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

August 11, 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. Valley Hills Plat E Lots 133, 134, & 135 Plat Amendment (Planner Jamie Baron)

3. **Action Items:**

   I. Consider approval of Subdivision Preliminary for Mayflower Views (Formerly North Village Views). (Planner Denna Woodbury)

4. **Work Meeting:**

   I. CHOZ Update (Jacob)

5. **Administrative Items:**

   I. City Council Communication Item

6. **Adjournment:**

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media.
In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Meshelle Kijanen at the Heber City Offices at 435.657.7898 at least eight hours prior to the meeting.
Posted on 08.06.2026, 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.

Planning Commission Staff Report

MEETING DATE:	8/11/2026
SUBJECT:	Valley Hills Plat E Lots 133, 134, & 135 Plat Amendment (Planner Jamie Baron)
RESPONSIBLE:	Jamie Baron
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Nessicary Administrative Action

SUMMARY

The Property Owners at 66 E Ridge Drive are seeking a plat amendment to adjust boundary lines between them and both of their neighbors, so the property lines match the existing fence line. The proposed amendment **Complies** with the development code.

RECOMMENDATION

Staff is recommending that Planning Commission approve the plat amendment with the findings and conditions in the conclusion of the staff report.

BACKGROUND

The Property Owners at 66 E Ridge Drive are seeking a plat amendment to adjust boundary lines between them and both of their neighbors, so the property lines match the existing fence line

DISCUSSION

Zoning

Valley Hills Plat E is in the R-1 zone, requiring 10,000 square foot lots and a 10' side setback. The proposed is shifting the side property lines. The lots exceed 10,000 square feet and the setbacks are maintained.

Process

Per Utah State Code, a public hearing is not required as the property owners are adjusting boundaries for their respective lots, however it is required to be approved at a public meeting.

FISCAL IMPACT

N/A

CONCLUSION

The Property Owners at 66 E Ridge Drive are seeking a plat amendment to adjust boundary lines between them and both of their neighbors, so the property lines match the existing fence line. The proposed amendment **Complies** with the development code. Staff is recommending the Planning Commission approve the request with the following findings and conditions:

Findings

1. The application complies with the development code.
2. The application was approved during a public meeting, pursuant to Utah State Code.

Conditions

1. All other code requirements shall be met.
2. All requirements of the City Engineer shall be met.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the Valley Hills Plat E Lots 133, 134, and 135 Plat Amendment as presented, with the findings and conditions as presented in the conclusion of the staff report.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. 26006036 Valley Hills Lot 134 Plat Amendment stamped for review 2026-06-19-Final Plat-v1

VALLEY HILLS PLAT E LOTS 133, 134, 135 AMENDED

0 20 40 Feet

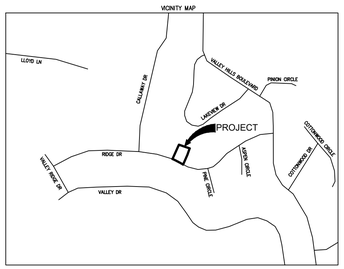
LEGEND

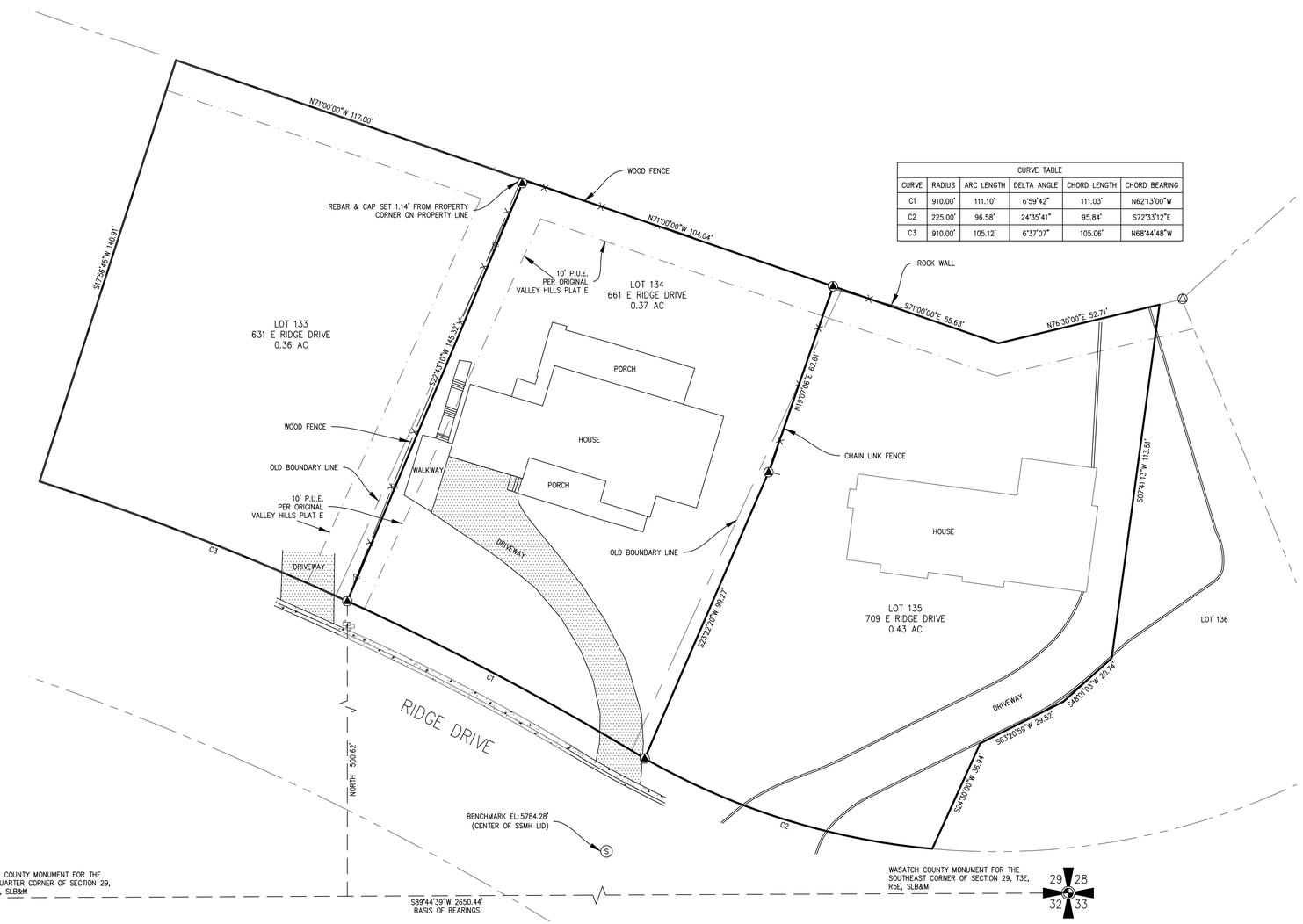
- BOUNDARY LINE
- FENCE LINE
- SECTION LINES
- ADJACENT PROPERTY LINES
- 10' PUBLIC UTILITY EASEMENT LINES (P.U.E.)
- FOUND 5/8" REBAR & CAP
- SET 5/8" REBAR AND CAP MARKED "ATWELL 435-654-9229"
- MAILBOX
- SET 4" LATH ON PROPERTY LINE
- SEWER MANHOLE
- ASPHALT
- CONCRETE
- SECTION CORNER

PLAT NOTES:

1. XXX
2. XXX
3.

VICINITY MAP





CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	910.00'	111.10'	6°59'42"	111.03'	N62°13'00"W
C2	225.00'	96.58'	24°35'41"	95.84'	S72°33'12"E
C3	910.00'	105.12'	6°37'07"	105.06'	N68°44'48"W

OWNER'S CONSENT TO RECORD

I THE UNDERSIGNED OWNER OF LOT 133 SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE AMENDED AS SHOWN HEREON.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF_____.

MICHAEL SCHMIDT

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME, MICHAEL SCHMIDT, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD

WE THE UNDERSIGNED OWNERS OF LOT 134 SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE AMENDED AS SHOWN HEREON.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF_____.

STEVEN L. OLSEN, TRUSTEE FOR THE S & K OLSEN FAMILY TRUST DATED DECEMBER 12, 2019

KATHI LOU OLSEN, TRUSTEE FOR THE S & K OLSEN FAMILY TRUST DATED DECEMBER 12, 2019

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME, STEVEN L. OLSEN AND KATHI LOU OLSEN, TRUSTEES FOR THE S & K OLSEN FAMILY TRUST DATED DECEMBER 12, 2019, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD

I THE UNDERSIGNED OWNER OF LOT 135 SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE AMENDED AS SHOWN HEREON.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF_____.

BONNIE WITT VANCE

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS DAY OF _____, PERSONALLY APPEARED BEFORE ME, BONNIE WITT VANCE, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC

BOUNDARY DESCRIPTION

ALL OF LOTS 133 AND 134 OF THE VALLEY HILLS ESTATES PLAT E SUBDIVISION AND ALL OF LOT 135 OF THE VALLEY HILLS ESTATES E LOTS 135 AND 136 AMENDED.

LOT 133 CONTAINS 0.36 ACRES. LOT 134 CONTAINS 0.37 ACRES. LOT 135 CONTAINS 0.43 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°44'39" WEST BETWEEN THE WASATCH COUNTY SURVEY MONUMENTS AT THE SOUTH ONE-QUARTER AND SOUTHEAST CORNERS OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, JASON JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6119653-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

PROFESSIONAL LAND SURVEYOR No. 6119653 JASON G. JENKINS STATE OF UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF 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 PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC

THIS _____DAY OF _____, 20__.

MAYOR

CLERK-RECORDER

HEBER CITY ENGINEER ACCEPTANCE

HEBER CITY ENGINEER _____ DATE _____

LAND USE AUTHORITY

APPROVED THIS ____DAY OF _____, 20___ BY THE PLANNING DIRECTOR OF HEBER CITY.

HEBER CITY PLANNING DIRECTOR

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS ____DAY OF _____, 20___.

ROS # _____

COUNTY SURVEYOR

WASATCH COUNTY RECORDER

ENTRY # _____BOOK_____PAGE_____.

DATE _____TIME_____FEE_____.

FOR _____.

