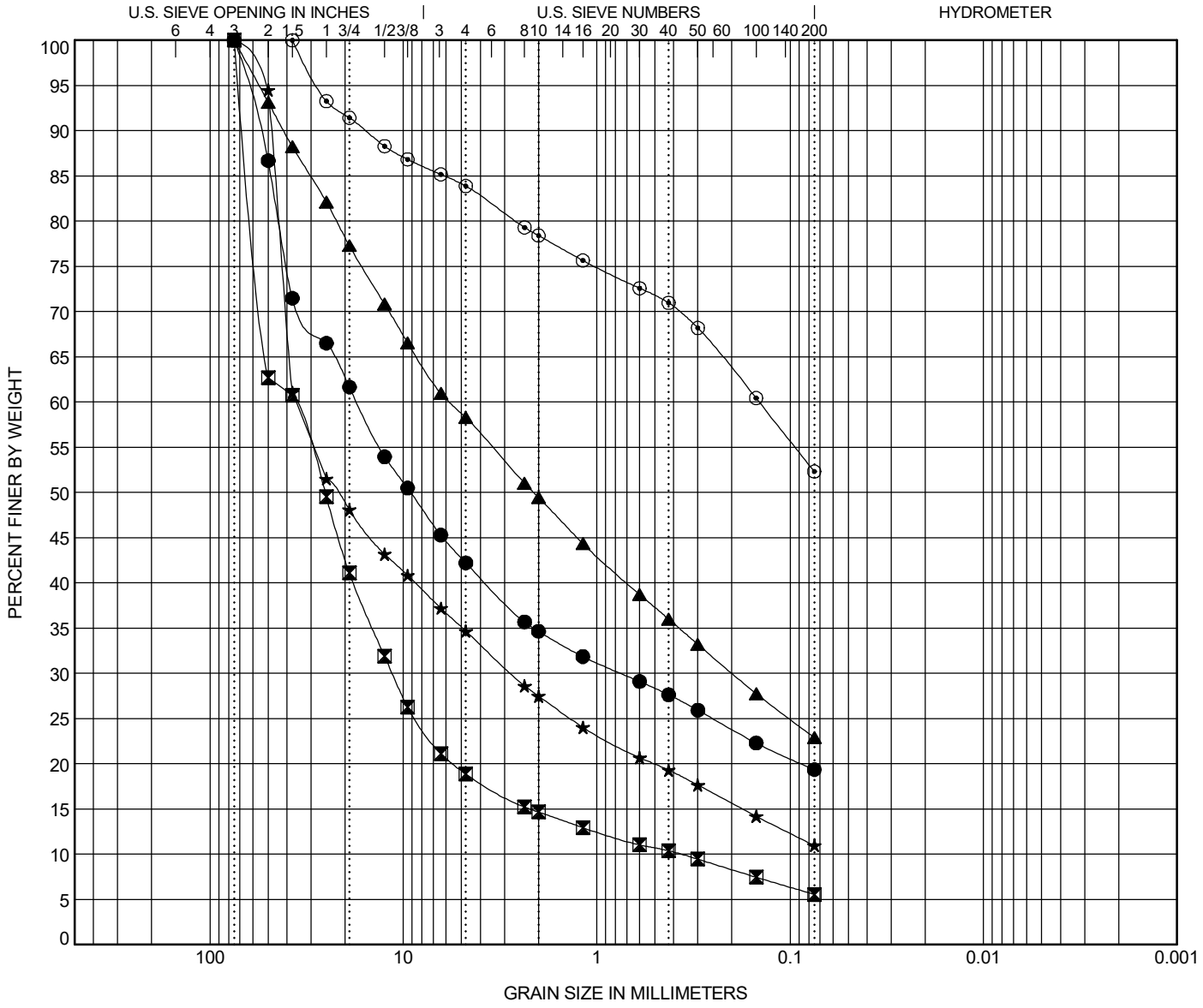
Figure No.: C-3b

GRAIN SIZE DISTRIBUTION

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-11	3.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
⊠	TP-12	1.0	POORLY GRADED GRAVEL with SILT(GP-GM)	NP	NP	NP	9.71	99.68
▲	TP-13	2.5	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
★	TP-14	1.0	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)	NP	NP	NP	3.53	590.02
⊙	TP-15	1.0	SANDY SILT with GRAVEL(ML)	NP	NP	NP		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-11	3.0	75	17.355	0.747		58	23	19.4	
⊠	TP-12	1.0	75	36.52	11.399	0.366	81	13	5.6	
▲	TP-13	2.5	75	5.744	0.199		42	35	22.9	
★	TP-14	1.0	75	35.803	2.768		65	24	11.0	
⊙	TP-15	1.0	37.5	0.144			16	32	52.3	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

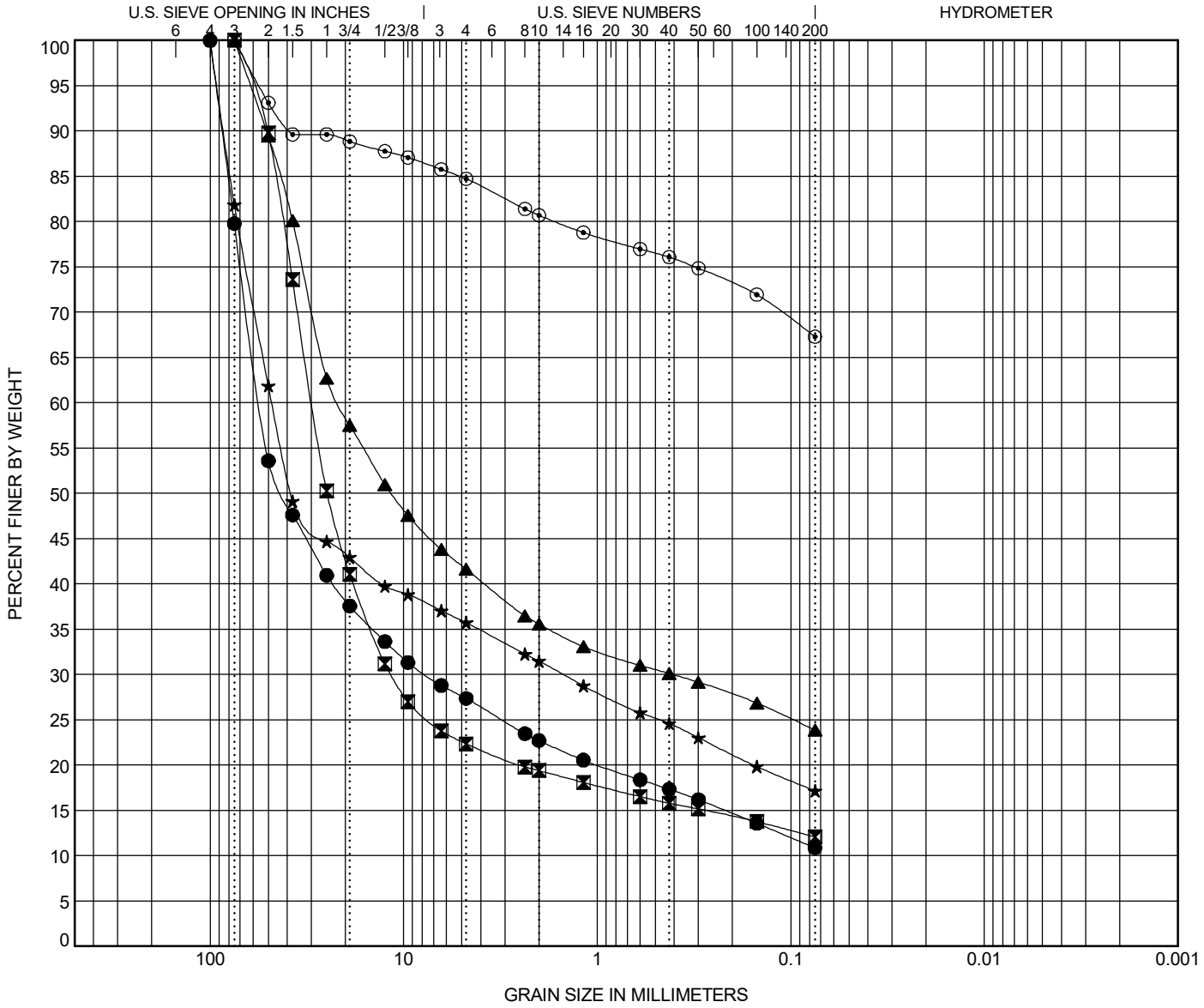
Figure No. C - 3c

GRAIN SIZE DISTRIBUTION

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**TP-17**	**2.0**	**SILTY GRAVEL with SAND(GM)**	**NP**	**NP**	**NP**	**18.01**	**919.93**
⊠	**TP-18**	**3.0**	**SILTY GRAVEL(GM)**	**NP**	**NP**	**NP**	**141.66**	**928.08**
▲	**TP-19**	**1.0**	**SILTY GRAVEL with SAND(GM)**	**NP**	**NP**	**NP**		
★	**TP-20**	**3.0**	**SILTY GRAVEL with SAND(GM)**	**NP**	**NP**	**NP**		
⊙	**TP-21**	**1.5**	**SANDY SILT with GRAVEL(ML)**	**NP**	**NP**	**NP**		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-17**	**2.0**	**100**	**55.212**	**7.725**		**52**	**16**	**10.9**	
⊠	**TP-18**	**3.0**	**75**	**29.614**	**11.57**		**78**	**10**	**12.1**	
▲	**TP-19**	**1.0**	**75**	**21.662**	**0.406**		**58**	**18**	**23.9**	
★	**TP-20**	**3.0**	**100**	**47.931**	**1.498**		**46**	**19**	**17.2**	
⊙	**TP-21**	**1.5**	**75**				**15**	**17**	**67.3**	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

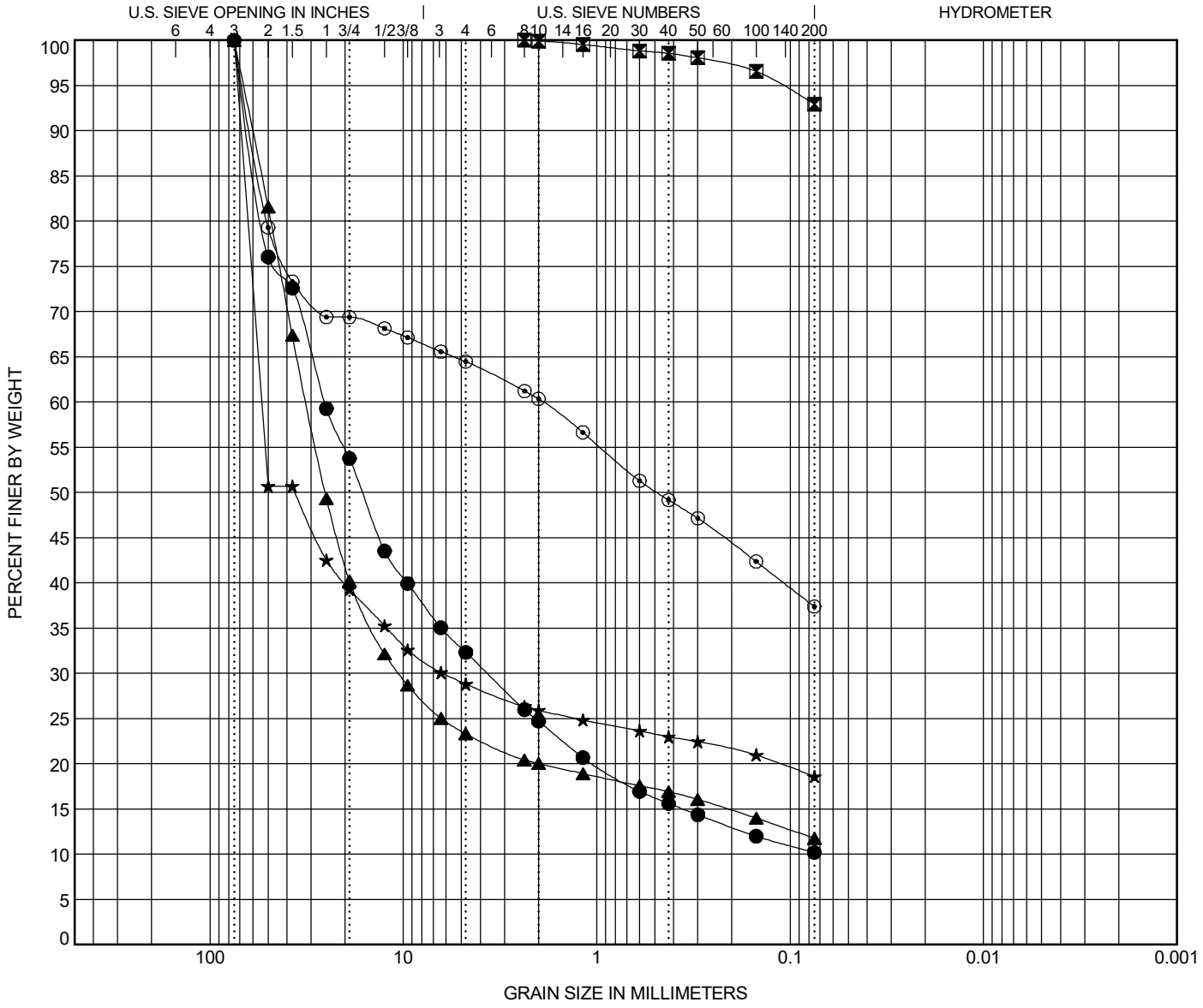
Figure No.: C- 3a

GRAIN SIZE DISTRIBUTION

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

TEST PIT		DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-22	1.5	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)	NP	NP	NP	7.62	368.35
⊠	TP-23	1.5	FAT CLAY(CH)	53	17	36		
▲	TP-24	2.0	POORLY GRADED GRAVEL with SILT(GP-GM)	NP	NP	NP	80.57	732.39
★	TP-25	2.0	SILTY GRAVEL(GM)	NP	NP	NP		
⊙	TP-26	3.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		

TEST PIT		DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-22	1.5	75	25.552	3.674		68	22	10.2	
⊠	TP-23	1.5	2.36				0	7	92.9	
▲	TP-24	2.0	75	31.761	10.535		77	12	11.8	
★	TP-25	2.0	75	53.975	6.237		71	10	18.6	
⊙	TP-26	3.0	75	1.898			36	27	37.4	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

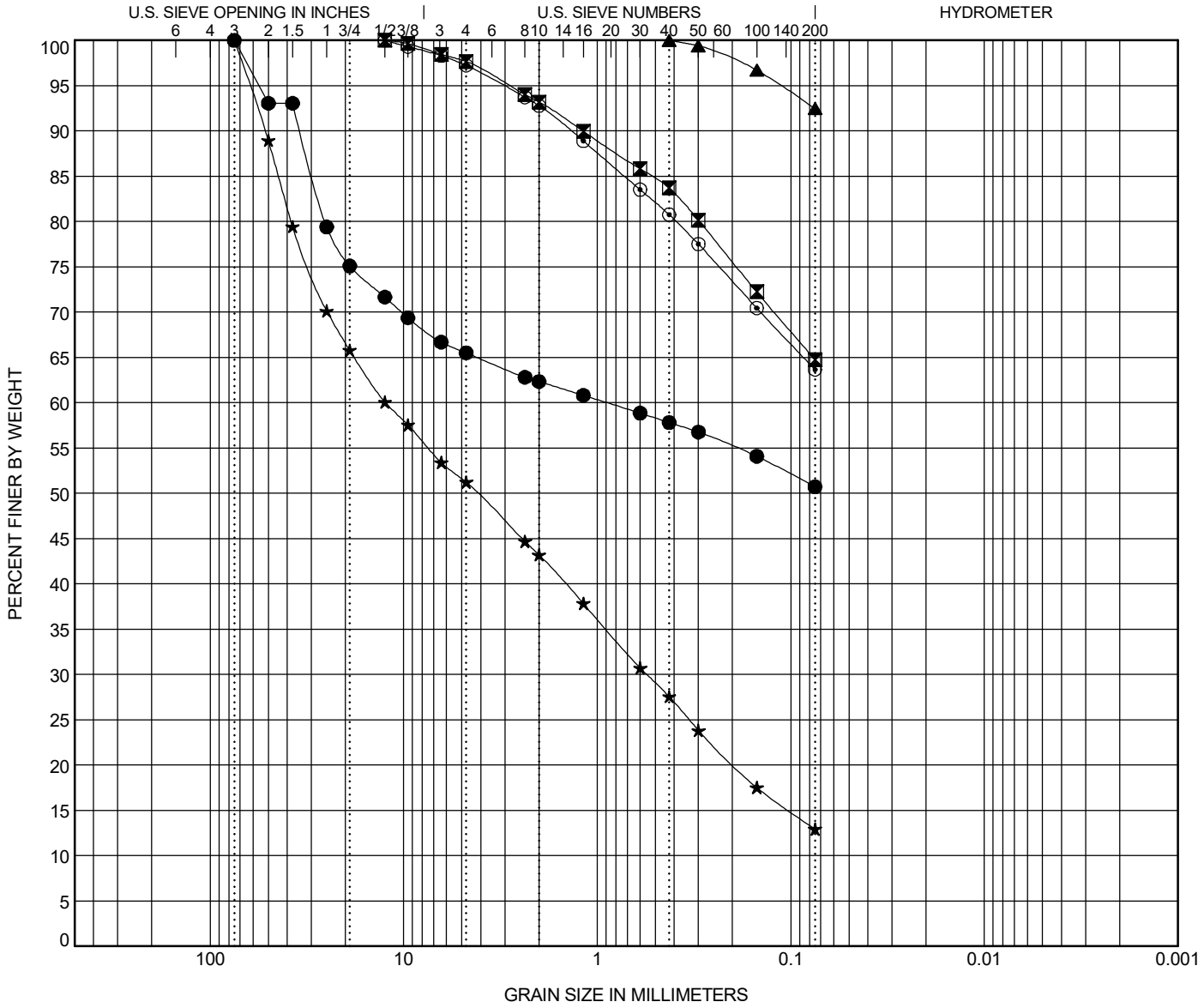
Figure No. C - 3e

GRAIN SIZE DISTRIBUTION

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**TP-27**	**3.0**	**GRAVELLY SILT(ML)**	**NP**	**NP**	**NP**		
⊠	**TP-28**	**3.0**	**SANDY LEAN CLAY(CL)**	**38**	**19**	**19**		
▲	**TP-29**	**3.0**	**FAT CLAY(CH)**	**66**	**28**	**38**		
★	**TP-30**	**3.0**	**SILTY GRAVEL with SAND(GM)**	**31**	**23**	**8**		
⊙	**TP-31**	**2.0**	**SANDY LEAN CLAY(CL)**	**33**	**17**	**16**		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-27**	**3.0**	**75**	**0.888**			**34**	**15**	**50.7**	
⊠	**TP-28**	**3.0**	**12.5**				**2**	**33**	**64.8**	
▲	**TP-29**	**3.0**	**0.425**				**0**	**8**	**92.5**	
★	**TP-30**	**3.0**	**75**	**12.394**	**0.553**		**49**	**38**	**13.0**	
⊙	**TP-31**	**2.0**	**12.5**				**3**	**34**	**63.7**	

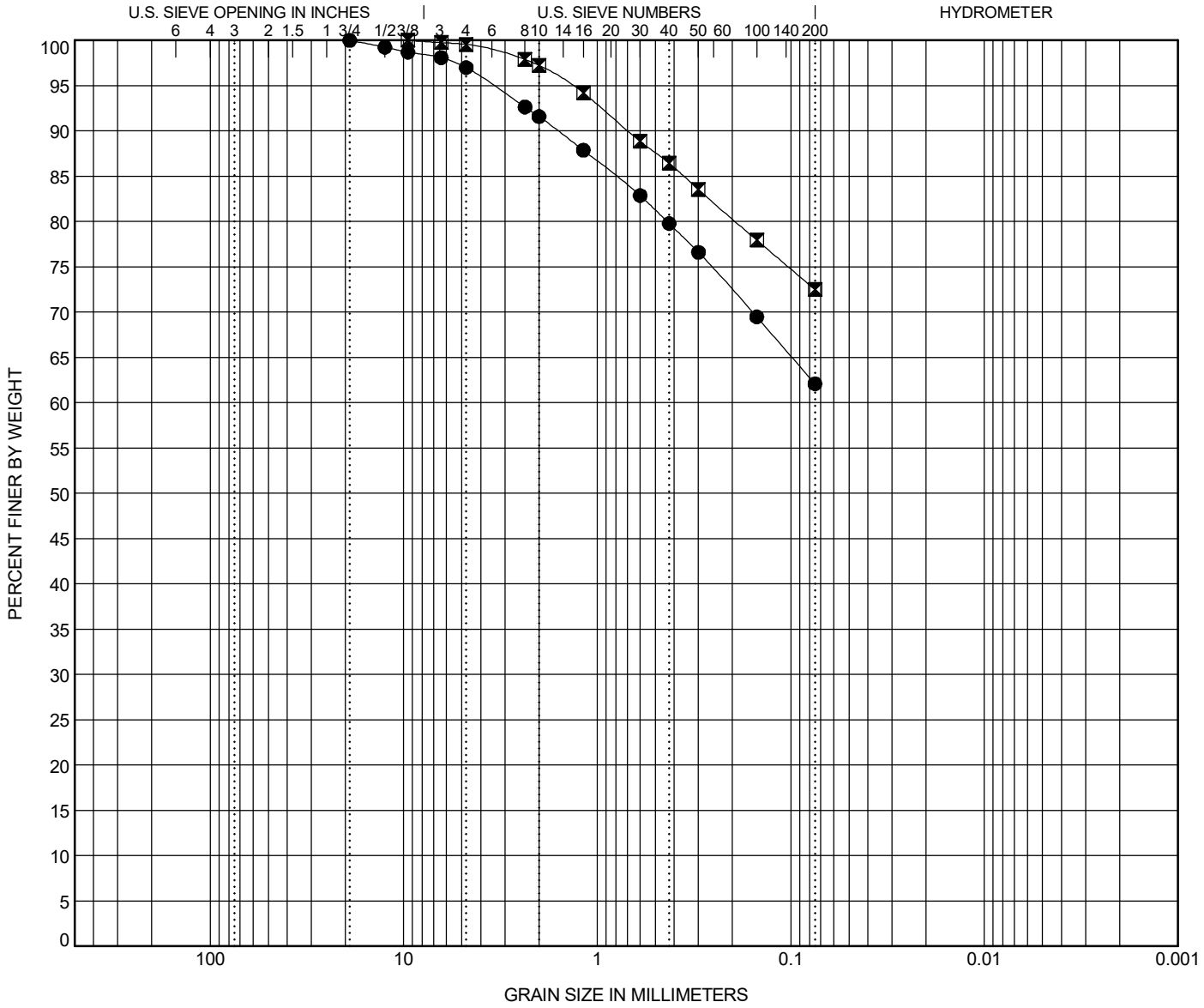
GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

GRAIN SIZE DISTRIBUTION

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**TP-32**	**2.0**	**SANDY LEAN CLAY(CL)**	**33**	**17**	**16**		
⊠	**TP-33**	**4.0**	**LEAN CLAY with SAND(CL)**	**34**	**18**	**16**		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-32**	**2.0**	**19**				**3**	**35**	**62.1**	
⊠	**TP-33**	**4.0**	**9.5**				**0**	**27**	**72.5**	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

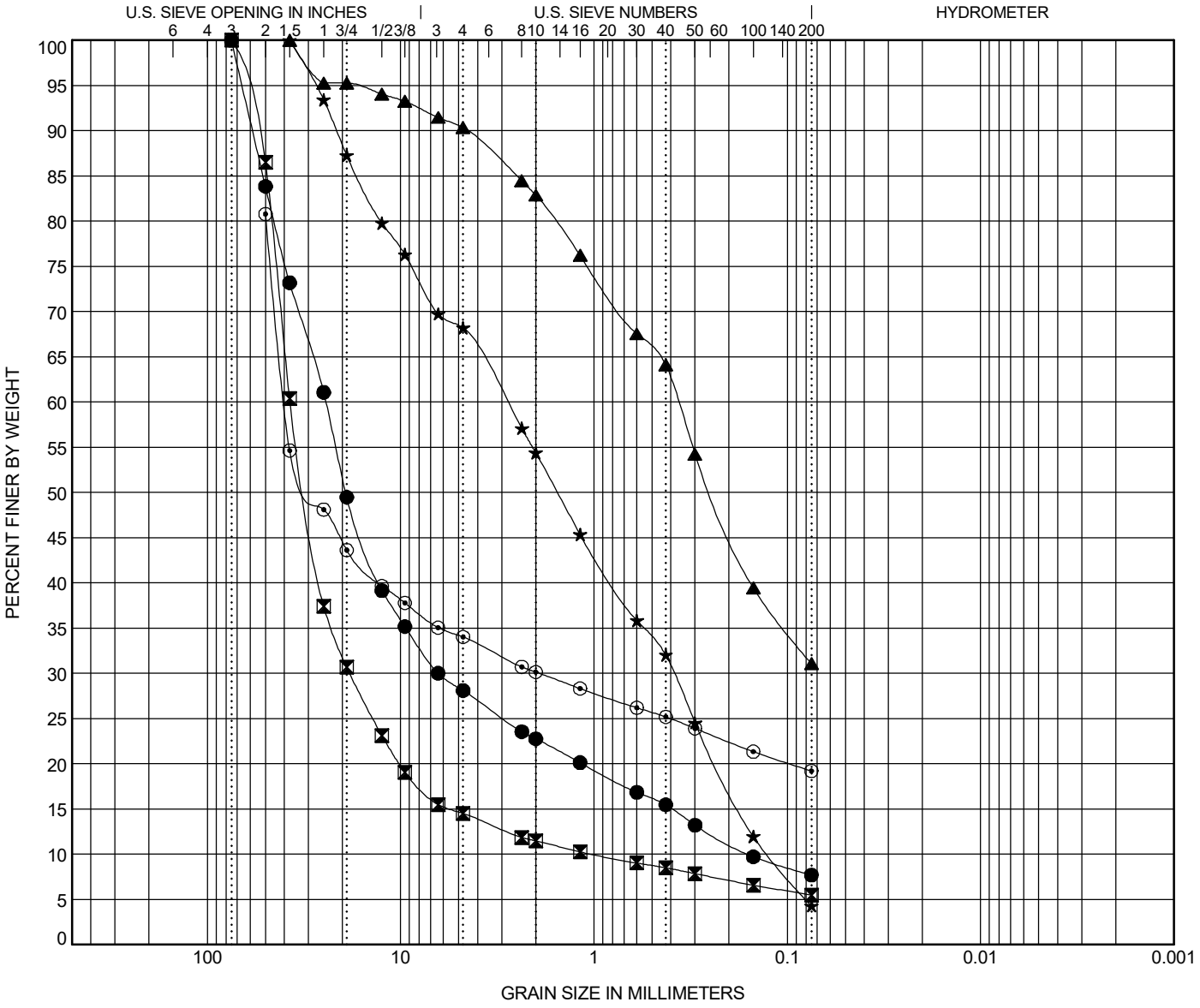
Figure No.: C-3g

GRAIN SIZE DISTRIBUTION

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-36	2.0	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)	33	22	11	10.54	153.81
⊠	TP-37	1.5	POORLY GRADED GRAVEL with CLAY(GP-GC)	40	23	17	8.85	36.66
▲	TP-38	4.0	CLAYEY SAND(SC)	35	20	15		
★	TP-39	7.0	POORLY GRADED SAND with GRAVEL(SP)	40	18	22	0.42	22.56
⊙	TP-40	3.0	SILTY GRAVEL(GM)	44	27	17		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-36	2.0	75	24.372	6.38	0.158	72	20	7.7	
⊠	TP-37	1.5	75	37.255	18.303	1.016	85	9	5.5	
▲	TP-38	4.0	37.5	0.368			10	59	31.1	
★	TP-39	7.0	37.5	2.831	0.386	0.126	32	64	4.3	
⊙	TP-40	3.0	50	39.773	1.912		47	15	19.2	

GRAIN SIZE - GINT STD US LAB.GDT - 11/19/24 10:54 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

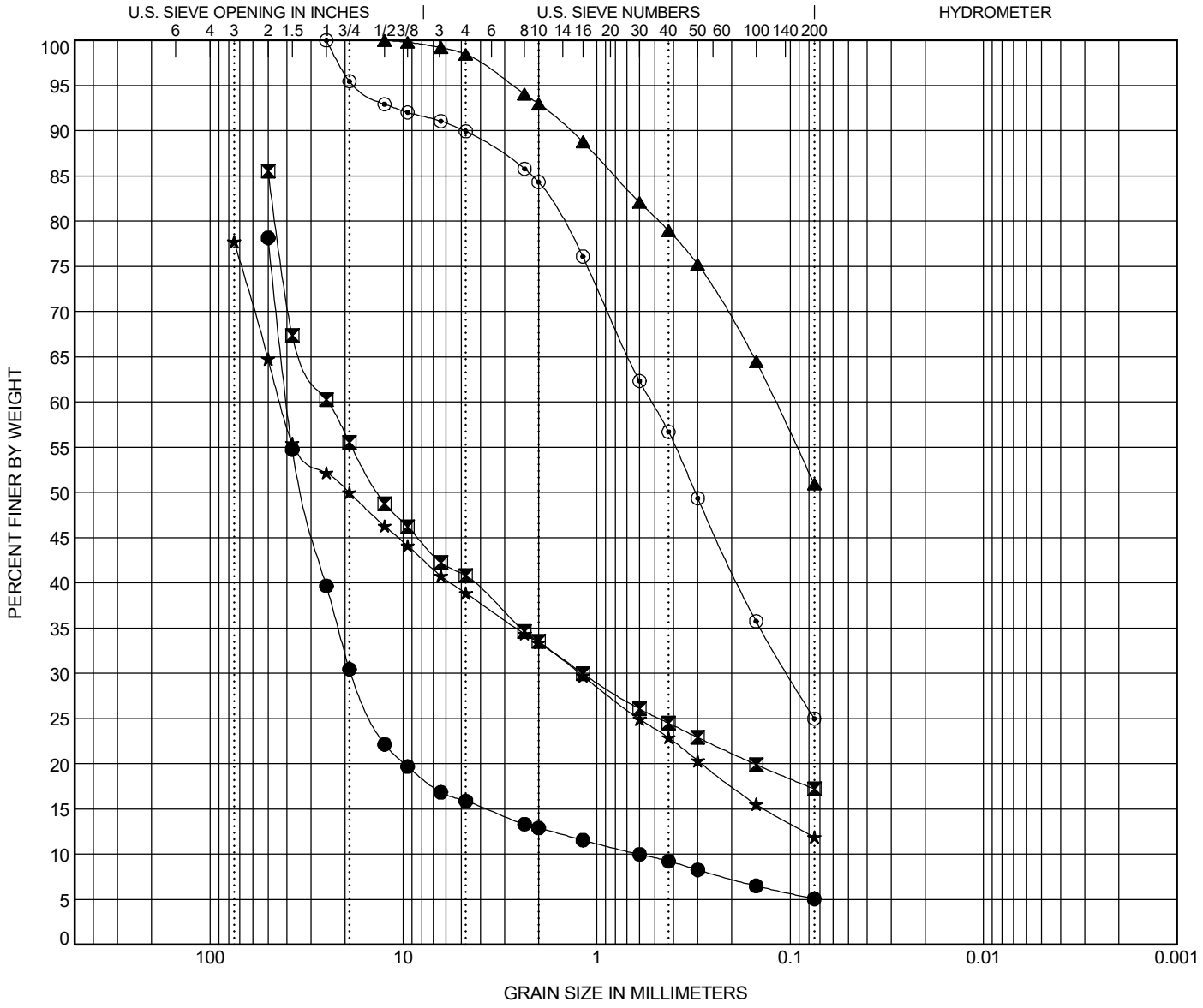
Figure No.: C-31

GRAIN SIZE DISTRIBUTION

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-41	3.0	POORLY GRADED GRAVEL with SILT(GP-GM)	NP	NP	NP	14.32	66.43
⊠	TP-43	2.5	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
▲	TP-44	3.0	SANDY LEAN CLAY(CL)	32	19	13		
★	TP-45	2.5	SILTY GRAVEL with SAND(GM)	NP	NP	NP	0.67	827.91
⊙	TP-46	3.0	SILTY SAND(SM)	NP	NP	NP		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-41	3.0	50	39.99	18.564	0.602	62	11	5.1	
⊠	TP-43	2.5	50	24.611	1.182		45	24	17.2	
▲	TP-44	3.0	12.5	0.119			2	48	50.9	
★	TP-45	2.5	75	43.173	1.227		39	27	11.9	
⊙	TP-46	3.0	25	0.52	0.103		10	65	25.0	

GRAIN SIZE - GINT STD US LAB.GDT - 11/19/24 10:54 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

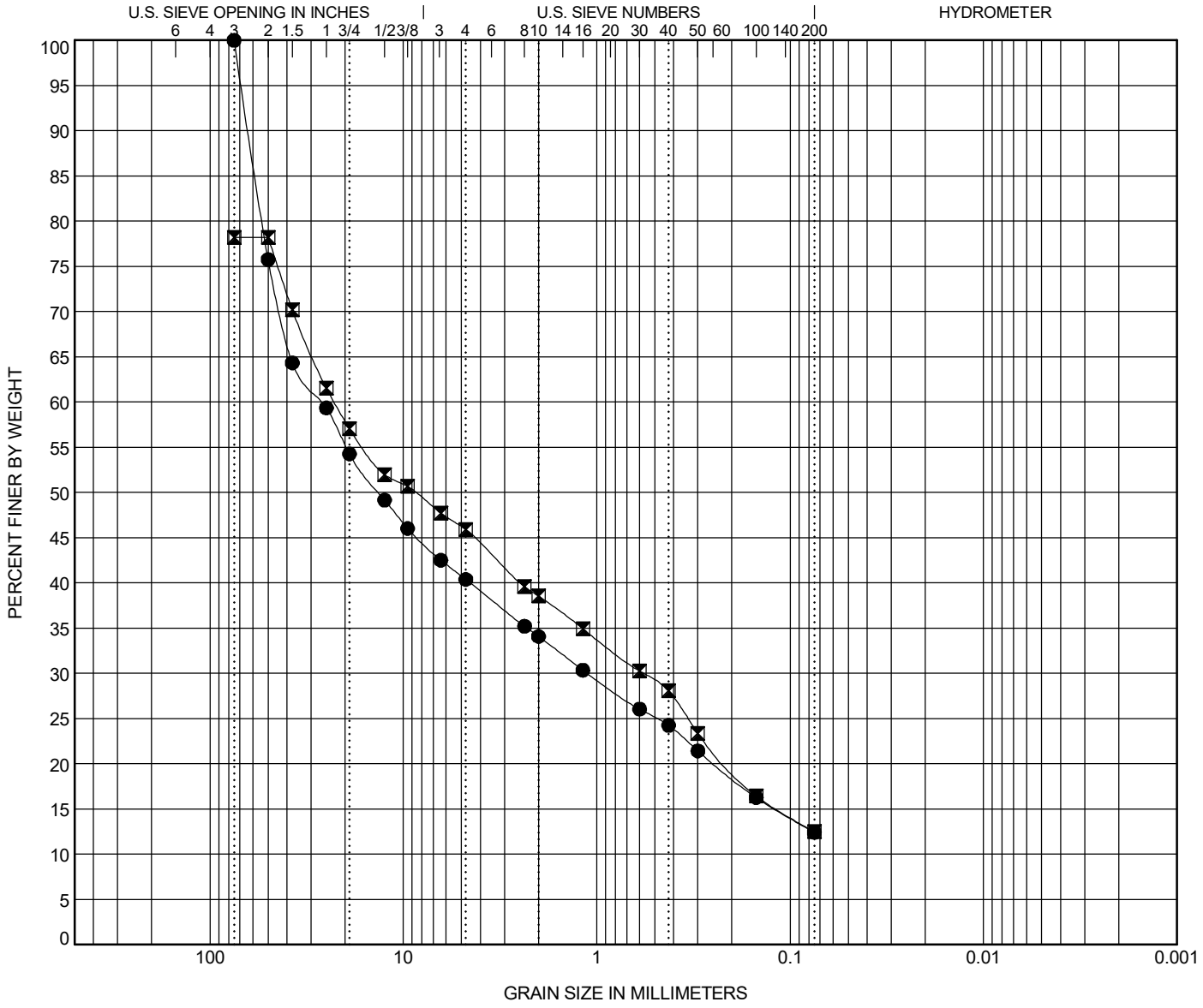
Figure No. C - 31

GRAIN SIZE DISTRIBUTION

Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**TP-47**	**3.0**	**CLAYEY GRAVEL with SAND(GC)**	**35**	**22**	**13**	**0.98**	**544.41**
⊠	**TP-48**	**3.0**	**SILTY SAND with GRAVEL(SM)**	**41**	**26**	**15**		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-47**	**3.0**	**75**	**26.352**	**1.116**		**60**	**28**	**12.4**	
⊠	**TP-48**	**3.0**	**75**	**22.739**	**0.575**		**32**	**33**	**12.5**	

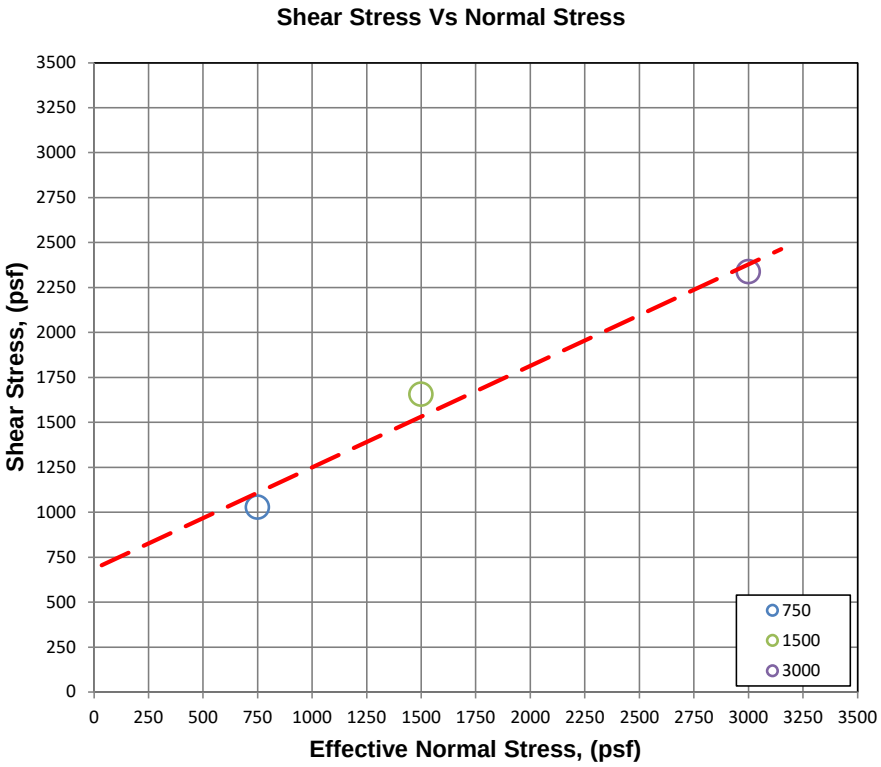
GRAIN SIZE - GINT STD US LAB.GDT - 11/19/24 10:54 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No. C-3j

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	29	Initial Water Content (%)	12.4	12.4	12.4	N/A
	c' (psf)	690	Final Water Content (%)	25.0	26.0	25.4	N/A
	R^2	0.9729	Dry Density (psf)	106.8	106.8	106.8	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	750	54	Strain Rate (in/min)	0.0010			
	1500	48	LL/PL/PI	37 / 23 / 14			
	3000	38	Average T_{50} (min)	0.005			

		Data Points		
Project:	Jordanelle Ridge	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	23192			
Boring Number:	TP-8			
Sample Number:	NA	750	1028	
Depth:	3 feet	1500	1655	
Sample Type:	Reconstituted	3000	2338	
Rel. Compaction:	100%			
Description:	Sandy Lean CLAY			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

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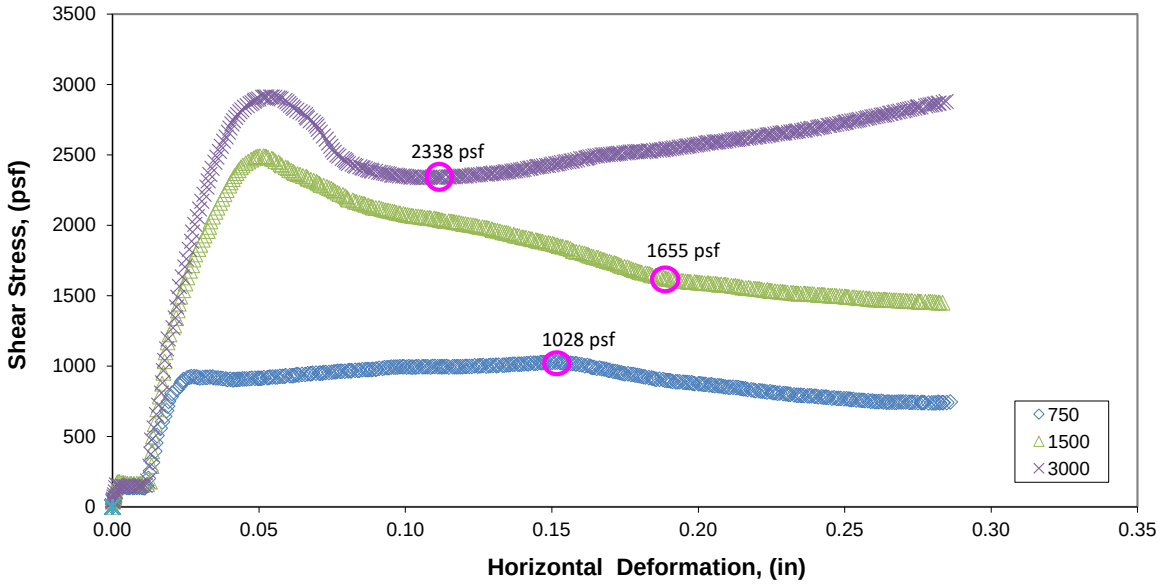
Figure No.: C-4a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24

Corrected Shear Stress Vs. Horizontal Deformation



Shear Stress Vs Normal Stress, assuming c'=0

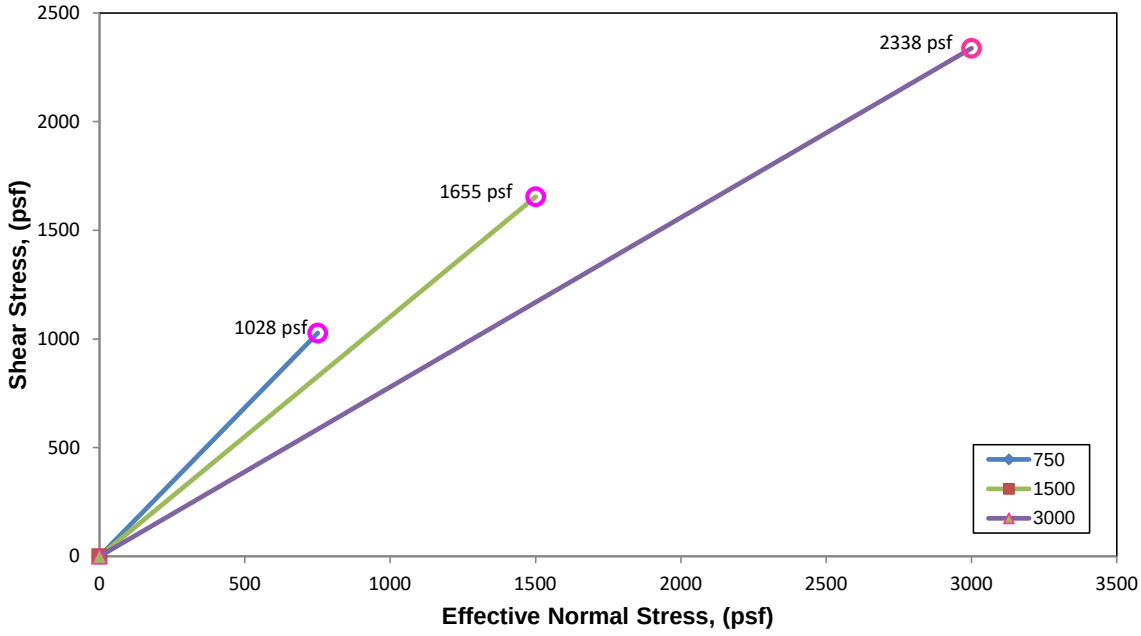


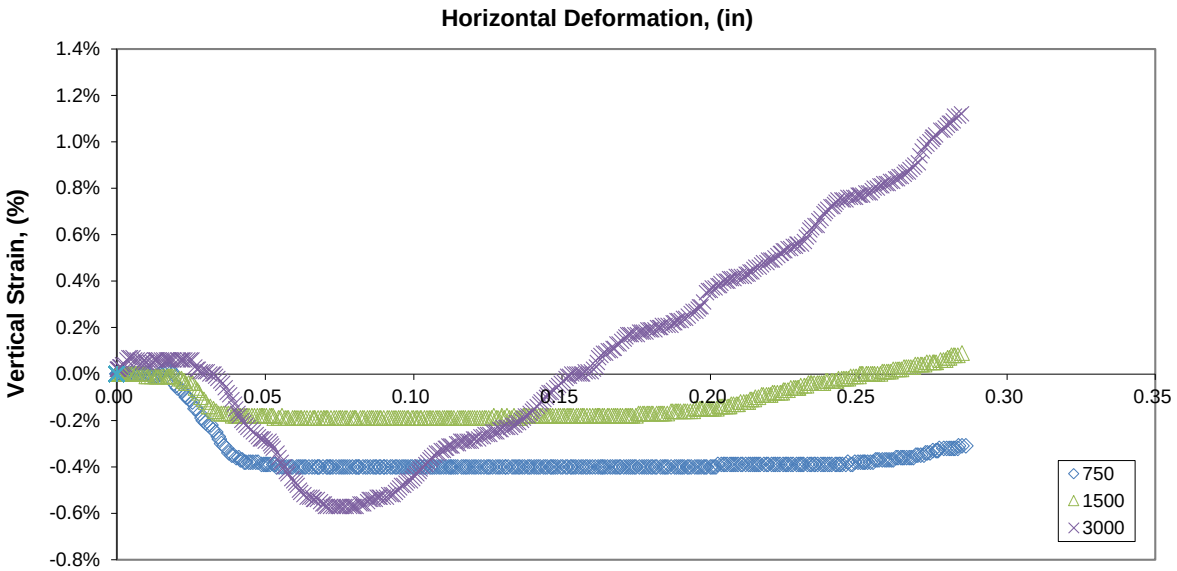
Figure No.: C-4b

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/20/23
Computed By	Jeremy Wright EIT
Date	1/23/23
Checked By	Shun Li PE
Date	1/23/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves

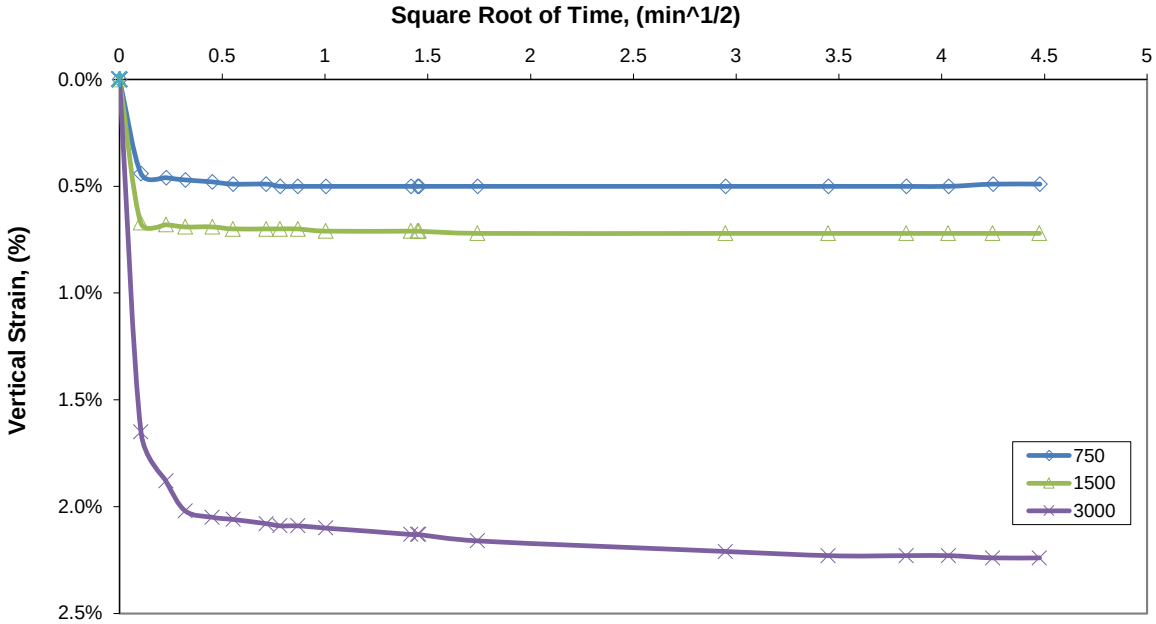


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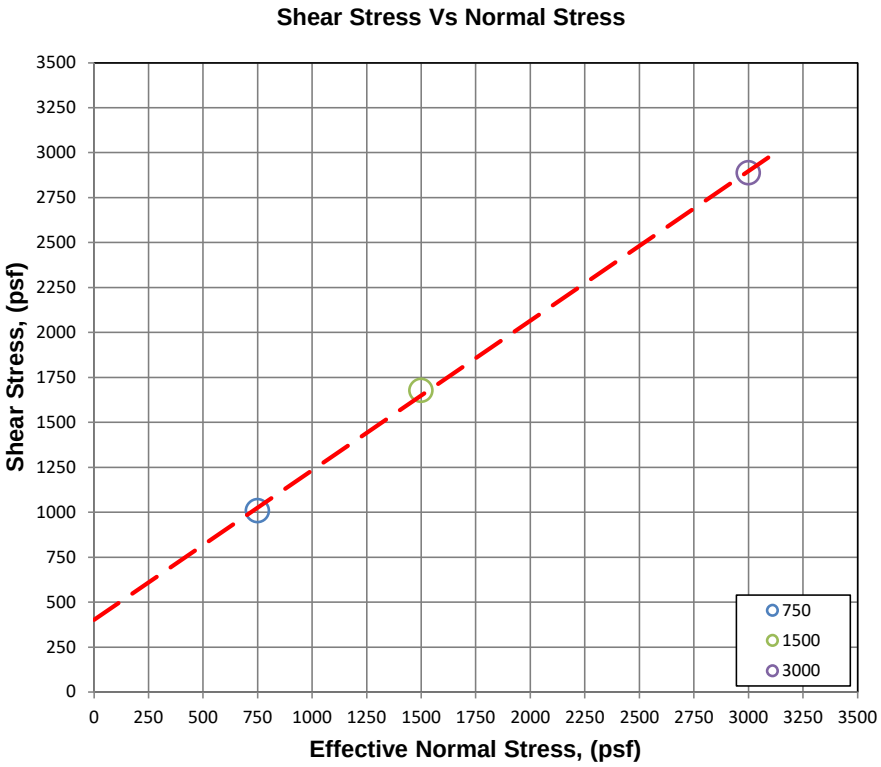
Figure No.: C-4c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	40	Initial Water Content (%)	13.0	13.0	13.0	N/A
	c' (psf)	400	Final Water Content (%)	25.5	27.2	25.9	N/A
	R^2	0.9994	Dry Density (psf)	106.2	106.2	106.2	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	750	53	Strain Rate (in/min)	0.0030			
	1500	48	LL/PL/PI	31 / 21 / 4			
	3000	44	Average T_{50} (min)	0.003			

		Data Points		
Project:	Jordanelle Ridge	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	23192			
Boring Number:	TP-10			
Sample Number:	NA	750	1008	
Depth:	5 feet	1500	1677	
Sample Type:	Reconstituted	3000	2888	
Rel. Compaction:	100%			
Description:	Silty Gravel with Sand			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

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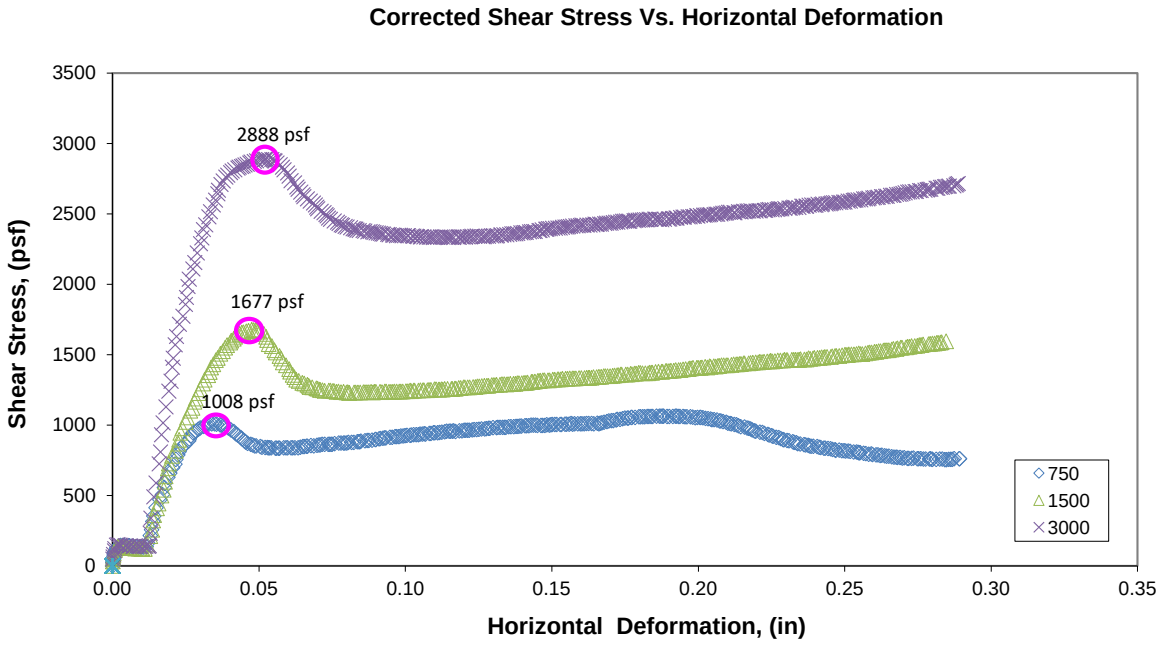
Figure No.: C-5a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/20/23
Computed By	Jeremy Wright EIT
Date	1/23/23
Checked By	Shun Li PE
Date	1/23/24



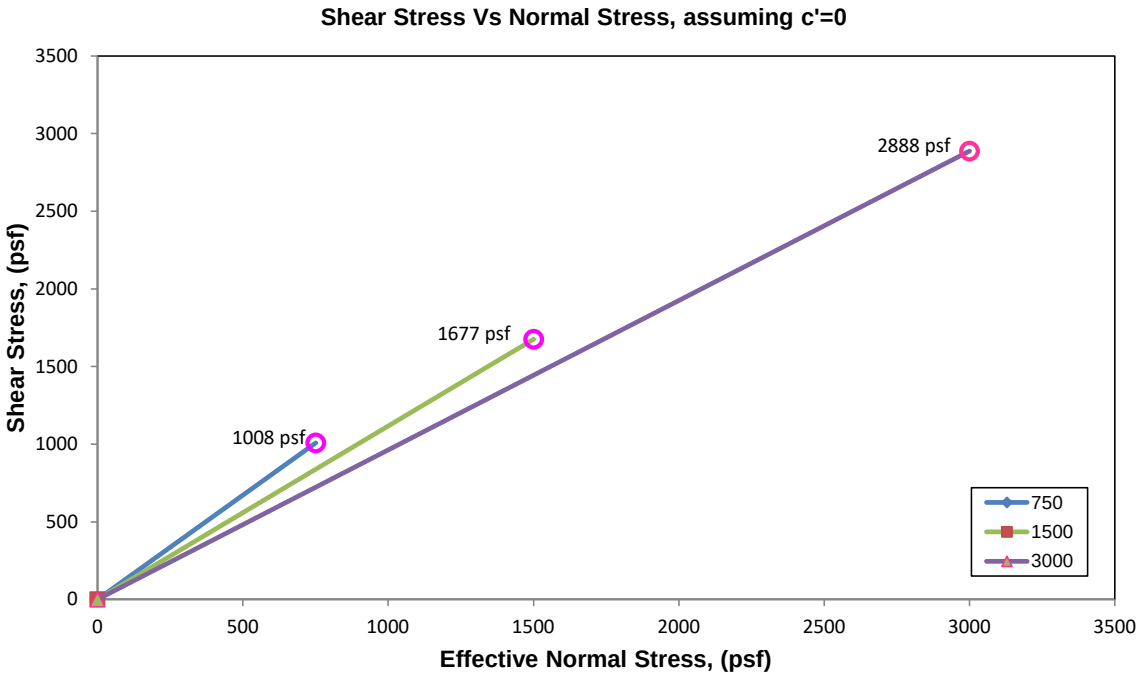


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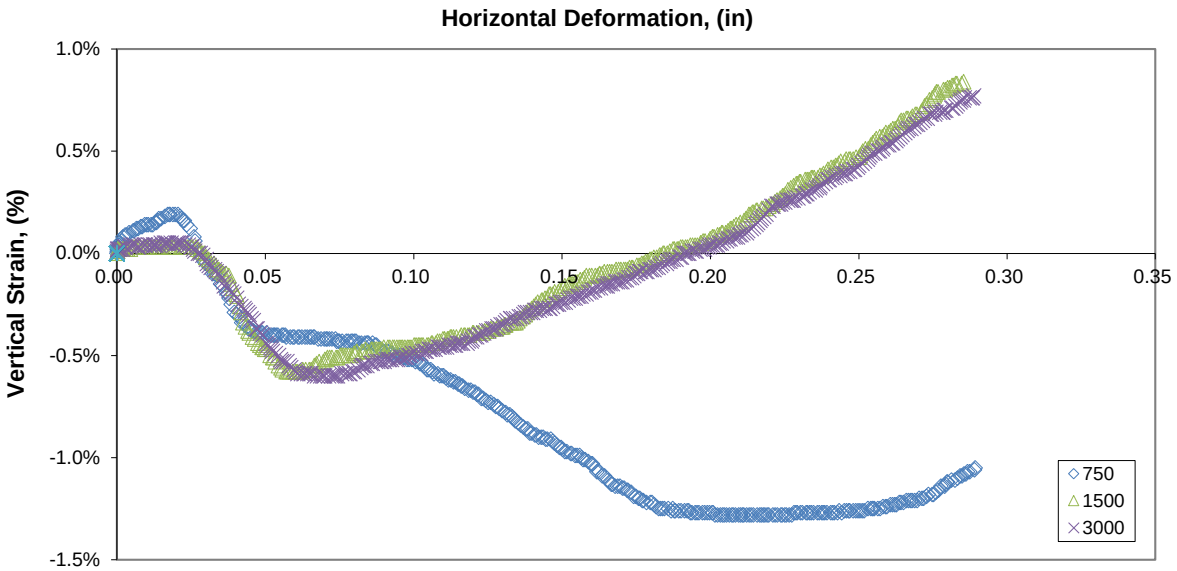
Figure No.: C-5b

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves

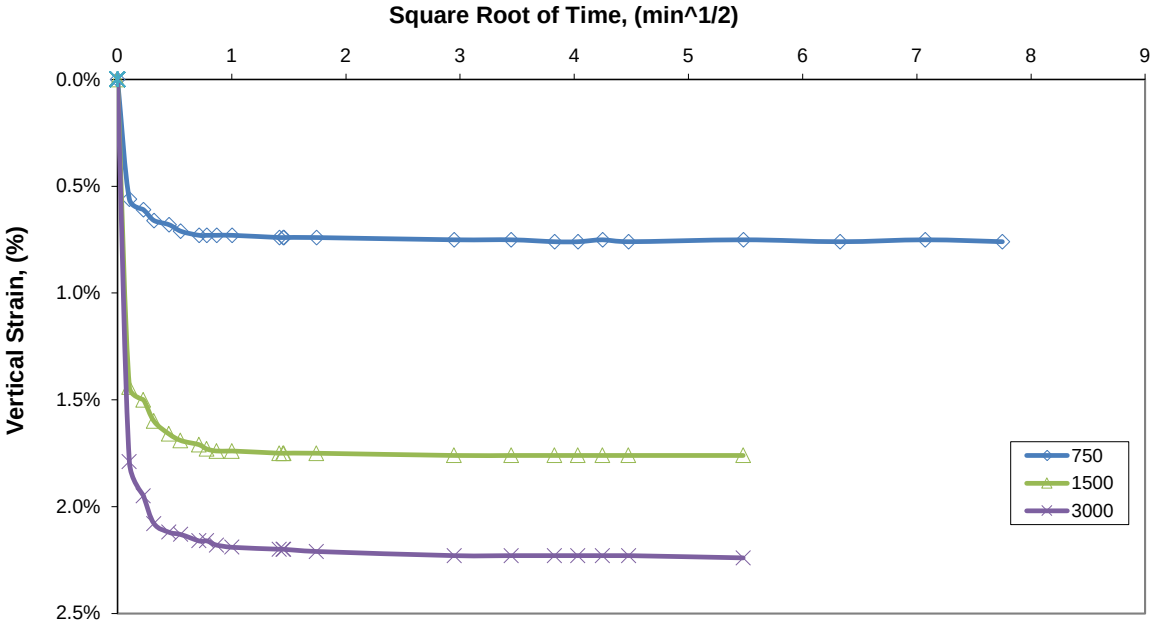


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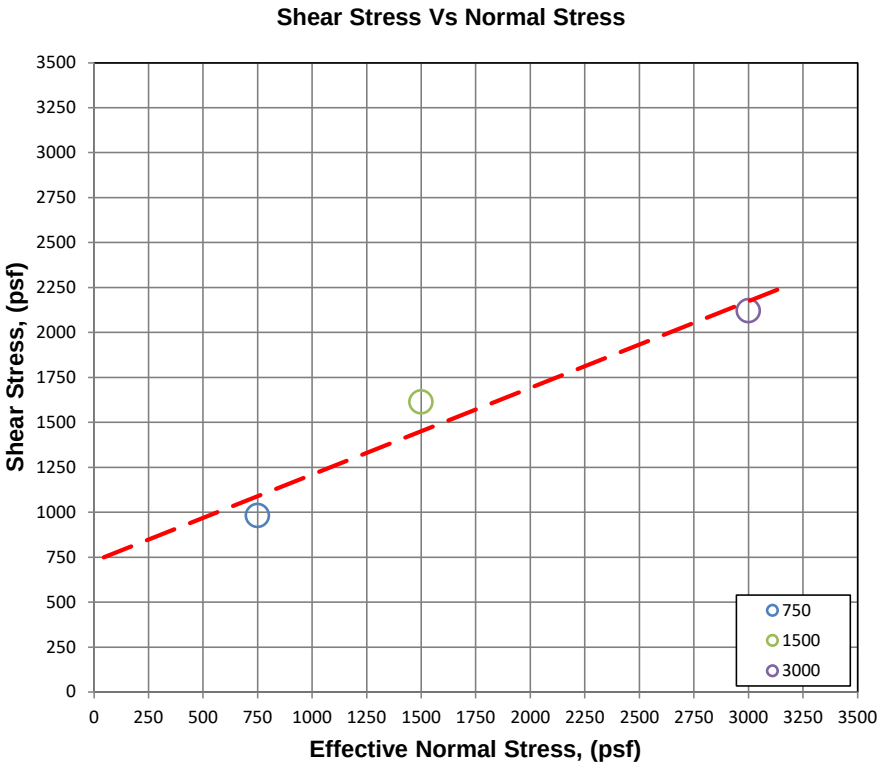
Figure No.: C-5c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	26	Initial Water Content (%)	14.0	14.0	14.0	N/A
	c' (psf)	730	Final Water Content (%)	25.3	25.6	25.0	N/A
	R^2	0.9376	Dry Density (psf)	105.2	105.2	105.2	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	750	53	Strain Rate (in/min)	0.0010			
	1500	47	LL/PL/PI	38 / 19 / 19			
	3000	35	Average T_{50} (min)	0.004			

		Data Points		
Project:	Jordanelle Ridge	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	23192			
Boring Number:	TP-28			
Sample Number:	NA	750	982	
Depth:	3 feet	1500	1613	
Sample Type:	Reconstituted	3000	2121	
Rel. Compaction:	100%			
Description:	Sany Lean Clay			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

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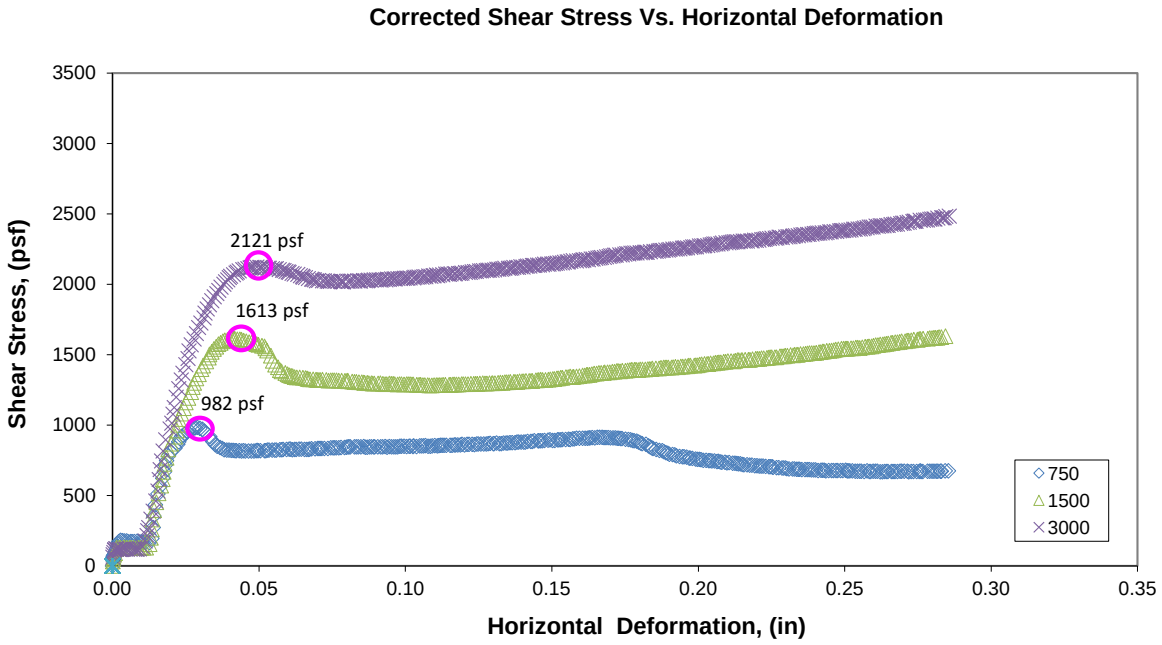
Figure No.: C-6a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/20/23
Computed By	Jeremy Wright EIT
Date	1/23/23
Checked By	Shun Li PE
Date	1/23/24