BY _____WASATCH COUNTY RECORDER MARCY M MURRAY

6/19/2026 \\26006036 OLSEN VHE 134 135 PLAT AMEND\DWG\SURVEY\26006036 OLSEN VALLEY HILLS LOT 134 R05.DWG

PROJECT	
26006036	
SHEET	
1 OF 1	
ISSUE DATE	DRAWN BY:
6/19/2026	EJB

ATWELL
866.850.4200 www.atwell.com
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HEBER CITY, UT 84032
453-654-9229

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DRAWING ALTERATION

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

VALLEY HILLS PLAT E LOTS 133, 134, 135 AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 03 SOUTH, RANGE 05 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH

Planning Commission Staff Report

MEETING DATE:	8/11/2026
SUBJECT:	Consider approval of Subdivision Preliminary for Mayflower Views (Formerly North Village Views). (Planner Denna Woodbury)
RESPONSIBLE:	Denna Woodbury
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

This item is a discussion/action item to consider the proposed for Subdivision Preliminary for Mayflower Views (Formerly North Village Views) located at the intersection of US-40 and University Avenue.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Subdivision Preliminary for Mayflower Views (Formerly North Village Views) subject to findings and conditions.

BACKGROUND

G.C.Garcia Inc. has reviewed the Subdivision Preliminary for Mayflower Views (Formerly North Village Views). The project is located at the intersection of US-40 and University Avenue, to the east of the Finch Creek development.

The proposed project creates parcels and realigns project boundaries so the project can develop as proposed and approved conceptually with the MDA Amendment. The application is to subdivide the land into residential parcels.Previous actions for this project are the following:

North Village Views was annexed into Heber City in 2022. On November 12, 2022, the City Council approved a Master Development Agreement with North Village Views. The applicant has moved forward with the project and has some challenges in meeting NVOZ due to the topography.

A public hearing was held at the October 28, 2025, Planning Commission meeting where the Planning Commission provided a positive recommendation for an amendment to the existing MDA. There was discussion on incorporating all the comments from the different City Departments and entities into the amended MDA.

A presentation, discussion, and direction from the City Council was given at the December 16, 2025, City Council meeting. The discussion included the history of the project, road alignments, and why

items cannot meet NVOZ, and the lack of elevations that are needed for a thorough review for the exceptions. There was also a discussion regarding th number of units per building and that the exception was no longer needed.

The MDA Amendment was approved on February 3, 2026.

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

DISCUSSION

The Preliminary Subdivision Plats creates large parcels for three phases of townhomes to be developed. The project has been approved through the MDA for 206 townhome units on 36.8 acres.

This request also amends the North Horizon Subdivision by vacating unnecessary easements and dedicating North Village Parkway to the public an 80-foot right of way. The approval of the Subdivision Preliminary will amend the College Down Plat, combining three parcels into one parcel. It will remove all the interior easements and establish the exterior easements, add two new public roads and realign the existing access road to UVU Campus.

The preliminary subdivision plats conform to the conceptual site plan that was approved with the amended development agreement that was approved by City Council on February 3,2026.

FISCAL IMPACT

None.

CONCLUSION

The proposed Subdivision Preliminary for the Mayflower Views meets the City Code and is recommended for approval.

Staff recommends that the Subdivision Preliminary for Mayflower Views (Formerly North Village Views) be approved by the Planning Commission with the following findings and conditions:

Findings:

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

Conditions:

1.All Conditions of the City Engineer be met.

- When submitting for final plat review, please see and respond to the following notes and the attached files that contain redlines and comments. To speed up review of any subsequent submittal, please do not ignore the comments. Ignoring comments causes the reviewer to assume a comment has not been addressed resulting in requiring a re-

submittal and review process. Please provide a summary of your responses to the redlines and comments, (writing the word “completed” is not sufficient) ensuring that any comments not addressed are clearly noted with reason for not addressing the comment. When submitting for final plat review, to avoid a subsequent submittal, please ensure your plans are signed, stamped, dated, and do not have any notations indicating that the plans are not for construction.

- After making revision, changes, and additions, please submit full set of civil plans. Please do not submit individual sheets of the plan set.
- There are two plat amendments included in this submittal that need to be addressed prior to final plat application. Please check with the Planning Department to ensure compliance with plat amendment application process.
- Applicant needs to show general public accessible trails on final plat. Trail design needs to be clarified in plan set to show feasible space is allocated.
- Please provide update information regarding applicant coordination with UDOT for access permit and required improvements.
- Alta survey map; how will the following be resolved:
- Any overlaps and gaps in deeds and/or occupation lines will need to be resolved.
- Show on final plat any easements that have not been relinquished or abandoned prior to recording plat.

2. All other Code Requirements shall be met.
3. The Affordable Housing Plan be submitted to the City and approved prior to the approval of the Subdivision Final approval
4. Any other conditions or changes as articulated by the Planning Commission
5. Any conditions from other approving agencies.

Fire

- Access for phase 1 into the north adjoining property showing connectivity will be needed prior to final subdivision approval.
- This access is needed for any commercial/multi family or single family units over 30.
- Phase 2 will require additional access. Please submit plan prior to final subdivision approval.
- Area is in the designated Wildland Urban Interface.
- Dead ends over 150 feet will require an approved turn around.
- Moulton Lane access agreements needed'
- Improvements to Moulton lane may be needed if it is being utilized as an access/egress point.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** Mayflower Views (Formerly North Village Views) as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** Mayflower Views (Formerly North Village Views) 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** Mayflower Views (Formerly North Village Views) with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

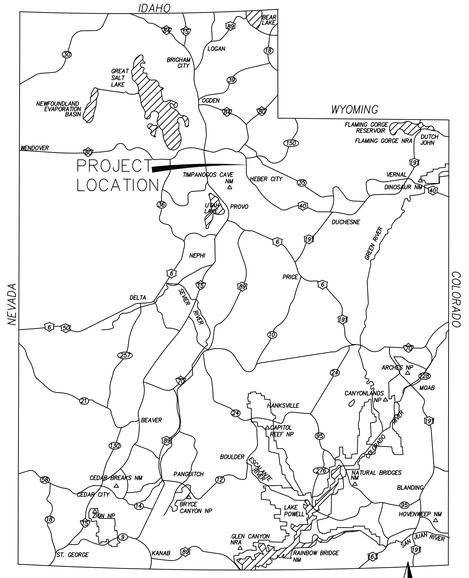
1. Combined MAYFLOWER VIEWS Prelim 6-29-26 REDUCED-Preliminary Civil Set-v1 (2)
2. TH.2s.PlusB_MidEntry v.2 PLANS
3. TH.3s_LowEntry v.2 PLANS

SITE DEVELOPMENT CONSTRUCTION PLANS

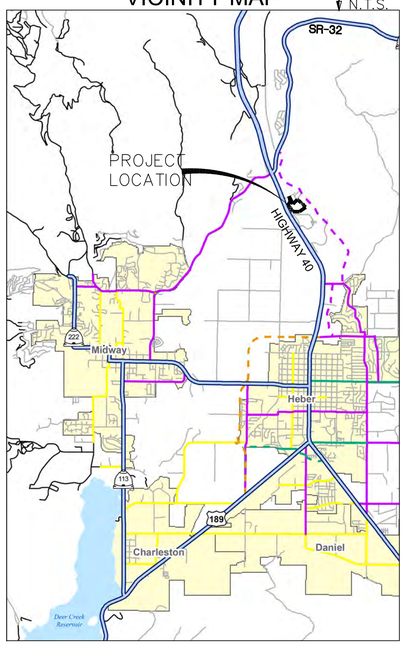
MAYFLOWER VIEWS

LOCATION
NORTHEAST QUARTER OF SECTION 19
SOUTHEAST QUARTER OF SECTION 18
SOUTHWEST QUARTER OF SECTION 17
NORTHWEST QUARTER OF SECTION 20
TOWNSHIP 3 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN

PRELIMINARY PLAN
JUNE 29, 2026



VICINITY MAP



N.T.S.



REVISIONS

#	DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS

1	TITLE SHEET
1A	PROJECT NOTES
	EXISTING SURVEY
	EXISTING PLATS TO BE AMENDED
	PLAT AMENDMENT NORTH HORIZON
	PLAT AMENDMENT COLLEGE DOWNS
	PLATS PHASES 1–4
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS/DEMOLITION PLAN/GEOTEC
4	RETAINING WALL PLAN
5	SENSITIVE LANDS
6	DRAINAGE BASINS
7	PHASING AND TIMING PLAN
8	SATELLITE OVERLAY
9	EXISTING AND PROPOSED EASEMENTS
10	LAND SWAPS
G0–G10	GRADING AND DRAINAGE SHEET
U1	CULINARY AND IRRIGATION WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	DRY UTILITY PLAN
U5	PRESSURIZED IRRIGATION UTILITY PLAN
PP1–PP18	PLAN AND PROFILE SHEETS––ROADS
SS1	STREET LIGHTS, SIGNAGE AND STRIPING PLAN
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
ER1–ER2	EROSION CONTROL DETAILS
D1	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS
D4–A	STORM DRAIN DETAILS
D4–B	STORM DRAIN DETAILS
D5	PRESSURIZED IRRIGATION DETAILS
D6	CANAL DETAILS
LS1	LANDSCAPE SHEET

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

PRELIMINARY PLAN NOT FOR CONSTRUCTION

SHEET NO. 1

MAYFLOWER VIEWS 6–29–2026

PROJECT ADDRESS
3390 NO HIGHWAY 40

* SUBDIVISION ORDINANCE
MAYFLOWER VIEWS PROJECT IS BEING PROCESSED AS A LARGE SCALE PLANNED DEVELOPMENT IN THE MAYFLOWER-PLANNED COMMUNITY ZONE AS A PRELIMINARY SUBDIVISION PLAT.

LAND USAGE
RESIDENTIAL AND MIXED USE

PLAN NOTES
* REGIONAL CONTEXT MAPS BASED ON THE FOLLOWING SOURCES:
* USGS QUAD SHEET MAPS, 2000 SCALE,
* BOR JORDANELLE TAKE MAPS, 2000 SCALE,
* UDOT HIGHWAY CONSTRUCTION DRAWINGS, 100 SCALE,
* Heber City PROPERTY MAPS, 400 SCALE,
* Heber City TOPOGRAPHIC INFORMATION - GIS INFORMATION: 100' CONTOURS GENERATED AT 40' INTERVALS,
* JORDANELLE STATE PARK CONSTRUCTION DRAWINGS, 200 SCALE,
* MAYFLOWER DEVELOPMENT PLANS,
* HANSEN, ALLEN AND LUCE DIGITAL FILE INFORMATION, NO SCALE,
* PEPG ENGINEERING, L.L.C.: PRIVATE ENGINEERING FILES, SCALES VARY,
* DEER VALLEY TRAIL MAP,
* JORDANELLE STATE PARK MASTER PLAN,
* MISCELLANEOUS OTHER MAPS, FILES, AND RECORDS.

* SOURCE OF TOPOGRAPHY:
TOPOGRAPHY FROM DAVE HAWKS LANDS
SURVEYING AND CLIENT FURNISHED CAD FILES

* BASIS OF ELEVATIONS:
FOUND BRASS CAP 1989
NE 1/4 SEC 19
T3S, R5E, SLB&M
ELEV: 5821.64

* SLOPE ANALYSIS:
THE FOLLOWING IS A SUMMARY OF THE SLOPE ANALYSIS PREPARED FOR THE SUBJECT PROPERTIES: SEE PLATS FOR SLOPE AREA.

* INDIVIDUAL LOT DRAINAGE:
DUE TO MANY POSSIBILITIES OF THE INDIVIDUAL LOTS BY FUTURE BUILDERS. THE DRAINAGE AROUND THE FUTURE BUILDINGS IS SUBJECT TO A INDIVIDUAL LOT STORM WATER DRAINAGE PLAN (PREPARED BY THE FUTURE LOT DEVELOPER) PER HEBER CITY STANDARDS. THE LOTS WILL BE CURRENTLY GRADED TO DRAIN WITH OVERLAND FLOW ACROSS THE LOTS. REROUTING THE STORM WATER AROUND THE BUILDINGS IS REQUIRED BY THE INDIVIDUAL LOT BUILDER.

* SOIL/GEOLOGY:
AN ENGINEERING GEOLOGY AND SOIL ENGINEERING REPORT HAS BEEN PREPARED FOR THE SUBJECT PROPERTY: "PRELIMINARY GEOTECHNICAL REPORT" PREPARED BY IGES ENGINEERING DATED 9-21-2007.

* EXISTING AND PROPOSED ZONES:
PRESENTLY ZONED: MAYFLOWER

* RESTRICTED USE - OPEN SPACE
AREAS ARE SUBJECT TO Heber City CONSIDERATIONS, REVIEW, AND APPROVAL.

* PROPERTY LINE:
INFORMATION FOR MAYFLOWER PROJECT TAKEN FORM AN ALTA SURVEY, PREVIOUS RECORDED PLATS, AND DEEDS OF RECORD .

* DRAINAGE PLANS:
PRELIMINARY HYDROLOGY, HYDRAULICS AND WATER QUALITY PREPARED ACCORDING TO THE FOLLOWING CRITERIA: PEAK STORM WATER RUNOFF IN THE DEVELOPMENT "AFTER" CONDITION SHALL BE NO GREATER THEN PEAK STORM WATER RUNOFF IN THE "BEFORE" PROJECT CONDITION. NO BUILDINGS WILL BE ALLOWED WITHIN 100 YEAR FLOOD PLAINS.

* PROJECT SEWER MAINS:
ARE TO BE CONNECTED TO JORDANELLE SPECIAL SERVICE DISTRICT. SEWER FACILITIES ARE PRESENTLY BEING CONSTRUCTED TO THE PROJECT.

* UTILITIES:
POWER:
OVERHEAD AND UNDERGROUND POWER - ROCKY MOUNTAIN POWER AND LIGHT
TELEPHONE:
UNDERGROUND TELEPHONE - CENTURY LINK.
NATURAL GAS: QUESTAR
GARBAGE COLLECTION:
PRIVATE CONTRACTOR OR HEBER CITY SOLID WASTE DISPOSAL DISTRICT.

* STREET PLAN AND PROFILES:
ALL PRIVATE STREET AND PARKING LOTS CONSTRUCTION TO BE PER HEBER CITY TYPICAL ROAD SECTIONS: STRUCTURAL PAVEMENT SECTION SHALL BE CONSTRUCTED PER ABOVE REFERENCED SOIL REPORT.

CERTIFICATIONS
THE DEVELOPER OF THE DEER MEADOW PROJECT HEREBY CERTIFIES THE FOLLOWING:

A. THE MAJORITY OF THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT ON THE SLOPES OVER 25% GRADE. CERTAIN ISOLATED AREAS OF THE PROPERTY INCLUDING SINGLE FAMILY LOTS WILL INVOLVE CONSTRUCTION ON SLOPES OVER 25% BUT LESS THEN 30% GRADE, UNLESS SPECIAL GEOTECHNICAL INVESTIGATIONS DONE AND APPROVE BY Heber City. ONLY 30% AND GREATER ARE SHOWN ON THE PLAT. GEOTECHNICAL STUDIES WILL BE PROVIDED FOR ALL PROPOSED GRADING AND BUILDING CONSTRUCTION. NO DEVELOPMENT OVER 30% SLOPE WILL BE PERMITTED.

B. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY FAULT LINE SETBACK AREAS.

C. THAT THE PROJECT WILL NOT CONSIST OF DISTURBANCE OF ANY WETLAND AREA WITH OUT APPROVAL OF THE US ARMY CORPS OF ENGINEERS. SOME MINOR AREAS OF WETLANDS AND IMPACTED MAINLY BY ROADWAYS AND WILL REQUIRE PERMITS AND WETLAND MITIGATION THROUGH THE US ARMY CORPS OF ENGINEERS. FUTURE ROAD CONSTRUCTION OF THE PROPOSED JORDANELLE PARKWAY BY THE JORDANELLE SPECIAL SERVICES DISTRICT WILL IMPACT WETLANDS, AND THIS CONSTRUCTON WILL REQUIRE THE NECESSARY PERMITS FROM THE US ARMY CORPS OF ENGINEERS FOR SAID CONSTRUCTION.

D. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY LANDSLIDE HAZARD AREA.

E. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY FLOOD HAZARD AREA.

F. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY AREAS WHICH CONTAIN ALLUVIAL FAN, FLOOD DEBRIS FLOW OR COLLAPSIBLE SOIL HAZARD AREAS UNLESS SPECIFICALLY ADDRESSED AND RECOMMENDED BY PROJECT SOIL ENGINEER GEOLOGY CONSULTANTS.

G. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY SHALLOW-GROUND WATER HAZARD AREAS, STREAM OR DRAINAGE CORRIDOR SETBACKS, AREAS OF SPRINGS OF SEEPS, OR SURFACE WATER AREAS EXCEPT AS SPECIFICALLY SHOWN ON PROJECT PLANS INCLUDING PROPER ENGINEERING DESIGN FOR THE CONVEYANCE OF ANY STORM WATER FLOWS.

H. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY AREAS WHICH ARE RECOMMENDED LOCATIONS FOR DETENTION BASINS OF ESTABLISHED ROAD AND UTILITY CORRIDORS.

I. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WHICH WILL PROTRUDE ABOVE ANY RIDGE LINES PER TITLE 16.

00700-1.09 HEBER STANDARD CONSTRUCTION NOTES

The following are the Standard City Construction Notes. Additional notes may be required for specific projects at the discretion of the City Engineer.

A. TYPICAL
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.

B. TRENCHES AND UTILITIES
1. Trenches shall be completed and restored per City Standard Drawing UTIL-1.
2. Pothole existing utilities in accordance with City Standard Drawing UTIL-5.
3. Contractor is responsible to locate, avoid, protect, and repair all utilities encountered during construction, whether or not they are shown on the plans. Locations of underground utilities shown on plans are approximate and require field verification by Contractor.
4. All trenches within public right-of-way must be backfilled or securely plated during non-working hours. Trenches outside these areas shall be back-filled or protected by approved temporary fencing and/or barricades during non-working hours. Trenches in the roadway must be backfilled, compacted, and paved within 48 hours of road-cut. Paint striping shall be replaced in accordance to City Standards within 48-hours of restoration of pavement.

C. ROADWAY CONSTRUCTION AND RESTORATION
1. Subgrade must be approved prior to construction of untreated base course and pavement sections. Subgrade approval requires that a proof-roll be completed and verified by a City inspector, and that all utilities be installed, inspected with connections to main lines completed, and accepted by the City.
2. Asphalt patching to roads between October 15 and April 15 will be considered temporary only, and must be replaced according to City Standards and Specifications between the following April 15 and July 1.
3. Material Submittals are required for all items placed within the City right-of-way. All submittals must be dated within 90 days of the Construction Start Date (unless specified otherwise) and be submitted prior to the start of construction activities.
4. Moratorium Standard (New, Reconstructed, and Overlaid Streets): No cuts permitted for two (2) years from the time of construction/ reconstruction/overlay)
5. Special Restoration Standard: This standard applies to new, reconstructed, overlaid, and chip/slurry-sealed streets:

a. New, Reconstructed, and Overlaid Streets (for 5 years after end of moratorium): The asphalt surface shall be milled a minimum depth of two (2) inches, and fifteen (15) feet each way from the edge of the cut. Milling shall be done in widths equivalent to existing striped traffic lanes. The City Engineer reserves the right to require additional area and/or depth if deemed appropriate to restore roadway to original condition. Approved fabric is required when existing pavement included a fabric prior to the permitted cut.

b. Chip/Slurry-Sealed Streets (for one year after chip/slurry application): The asphalt surface shall be re-chipped/slurried a minimum of fifteen (15) feet each way from the edge of the cut, in widths equivalent to existing striped traffic lanes.

6. Roads shall be opened for traffic during peak hours. Lane closures may only be in effect from 9am-2pm, and 7pm-7am when night work is approved. Contractors shall accommodate all special school or local government schedules and events. Paint striping shall be replaced in accordance with City Standards within 48-hours of restoration of pavement.
7. All road closures must be approved by the City Engineer. All requests for road closures shall be made in writing and include a site-specific Traffic Control Plan for the proposed closure. When approved, closures of Collector Streets will require a 2-week advance notice to the public informing them of the upcoming closure. The notice shall be provided using on-site Variable Message Sign (VMS) boards indicating the anticipated start date and duration of the closure. VMS boards shall remain on site for the full two-week advance-notice period. If the duration of the closure is extended beyond the approved period, the extension shall be coordinated with the City Engineer and shall require additional VMS board notification to the public.