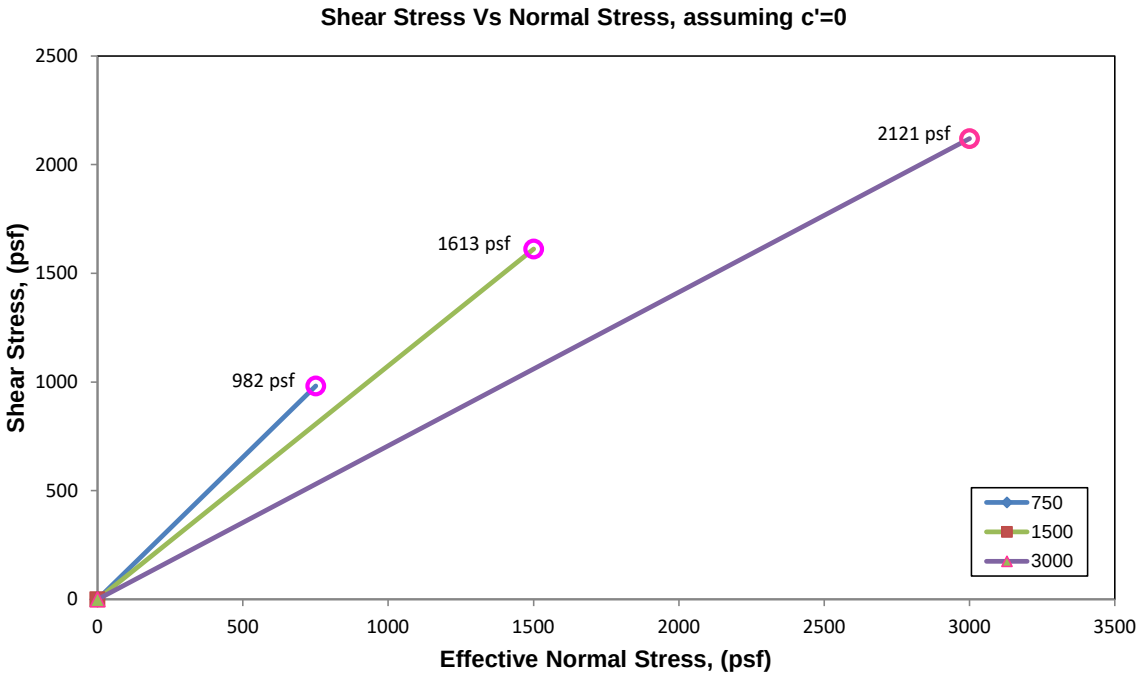


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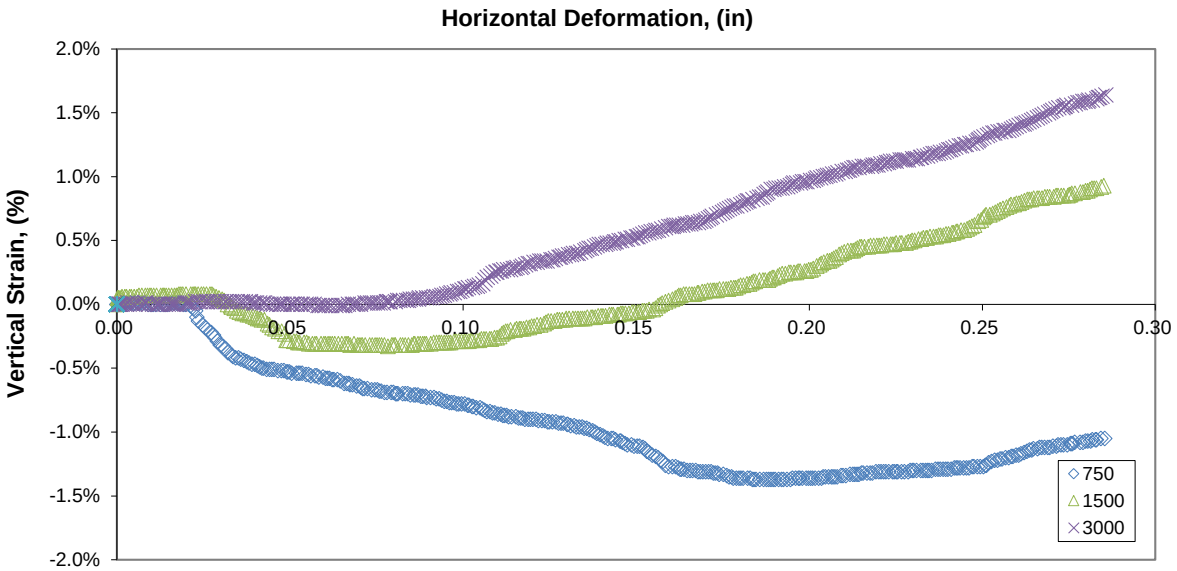
Figure No.: C-6b

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves

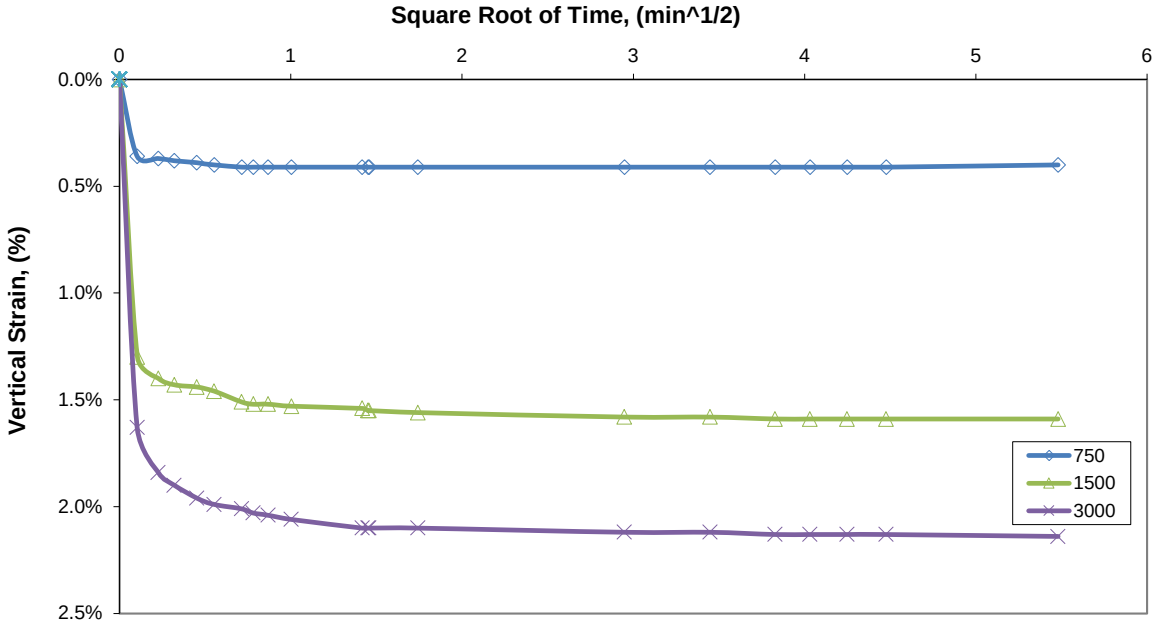


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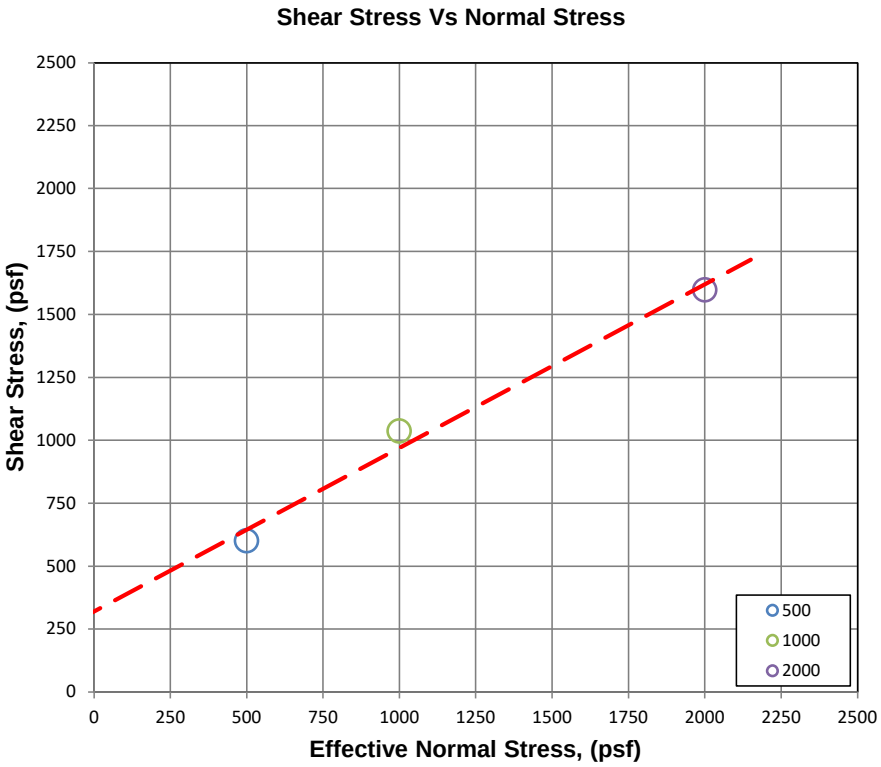
Figure No.: C-6c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
#####	
8/5/24	
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	33	Initial Water Content (%)	9.8	9.8	9.8	N/A
	c' (psf)	320	Final Water Content (%)	31.7	31.3	31.6	N/A
	R^2	0.9864	Dry Density (psf)	92.6	92.6	92.6	N/A
	SSE	N/A	Diameter (in)	2.40			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	500	50	Strain Rate (in/min)	0.0030			
	1000	46	LL/PL/PI	33 / 22 / 11			
	2000	39	Average T_{50} (min)	0.005			

		Data Points		
Project:	Jordanelle Village 3	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	24444			
Boring Number:	TP-36			
Sample Number:	NA	500	601	
Depth:	2 ft	1000	1036	
Sample Type:	Remolded	2000	1598	
Rel. Compaction:	100%			
Description:	Poorly Graded GRAVEL with Clay and Sand (GP-GC)			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

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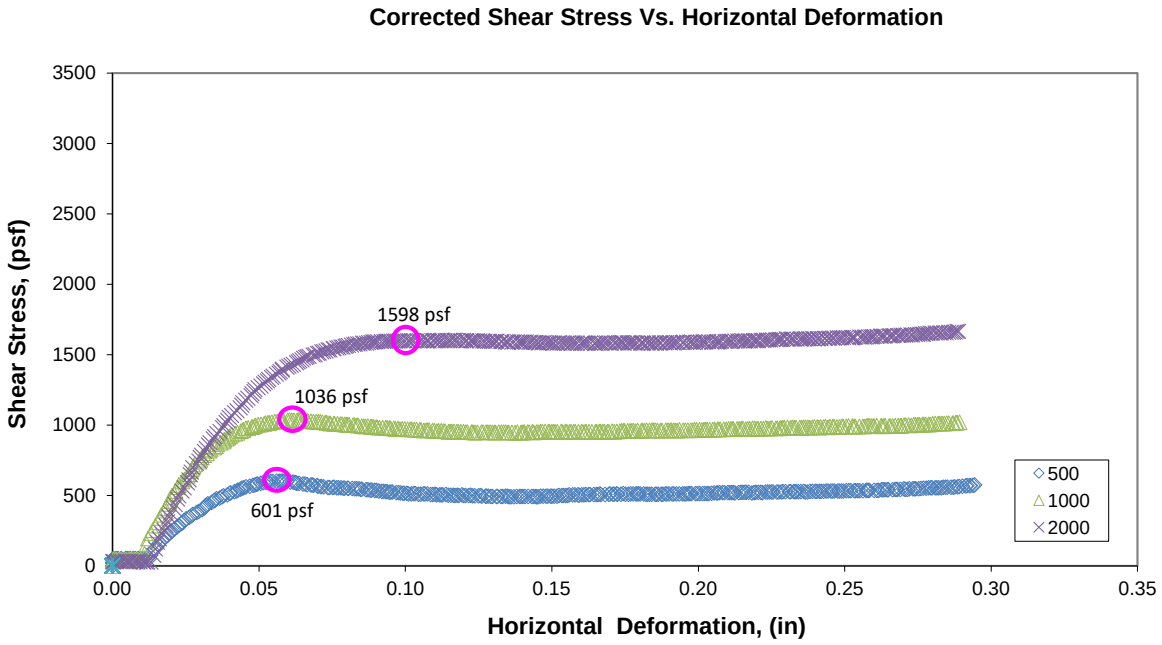
Figure No.: C-7a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24



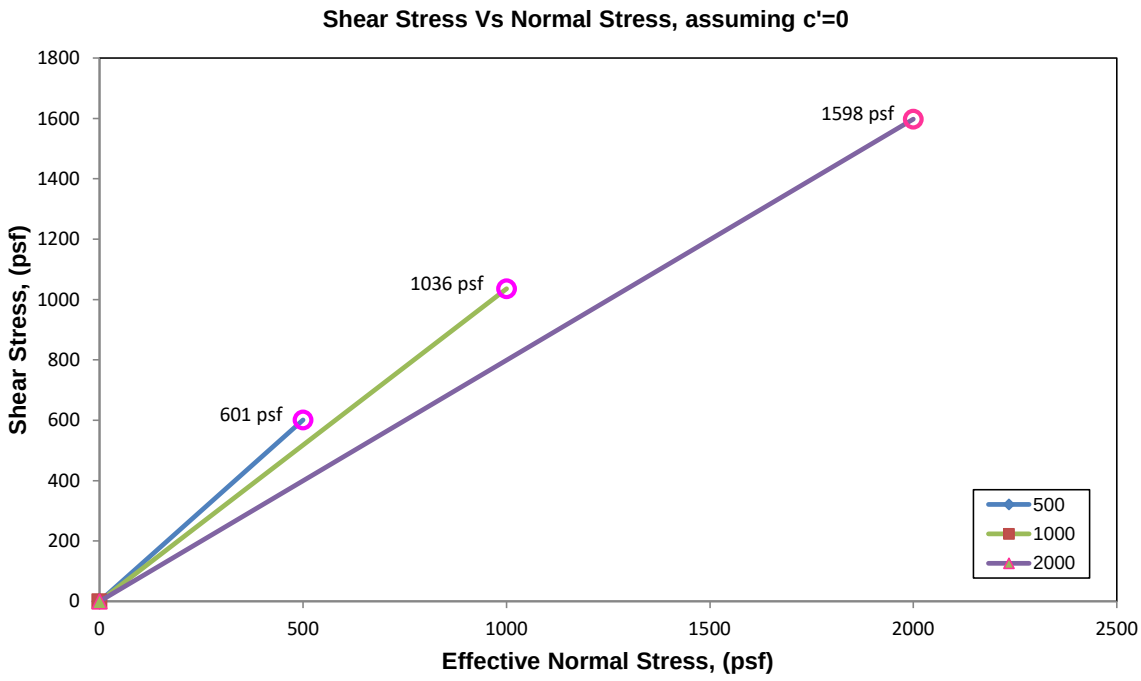


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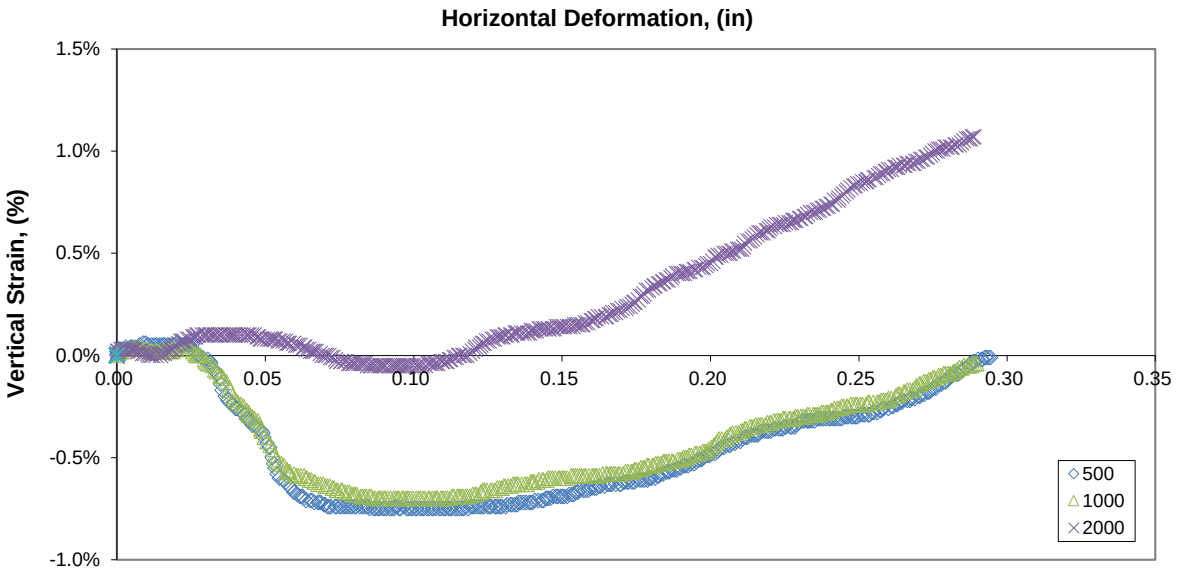
Figure No.: C-7b

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves

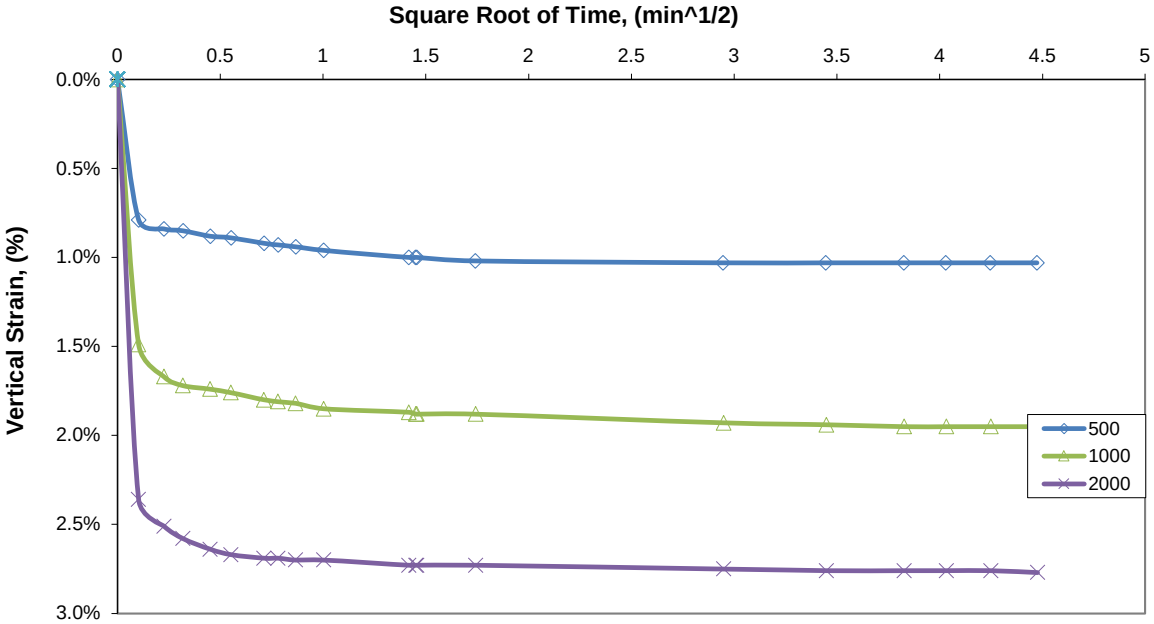


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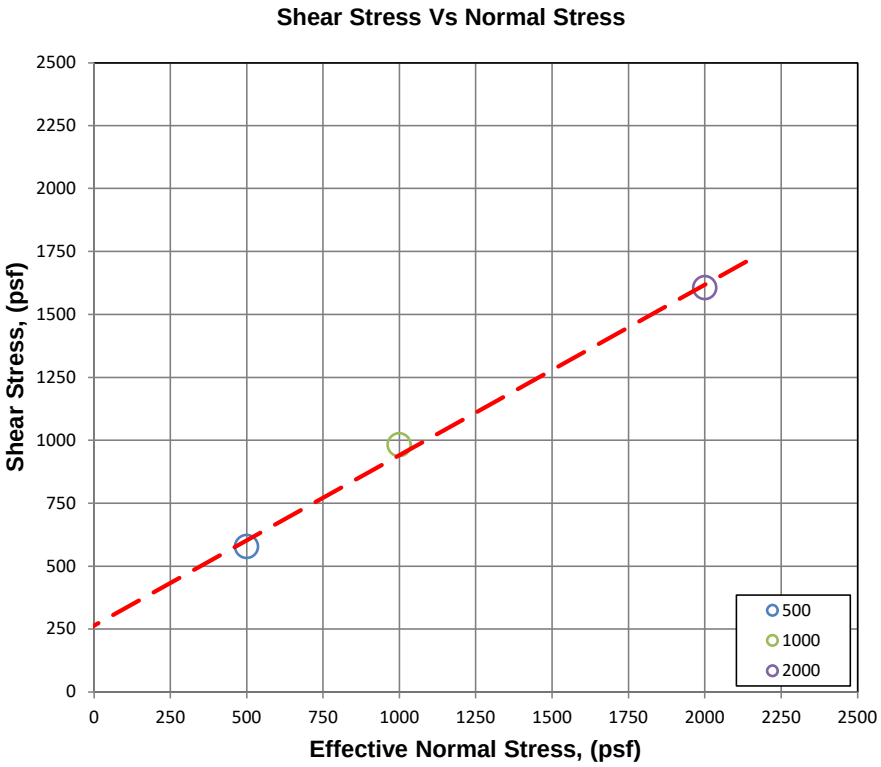
Figure No.: C-7c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Date	Checked By	Date	Computed By	Date
Jason Wright	10/23/24	Jeremy Wright EIT	11/4/24	Shun Li PE	11/4/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	34	Initial Water Content (%)	9.2	9.2	9.2	N/A
	c' (psf)	270	Final Water Content (%)	23.8	23.2	23.4	N/A
	R^2	0.9954	Dry Density (psf)	109.9	109.9	109.9	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	500	49	Strain Rate (in/min)	0.0030			
	1000	44	LL/PL/PI	40 / 18 / 22			
	2000	39	Average T_{50} (min)	0.005			

		Data Points		
Project:	Jordanelle Village 3	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	24444			
Boring Number:	TP-39			
Sample Number:	NA	500	577	
Depth:	7 ft	1000	982	
Sample Type:	Remolded	2000	1606	
Rel. Compaction:	100%			
Description:	Poorly Graded SAND with Gravel (SP)			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

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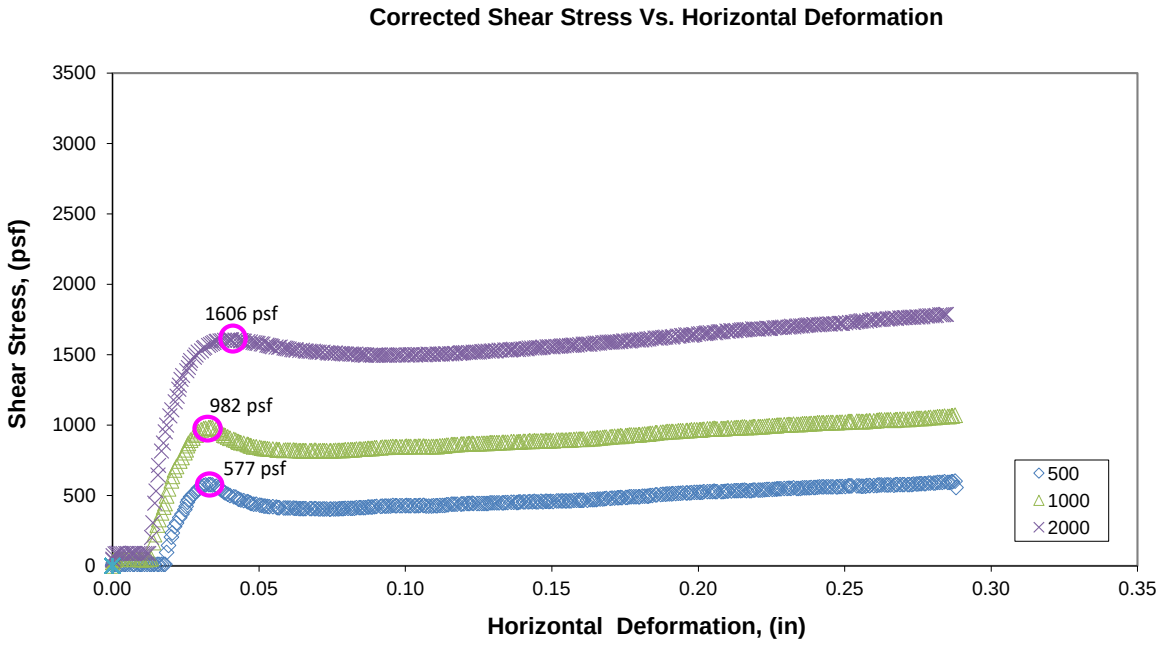
Figure No.: C-8a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/23/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24



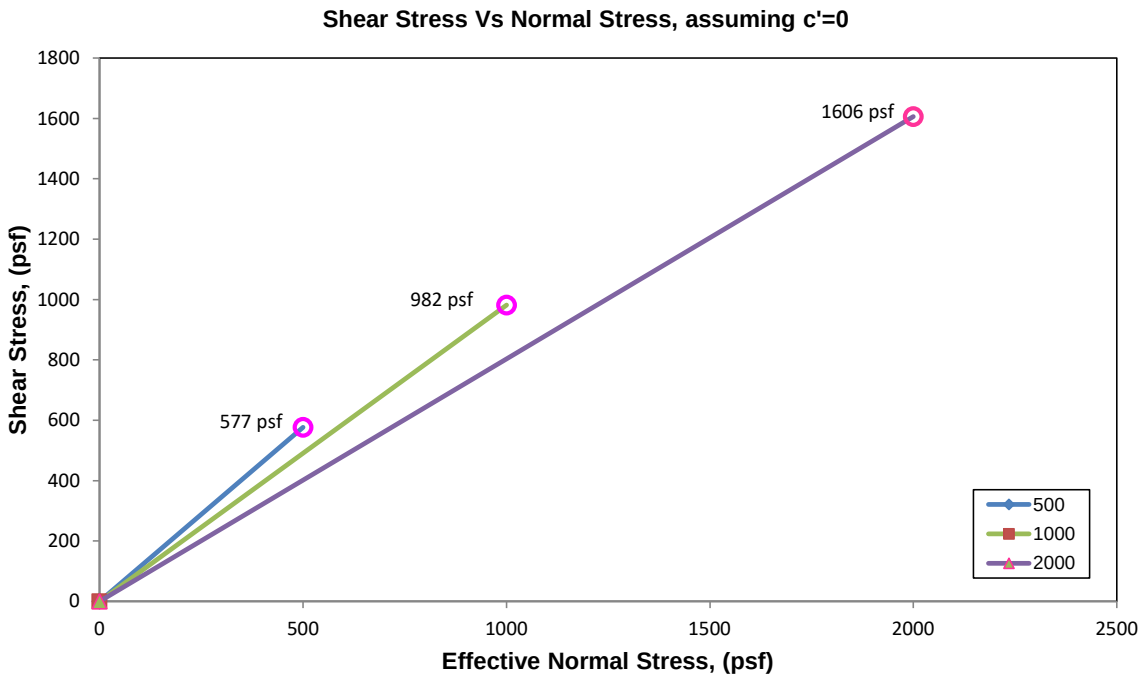


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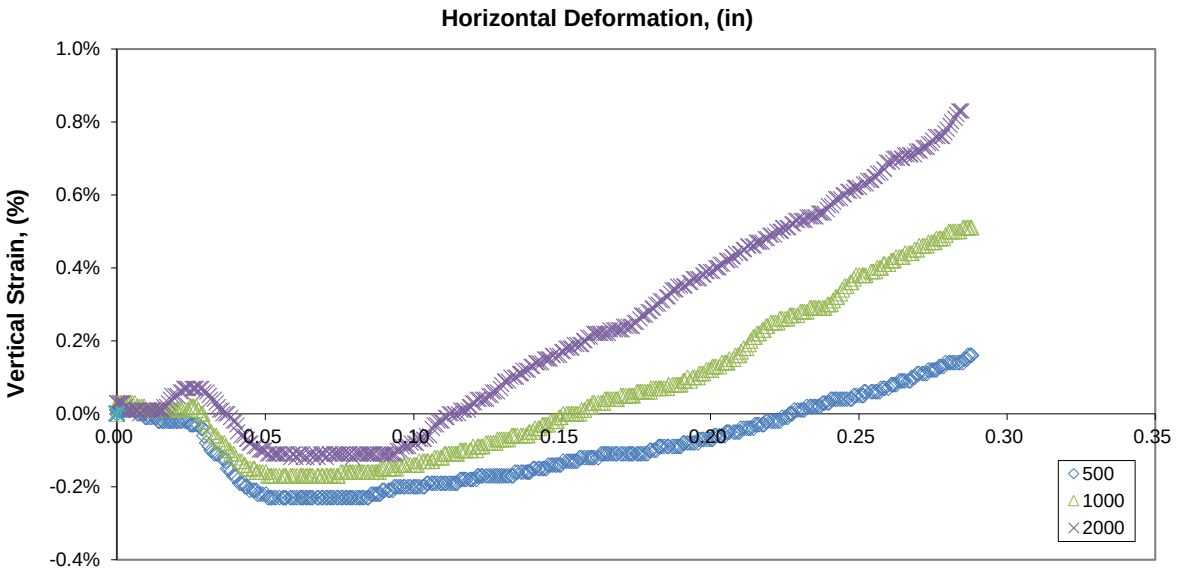
Figure No.: C-8b

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/23/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves

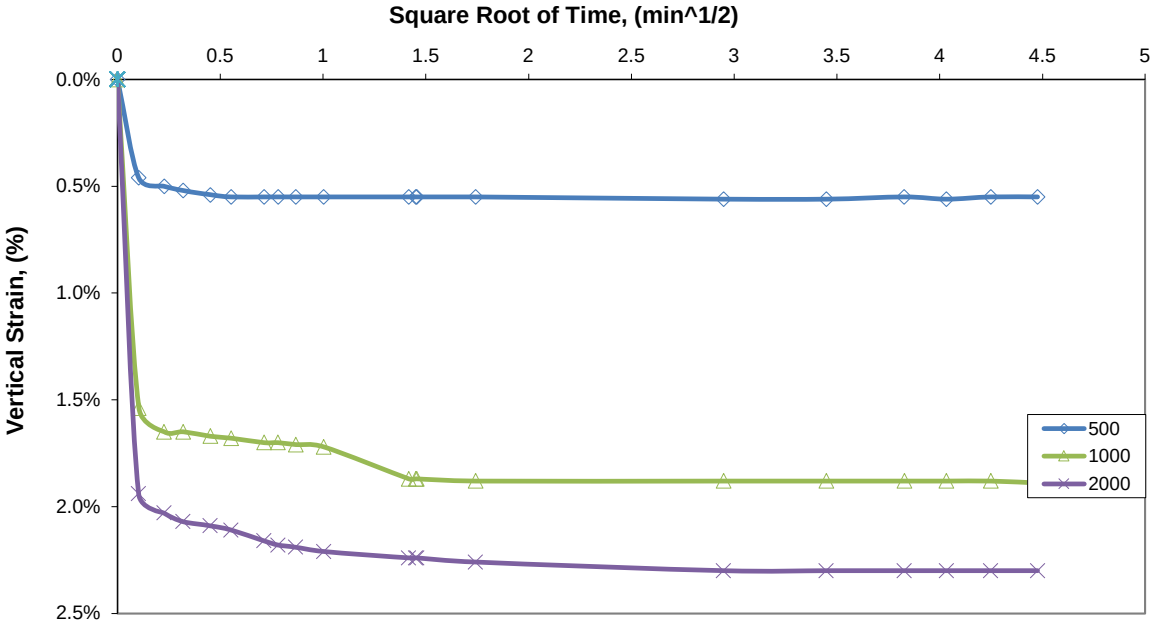


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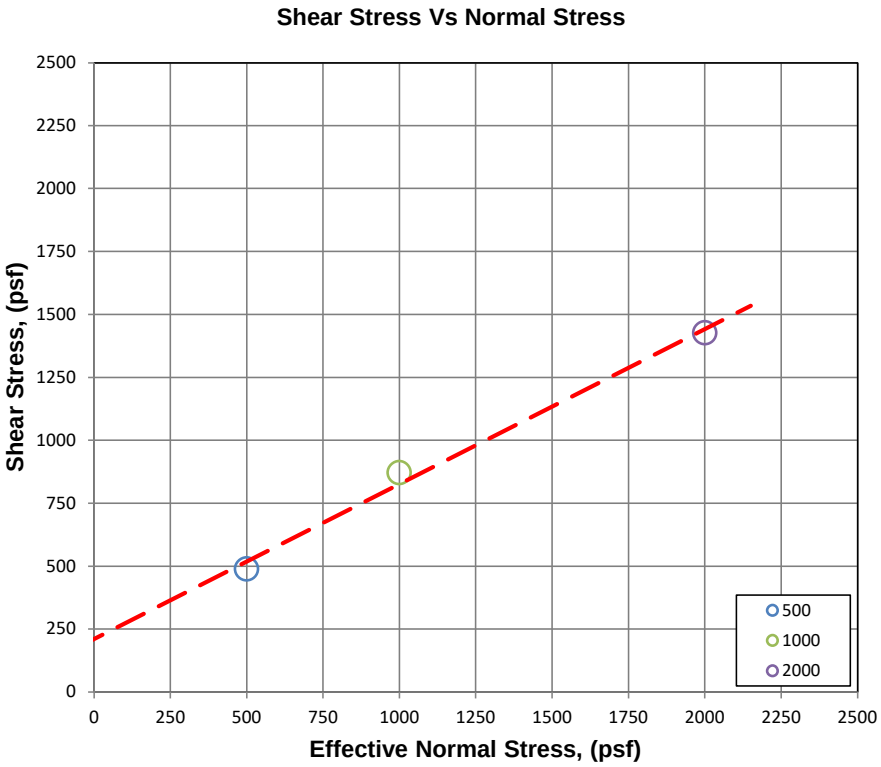
Figure No.: C-8c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/24/24	Computed By	Jeremy Wright EIT	Date	11/4/24	Checked By	Shun Li PE	Date	11/4/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	32	Initial Water Content (%)	11.8	11.8	11.8	N/A
	c' (psf)	210	Final Water Content (%)	23.0	23.2	23.3	N/A
	R^2	0.9931	Dry Density (psf)	107.3	107.3	107.3	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	500	44	Strain Rate (in/min)	0.0030			
	1000	41	LL/PL/PI	32 / 19 / 13			
	2000	36	Average T_{50} (min)	0.004			

		Data Points		
Project:	Jordanelle Village 3	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	24444			
Boring Number:	TP-44			
Sample Number:	NA	500	489	
Depth:	3 ft	1000	871	
Sample Type:	Remolded	2000	1427	
Rel. Compaction:	100%			
Description:	Sandy Lean CLAY (CL)			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

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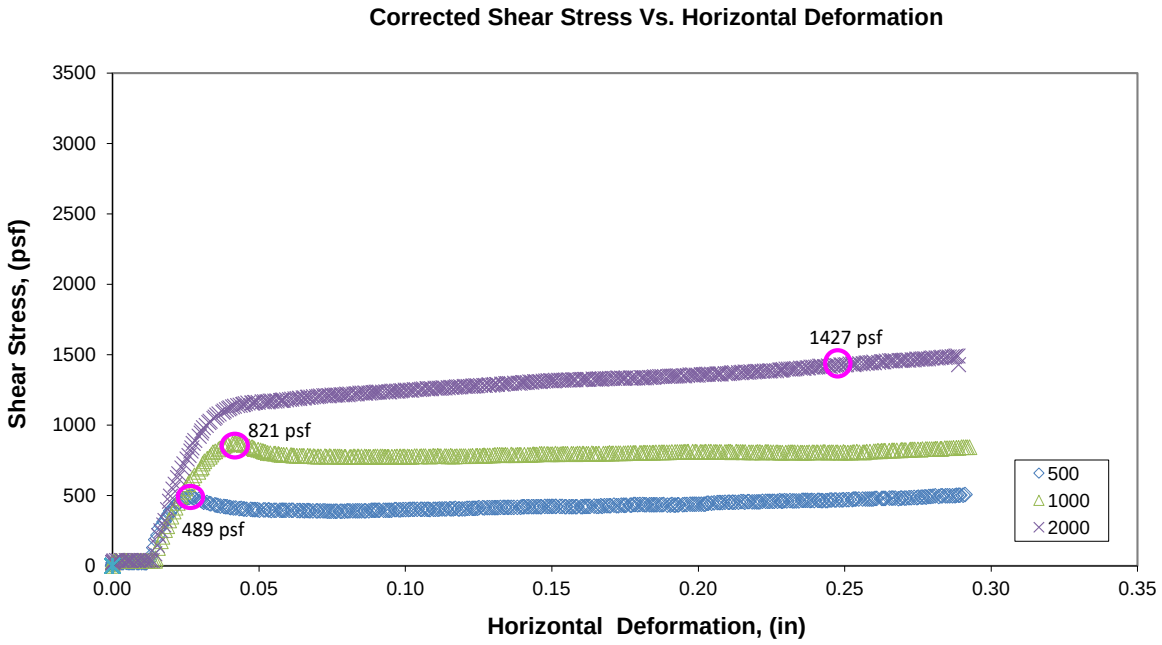
Figure No.: C-9a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/24/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24



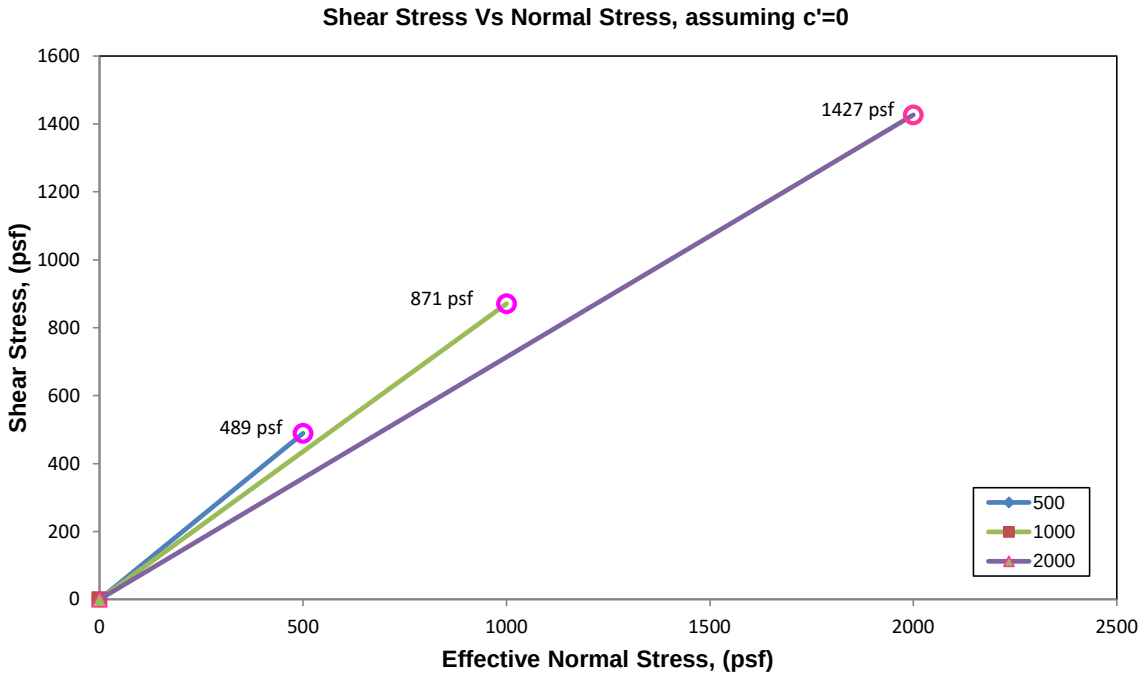


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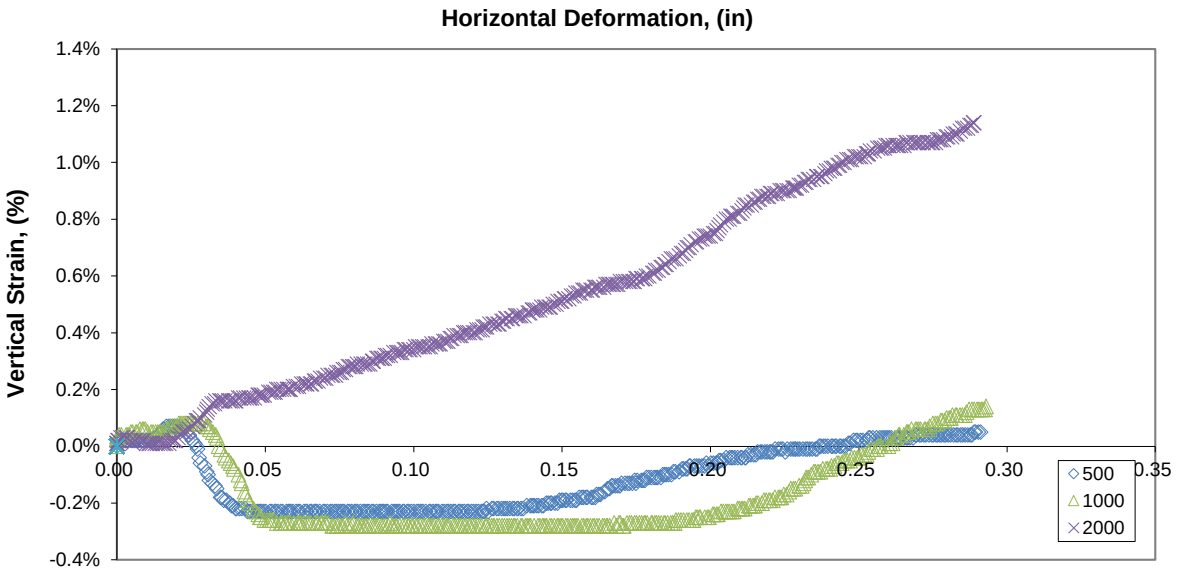
Figure No.: C-9b

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/24/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves

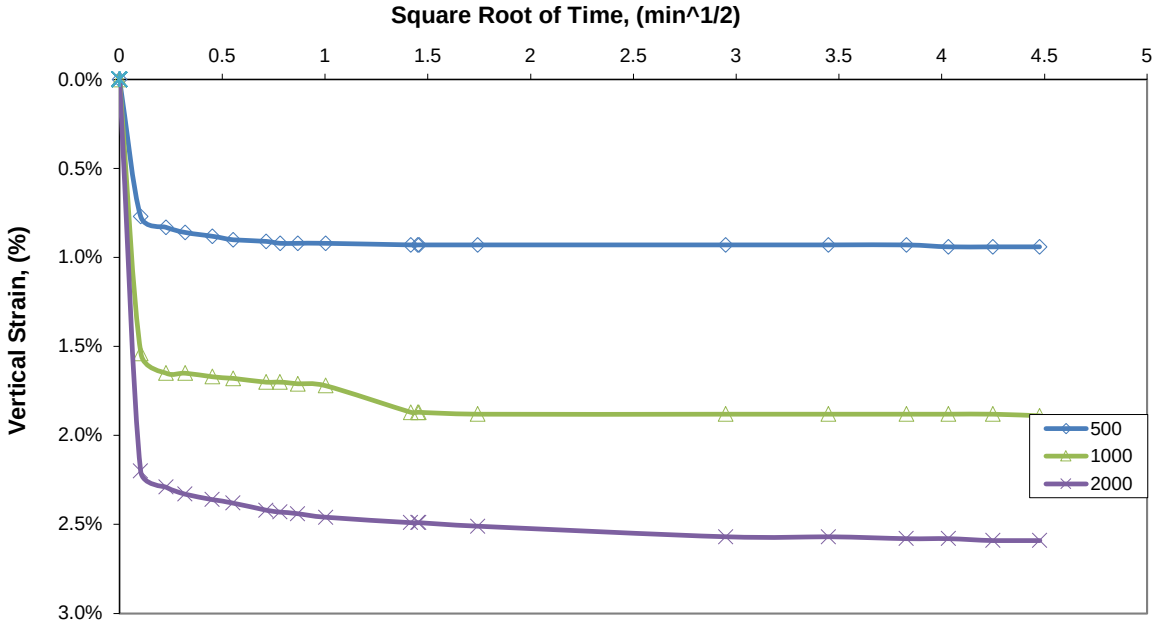


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Figure No.: C-9c

CHEMTECH-FORD
LABORATORIES

6/27/2025

Work Order: 25F1274
Project: 24444 Momentum

Wilding Engineering
Attn: Torrey Copfer
14721 South Heritage Crest Way
Bluffdale, UT 84065

Client Service Contact: 801.262.7299

The analyses presented on this report were performed in accordance with the National Environmental Laboratory Accreditation Program (NELAP) unless noted in the comments, flags, or case narrative. If the report is to be used for regulatory compliance, it should be presented in its entirety, and not be altered.

Approved By:

Mark Broadhead, Project Manager

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Certificate of Analysis

Wilding Engineering
Torrey Copfer
14721 South Heritage Crest Way
Bluffdale, UT 84065

PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-44 @ 3'**

Matrix: **Solid**
Lab ID: **25F1274-01**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	7.0	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:09	
Resistivity	2.8	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	86.0	%	0.1	CTF8000	6/16/25	6/16/25	

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PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-47 @ 3'**

Matrix: **Solid**
Lab ID: **25F1274-02**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.7	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:09	
Resistivity	91.7	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	84.5	%	0.1	CTF8000	6/16/25	6/16/25	

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PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-13 @ 2.5'**

Matrix: **Solid**
Lab ID: **25F1274-03**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	7.5	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:11	
Resistivity	13.3	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	10	EPA 300.0	6/16/25	6/17/25	
Total Solids	96.6	%	0.1	CTF8000	6/16/25	6/16/25	

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PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-19 @ 1'**

Matrix: **Solid**
Lab ID: **25F1274-04**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	7.1	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:12	
Resistivity	65.4	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	11	EPA 300.0	6/16/25	6/17/25	
Total Solids	91.9	%	0.1	CTF8000	6/16/25	6/16/25	

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PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-28 @ 3'**

Matrix: **Solid**
Lab ID: **25F1274-05**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.8	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:13	
Resistivity	71.4	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	10	EPA 300.0	6/16/25	6/17/25	
Total Solids	95.3	%	0.1	CTF8000	6/16/25	6/16/25	

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PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-33 @ 4'**

Matrix: **Solid**
Lab ID: **25F1274-06**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.8	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:13	
Resistivity	192	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	85.0	%	0.1	CTF8000	6/16/25	6/16/25	

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PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-2 @ 2'**

Matrix: **Solid**
Lab ID: **25F1274-07**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.7	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:14	
Resistivity	120	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	11	EPA 300.0	6/16/25	6/17/25	
Total Solids	89.3	%	0.1	CTF8000	6/16/25	6/16/25	

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Sandy, UT 84070
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www.ChemtechFord.com

Certificate of Analysis

Wilding Engineering
Torrey Copfer
14721 South Heritage Crest Way
Bluffdale, UT 84065

PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-6 @ 1.5'**

Matrix: **Solid**
Lab ID: **25F1274-08**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	5.9	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:15	
Resistivity	119	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	13	EPA 300.0	6/16/25	6/17/25	
Total Solids	78.3	%	0.1	CTF8000	6/16/25	6/16/25	

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Torrey Copfer
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PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-39 @ 7'**

Matrix: **Solid**
Lab ID: **25F1274-09**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.2	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:15	
Resistivity	217	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	83.5	%	0.1	CTF8000	6/16/25	6/16/25	

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Wilding Engineering
Torrey Copfer
14721 South Heritage Crest Way
Bluffdale, UT 84065

PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-41 @ 3'**

Matrix: **Solid**
Lab ID: **25F1274-10**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.7	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:17	
Resistivity	6.0	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	18	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	85.5	%	0.1	CTF8000	6/16/25	6/16/25	

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Wilding Engineering
Torrey Copfer
14721 South Heritage Crest Way
Bluffdale, UT 84065

PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Report Footnotes

Abbreviations

ND = Not detected at the corresponding Minimum Reporting Limit (MRL).
1 mg/L = one milligram per liter or 1 mg/kg = one milligram per kilogram = 1 part per million.
1 ug/L = one microgram per liter or 1 ug/kg = one microgram per kilogram = 1 part per billion.
1 ng/L = one nanogram per liter or 1 ng/kg = one nanogram per kilogram = 1 part per trillion.
On calculated parameters, there may be a slight difference between summing the rounded values shown on the report vs the unrounded values used in the calculation.

APPENDIX D

ASCE Hazards Report

Address:
No Address at This Location

Standard:	ASCE/SEI 7-16	**Latitude:**	40.585362
Risk Category:	II	**Longitude:**	-111.396593
Soil Class:	C - Very Dense Soil and Soft Rock	**Elevation:**	0 ft (NAVD 88)

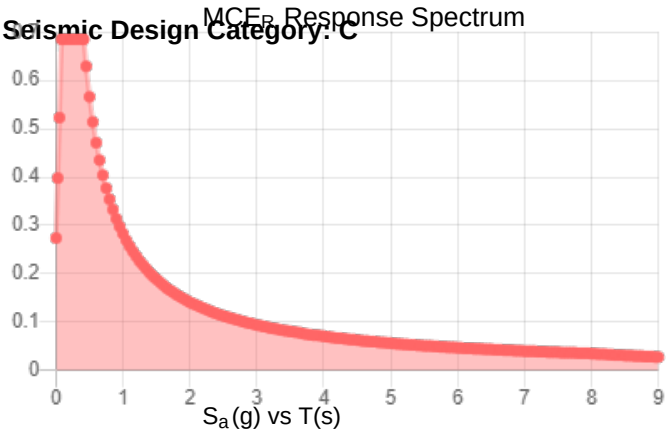
Seismic

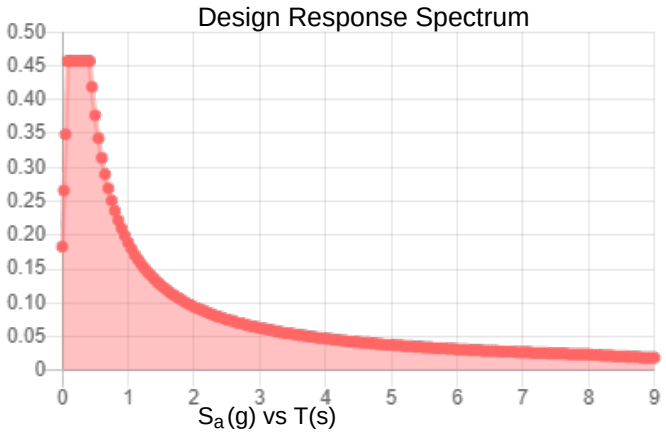
Site Soil Class: C - Very Dense Soil and Soft Rock

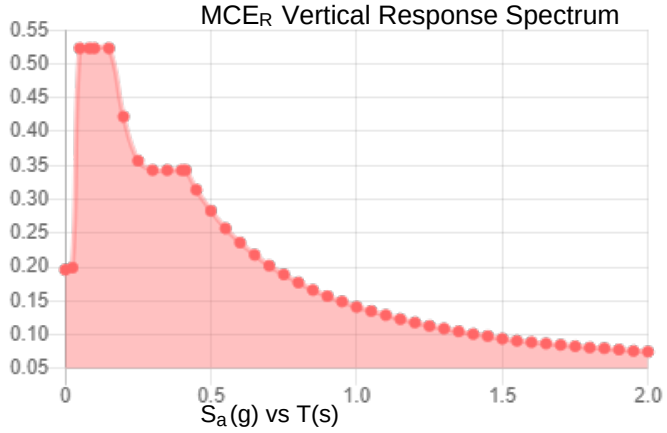
Results:

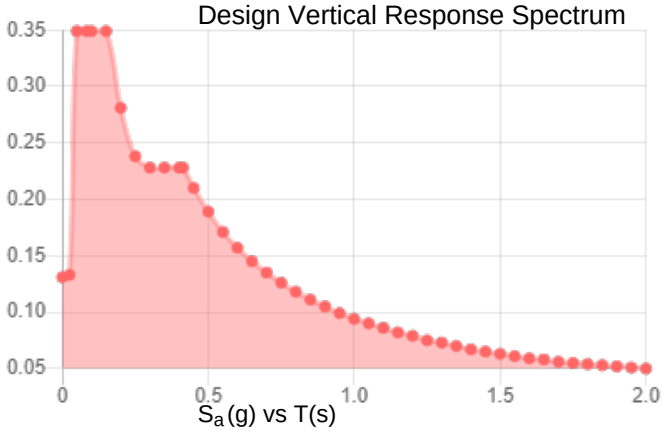
S_S :	0.532	S_{D1} :	0.189
S_1 :	0.189	T_L :	8
F_a :	1.287	PGA :	0.235
F_v :	1.5	PGA_M :	0.282
S_{MS} :	0.685	F_{PGA} :	1.2
S_{M1} :	0.283	I_e :	1
S_{DS} :	0.457	C_v :	0.955

Seismic Design Category: C









Data Accessed: Thu Feb 01 2024

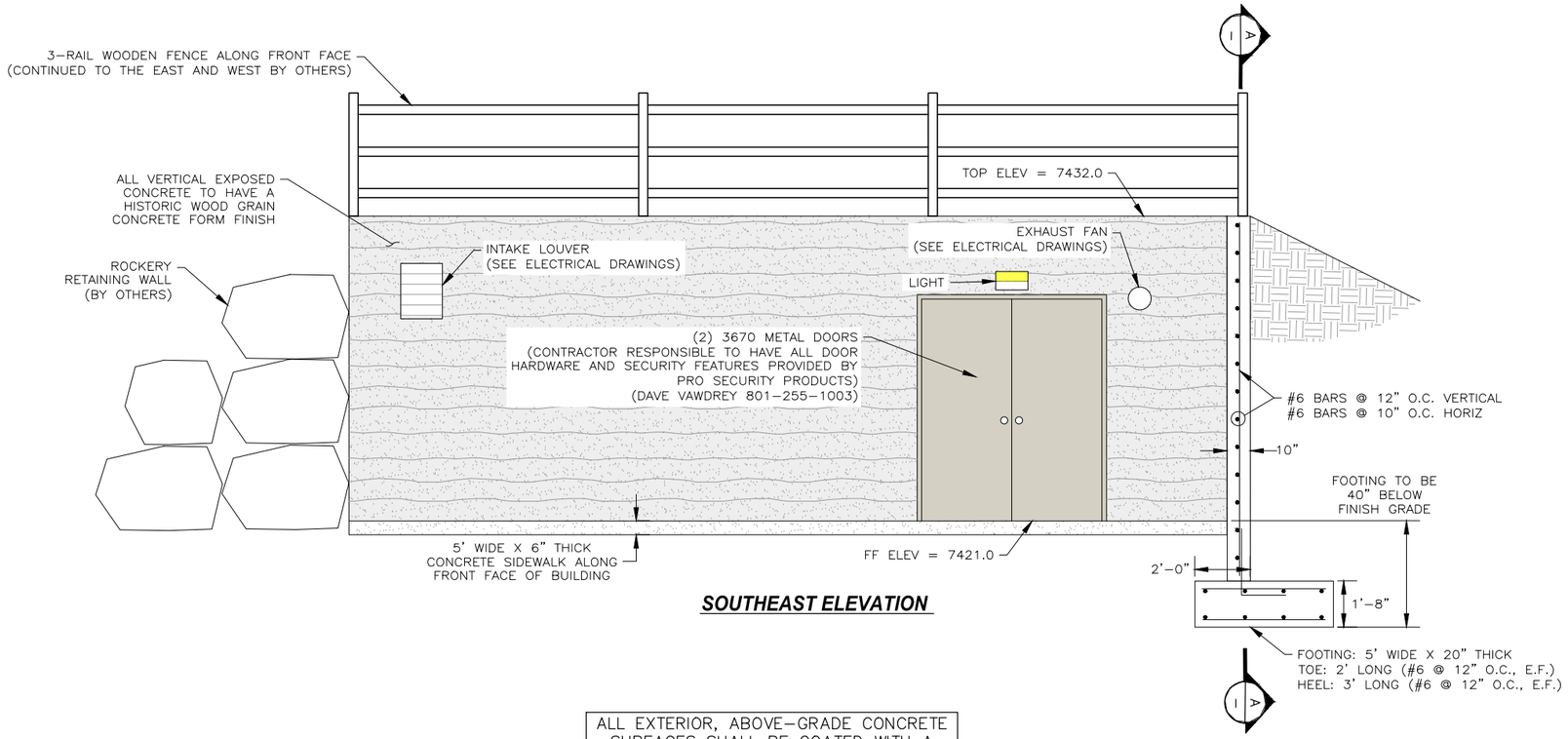
Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

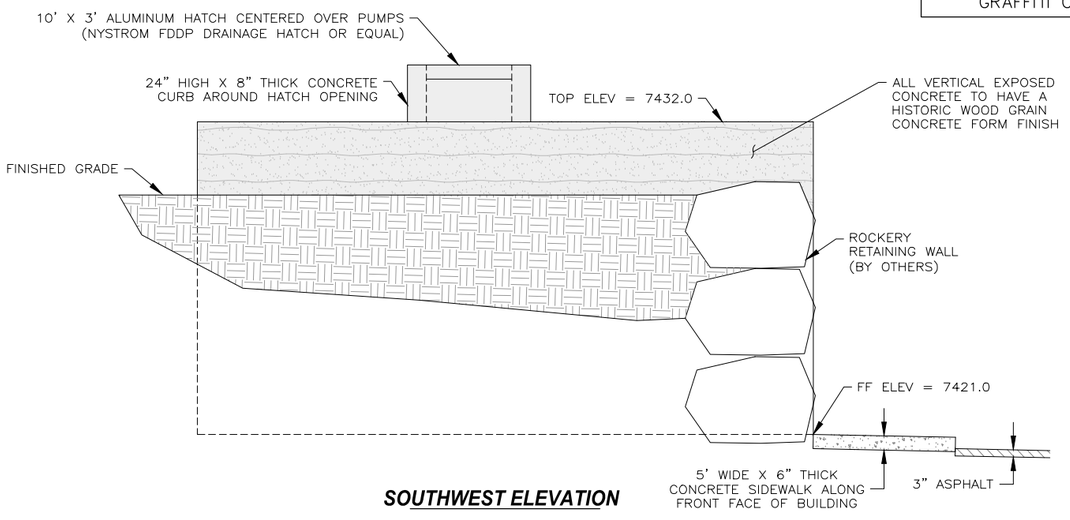
ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.

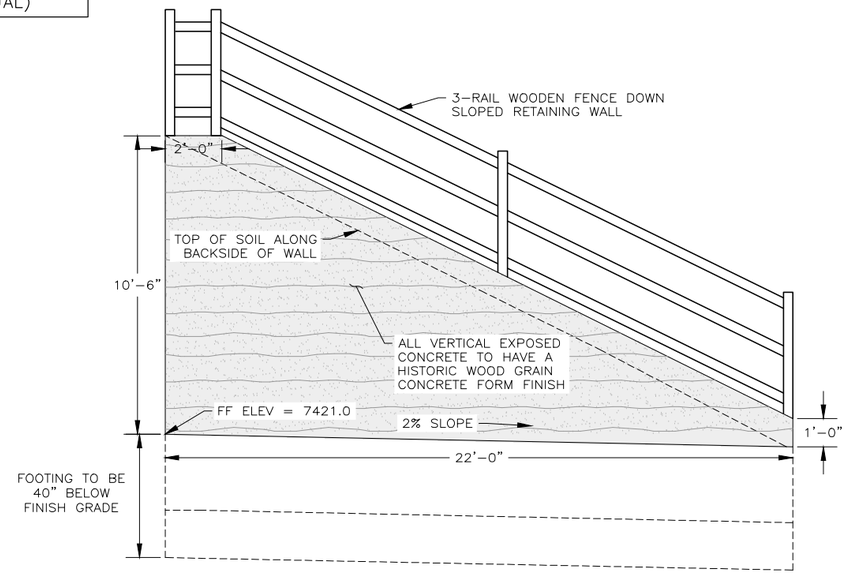


SOUTHEAST ELEVATION

ALL EXTERIOR, ABOVE–GRADE CONCRETE SURFACES SHALL BE COATED WITH A GRAFFITI REPELLENT COATING (PROSOCO SURE KLEAN BLOK–GUARD & GRAFFITI CONTROL OR EQUAL)



SOUTHWEST ELEVATION



RETAINING WALL SECTION A-A

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

FOR:
MOMENTUM DEVELOPMENT GROUP
10421 SOUTH JORDAN GATEWAY BLVD #200
SOUTH JORDAN, UT 84095

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
ELEVATION VIEWS

LICENSED STRUCTURAL ENGINEER
ADAM J. HUB
3-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

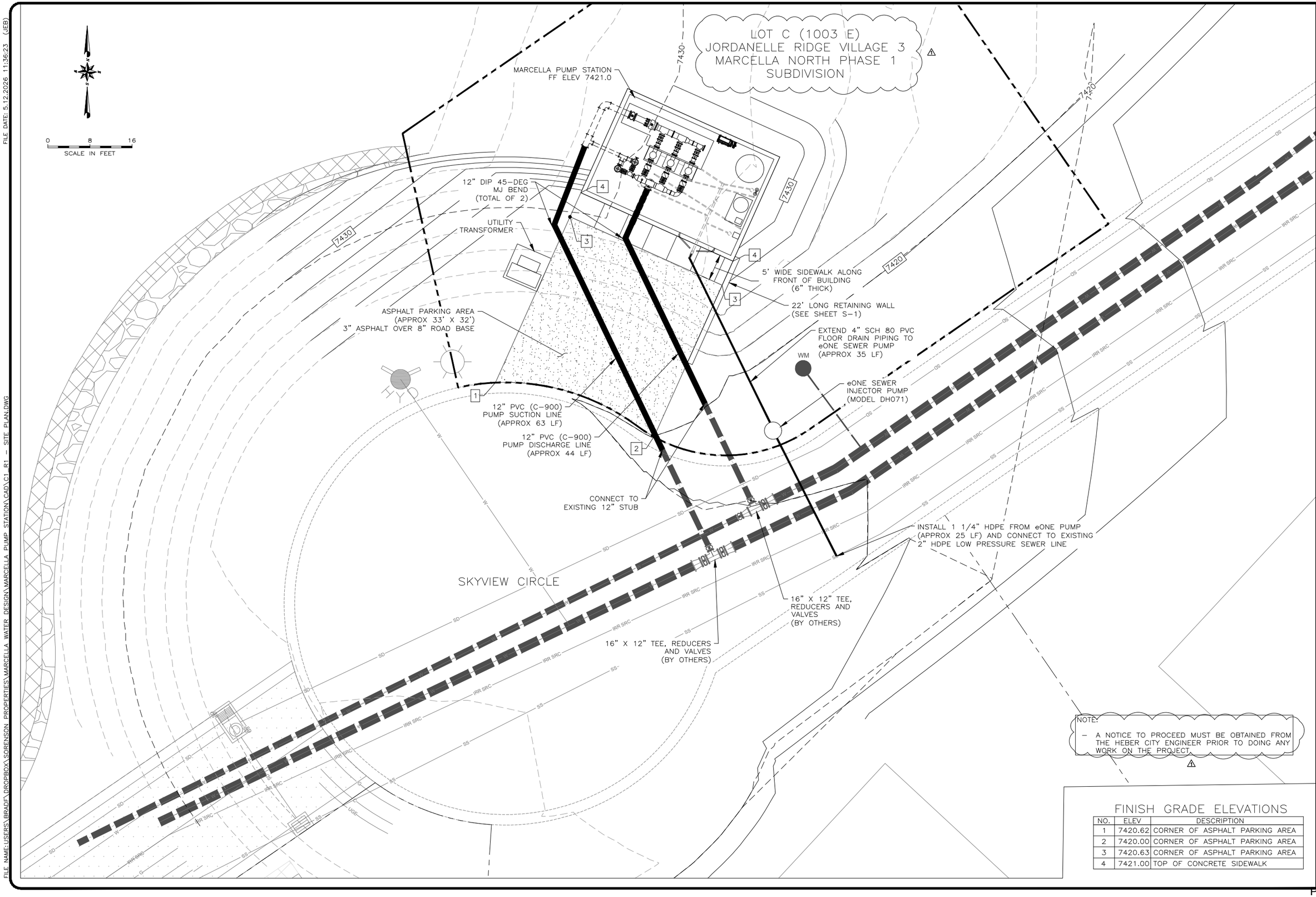
PROJECT NO.:	DATE: MARCH 2026
DRAWN BY: JB	CHECKED BY: TT
PROJECT MANAGER: S. JACKSON	

ELEVATION VIEWS

S-1

FILE DATE: 3.23.2026 08:59:22 (JEB)
FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S1 – ELEVATION VIEWS.DWG

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\C1 R1 - SITE PLAN.DWG
FILE DATE: 5.12.2026 11:36:23 (JEB)



NOTE:

- A NOTICE TO PROCEED MUST BE OBTAINED FROM THE HEBER CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT. ⚠1

FINISH GRADE ELEVATIONS

NO.	ELEV	DESCRIPTION
1	7420.62	CORNER OF ASPHALT PARKING AREA
2	7420.00	CORNER OF ASPHALT PARKING AREA
3	7420.63	CORNER OF ASPHALT PARKING AREA
4	7421.00	TOP OF CONCRETE SIDEWALK

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 550-1703
FAX (801) 943-0108

FOR:
MOMENTUM DEVELOPMENT GROUP
10421 SOUTH JORDAN GATEWAY BLVD #200
SOUTH JORDAN, UT 84095

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
5-12-26
STATE OF UTAH

NO.	DATE	REVISION	BY
1	5/12/26	HEBER NOTES	JB

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

SITE PLAN
C1

June 1, 2026

Heber City
Engineering Department

RE: #PZS26-0070 JSSD – Marcella Drinking Water Pump Station – Response to 5/28/2026 Engineering Comments

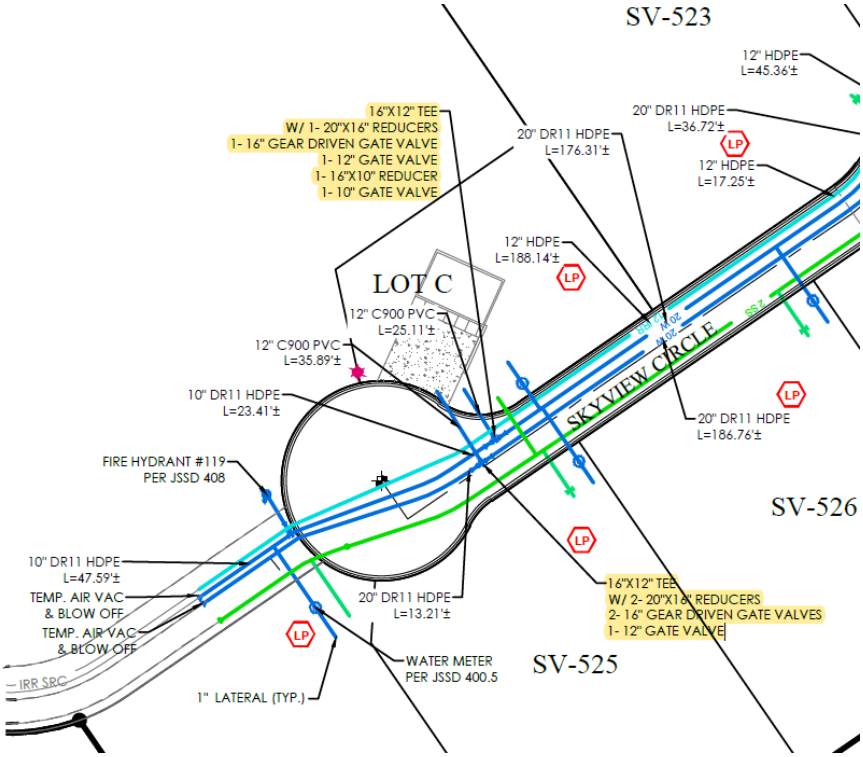
Ms. Larsen:

We appreciate your timely review of the application pertinent to Engineering. This letter is in response to the Engineering Review comments, dated May 28 2026, for the Jordanelle Special Service District Marcella pump station project.

COMMENTS ON SHEET C1

1. *Comment: The plan doesn't completely match the Marcella Phase 1 plans (pipe sizes, layout, etc). Make sure there are not conflicts between the two plans.*

   Response: Below is a screenshot from Sheet C6.2 of the approved Marcella Phase 1 plans. Highlighted in yellow are the connects mentioned in the above comment. We have coordinated these connections and do not believe there are any conflicts.



2. *Comment: Show fence (if there is one) and coordinate fencing details with Planning and Building departments for approval.*

   Response: The only fence planned for this site will be located along the top of the pump station building and along the top of the concrete retaining wall and is shown on Sheet S-1.

3. *Comment: Provide design for retaining walls that are greater than 4' with calculations to be approved with Site Plan for building permit or to be built with subdivision.*

   Response: Sheet S-1 contains the details for this retaining wall. The structural calculations for the retaining wall are attached to this response letter.

COMMENTS FROM LDI

4. *Comment: The Lighting Plan needs to provide additional information for the proposed exterior light fixture. Rather than only a model number, please include a manufacturer cut sheet or equivalent documentation identifying: * Fixture type * Fixture dimensions. * Fixture color. * Lighting element type. * Lighting element wattage. * Lighting color temperature in Kelvin units. NOTE: All lighting fixtures shall be 3000 K or less in color. The current model number suggests a color temperature of 4000 K. * Fixture Lumens output Please also confirm compliance with the following applicable lighting standards. While this is a single exterior fixture, the site is in proximity to residential uses and must still meet the following requirements: * All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line. * Light Containment – In no case shall Direct Light be allowed beyond the property line and in no case shall the lighting element be visible from beyond the property line. Site lighting shall be considered as to reduce the amount of Reflective Light leaving the site. * All non-residential exterior lighting shall be shut off during non-business hours. Businesses that operate 24 hours a day and are adjacent to residential property shall dim exterior lighting so as to reduce the impact to surrounding residential properties while maintaining site security for the patrons of the said business.*

   Response: Attached is the revised Sheet E301 and the cut sheet for the lights. The color has been changed to 3000K and the cutoff to be the closest to the building to mitigate light spilling. We acknowledge and confirm compliance with the above stated lighting standards.

We appreciate Engineering's review of the plan set and the processing of the Planning Permit. Should you have any additional questions or concerns related to this project please contact Jason Bradford, PE at (801) 633-1048.

Sincerely,

Jason Bradford

Jason Bradford, P.E.
Project Engineer

Enclosures: Retaining Wall Structural Calculations
Revised Sheet E301
Cut Sheets for exterior light

Project Title:
Engineer:
Project ID:
Project Descr:

Restrained Retaining Wall

Project File: Marcella Pump Station.ec6

DESCRIPTION: RW-1

Code References

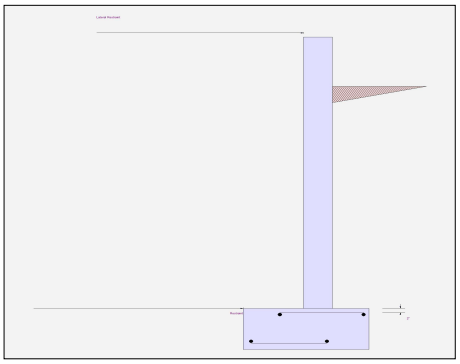
Calculations per IBC 2021, ACI 318-14

Criteria

Retained Height	=	9.0 ft
Wall height above soil	=	2.0 ft
Total Wall Height	=	11.0 ft
Top Support Height	=	11.0 ft
Slope Behind Wall	=	0
Height of Soil over Toe	=	in

Soil Data

Allow Soil Bearing	=	3,200.0 psf
Equivalent Fluid Pressure Method		
At-Rest Heel Pressure	=	54.0 psf/ft
	=	0.0 psf/ft
Passive Pressure	=	501.0 psf/ft
Soil Density	=	120.0 pcf
Footing || Soil Frictic	=	0.4
Soil height to ignore for passive pressure	=	12 in



Surcharge Loads

Surcharge Over Heel	=	psf
>>>Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	13.0 lbs
Axial Live Load	=	13.0 lbs
Axial Load Eccentricity	=	4.0 in

Earth Pressure Seismic Load

Uniform Lateral Load Applied to Stem

Lateral Load	=	#/ft
...Height to Top	=	ft
...Height to Bottom	=	ft
Load Type	=	Wind (W) (Strength Level)
Wind on Exposed Stem	=	0.00 psf (Strength Level)

Wind acts left-to-right toward retention side.

Adjacent Footing Load

Adjacent Footing Load	=	lbs
Footing Width	=	ft
Eccentricity	=	in
Wall to Ftg CL Dist	=	ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	ft
Poisson's Ratio	=	0.3

K_h Soil Density Multiplier = 0.2 g Added seismic per unit area = 0.0 psf

Design Summary

Total Bearing Load	=	3,661.0 lbs	
...resultant ecc.	=	0.0 in	
Soil Pressure @ Toe	=	915.25 psf	OK
Soil Pressure @ Heel	=	915.25 psf	OK
Allowable	=	psf	
Soil Pressure Less Than Allowable			
ACI Factored @ Toe	=	1,099.60 psf	
ACI Factored @ Heel	=	1,099.60 psf	
Footing Shear @ Toe	=	2.463 psi	OK
Footing Shear @ Heel	=	-2.738 psi	OK
Allowable	=	82.158 psi	
Reaction at Top	=	306.291 lbs	
Reaction at Bottom	=	2,764.71 lbs	

Sliding Calcs
Lateral Sliding Force = 2,764.71 lbs

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Concrete Stem Construction

Thickness = 10.00 in Fy = 60000 psi
Wall Weight = 125.0 psf f'c = 4,000.0 psi
Stem is FIXED to top of footing

		@ Top Support	Mmax Between Top & Base	@ Base of Wall
		Stem OK	Stem OK	Stem OK
Design Height Above Ftg	=	11.0 ft	5.655 ft	0.00 ft
Rebar Size	=	# 6	# 6	# 6
Rebar Spacing	=	12.00 in	12.00 in	12.00 in
Rebar Placed at	=	Center	Center	Center
Rebar Depth 'd'	=	5.0 in	5.0 in	5.0 in
Design Data				
fb/FB + fa/Fa	=	0.001	0.224	0.551
Mu....Actual	=	12.133 ft-#	2,075.75 ft-#	5,104.01 ft-#
Mn * Phi.....Allowable	=	9,257.49 ft-#	9,257.49 ft-#	9,257.49 ft-#
Shear Force @ this height	=	491.429 lbs		3,007.77 lbs
Shear.....Actual	=	8.190 psi		50.130 psi
Shear.....Allowable	=	73.725 psi		73.725 psi

Project Title:
Engineer:
Project ID:
Project Descr:

Restrained Retaining Wall

Project File: Marcella Pump Station.ec6

DESCRIPTION: RW-1

Footing Strengths & Dimensions

Toe Width	=	2.0 ft
Heel Width	=	2.0
Total Footing Width	=	4.0
Footing Thickness	=	20 in

f'c = 3,000 psi Fy = 60000 psi
Footing Concrete Density = 150 pcf
Min. As % = 0.0018
Cover @ Top = 2 in @ Btm.= 3 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	1,099.60	1,099.60	psf
Mu' : Upward	=	2,199.20		ft-#
Mu' : Downward	=	600.0		ft-#
Mu: Design	=	1,599	338	ft-#
Actual 1-Way Shear	=	2.463	-2.738	psi
Allow 1-Way Shear	=	42.777	41.953	psi

Other Acceptable Sizes & Spacings:

Toe: # 6 @ 12.00 in -or- #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.6
Heel: # 6 @ 12.00 in -or- #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.6

Min footing T&S reinf Area 1.73 in2
Min footing T&S reinf Area per foot 0.43 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 5.56 in	#4@ 11.11 in
#5@ 8.61 in	#5@ 17.22 in
#6@ 12.22 in	#6@ 24.44 in

Summary of Forces on Footing : Slab RESISTS sliding, stem is FIXED at footing

Forces acting on footing for soil pressure

>>> Sliding Forces are restrained by the adjacent slab

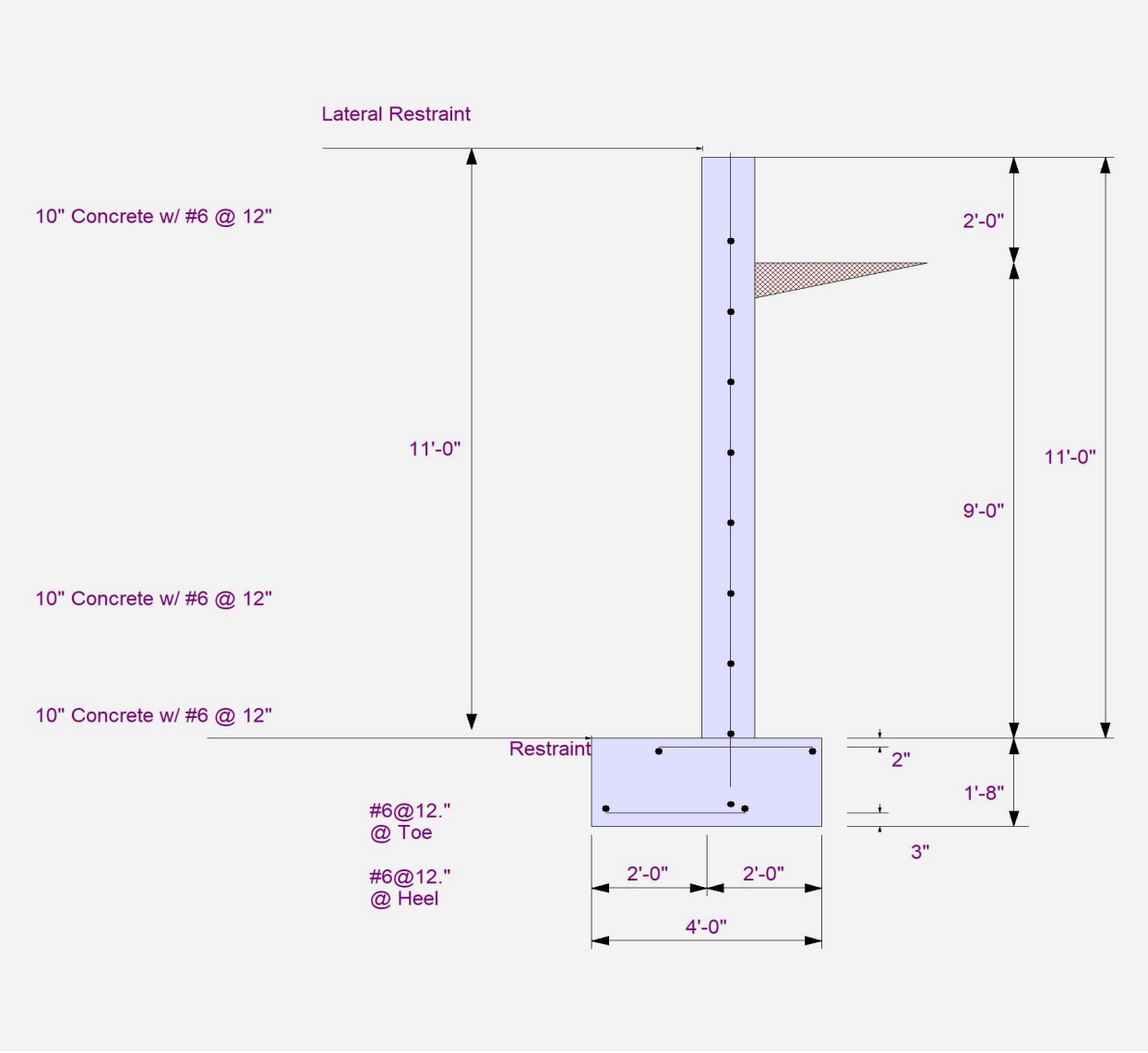
Load & Moment Summary For Footing : For Soil Pressure Calcs

Moment @ Top of Footing Applied from Stem	=			-3,189.47 ft-#
Surcharge Over Heel	=	0.0 lbs	0.0 ft	0.0 ft-#
Adjacent Footing Load	=	0.0 lbs	0.0 ft	0.0 ft-#
Axial Dead Load on Stem	=	13.0 lbs	2.083 ft	27.080 ft-#
Axial Live Load on Stem	=	13.0 lbs	2.083 ft	27.080 ft-#
Soil Over Toe	=	0.0 lbs	0.0 ft	0.0 ft-#
Surcharge Over Toe	=	0.0 lbs	0.0 ft	0.0 ft-#
Stem Weight	=	1,375.0 lbs	2.417 ft	3,322.92 ft-#
Soil Over Heel	=	1,260.0 lbs	3.417 ft	4,305.0 ft-#
Footing Weight	=	1,000.0 lbs	2.0 ft	2,000.0 ft-#
Total Vertical Force	=	3,661.0 lbs	Base Moment =	6,492.62 ft-#

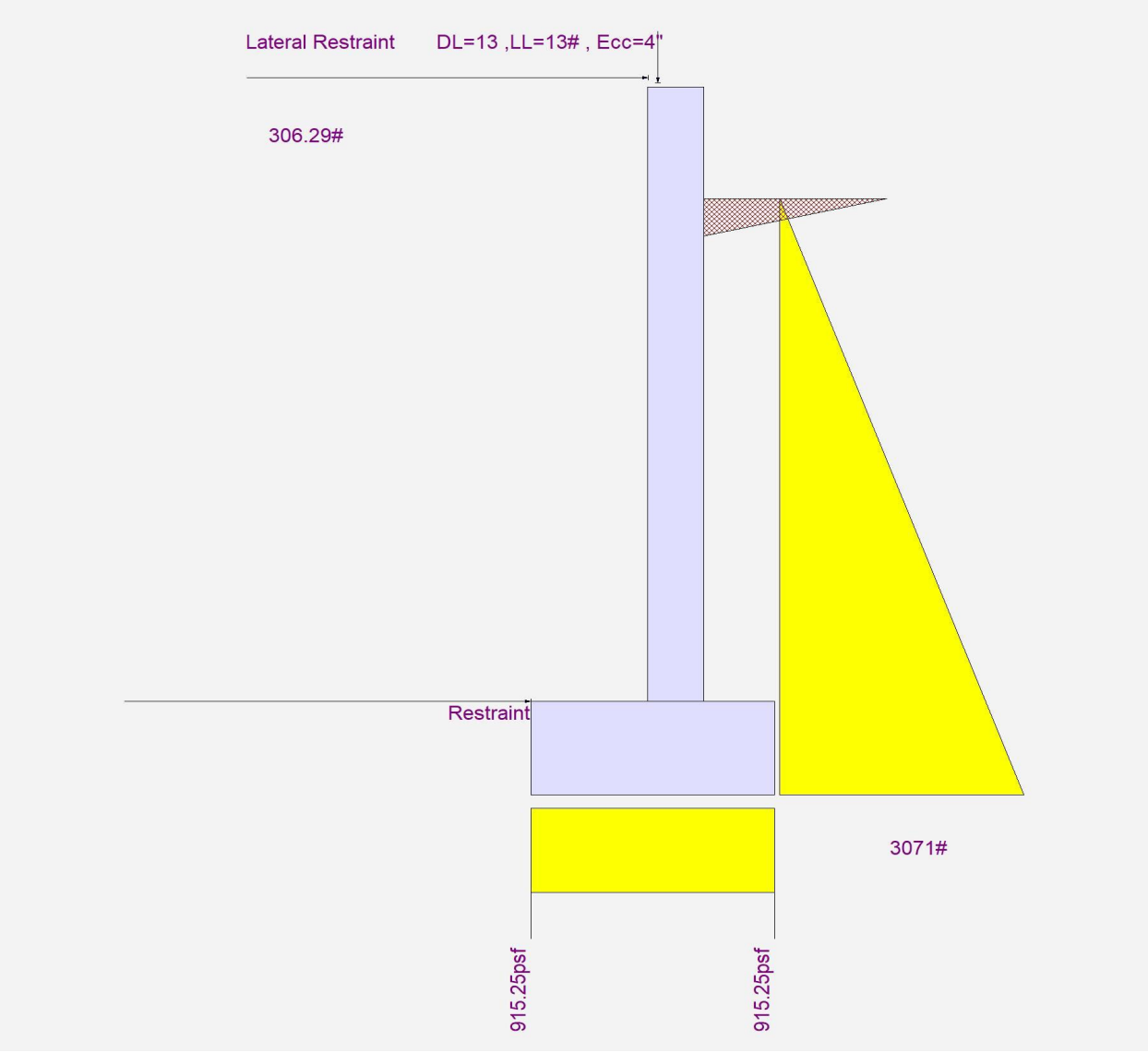
Stem is specified to be fixed to footing, and top restraint is assumed to react out any tendency for moment at the footing/soil interface, so uniform soil pressure is assumed.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

DESCRIPTION: RW-1



DESCRIPTION: RW-1



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: Marcella Pump Station.ec6

LIC# : KW-06013993, Build:20.25.05.07 Epic Engineering, PC (c) ENERCALC, LLC 1982-2025

DESCRIPTION: RW-2

Code Reference

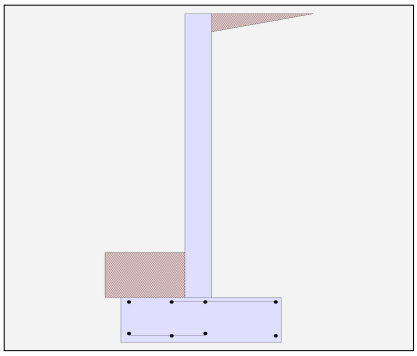
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	10.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	20.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	3,200.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
	=	
Passive Pressure	=	501.0 psf/ft
Soil Density, Heel	=	120.00 pcf
Soil Density, Toe	=	120.00 pcf
Footing||Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: Marcella Pump Station.ec6

LIC# : KW-06013993, Build:20.25.05.07 Epic Engineering, PC (c) ENERCALC, LLC 1982-2025

DESCRIPTION: RW-2

Design Summary

Wall Stability Ratios

Overturning	=	1.66	OK
Sliding	=	1.86	OK
Global Stability	=	2.10	

Total Bearing Load	=	6,940 lbs	
...resultant ecc.	=	15.49 in	
Eccentricity outside middle third			
Soil Pressure @ Toe	=	3,138 psf	OK
Soil Pressure @ Heel	=	0 psf	OK
Allowable	=	3,200 psf	
Soil Pressure Less Than Allowable			
ACI Factored @ Toe	=	4,394 psf	
ACI Factored @ Heel	=	0 psf	
Footing Shear @ Toe	=	10.7 psi	OK
Footing Shear @ Heel	=	16.9 psi	OK
Allowable	=	75.0 psi	

Sliding Calcs

Lateral Sliding Force	=	2,590.5 lbs

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Concrete		
Design Method	=	SD	SD	SD
Thickness	=	10.00		
Rebar Size	=	# 6		
Rebar Spacing	=	12.00		
Rebar Placed at	=	Edge		
Design Data				
fb/FB + fa/Fa	=	**0.767**		
Total Force @ Section				
Service Level	lbs =			
Strength Level	lbs =	3,087.0		
Moment....Actual				
Service Level	ft-# =			
Strength Level	ft-# =	10,804.5		
Moment.....Allowable	=	14,069.5		
Shear.....Actual				
Service Level	psi =			
Strength Level	psi =	33.7		
Shear.....Allowable	psi =	50.6		
Anet (Masonry)	in2 =			
Wall Weight	psf =	125.0		
Rebar Depth 'd'	in =	7.63		

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	2,500.0
Fy	psi =	60,000.0

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	2,590.49 lbs	3,885.73 lbs
less 100% Passive Force	- 2,532.83 lbs	- 2,532.83 lbs
less 100% Friction Force	- 2,277.00 lbs	- 2,277.00 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.857: 1.00

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: Marcella Pump Station.ec6

DESCRIPTION: RW-2

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.3286 in2/ft		
0.0018bh : 0.0018(12)(10) :	0.216 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.3286 in2/ft	#4@ 11.11 in	#4@ 22.22 in
Provided Area :	0.44 in2/ft	#5@ 17.22 in	#5@ 34.44 in
Maximum Area :	1.0329 in2/ft	#6@ 24.44 in	#6@ 48.89 in

Footing Data

Toe Width	=	2.00 ft
Heel Width	=	3.00
Total Footing Width	=	5.00
Footing Thickness	=	20.00 in

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	4,394	0	psf
Mu' : Upward	=	7,173	101	ft-#
Mu' : Downward	=	1,080	4,253	ft-#
Mu: Design	=	6,093	4,152	ft-#
φ Mn	=	31,893	33,873	ft-#
Actual 1-Way Shear	=	10.72	16.88	psi
Allow 1-Way Shear	=	39.05	38.30	psi

Toe Reinforcing = # 6 @ 12.00 in
Heel Reinforcing = # 6 @ 12.00 in
Key Reinforcing = None Spec'd
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.66 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Heel: #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.66 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Key: No key defined

Min footing T&S reinf Area 2.16 in2
Min footing T&S reinf Area per foot 0.43 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 5.56 in	#4@ 11.11 in
#5@ 8.61 in	#5@ 17.22 in
#6@ 12.22 in	#6@ 24.44 in

DESCRIPTION: RW-2

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	2,590.5	4.06	10,505.9			
HL Act Pres (be water tbl)						
Hydrostatic Force						
Buoyant Force =						
Surcharge over Heel =						
Surcharge Over Toe =						
Adjacent Footing Load =						
Added Lateral Load =						
Load @ Stem Above Soil =						
=						
Soil Over HL (ab. water tbl)				2,730.0	3.92	10,692.5
Soil Over HL (bel. water tbl)					3.92	10,692.5
Water Table						
Sloped Soil Over Heel =						
Surcharge Over Heel =						
Adjacent Footing Load =						
Axial Dead Load on Stem =						
* Axial Live Load on Stem =						
Soil Over Toe =				400.0	1.00	400.0
Surcharge Over Toe =						
Stem Weight(s) =				1,312.5	2.42	3,171.9
Earth @ Stem Transitions =						
Footing Weight =				1,250.0	2.50	3,125.0
Key Weight =						
Vert. Component =						
Total =	2,590.5	**O.T.M.** =	10,505.9	**Total =** 5,692.5 lbs	**R.M.=**	17,389.4

Resisting/Overturning Ratio = **1.66**

Vertical Loads used for Soil Pressure = 6,939.9 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.183	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: RW-2

Rebar Lap & Embedment Lengths Information

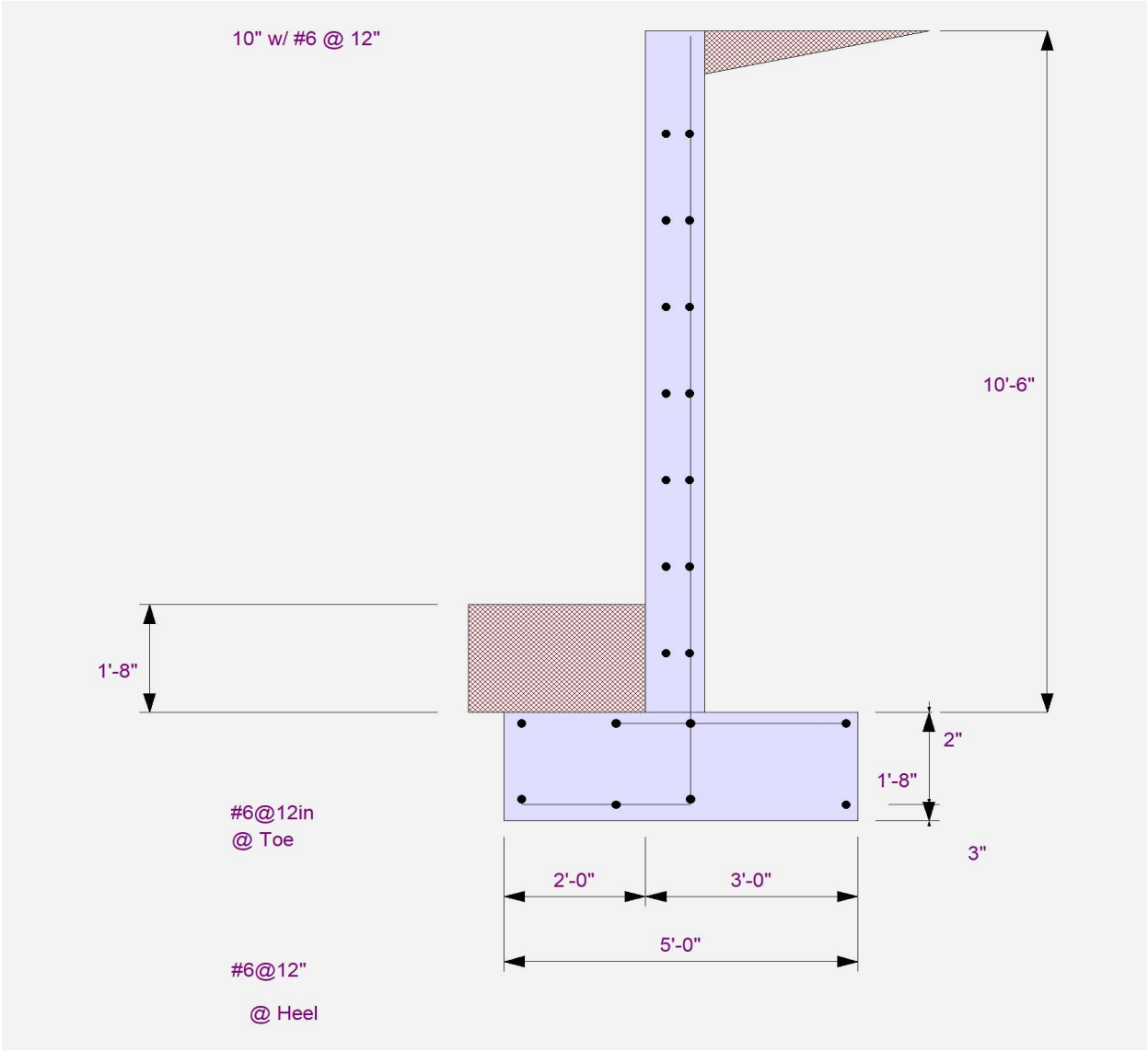
Stem Design Segment: Bottom
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.4a) =	28.08 in
Development length for #6 bar specified in this stem design segment =	21.60 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	10.86 in
As Provided =	0.4400 in2/ft
As Required =	0.3286 in2/ft

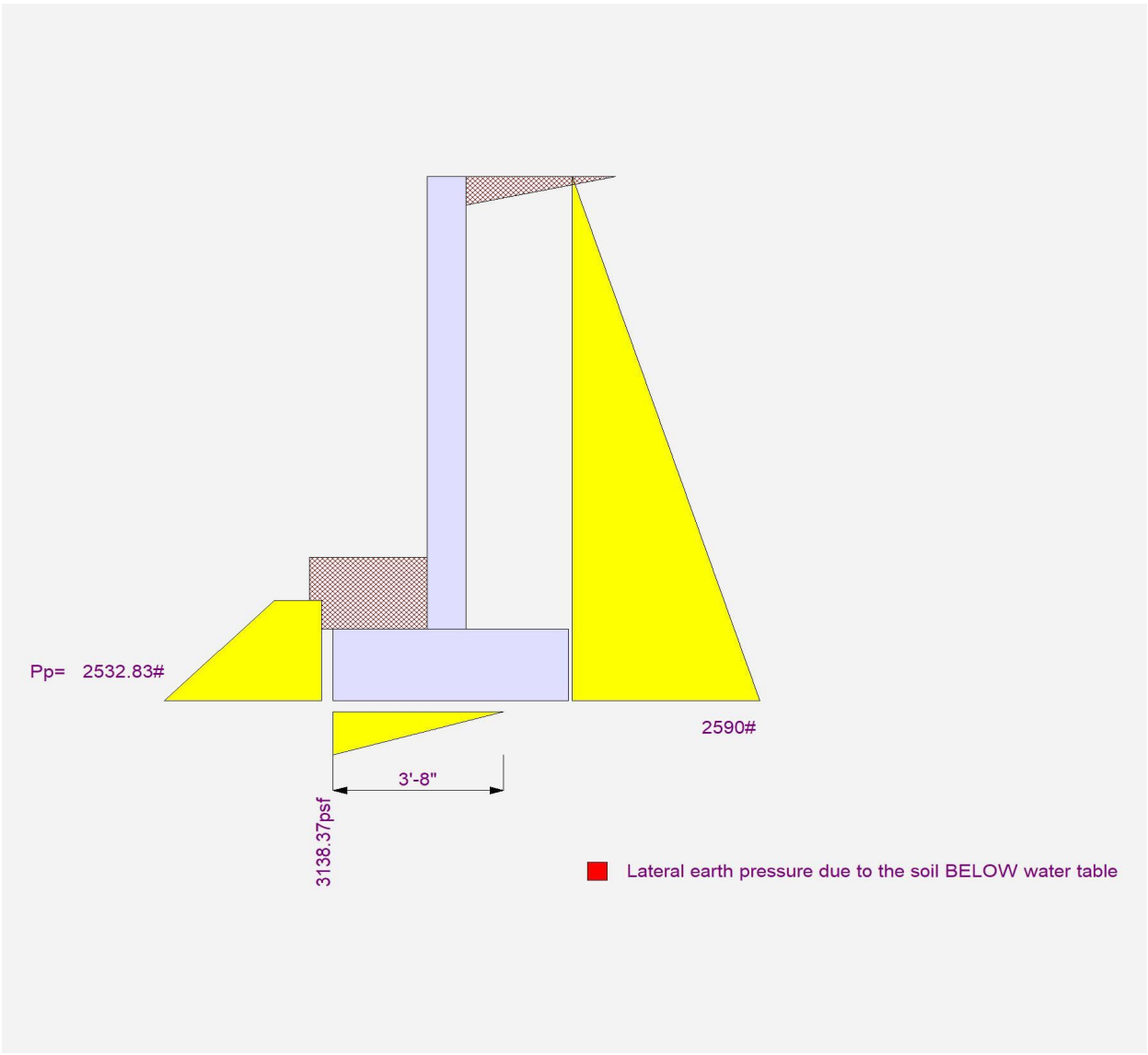
Cantilevered Retaining Wall

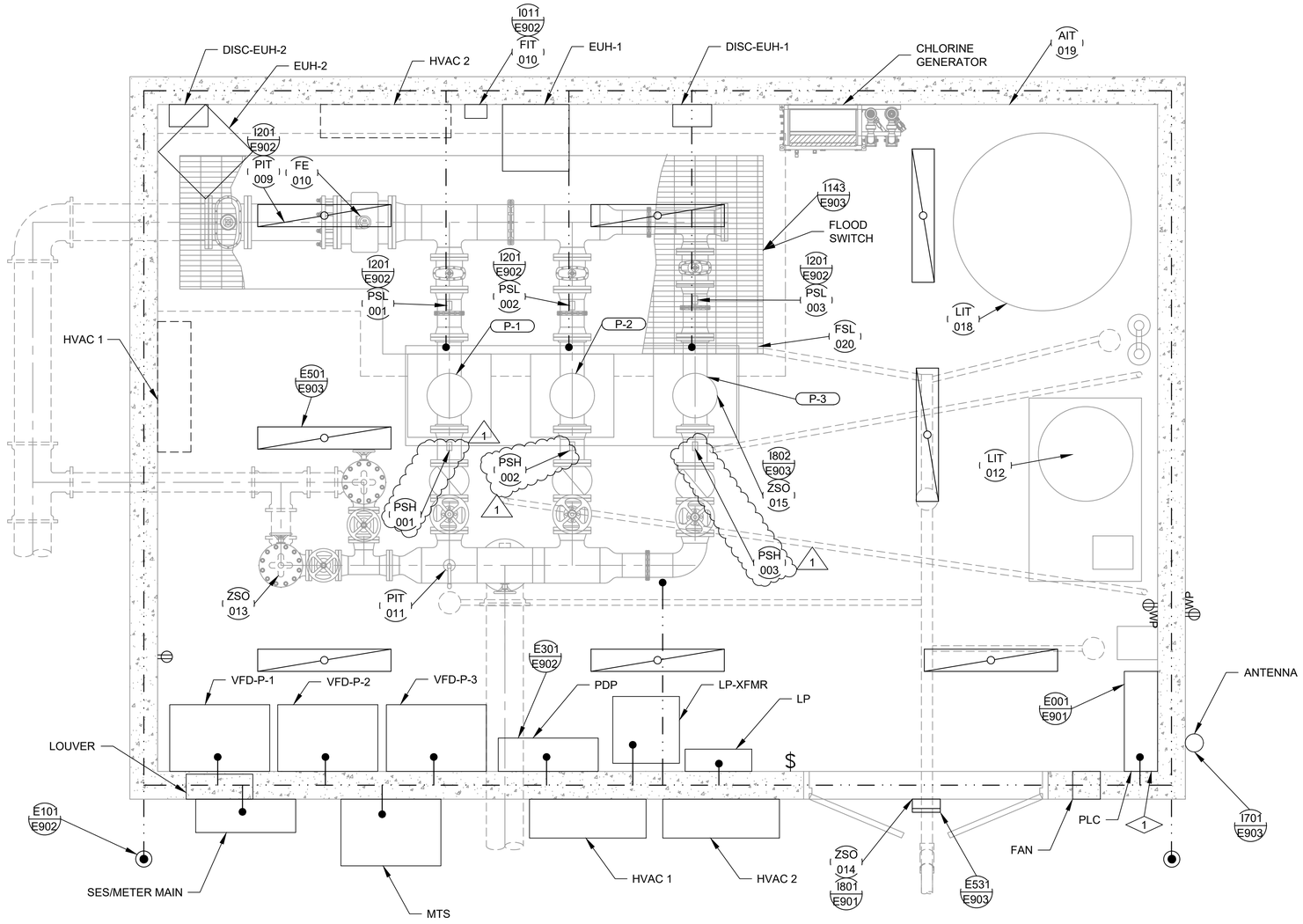
LIC# : KW-06013993, Build:20.25.05.07 Epic Engineering, PC (c) ENERCALC, LLC 1982-2025

DESCRIPTION: RW-2



DESCRIPTION: RW-2





ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"

0 2 4

Scale in Feet

GENERAL NOTES

1. CONDUIT SHALL ONLY RUN EXPOSED WHERE NECESSARY. ALL EXPOSED CONDUIT SHALL BE GRS. PANELS SHALL BE NEMA 12.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CONDUIT DETAILS AND A CONDUIT ROUTING PLAN TO THE ELECTRICAL ENGINEER FOR APPROVAL.
3. LIMIT EXPOSED CONDUITS, 90° BENDS AND WALL PENETRATIONS. MAINTAIN SEPARATION BETWEEN SIGNAL AND POWER-CARRYING CONDUITS.

KEY NOTES

1. PLC PANEL PROVIDED BY OWNER, INSTALLED AND WIRED BY CONTRACTOR.

ELECTRICAL LEGEND

- DUPLEX OUTLET
  WP: WEATHER-PROOF OUTLET, GFCI PROTECTED.
- GE CURRENT 27W WET LOCATION LED FIXTURE WITH EMERGENCY DRIVER. ALR2-0-4T-04-T-48-1D-S-Q-Q-E-ST-K-Q-W OR APPROVED EQUAL.
- GE CURRENT EVOLVE LED 36W WALL PACK WITH BATTERY BACKUP AND DARK SKY COMPLIANCE. MODEL EWAS-01-1-B2-AW-7-30-D-1-FM-WH-EMBB OR APPROVED EQUAL. (2)
- EXIT EXIT SIGN
- $ SWITCH

REGISTERED PROFESSIONAL ENGINEER
No. 9210362
L. ALLEN ROGERS
05/19/2026
STATE OF UTAH

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

NO.	DATE	ORIGINAL DESIGN	ORIGINAL DRAWN	ORIGINAL CHECKED
C	05/13/2026	LAR	EGK	LAR
REVISIONS				
1	05/13/2026	LAR	EGK	LAR
2	05/19/2026	LAR	EGK	LAR

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
JORDANELLE SSD
ELECTRICAL - LAYOUT
ELECTRICAL PLAN

skm
533 W 2600 S, Suite 25
Bountiful, Utah 84010
Phone: (801) 677-0011
www.skmeng.com

DRAWING NO.
E301
SHEET

SKM ENGINEERING, LLC © COPYRIGHT 2020 BOUNTIFUL, UTAH

C:\USERS\EUNGEOL.KIM\AQUA ENGINEERING\JSSD - 002947.D MARCELLA PUMP STATION\050 DRAFTING\999 ELECTRICAL\PUMP STATION\999-E301 ELECTRICAL PLAN.DWG
5/19/2026

Evolve®

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EWAS A Series

LED Wall Pack

The Evolve® LED A Series Wall Pack (EWAS), offers Type II, III and IV optical patterns with lumen levels ranging from 3,000 to 17,000 lumens, and is a designed replacement for 50W to 400W HID including an optional Emergency Battery Backup.
The EWAS is ideally suited for a wide range of outdoor lighting applications where energy efficiency, durability and optical performance are critical. It is an excellent choice for wall-mounted perimeter lighting, building facades, walkways, loading docks, underpass lighting, and general site illumination.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze, Gray & White (RAL & custom colors available)
Weight:	8 - 10 lbs.

Optical System

Lumens:	3,000 - 17,000
Distribution:	Type II, III, IV
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection

TYPCIAL (120 STRIKES)	ENHANCED (40 STRIKES)	EXTREME (40 STRIKES)
☐ 6kV/3kA*	☐ 10kV/5kA*	☐ 20kV/10kA*

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

DISTRIBUTION	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4, D2, D3, D4	L95	L93	L92
E2, E3, E4, F2, F3, F4, G2, G3, G4	L96	L94	L94

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 40°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery and LED Board.
Powers luminaire for a minimum of 90 minutes @ 1,000 lumens.
Available on A* and B* Optical Code Packages only
Operating Temperature (for EMBB models) -20° to 40°C
3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified.
Visit www.designlights.org/search to confirm qualifications.

IP66 Optical IK08

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Evolve®

EWAS A Series
LED Wall Pack

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

Ordering Information

EWAS 01 7 FM

_ _ _ _

Evolve®

EWAS A Series
LED Wall Pack

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATINGS	
							3000K	4000K & 5000K
			3000K	4000K & 5000K	120-277V	347-480V	B-U-G	B-U-G
Type IV	A4	Asymmetric Forward (AF)	2900	3000	21	23	B1-U0-G1	B1-U0-G1
	B4		4900	5000	36	38	B1-U0-G1	B1-U0-G1
	C4		7300	7500	56		B1-U0-G2	B1-U0-G2
	D4		9800	10000	77		B2-U0-G2	B2-U0-G2
	E4		11500	12200	89		B2-U0-G2	B2-U0-G2
	F4		13600	14400	109		B2-U0-G2	B2-U0-G2
	G4		16100	17000	130		B3-U0-G3	B3-U0-G3
Type III	A3	Asymmetric Wide (AW)	2900	3000	21	23	B1-U0-G1	B1-U0-G1
	B3		4900	5100	36	38	B1-U0-G1	B1-U0-G1
	C3		7400	7600	56		B2-U0-G1	B2-U0-G1
	D3		9900	10200	77		B2-U0-G2	B2-U0-G2
	E3		11700	12400	89		B2-U0-G2	B2-U0-G2
	F3		13900	14700	109		B2-U0-G2	B2-U0-G2
	G3		16400	17300	130		B2-U0-G2	B3-U0-G2
Type II	A2	Asymmetric Narrow/ Auto (AN)	2900	3000	21	23	B1-U0-G1	B1-U0-G1
	B2		4900	5000	36	38	B1-U0-G1	B1-U0-G1
	C2		7300	7500	56		B2-U0-G1	B2-U0-G2
	D2		9800	10100	77		B2-U0-G2	B2-U0-G2
	E2		11600	12300	89		B2-U0-G2	B2-U0-G2
	F2		13700	14500	109		B3-U0-G3	B3-U0-G3
	G2		16200	17100	130		B3-U0-G3	B3-U0-G3

For additional information on EWAS IES files, please refer to LED.com

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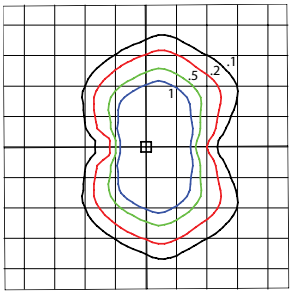
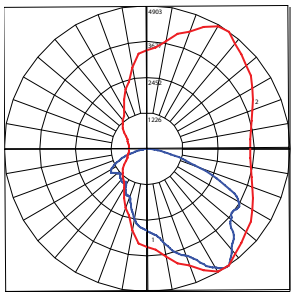
EWAS
ASYMMETRIC NARROW
(D2AN750)

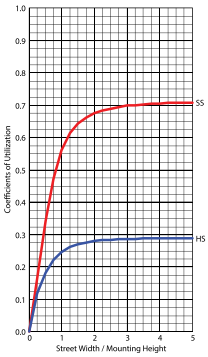
10,100 Lumens
5000K
EWAS01_D2AN750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade

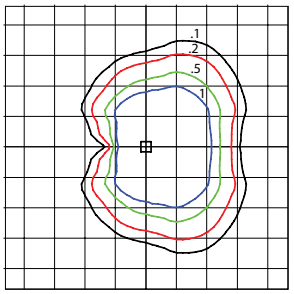


— Vertical plane through horizontal angle of Max. Cd at 55°
— Horizontal cone through vertical angle of Max. Cd at 34°

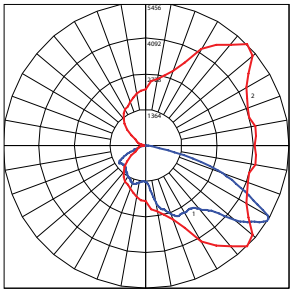


EWAS
ASYMMETRIC WIDE
(D3AW750)

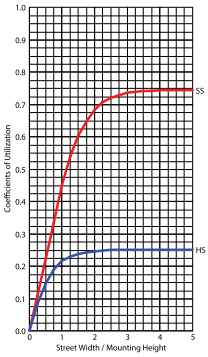
10,200 Lumens
5000K
EWAS01_D3AW750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade

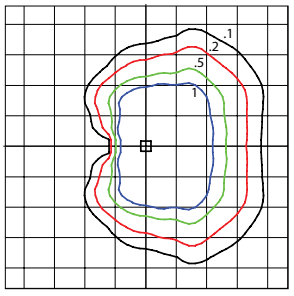


— Vertical plane through horizontal angle of Max. Cd at 45°
— Horizontal cone through vertical angle of Max. Cd at 59°

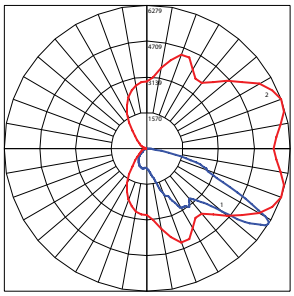


EWAS
ASYMMETRIC FORWARD
(D4AF750)

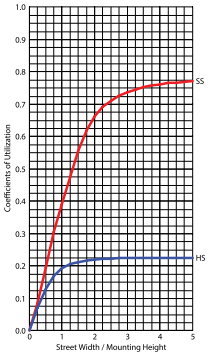
10,000 Lumens
5000K
EWAS01_D4AF750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade

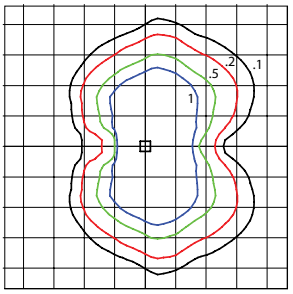


— Vertical plane through horizontal angle of Max. Cd at 20°
— Horizontal cone through vertical angle of Max. Cd at 58°

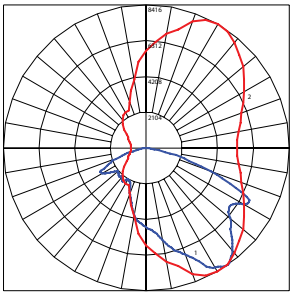


EWAS
ASYMMETRIC NARROW
(G2AN750)

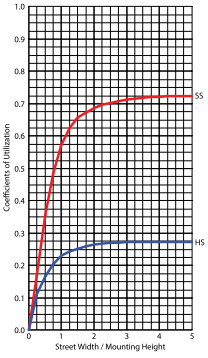
17,100 Lumens
5000K
EWAS01_G2AN750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade



— Vertical plane through horizontal angle of Max. Cd at 60°
— Horizontal cone through vertical angle of Max. Cd at 35°



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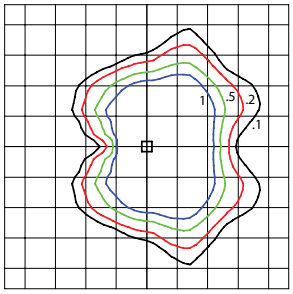
Evolve®

EWAS A Series
LED Wall Pack

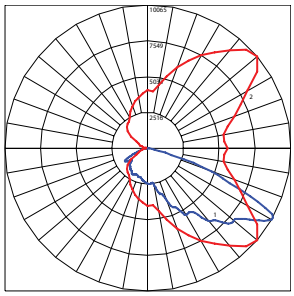
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

EWAS
ASYMMETRIC WIDE
(G3AW750)

17,300 Lumens
5000K
EWAS01_G3AW750_.IES



- Mounting Height at 15′
- Initial Footcandle at Grade



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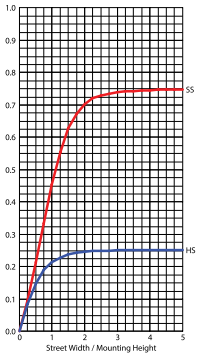
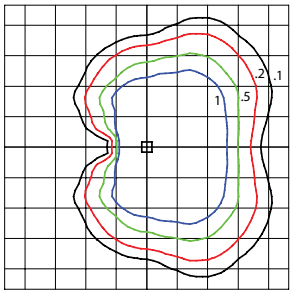
— Horizontal cone through vertical angle of Max. Cd at 61°

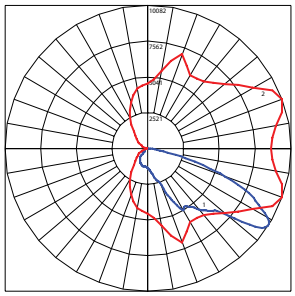


EWAS
ASYMMETRIC FORWARD
(G4AF750)

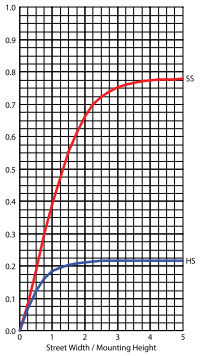
17,000 Lumens
5000K
EWAS01_G4AF750_.IES



- Mounting Height at 15′
- Initial Footcandle at Grade

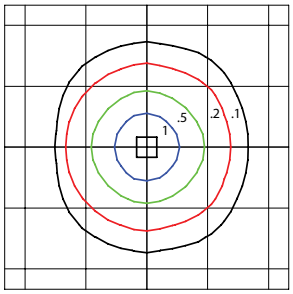


— Vertical plane through horizontal angle of Max. Cd at 20°
— Horizontal cone through vertical angle of Max. Cd at 57°

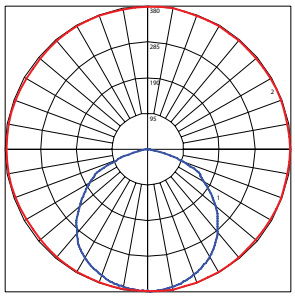


EWAS
(With Emergency Battery
Backup in Operation)

1,000 Lumens
3000K, 4000K, 5000K
EWAS01_With Emergency
Battery Backup On_.IES



- Mounting Height at 15′
- Initial Footcandle at Grade



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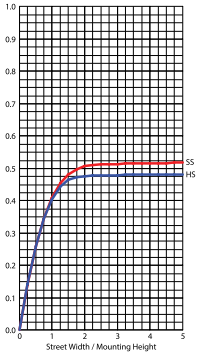
— Horizontal cone through vertical angle of Max. Cd at 1°



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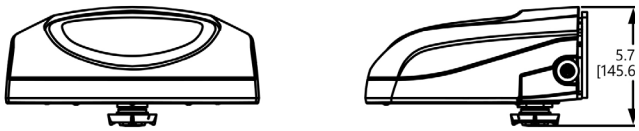
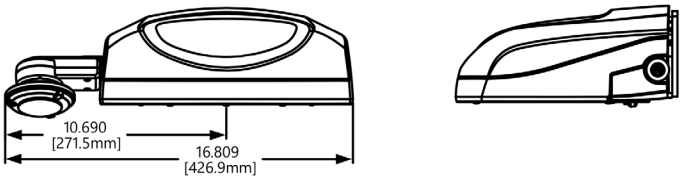
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

H - Motion Sensing Option

Recommended Mounting Height:	8-25ft
Coverage Radius:	25-30 ft
Lateral Coverage	Provides 180° coverage (180° blocked by wall)
Default Settings	
Output:	Occupied - 100% Unoccupied - 50%
PE Sensor:	Enabled
Ramp/Fade:	10% dimming after 5 minutes with no occupancy
Adds:	Adds < 1W to fixture power rating
Field:	Field programmable using FSIR-100 hand held programmer



H Option - Wattstopper Motion Sensor
Bottom mount available with A, B, C, D, & E Optical Codes Only



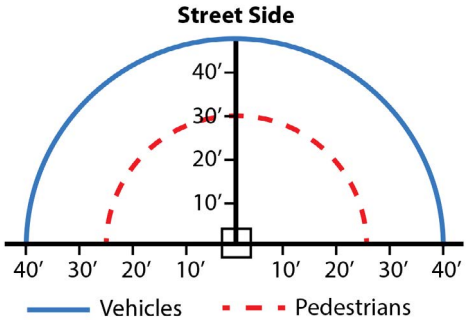
H Option - Wattstopper® Motion Sensor
Side mount available with F &G Optical Codes Only

H2 - Daintree Enabled Motion Sensing Option

Recommended Mounting Height:	8-25ft
Coverage Radius:	15-30 ft
Lateral Coverage	Provides 180° coverage (180° blocked by wall)
Default Settings:	
Output:	Occupied - 100% Unoccupied - 50%
PE Sensor:	Enabled
Ramp/Fade:	5 Minutes/5 Minutes
	Adds < 1W to fixture power rating
	Requires Daintree Enterprise and wide area control (WAC)

H2 Option - Daintree Motion Sensor
Bottom mount available with A, B, C, D, & E Optical Codes Only

SENSOR PATTERN



Sensing Pattern Wall Pack Fixture: 8-25 ft.

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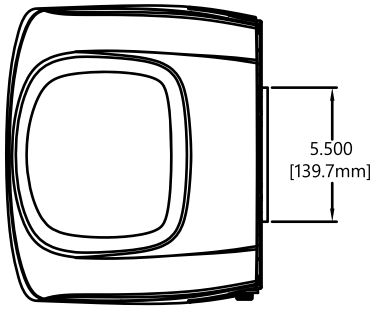
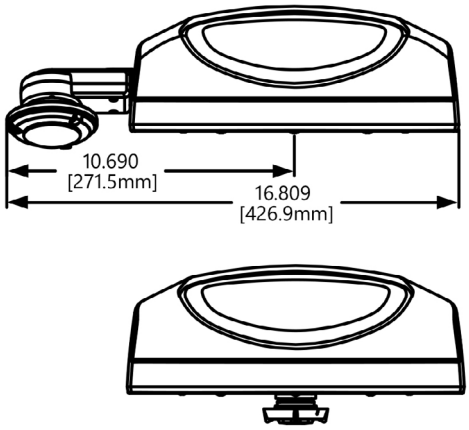
Evolve®

EWAS A Series
LED Wall Pack

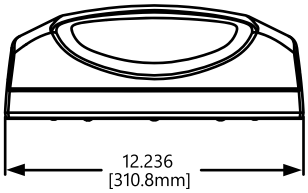
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

TOP VIEW

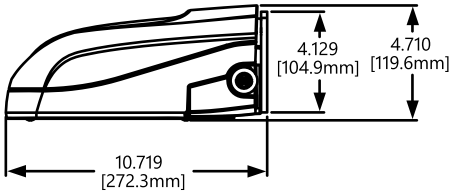


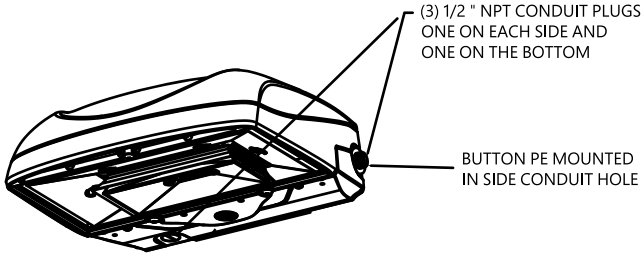


FRONT VIEW

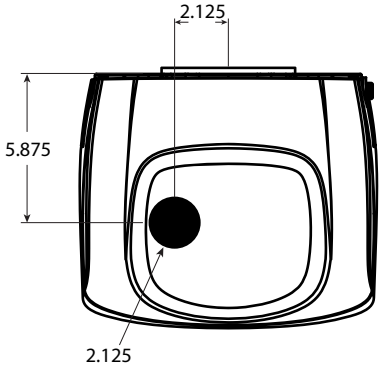


SIDE VIEW





7-PIN RECEPTACLE/ TOP OF LUMINAIRE



Mounting

Flush Mount: Mounts directly to customer supplied junction box
Surface Mount: Mounts to walls via separate mounting holes.

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Planning Commission Staff Report

MEETING DATE:	7/28/2026
SUBJECT:	Public Hearing for Master Development Agreement Amendment for Finch Creek (Planner Denna Woodbury)
RESPONSIBLE:	Denna Woodbury
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

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 applicant prepared a document outlining nine changes and/or clarifications to the existing MDA and are listed below.

1. No true retail or commercial is anticipated; however, the Applicant shall construct and use one detached building as a clubhouse and wellness center for residents of Finch Creek in the approximate location and size shown on the Site Plan. **This is a change from the current MDA that shows a commercial center along Highway 40. The applicant is proposing to remove the commercial center but still provide amenities for the residents.**
2. The Applicant will meet the Parks requirements by providing amenities including a courtyard, pickleball courts, and a multi-use trail. Consistent with Heber City Code section 18.21.050.2.8 the Applicant requests that parking near these amenities count towards the open space. 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. To the extent applicable, the Applicant also requests that it be exempt from the proximity requirements of 18.21.050.2.9. **The applicant is providing park amenities and near by parking and trails for users to access the amenties. With this amendment it is clarifying that some courtyard areas have a trail instead of a standard sidewalk.**
3. The Sensitive Lands Analysis shows minor areas where the slope may exceed thirty percent (30%). The Applicant requests that it be allowed to make limited improvements in these areas, subject to the requirement that it obtain a geotechnical engineering analysis for the areas below the Wasatch Canal to ensure that it is stable when the improvements—including any structured retaining—are installed. The engineering and associated geotechnical report shall include mitigation and design criteria for all areas over 30% slope. **Because of the road configuration and the building locations small areas may exceed the 30% requirement. The required geotechnical report will include how this request will be mitigated.**
4. The Applicant shall be permitted to use private roads, measuring thirty-two (32) feet from back of curb to back of curb in the approximate locations shown and as generally depicted on the Site Plan. All parking shall be provided in dedicated parking spaces and not on these private roads. The Applicant shall still be subject to participate in construction of the public road system as contemplated by the Area Master Transportation Plan. **This project will have private streets that act as alleys for the purposes of the NVOZ design standards. Parking will not be allowed on the street except where designated on the site plan.**
5. The glazing requirement for the first story of residential units within the Property may be ten percent (10%). **This requirement applies to some of the levels, such as the garage facing and a discussion of the locations needed are more in depth below.**
6. The Applicant’s proposed driveway and garage parking shall count towards the parking requirements of each residential unit to meet the requirements of Chapter 18.72 of

Heber City Code. In light of the driveway and garage parking spaces, the Applicant shall not be required to construct any additional on-street or off-street parking, other than that shown generally on the Site Plan. Driveways must be a minimum of twenty feet long to allow for adequate space for parking. **The applicant meets the parking requirement as shown on the site plan.**

7. The Applicant shall not be required to meet the scenic buffer requirements for the portion of the Project connecting into the existing private frontage road near Moulton Lane. 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. However, the Project shall contain a mix of styles, as conceptualized in the Site Plan. **This applies to a small section of the frontage road where it provides secondary access. The project includes both townhomes and mansion homes that will break up the monotony of the same type of units.**
8. 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. **The hard surfaces include the trail system and maintenance aces for the retention basin.**
9. The Applicant 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 approximate location as shown on the Site Plan, subject to City's vested laws except as excepted under this Agreement. **This request is to develop as shown on the plan and provides exceptions to NVOZ as it relates to streets and buildings. Those specific exemptions are discussed below.**

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: Denna Woodbury, Planning Consultant

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 (JJK Notes)-Describe language-text amendment and why-v1
9. Finch Creek Presentation 7.21.26-Accompanying Site Plan or other applicable documents-v1

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

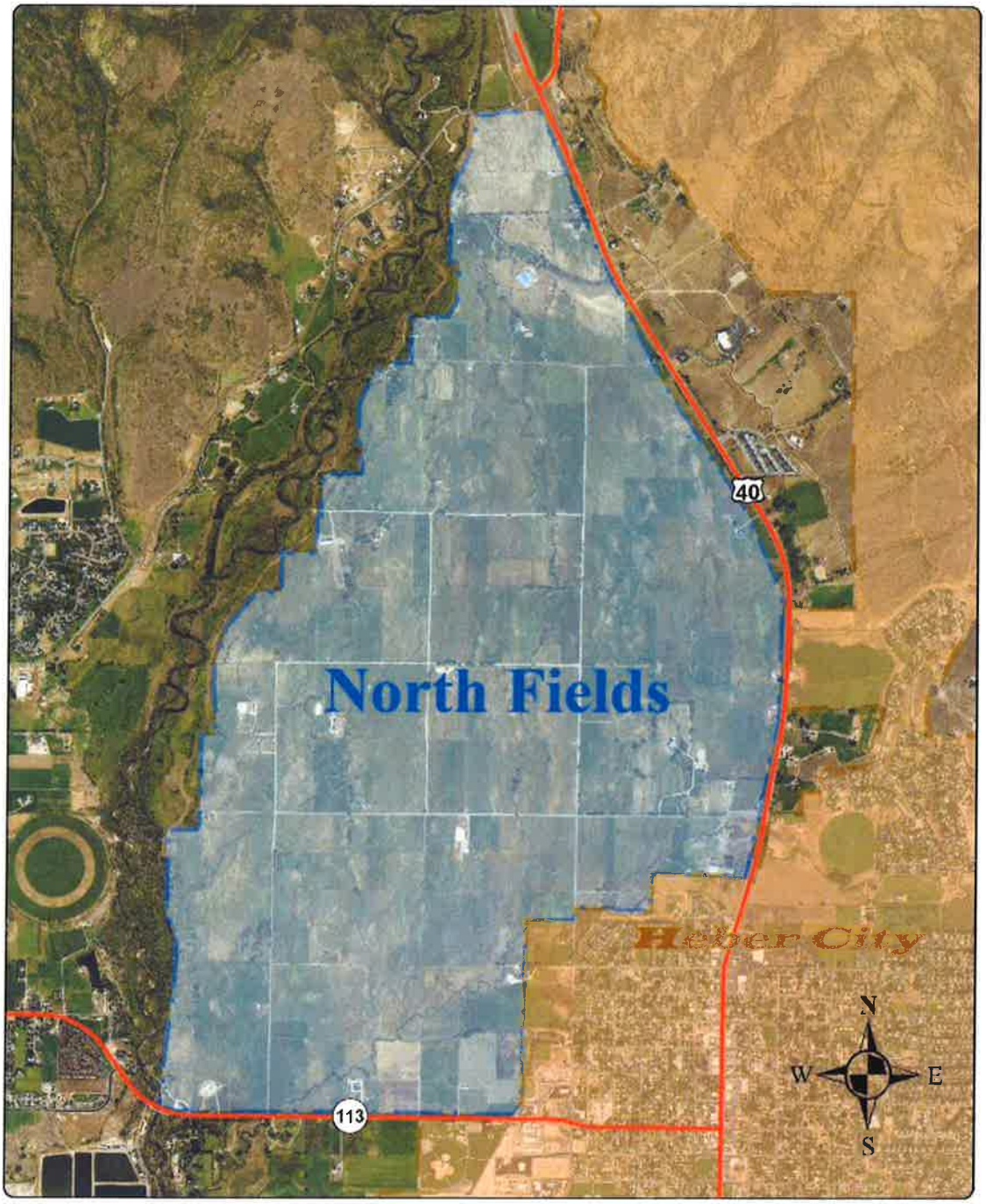
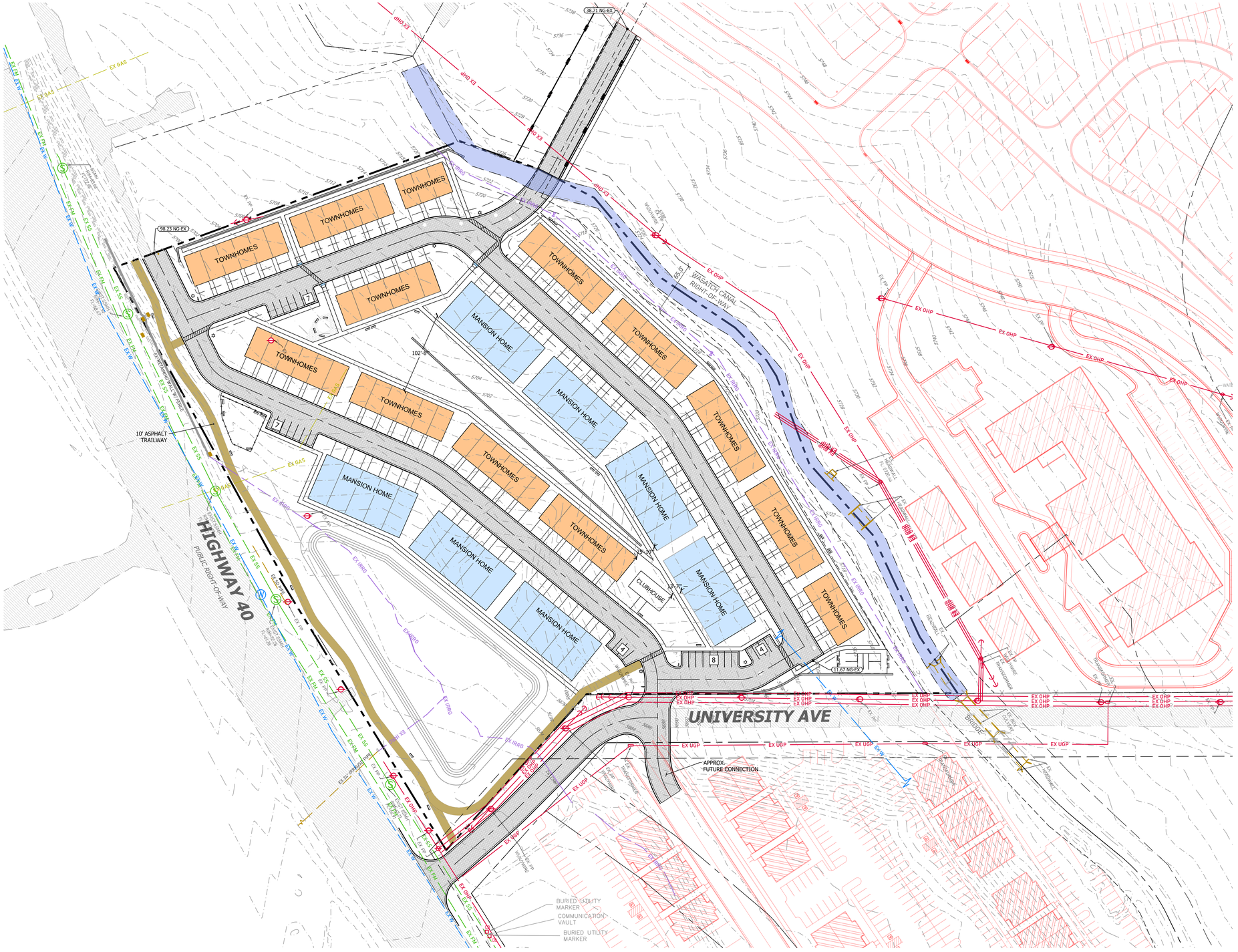


EXHIBIT D
TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

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.