DESIGN TEAM AND CONTACT LIST

OWNER/ DEVELOPER/CLIENT
CAMBIA CAPITAL PARTNERS
ATTN: PAUL LINFORD
3135 S RICHMOND ST
SLC UT 84106
TELE: 801-979-8844

LAND PLANNING:
GATEWAY CONSULTING, Inc.
PO Box 951005
SOUTH JORDAN, UT 84095
TELEPHONE 801-694-5848
FAX 801-432-7050

CIVIL ENGINEERING,
GATEWAY CONSULTING, Inc.
PO Box 951005
SOUTH JORDAN, UT 84095
TELEPHONE 801-694-5848
FAX 801-432-7050

Landscape Engineer
FORESITE DESIGN GROUP
13892 ARROW CREEK DRIVE
DRAPER, UT 84020
TELEPHONE 801-641-7464
ATTN: DAN MATTA

WATER QUALITY, SURFACE AND HYDROLOGY:
GATEWAY CONSULTING, Inc.
PO Box 951005
SOUTH JORDAN, UT 84095
TELEPHONE 801-694-5848
FAX 801-432-7050

CONTRACTOR:
STILL TO BE DETERMINED

SURVEYING:
DAVE HAWKS
1295 N 1700 W
FARR WEST, UT 84404
TELE: 801-792-1259

SOILS/GEOLOGY:
INTERMOUNTAIN GEOENVIRONMENTAL SERVICES INC
14881 S CONCORDE PARK DRIVE, STE 2
BLUFFDALE, UTAH 84065
TEL:801-748-4044

COUNTY ENGINEER
IN HOUSE

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : N/A

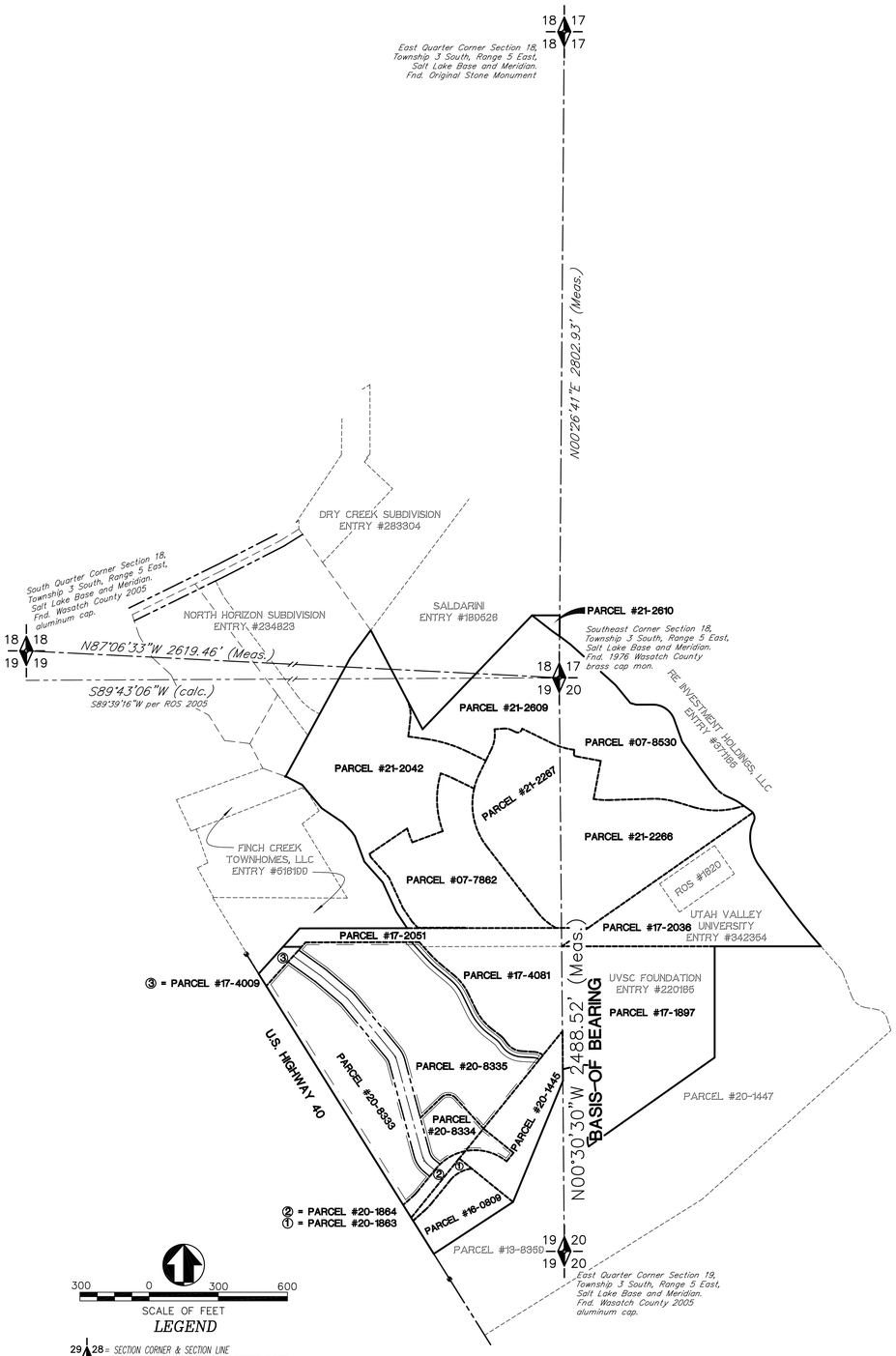
GATEWAY CONSULTING, Inc.
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PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS
PROJECT NOTES
6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
PAUL H. LINFORD
6346766
STATE OF UTAH
TERRITORIAL ENGINEER

SHEET NO. 1A



RECORD ROOT DESCRIPTIONS:

PARCEL17–2036, ENTRY #342354:

Beginning at a point located WEST 10.80 feet and NORTH 1323.06 feet from the West Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian:
Thence North 55°00'00" East a distance of 1011.17 feet to a point on the centerline of the Timpanogos Canal, said point also being the point of a non–tangent 36.82 foot radius curve to the right, radius point bears South 52°50'27" West; thence along said Timpanogos Canal centerline the following five (5) calls; (1) thence 40.72 feet along the arc of said non–tangent curve, through a central angle of 63°21'57" to the point of a 147.36 foot radius reverse curve; (2) thence 61.47 feet along the arc of said reverse curve through a central angle of 23°54'02" to the point of a 217.15 foot radius compound curve; (3) thence 144.25 feet along the arc of said compound curve (to the left) through a central angle of 38°03'38" to the point of a tangent line; (4) thence South 35°45'15" East a distance of 156.56 feet to the point of a 3029.45 foot radius curve to the left; (5) thence 280.41 feet along the arc of said curve through a central angle of 5°18'12"; thence North 90°00'00" West a distance of 1123.33 feet to the point of beginning.

PARCEL 17–2051, ENTRY #342353:

Beginning at a point located WEST 10.80 feet and NORTH 1323.06 feet from the West Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian:
Thence South 89°53'52" West a distance of 1209.55 feet; thence North 42°04'20" East a distance of 107.95 feet; thence North 89°53'52" East a distance of 1251.76 feet; thence South 55°00'00" West a distance of 139.83 feet to the point of beginning.

PARCEL 17–4081 and 20–8335, ENTRY #342352:

[Parcel 4] Beginning at a point located WEST 1112.40 feet and NORTH 1321.09 feet from the West Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian:
Thence South 42°04'20" West a distance of 250.80 feet to a point on the easterly right–of–way line of U.S. Highway 40; thence along said right–of–way line, North31°58'30" West a distance of 83.20 feet; thence leaving said right of way line, North 42°04'20" East a distance of 155.46 feet; thence
North 89°53'52" East a distance of 107.95 feet to the point of begriming.

[Parcel 3] Beginning at a point located WEST 10.80 feet and NORTH 1323.06 feet from the West Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian:
Thence South 00°28'04" East a distance of 367.60 feet; thence
South 39°00'43" West a distance of 133.86 feet to a point on the centerline of the Wasatch Canal, said point also being the point of a non–tangent 70.00 foot radius curve to the left, radius point bears South 36°47'20" West; thence along said Wasatch Canal centerline the following twelve (12) calls; (1) thence 40.73 feet along the arc of said non–tangent curve, through a central angle of 33°20'08" to the point of tangent line; (2) thence North 86°32'49" West a distance of 55.03 feet to the point of a 84.88 foot radius curve to the right; (3) thence 74.84 feet along the arc of said curve, through a central angle of 50°30'56"; (4) thence North 36°01'53" West a distance of 17.11 feet to the point of a 95.72 foot radius curve to the left; (5) thence 27.55 feet along the arc of said curve through a central angle of 16°29'31"; (6) thence North 52°31'24" West a distance of 46.06 feet to the point of a 234.73 foot radius curve to the right; (7) thence 109.51 feet along the arc of said curve through a central angle of 26°43'49"; (8) thence North 25°47'35" West a distance of 80.79 feet to the point of a 226.74 foot radius curve to the left; (9) thence 97.65 feet along the arc of said curve through a central angle of 24°40'35"; (10) thence
North 01°06'59" East a distance of 70.63 feet to the point of a 463.93 foot radius curve to the right; (11) thence 86.76 feet along the arc of said curve through a central angle of 8°14'40"; (12) thence North 42°13'30" West a distance of 44.53 feet; thence leaving said Wasatch Canal centerline, North 89°53'52" East a distance of 599.38 feet to the point of beginning.

PARCEL 20–1445, ENTRY #249492:

Commencing at a point on an existing fence line and the easterly right–of–way of U.S. Hwy 40, said point being NORTH 146.33 feet and WEST 663.31 feet from the East Quarter Corner Stone of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian, as recorded in Entry No. 225490, Book 467, Page 674, Wasatch County Official records, said point also being NORTH 294.36 feet and WEST 654.34 feet from the re–established East quarter corner of Section 19 referred to the property description recorded as Entry 204565, Book 387, Page 147; thence North 39°00'43" East 330.00 feet to the point of beginning; thence North 39°00'43" East711.36 feet; thence South 00°28'04" East 215.78 feet; thence South 22°22'27" West 568.62 feet; thence North 50°59'17" West 300.00 feet to the point of beginning.