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\C1.00 SITE PLAN 2026.04.30 7/8/2026 1:59 PM

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

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

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

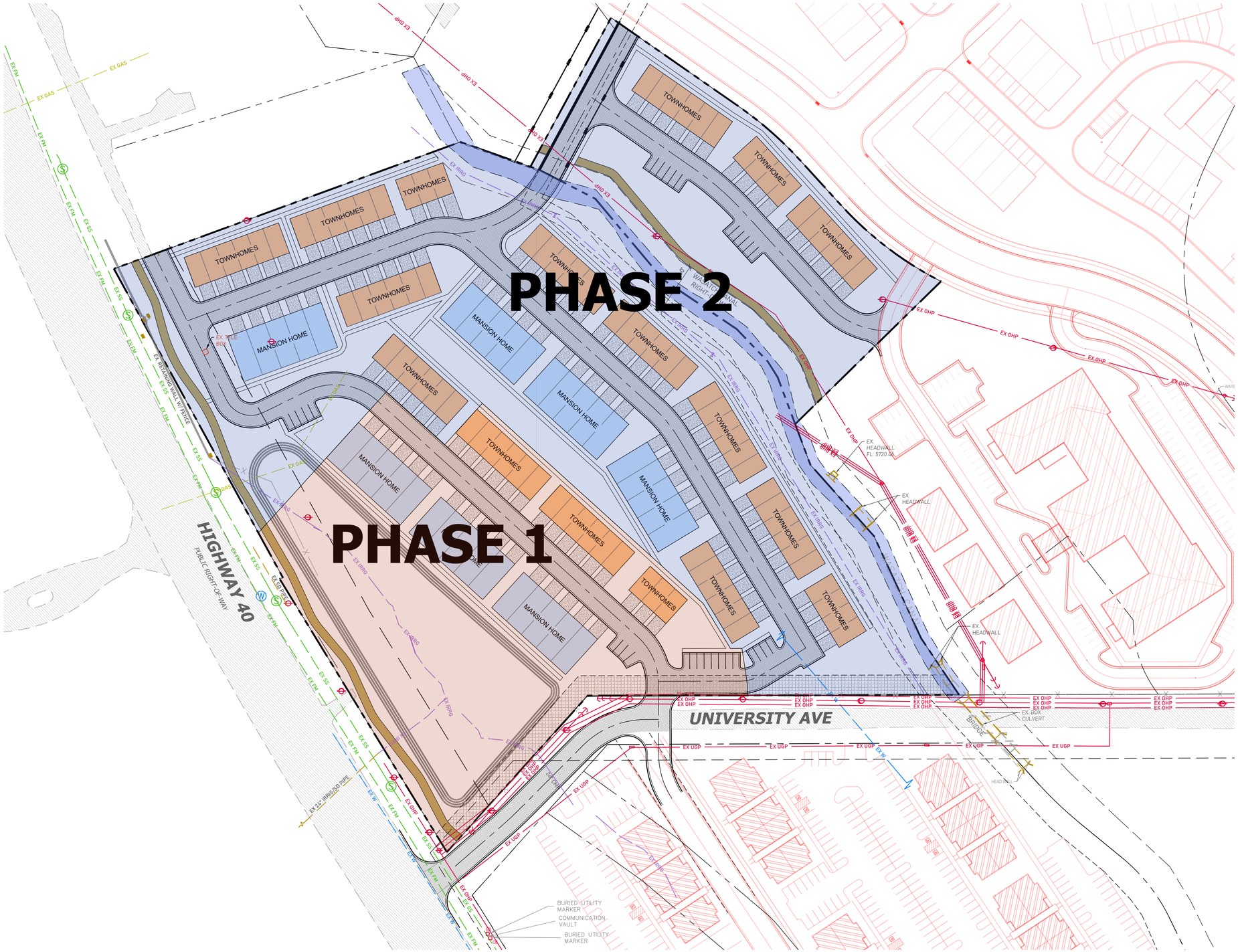
SHEET TITLE

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



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

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ENGINEERING
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SYRACUSE, UT 84075
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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

SITE PLAN

SHEET NO.
C1.00

ALLEY LOAD TOWNHOMES

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FINCH CREEK
COVER SHEET
.

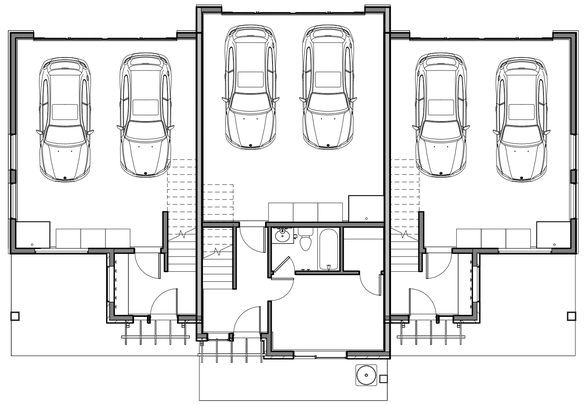
REVISIONS:

TITLE:
COVER SHEET

1/30/2026 2:54:13 PM

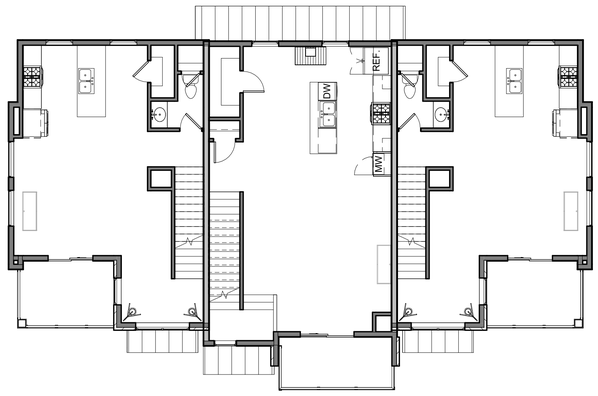
SCHEMATIC DESIGN

A000



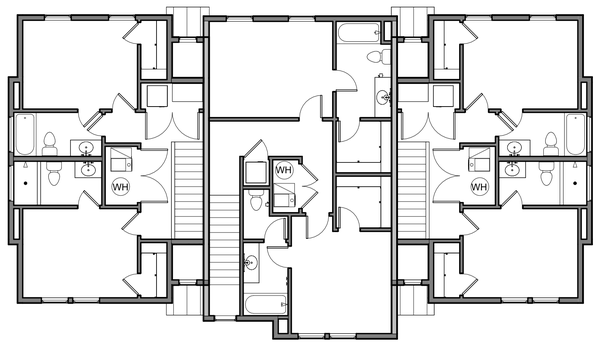
1 **3-PLEX - LEVEL 1**

1/8" = 1'-0"



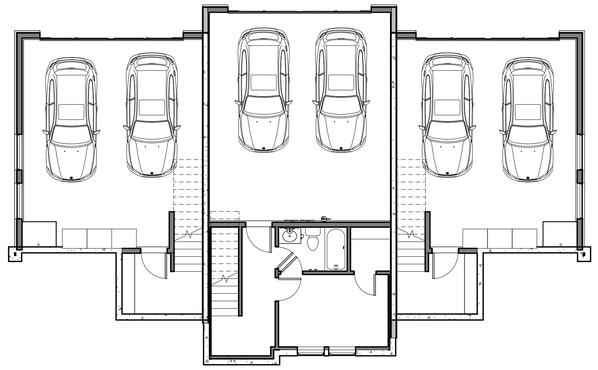
2 **3-PLEX - LEVEL 2**

1/8" = 1'-0"



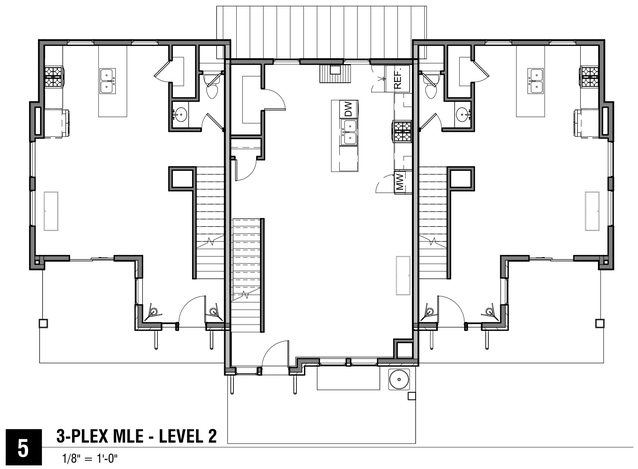
3 **3-PLEX - LEVEL 3**

1/8" = 1'-0"



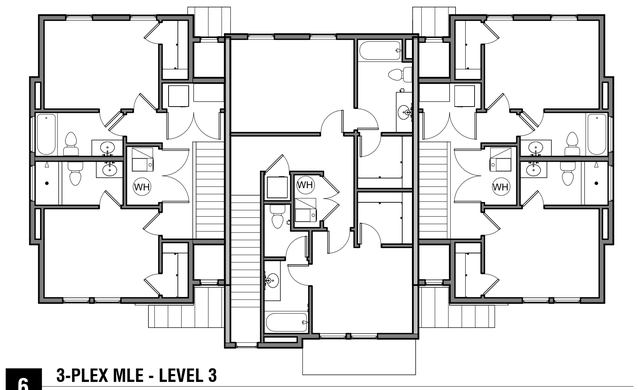
4 **3-PLEX MLE - LEVEL 1**

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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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX OVERALL PLANS

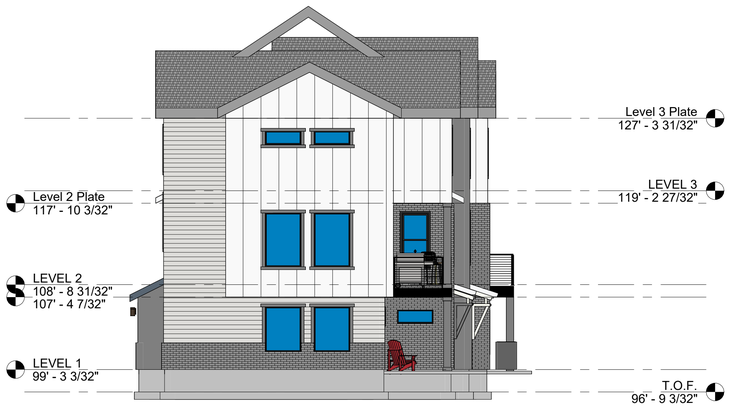
1/30/2026 2:47:33 PM

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%

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

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FINCH CREEK
3 PLEX
-

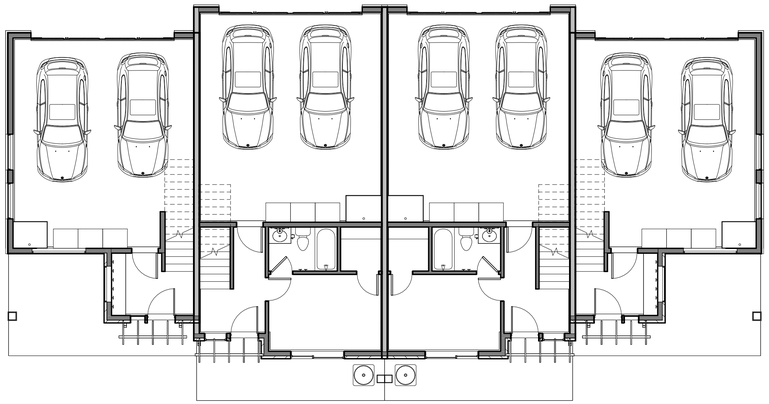
REVISIONS:

TITLE:
3-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:48:41 PM

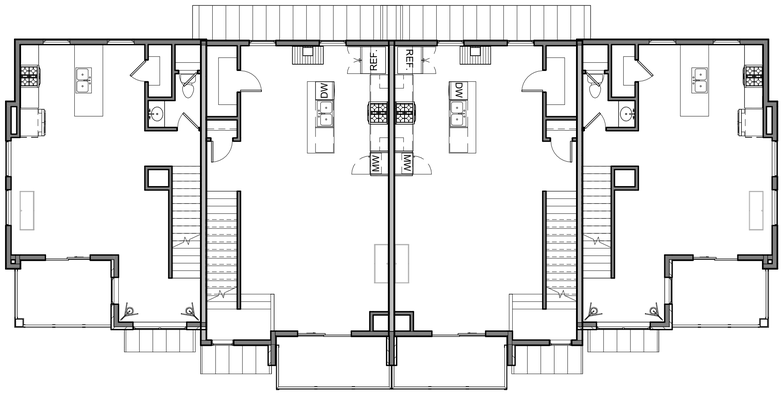
SCHEMATIC DESIGN

A200.2M



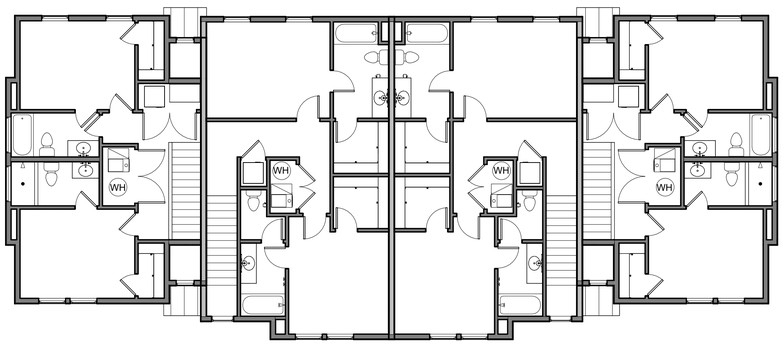
1 **4-PLEX - LEVEL 1**

1/8" = 1'-0"



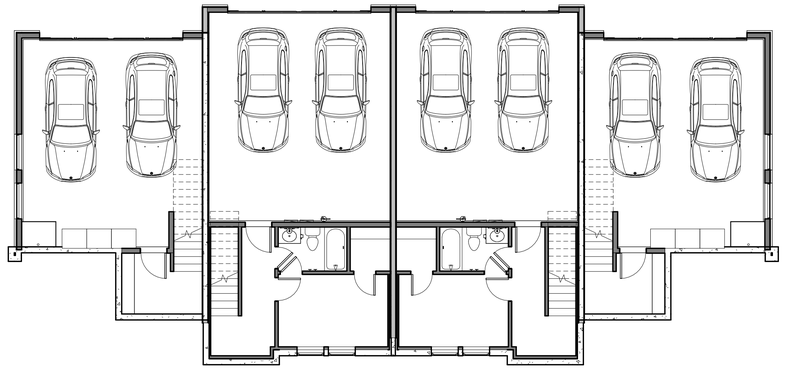
2 **4-PLEX - LEVEL 2**

1/8" = 1'-0"



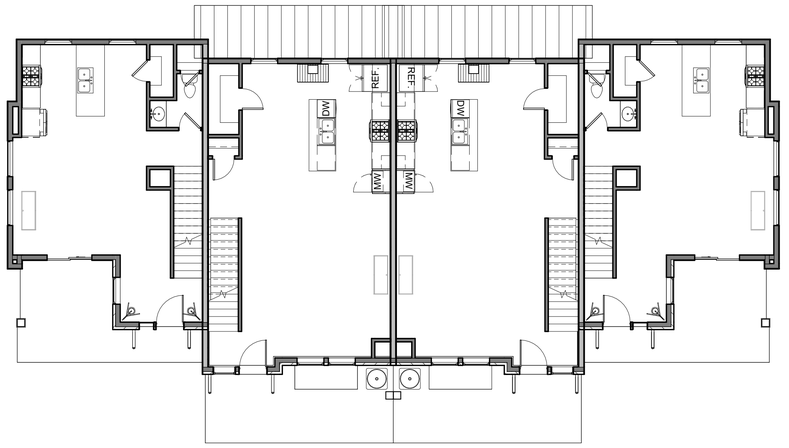
3 **4-PLEX - LEVEL 3**

1/8" = 1'-0"



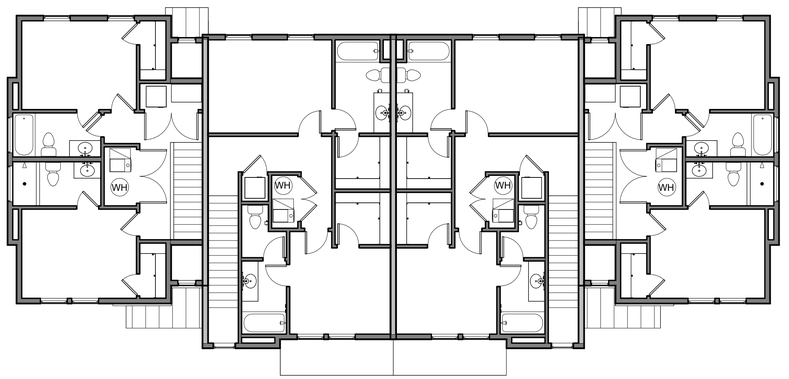
4 **4-PLEX MLE - LEVEL 1**

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

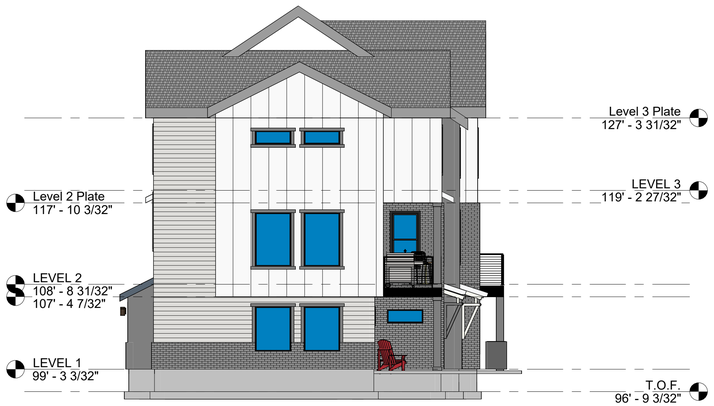
1/30/2026 2:48:46 PM

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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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:49:06 PM

SCHEMATIC DESIGN

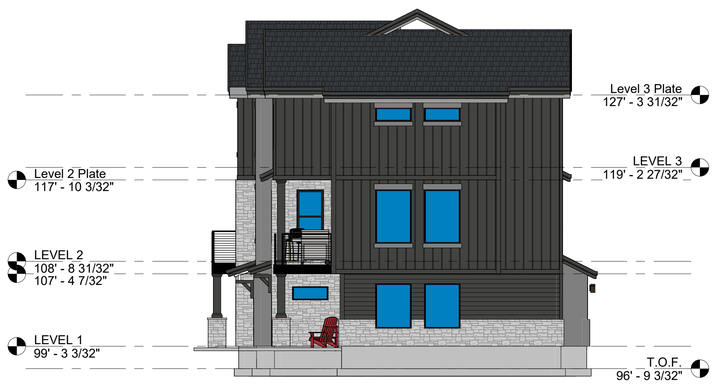
A201.1F

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

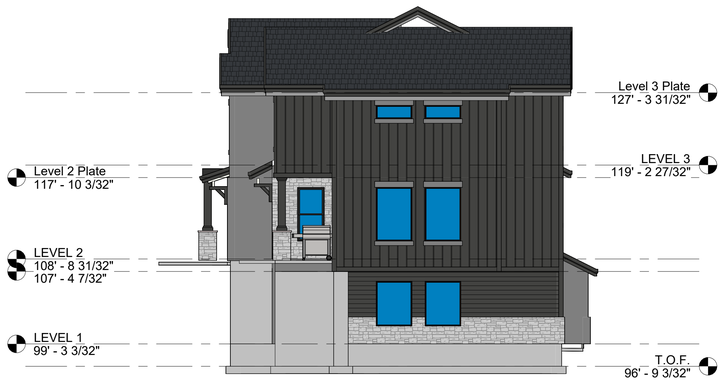
A201.2F

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
-

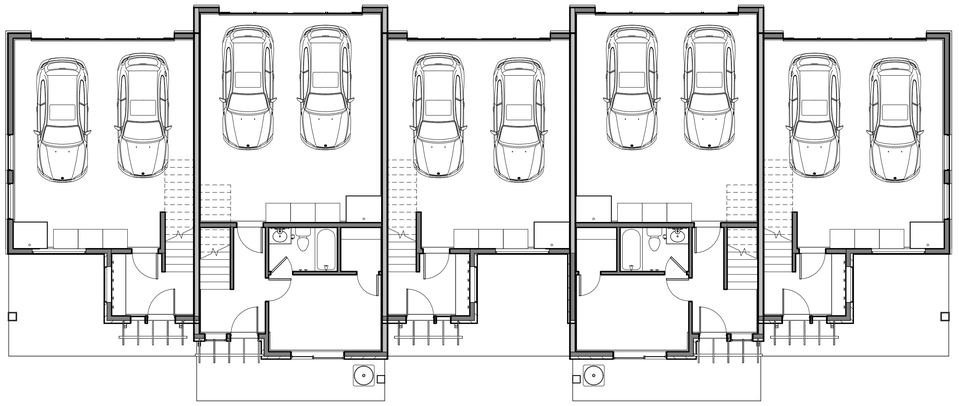
REVISIONS:

TITLE:
4-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

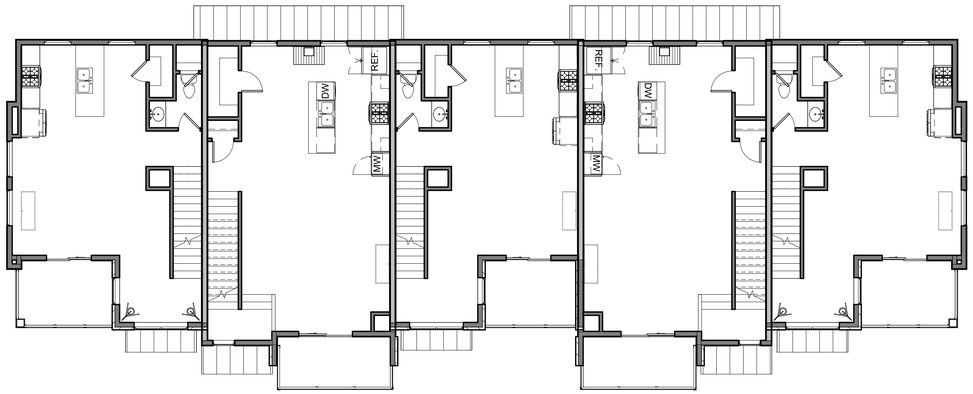
1/30/2026 2:50:05 PM

SCHEMATIC DESIGN

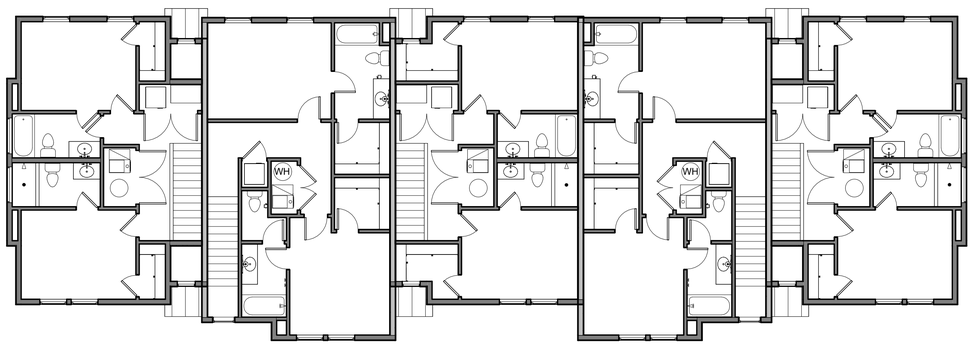
A201.2M



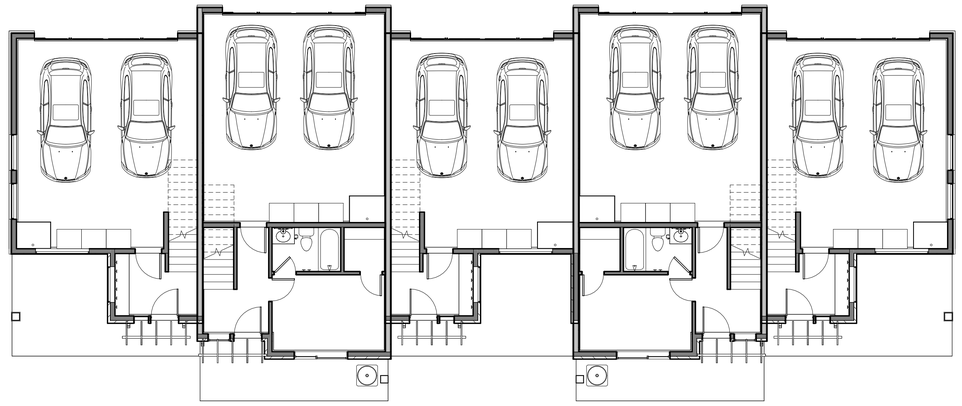
1 **5-PLEX - LEVEL 1**
1/8" = 1'-0"



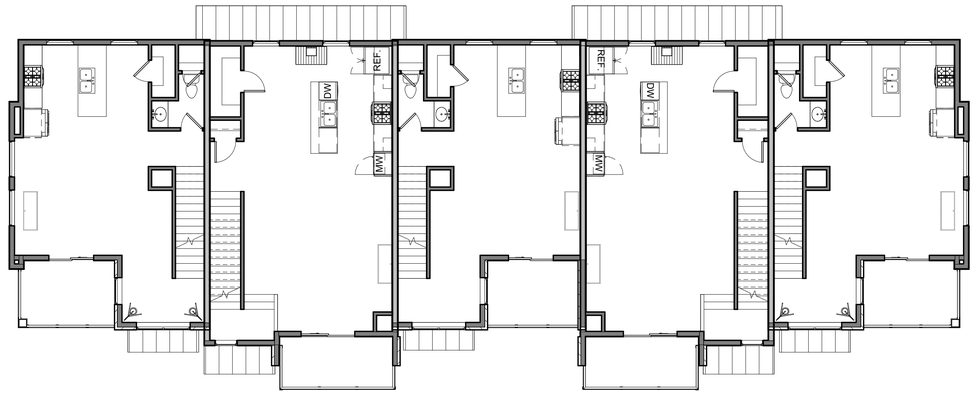
2 **5-PLEX - LEVEL 2**
1/8" = 1'-0"



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:

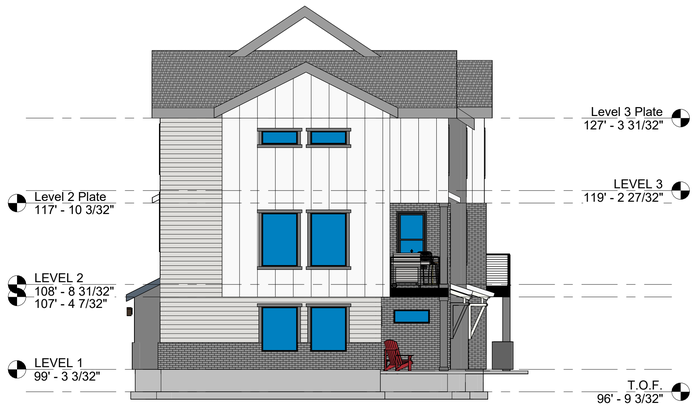
TITLE:
5-PLEX OVERALL PLANS

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

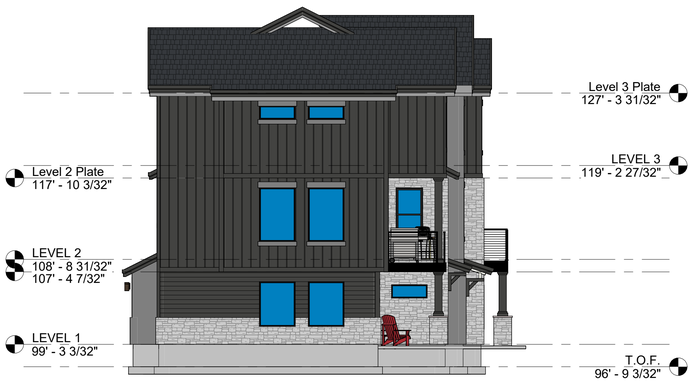
1/30/2026 2:50:43 PM

SCHEMATIC DESIGN

A202.1F

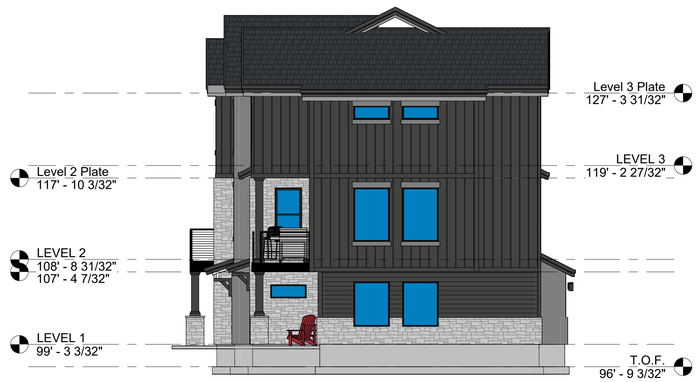
1 5-PLEX FRONT - MOUNTAIN

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
-

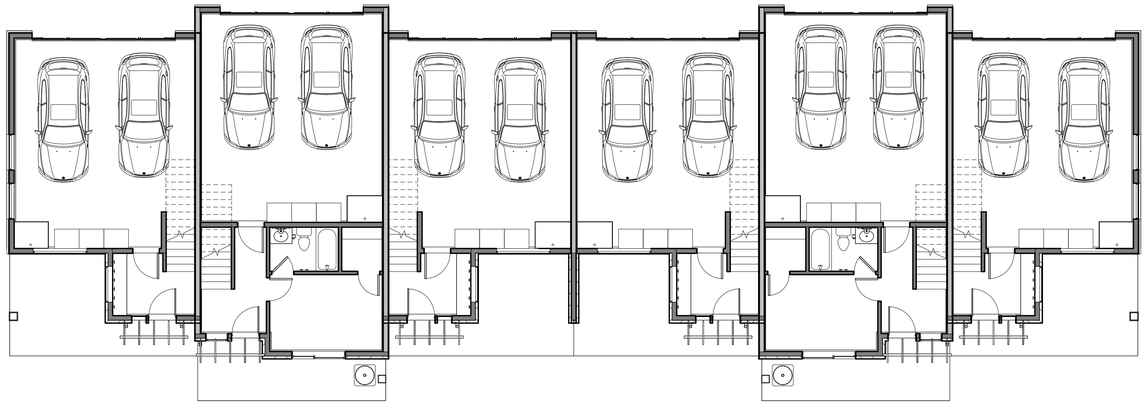
REVISIONS:

TITLE:
5-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:51:56 PM

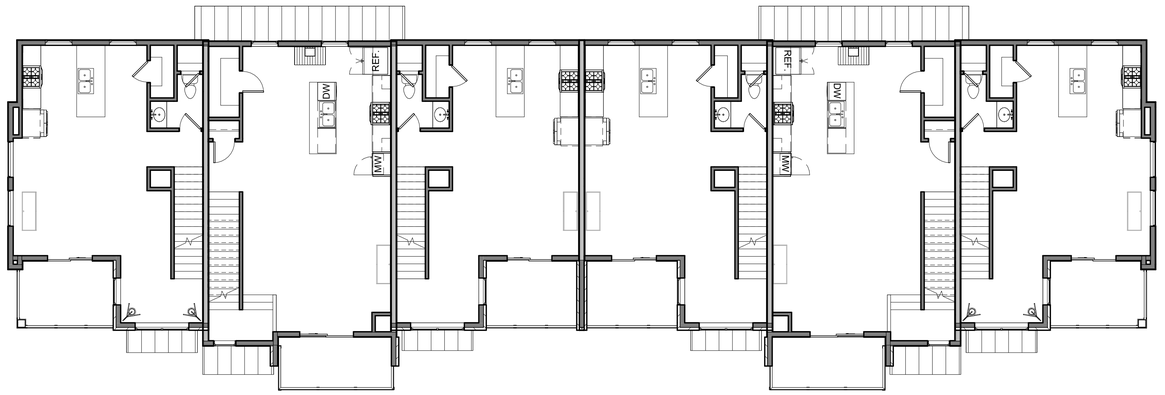
SCHEMATIC DESIGN

A202.2M



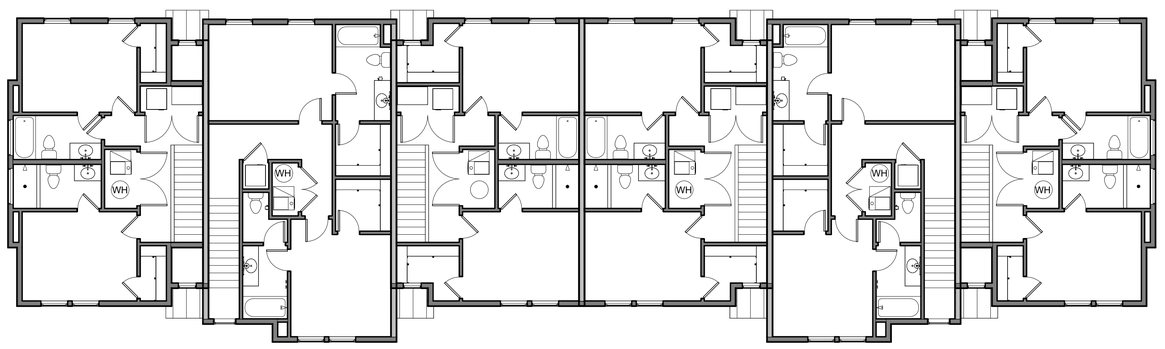
1 **6-PLEX - LEVEL 1**

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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Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

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FINCH CREEK
6 PLEX
-

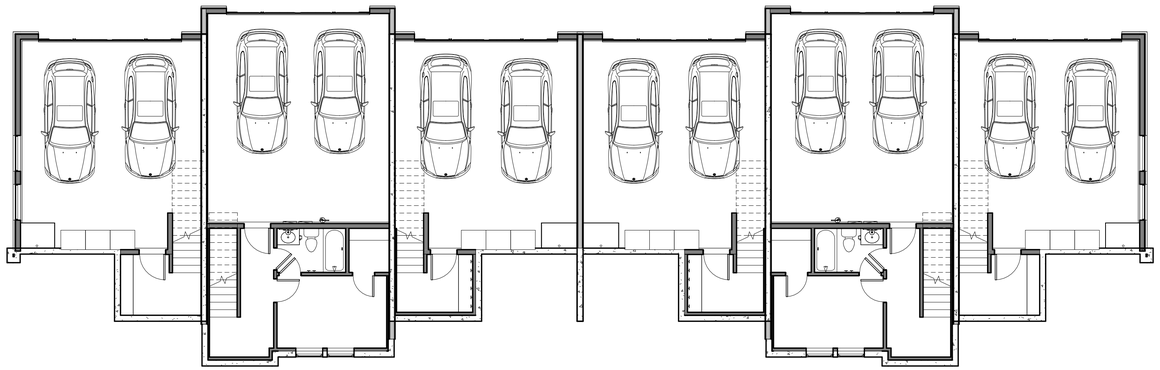
REVISIONS:

TITLE:
6-PLEX OVERALL PLANS

1/30/2026 2:52:01 PM

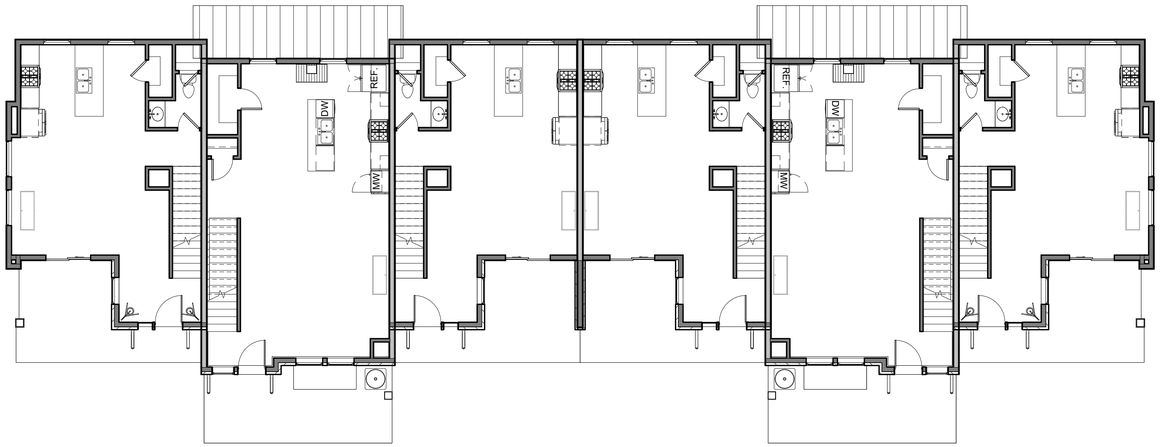
SCHEMATIC DESIGN

A113



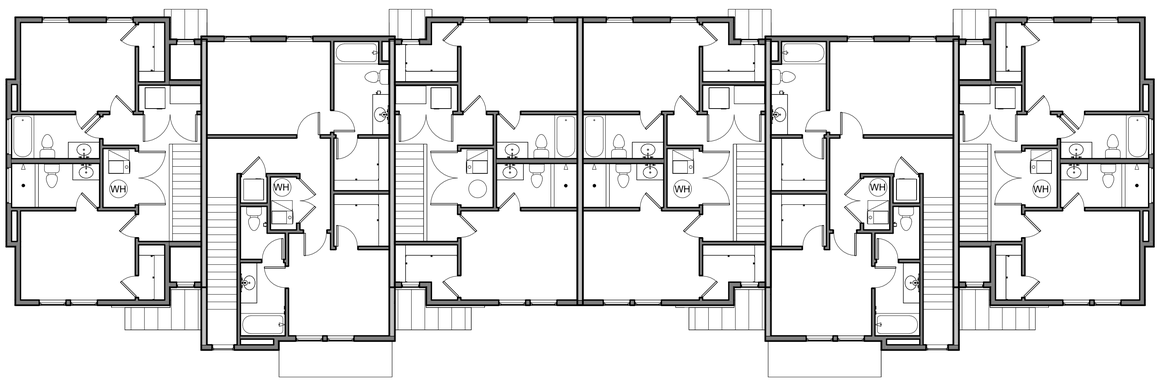
1 6-PLEX MLE - LEVEL 1

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

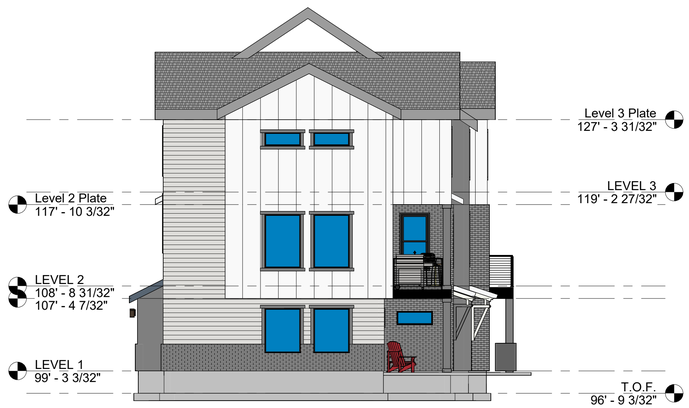
1/30/2026 2:52:05 PM

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
VWall area = 512 sf
MMasonry area = 233 sf = 45%

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

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

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

FFRONT FACADE
VWall 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
.

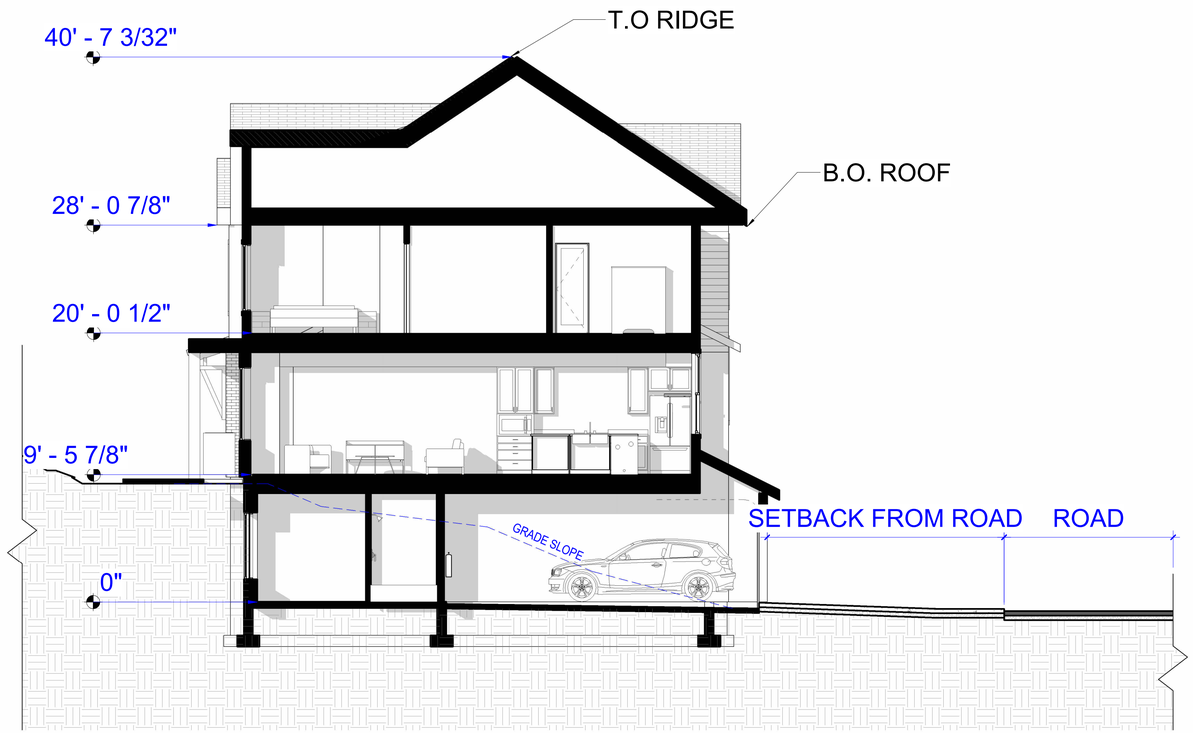
REVISIONS:

TITLE:
6-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

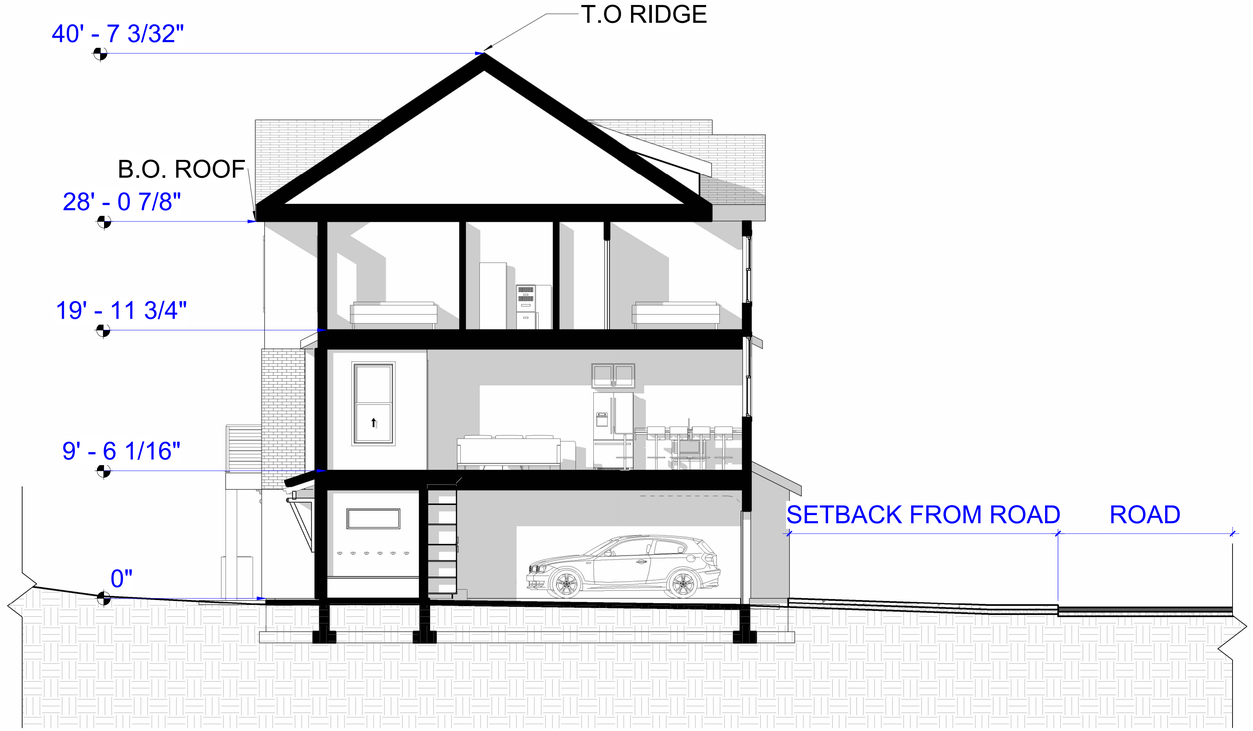
1/30/2026 2:54:03 PM

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:

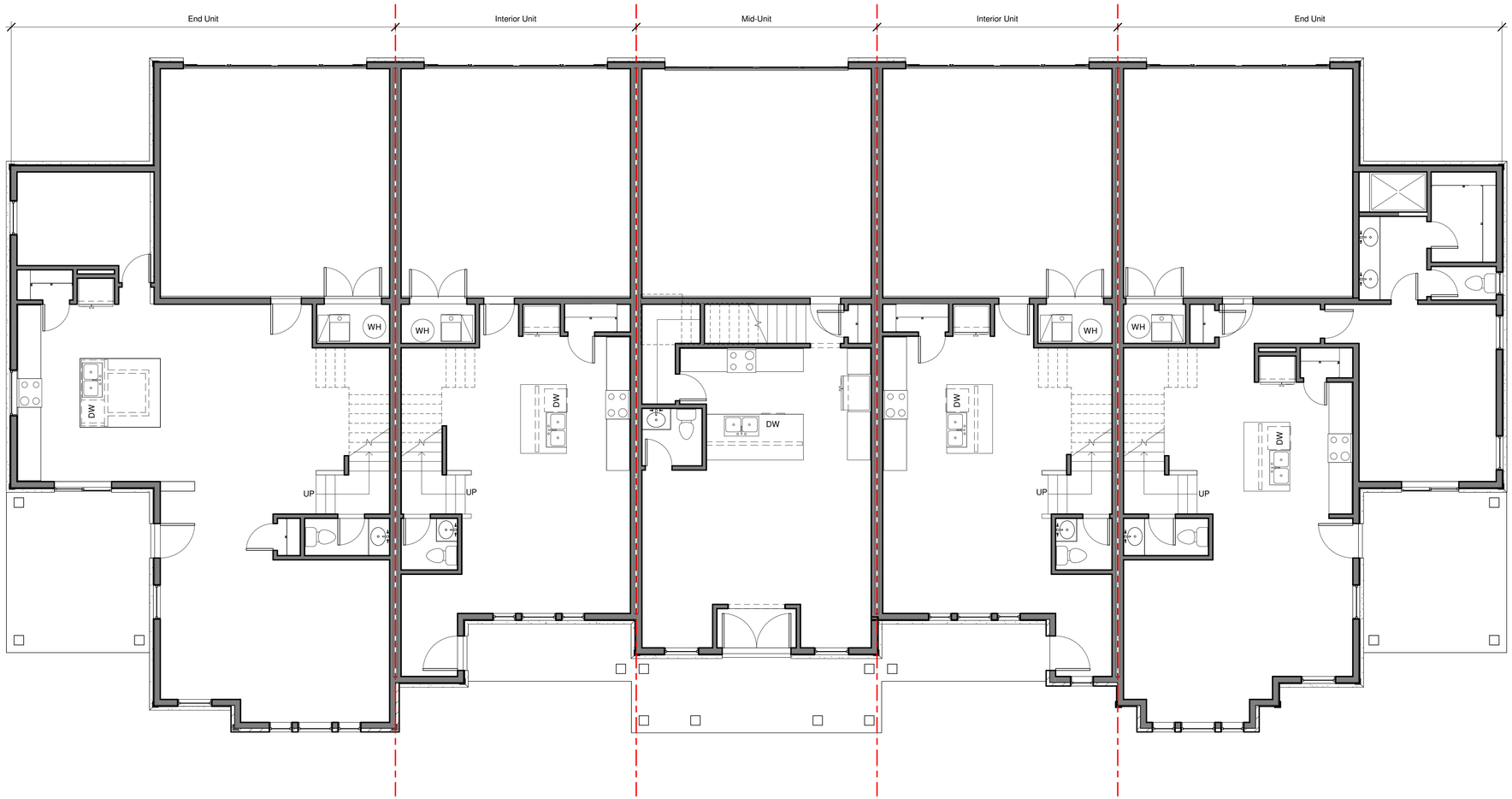
TITLE:

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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470 NORTH 500 WEST
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JON@ELEMENT-DESIGN.CO

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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:

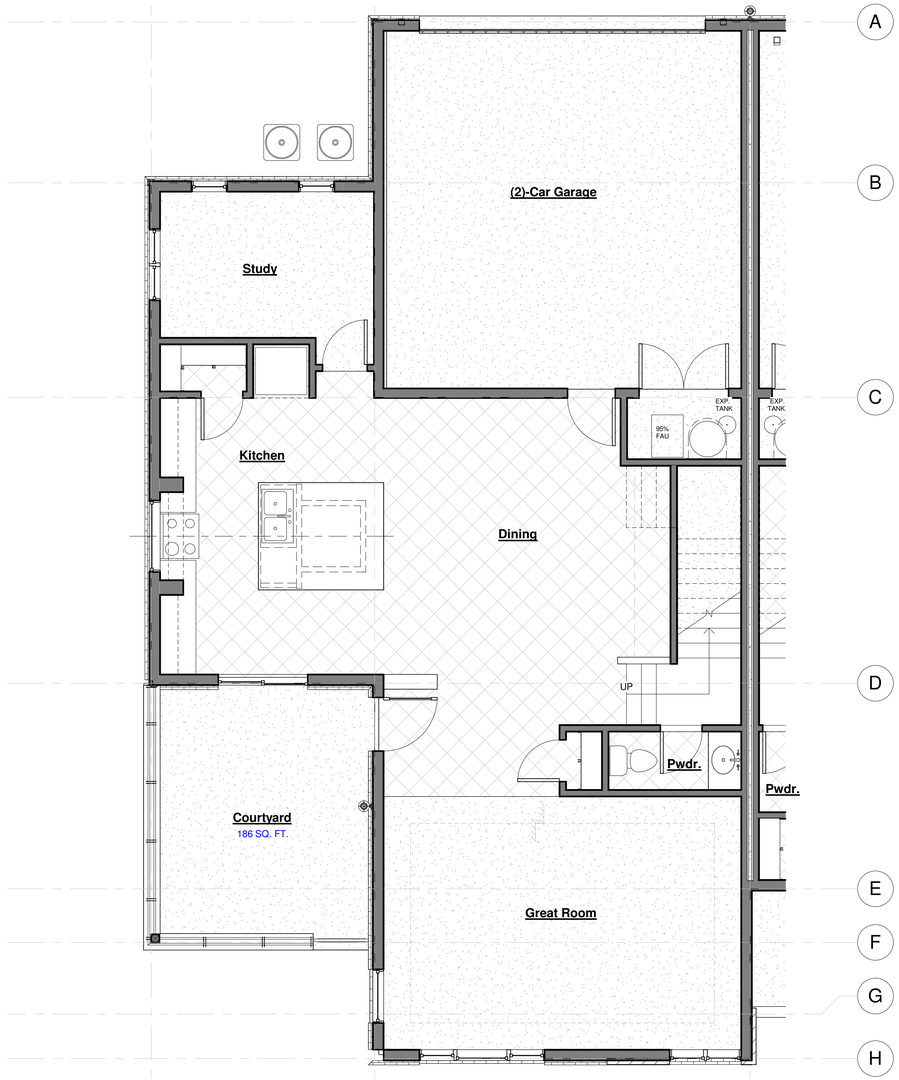
TITLE:
Compoite Plan - Level 2

1/29/2026 10:29:44 AM

Schematic Design

A102

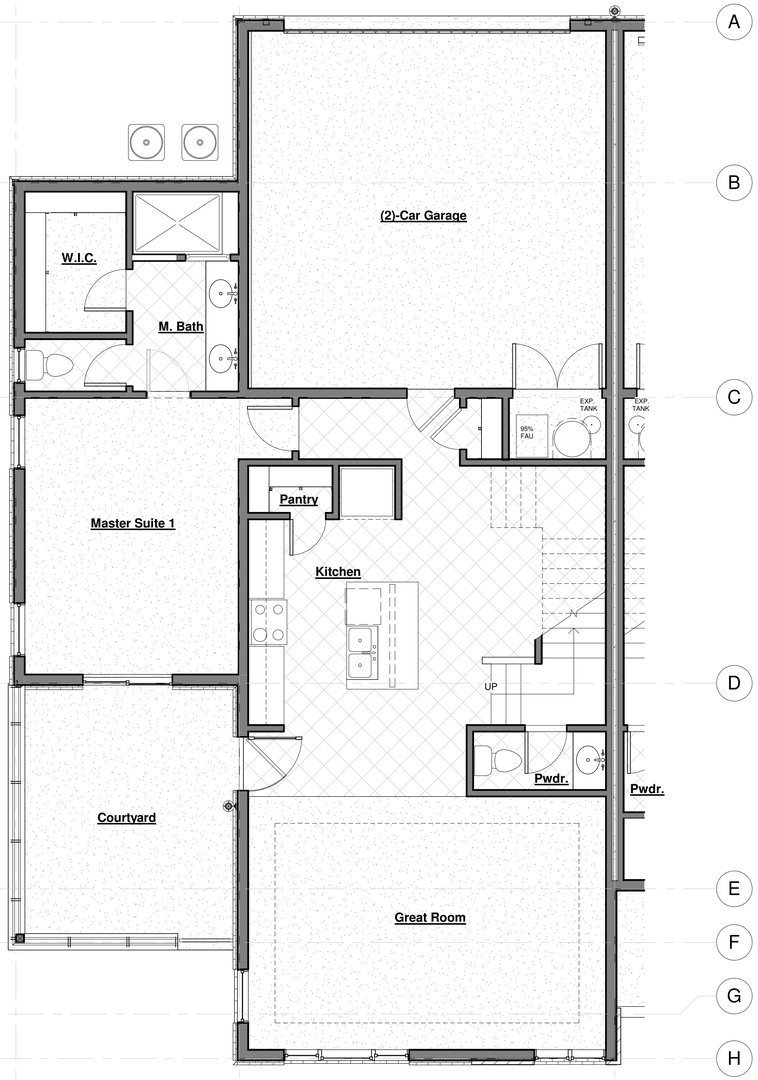
Level 1 Plan



Exterior Unit

Gourmet Kitchen / Office

Level 1 Plan



Exterior Unit

First Floor Master Suite

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Finch Creek

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

REVISIONS:

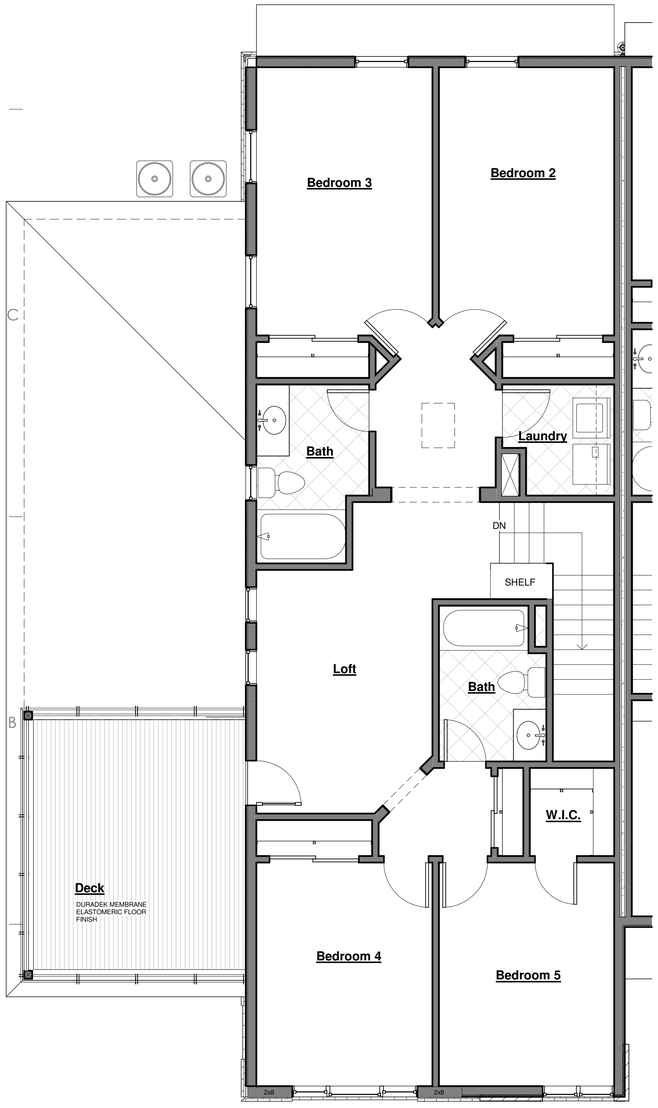
TITLE:
Exterior Unit - Level 1

1/29/2026 10:31:47 AM

Project Status

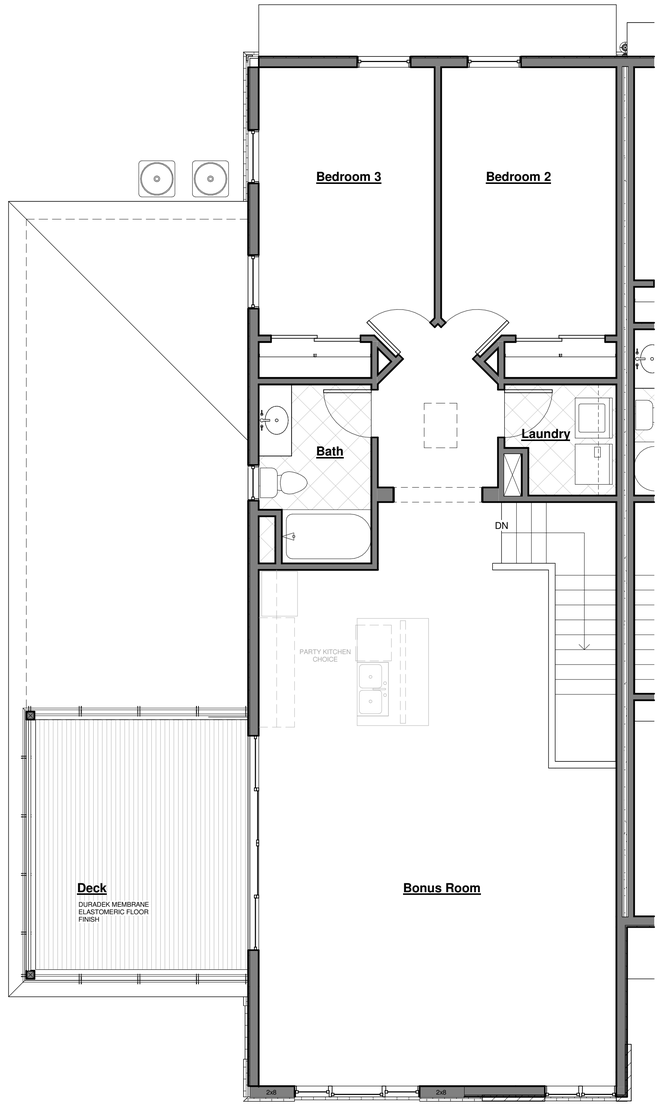
A103

Level 2 Plan



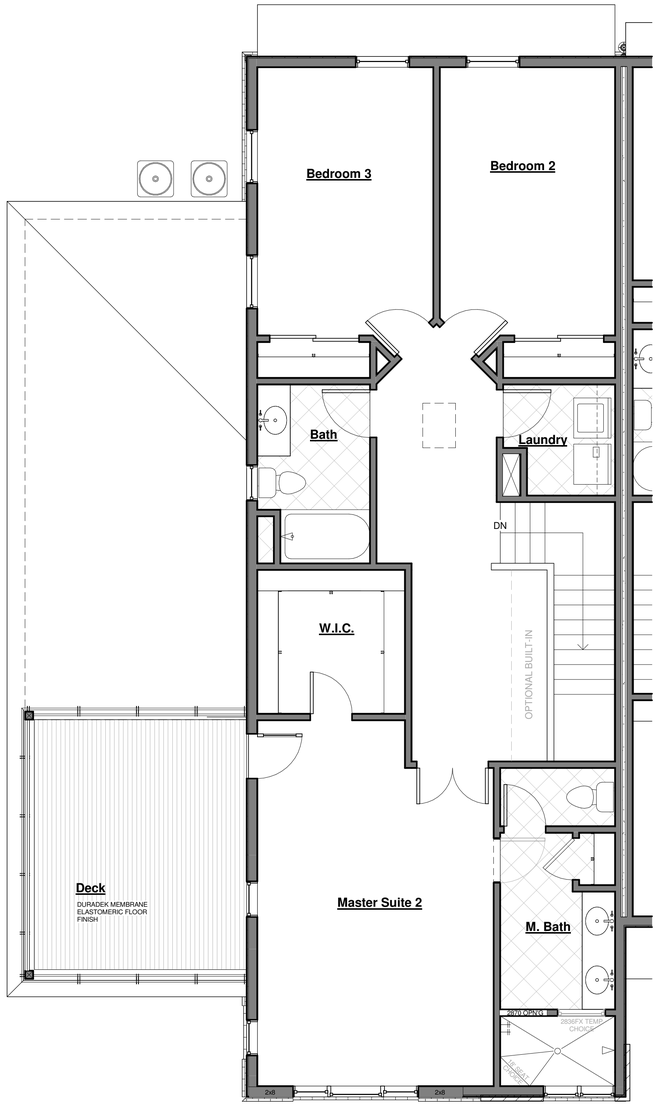
Exterior Unit
4 Bedrooms / Loft

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:

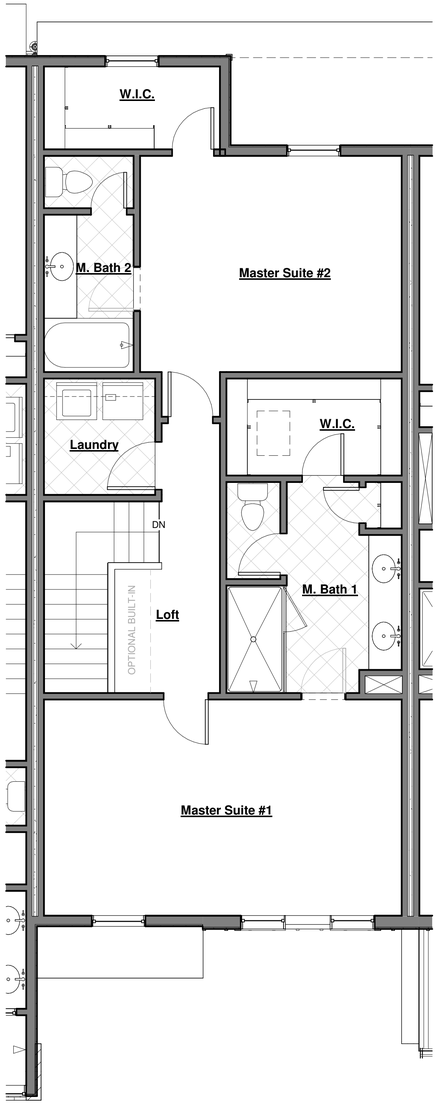
TITLE:
Exterior Unit - Level 2

1/29/2026 10:31:47 AM

Project Status

A104

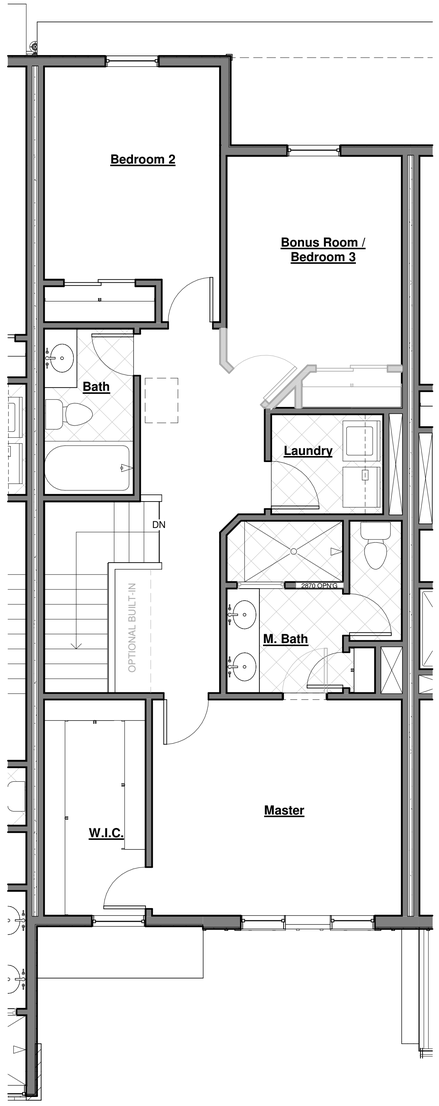
Level 2 Plan



Interior Unit

2 Master Suites

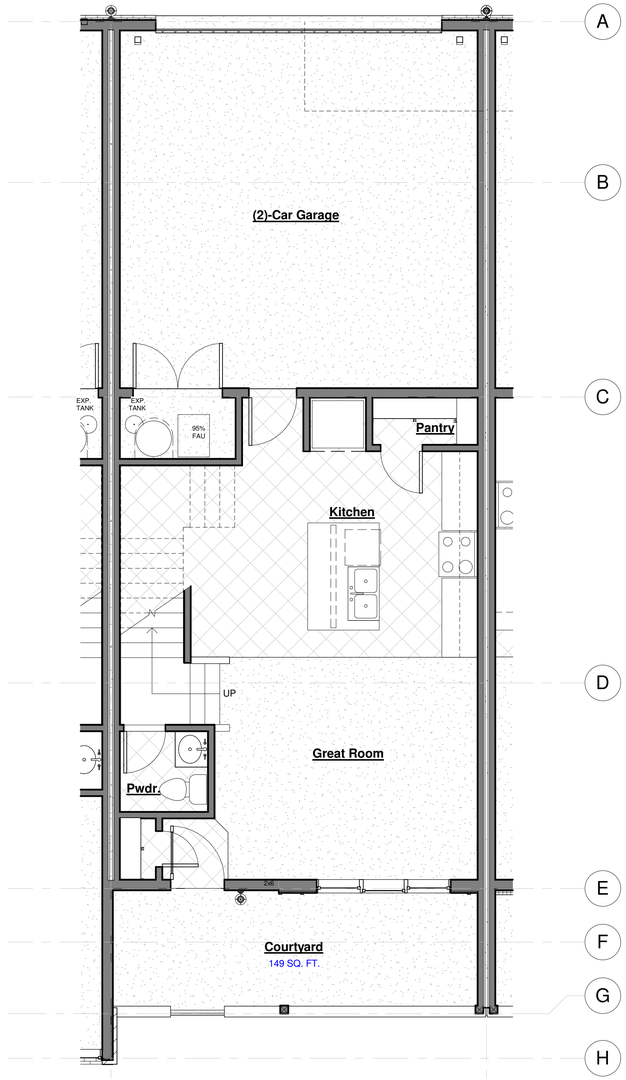
Level 2 Plan



Interior Unit

3 Bedrooms

Level 1 Plan



Interior Unit

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Finch Creek

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

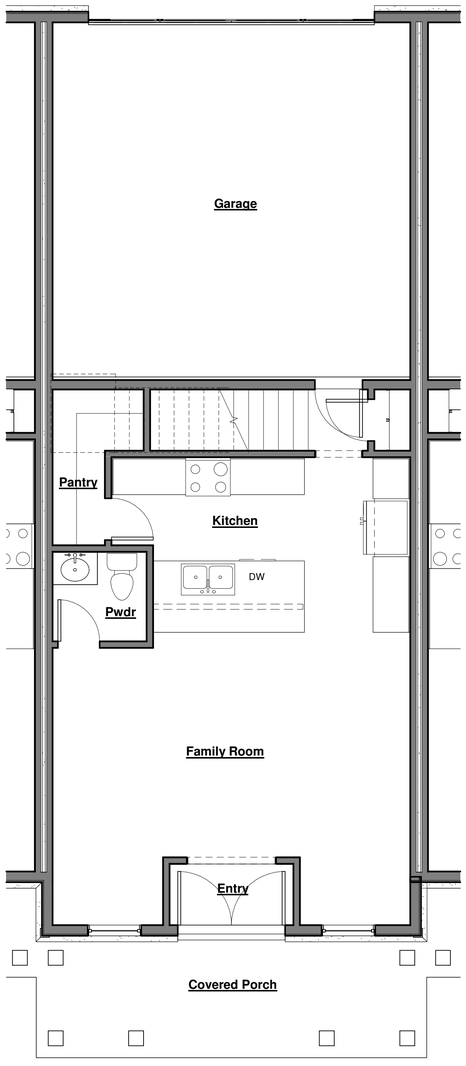
REVISIONS:

TITLE:
Interior Unit

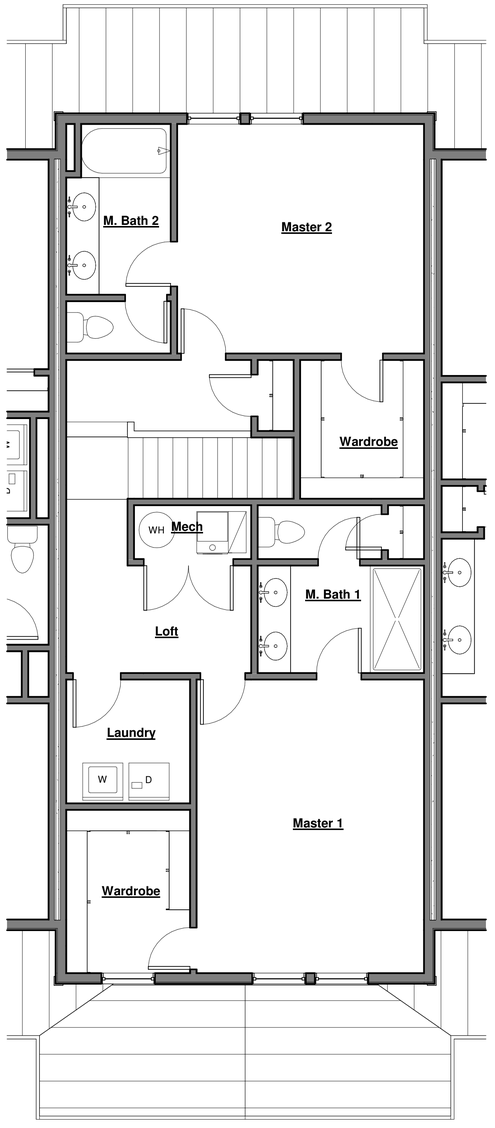
1/29/2026 10:31:47 AM

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

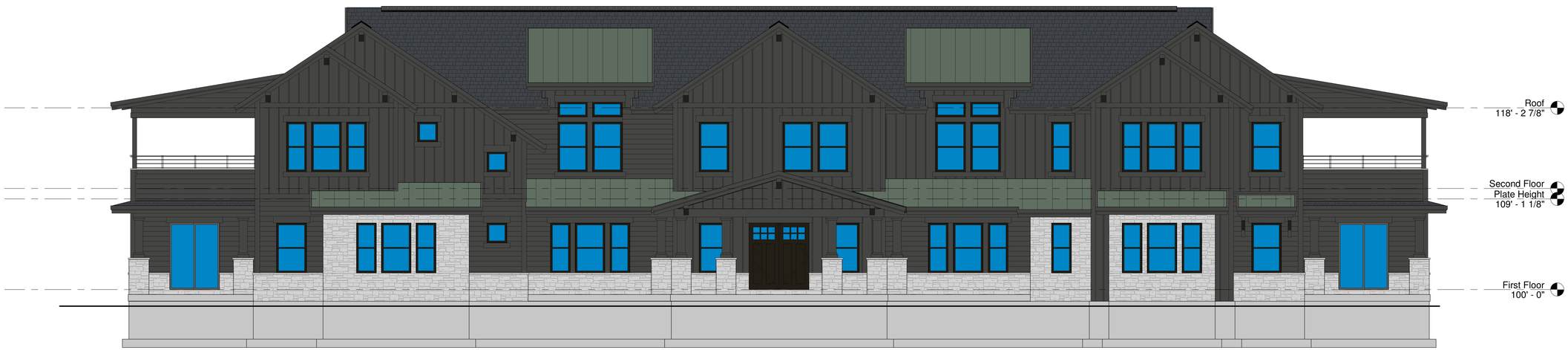
REVISIONS:

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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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
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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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%**

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 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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Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

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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%

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 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

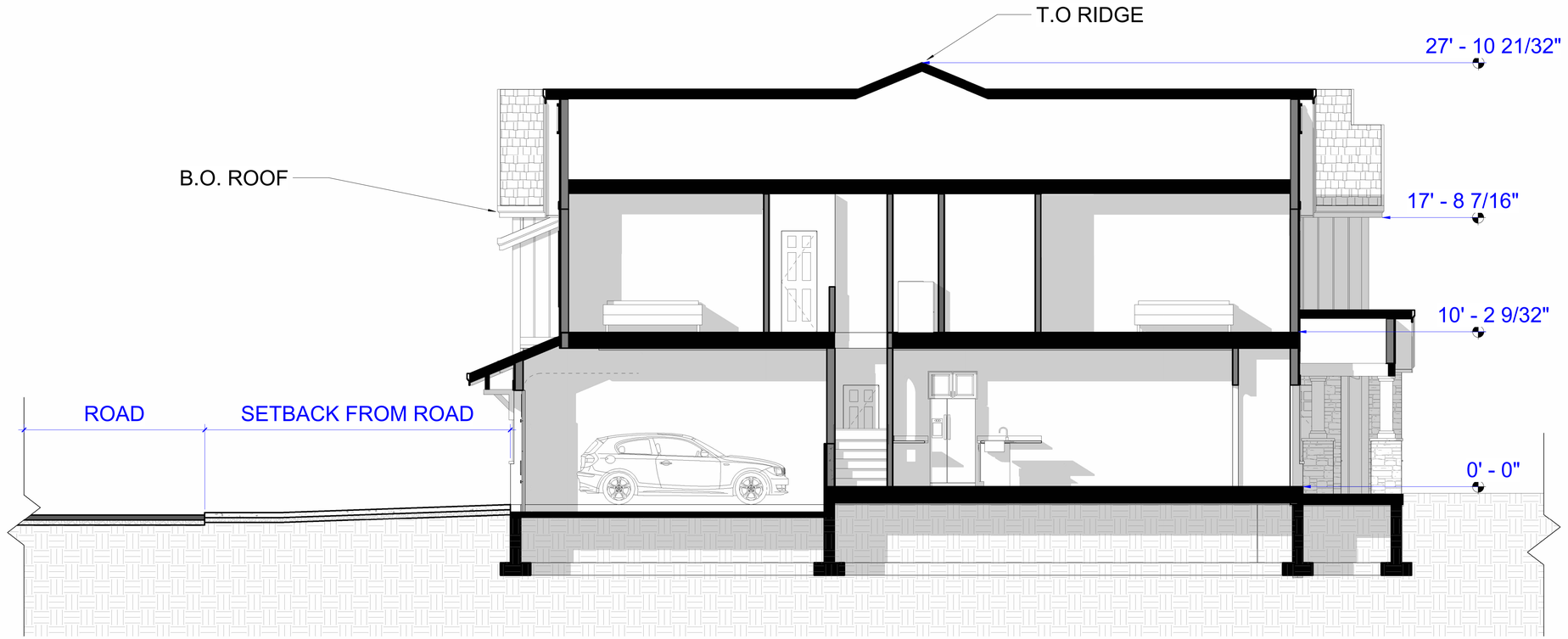
REVISIONS:

TITLE:
Elevations

1/30/2026 8:58:28 AM

Schematic Design

A204



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

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Mansion Home - Farmhouse

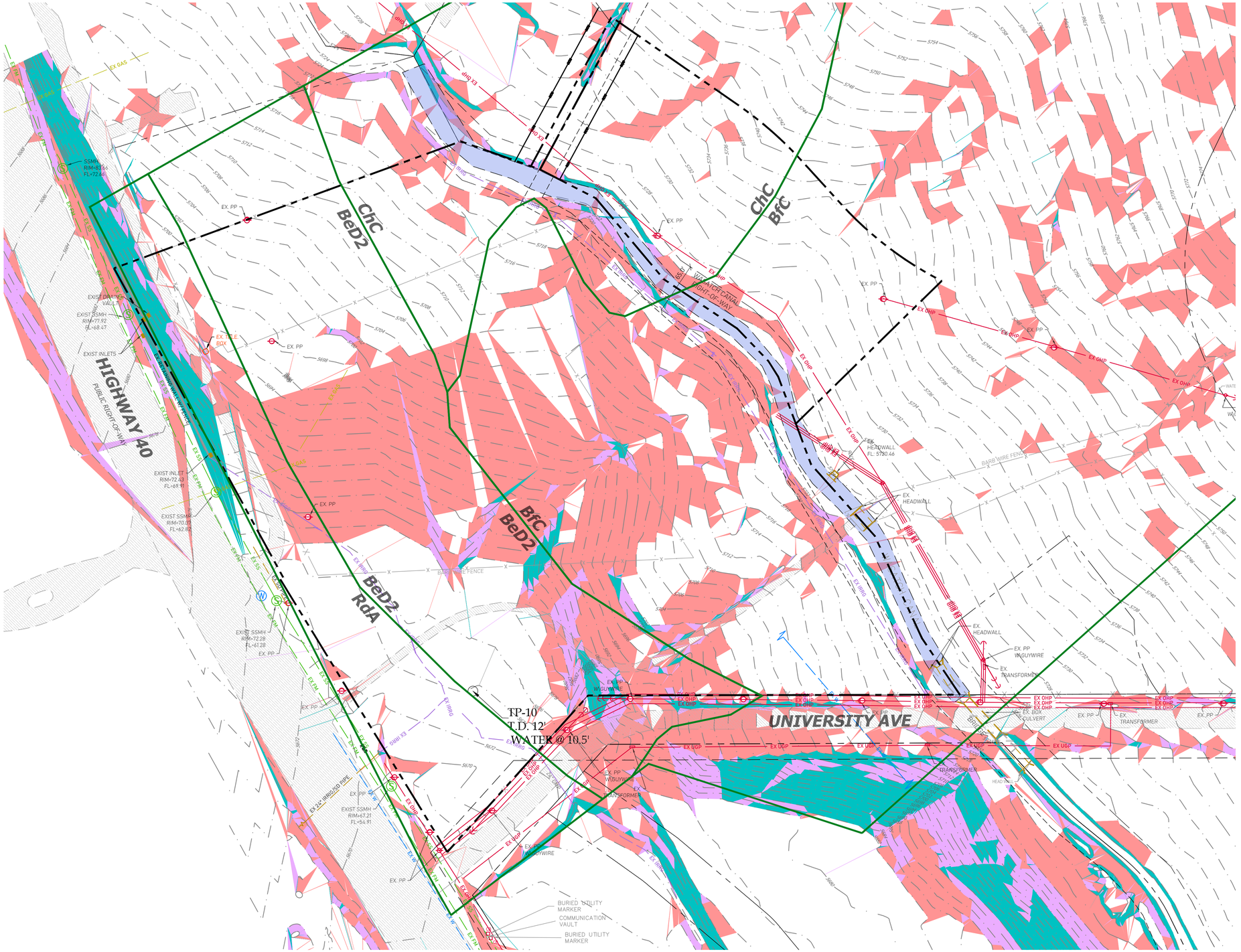
REVISIONS:

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.

N W E S

60 0 60 120 180

Scale: 1" = 60'

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

Modifications to Existing Development Agreement

The City Council previously approved a Development Agreement for the Finch Creek Project. The Applicant is in the process of reviewing and refining aspects of the proposal for consideration by City Council. Chief among the changes will be updating the procedural history to account for the fact that annexation of the property 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 Heber City Code and current practice.

The Applicant also made substantial modifications to the Project in response to engineering and code compliance issues that arose after the approval of the existing project. For example, the existing entitlement includes townhomes in a zero lot-line configuration that does not leave adequate space for utilities. It also consists of 138 identical townhomes contrary to the non-monotony provisions of Heber City Code.

The Applicant's updated proposal reduces the Project from 138 total units to 108 units while increasing setbacks. This reduction in units resolves the practical engineering concerns in the existing entitlement. The updated proposal also adds 20-foot driveways to the units that allow for utility placement along with ample off-street resident and guest parking. It also allows safer ingress and egress from the individual units.

The Applicant has endeavored to address the practical concerns associated with the current entitlement. However, given site conditions there are a limited number of exceptions that it anticipates requiring from code, including the following:

1. No true retail or commercial is anticipated; however, the Applicant shall construct and use one detached building as a clubhouse and wellness center for residents of Finch Creek in the approximate location and size shown on the Site Plan.
2. The Applicant will meet the Parks requirements by providing amenities including a courtyard, pickleball courts, and a multi-use trail. Consistent with Heber City Code section 18.21.050.2.8 the Applicant requests that parking near these amenities count towards the open space. 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. To the extent applicable, the Applicant also requests that it be exempt from the proximity requirements of 18.21.050.2.9.[1]
3. The Sensitive Lands Analysis shows minor areas where the slope may exceed thirty percent (30%). The Applicant requests that it be allowed to make limited improvements in these areas, subject to the requirement that it obtain a geotechnical engineering analysis for the areas below the Wasatch Canal to ensure that it is stable when the improvements—including any structured retaining—are installed. The engineering and

[1] Heber City Code Section 18.21.050.29 ("All dwelling units shall have access to at least one local park or open space within one-quarter mile and one neighborhood park within a half mile as measured from property lines").

associated geotechnical report shall include mitigation and design criteria for all areas over 30% slope.

4. The Applicant shall be permitted to use private roads, measuring thirty-two (32) feet from back of curb to back of curb in the approximate locations shown and as generally depicted on the Site Plan. All parking shall be provided in dedicated parking spaces and not on these private roads. The Applicant shall still be subject to participate in construction of the public road system as contemplated by the Area Master Transportation Plan.

5. The glazing requirement for the first story of residential units within the Property may be ten percent (10%).

6. The Applicant's proposed driveway and garage parking shall count towards the parking requirements of each residential unit to meet the requirements of Chapter 18.72 of Heber City Code. In light of the driveway and garage parking spaces, the Applicant shall not be required to construct any additional on-street or off-street parking, other than that shown generally on the Site Plan. Driveways must be a minimum of twenty feet long to allow for adequate space for parking.

7. The Applicant shall not be required to meet the scenic buffer requirements for the portion of the Project connecting into the existing private frontage road near Moulton Lane. 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. However, the Project shall contain a mix of styles, as conceptualized in the Site Plan.

8. 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.

9. The Applicant 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 approximate location as shown on the Site Plan, subject to City's vested laws except as excepted under this Agreement.

Finch Creek

HEBER CITY · NORTH VILLAGE OVERLAY (NVOZ)

Planning Commission Submittal

Master Development Agreement Amendment · University Village

The Project

Finch Creek is a residential neighborhood of townhomes and mansion-style townhomes in the University Village sub-district of the North Village Overlay Zone — built around private driveways, a walkable amenity core, and genuine variety in home size and style.

108

homes (down from 138)

11.22 ac

University Village / NVOZ

20 ft

private driveway at every home

Clubhouse

+ amenity core

What's Changed Since the Original MDA

THE PRIOR ENTITLEMENT WAS 138 IDENTICAL TOWNHOMES; THE AMENDMENT ADDS VARIETY AND LIVABILITY

Measure	Original MDA	Proposed Amendment
Total homes	138	**108**
Unit sizes	All identical — 1,200 SF each	**Variety of sizes & floorplans**
Home types	Townhomes only	**Townhomes + mansion-style townhomes**
Design style	138 identical units	**Farmhouse &/or Mountain Modern**
Private driveways	Zero lot-line; no driveways	**20 ft each (utility space + parking)**
Community amenities	Gathering areas + garden	**Clubhouse + amenity core**

Fewer homes. Real variety. Private driveways. More amenities.

Original figures: 2022 approved MDA & site plan · Proposed: current plan (L1.00)

Site Plan

DEVELOPMENT SUMMARY

Property 11.22 ac (488,662 SF)
Homes 108 (townhomes + mansion-style)
Zoning NVOZ · Univ. Village
Available ERU 11.22 ac × 6 = 67.3 ERU
Bldg footprint 113,820 SF (23%)
Hard surface 163,250 SF (29%)
Landscape 232,923 SF (48%)
Setbacks 10–20’ front · 15’ bldgs
Parking Alley-loaded, rear-yard

Architecture — Alley-Load Townhomes

3-plex, 4-plex & 6-plex products

Two design families — **Farmhouse** and/or **Mountain Modern** — in a variety of sizes and floorplans give the streetscape genuine variety.

The prior entitlement was zero lot-line with no room for utilities. Every home now has a private 20-ft driveway — creating space for utilities, off-street resident and guest parking, and safer ingress and egress.

Architecture — Mansion-Style Townhomes

Townhomes that live like a mansion

“Mansion-style townhomes” are attached townhomes — a variety of sizes and floorplans — configured so the building reads as a single, large mansion from the street. Same Farmhouse and/or Mountain Modern design families.

Walkout lockout units (our intention): In 2–4 of the mansion-style townhome buildings, where the grade drops we intend to use a walkout basement in place of a retaining wall — that lower level becomes a lockout apartment. We believe this is within code and simply want the Commission aware of it.

Finch Creek

Thank You

James Stout

JamesS@Stoutllc.com

801.390.8841

Planning Commission Staff Report

MEETING DATE:	7/28/2026
SUBJECT:	Blue Sign Annexation, located at 2600 N Hwy 40
RESPONSIBLE:	Jamie Baron
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community and Economic Development

SUMMARY

Blue Sign LLC is requesting to Annex 4.26 acres of land into the City for a development of Town Homes and Mixed Use Commercial.

Policy Question:

1. Should the City Annex the proposed the Blue Sign Annexation?
2. Does the Planning Commission agree with the proposed concept, including uses, and density?

RECOMMENDATION

Staff is recommending the Planning Comission to review the annexation and forward a recommendation to the City Council.

BACKGROUND

Blue Sign LLC is seeking to annex 4.26 acres of land into the City. The property is located between Fitzgerald and The Highlands Developments.

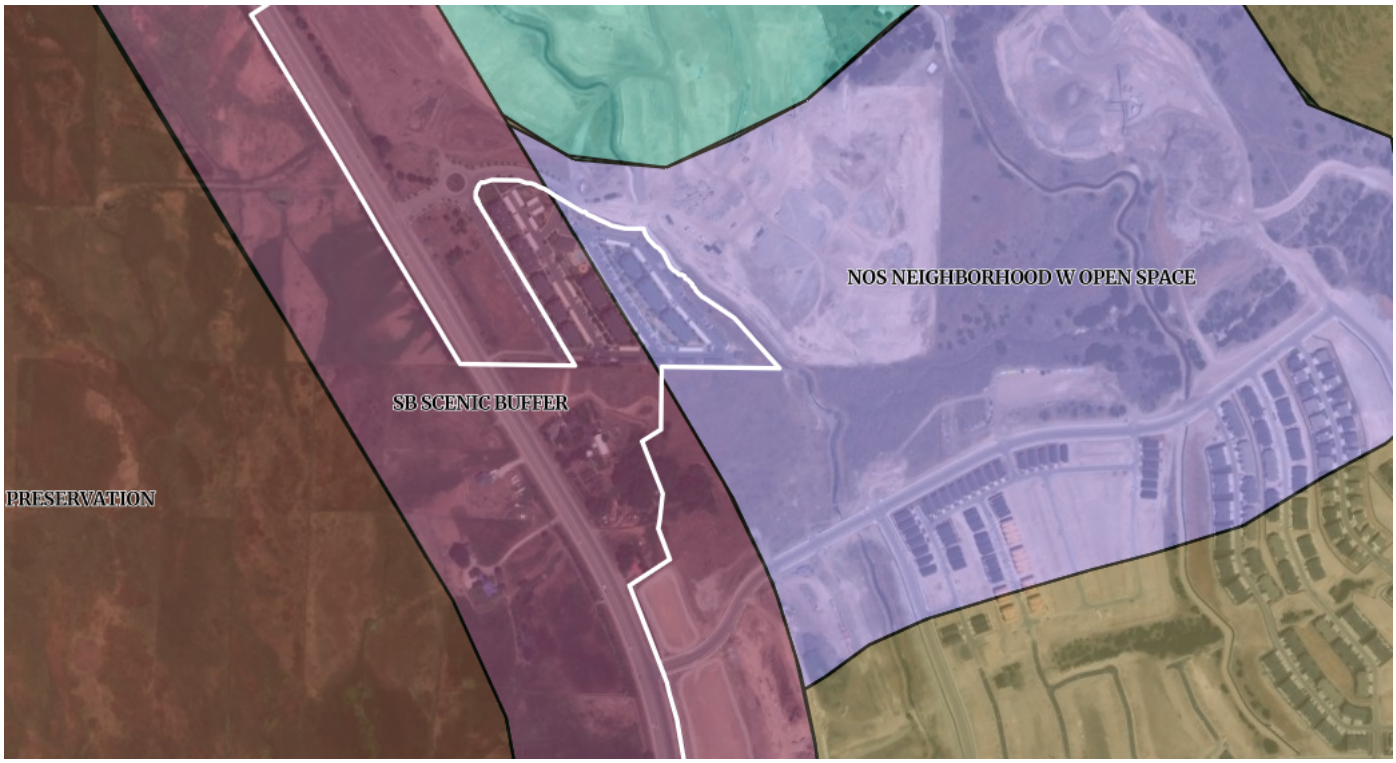
DISCUSSION

Process:
Annexation Steps

- 30-day certification process - **Complete**
- 30-day protest period - **Complete**
- Review and recommendation by the Planning Commission - **Current**
- Public hearing at City Council
- Decision by City Council

General Plan and Zoning

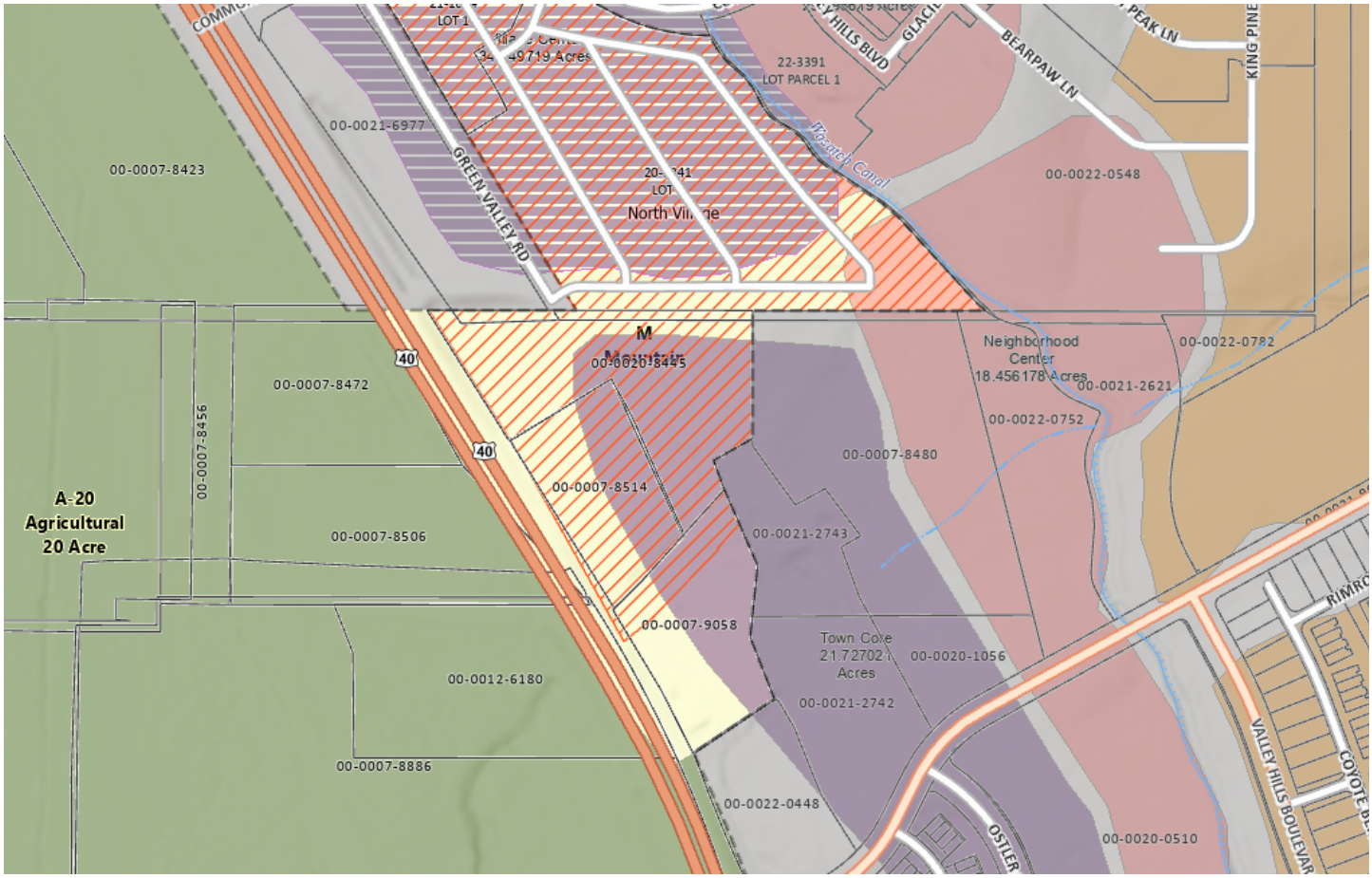
The General Plan does include this area and designates it as Neighborhoods with Open Space. This area is within the Annexation Policy Plan boundary.



se Map Categories	District Type	Uses	Density Range / Scale (gross acreage)	Key Characteris
	New Neighborhoods with Open Space (NOS)	Primary: SFDs Secondary: townhomes, small lot and attached housing	3 to 20 units per acre Overall property base densities, established by the North Village Overlay Zone may be transferred to adjacent Villages to create open space. 2-3 story height limit	Small lot clusters, townhomes and oper through clustering and generally locate centers

	Uses	Density	Key Characteristics
General Plan	Primary: SFD Secondary: Townhomes, Small lot, attached housing	3-20 units per acre 2-3 stories in height	clustering for open space
Proposed Concept	Town Homes and mixed-use commercial	7.8 units per acre for town homes, not including the ~9,700 square feet of commercial mixed use.	
NVOZ - Neighborhoods with Open Space	Town Homes Permitted, Mixed Use is not permitted	3.5 ERU's pergros acres	50' buffer and 45% open space

Wasatch County Zoning
Zoning in the County is Mountain (M), with the North Village Overlay of Town Core, which would allow for commercial uses on the property.



FISCAL IMPACT

N/A

CONCLUSION

Blue Sign LLC is seeking annexation. The property is within the annexation boundary of the City and is listed as Neighborhoods with Open Space in the General Plan. The applicants are requesting consideration of their proposed concept. Staff is recommending the Planning Commission review, discuss, and chose an option from the potential motion section.

ALTERNATIVES

Positive Recommendation

I move to forward a **positive recommendation** of the Blue Sign Annexation as presented, with the following findings and conditions:

Findings

1. The application is within the Annexation Policy Plan.
2. The application is consistent with the General Plan.
3. The Planning Commission forwarded a positive recommendation on July 28, 2026.

Conditions

1. All items on the Comment Review Summary shall be addressed.
2. All requirements of City Engineer shall be met.
3. All other code requirements shall be met.

Continuance

I move to **continue** the Blue Sign Annexation, with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Negative Recommendation

I move to forward a negative recommendation to the City Council with the following findings:

Findings

1. The application is inconsistent with the General Plan.

POTENTIAL MOTIONS

ACCOUNTABILITY

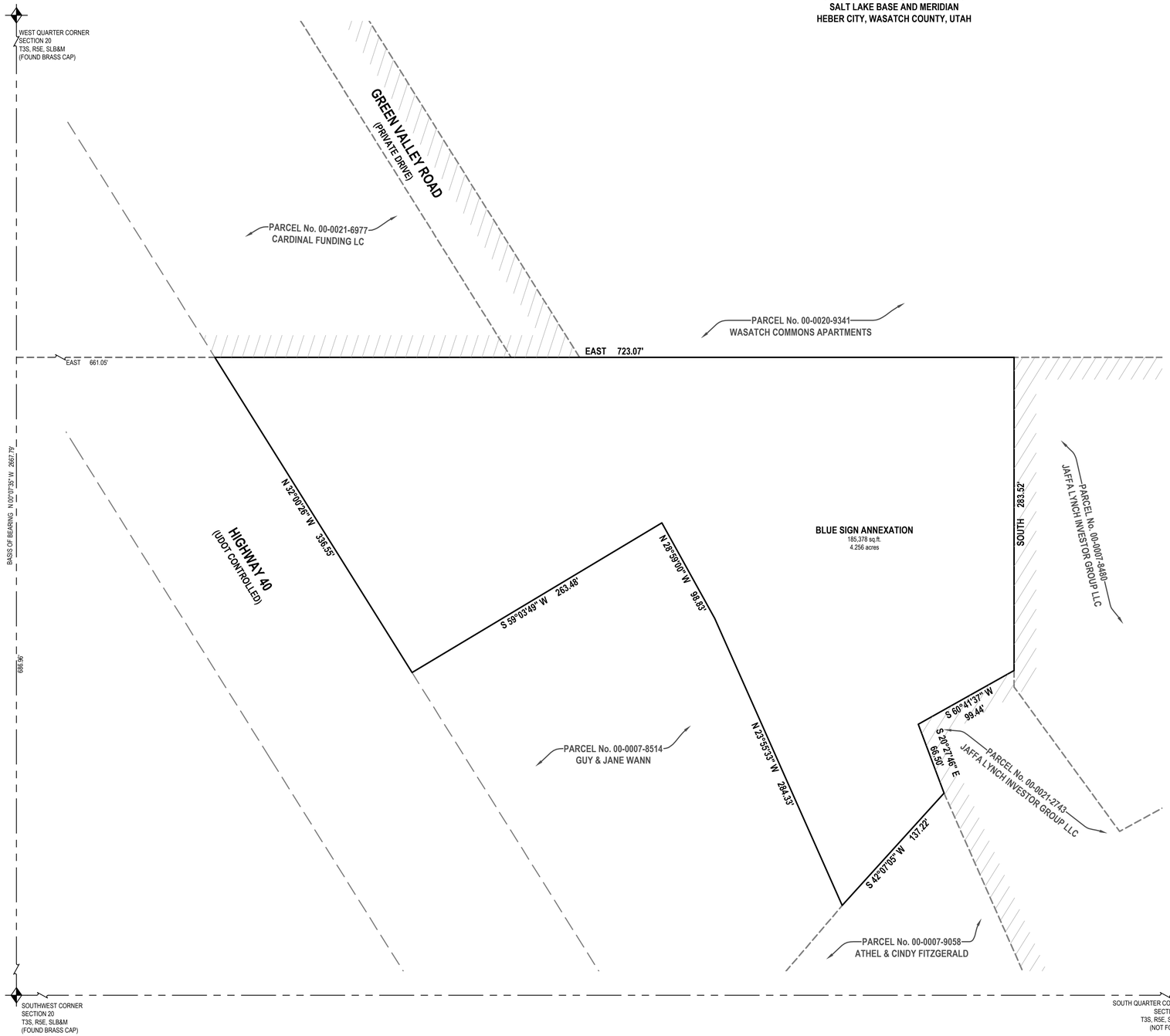
Department: Planning
Staff member: Jamie Baron, Planning Manager

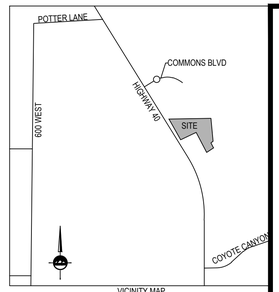
EXHIBITS

1. Annexation Plat
2. Petition for Annexation
3. Blue Sign Concept
4. Comment Summary Report - Blue Sign Annexation

BLUE SIGN ANNEXATION

PARCEL NUMBER: 00-0020-8445
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 3 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH





VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NARRATIVE

I, PATRICK M. HARRIS, do hereby state that I am a Professional Land Surveyor and that I hold License No. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property as shown and described bedlow to be annexed to Heber City, Wasatch County, Utah. The purpose of this survey is to provide a Boundary survey to our client. The Basis of Bearing is the line between the Southwest Corner and the West Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian measuring North 0°07'35" West 2667.79 feet.

Blue Sign Annexation Boundary

Beginning at a point on the east right of way line of Highway 40 said point being North 00°07'35" West 686.96 feet along the section line and East 661.05 feet from the Southwest Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running:

thence East 723.07 feet to and along the south line of Wasatch Commons Apartments;
thence South 283.52 feet;
thence South 60°41'37" West 99.44 feet;
thence South 20°27'52" East 66.50 feet;
thence South 42°07'06" West 137.23 feet;
thence North 23°55'33" West 284.33 feet;
thence North 26°59'00" West 98.83 feet;
thence South 59°03'49" West 263.48 feet to a point on the said east right of way line of said Highway 40;
thence North 32°00'26" West 336.55 feet along said east right of way line to the point of beginning.

Contains 185,378 square feet or 4.256 acres

DATE

PATRICK M. HARRIS
License No. 286882

LEGEND

- SECTION CORNER
- SECTION LINE
- BOUNDARY LINE
- CENTER LINE
- ADJOINING BOUNDARY LINE
- HEBER CITY BOUNDARY LINE

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 3 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN HEBER CITY, WASATCH COUNTY, UTAH

PLANNING COMMISSION

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

CHAIRMAN, HEBER CITY PLANNING COMMISSION

HEBER CITY ENGINEER

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

HEBER CITY ENGINEER

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

WASATCH COUNTY SURVEYOR

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_____.

MAYOR

CLERK-RECORDER
(SEE SEAL BELOW)

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

DEPUTY WASATCH COUNTY RECORDER

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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 S. JORDAN GATEWAY, STE 200
SOUTH JORDAN, UTAH 84095
CONTACT:

PHONE: 801.316.3251

BLUE SIGN ANNEXATION
700 COYOTE LANE
HEBER CITY, UTAH

BLUE SIGN ANNEXATION

PROJECT NUMBER	PRINT DATE
10229M	6/30/26
DRAWN BY	CHECKED BY
S. LEWIS	P. HARRIS
PROJECT MANAGER	
P. HARRIS	

1 OF 1

PETITION FOR ANNEXATION INTO HEBER CITY
Annexation Name: Blue Sign Team LLC/ Cilander LLC

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City hereby submit this Petition for Annexation and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section §10-2-806, Utah Code Annotated:

2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Heber City and the annexation thereof will not leave or create an unincorporated island or peninsula; §10-2-804

3. The signatures affixed hereto are those of the owners of private real property that:

   a. is located within the area proposed for annexation;
   b. covers a majority of the private land area within the area proposed for annexation;
   c. covers 100% of all of the rural real property within the area proposed for annexation; and
   d. covers 100% of all of the private land area within the area proposed for annexation if the area is within a migratory bird production area created under Title 23A, Chapter 13, Migratory Bird Production Area; and
   e. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
   f. lies contiguous to the present boundary of Heber City's corporate limits, located at the approximate address:_____
   §10-2-806(3)(b)

4. The petition must be accompanied by an accurate and recordable map of the above-described property to be prepared by a licensed surveyor, which map is filed herewith in Exhibit A; and

5. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B; and

6. A copy of the notice sent to affected entities as required under Subsection (2)(a)(i)(B) and a list of the affected entities to which notice was sent is attached in Exhibit C.

7. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed and at least a majority of the acreage is owned by the signers of this petition is shown in the attached Exhibit D (value and acreage spreadsheet) and Exhibit E (copies of all tax notices). §10-2-802

8. Land values and acreage within the annexation are as follows:

   a. Total acreage within annexation: 4.256
   b. Total private property acreage within annexation: 4.256
   c. Petitioner's acreage within annexation: 4.256 _____% % of Total Private Area
   d. Total Assessed Land Value within annexation: $643,250
   e. Petitioner's Assessed Land Value within annexation $643,250 _____% % of Total Value

9. The value of private real property shall be determined according to the last assessment roll for county taxes before the filing of the petition.

10. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted.

11. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study and complies with Section §10-2-804 – Limitations.

12. Include the names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed as shown in Exhibit F.

13. Provide vicinity map showing the City's current boundaries in relation to the proposed annexation in Exhibit G.

14. Per the Heber City Annexation Policy Plan, a Concept Plan is attached as Exhibit H. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

15. Completed annexation petitions shall be filed with the municipal records officer of the proposed annexing municipality. §10-2-806(3)(a)

PETITION SIGNATURE PAGE 1

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 1

Petitioner Name: Greg Bird	Phone Number: 801 369-9579
Mailing Address: 364 W 2230 N Suite 104 Provo, UT 84604	Email Address: greg@skyrealtyco.com
Parcel Numbers: 00-0020-8445	
Signature:	Date: 6/26/25

Petitioner 2

Petitioner Name: BRIAN BIRD	Phone Number: 801-735-7183
Mailing Address: 980 E 860 N Orem UT 84097	Email Address: brian@birdhomes.net
Parcel Numbers: 00-0020-8445	
Signature:	Date: 6/26/25

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SIGNATURE PAGE 2

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 3

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 4

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

NOTICE

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PETITION SIGNATURE PAGE 3

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 5

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 6

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

NOTICE

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PETITION SIGNATURE PAGE 4

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Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 7

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 8

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

NOTICE

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PETITION CONTACT SPONSOR

Designate at least one but not more than five of the signers of this petition as "Sponsors", one of whom must be designated as the Contact Sponsor. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name **Greg Bird**	Phone Number **801-369-9529**
Mailing Address **364 W 2230 N #104** **Provo UT, 84604**	Email Address **greg@skyrealty.com**
Parcel Numbers **00-0020-8445**	

ENTITY: Blue Sign Team

By: _____
Name/Title: Owner

STATE OF Utah)
: ss.
COUNTY OF Utah)

On this 26th day of June, 2025, personally appeared before me the above named:

X who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

KASSIE TIA WEST
Notary Public, State of Utah
Commission # 733267
My Commission Expires
10-23-2027

_____
NOTARY PUBLIC

My Commission Expires: 10/23/2027

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SPONSOR 2

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
BRIAN BIRD	801-735-7183
Mailing Address	**Email Address**
980 E 800 N Ste 101 Orem 84097	Brian@Birdhomes.net
Parcel Numbers	
00-0020-8445	

ENTITY: Cilander

By: BB

Name/Title: owner

STATE OF Utah)
: ss.
COUNTY OF Utah)

KASSIE TIA WEST
Notary Public, State of Utah
Commission # 733267
My Commission Expires
10-23-2027

On this 24th day of June, 2025, personally appeared before me the above named:

X who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

KASSIE TIA WEST
Notary Public, State of Utah
Commission # 733267
My Commission Expires
10-23-2027

Kassie West
NOTARY PUBLIC

My Commission Expires: 10/23/2027

NOTICE

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PETITION SPONSOR 3

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	

ENTITY:

By: _____
Name/Title:

STATE OF_____)
: ss.
COUNTY OF_____)

On this _____ day of _____, 20____, personally appeared before me the above named:

_____who is personally known to me,
_____whose identity I verified on the basis of_____
_____who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

_____
NOTARY PUBLIC

My Commission Expires:_____

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SPONSOR 4

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	

ENTITY:

By: _____
Name/Title:

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me the above named:

_____who is personally known to me,
_____whose identity I verified on the basis of _____
_____who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

_____
NOTARY PUBLIC

My Commission Expires:_____

NOTICE

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PETITION SPONSOR 5

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	

ENTITY:

By: _____
Name/Title:

STATE OF_____)
: ss.
COUNTY OF_____)

On this _____ day of _____, 20____, personally appeared before me the above named:

_____who is personally known to me,
_____whose identity I verified on the basis of _____
_____who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

_____
NOTARY PUBLIC

My Commission Expires:_____

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified

EXHIBIT A: ANNEXATION MAP

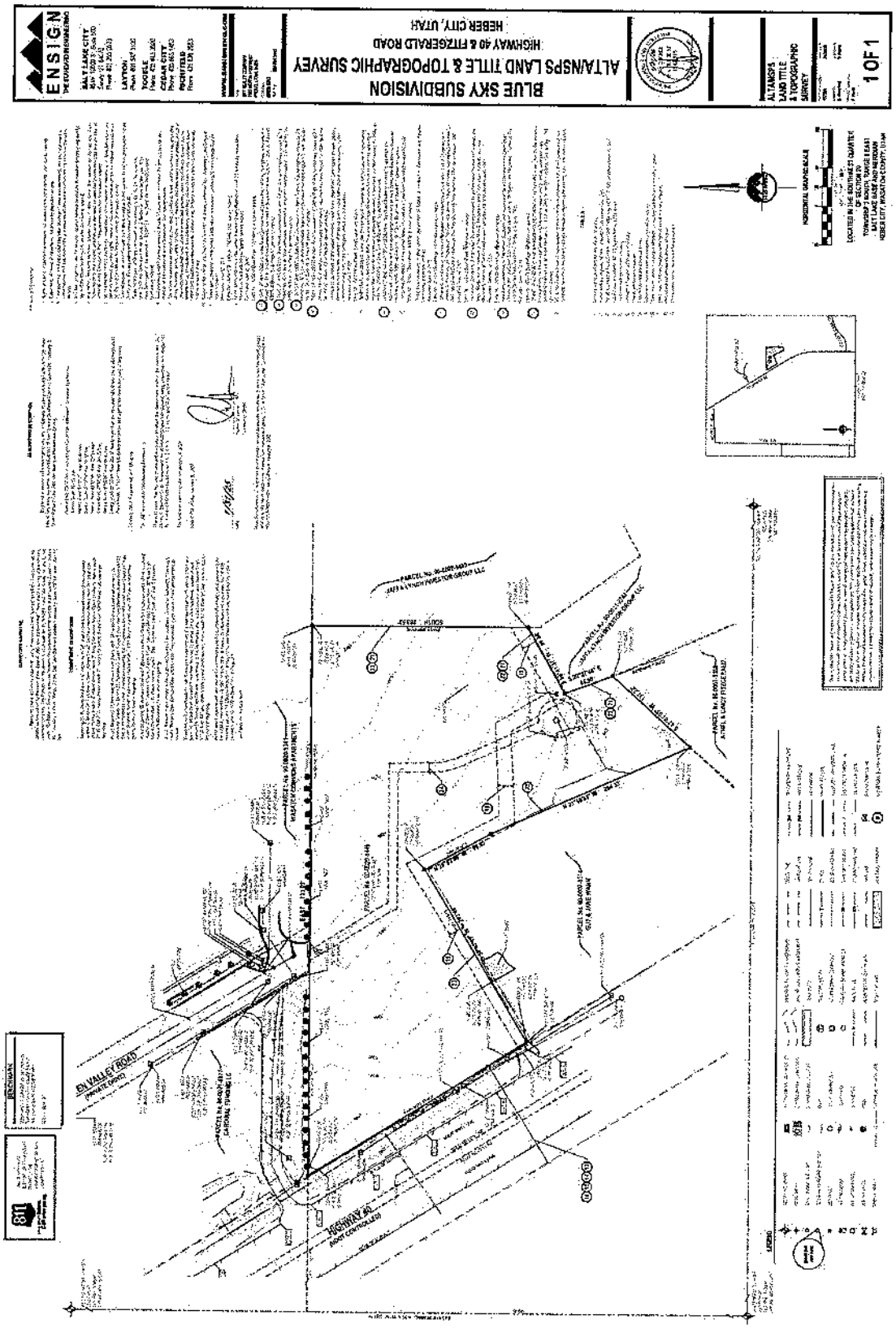

EXHIBIT B: PROPERTY DEEDS

Ent 460783 Bk 1244 Pg 1373 - 1374
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2019 Feb 20 04:53PM Fee: $15.00 TC
For: Invictus Law
ELECTRONICALLY RECORDED

2018-107
WHEN RECORDED MAIL TO:
GRANTEE Mail Tax Notices to:
C/O Greg Bird
1983 N 1200 W
Provo, UT 84604

WARRANTY DEED

Louise Murdock, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992

Grantor,

of Heber City, Utah
hereby CONVEYS and WARRANTS to

Blue Sign Team, LLC a Utah limited liability company, as to an undivided 50% interest, and Cilander, LLC, a Michigan limited liability company, as to an undivided 50% interest

Grantee,

of Heber City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASATCH, State of Utah, to-wit:

Beginning 20.16 chains West and 4.45 chains North 24° West from the Southeast corner of the Southwest quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 24° West 5.95 chains; thence West 3.10 chains; thence North 2° West 2.64 chains; thence East 6.48 chains; thence South 21°15' East 3.12 chains; thence South 21° West 2.56 chains; thence South 59°40' West 1.35 chains to beginning.

ALSO: Beginning 20.16 chains West and 4.45 chains North 24° West from the Southeast corner of the Southwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 60°30' East to the Northeast corner of lands conveyed by B.A. Fitzgerald to Storm McDonald; thence South 24° East to the Southeast corner of said lands; thence South 73°45' West to a point South 24° East of beginning; thence North 24° West to beginning.

ALSO: Beginning 20.16 chains West and 7.08 chains North 24° West of the Southeast corner of the Southwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 24° West 3.32 chains; thence West 3.10 chains; thence South 2° East 2.64 chains; thence South 27° East 2.28 chains; thence Northeasterly to the point of beginning.

ALSO: A parcel of land situate in the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning on the Northeasterly right of way and no-access line of a highway known as Project No. 019-1 at a point 705.99 feet North and 644.17 feet East from the Southwest Corner of the Southwest Quarter of said Section 20; thence East 104 feet, more or less, to the Northeast corner of said parcel of land; thence South 17°30' East 347 feet, more or less, to said no-access line; thence North 32°13' West 391 feet, more or less, to the point of beginning.

All the above together with and less and excepting those portions granted in Boundary Line Agreement Entry No. 233202, recorded May 14, 2001 in Book 0503, at Page 3, and Boundary Line Agreement No. 240699 recorded January 14, 2002, in Book 0541, at Page 0132, and Boundary Line Agreement Entry No. 425474, recorded June 13, 2016 in Book 1161, at Page 311.
Tax Serial No.: Parcel No.: 00-0020-8445, Serial No.: OWC-0590-1-020-035

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

WITNESS the hand of said grantor, this 15 day of February, 2019

Louise Murdock, Trustee

Zina McDonald Trust, by Louise Murdock as Trustee

STATE OF UTAH)
:ss
COUNTY OF Utah)

On the 15th day of February 2019 personally appeared before me Louise Murdock as Trustee of the Zina McDonald Trust, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public
Residing at , Utah: Lindon
My Commission Expires: 4/21/22

KIRSTYN ANDERBERG
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 700071
COMM. EXP. 04-21-2022

ALTA COMMITMENT FOR TITLE INSURANCE
issued by

ATTORNEYS TITLE GUARANTY FUND, INC.

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, Attorneys Title Guaranty Fund, Inc. has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

ATTORNEYS TITLE GUARANTY FUND, INC.

ERIC R. MORGAN
PRESIDENT

JEAN WARD
SECRETARY

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS COMMITMENT, CONTACT:
Blair Jackson, 980 East 800 North #101 , Orem Utah 84097, Phone: 801-854-9212, Fax: 801-415-9340

PCUT202506008691N

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

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

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

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

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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AMERICAN LAND TITLE ASSOCIATION

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

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

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

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

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

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Invictus Title Insurance Agency, LLC
Issuing Office: 980 East 800 North #101 , Orem Utah 84097
Issuing Office's ALTA® Registry ID:
Commitment Issue Date: June 25, 2025

Commitment Number: PCUT202506008691N
Issuing Office File Number: 2025-050
Property Address:Not Assigned, Utah

SCHEDULE A

1. Commitment Date: June 11, 2025 @ 8:00 a.m.

2. Policy to be issued:

		Premium
A.	2021 ALTA Owner's Policy, Amount TBD Proposed Insured: TBD	$375
	Certificate of Taxes Due	$0.00
	Endorsements:	$0.00
	Additional Charges:	$
	Total	$ $375.00

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

4. The Title is, at the Commitment Date vested in: Blue Sign Team, LLC, a Utah limited liability company, as to an undivided 50% interest and Cilander, LLC, a Michigan limited liability company, as to an undivided 50% interest

5. The Land is described as follows:

See Schedule C attached hereto.

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AMERICAN LAND TITLE ASSOCIATION

ISSUED BY

INVICTUS TITLE INSURANCE AGENCY, LLC
980 East 800 North #101
Orem Utah 84097
PH: 801-854-9212

4378
(member no.)

ATTORNEYS TITLE GUARANTY FUND, INC.

BY:

Eric R. Morgan
President

Authorized Signatory

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS TRANSACTION, CONTACT:
Blair Jackson, 980 East 800 North #101 , Orem Utah 84097, Phone: 801-854-9212, Fax: 801-415-9340

Commitment Number: PCUT202506008691N

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

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SCHEDULE B, PART I—Requirements

All the following are the Requirements that must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes, charges and assessments, levied and assessed against the subject premises which are due and payable.
6. If the applicant desires copies of any matters shown as exceptions in Schedule B - Section 2, the Company will furnish such upon request at no charge or a minimal charge as the case may be.
7. Deed of Trust to secure the new loan to be insured.
8. Warranty Deed from the vested owners on Schedule A to the proposed insured.
9. Verify property is owned free and clear.
10. Verify Assessments are current, Exception No.(s): 11, 12.
11. Subject to any all matter disclosed on the SCR.

NOTE: The following is provided for informational purposes, only. The 24 Month Chain of Title reports these conveyances forming said Chain of Title:

1. Louise Murdock, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992 to Blue Sign Team, LLC, a Utah limited liability company, as to an undivided 50% interest, and Cilander, LLC, a Michigan limited liability company, as to an undivided 50% interest by Deed dated 2/15/2019 and recorded 2/20/2019 in Book 1244, Page 1373 as Document Number 460783 in the Official Records of WASATCH County.

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SCHEDULE B, PART II—Exceptions

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

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

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. General property taxes for the year 2025 are accruing as a lien, but are not yet due and payable. Taxes for the year 2024 have been paid in the amount of $5,455.40. Tax Serial Number 00-0020-8445.
8. Said property is within the boundaries of Wasatch County and Tax District 16, and is subject to any charges and assessments levied thereunder.
9. The effects of easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of way for roads, ditches, canals, streams, rivers, telephone and transmission lines, drainage, utilities or other incidental purposes, over, under or across said property, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way provided for in the official plat map or of record, if any.
10. Subject to the effects of a Deed Line, Fence Line Survey performed by a Registered Land Surveyor.
11. Terms and Conditions of that certain Certificate of Annexation, pertaining to North Village Special Service District
    Recorded: June 22, 2016
    Entry No.: 425812
    Book/Page: 1162/340
12. Terms and Conditions of that certain Wasatch County Resolution 2016-05, Annexing certain Real Property to the North Village Special Service District
    Recorded: June 22, 2016
    Entry No.: 425813
    Book/Page: 1162/345
13. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project No. 42-A, and as more particularly described in document recorded June 4, 1936, as Entry No. 53855, in Book 19, at Page 61.
14. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project

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No. 42-A, and as more particularly described in document recorded June 4, 1936, as Entry No. 53856, in Book 19, at Page 62.

15. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project No. 42-A, and as more particularly described in document recorded August 13, 1936, as Entry No. 54139, in Book 19, at Page 98.

16. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project No. 42-A, and as more particularly described in document recorded August 13, 1936, as Entry No. 54140, in Book 19, at Page 98.

17. Terms and Conditions of that certain Warranty Deed, to the State Road Commission of Utah, granting permission to locate and construct all irrigation and/or waste water ditches made necessary by the construction of project more particularly described in document.
Recorded: May 1, 1958
Entry No.: 78072
Book/Page: 32/385

18. TEMPORARY EASEMENT to the Utah Department of Transportation for the purpose of constructing thereon an access with cut and/or fill slopes and appurtenant parts thereof, incident the widening of Highway State Route 40, and as more particularly described in document recorded January 25, 1996, as Entry No. 00184378, in Book 314, at Page 475.

19. CONTRACT AND GRANT OF EASEMENT to The United States of America for operation and maintenance of pipeline and appurtenant structures, and as more particularly described in document recorded April 6, 2005, as Entry No. 281530, in Book 746, at Page 477.

20. Terms and Conditions of that certain Notice of Location of Easement
Recorded: August 10, 2006
Entry No.: 305873
Book/Page: 880/739

Terms and Conditions of that certain Assignment of Notice of Location of Easements and Related Easements and Rights-of-Way
Recorded: April 28, 2015
Entry No.: 411327
Book/Page: 1128/164

21. Terms and Conditions of that certain Boundary Agreement, by and between Clark F. Fitzgerald and Jeanne S. Fitzgerald, as Trustees of The Clark and Jeanne Fitzgerald Family Trust dated December 23, 1997, and Zina McDonald, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992.
Recorded: May 14, 2001
Entry No.: 233202
Book/Page: 503/3

22. Terms and Conditions of that certain Boundary Agreement, by and between Rodney M Fitzgerald and Kay L. Fitzgerald, as Trustees of The Mont B. Fitzgerald Family Trust dated 10/18/95, and Zina McDonald, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992.
Recorded: January 14, 2002
Entry No.: 240699
Book/Page: 541/132

23. Terms and Conditions of that certain Boundary Line Agreement, by and between KayeDawn Epps, Trustee of the KayeDawn Epps Family Trust dated June 16, 2014 and Zina McDonald, Trustee of The Zina McDonald Trust

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dated the 27th day of August, 1992.
Recorded: June 13, 2016
Entry No.: 425474
Book/Page: 1161/311

24. GRANT OF EASEMENT AND EASEMENT AGREEMENT to The Zina McDonald Trust for the access to a well and only for the ability to operate, and maintain a natural spring, and as more particularly described in document recorded February 21, 2019, as Entry No. 460815, in Book 1244, at Page 1505.

25. NOTE: No existing Deed of Trust appears of record. If this information is not correct please notify the Company as soon as possible to provide information regarding the existing loan.

NOTE: The following names have been checked for judgments: Blue Sign Team LLC, Cilander, LLC, Louise Murdock, Zina McDonald Trust

No unsatisfied judgments appear of record in the last eight years except as shown herein.

NOTE: FOR INFORMATION PURPOSES ONLY: Official records indicate that, except for reconveyances and as indicated herein, the following transfers and/or conveyances of the subject property have taken place within the 24 months preceding the effective date of this Commitment:

The Owner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b). (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; minerals, oil and gas; (3) Any and all unpaid taxes, assessments and unredeemed tax sales.

The ALTA Homeowner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b); (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; oil and gas; (3) Real Estate taxes or assessments for the current year and taxes or special assessments which are not shown as existing liens at date of policy; (4) Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the land and inspection of the land; (5) Covenants, conditions, restrictions, setbacks, easements and/or servitudes appearing in the public records. This exception does not impair the coverage afforded by Covered Risks 12, 13, 23, 24, and 26; (6) Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the public records. This exception does not impair the coverage afforded under Covered Risk 25; (7) Any violation, variation, or encroachment of a boundary wall or fence. This exception does not impair the coverage afforded under Covered Risks 21 and 22; (8) Any security deed, mortgage, deed of trust, judgment, lien or encumbrance of any kind which has been created, suffered, and assumed by the insured or of which the insured has actual knowledge.

NOTE: Upon compliance with underwriting requirements, exceptions numbered will be omitted from the Final Policy to be issued hereunder.

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AMERICAN LAND TITLE ASSOCIATION

Attorneys
Title Guaranty
Fund, Inc.

Privacy Policy

ATGF's Commitment to Privacy

Protecting your privacy and the confidentiality of your personal information is an important aspect of ATGF's operations. As a provider of title insurance and related services, the collection of customer's personal information is fundamental to our day-to-day business operations. We strive to provide you with the best customer service. To us, that includes treating your personal information fairly and with respect. Each ATGF employee and representative must abide by our commitment to privacy in the handling of personal information. We understand that you may be concerned about what we will do with such information. You have a right to know how we will utilize the personal information you provide to us. Therefore, ATGF has adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, we may collect personal information about you from the following sources:

- Information we receive from you on applications, forms and in other communications to us
- Information we receive from you through our Internet website
- Information about your transactions with or services performed by us, our agents, or other persons; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except:

- as necessary for us to provide the product or service you have requested of us; or
- as permitted by law

We may also disclose your personal information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

We are permitted by law to share your name, address and facts about your transaction with one or more of our agents, affiliated companies, insurers and reinsurers, to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We do not disclose personal information about our customers or former customers to non-affiliated third parties, except as outlined herein or as otherwise permitted by law.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to non-public personal information about you to those individuals and entities who need to know that information to provide

products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

Changes to this Privacy Policy

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

SCHEDULE C

File #: 2025-050

Beginning at a point on the east right of way line of Highway 40 said point being North 00°07'35" West 686.96 feet along the section line and East 661.05 feet from the Southwest Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running: thence East 723.07 feet to and along the south line of Wasatch Commons Apartments; thence South 283.52 feet; thence South 60°41'37" West 99.44 feet; thence South 20°27'52" East 66.50 feet; thence South 42°07'06" West 137.23 feet; thence North 23°55'33" West 284.33 feet; thence North 28°59'00" West 98.83 feet; thence South 59°03'49" West 263.48 feet to a point on the said east right of way line of said Highway 40; thence North 32°00'26" West 336.55 feet along said east right of way line to the point of beginning.

Tax Parcel No. 00-0020-8445

BLUE SIGN PROJECT

STREET

HEBER CITY, UTAH

BLUE SIGN SITE CONCEPT PLAN

EX-100

ENSIGN

EXHIBIT C:
Copy of the notice sent to affected entities and a list of the affected entities

NOTICE OF POTENTIAL ANNEXATION

Date: 6/11/25

Attention: Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to Heber City, or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City within 30 days after Heber City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting the following:

City Representative	Petitioner Representative
Heber City Planning Office Anthony Kohler, Planning Director 75 North Main Street, Heber City, UT 84032. Phone 435-657-7900 Email at [redacted]	Name Greg Bird Mailing Address 364 W 2230 N Suite 104 Provo UT 84604 Phone 801-369-9529 Email greg@rockwellhomes.com bird.greg@gmail.com

Once filed, the annexation petition will be available for inspection and copying at the office of the Heber City Recorder, 75 North Main Street, Heber City, UT 84032.

00-0021-2742	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0021-2743	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0021-6977	CARDINAL FUNDING LC
	1165 E WILMNGTON AVE STE 275 , SALT LAKE CITY, UT 84106-0381
00-0021-1674	WASATCH COMMONS APARTMENTS LLC
	3021 CITRUS CIR STE 130 , WALNUT CREEK, CA 94598-2635
00-0007-8514	WANN GUY
	2500 N HWY 40 , HEBER CITY, UT 84032-3841
00-0007-9058	FITZGERALD ATHEL BONNER II
	PO BOX 23 2300 N HWY 40, HEBER CITY, UT 84032-0023
00-0007-8480	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0007-8472	NELSON ZACHARY TYSON
	3031 S 450 W , MAPLETON, UT 84664-4740
00-0007-8506	PROVOST JOSHUA J
	PO BOX 783 , MIDWAY, UT 84049-0783
00-0007-8886	MILLER MARVIN E & MARGARET TR
	9 PLEASTAN HILL DR , ROLLING HILLS ESTATES, CA 90274-1521
00-0007-8456	CONRAD GARY B TR
	10480 UINTAH CANYON HWY , ROOSEVELT, UT 84066-3669
00-0012-6180	MILLER MARVIN E & MARGARET TR
	9 PLEASTAN HILL DR , ROLLING HILLS ESTATES, CA 90274-1521
00-0022-0752	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0020-9341	WASATCH COMMONS APARTMENTS LLC
	3021 CITRUS CIR STE 130 , WALNUT CREEK, CA 94598-2635
00-0007-8423	NORTH VILLAGE SPECIAL SERVICE DISTRICT
	6135 E LAKE CREEK RD PO BOX 519, HEBER CITY, UT 84032-0519
00-0020-7957	RE INVESTMENT HOLDINGS LLC
	6900 S 900 E STE 230 , MIDVALE, UT84047-5820
00-0020-1056	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0022-0448	JORDANELLE REF ACQUISITION LLC
	10421 S JORDAN GTWY STE 200 , SOUTH JORDAN, UT84095-3928

Exhibit D: VALUE & ACREAGE

Property Value & Acreage Within Annexation Area				
Name	**Parcel ID**	**Acres**	**Value**	**Petitioner (yes/no)**
Greg Bird	00-0020-8445	4.256	~~$700,000~~	yes
Blue Sky Team / Glendon			$643,250	
Totals		4.256	~~$700,000~~	
Private Property Total			$643,250	
Petitioner Totals				
Petitioner Percent of Private Total		51% min **Actual:**	1/3 min **Actual:**	

EXHIBIT E: PROPERTY TAX NOTICES

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To5:00 P.M.
Closed November 11, 25 & 26 2021
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER NOV 30, 2021

2021 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
NO BACK TAXES OUTSTANDING
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 7573 1/2-P29 T25 15145
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472 84 FEE T AND EAST 1101 49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	3.91	140,000	140,000	1,638.14
NON PRIMARY LAND	1.00	90,000	90,000	1,053.09
Total Property Value & Taxes	**4.91**	**230,000**	**230,000**	**2,691.23**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE: LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	12/14/2021 6:00 PM 25 N MAIN, HEBER CITY, RM 206	0.001580	363.40
12 COUNTY LOCAL A&C		0.000190	43.70
15 COUNTY BONDS		0.000078	17.94
17 MULTI COUNTY A&C		0.000012	2.76
19 BASIC ST SCHOOL LEVY		0.001661	382.03
20 WASATCH CO SCHOOL DIST		0.005329	1,225.67
21 SCHOOL DIST BOND		0.001202	276.46
23 HEALTH		0.000091	20.93
24 CHARTER SCHOOL LEVY		0.000054	12.42
30 WASATCH COUNTY FIRE DISTRICT	12/14/2021 6:00 PM 25 N MAIN, HEBER CITY, RM 206	0.000684	157.32
32 PARK & REC GENERAL	12/14/2021 6:00 PM 25 N MAIN, HEBER CITY, RM 206	0.000264	60.72
72 LIBRARY		0.000156	35.88
90 CENTRAL UT WATER CONSERVANCY		0.000400	92.00
		0.011701	2,691.23

Prepayments 0.00 Abatements 0.00 **Total Tax Due** 2,691.23

PAY ONLINE AT www.wasatch.utah.gov

Payments Are Due Before November 30th
Postmark Accepted

FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER NOVEMBER 30, 2021 2,691.23

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2022

2021 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

REQUEST FOR CHANGE OF MAILING ADDRESS

NAME _____
ADDRESS _____
CITY & STATE _____
ZIP CODE _____ PHONE # _____

PARCEL NUMBER: 00-0020-8445

I hereby swear that I am entitled to receive property tax notices on this parcel. Any false statements or omissions are punishable under Utah law by a fine and/or imprisonment.

Authorized Signature _____ Date _____

If you are interested in making prepayments during **2022** for next year's property taxes, please mark below. A coupon booklet will be sent to you Feb. 2022.
(No additional fees will be charged.)

☐ YES! I am interested in making prepayments for 2022.

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To5:00 P.M.
Closed November 11, 24 & 25 2022
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER NOV 30, 2022

2022 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
NO BACK TAXES OUTSTANDING
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 7708 1/1-P30 T25

00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description

BEGINNING AT A POINT NORTH 472.84 FEE T AND EAST 1101.49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	2.91	234,600	234,600	2,186.94
NON PRIMARY LAND	1.00	200,000	200,000	1,864.40
Total Property Value & Taxes	**3.91**	**434,600**	**434,600**	**4,051.34**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE: LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	12/07/2022 6:00 PM 25 N MAIN ST HEBER CITY ROOM 206	0.001185	515.00
12 COUNTY LOCAL A&C		0.000138	59.97
15 COUNTY BONDS		0.000060	26.08
17 MULTI COUNTY A&C		0.000015	6.52
19 BASIC ST SCHOOL LEVY		0.001652	717.96
20 WASATCH CO SCHOOL DIST		0.003895	1,692.77
21 SCHOOL DIST BOND		0.001056	458.94
23 HEALTH		0.000066	28.68
24 CHARTER SCHOOL LEVY		0.000032	13.91
30 WASATCH COUNTY FIRE DISTRICT		0.000516	224.25
32 PARK & REC GENERAL		0.000193	83.88
72 LIBRARY		0.000114	49.54
90 CENTRAL UT WATER CONSERVANCY		0.000400	173.84
		0.009322	4,051.34

Prepayments 0.00 Abatements 0.00 **Total Tax Due** 4,051.34

PAY ONLINE AT www.wasatch.utah.gov

Payments Are Due Before November 30th
Postmark Accepted

FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER NOVEMBER 30, 2022 **4,051.34**

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2023

2022 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

REQUEST FOR CHANGE OF MAILING ADDRESS

NAME: _____
ADDRESS _____
CITY & STATE _____
ZIP CODE _____ PHONE # _____

PARCEL NUMBER: 00-0020-8445

I hereby swear that I am entitled to receive property tax notices on this parcel. Any false statements or omissions are punishable under Utah law by a fine and/or imprisonment.