PARCEL 20–1864, ENTRY #257300:

Beginning at a point South 00°30'00" East 2052.87 feet along the section line and WEST 425.78 feet from the Northeast corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence Southwesterly 152.20 feet along the arc of a non–tangenct curve to the left (chord bears South 58°58'16" West 148.83 feet, radius = 218.00 feet); thence
South 39°00'43" West 127.93 feet to a point on a 168.00 foot radius curve to the right; thence Southwesterly 26.93 feet along the arc of said curve (cord bears South 43°36'15" West 26.90 feet); thence South 48°11'46" West 56.39 feet to the East Right–of–Way line of U.S. Hwy 40; thence South 31°58'30" East 65.75 feet along said HWY 40; thence North 38°58'47" East 371.71 feet to the point of beginning.

PARCEL 20–1863, ENTRY #257298:

Beginning at a point South 00°30'00" East 2085.31 feet along the section line and WEST 425.32 feet from the Northeast corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 38°58'47" West 329.99 feet to the East Right–of–Way line of US HWY 40; thence
South 31°58'30" East 15.44 feet along said HWY 40; thence North 48°11'46" East 70.25 feet to a point on a 248.00 foot radius curve to the left; thence
northeasterly 39.75 feet along the arc of said curve (chord bears North 43°36'15" East 39.71 feet); thence North 39°00'43" East 127.93 feet to a point on a 138.002 ft radius curve to the right; thence Northeasterly 109.21 feet along the arc of said curve (chord bears North 61°40'59" East 106.38 feet); thence North 50°59'17" West 70.18 feet to to the point of beginning.

PARCELS 21–2609 & 07–853, ENTRY #442251:

Beginning at a point on the centerline of the Timpanogos Canal said point being North 00°28'54" West 270.81 feet and WEST 115.94 from the Northeast Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running;
Thence South 51°57'07" East 113.12 feet along the centerline of said Timpanogos Canal; Thence South 55°05'22" East 52.87 feet along the centerline of said Timpanogos Canal; Thence South 52°41'32" East 44.68 feet along the centerline of said Timpanogos Canal; Thence South 47°56'47" East 261.47 feet along the centerline of said Timpanogos Canal; Thence South 39°35'56" East 102.04 feet along the centerline of said Timpanogos Canal; Thence South 75°05'38" East 26.17 feet along the centerline of said Timpanogos Canal; Thence
North 89°46'54" East 71.96 feet along the centerline of said Timpanogos Canal; Thence southeasterly 120.62 feet along the arc of a 98.00 foot radius curve to the right, the chord bears South 54°57'25" East 113.15 feet along the centerline of said Timpanogos Canal; Thence South 19°41'44" East 102.74 feet along the centerline of said Timpanogos Canal; Thence South 34°55'51" East 147.43 feet along the centerline of said Timpanogos Canal; Thence South 37°00'16" East 100.58 feet along the centerline of said Timpanogos Canal; Thence South 48°04'46" East 20.70 feet along the centerline of said Timpanogos Canal; Thence South 55°31'15" East 116.23 feet along the centerline of said Timpanogos Canal; Thence South 74°48'25" West 17.48 feet; Thence westerly 193.02 feet along the arc of a 347.00 foot radius curve to the right, chord bears North 89°15'29" West 190.54 feet; Thence North 73°19'22" West 74.75 feet; Thence northwesterly 113.35 feet along the arc of a 353.00 foot radius curve to the left, chord bears
North 82°31'19" West 112.87 feet; Thence South 88°16'44" West 182.17 feet; Thence northwesterly 67.72 feet along the arc of a 347.00 foot radius curve to the right, chord bears North 86°07'48" West 67.61 feet; Thence
North 10°34'50" East 167.93 feet; Thence North 79°25'10" West 110.01 feet; Thence northwesterly 15.55 feet along the arc of a 10.00 foot radius curve to the right, chord bears North 34°53'04" West 14.03 feet; Thence northeasterly 16.62 feet along the arc of a 60.00 foot radius curve to the left, chord bears
North 01°42'58" East 16.57 feet; Thence northwesterly 102.91 feet along the arc of a 303.35 foot radius curve to the right, chord bears North 73°10'38" West 102.42 feet; Thence North 63°59'49" West 141.63 feet; Thence southwesterly 37.15 feet along the arc of a 20.00 foot radius curve to the right, chord bears South 62°46'58" West 32.04 feet; Thence North 63°59'49" West 21.15 feet; Thence northwesterly 31.71 feet along the arc of 60.00 foot radius curve to the left, chord bears North 79°08'12" West 31.34 feet; Thence South 85°43'26" West 41.59 feet; Thence southwesterly 89.28 feet along the arc of a 150.00 foot radius curve to the right, chord bears South 08°57'08" West 87.97 feet; Thence
South 26°00'11" West 54.74 feet; Thence North 63°59'49" West 88.89 feet; Thence northwesterly 190.66 feet along the arc of a 603.00 foot radius curve to the left, chord bears North 73°03'19" West 189.87 feet; Thence North 73°03'19" West
189.87 feet; Thence North 82°06'48" West 75.29 feet; Thence North 06°27'11" East 77.53 feet; Thence northwesterly 86.47 feet along the arc of a 150.00 foot radius curve to the left, chord bears North 10°03'42" West 85.28 feet; Thence
South 27°27'52" East 146.06 feet; Thence North 43°52'21" East 685.58 feet to the point of beginning.

PARCELS 21–2267 & 21–2266, ENTRY #432395:

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,
North 89°53'52" West, a distance of 466.35 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°24'22" West 515.30 feet to a point on the northwesterly sideline of said State 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 66.96 feet to the centerline 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 35°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.

AND

Beginning at a point being South 00°30'30" East 1085.37 feet and South 89°53'52" West 23.55 feet from the Northeast Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running:
Thence northwesterly 105.15 feet along the arc of a 250.00 foot radius curve to the right, chord bears North 49°43'01" West 104.38 feet; Thence North 37°40'03" West 361.29 feet; Thence northwesterly 333.38 feet along the arc of a 300.00 foot radius curve to the right, chord bears North 05°49'56" West 316.49 feet; Thence North 26°00'11" East 118.73 feet; Thence northeasterly 89.28 feet along the arc of a 150.00 foot radius curve to the left, chord bears North 08°57'08" East 87.97 feet; Thence North 85°43'26" East 41.59 feet; Thence southeasterly 31.71 feet along the arc of a 60.00 foot radius curve to the right, chord bears South 79°08'11" East 31.34 feet; Thence South 63°59'49" East 21.15 feet; Thence northeasterly 37.15 feet along the arc of a 20.00 foot radius curve to the left, chord bears North 62°46'58" East 32.04 feet; Thence South 63°59'49" East 141.63 feet; Thence southeasterly 102.91 feet along the arc of a 303.35 foot radius curve to the left, chord bears South 73°10'38" East 102.42 feet; Thence southwesterly 16.62 feet along the arc of a 60.00 foot curve to the right, chord bears South 01°42'58" West 16.57 feet; Thence southeasterly 15.55 feet along the arc of a 10.00 foot radius curve to the left, chord bears South 34°53'03" East 14.03 feet; Thence South 79°25'10" East 110.01 feet; Thence South 10°34'50" West 167.93 feet; Thence southeasterly 67.72 feet along the arc of a 347.00 foot radius curve to the left, chord bears South 86°07'49" East 67.61 feet; Thence North 88°16'44" East 182.17 feet; Thence southeasterly 113.35 feet along the arc of a 353.00 foot radius curve to the right, chord bears South 82°31'19" East 112.87 feet; Thence South 73°19'22" East 74.75 feet; Thence easterly 193.02 feet along the arc of a 347.00 foot radius curve to the left, chord bears South 89°15'28" East 190.54 feet; Thence North 74°48'25" East 17.48 feet; Thence South 55°31'15" East 53.58 feet; Thence South 55°00'00" West 864.26 feet; Thence South 89°53'52" West 139.75 feet to the point of beginning.

PARCEL 21–2042, ENTRY #428172:

Commencing at the Northeast Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 00°30'30" East 1085.37 feet and South 89°53'55" West 23.55 feet to the point of beginning for this description: Thence South 89°53'55" West, a distance of 396.07 feet; Thence North 00°08'04" West, a distance of 1.82 feet; Thence South 89°53'55" West, a distance of 203.30 feet to a point on the east sideline of the existing 65.00 foot Wasatch Canal Right of Way; Thence running along said sideline for the following five courses: (1) Thence North 43°17'59" West, a distance of 36.37 feet;
(2) Thence North 33°44'06" West, a distance of 72.49 feet; (3) Thence
North 24°37'46" West, a distance of 143.17 feet; (4) Thence North 41°35'39" West a distance of 118.70 feet; (5) Thence North 20°24'36" West, a distance of 15.84 feet; Thence North 55°53'06" East, a distance of 196.76 feet; Thence
Southeasterly along the arc of a curve to the left, having a radius of 500.00 feet, the center which bears North 73°22'35" East, a distance of 64.45 feet; Thence North 69°43'31" East, a distance of 140.58 feet; Thence northwesterly along the arc of a curve to the right, having a radius of 400.00 feet, the center which bears North 69°43'31" East, a distance of 255.08 feet; Thence southeasterly along the arc of a curve to the right, having a radius of 470.00 feet, the center bears South 18°25'33" West, a distance of 62.16 feet; Thence South 63°59'49" East, a distance of 96.94 feet; Thence southeasterly along the arc of a curve to the left, having a radius of 300.00 feet, the center which bears North 77°17'51" East, a distance of 154.23 feet; Thence southeasterly along the arc of a curve to the left, having a radius of 300.00 feet, the center which bears North 73°14'46" East, a distance of 109.50 feet; Thence
South 37°40'01" East, a distance of 361.29 feet; Thence southeasterly along the arc of a tangent curve to the left, having a radius of 250.00 feet, the center which bears North 52°20'00" East, a distance of 105.15 feet to the point of beginning.