Authorized Signature _____ Date _____

If you are interested in making prepayments during **2023** for next year's property taxes, please mark below. A coupon booklet will be sent to you Feb. 2023.
(No additional fees will be charged.)

☐ YES! I am interested in making prepayments for 2023

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To5:00 P.M.
Closed November 10, 23 & 24 2023
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER NOV 30, 2023

2023 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
BACK TAXES DUE OF $4,532.12
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 8096 1/1-P33 T25
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472.84 FEE T AND EAST 1101.49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	3.91	234,600	234,600	2,026.24
NON PRIMARY LAND	1.00	200,000	200,000	1,727.40
Total Property Value & Taxes	**4.91**	**434,600**	**434,600**	**3,753.64**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE: LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND		0.000970	421.56
12 COUNTY LOCAL A&C		0.000113	49.11
15 COUNTY BONDS		0.000021	9.13
17 MULTI COUNTY A&C		0.000015	6.52
19 BASIC ST SCHOOL LEVY		0.001406	611.05
20 WASATCH CO SCHOOL DIST	8/16/2023 6:30 PM BOARD ROOM 101 E 200 N HEBER CITY	0.004700	2,042.62
21 SCHOOL DIST BOND		0.000251	109.08
23 HEALTH		0.000054	23.47
24 CHARTER SCHOOL LEVY		0.000034	14.78
30 WASATCH COUNTY FIRE DISTRICT		0.000422	183.40
32 PARK & REC GENERAL	12/12/2023 6:00 PM 25 N MAIN STREET HEBER CITY	0.000158	68.67
72 LIBRARY		0.000093	40.42
90 CENTRAL UT WATER CONSERVANCY	8/21/2023 6:00 PM CUWCD HEADQUARTERS 1426 E 750 N OREM UT	0.000400	173.84
		0.008637	3,753.64

Prepayments 0.00 Abatements 0.00 **Total Tax Due** 3,753.64

PAY ONLINE AT www.wasatch.utah.gov

Payments Are Due Before November 30th
Postmark Accepted

FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER NOVEMBER 30, 2023 **3,753.64**

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2024

2023 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

REQUEST FOR CHANGE OF MAILING ADDRESS

NAME: _____
ADDRESS _____
CITY & STATE _____
ZIP CODE _____ PHONE # _____

PARCEL NUMBER: 00-0020-8445

I hereby swear that I am entitled to receive property tax notices on this parcel. Any false statements or omissions are punishable under Utah law by a fine and/or imprisonment.

_____
Authorized Signature Date

If you are interested in making prepayments during **2024** for next year's property taxes, please mark below. A coupon booklet will be sent to you Feb. 2024. (No additional fees will be charged.)

☐ YES! I am interested in making prepayments for 2024

WASATCH COUNTY
BETTER BY NATURE

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To 5:00 P.M.
Closed November 11, 28 & 29 2024
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER Dec 2, 2024

2024 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
BACK TAXES DUE OF $5,029.33
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 8175 1/1-P33 T25
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472.84 FEE T AND EAST 1101.49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	3.91	293,250	293,250	2,487.05
NON PRIMARY LAND	1.00	350,000	350,000	2,968.35
Total Property Value & Taxes	**4.91**	**643,250**	**643,250**	**5,455.40**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE; LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000947	609.16
12 COUNTY LOCAL A&C		0.000110	70.76
15 COUNTY BONDS		0.000019	12.22
17 MULTI COUNTY A&C		0.000015	9.65
19 BASIC ST SCHOOL LEVY		0.001408	905.70
20 WASATCH CO SCHOOL DIST		0.004591	2,953.16
21 SCHOOL DIST BOND		0.000225	144.73
23 HEALTH	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000053	34.09
24 CHARTER SCHOOL LEVY		0.000031	19.94
30 WASATCH COUNTY FIRE DISTRICT		0.000413	265.66
32 PARK & REC GENERAL		0.000154	99.06
72 LIBRARY	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000115	73.97
90 CENTRAL UT WATER CONSERVANCY	08/27/2024 6PM WAS HELD	0.000400	257.30
		0.008481	**5,455.40**

Prepayments 0.00 Abatements 0.00 **Total Tax Due** **5,455.40**

The Wasatch County Recorder's Office now offers Property Watch.
For more information, and to sign up, please visit
www.wasatchcounty.gov/propertywatch
OR scan the QR Code.

PAY ONLINE AT www.wasatchcounty.gov
Payments Are Due Before December 2nd
Postmark Accepted
FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER DECEMBER 2, 2024 5,455.40

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2025

2024 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

PARCEL: 00-0020-8445

GO TO WASATCHCOUNTY.GOV OR SCAN THE QR CODE TO MAKE A PAYMENT, CHANGE MAILING ADDRESS, OR REQUEST PREPAYMENT COUPON BOOKLET FOR 2025. THE COUPONS WILL BE MAILED IN FEBRUARY 2025.

EXHIBIT F:
LIST OF ALL PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET OF ANNEXATION

PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET				
Name	**Street Address**	**City**	**State**	**Zip**
North Village Special Service District	6135 E Lake Creek Rd PO Box 519	Heber City	UT	84032
RE Investment Holdings LLC	6900 S 900 E Ste 230	Midvale	UT	84087
Jordanelle Ref Acquisition LLC	10421 S Jordan Gateway Ste 200	South Jordan	UT	84095
Jaffa Lynch Investor Group LLC	4490 Forestdale Dr Ste 202	Park City	UT	84098
Cardinal Funding LC	1165 E Wilmington Ave Ste 275	Salt Lake City	UT	84106
Wasatch Commons Apartments LLC	3021 Citrus Circle Ste 130	Walnut Creek	CA	94598
Wann Guy	2500 N Hwy 40	Heber City	UT	84032
Fitzgerald Athel Bonner II	2300 N Hwy 40 PO Box 23	Heber City	UT	84032
Nelson Zachary Tyson	3031 S 450 W	Mapleton	UT	84664
Provost Joshua J	PO Box 783	Midway	UT	84049
Miller Marvin & Margaret TR	9 Pleastan Hill Dr	Rolling Hills Estate	CA	90274
Conrad Gary B TR	10480 Uintah Canyon Hwy	Roosevelt	UT	84066

EXHIBIT G: VICINITY MAP

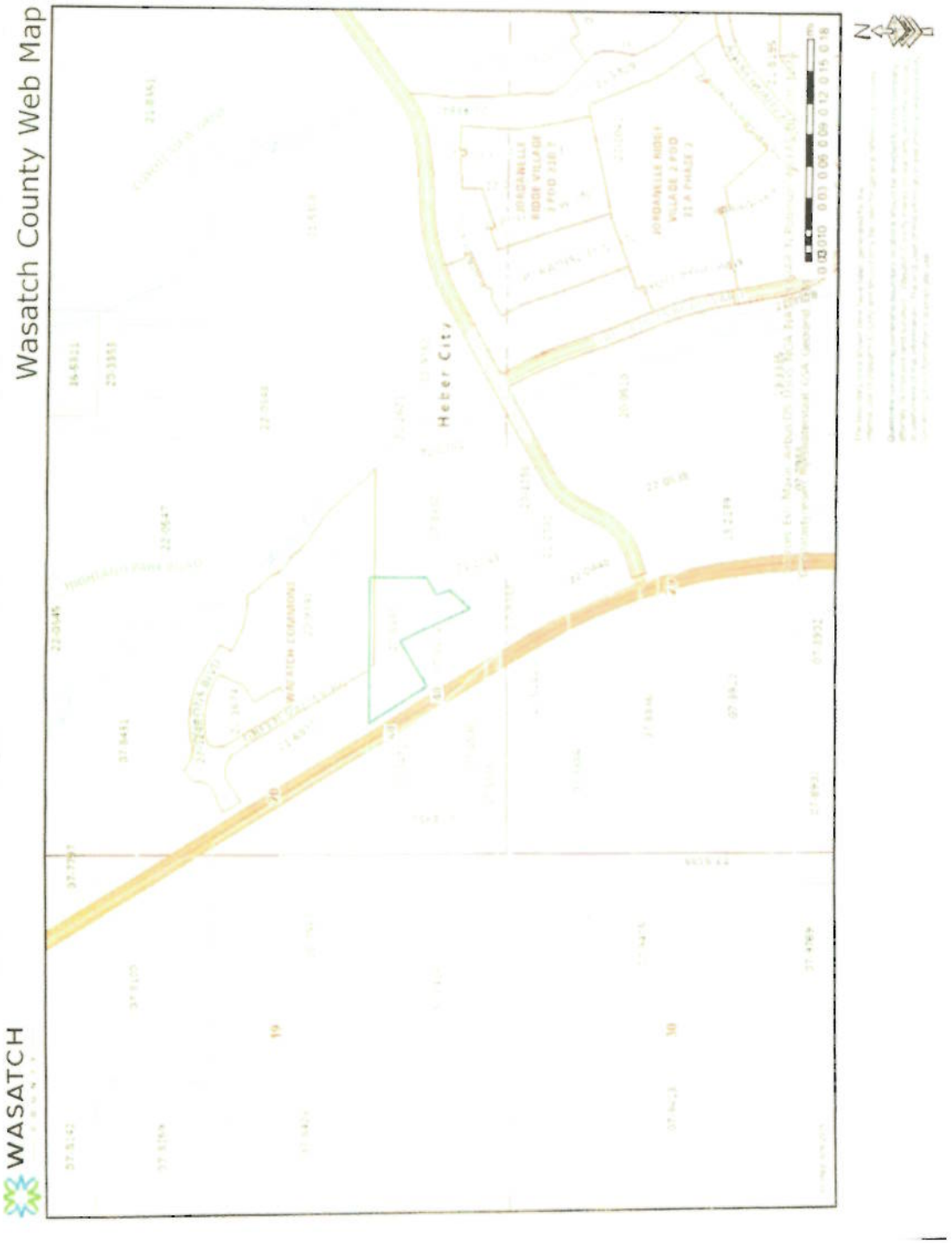


EXHIBIT H: CONCEPT PLAN

HIGHWAY 40
CHARRA WAY
AMBER LANE
POOL/CREST STATION MAIN
SITE SUMMARY TABLE
PARKING DATA TABLE
HORIZONTAL GRAPHIC SCALE
BLUE SIGN PROJECT
STREET
HEBER CITY, UTAH
BLUE SIGN SITE
CONCEPT PLAN
EX-100
ENSIGN
WWW.ENSIGNENG.COM

SITE DATA TABLE	
BUILDINGS	6
UNITS	34
STREET PARKING	39
TOWNHOME DRIVEWAY PARKING	68
TOWNHOME GARAGE PARKING	68
MIXED USE PARKING	23
MIXED USE AREA (S.F.)	9,728

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

HIGHWAY 40

CIARRA WAY

AMBER LANE

STREET

POTENTIAL MIXED USE BUILDING

UNIT 101 UNIT 102 UNIT 103 UNIT 104 UNIT 105 UNIT 106 UNIT 107

UNIT 201 UNIT 202 UNIT 203 UNIT 204 UNIT 205 UNIT 206 UNIT 207

UNIT 301 UNIT 302 UNIT 303 UNIT 304 UNIT 305 UNIT 306

UNIT 401 UNIT 402 UNIT 403 UNIT 404 UNIT 405 UNIT 406 UNIT 407

UNIT 501 UNIT 502 UNIT 503 UNIT 504 UNIT 505

UNIT 601 UNIT 602

10' SETBACK (TYP)

COMMON AREA AMENITIES

PUBLIC RETENTION BASIN

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:
DR HORTON
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

BLUE SIGN PROJECT

STREET
HEBER CITY, UTAH

BLUE SIGN SITE CONCEPT PLAN

PROJECT NUMBER: #####
PRINT DATE: 2025-06-17
PROJECT MANAGER:
DESIGNED BY:

EX-100

Comment Summary Report

Blue Sign Annexation

Planning

- Scenic Buffer of 50' required in the NVOZ, with berming and 12' trail.
- Concept Plan is different than General Plan. Will need to be negotiated with Council.
- 10% of units shall be deed restricted affordable.

Engineering

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

1. A recordable map was not submitted for review rendering impossible a thorough review of the petition. Utah State Statute Section 10-2-806 requires submittal of an accurate and recordable map, prepared by a licensed surveyor in accordance with Section 17-23-20, of the area proposed for annexation; This map should address the following survey related concerns:

a. From online county maps, there seems to be several gaps and overlaps with other properties. Any overlaps and gaps in deeds and/or occupation lines as identified on said map will need to be resolved.

Wasatch County Fire

Through connections into both adjoining developments required

Commercial / Multi Family needs to have alternative connection in addition to primary access/egress.

Heber Light and Power

We are good with the annexation. However, if this area is serviced by JSSD, the PUE will need to be 15 feet, not 10 as shown.

Planning Commission Staff Report

MEETING DATE:	7/28/2026
SUBJECT:	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.

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 the 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, town homes, 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.

Site Plan Application: If approved, the reconstruction of the Auto Body Shop would be required to go through the site plan approval process. The project will then be reviewed by all relevant departments, including Heber Light & Power. It is anticipated that at this time issues such as rear landscaping, and the electrical poles at the back of the property will be dealt with.

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.
10. No auto painting will take place on the property. (*Added by the Planning Commission on July 14, 2026*)

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.

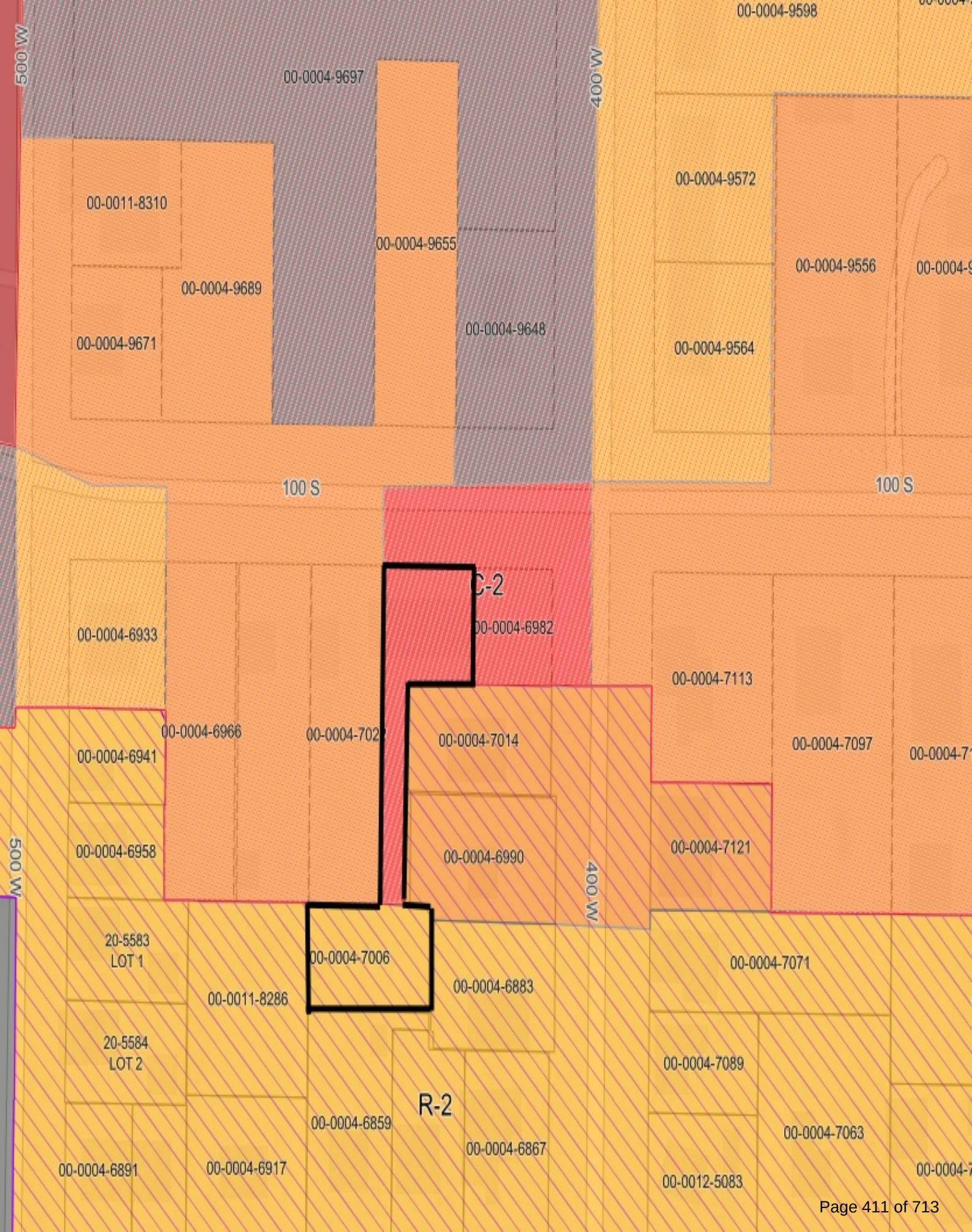
POTENTIAL MOTIONS

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
4. State Automotive Boundary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LOT 2
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00-0004-7063
00-0004-6867
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00-0012-5083

STATE AUTOMOTIVE

HEBER CITY, UT

PROJECT VICINITY MAP

NTS

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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 & FEMALE1 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

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ADAM HUFF

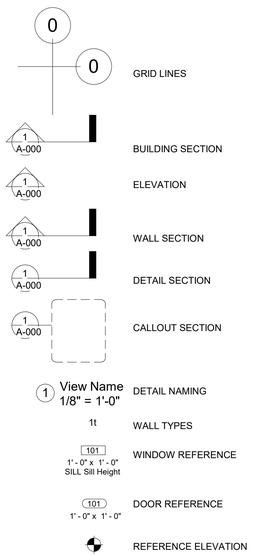
DEFERRED SUBMITTALS:

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

S:\Projects\25SM5601.01 State Automotive - Heber\Drawings\Revit\State Mechanic Shop-Heber.rvt

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.

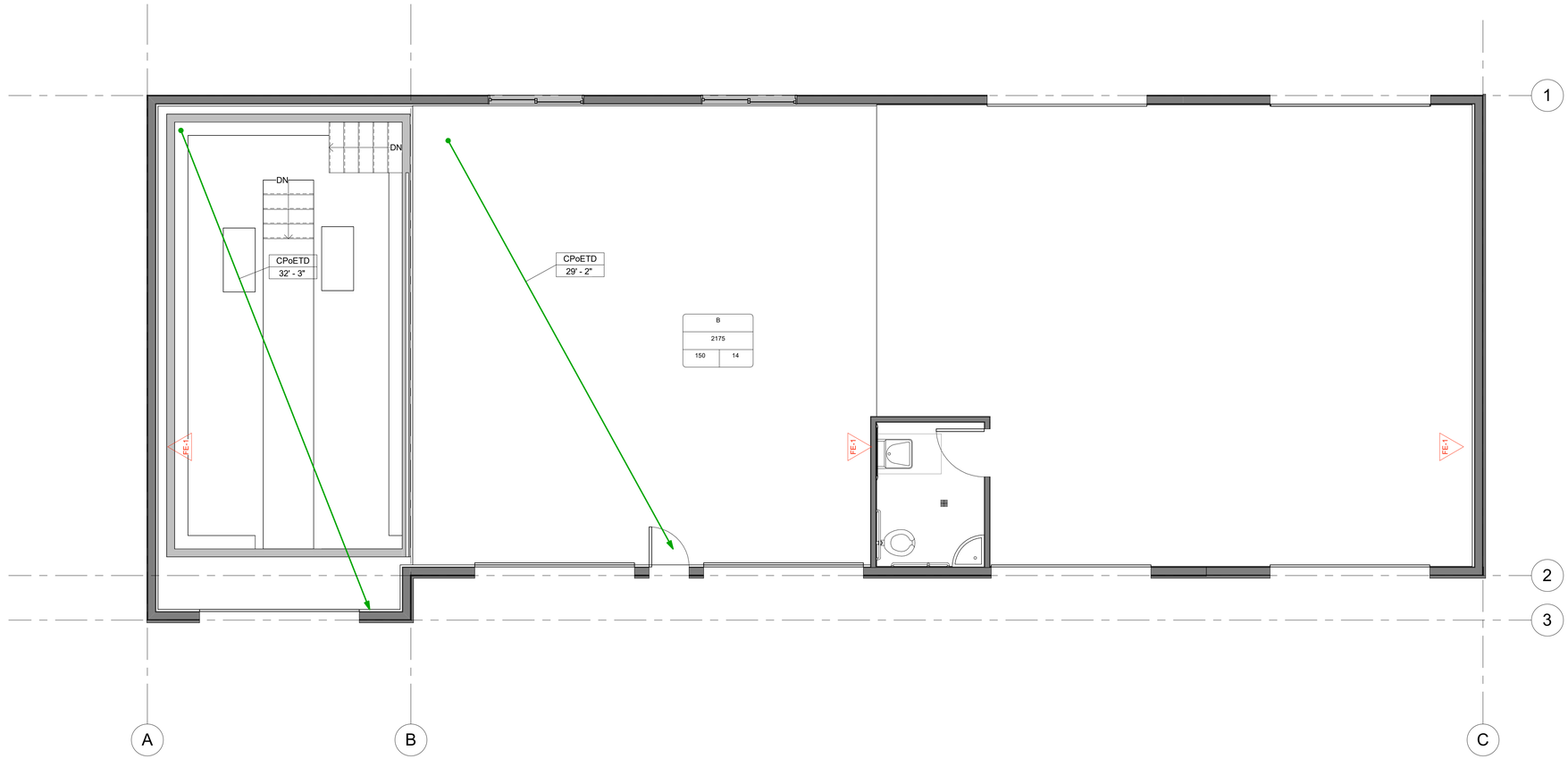
EGRESS PLAN LEGEND

SPACE
B
100
30 | 4
OCCUPANCY CLASSIFICATION
ROOM AREA IN SQUARE FEET
OCCUPANT LOAD
OCCUPANT LOAD FACTOR

FE-1 FIRE EXTINGUISHER

COMMON PATH OF EGRESS TRAVEL DISTANCE

EGRESS PATH



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 24" FULL SIZE SHEET. ADJUST SCALE ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
LIFE SAFETY PLAN

PLAN SET: PERMIT
SHEET G1.1

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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

epic ENGINEERING

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:

SHEET LEGEND & GENERAL NOTES

PLAN SET: REVIEW

SHEET G0.1

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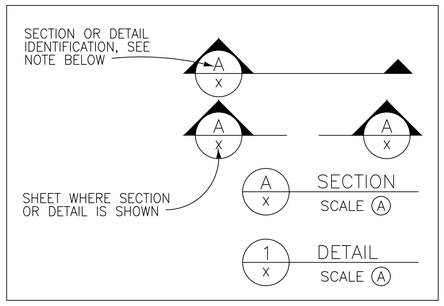
ABBREVIATIONS

@	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
- POWER METER
- OH LIGHT POLE
- POWER POLE
- UTILITY POLE
- POWER STRUCTURE
- VAULT
- PED–ELECTRICAL
- JUNCTION BOX
- GENERATOR
- JUNCTION
- ENCLOSURE
- MANHOLE (ATTRIBUTE)
- CATCH BASIN
- TELEPHONE SYMBOL
- TELEPHONE PEDESTAL
- PIPE BREAK IN SECTION
- EXISTING WATER VALVE
- NEW WATER VALVE
- FIRE HYDRANT
- AIR CONDITIONING
- ELECTRICAL MAIN
- ELECTRICAL SHUT OFF
- FIRE DEPT ACCESS POINT
- FIRE DEPT ACCESS
- FIRE DEPT CONNECTION
- GAS SHUTOFF
- NATURAL GAS SHUTOFF
- WATER SHUTOFF
- WATER METER
- PIPE IN SECTION
- 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
- 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

epic ENGINEERING

DRAWN: MS
DESIGNER: AH
REVIEWED: AH

NOT FOR CONSTRUCTION

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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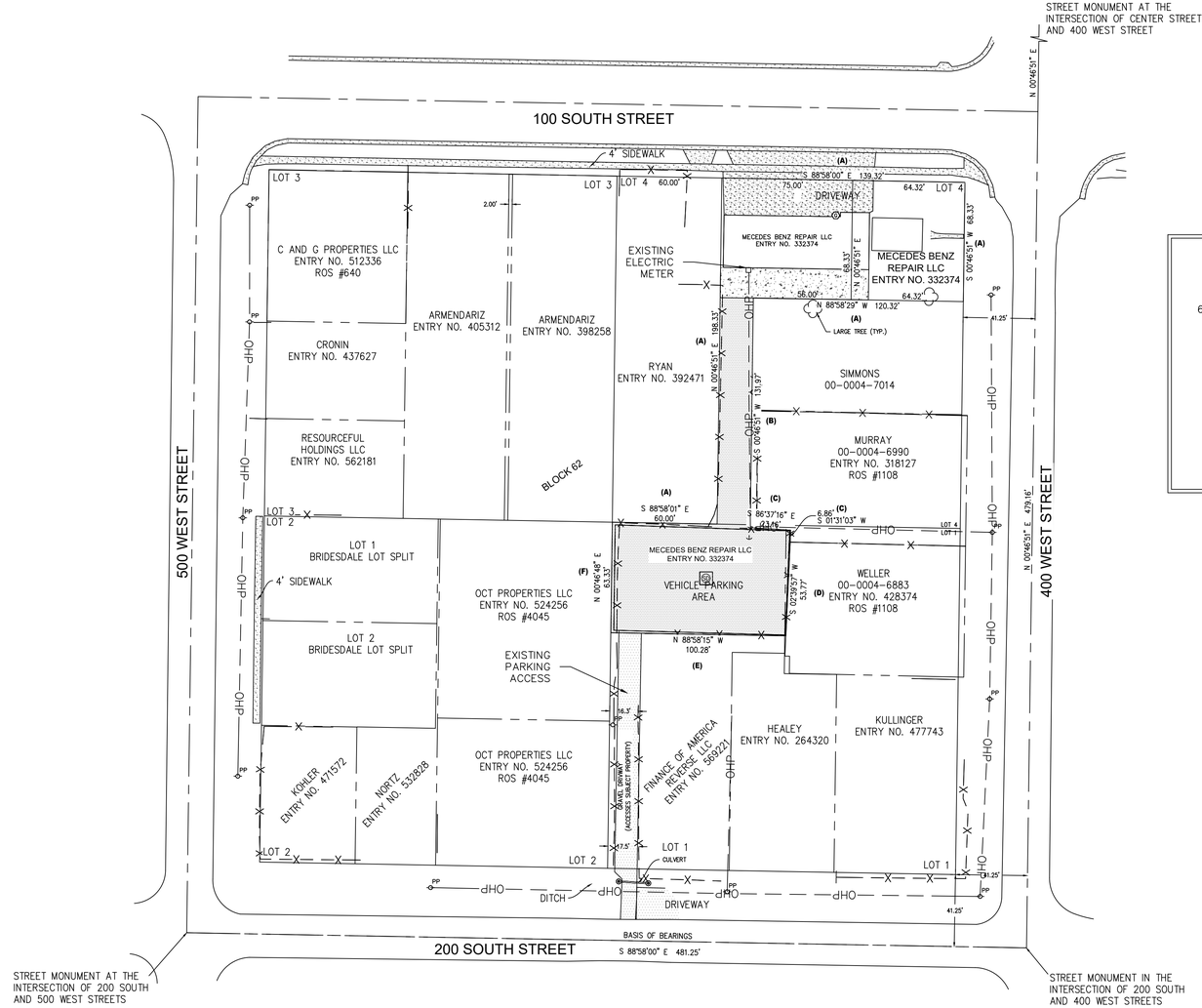

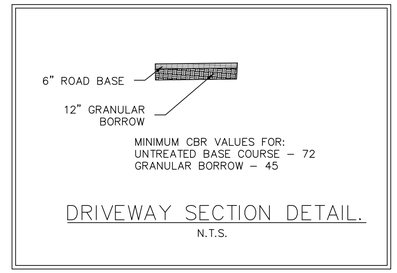

LEGEND

- 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

12/18/2025 7:13:16 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: MS
DESIGNER: AH
REVIEWED: AH

NOT FOR CONSTRUCTION

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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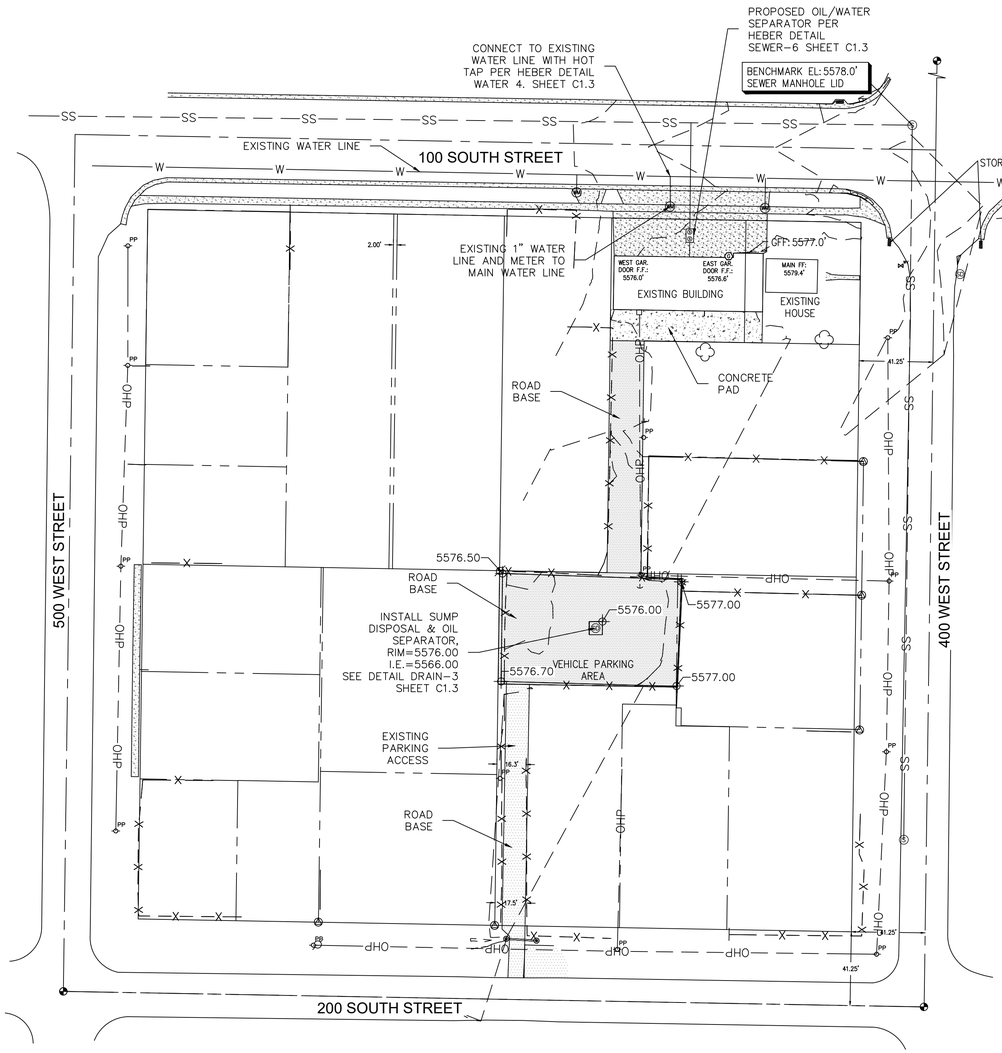

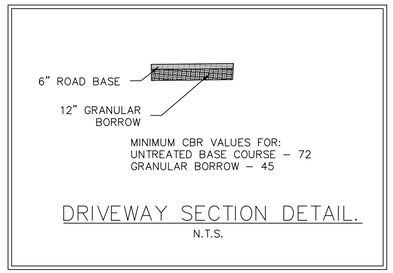

DRIVEWAY SECTION DETAIL.
N.T.S.

LEGEND

- HEBER CITY SURVEY MONUMENT
- FOUND REBAR & CAP (SEE MAP)
- POWER POLE
- GUY WIRE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- LOT/PROPERTY LINE
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- 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
12/18/2025 7:13:16 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: MS
DESIGNER: AH
REVIEWED: AH

NOT FOR CONSTRUCTION

PROJECT # 25SM5601.01

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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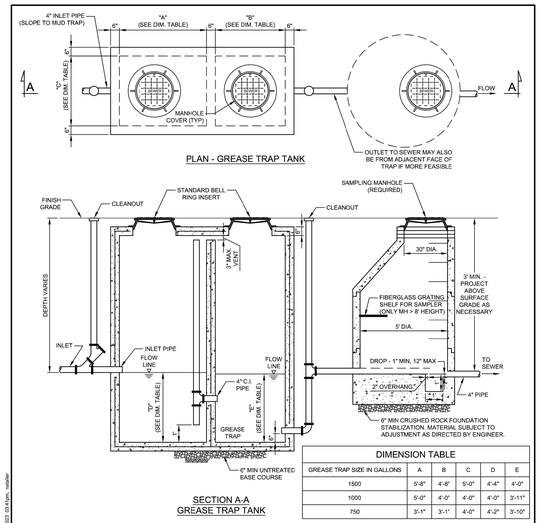
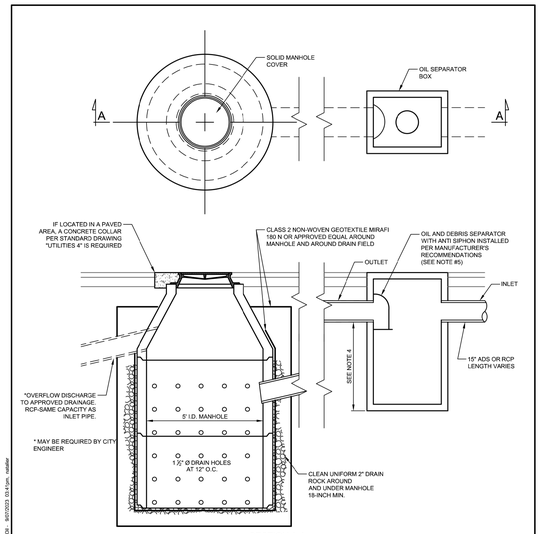


DIMENSION TABLE					
GREASE TRAP SIZE IN GALLONS	A	B	C	D	E
1500	5'-8"	4'-8"	5'-8"	4'-4"	4'-0"
1000	5'-0"	4'-0"	4'-0"	4'-0"	3'-11"
750	3'-1"	3'-1"	4'-0"	4'-2"	3'-10"

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.

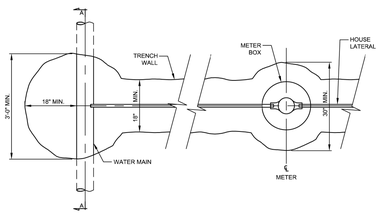
HEBER CITY — HEART OF THE WASATCH BACK	DATE: 02/19 SCALE: N.T.S.	GREASE INTERCEPTOR
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		SEWER-6

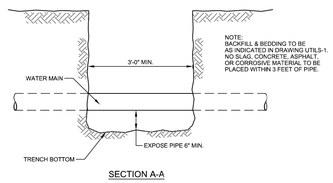


SECTION A-A

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
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		DRAIN-3





SECTION A-A

HEBER CITY — HEART OF THE WASATCH BACK	DATE: 03/17 SCALE: N.T.S.	1" SERVICE TRENCH
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		WATER-4

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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Printed: Chrystal Chugg 2023 Subdivision\Std Dwgs\WATER-4.dwg Survey Dir: 9/27/2023 10:48am mstiller
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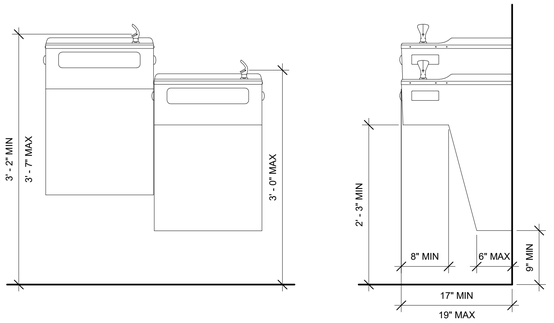
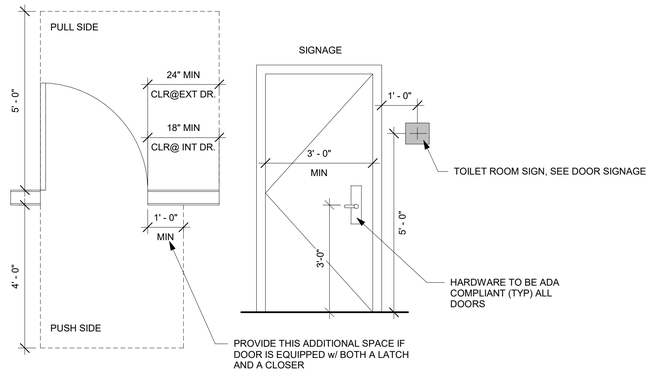
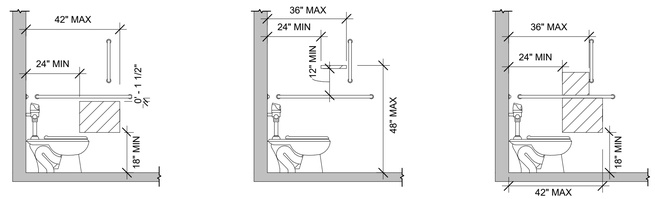


1 DRINKING FOUNTAIN
N.T.S.



2 ADA DOOR AND ACCESSORIES MOUNTING HEIGHTS
N.T.S.

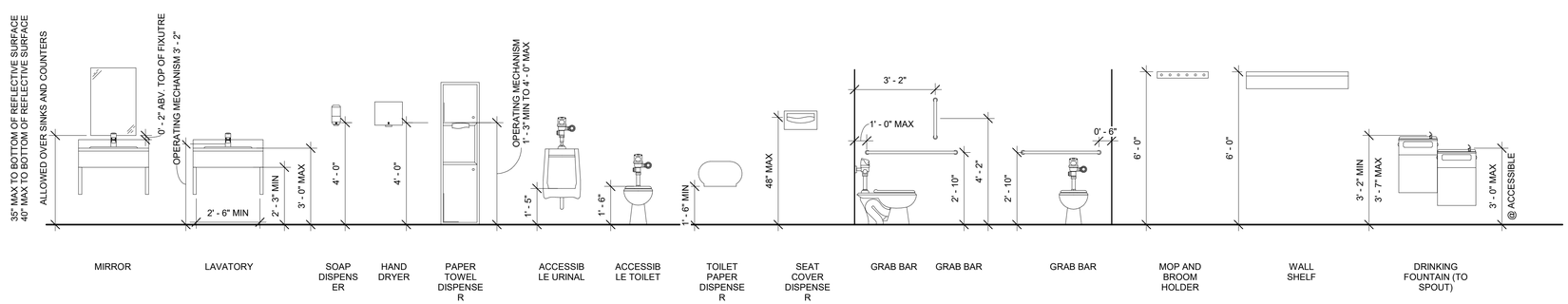


A. PROTRUDING DISPENSER BELOW GRAB BAR

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
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"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

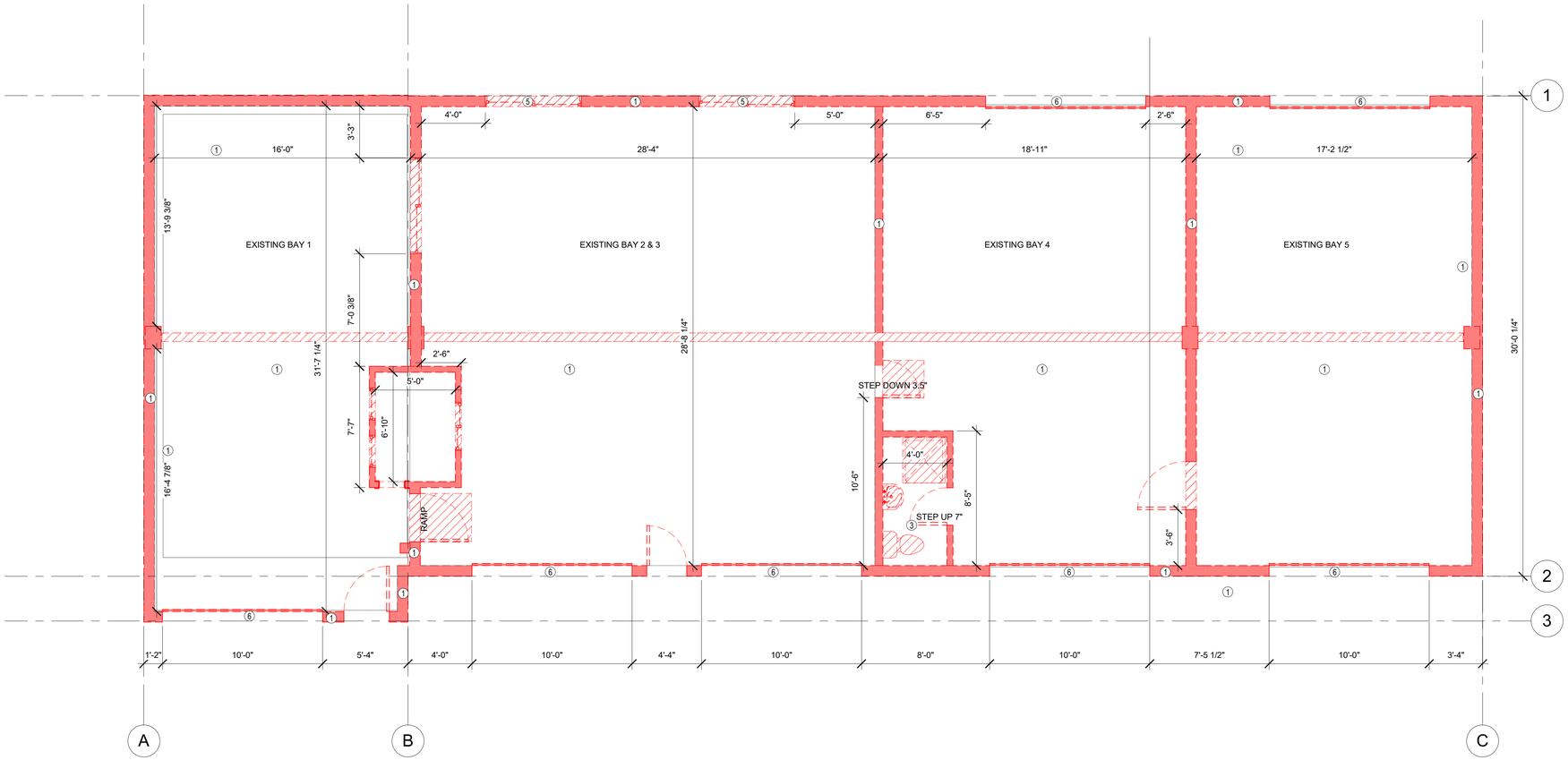
SHEET TITLE:
ADA STANDARDS

PLAN SET: PERMIT
SHEET A0.1

S:\Projects\25SM5601 01 State Automotive - Heber\Drawings\Revit\Base Mechanic Shop-Heber.rvt

2/23/2026 10:52:12 AM

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"
HAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST PRINT % FOR OTHER SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
DEMOLITION PLAN - LEVEL 1

PLAN SET: PERMIT

SHEET A1.1

S:\Projects\25SM5601.01 State Automotive - Heber\Drawings\Revit\State Mechanic Shop-Heber.rvt

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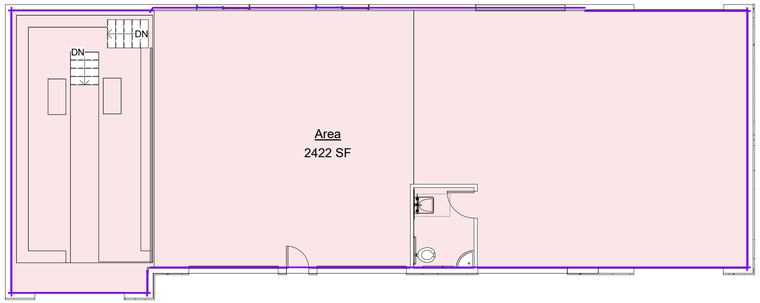
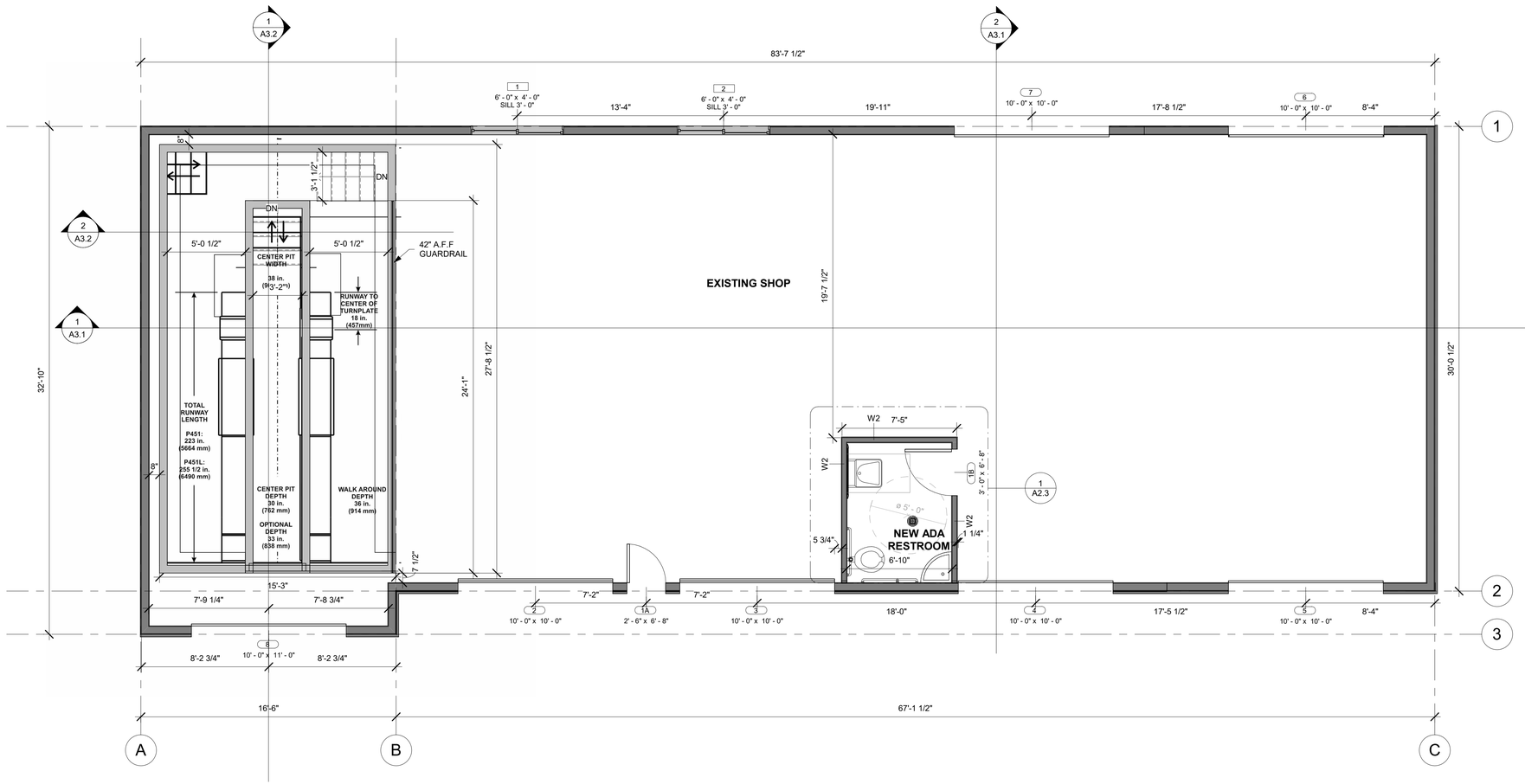


2 LEVEL 1 AREA PLAN
1/8" = 1'-0"

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"
VAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST PRINT % 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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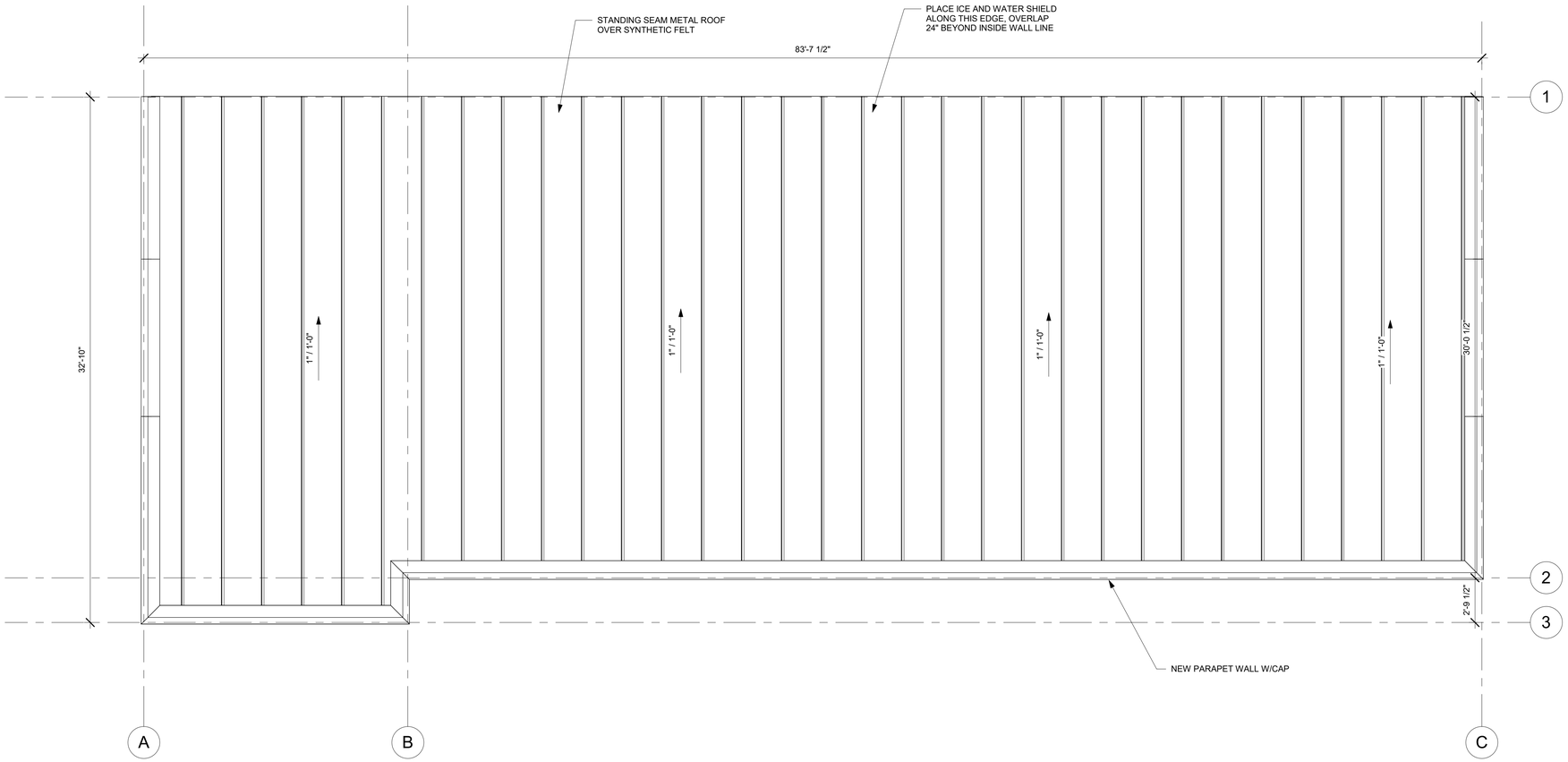

1 ROOF PLAN NEW
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

2/23/2026 10:52:14 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

As indicated

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST SCALE ACCORDINGLY IF NOT FULL SIZE SHEET

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
NEW ROOF PLAN

PLAN SET:
PERMIT

SHEET
A1.3

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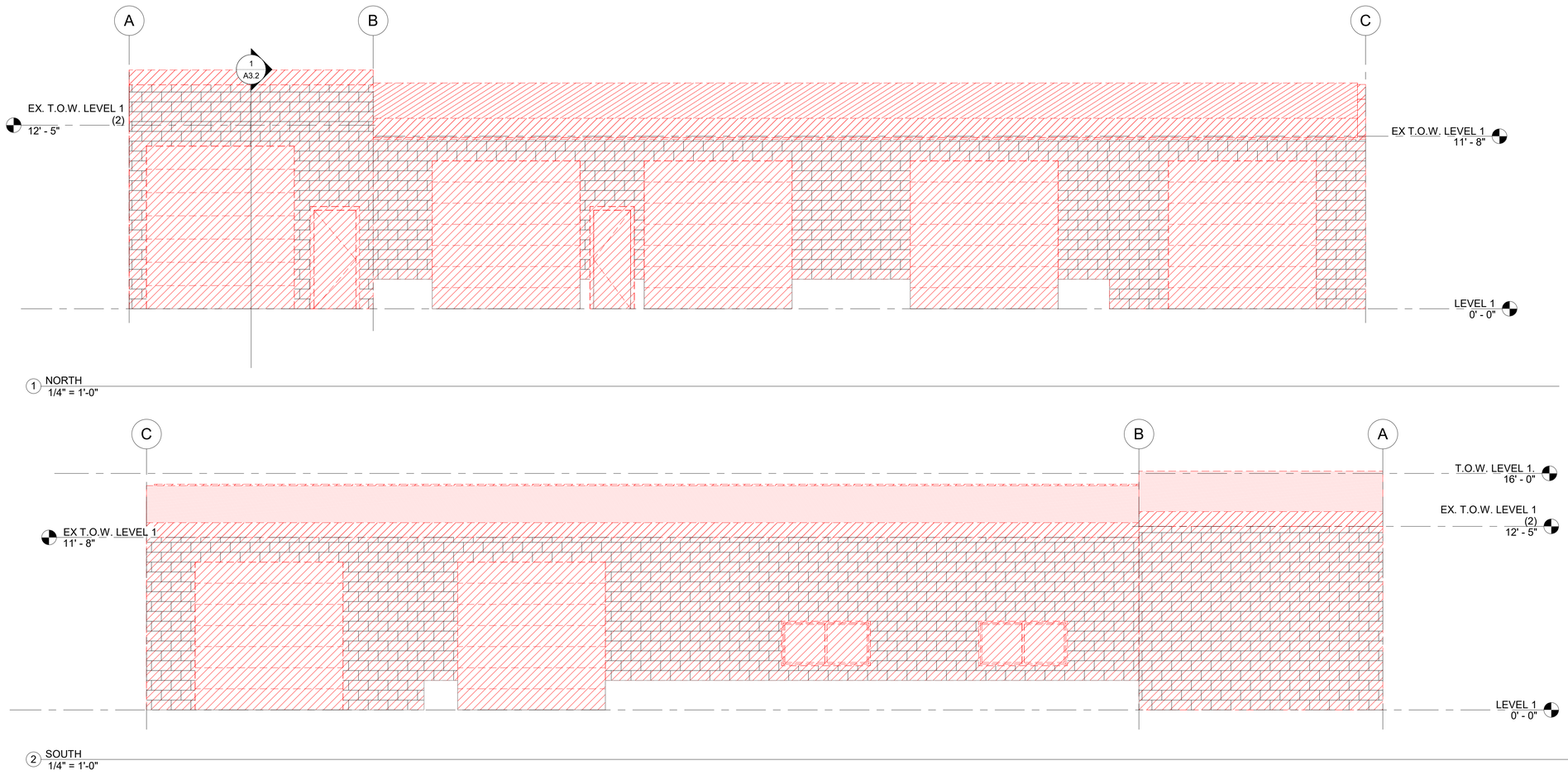
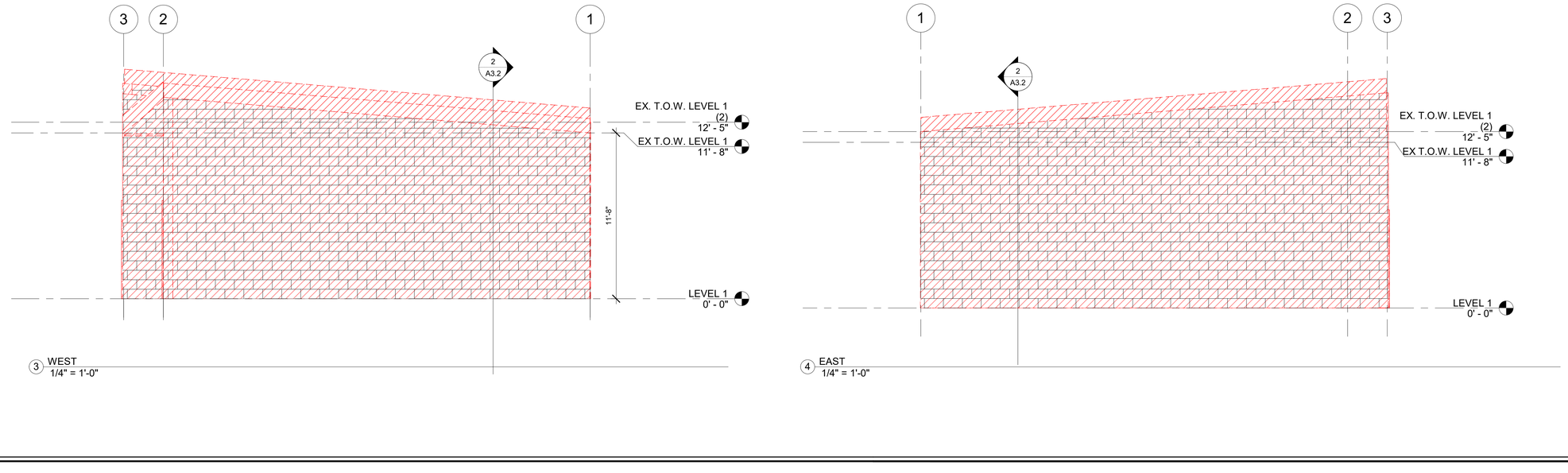


1 NORTH
1/4" = 1'-0"



2 SOUTH
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 SHEET. IF NOT, ADJUST SCALE.

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
AS-BUILT ELEVATIONS

PLAN SET: PERMIT
SHEET A2.1

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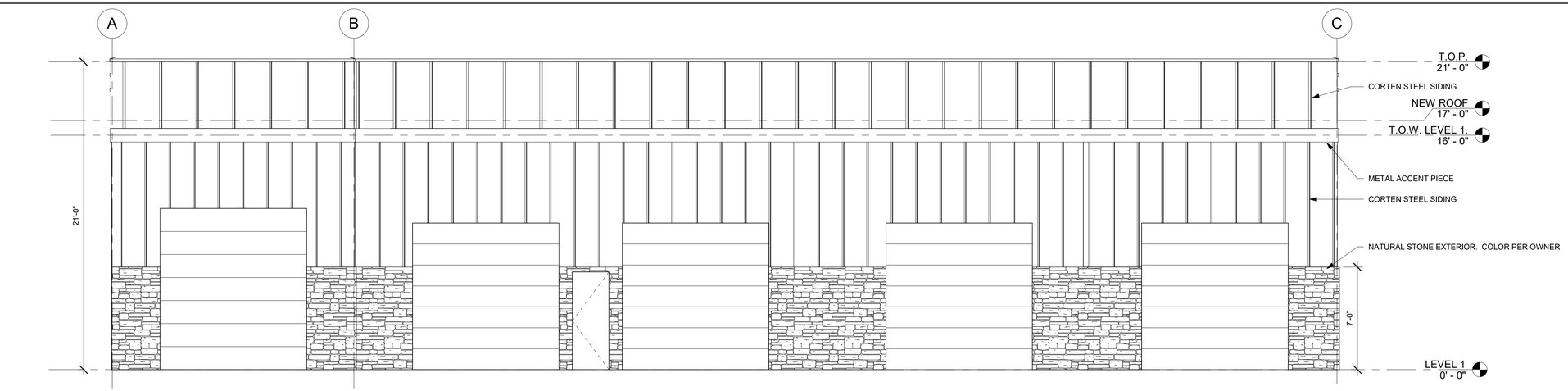
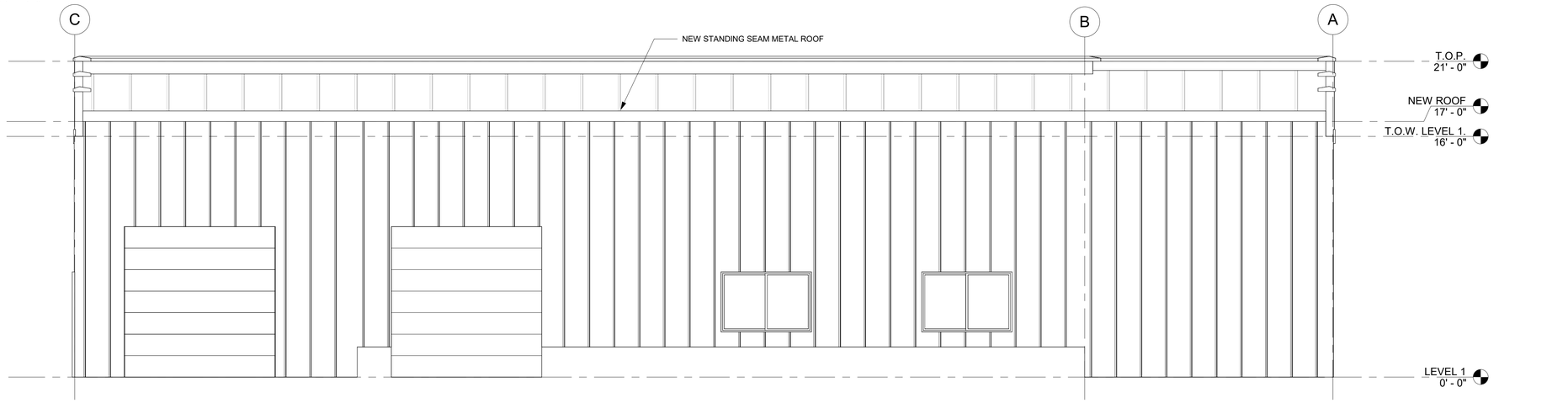
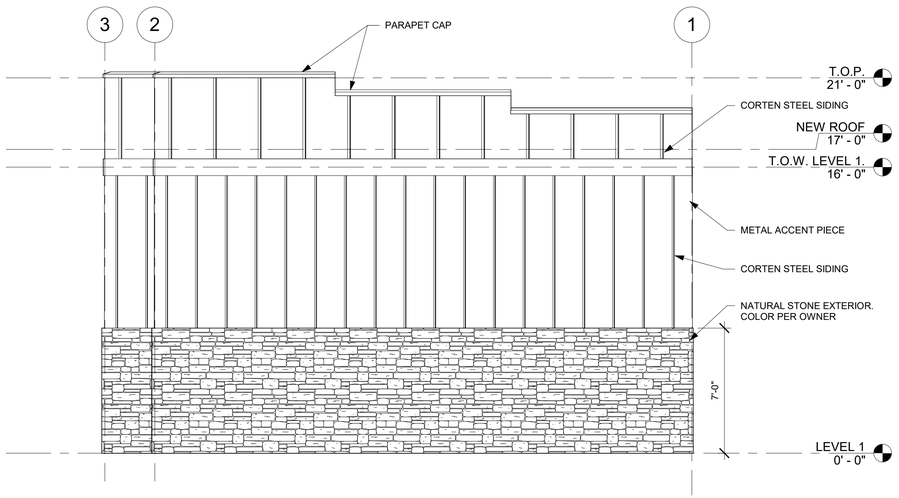


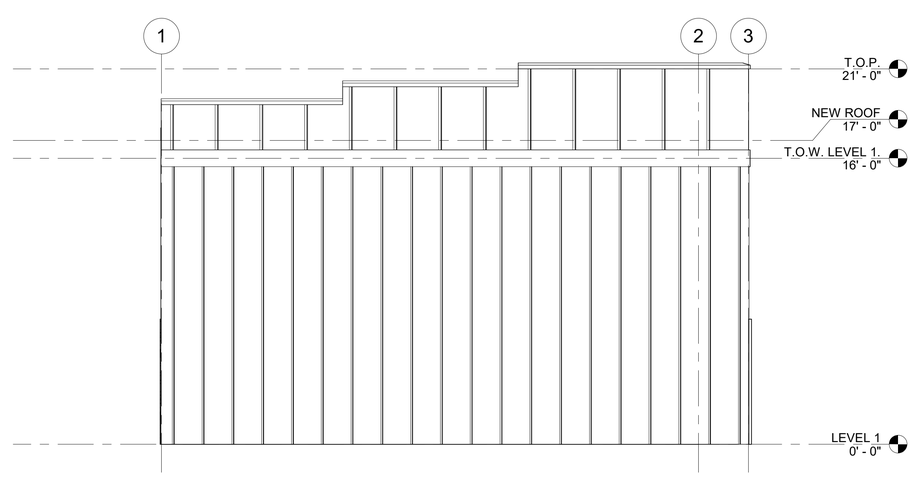
1 NORTH NEW
1/4" = 1'-0"



2 SOUTH NEW
1/4" = 1'-0"



3 WEST NEW
1/4" = 1'-0"



4 EAST NEW
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 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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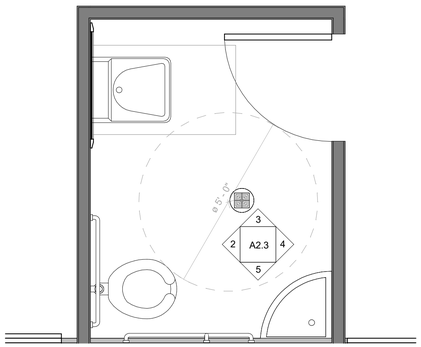
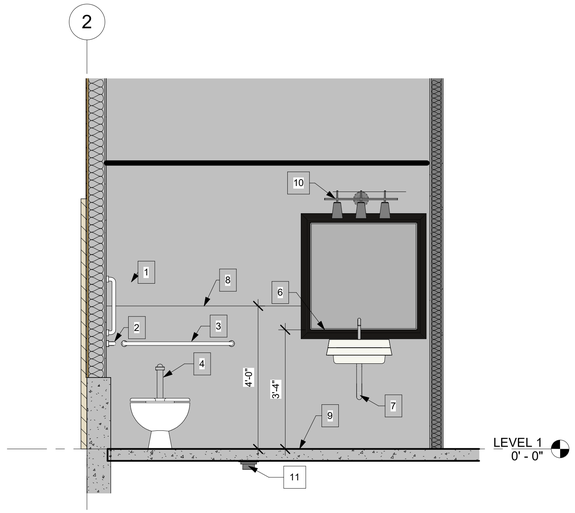
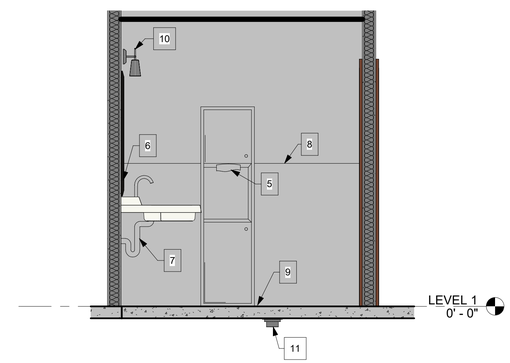
2/23/2026 10:52:15 AM



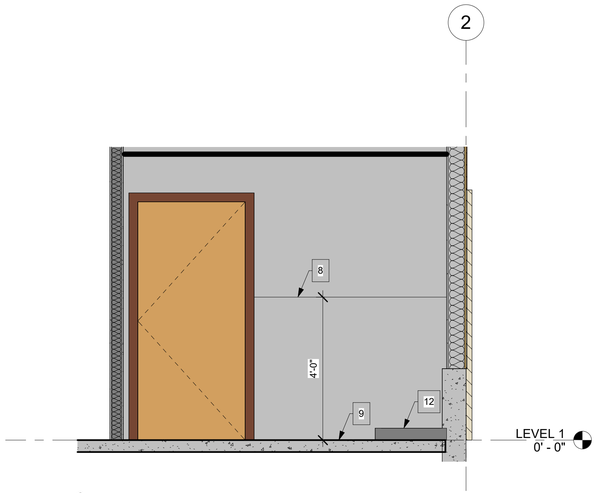
1 ENLARGED ADA BATHROOM
1/2" = 1'-0"



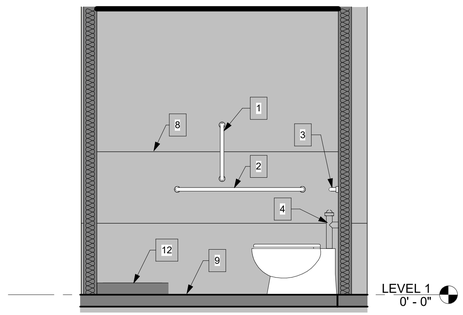
2 A
1/2" = 1'-0"



3 B
1/2" = 1'-0"



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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epic ENGINEERING

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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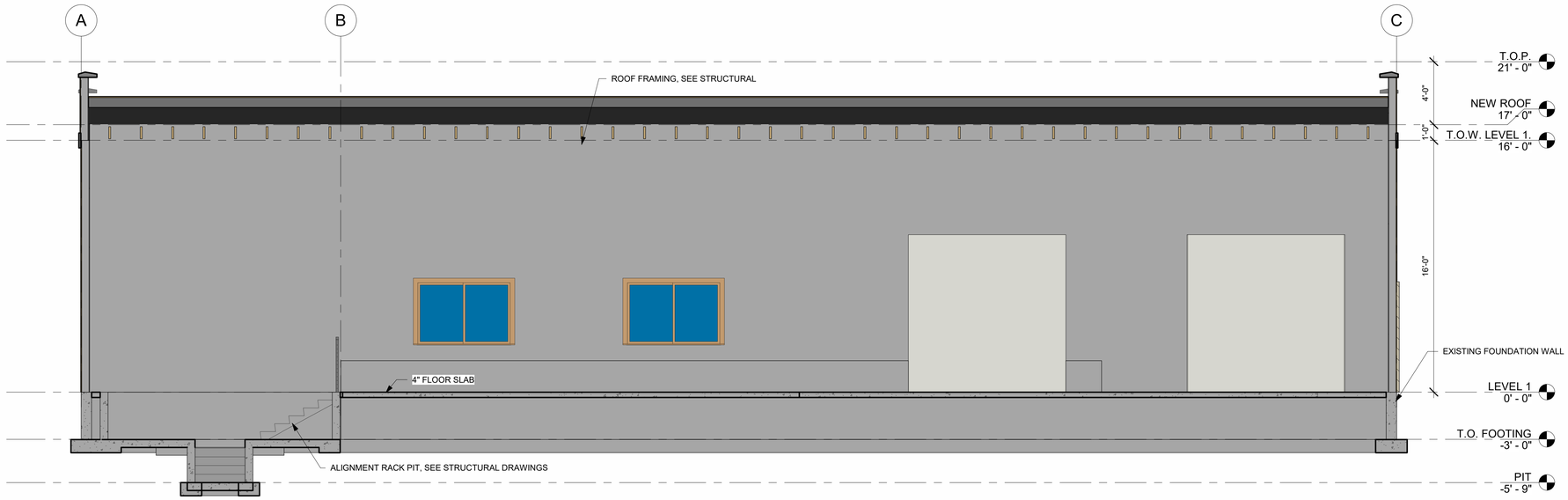
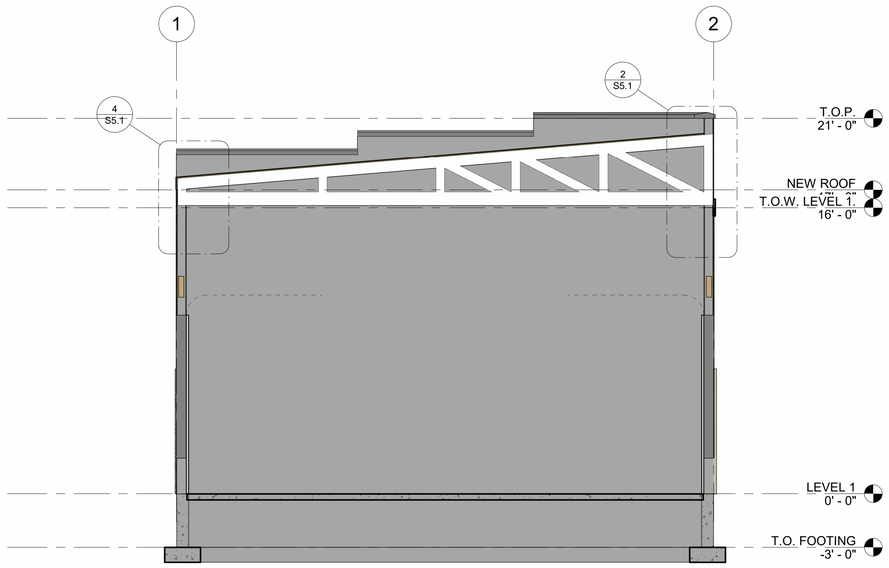


1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

2/23/2026 10:52:18 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 SHEET. ADJUST FOR REDUCED DRAWINGS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
BUILDING SECTION

PLAN SET: PERMIT

SHEET A3.1

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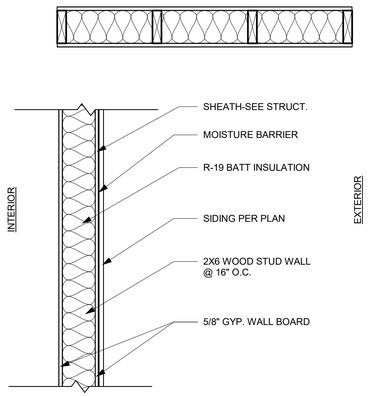
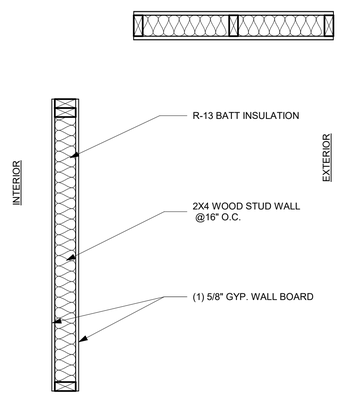
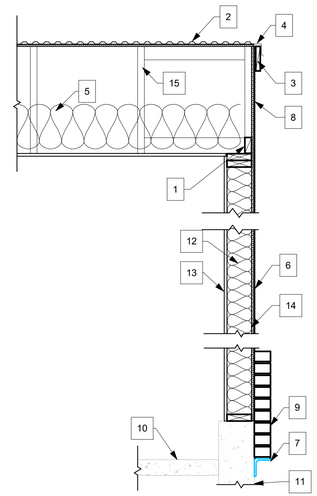


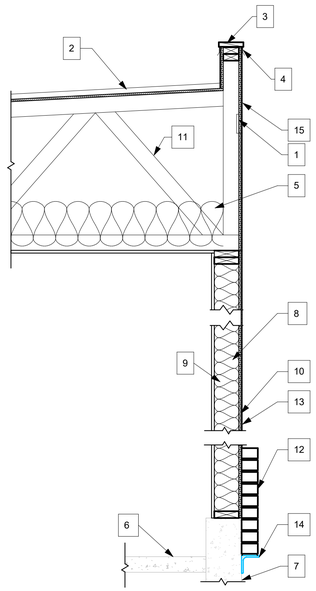
1 2X6 EXTERIOR WALL W/ SIDING
N.T.S.