NARRATIVE:

Boundary Consultants was retained by Paul Linford to survey the subject parcels prior to their development.
This survey was carried out using Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 5709.564 feet and no calibration. Basis of Bearing for this survey is North 00°30'30" West 2488.52 feet, measured, coincident with the monument line of the Northeast Quarter of Section 19, as depicted hereon.

This record of survey is a compilation of several Records of Survey filed in the Office of the Wasatch County Surveyor's, a recorded subdivision, and the recorded property descriptions noted hereon.

The Section Corner common to Sections 17, 18, 19 & 20, is a 1976 Wasatch County brass cap set by Aspen Engineering. It was set as part of the "Dependent Re–Survey" carried out by Aspen and is not in it's correct and historic location. The East Quarter corner of Section 18 is the original stone monument, measured at a depression in the top of the stone. The North and East Quarter Corners of Section 19 are Wasatch County monuments, with a pedigree, that have replaced the original stones and are in their correct and record locations.
The location of the North Horizon Subdivision was determined from found original monumentation. The measured tie to Southeast Corner of Section 18 does not match it's record location.
The subject parcels deeds that run along the Timpanogos Canal are described as running to and along the center line of the canal. That center line is ambiguous and does not match our measured location of the center line of the canal. The canal meanders wildly and is extremely difficult to get an accurate location of the center line. As a result we have held the location given in the deeds, with the exception of the canal running along the east line of Parcels 07–8530, and 21–2266. The canal was physicially measured in this area and teh centerline was determined therefrom. NOTE: The term "ALONG" means in "Close Proximity to", and is an approximation, not the exact centerline.
The east Right of Way line of U.S. Highway 40 has been been held at the location of the found UDOT Right–of–Way monuments depicted hereon.

SURVEYED PERIMETER DESCRIPTION:

A parcel of land lying and situate in the Southwest Quarter of Section 17, the Southeast Quarter of Section 18, the Northeast Quarter of Section 19 and the Northwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian. Comprising the 83.29 acres contained in the following nineteen (19) parcels of land 1) 07–7862, 2) 07–8530, 3) 13–8259, 4) 16–0809, 5) 17–1897, 6) 17–2036, 7) 17–2051, 8) 17–4081, 9) 20–1445, 10) 20–1863, 11) 20–1864, 12) 20–8333, 13) 20–8334, 14) 20–8335, 15) 21–2042, 16) 21–2266, 17) 21–2267, 18) 21–2609, 19) 21–2610 of the Wasatch County Records. Basis of Bearing for subject perimeter description being North 00°30'30" West coincident with the monument line of the Northeast Quarter of said Section 19. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 19 which is a 2005 Wasatch County Aluminum Cap Monument, Thence North 00°30'30" West 2488.52 feet coincident with the east monument line of the Northeast Quarter of said Section 19 to the 1976 Wasatch County brass cap monument marking the purported Northeast Corner of said Section 19; thence North 00°26'41" East 179.76 feet coincident with the monument line of the Southeast Quarter of said Section 18 to a copper rivet set in the purported centerline of the Timpanogos Canal and the True Point of Beginning.
Thence along following nineteen (19) courses along said canal centerline, 1) South 55°06'34" East 15.62 feet; 2) South 52°41'32" East 44.68 feet; 3) South 47°56'47" East 261.47 feet; 4) South 39°35'56" East 102.04 feet; 5) South 75°05'38" East 26.17 feet; 6) North 89°46'54" East 71.96 feet to a point on the arc of a 98.00 foot radius non–tangent curve; 7) Southerly 120.62 feet along the arc of said 98.00 foot radius curve to the right (center bears South 00°13'06" East) through a central angle of 70°31'22"; 8) South 19°41'44" East 102.74 feet; 9) South 34°55'51" East 147.43 feet; 10) South 37°00'16" East 87.72 feet to a point of curvature; 11) easterly 76.50 feet along the arc of a 150.00 foot radius curve to the left (center bears North 52°59'44" East) through a central angle of 29°13'10" to a point of tangency; 12) South 66°13'26" East 22.39 feet to a point of curvature; 13) easterly 40.31 feet along the arc of a 200.00 foot radius curve to the right (center bears South 23°46'34" West) through a central angle of 11°32'56" to a point of tangency; 14) South 54°40'29" East 55.14 feet to a point on a non–tangent curve; 15) southerly 53.27 feet along the arc of a 36.82 foot radius curve to the right (center bears South 33°18'54" West) through a central angle of 82°53'30" to a point of reverse curvature; 16) southerly 61.47 feet along the arc of a 147.36 foot radius curve to the left (center bears South 63°47'36" East) through a central angle of 23°54'02" to a point on a point of compound curvature; 17) southeasterly 144.29 feet along the arc of a 217.15 foot radius curve to the left (center bears South 87°41'38" East) through a central angle of 38°03'38" to a point on tangency; 18) South 35°45'16" East 156.56 feet to a point of curvature; 19) southeasterly 280.41 feet along the arc of a 3029.45 foot radius curve to the left (center bears North 54°14'44" East) through a central angle of 05°18'12"; thence departing said canal WEST 460.69 feet; thence SOUTH 482.61 feet; thence South 54°47'19" West 668.61 feet to a point on the center line of the Wasatch Canal and the arc of a non–tangent curve; thence the following twelve (12) courses along the centerline of said canal, 1) northerly 39.93 feet along the arc of an 80.21 foot radius curve to the right (center bears North 68°59'44" East) through a central angle of 28°31'22" to a point of tangency; 2) North 07°31'06" East 89.55 feet to a point of curvature; 3) northerly 36.09 feet along the arc of a 326.10 foot radius curve to the right (center bears South 82°28'54" East) through a central angle of 06°20'30" to a point of tangency; 4) North 13°51'36" East 20.83 feet to a point of curvature; 5) northerly 17.70 feet along the arc of a 68.69 foot radius curve to the right (center bears South 76°08'24" East) through a central angle of 14°45'39" to a point of reverse curvature; 6) northerly 34.54 feet along the arc of a 53.01 foot radius curve to the left (center bears North 61°22'45" West) through a central angle of 37°19'38" to a point of tangency; 7) North 08°42'23" West 14.31 feet to a point of curvature; 8) northerly 46.04 feet along the arc of a 265.82 foot radius curve to the right (center bears North 81°17'38" East) through a central angle of 09°55'27" to a point of tangency; 9) North 01°13'04" East 33.42 feet to a point of curvature; 9) westerly 38.64 feet along the arc of a 25.00 foot radius curve to the left (center bears North 88°46'56" West) through a central angle of 88°33'20" to a point of tangency; 10) North 87°20'16" West 23.69 feet to a point of curvature; 11) westerly 25.96 feet along the arc of a 90.24 foot radius curve to the left (center bears South 02°39'44" West) through a central angle of 16°29'07" to a point of tangency; 12) South 76°10'37" West 67.27 feet; thence South 00°28'04" East 50.27 feet; thence South 22°22'27" West 568.62 feet; thence South 56°47'03" West 410.74 feet to a point on the monumented east right–of–way line of U.S. Highway 40; thence North 32°00'59" West 1433.07 feet coincident with said monumented line; thence departing said right of way North 42°04'13" East 265.44 feet; thence North 89°53'52" East 466.40 feet; thence North 33°44'06" West 85.35 feet; thence North 24°37'46" West 140.91 feet; thence North 41°35'39" West 119.93 feet; thence North 20°24'36" West 117.27 feet; thence North 35°00'02" West 23.20 feet; thence
North 43°39'59" West 56.24 feet; thence North 55°57'44" West 111.02 feet; thence North 39°53'29" West 132.39 feet; thence North 62°37'14" West 78.81 feet; thence North 70°20'17" West 1.57 feet; thence North 28°36'44" East 583.62 feet; thence North 36°21'03" East 151.00 feet; thence South 27°36'26" East 485.18 feet; thence North 43°19'55" East 52.54 feet; thence North 43°52'21" East 632.86 feet; thence South 89°59'56" East 120.30 feet; thence South 00°26'41" West 90.99 feet to the point of beginning.

Contains 83.29 acres, ±3,627,989 sq. ft.

RECORD OF SURVEY OF WASATCH COUNTY TAX PARCELS
07–7862, –8530, 13–8259, 16–0809, 17–1897, –2036, –2051, 17–4081, 20–1445, –1863, –1864, –8333, –8334, –8335, 21–2042, –2266, –2267, –2609, –2610
LYING AND SITUATE IN PORTIONS OF SECTIONS 17, 18, 19, & 20 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 05–22–26
SCALE: 1" = 50'
PROJECT NUMBER: 1743001

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801–792–1569
dave@boundaryconsultants.biz

DESIGNED DEH | DRAFTED DEH | CHECKED DEH

SHEET 1 OF 3

DRY CREEK SUBDIVISION
ENTRY #283304
PARCEL #07-7680
ROS #2005

NORTH HORIZON SUBDIVISION
ENTRY #234823
PARCEL #20-0078
ROS #181
ROS #586
ROS #1104

SALDARINI
ENTRY #180528
PARCEL #07-7722
ROS #5072

PARCEL #21-5038
RE INVESTMENT HOLDINGS, LLC
ENTRY #371165
ROS 3815

① = PARCEL #21-2610

East Quarter Corner Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Fnd. Original Stone Monument

Southeast Corner Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Fnd. Wasatch County 1976 brass cap

South Quarter Corner Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Fnd. Wasatch County 2005 aluminum cap.

South Quarter Corner Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, per ROS 2005, nothing fnd. or set.

N87°06'33"W 2619.46' (Meas.)
S89°43'06"W 2637.35' (calc.)
S89°39'16"W per ROS 2005

N00°26'41"E 2602.93' (Meas.)

S89°59'56"E 120.30'
S00°26'41"W 90.99'
P.O.B. PERIMETER DESCRIPTION
S55°06'34"E 15.62'
S52°41'32"E 44.68'
S47°56'47"E 261.47'
Ct. TIMPANOGOS CANAL

S89°15'07"E 113.08'
S55°06'34"E 52.85'
37.23'
179.76'

N43°52'21"E 632.86'

N36°21'03"E 151.00'
Fnd. 2" brass cap accepted as original corner

S27°36'26"E 485.18'
338.00'

PARCEL #21-2609
Fnd. unknown rebar N=0.49'

S39°35'56"E 102.04'
S75°05'38"E 26.17'
N89°46'54"E 71.96'
L=120.62'
R=98.00'
Δ=70°31'22"
S19°41'44"E 102.74'
147.43'
S34°51'51"E
Ct. TIMPANOGOS CANAL
S37°00'16"E 87.72'
L=76.50'
R=150.00'
Δ=29°13'10"
S66°13'26"E 22.39'
L=40.31'
R=200.00'
Δ=11°32'56"
S54°40'29"E 55.14'
L=53.27'
R=36.82'
Δ=82°53'30"
L=61.47'
R=147.36'
Δ=23°54'02"
L=144.29'
R=217.15'
Δ=38°03'38"
156.56'
S35°45'16"E
L=280.41', R=30...

PARCEL #07-853

ROS 268
ROS 1746
PARCEL #20-0079
ROS #3025

S89°43'06"W 2637.35' (calc.)

583.62'
N28°36'44"E

L=86.47'
R=150.00'
Δ=33°01'39"
N83°33'19"W Radial
N49°39'
77.53'
N82°27'11"E
N82°06'49"W 75.29'
N43°19'55"E 52.54'

L=31.71'
R=60.00'
Δ=30°16'45"
N80°26'34"W Radial
S85°43'26"W 41.59'
S81°54'02"W Radial
L=89.28'
R=150.00'
Δ=34°06'12"
N63°59'49"W 141.63'
L=102.92'
R=303.35'
Δ=19°26'19"
N80°26'34"W Radial
N61°28'09"E Radial
N10°14'50"E Radial
N79°25'10"W 110.01'
S00°13'06"E Radial

ROS #2005
ROS #3213

PARCEL #21-2042

L=130.66'
R=692.00'
Δ=18°53'59"
N63°59'49"W 88.89'
S26°00'11"W Radial
S28°00'11"W 184.21'
N63°59'49"W 54.74'
S26°00'11"W Radial

L=62.16'
R=470.00'
Δ=07°34'40"
S73°34'14"E Radial
N63°59'49"W 91.34'
S26°00'11"W Radial
S56°59'50"E 105.63'
N63°59'49"W 215.00'
S26°00'11"W Radial
L=64.45'
R=500.00'
Δ=07°23'08"
S68°34'31"W 140.59'
N65°59'27"E Radial
L=336.89'
R=422.00'
Δ=45°43'37"
L=265.42'
R=300.01'
Δ=50°41'26" Rec.
N52°51'20"E Radial

ROS #2005
ROS #3213

PARCEL #21-2267

PARCEL #07-7847
ROS #1879
ROS #1884
ROS #3213
FINCH CREEK TOWNHOMES, LLC
ENTRY #516109

PARCEL #21-2027
FINCH CREEK TOWNHOMES, LLC
ENTRY #516109
ROS #3213
ROS #3221

N62°37'14"W 78.81'
132.39'
N39°55'29"W
N55°57'44"W 111.02'
N43°39'59"W 56.24'
N35°00'02"W 23.20'
N20°24'36"W 117.27'
N41°35'39"W 119.93'
N24°37'46"W 140.97'
N33°44'06"W 85.35'

S55°53'06"W 136.76'
S20°24'36"E 15.84'
118.70'
S41°35'39"E
143.17'
S24°37'46"E

PARCEL #07-7862
ROS #2005
ROS #3213
ROS #3584

PARCEL #21-2266

ROS #2005
ROS #3213

N00°30'30"W 2488.52' (Meas.)
BASIS OF BEARING

N52°10'00"W 358.39'
N37°40'00"W 360.29' Rec.

S33°44'06"E 72.49'
S43°17'59"E 36.37'
L=106.23'
R=250.00'
Δ=24°97'01"
N28°12'59"E Radial
139.67'
S89°53'52"W
139.82'

ROS #1620

S55°20'00"W 864.31'
S55°00'00"W 1004.13'

SEE SHEET 3 OF 3

PARCEL #21-2028
S89°53'52"W 466.40' per ROS 3213
S89°53'52"W 466.80' per ROS 3221
N89°53'52"E 466.40'

N89°53'55"E 203.30'
S00°06'04"E 1.86'
N89°53'52"E 396.14'
S89°53'52"W 249.56'
N89°53'52"E 1251.76'

PARCEL #17-2036
ENTRY #342354

PARCEL #17-4081
ENTRY #342353

N89°53'52"E 600.70'
N89°53'52"E 1209.55' per Entry #342353

EAST 662.64'
WEST 1123.33'
WEST 460.69'

PARCEL #17-1897
ENTRY #342351

SOUTH 482.61'

13-8359
UVSC
ENTRY #333087

Fnd. UDOT Right of Way Monument.
S22°57'W 109.27'

N42°04'13"E 265.44'
107.95'
N42°04'30"E 55.46' Rec.
80.75'
N42°01'49"E 125.39'
N42°01'40"E 55.90' Rec.
N42°03'40"E 254.22'
PARCEL #20-8336
25.91'

N89°51'26"E 493.00'

PARCEL #17-4081
ENTRY #342352

L=66.76'
R=463.93'
Δ=08°14'40"
N47°44'04"E Radial
S50°30'16"E
726.6'
L=97.65'
R=226.74'
Δ=24°40'35"
S19°29'24"W Radial
S25°50'41"E
80.79'
N64°09'59"E Radial
L=109.51'
R=234.23'
Δ=26°47'49"
S36°04'19"E 17.11'
N57°56'41"E Radial
L=74.84'
R=84.88'
Δ=50°30'56"
S52°33'50"E 46.06'

SEE SHEET 3 OF 3

ROS #1409
COLLEGE DOWNS SUBDIVISION
LOT 3

ROS #881
67.27'

U.S. HIGHWAY 40

Fnd. Bar/cap "Summit" on Pt. Key=9.85'
Fnd. unknown #4 Bar per cap
Fnd. Bar/cap "Summit" S=0.03' E=0.12
Fnd. Bar/cap "Summit" S=0.06' W=0.02'
Fnd. Bar/cap "Summit" S=0.06' W=0.13'
Fnd. Bar/cap "Summit" S=0.06' W=0.07'
Fnd. Bar/cap "Summit" N=0.00' W=0.07'
Fnd. Bar/cap "Summit" S=0.08' W=0.11'
Fnd. Bar/cap "Summit" N=0.48' W=0.45'
Fnd. Bar/cap "Summit" S=0.82' E=1.34'
Fnd. Bar/cap "317443" N=0.40' W=0.75'
Fnd. Bar/cap unreadable S=1.15' W=1.95'
Fnd. Bar/cap "DICKBUSH" S=0.51' E=3.18'
Fnd. Bar/cap "DICKBUSH" S=0.48' E=0.50'
Fnd. Bar/cap "DICKBUSH" S=0.56' E=0.69'
Fnd. Bar/cap "DICKBUSH" S=0.81' W=0.12'
Fnd. Bar/cap "#4457" S=0.81' W=0.10'

100 0 100 200
SCALE OF FEET

LEGEND

29 28 = SECTION CORNER & SECTION LINE
32 33
= BOUNDARY LINE, SET #5 REBAR & YELLOW CAP STAMPED "LS 356548"
= ROAD RIGHT OF WAY LINES
= INTERIOR PARCEL LINES
= RECORD OF SURVEY (AS NOTED)
= ADJOINING PARCEL LINES
= DIMENSION LINES
ROS # = RECORD OF SURVEY (FILE NUMBER)
BLA = BOUNDARY LINE AGREEMENT
= FOUND MONUMENT AS NOTED
= FOUND PROPERTY CORNER AS NOTED

David L. Hawkes
PROFESSIONAL LAND SURVEYOR
356548
STATE OF UTAH

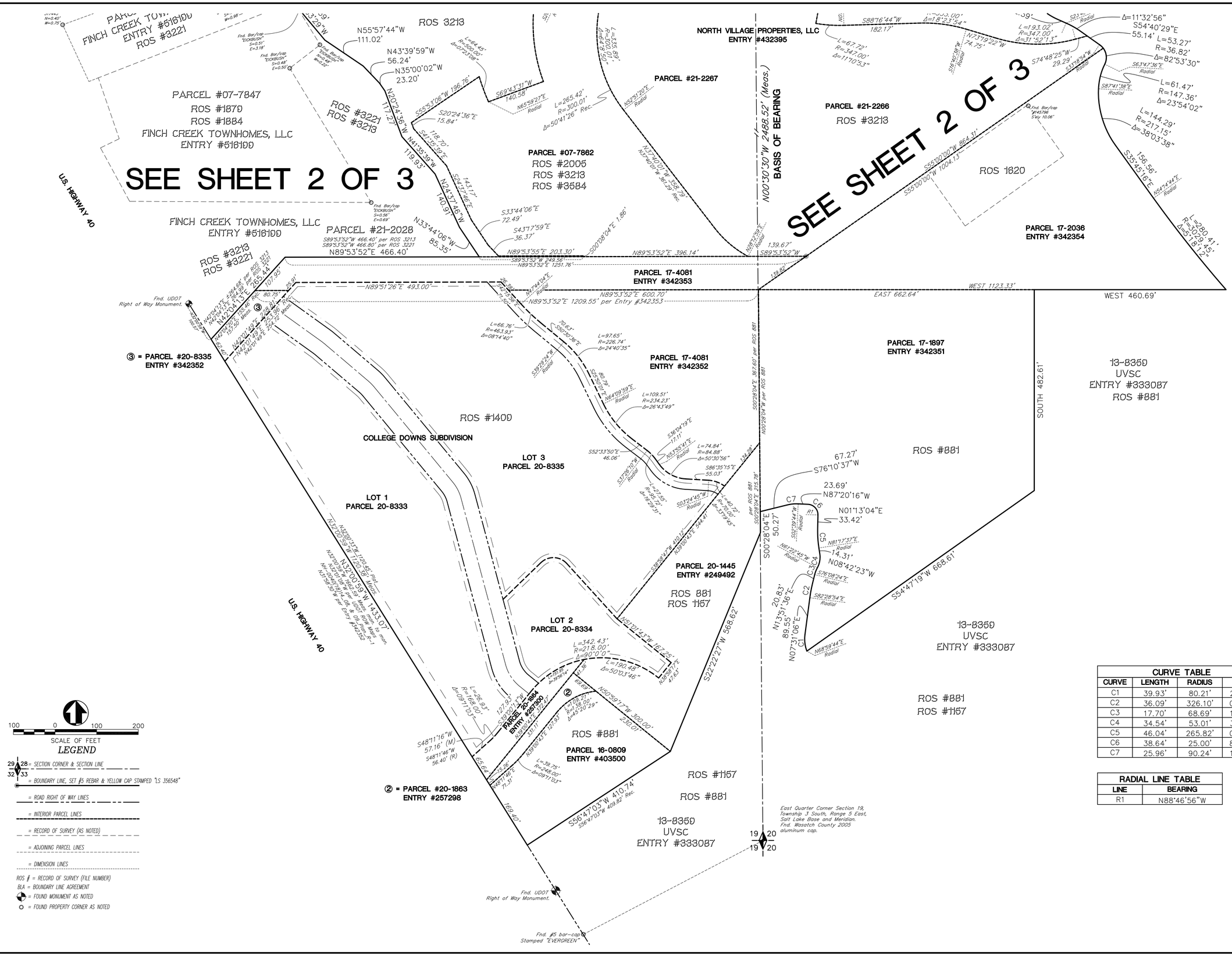
DATE: 05-22-26
SCALE: 1"=100'
PROJECT NUMBER: 1743001