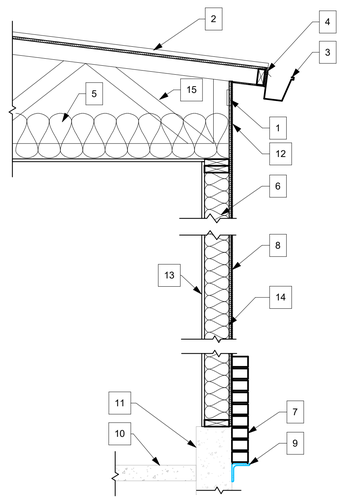
6 2X4 INTERIOR WALL
N.T.S.



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.

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 ANY 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)

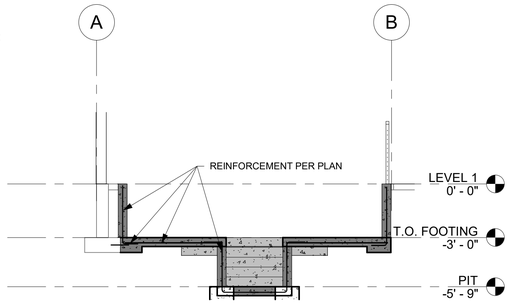
ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
Wood trusses spanning > 60-feet	☐ Continuous	☒ Periodic	Verify that temporary and permanent truss bracing is installed in accordance with approved truss package. Performed by code inspection firm.
Structural wood	☐ Continuous	☒ Periodic	If fastener spacing 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

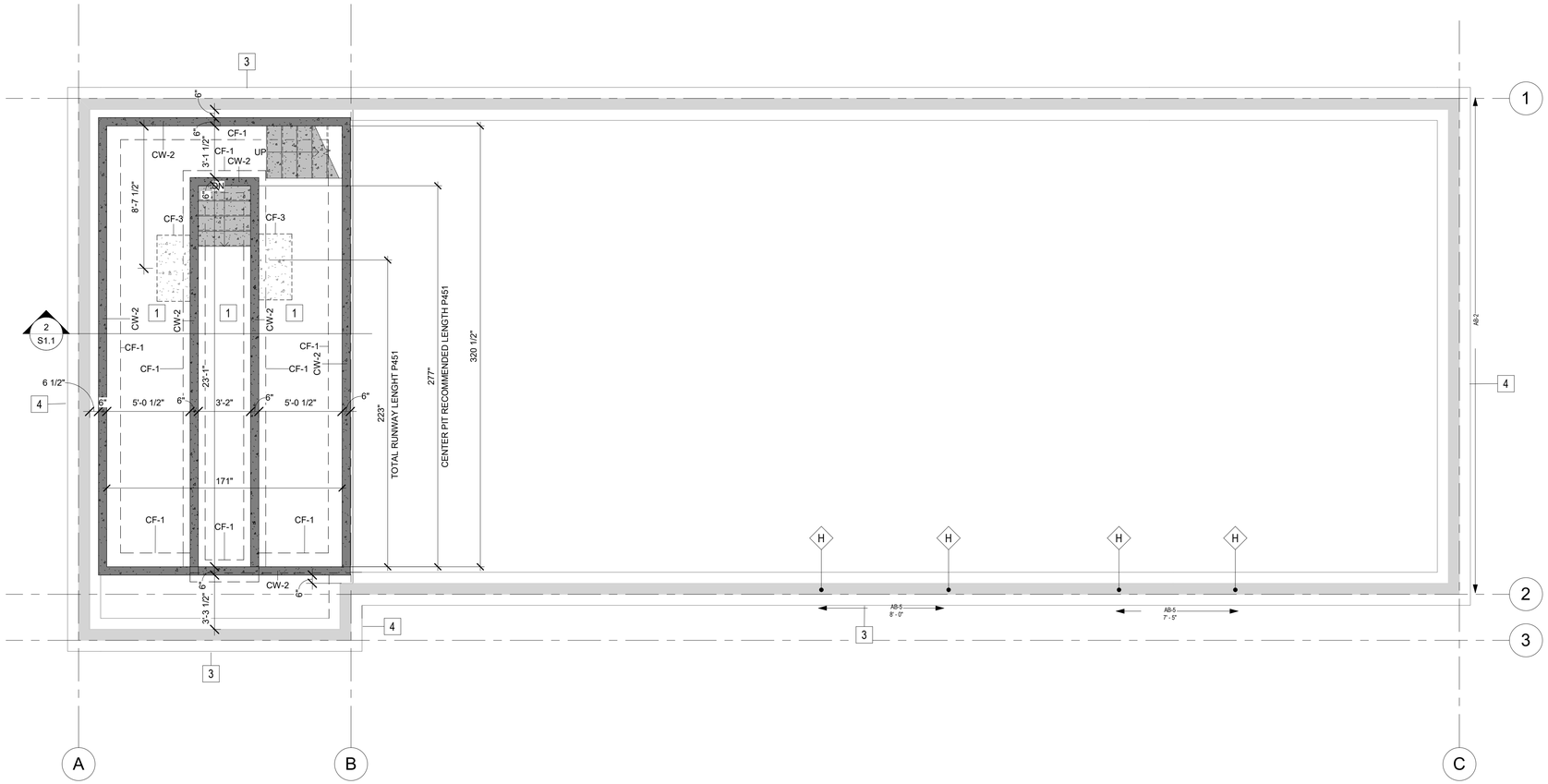
TAG	DESCRIPTION
AB-1	ANCHOR BOLT, SEE ANCHOR BOLT SCHEDULE
CB-1	CONCRETE BEAM, SEE CONCRETE BEAM SCHEDULE
CC-1	CONCRETE COLUMN, SEE CONCRETE COLUMN SCHEDULE
CF-1	CONCRETE FOOTING, SEE CONCRETE FOOTING SCHEDULE
CS-1	CONCRETE SLAB, SEE CONCRETE SLAB SCHEDULE
CW-1	CONCRETE WALL, SEE CONCRETE WALL SCHEDULE
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-



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

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MARK	DATE	DESCRIPTION

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DESIGNER: SP
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. IF NOT, ADJUST ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
FOUNDATION PLAN

PLAN SET: PERMIT
SHEET S1.1

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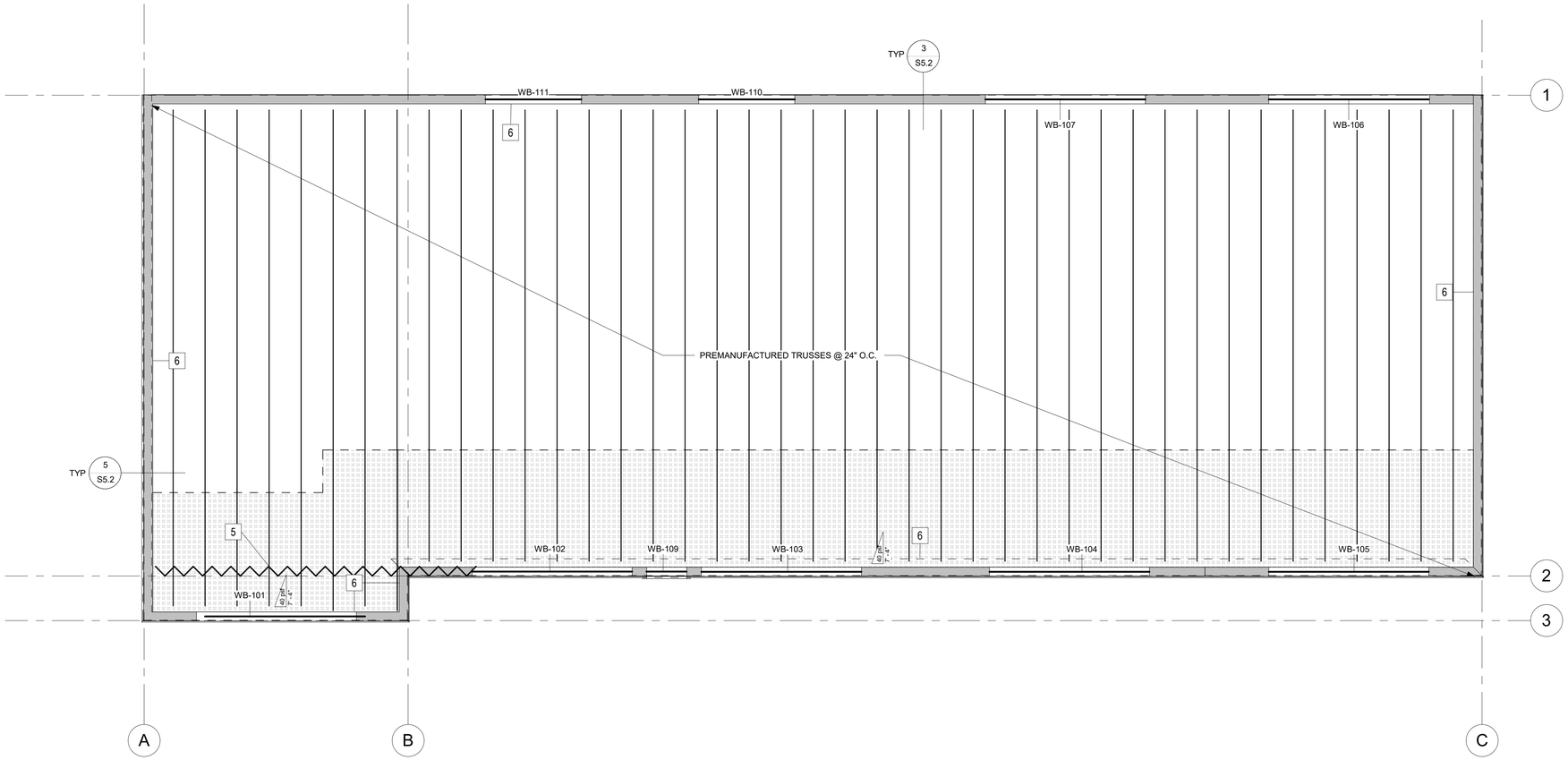
WOOD BEAM SCHEDULE					
MARK	SIZE	WOOD SPECIES	END SUPPORT(S)		REMARKS
			END 1	END 2	
WB-101	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-102	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-103	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) 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

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PROJECT # 25SM5601.01

SCALES
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0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE 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

MARK	SHEATHING SIZE	SHEATHING BOTH SIDES?	EDGE NAILING	FIELD NAILING	NOTES	SILL PLATE TO WOOD BELOW	SILL PLATE 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

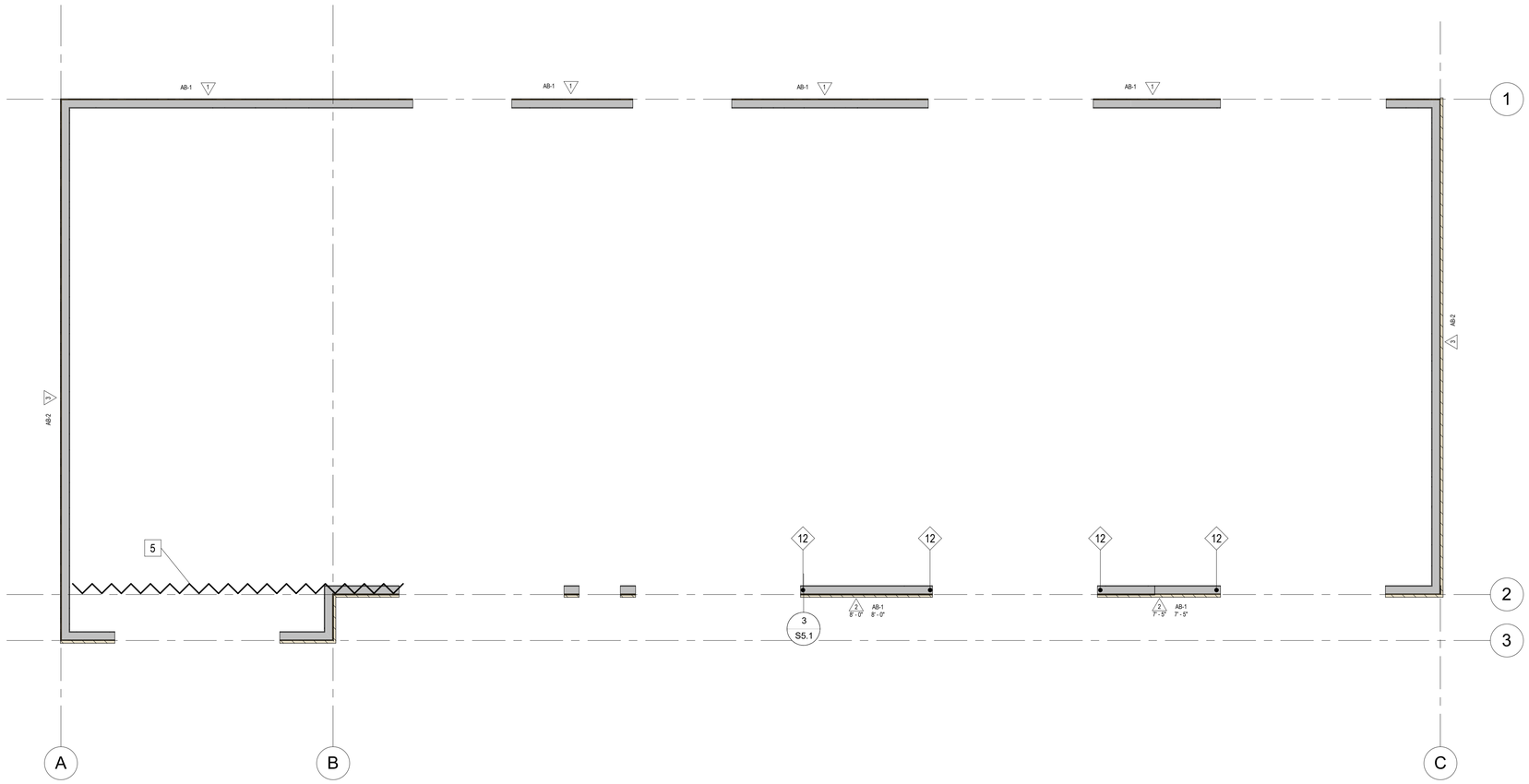
NOTES:
1. WHERE 3X STUDS ARE INDICATED, PROVIDE 3X STUDS AT ALL PANEL EDGES. IN LIEU OF A SINGLE 3X STUD, (2) 2X STUDS ARE PERMITTED. PROVIDE STAGGERED NAILING EVERY 2".
2. BLOCK ALL EDGES
3. ALL ANCHOR BOLTS TO HAVE 3" X 3" X 1/4" PLATE WASHERS, TYP., U.N.O.
4. ALL EXTERIOR WALLS TO BE SHEATHED AS TYPE "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
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CONSTRUCTION NOTES

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MARK	DATE	DESCRIPTION

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DESIGNER: SP
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
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:
SHEAR WALL PLAN - LEVEL 1

PLAN SET: PERMIT
SHEET S1.3

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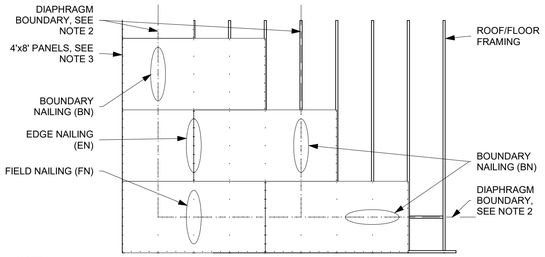
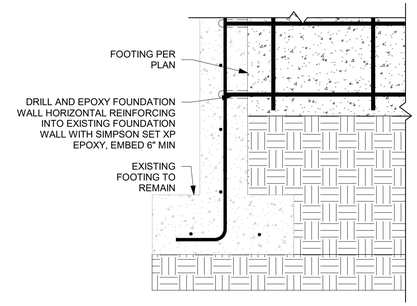
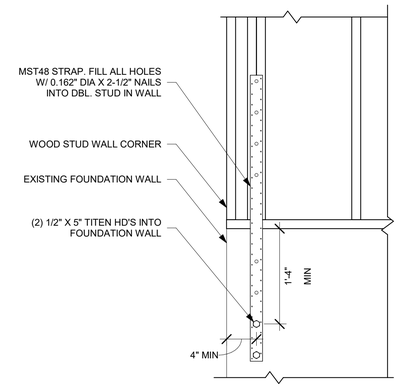


NOTE:
1. SEE STRUCTURAL FRAMING PLANS FOR SHEATHING TYPE AND THICKNESS, BOUNDARY NAILING, EDGE NAILING, AND FIELD NAILING.
2. BOUNDARIES EXIST ALONG ALL SHEAR WALLS AND ALONG ALL DRAG ELEMENTS.
3. SHEATHING ORIENTATION: LONG DIRECTION (STRONG AXIS) PERPENDICULAR TO FRAMING & SHORT DIRECTION (WEAK AXIS) PARALLEL TO FRAMING.

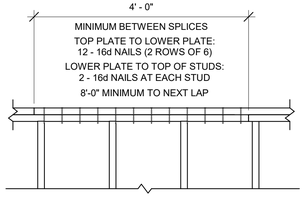
1 DIAPHRAGM NAILING - UNBLOCKED
N.T.S.



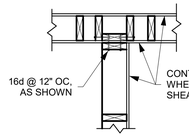
2 NEW FOUNDATION WALL TO EXISTING FOUNDATION WALL
N.T.S.



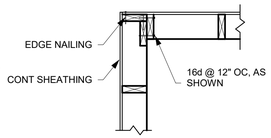
3 RETROFIT HOLD DOWN DETAIL
N.T.S.



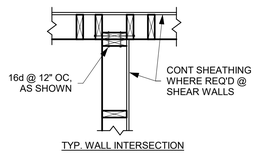
4 DOUBLE TOP PLATE SPLICE
N.T.S.



WALL INTERSECTION @ DBL (OR INSIDE) SHEATHED SHEAR WALL

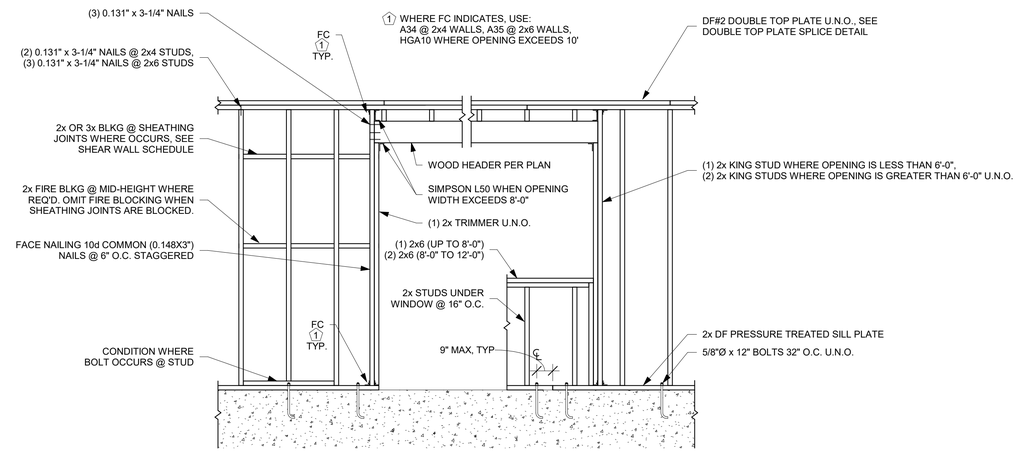


WALL CORNER

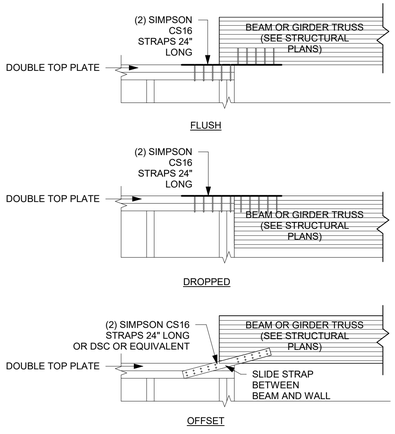


TYP. WALL INTERSECTION

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

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PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES ONE INCH ON FULL SIZE DRAWINGS. IF NOT ONE INCH ADJUST ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
STRUCTURAL DETAILS

PLAN SET: PERMIT
SHEET S5.1

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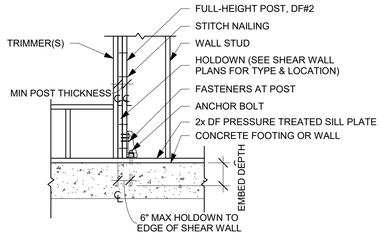
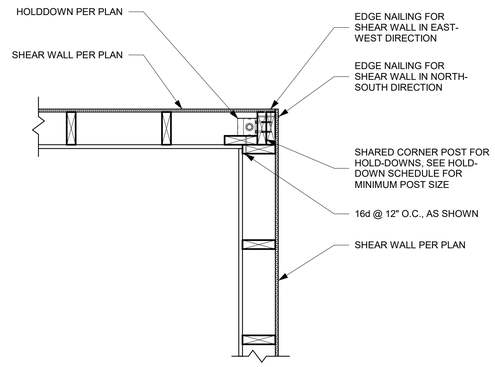
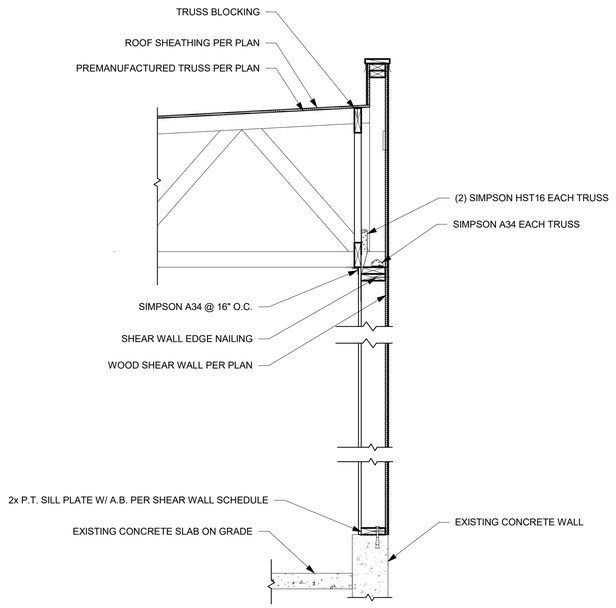


NOTES:
1. WALL SHEATHING NOT SHOWN FOR CLARITY.
2. HOLDOWNS SHALL BE INSTALLED WITHIN 6" OF EDGE OF SHEAR WALL OR EDGE OF OPENING.
3. PROVIDE SHEAR WALL EDGE NAILING TO FULL-HEIGHT POST.
4. HOLDOWNS AND STRAPS ON MULTI-STORY BUILDINGS SHALL BE ALIGNED TO PROVIDE A CONTINUOUS VERTICAL LOAD PATH TO THE FOUNDATION.
5. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER

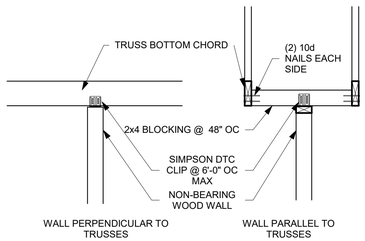
1 HOLD DOWN AT FOUNDATION, PREDEFLECTED
N.T.S.



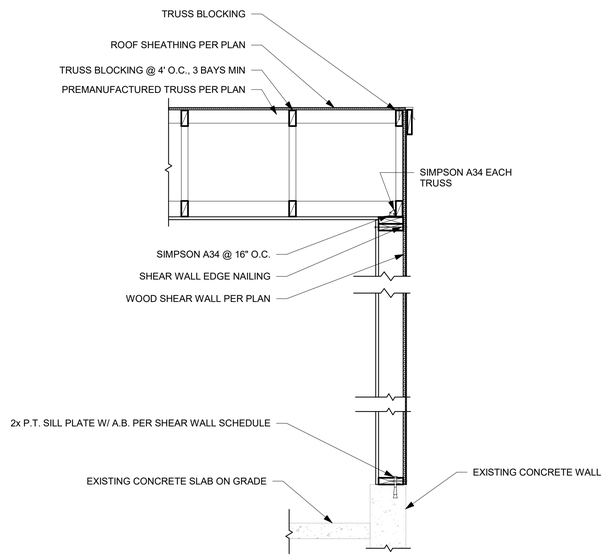
2 HOLD DOWN AT CORNER OF TWO SHEAR WALLS
N.T.S.



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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REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST PROPORTIONALLY.

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
STRUCTURAL DETAILS

PLAN SET: PERMIT
SHEET S5.2

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ENVIRO ASSESSMENT, PC
Environmental • Hydro • Geology

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:
Scot Long
3373 S Mill Road
Heber, UT 84032
(801) 231-1052
Scottl.norwood@gmail.com

Report Dated: March 31, 2026
Project Number 2026-03-004

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
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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

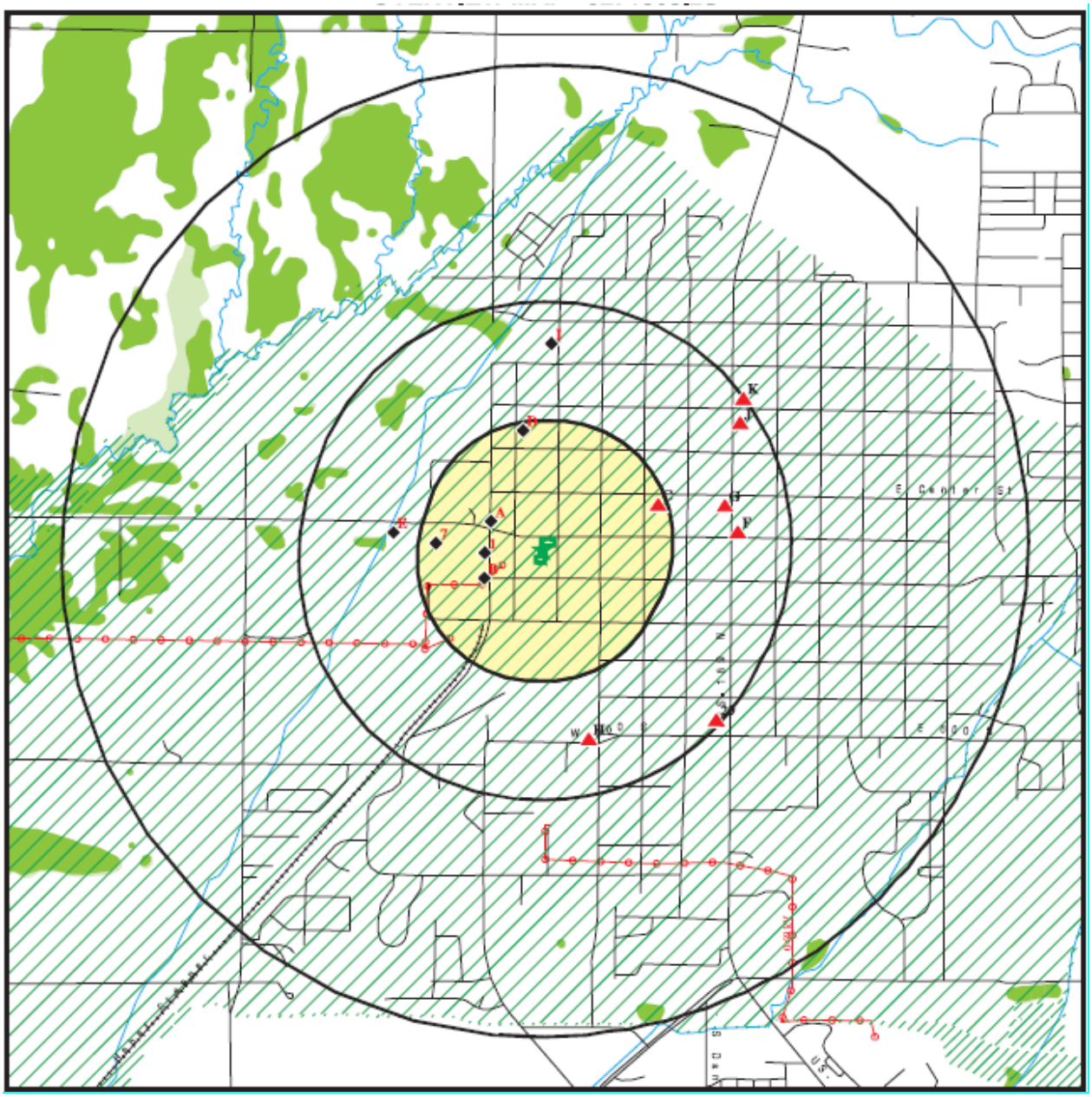
5. RECORDS REVIEW

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.


E Center St
W 400 S
E 400 S
S Main
US-

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.

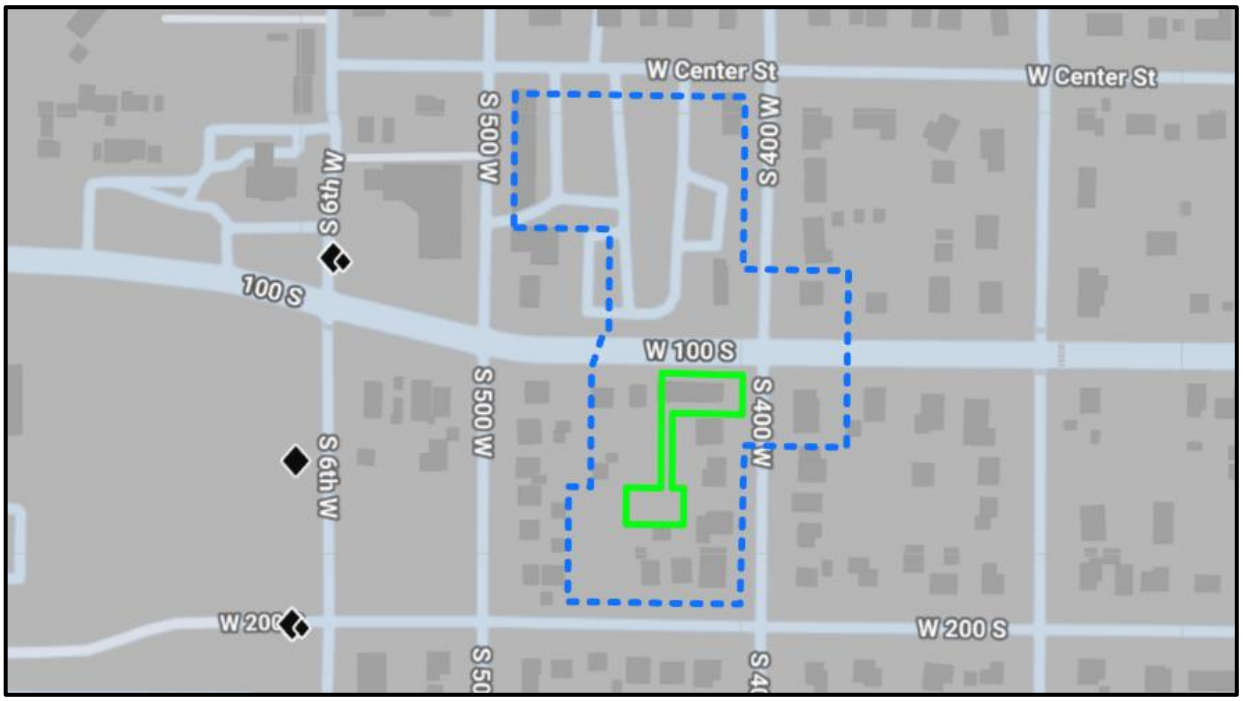


Illustration of the Subject Property and adjoining properties based on Parcel Data (EDR).

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.

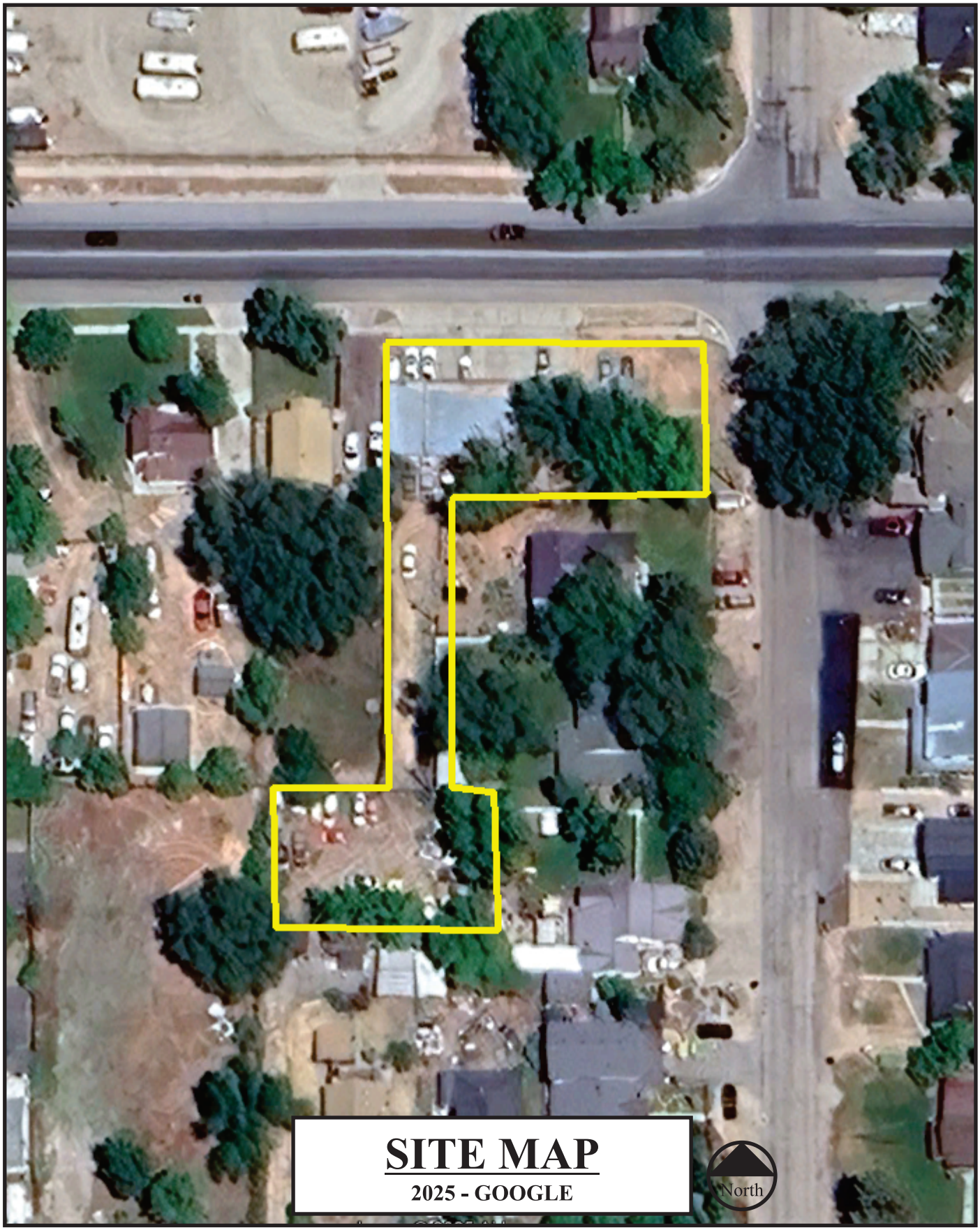
ENVIRO ASSESSMENT, PC
Environmental • Hydro • Geology

APPENDIX

SITE VICINITY

2023 - GOOGLE

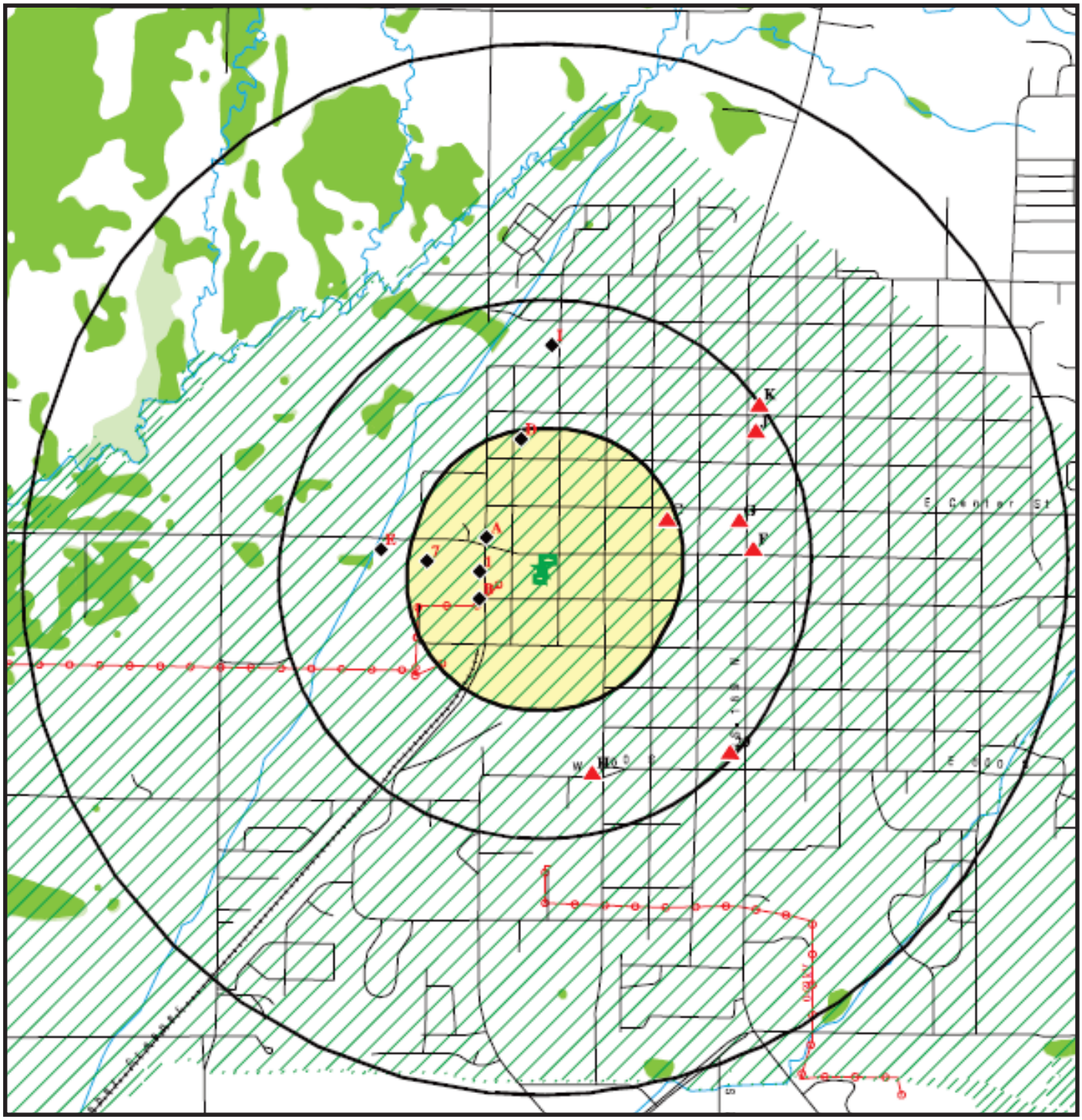
2026-03-004 March 9, 2026 PLATE: B1	PHASE I ENVIRONMENTAL SITE ASSESSMENT WEST 100 SOUTH PROPERTY 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032	ENVIRO ASSESSMENT, PC Environmental • Hydro • Geology



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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Environmental • Hydro • Geology

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***

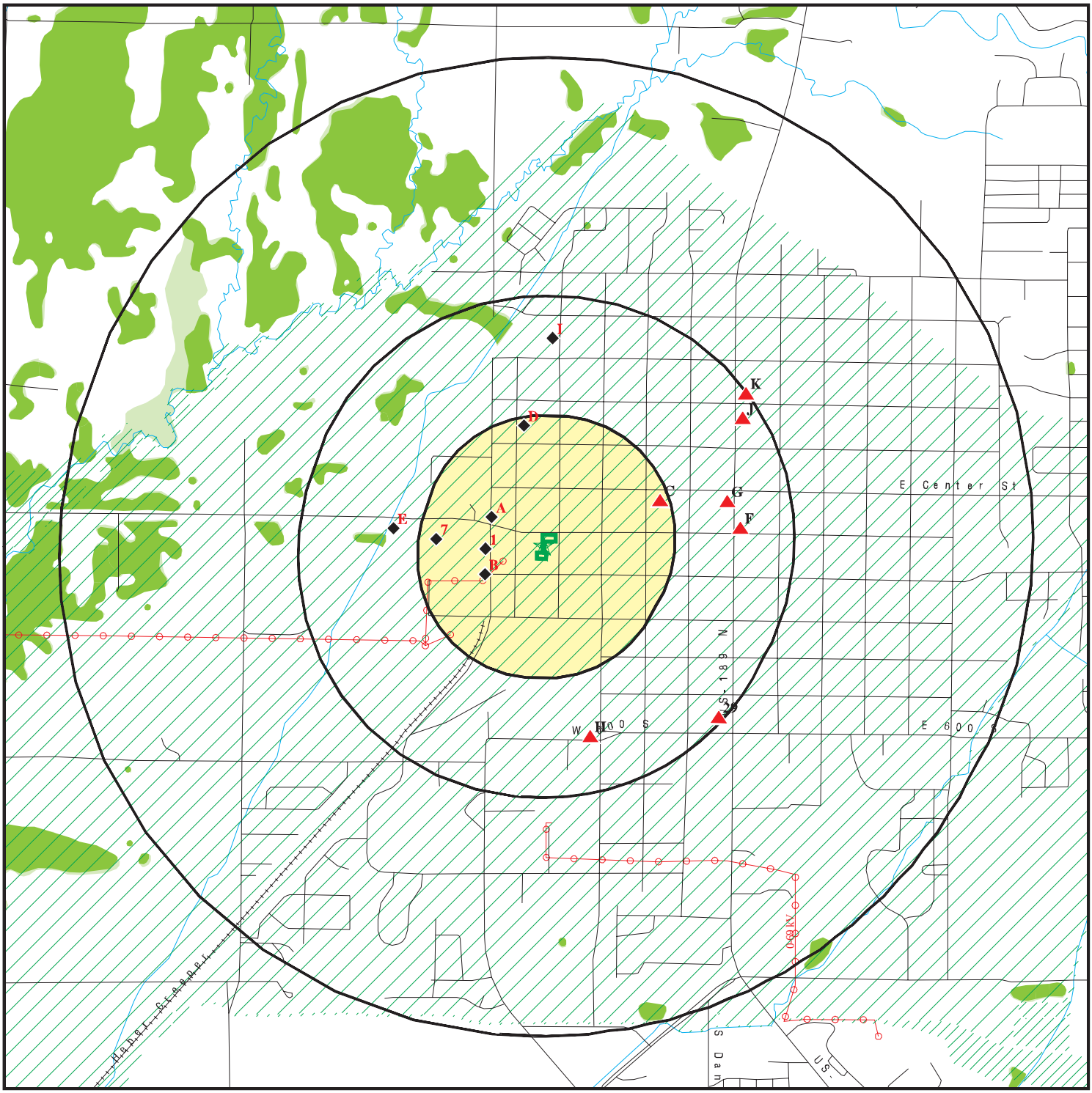
Lower Elevation	Address	Direction / Distance	Map ID	Page
UDOT STA # 3431	***200 S 600 W***	***WSW 0 - 1/8 (0.113 mi.)***	***B5***	***11***
PUBLIC WORKS DEPARTM	***805 W 100 S ;; PO BO***	***W 1/4 - 1/2 (0.305 mi.)***	***E13***	***26***
HEBER CITY CORP.	***345 N 400 W***	***N 1/4 - 1/2 (0.412 mi.)***	***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



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
		INQUIRY #:	8271909.2s
LAT/LONG:	40.50592 / 111.42106	DATE:	March 05, 2026 11:46 am

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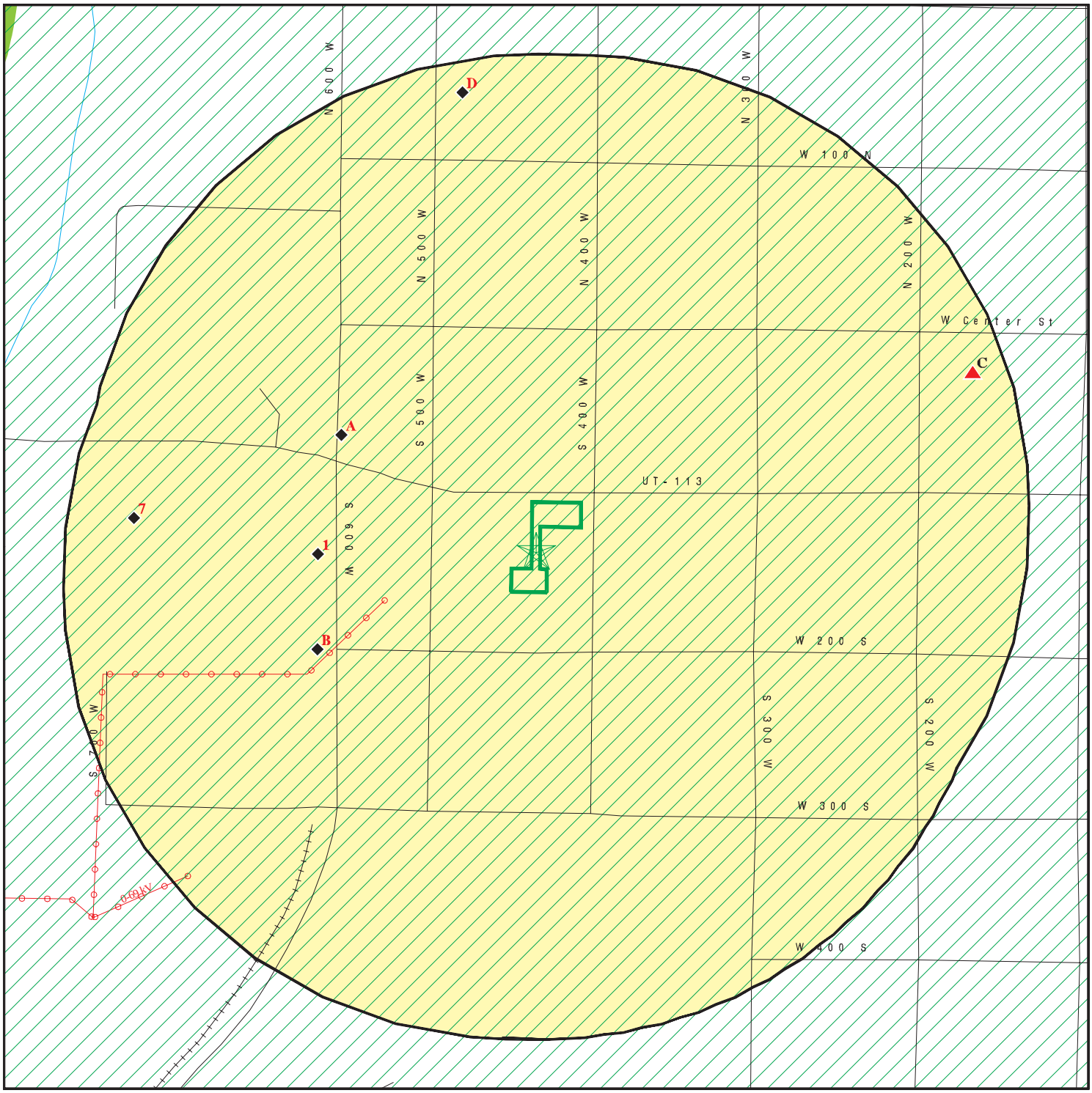
DETAIL MAP - 8271909.2S



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.

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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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 **UDOT STA # 3431** **AST** **A100529729**
WSW **200 S 600 W** **N/A**
< 1/8 **HEBER CITY, UT**
0.113 mi.
597 ft. **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
WSW
< 1/8
0.113 mi.
597 ft.

UDOT STA # 3431
200 S 600 W
HEBER CITY, UT 84032

Site 2 of 3 in cluster B

UST FINDER **1028787261**
UST FINDER RELEASE **N/A**

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

7
West
1/8-1/4
0.213 mi.
1123 ft.

RECYCLOPS **SWF/LF** **S128811210**
665 W 100 S **N/A**
HEBER CITY, UT 84032

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
West
1/4-1/2
0.305 mi.
1609 ft.

PUBLIC WORKS DEPARTMENT **UST FINDER** **1028787278**
805 W 100 S ;; PO BOX 69 **UST FINDER RELEASE** **N/A**
HEBER CITY, UT 84032

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

Actual:
5601 ft.

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

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

---

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 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

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).

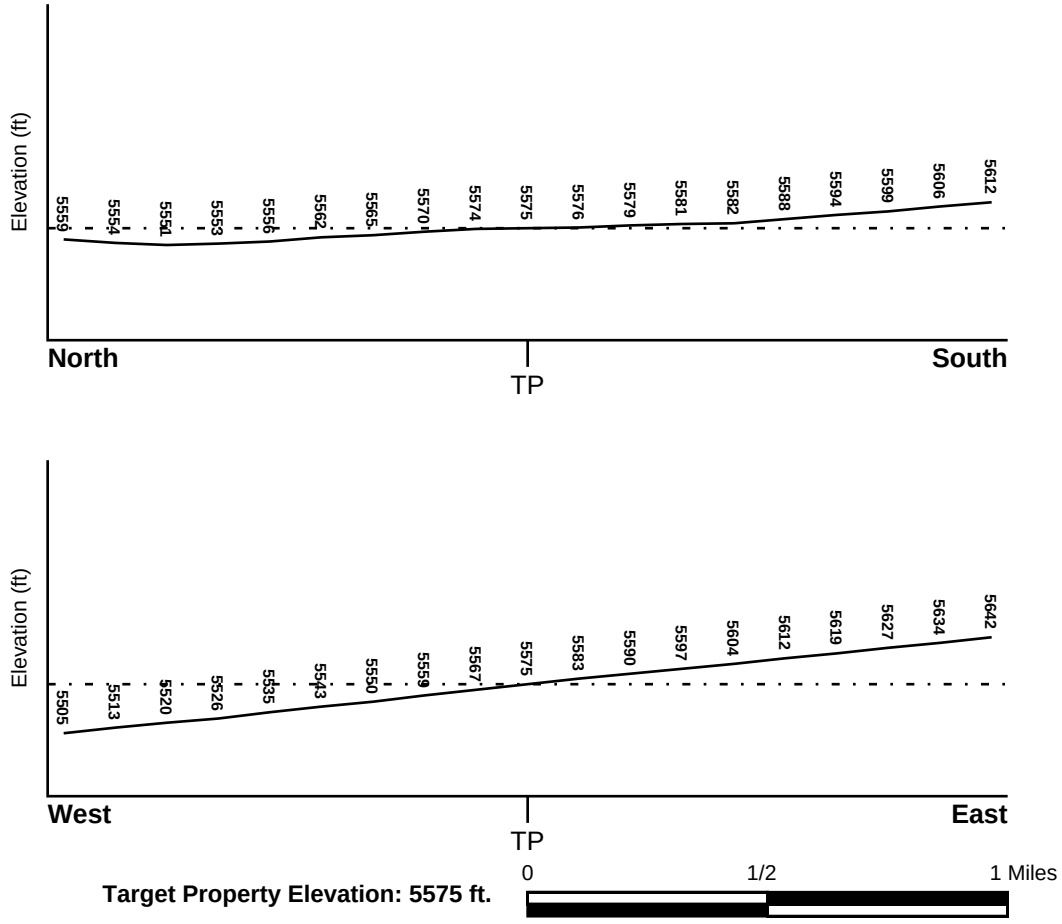
TOPOGRAPHIC INFORMATION

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

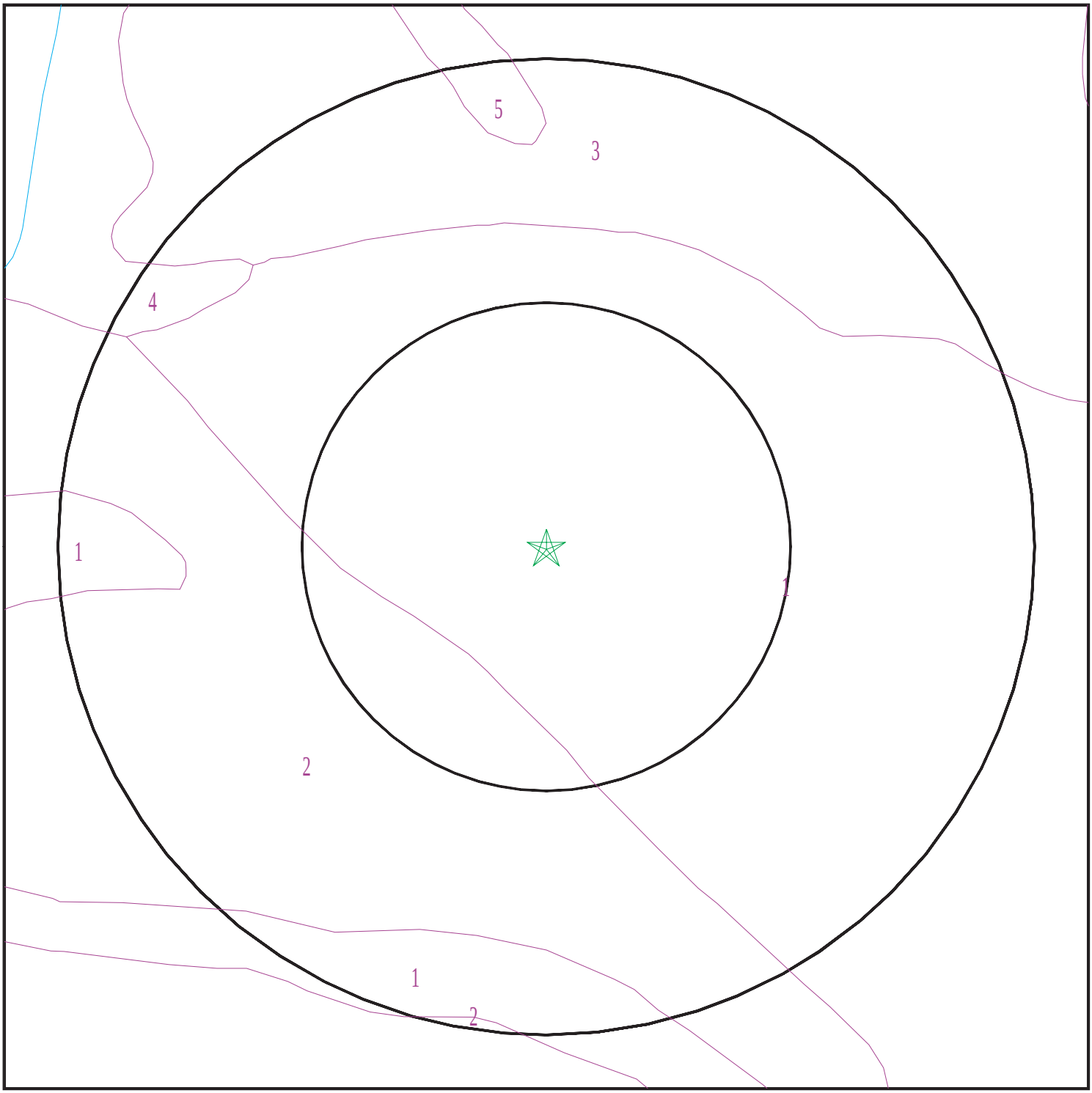
Era:	Mesozoic
System:	Jurassic
Series:	Jurassic
Code:	J *(decoded above as Era, System & Series)*

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
LAT/LONG:	40.50592 / 111.42106	INQUIRY #:	8271909.2s
		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

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

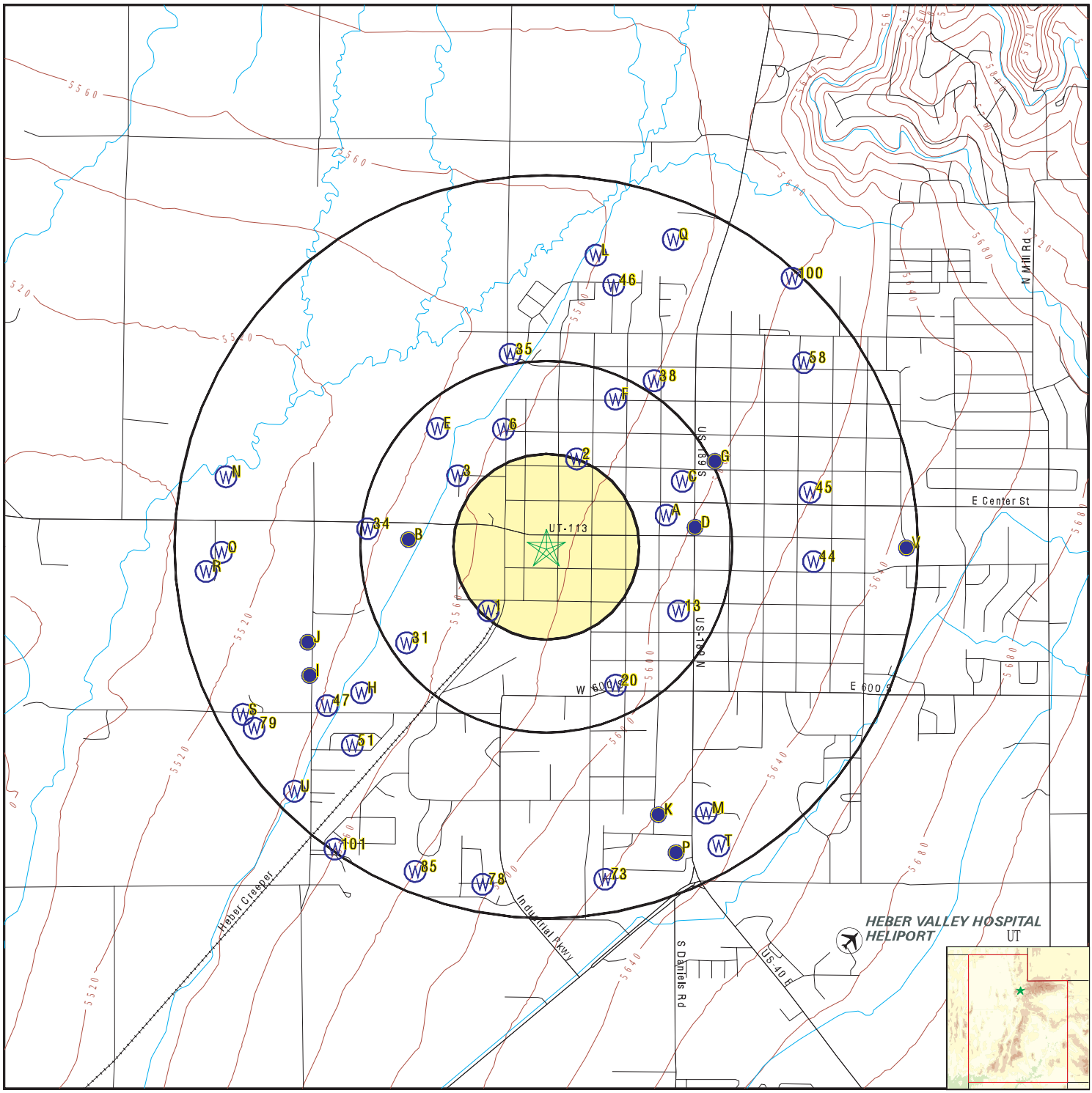
MAP ID	WELL ID	LOCATION FROM TP
E30	UTDNR2000169180	1/4 - 1/2 Mile NW
31	UTDNR2000168097	1/4 - 1/2 Mile SW
G32	UTDNR2000172804	1/4 - 1/2 Mile ENE
F33	UTDNR2000166913	1/4 - 1/2 Mile NNE
35	UTDNR2000170084	1/2 - 1 Mile North
G37	UTDNR2000172761	1/2 - 1 Mile ENE
38	UTDNR2000168517	1/2 - 1 Mile NNE
H39	UTDNR2000168284	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

	Database	EDR ID Number
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

	Database	EDR ID Number
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		

	Database	EDR ID Number
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 **UT WELLS** **UTDNR2000170261**
1/2 - 1 Mile
Lower

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 **FED USGS** **USGS40001188800**
1/2 - 1 Mile
Lower

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 **FED USGS** **USGS40001188795**
1/2 - 1 Mile
Lower

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

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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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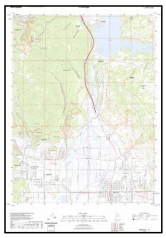
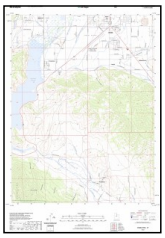
Topo Sheet Key

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

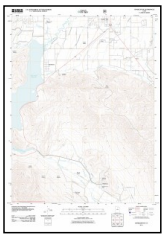
2017 Source Sheets

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

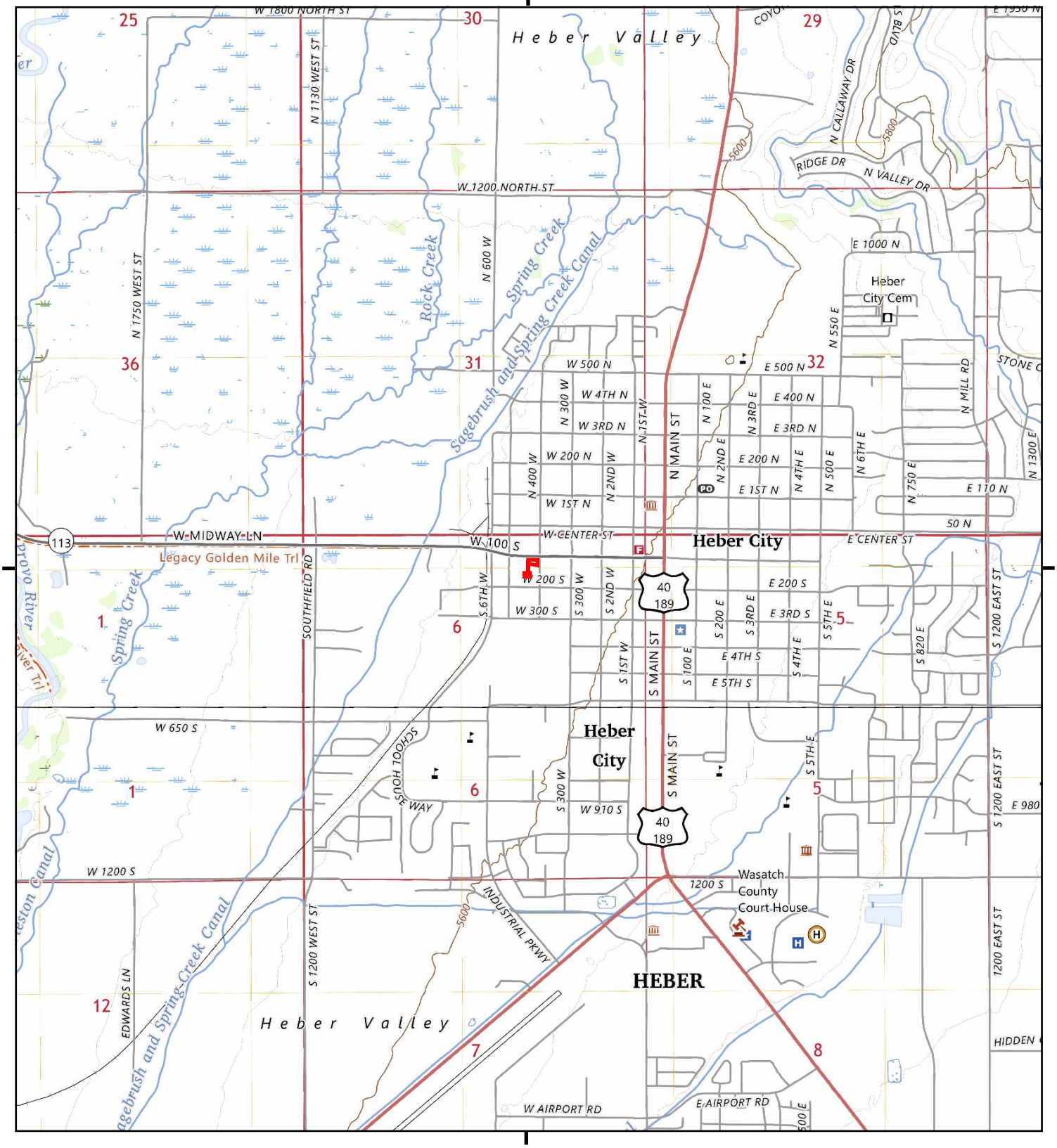
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

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

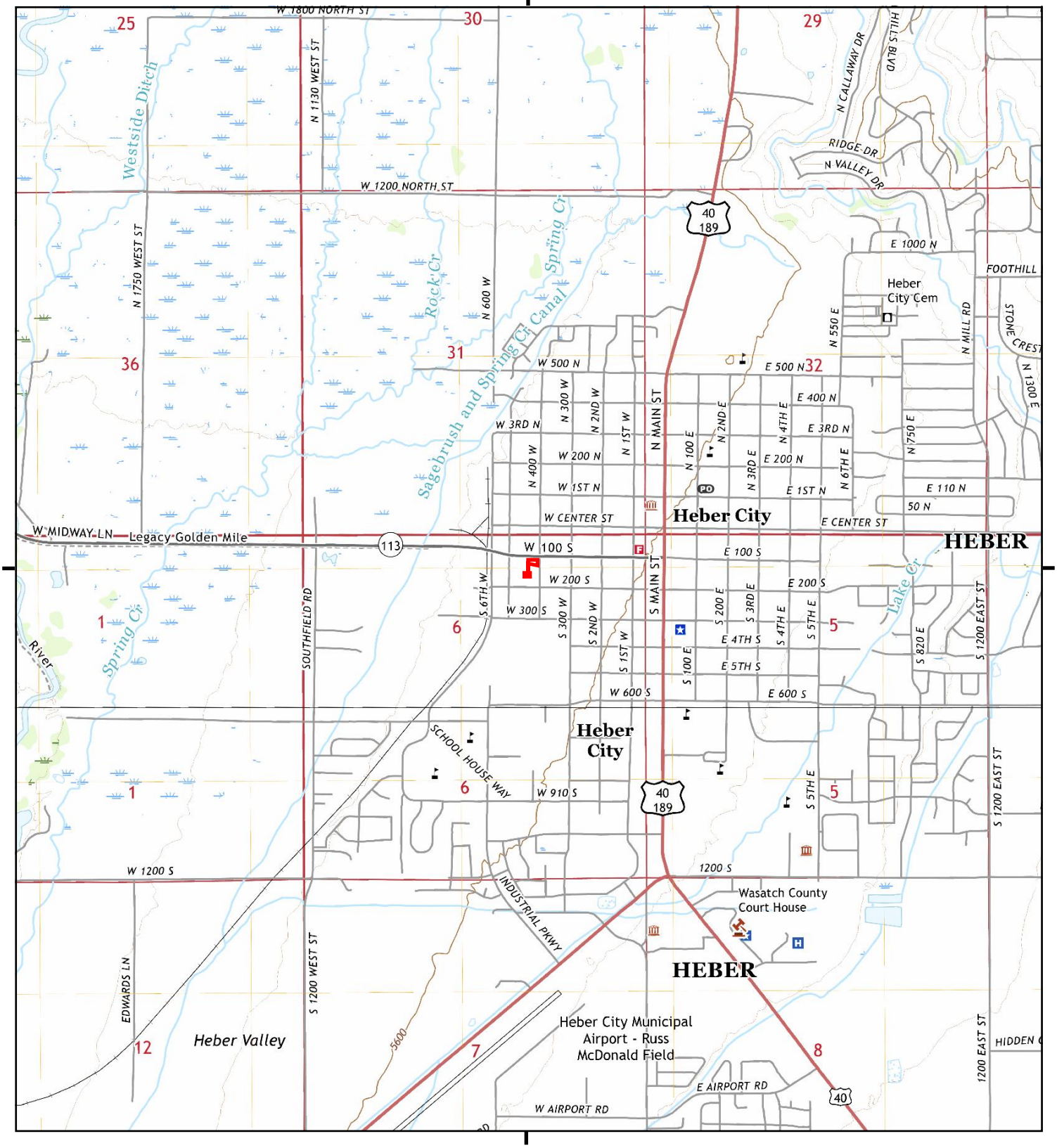
TP, Heber City, 2023, 7.5-minute
S, Charleston, 2023, 7.5-minute

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).

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NW N NE
W E
SW S SE

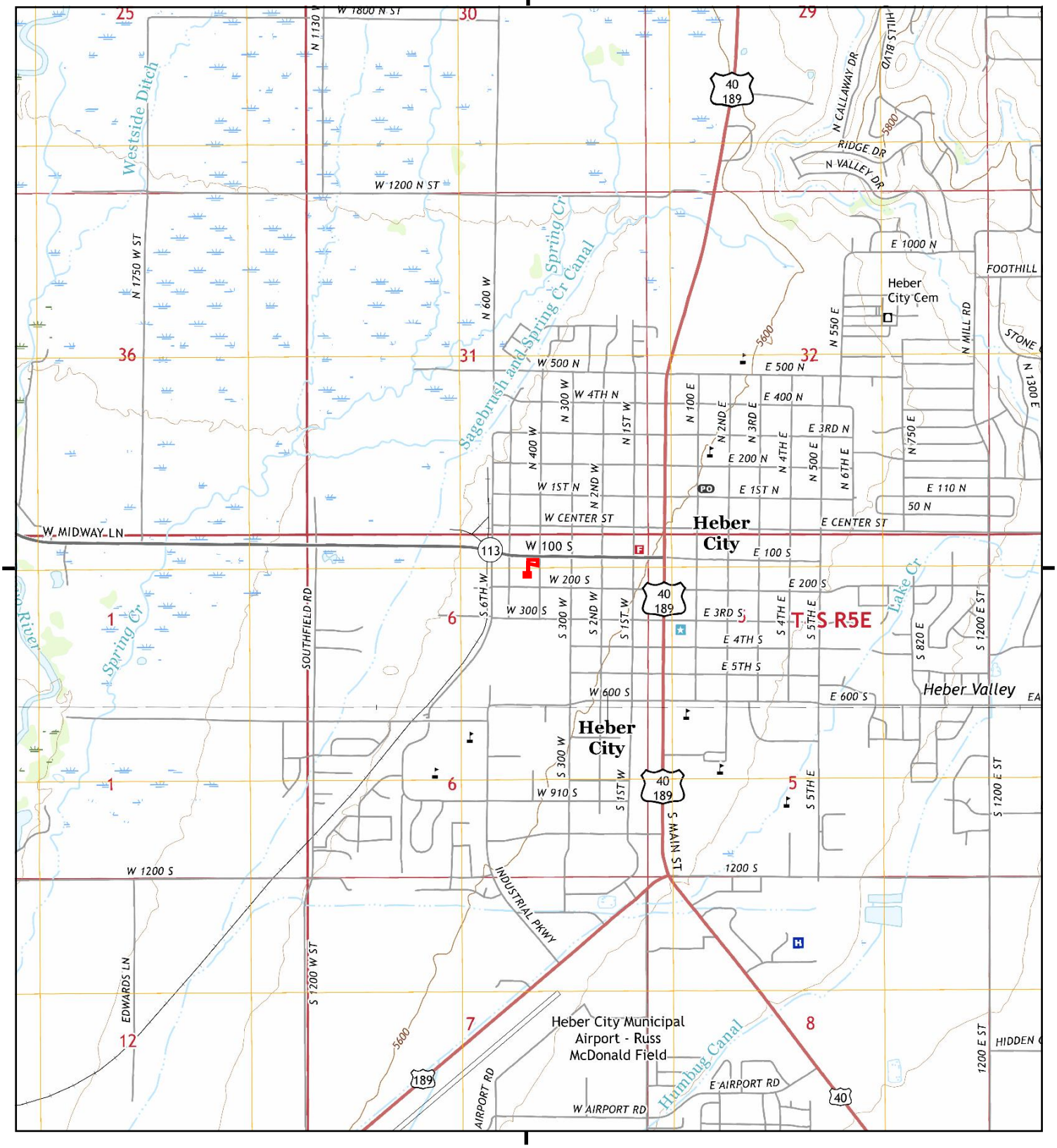
TP, Heber City, 2020, 7.5-minute
S, Charleston, 2020, 7.5-minute

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

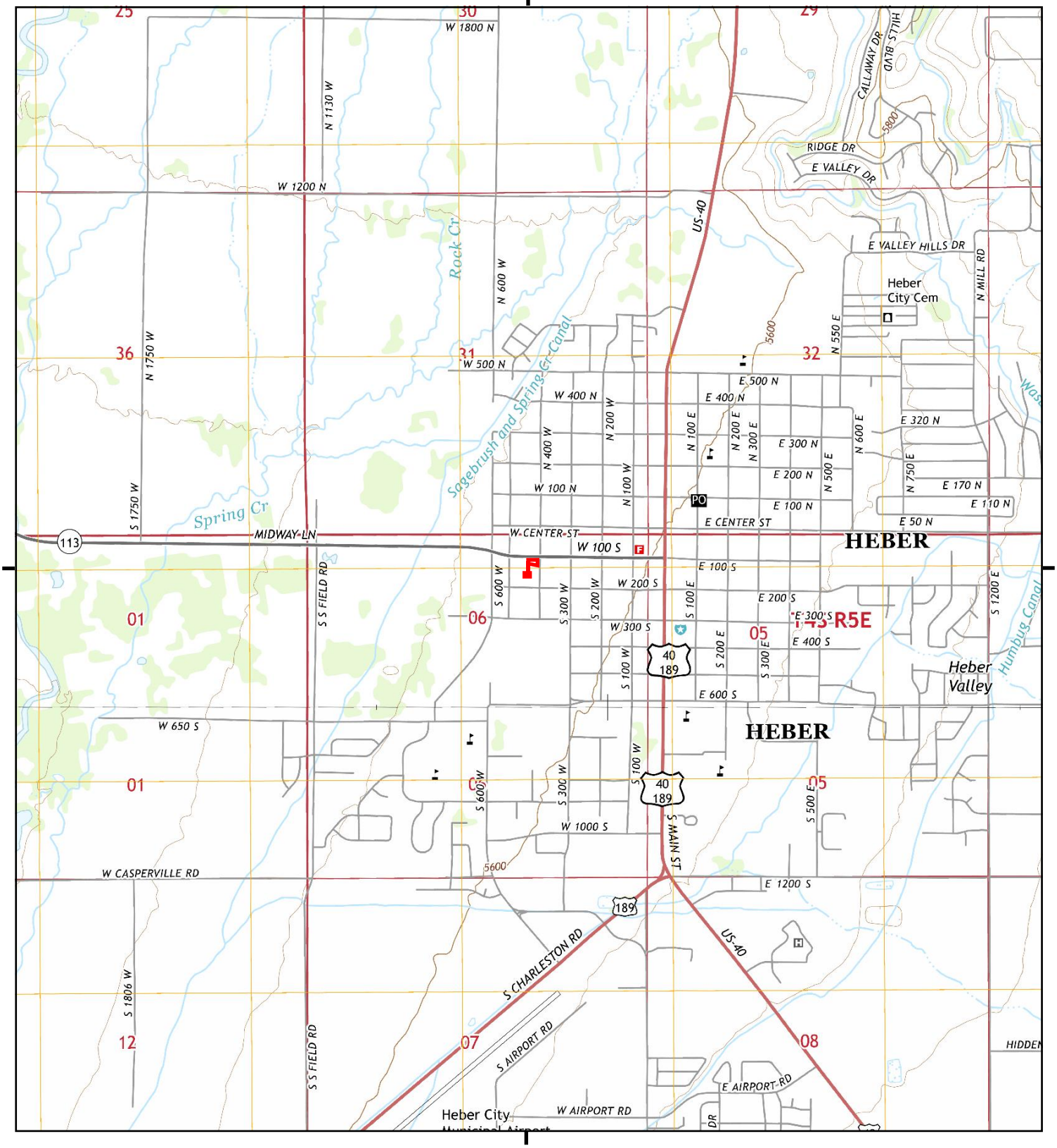
TP, Heber City, 2017, 7.5-minute
S, Charleston, 2017, 7.5-minute

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

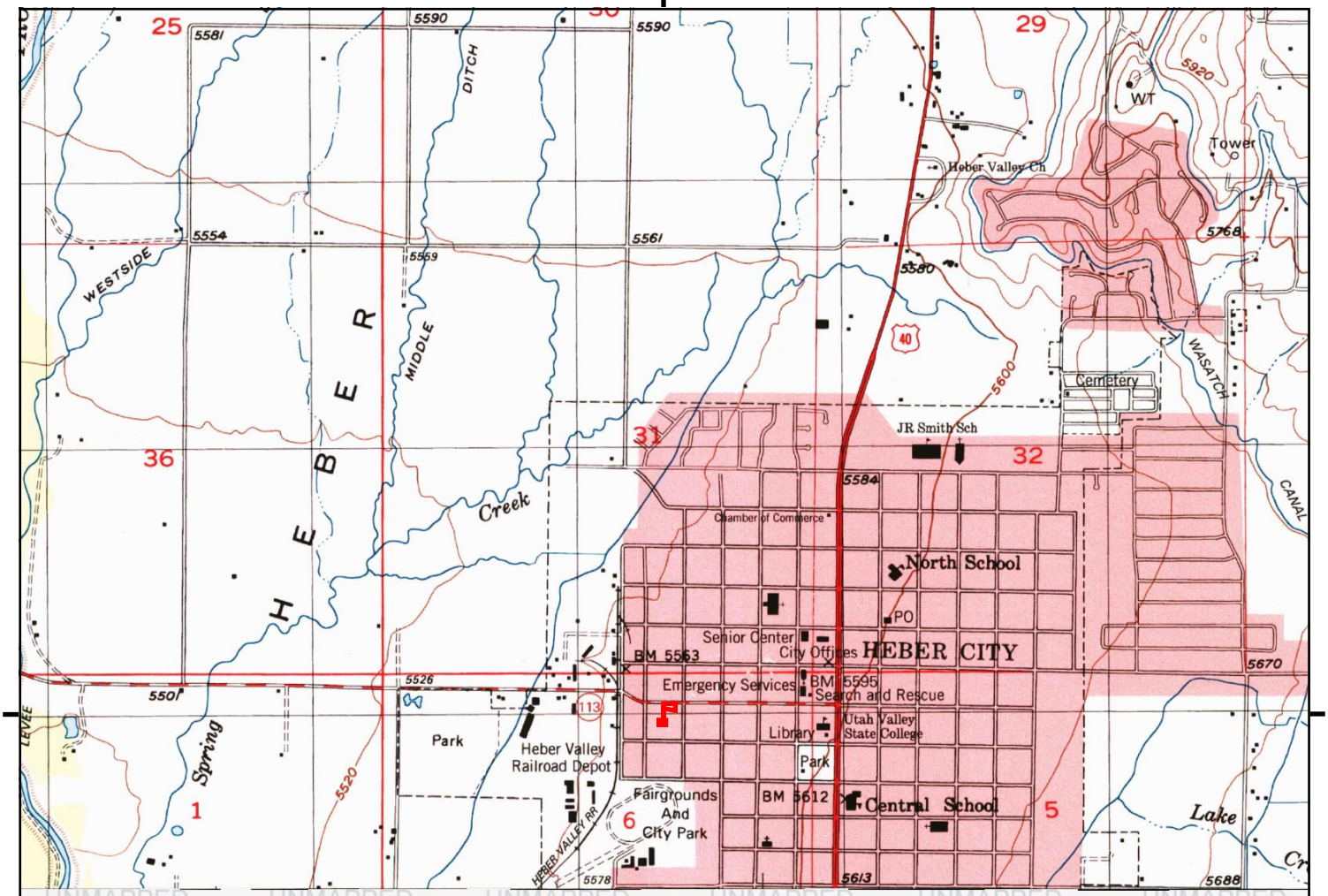
TP, Heber City, 2014, 7.5-minute
S, Charleston, 2014, 7.5-minute

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

Historical Topo Map

1999



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

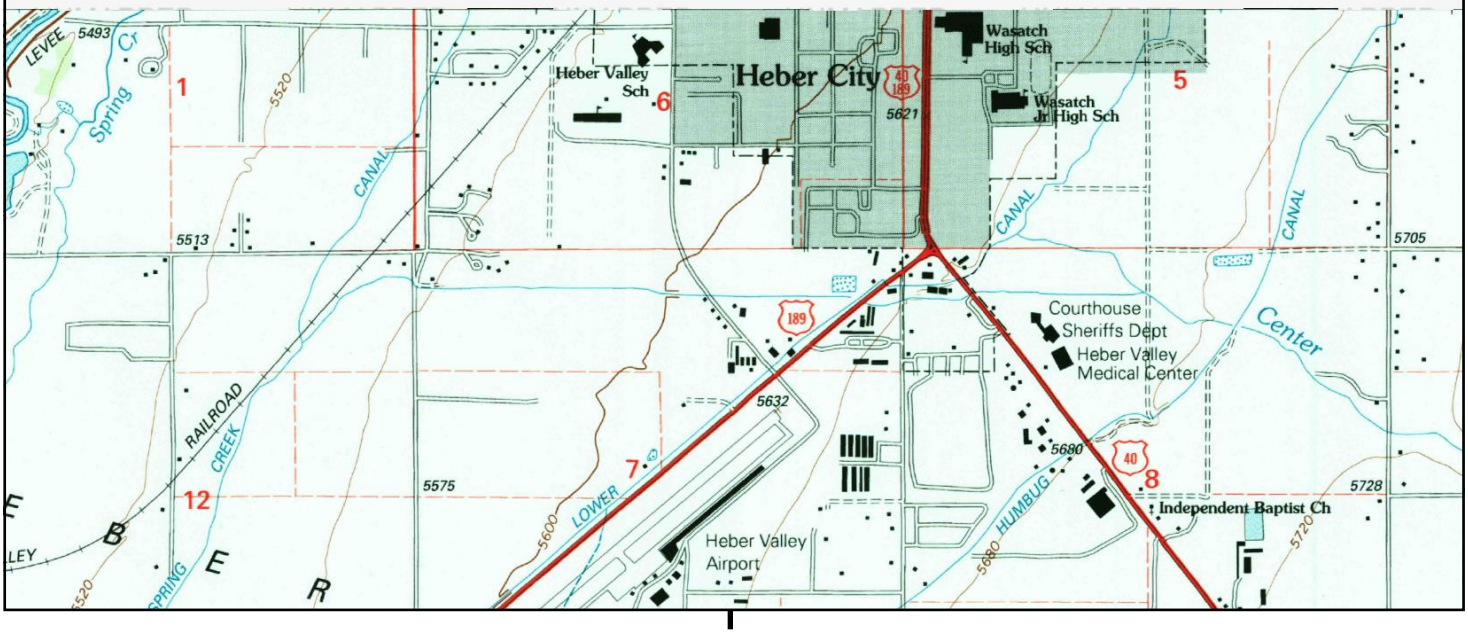
TP, Heber City, 1999, 7.5-minute

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

8271909 - 4 page 11

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

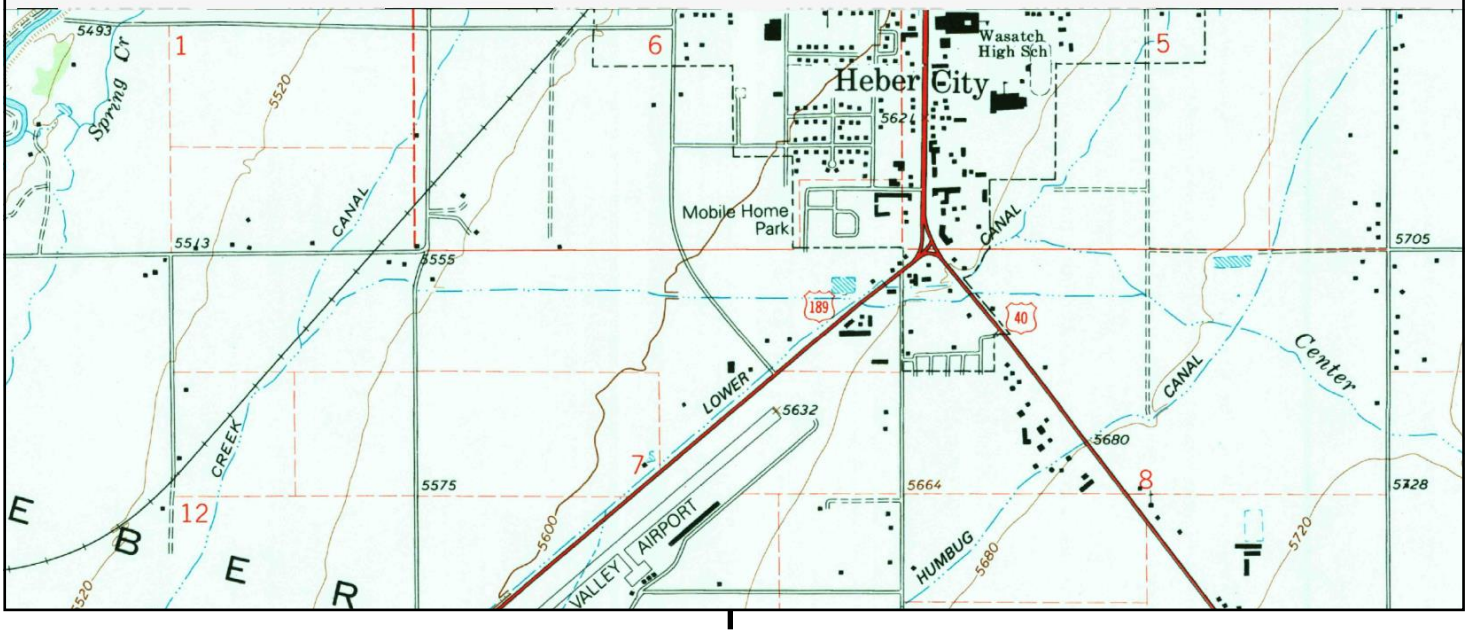
S, Charleston, 1998, 7.5-minute

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

8271909 - 4 page 12

UNMAPPED



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

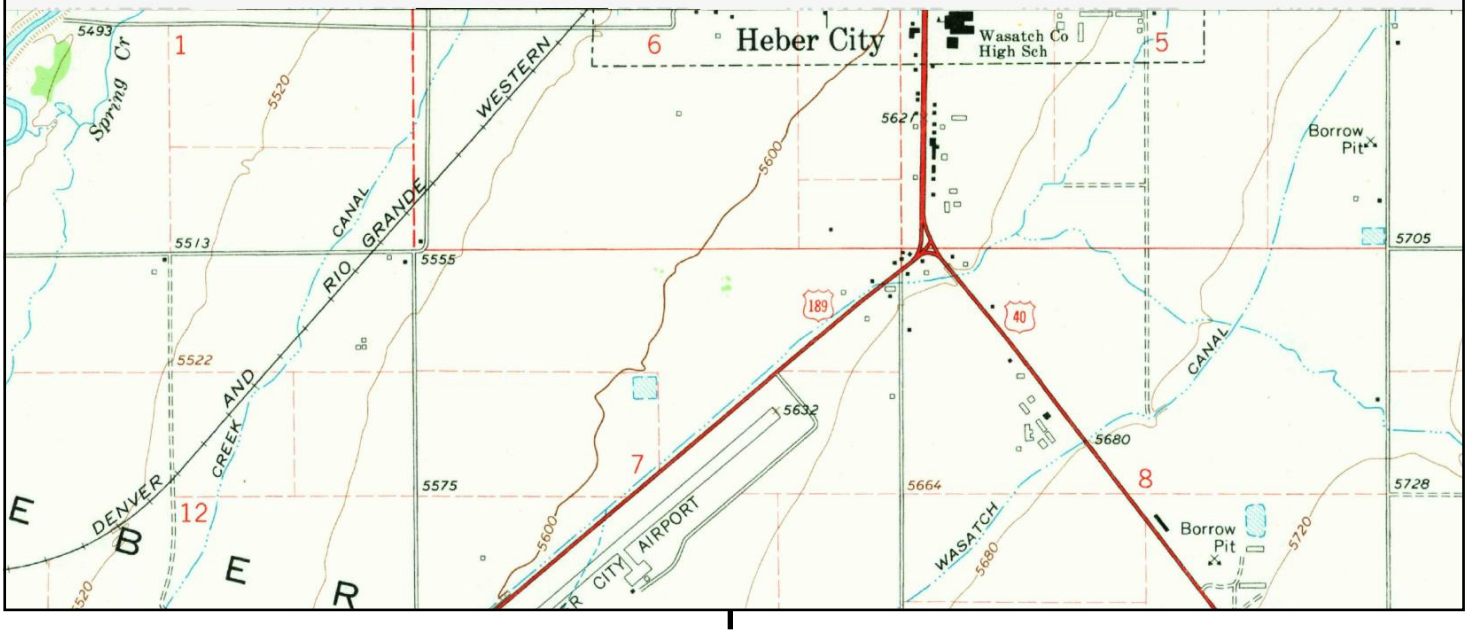
NW N NE
W E
SW S SE

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).

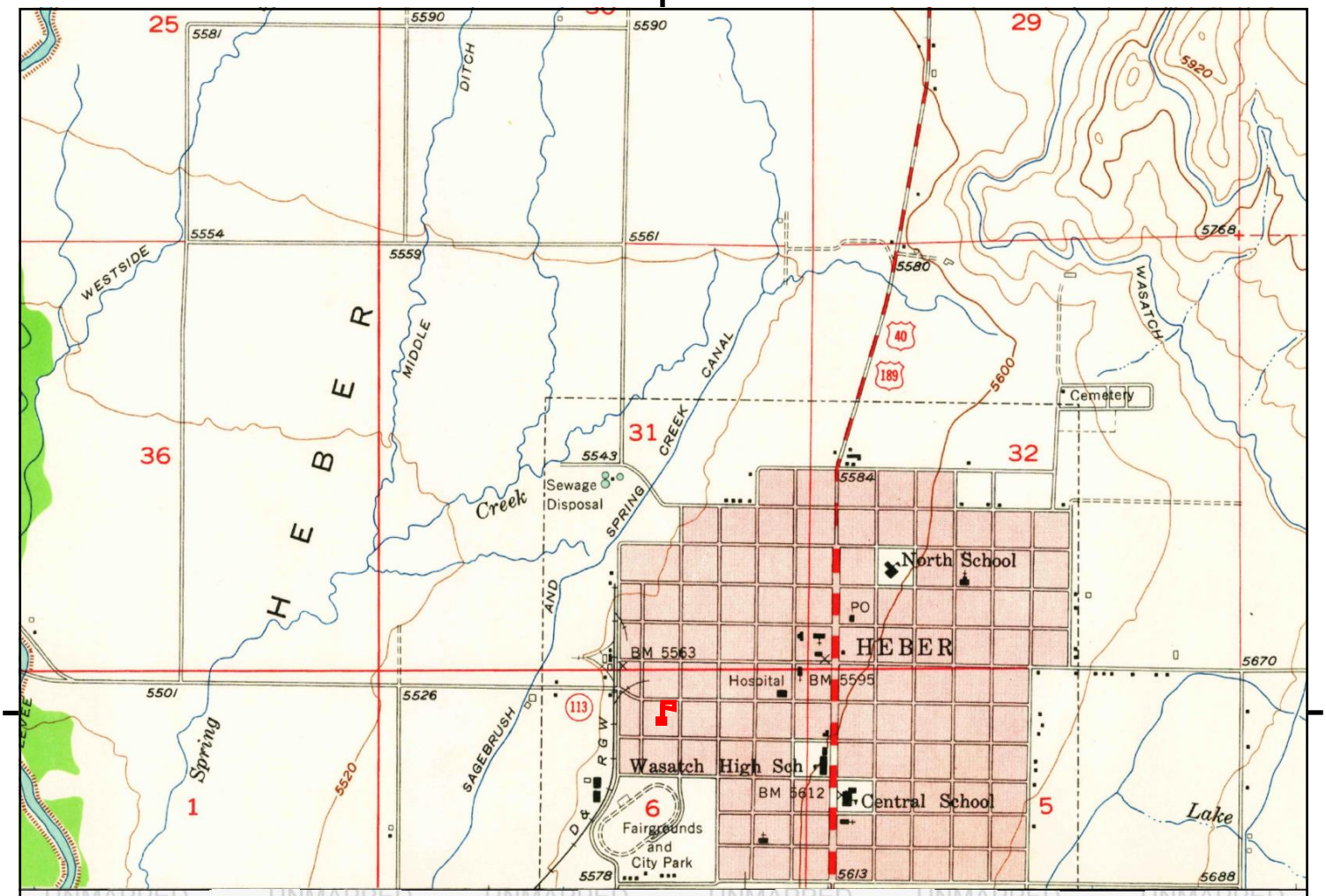
0 Miles 0.25 0.5 1 1.5

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

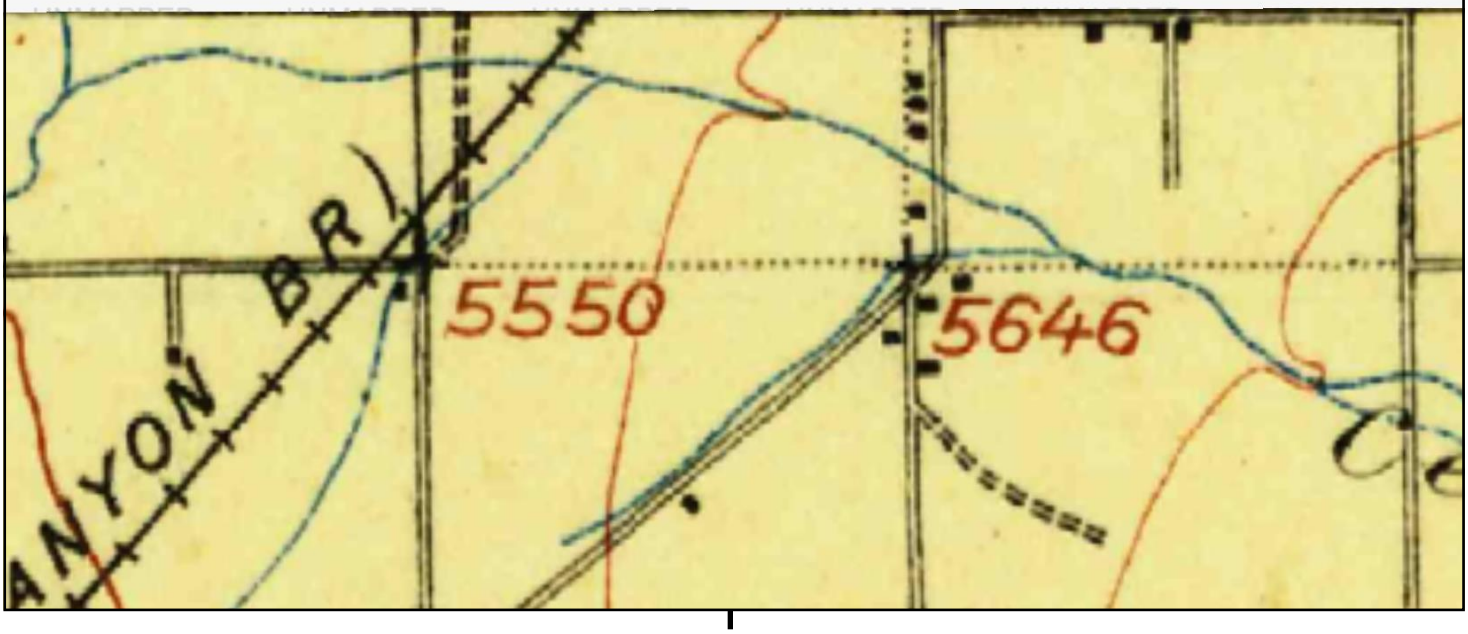
NW N NE
W E
SW S SE

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

UNMAPPED



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

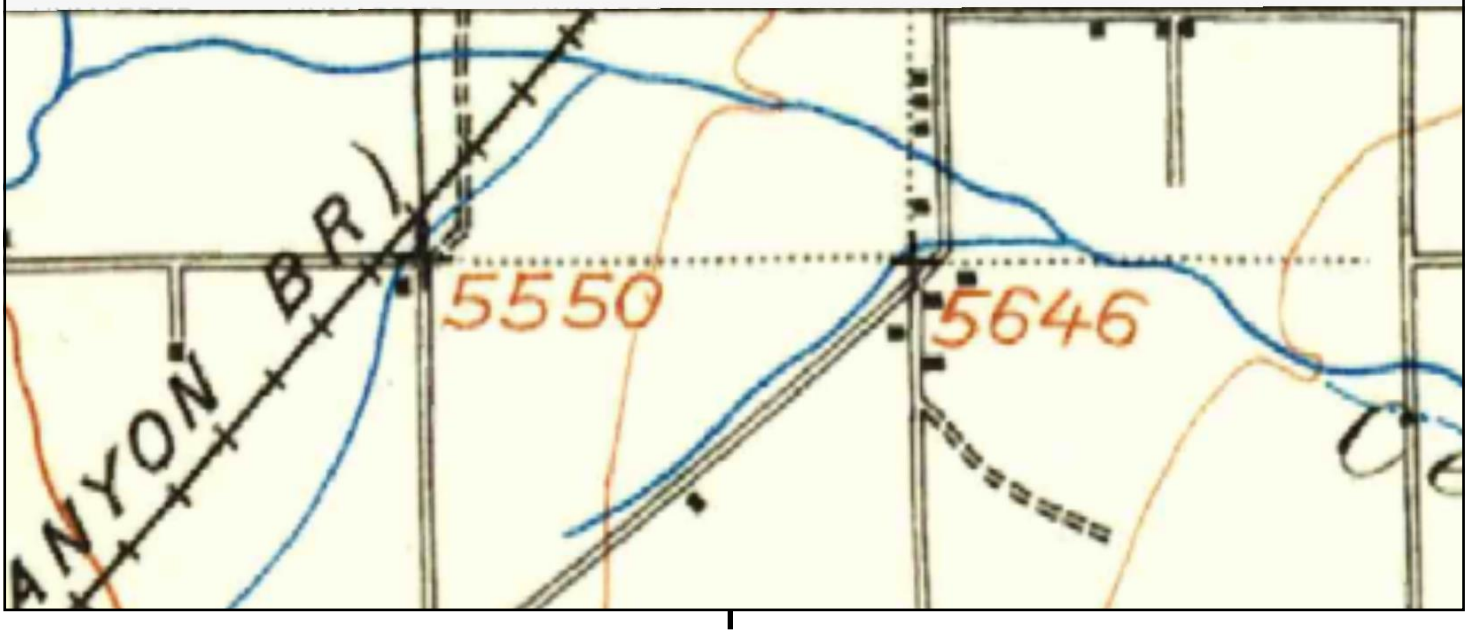
NW N NE
W E
SW S SE

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

UNMAPPED



This report includes information from the following map sheet(s).

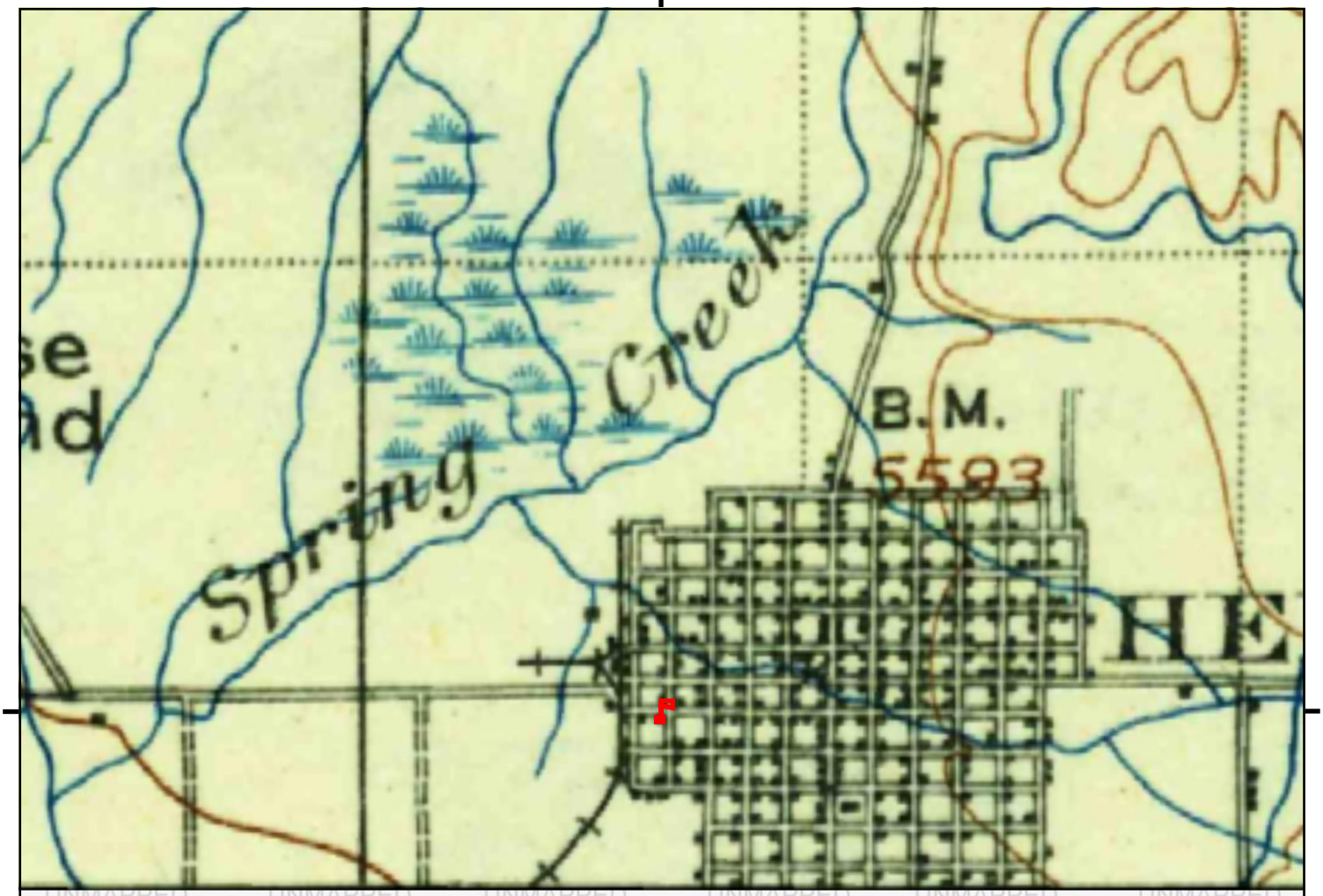
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

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).

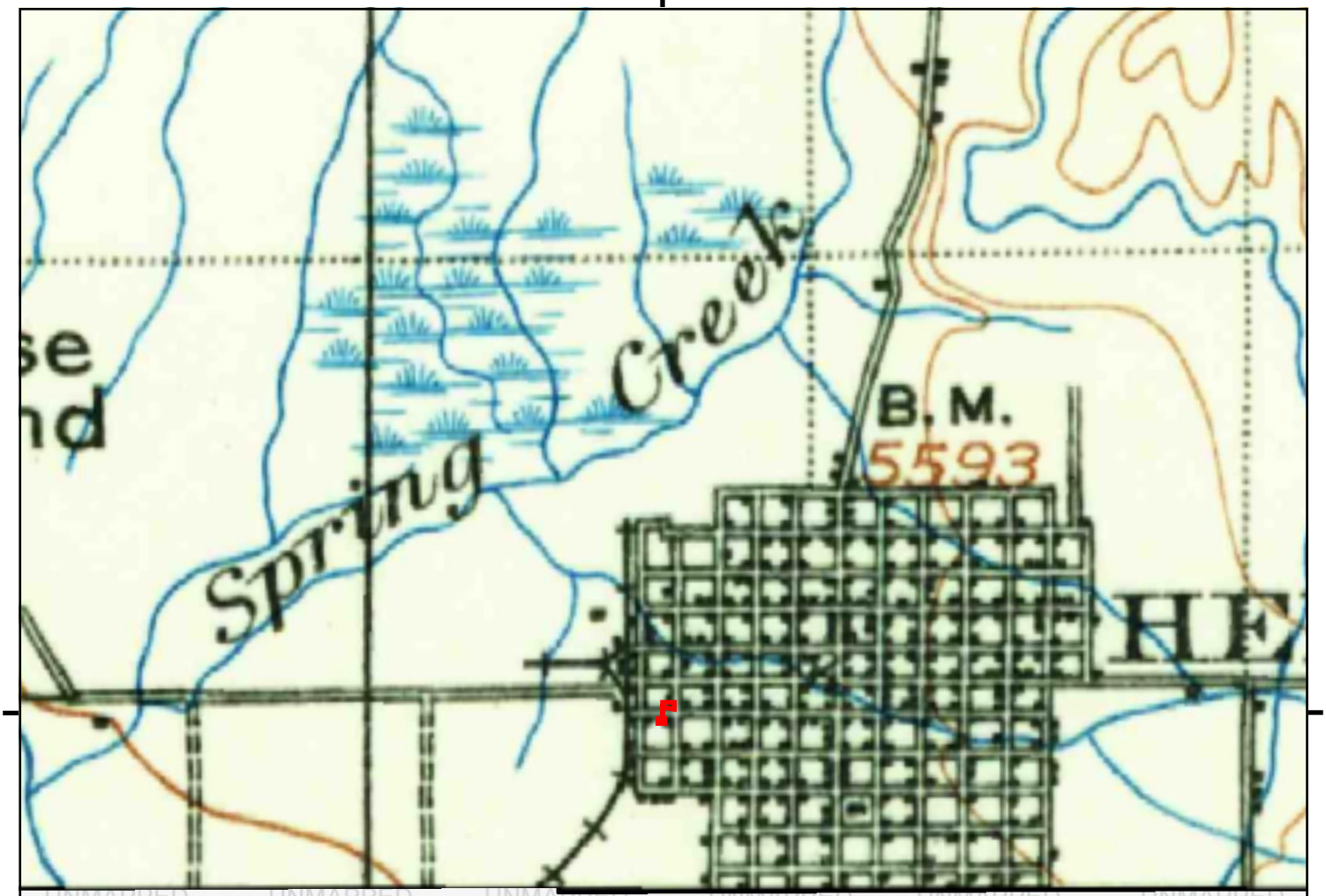
0 Miles 0.25 0.5 1 1.5

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

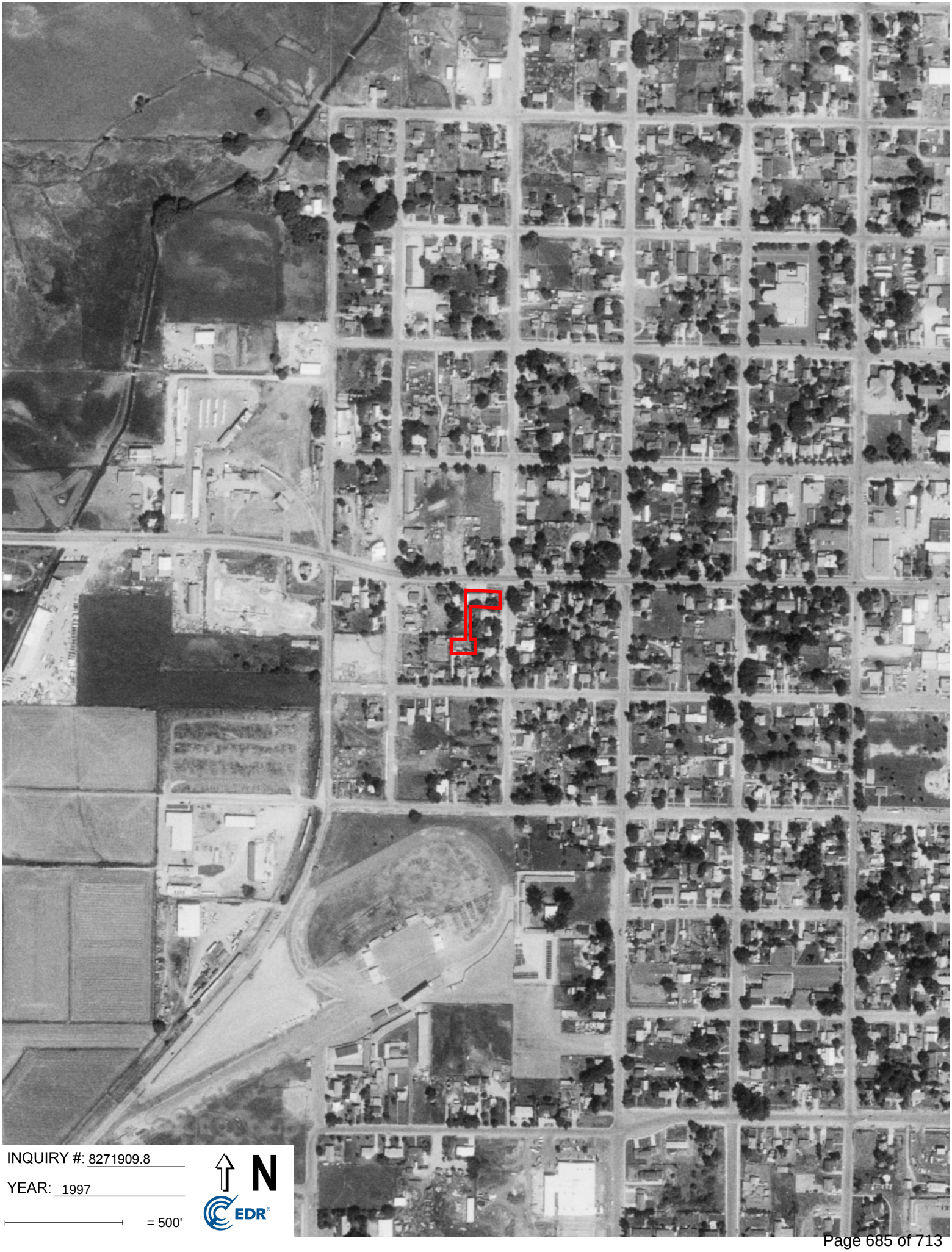
INQUIRY #: 8271909.8

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'
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EDR

INQUIRY #: 8271909.8

YEAR: 1978

= 500'

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EDR

INQUIRY #: 8271909.8

YEAR: 1976

= 500'

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EDR

INQUIRY #: 8271909.8

YEAR: 1969

= 500'

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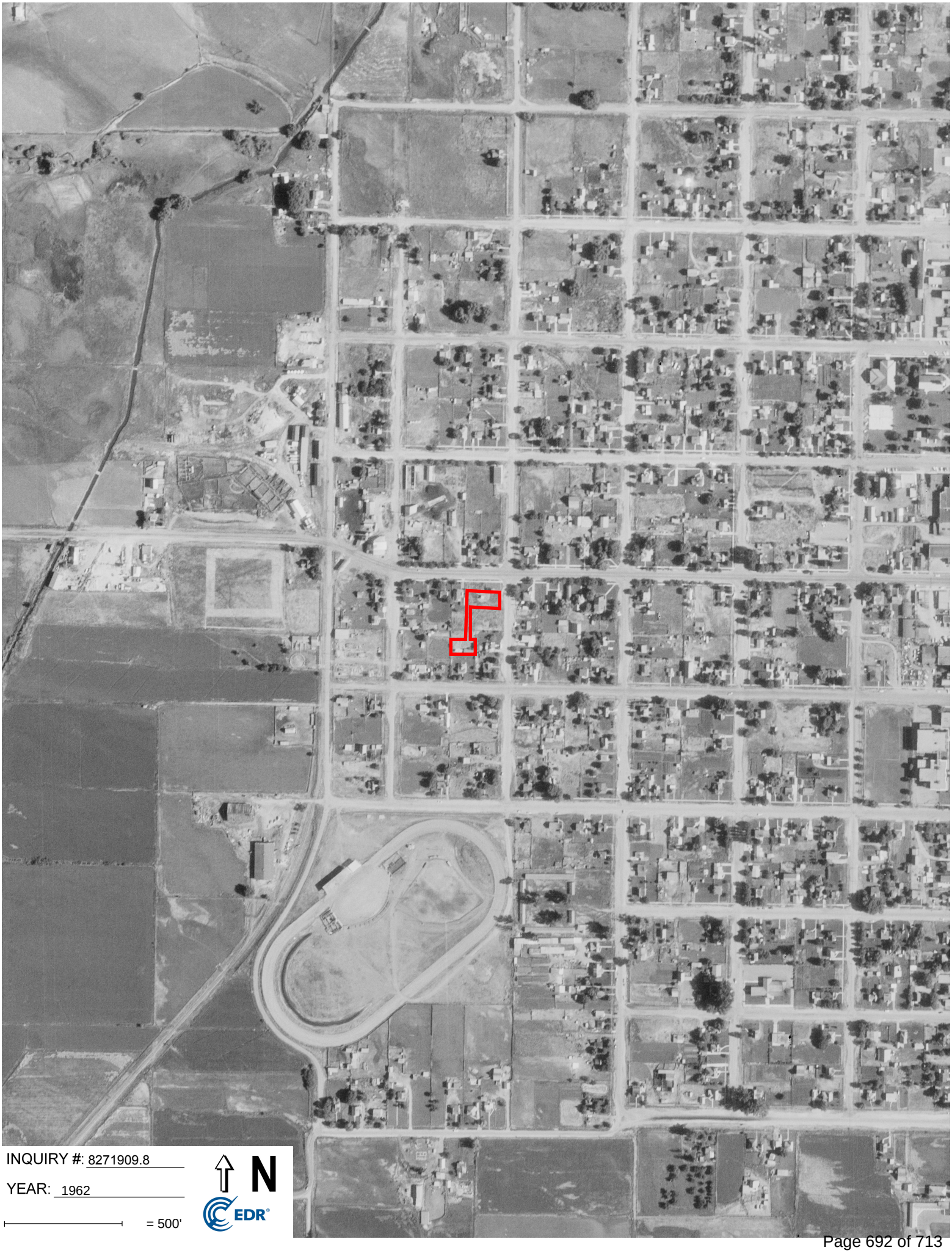
EDR



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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Certified Sanborn Results:

Certification # 7551-4DA3-8807

PO # 2026-03-004

Project West 100 South Property

UNMAPPED PROPERTY

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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

TABLE OF CONTENTS

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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Please contact LightBox at 1-800-352-0050
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

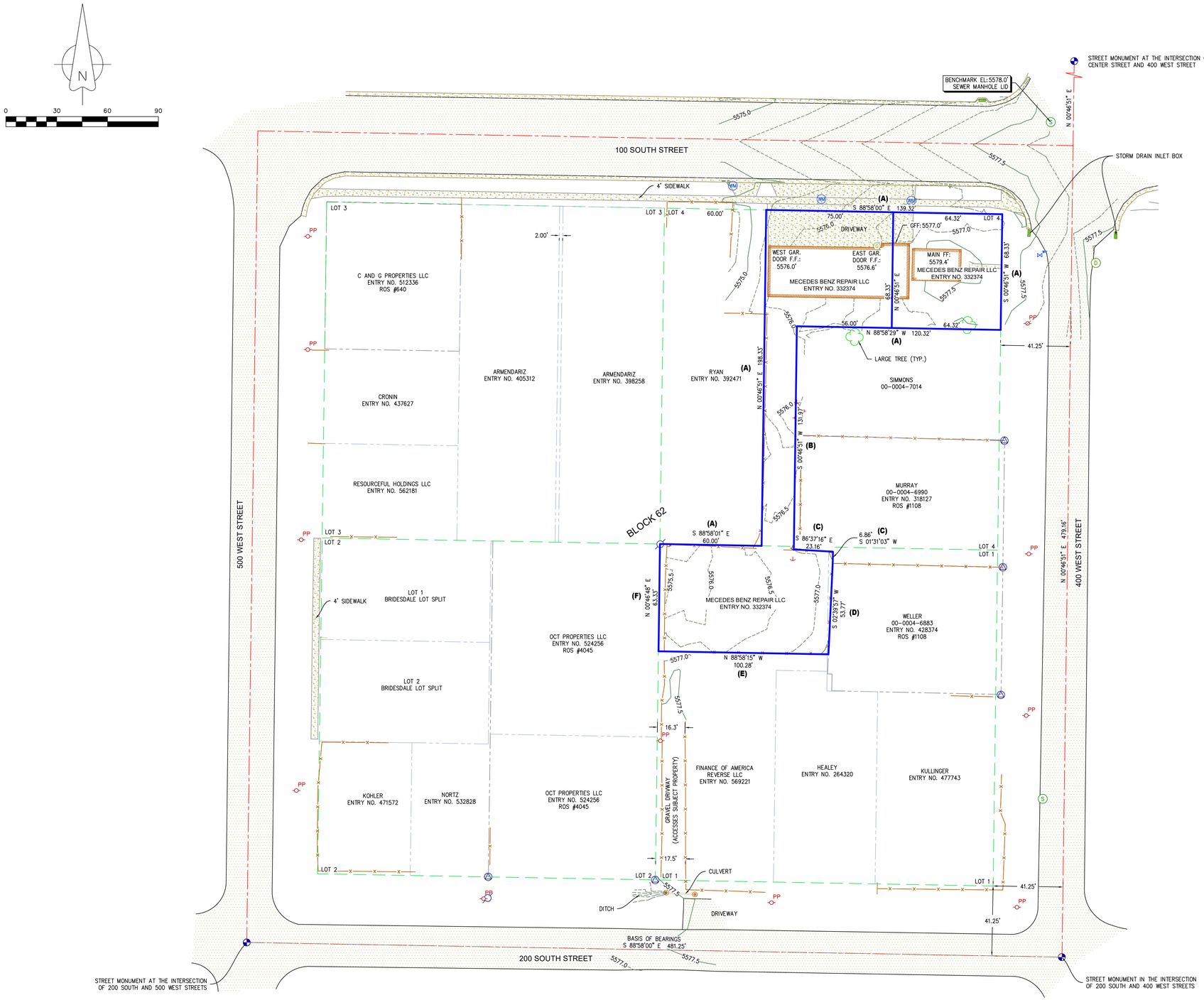
1995 Cole Information

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



SURVEYOR'S CERTIFICATE

I, BRYAN MICKELSON, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE NO. 14247349 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 17, OF THE UTAH CODE.

PROFESSIONAL LAND SURVEYOR
01/27/2026
No. 14247349
BRYAN M. MICKELSON
STATE OF UTAH

PRELIMINARY-FOR REVIEW ONLY

BRYAN MICKELSON
PROFESSIONAL LAND SURVEYOR

01/29/2026
DATE

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 62 OF THE HEBER CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 0°48' WEST 68.33 FEET; THENCE NORTH 88°58' WEST 64.32 FEET; THENCE NORTH 0°48' EAST 68.33 FEET; THENCE SOUTH 88°58' EAST 64.32 FEET TO THE BEGINNING.

ALSO BEGINNING SOUTH 88°58' EAST 60 FEET FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 62 OF THE HEBER CITY SURVEY OF BUILDING LOTS; THENCE RUNNING SOUTH 88°58' EAST 75 FEET; THENCE SOUTH 0°48' WEST 68.33 FEET; THENCE NORTH 88°58' WEST 56 FEET; THENCE SOUTH 0°48' WEST 130 FEET; THENCE SOUTH 88°58' EAST 20.66 FEET; THENCE SOUTH 0°48' WEST 130 FEET; THENCE SOUTH 88°58' EAST 20.66 FEET; THENCE SOUTH 0°48' WEST 63.33 FEET; THENCE NORTH 88°58' WEST 99.66 FEET; THENCE NORTH 0°48' EAST 63.33 FEET; THENCE SOUTH 88°58' EAST 60 FEET; THENCE NORTH 0°48' EAST 198.33 FEET TO THE BEGINNING.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS S88°58'00"E 481.25 FEET BETWEEN FOUND SURVEY MONUMENTS IN THE INTERSECTION OF 200 SOUTH AND 500 WEST AND 200 SOUTH AND 400 WEST IN CONFORMANCE WITH THE HEBER CITY SURVEY OF BUILDING LOTS.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY AND GATHER TOPOGRAPHIC DATA OF THE SUBJECT PARCEL IN PREPARATION FOR THE PROPERTY TO BE SOLD.

THE SURVEY MONUMENTS ALONG 200 SOUTH WERE HELD AS S88°58'E PER THE RECORD BEARING. A MONUMENT WAS LOCATED ON CENTER STREET TO ESTABLISH THE BEARING OF N0°46'51"E (RECORD N0°48'E) FOR THE EAST AND WEST BLOCK LINES. DEED BEARINGS WERE ADJUSTED TO REFLECT THE MEASURED BEARINGS ON THE EAST AND WEST BLOCK LINES.

A SURVEY PERFORMED FOR PARCELS 04-6990 AND 04-6883 (ROS # 1108) STATED THAT THE LEGAL DESCRIPTIONS VARIED FROM THE LONG EXISTING FENCE LINES, AND THAT ADJACENT OWNERS AGREED TO ABIDE BY EXISTING FENCE LINES. SAID LEGAL DESCRIPTIONS ARE TIED TO THE HEBER CITY SURVEY MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 400 WEST STREETS, BUT APPEARS TO BE IN CONFLICT WITH THE RIGHT-OF-WAY OF 400 WEST PER THIS ANALYSIS.

THE INTERNAL PORTION OF THE PROPERTY HAS BEEN ALLOWED ACCESS THROUGH THE SOUTH SIDE OF THE BLOCK ACROSS THE NEIGHBORING PARCEL 04-6959. NO DOCUMENT WAS FOUND GRANTING ACCESS ACROSS SAID PROPERTY, BUT PRESCRIPTIVE RIGHTS MAY EXIST.

THE BOUNDARY WAS ESTABLISHED AS FOLLOWS:
SIDE "A": FOLLOWS SUBJECT PARCEL DEED LINE.
SIDE "B": FOLLOWS DEED – EXTENDS TO THE BOUNDARY OF PARCEL 04-6990
SIDE "C": FOLLOWS THE DEED OF PARCEL 04-6990.
SIDE "D": FOLLOWS THE DEED OF PARCEL 04-6883.
SIDE "E": FOLLOWS DEED – EXTENDS TO THE BOUNDARY OF PARCEL 04-6883
SIDE "F": FOLLOWS THE BOUNDARY OF SURVEY #4045.

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
- 5840 MAJOR CONTOUR LINE (2.5' INTERVAL)
- MINOR CONTOUR LINE (0.5' INTERVAL)
- EXISTING BUILDING
- EXISTING FENCE LINE

GENERAL NOTES

1: THIS SURVEY DOES NOT GUARANTEE TITLE.
2: THIS SURVEY IS BASED ON FACTS AND EVIDENCE AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR PRODUCED, THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS ACCORDING TO THE NEW EVIDENCE.
3: SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
4: IF THIS SURVEY PROVIDES A NEW OR IMPROVED LEGAL DESCRIPTION, IT IS ADVISED AND SHOULD BE UNDERSTOOD THAT SAID LEGAL DESCRIPTIONS HAVE NOT BEEN REVIEWED BY ALL ADJOINING PROPERTY OWNERS AND ARE PRELIMINARY IN NATURE UNLESS THE BOUNDARY LINES HAVE BEEN AGREED UPON BY LEGAL MEANS BETWEEN RELEVANT PARTIES. IT IS RECOMMENDED TO SEEK APPROPRIATE LEGAL COUNSEL TO AID IN PREPARING AGREEMENTS.

TITAN LAND SURVEYING
985 E. 270 N. HEBER CITY, UT 84032
435-671-0392

HEBER BLOCK 62

LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLB&M
WASATCH COUNTY, UT

RECORD OF SURVEY

PREPARED FOR
MERCEDES BENZ REPAIR LLC

PROJECT
T26-004

SHEET 1 OF 1	DATE: 01/27/2026
1" = 30'	
DRAWN BY: BRM	REVIEWED BY: DMK