RECORD OF SURVEY OF WASATCH COUNTY TAX PARCELS
07-7862, -8530, 13-8259, 16-0809, 17-1897, -2036, -2051,
17-4081, 20-1445, -1863, -1864, -8333, -8334, -8335,
21-2042, -2266, -2267, -2609, -2610
LYING AND SITUATE IN PORTIONS OF SECTIONS 17, 18, 19, & 20
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
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801-792-1569
dave@boundaryconsultants.biz

DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 2 OF 3



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.93'	80.21'	28°31'22"
C2	36.09'	326.10'	06°20'30"
C3	17.70'	68.69'	14°45'39"
C4	34.54'	53.01'	37°19'38"
C5	46.04'	265.82'	09°55'27"
C6	38.64'	25.00'	88°33'20"
C7	25.96'	90.24'	16°29'07"

RADIAL LINE TABLE	
LINE	BEARING
R1	N88°46'56"W

RECORD OF SURVEY OF WASATCH COUNTY TAX PARCELS
07-7862, -8530, 13-8259, 16-0809, 17-1897, -2036, -2051,
17-4081, 20-1445, -1863, -1864, -8333, -8334, -8335,
21-2042, -2266, -2267, -2609, -2610
LYING AND SITUATE IN PORTIONS OF SECTIONS 17, 18, 19, & 20
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 05-22-26
SCALE: 1"=100'
PROJECT NUMBER: 1743001

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DESIGNED DEH
DRAFTED DEH
CHECKED DEH

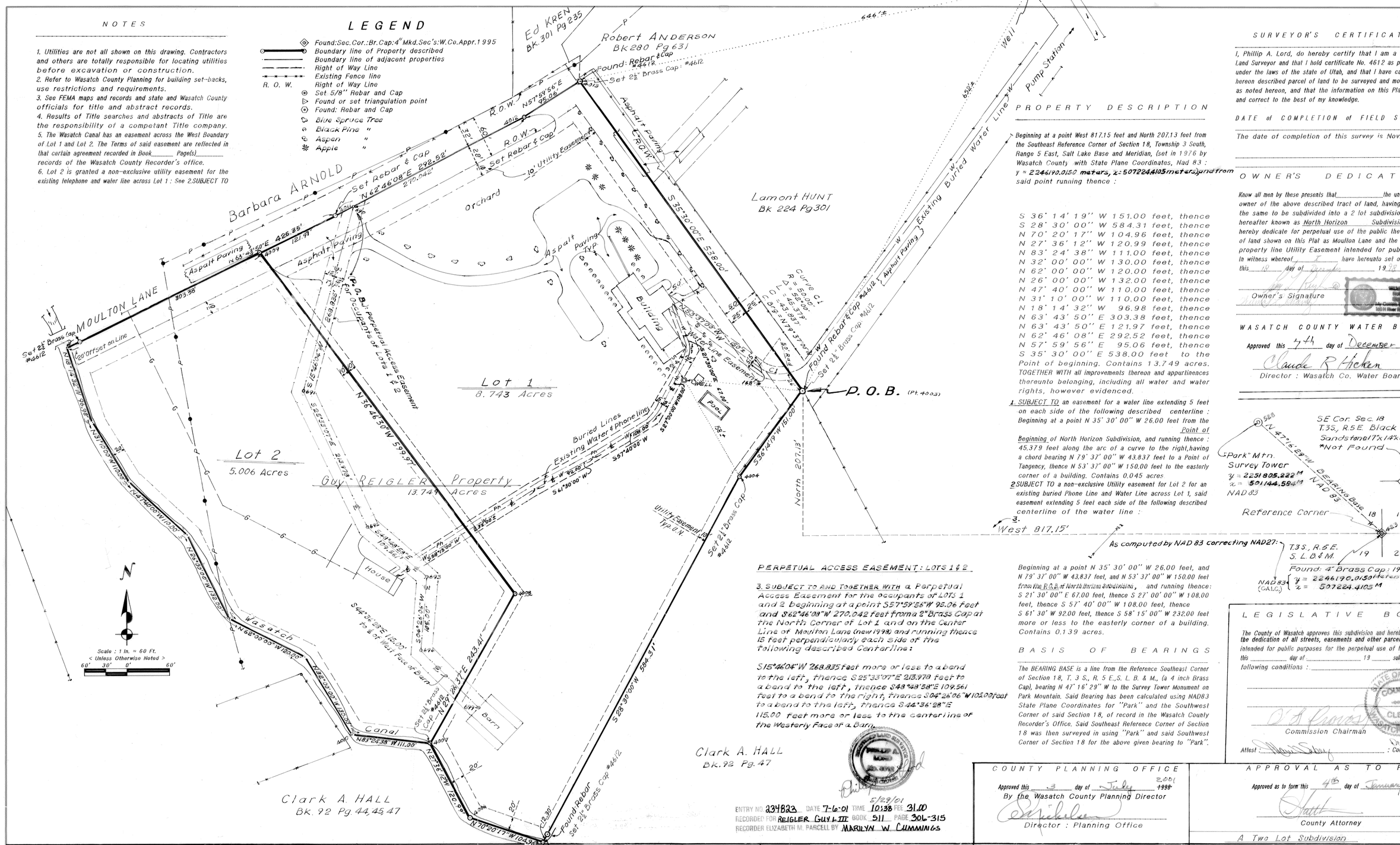
SHEET 3 OF 3

NOTES

1. Utilities are not all shown on this drawing. Contractors and others are totally responsible for locating utilities before excavation or construction.
2. Refer to Wasatch County Planning for building set-backs, use restrictions and requirements.
3. See FEMA maps and records and state and Wasatch County officials for title and abstract records.
4. Results of Title searches and abstracts of Title are the responsibility of a competant Title company.
5. The Wasatch Canal has an easement across the West Boundary of Lot 1 and Lot 2. The Terms of said easement are reflected in that certain agreement recorded in Book_____ Page(s)_____ records of the Wasatch County Recorder's office.
6. Lot 2 is granted a non-exclusive utility easement for the existing telephone and water line across Lot 1 : See 2.SUBJECT TO

LEGEND

- Found:Sec.Cor.:Br.Cap:4"Mkd.Sec's:W.Co.Appr.1995
- Boundary line of Property described
- Boundary line of adjacent properties
- Right of Way Line
- Existing Fence line
- R. O. W. Right of Way Line
- Set 5/8" Rebar and Cap
- Found or set triangulation point
- Found: Rebar and Cap
- Blue Spruce Tree
- Black Pine "
- Aspen "
- Apple "



PROPERTY DESCRIPTION

Beginning at a point West 817.15 feet and North 207.13 feet from the Southeast Reference Corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, (set in 1976 by Wasatch County with State Plane Coordinates, Nad 83 : y = 2246190.0150 meters, x = 507224.4105 meters) and from said point running thence :

S 36° 14' 19" W 151.00 feet, thence
S 28° 30' 00" W 584.31 feet, thence
N 70° 20' 17" W 104.96 feet, thence
N 27° 36' 12" W 120.99 feet, thence
N 83° 24' 38" W 111.00 feet, thence
N 32° 00' 00" W 130.00 feet, thence
N 62° 00' 00" W 120.00 feet, thence
N 26° 00' 00" W 132.00 feet, thence
N 47° 40' 00" W 110.00 feet, thence
N 31° 10' 00" W 110.00 feet, thence
N 18° 14' 32" W 96.98 feet, thence
N 63° 43' 50" E 303.38 feet, thence
N 63° 43' 50" E 121.97 feet, thence
N 62° 46' 08" E 292.52 feet, thence
N 57° 59' 56" E 95.06 feet, thence
S 35° 30' 00" E 538.00 feet to the Point of beginning. Contains 13.749 acres. TOGETHER WITH all improvements thereon and appurtinences thereunto belonging, including all water and water rights, however evidenced.

1. SUBJECT TO an easement for a water line extending 5 feet on each side of the following described centerline : Beginning at a point N 35° 30' 00" W 26.00 feet from the Point of Beginning of North Horizon Subdivision, and running thence : 45.379 feet along the arc of a curve to the right, having a chord bearing N 79° 37' 00" W 43.837 feet to a Point of Tangency, thence N 53° 37' 00" W 150.00 feet to the easterly corner of a building. Contains 0.045 acres
2. SUBJECT TO a non-exclusive Utility easement for Lot 2 for an existing buried Phone Line and Water Line across Lot 1, said easement extending 5 feet each side of the following described centerline of the water line :

Beginning at a point N 35° 30' 00" W 26.00 feet, and N 79° 37' 00" W 43.837 feet, and N 53° 37' 00" W 150.00 feet from the P.O.B. of North Horizon Subdivision, and running thence: S 21° 30' 00" E 67.00 feet, thence S 27° 00' 00" W 108.00 feet, thence S 57° 40' 00" W 108.00 feet, thence S 61° 30' W 92.00 feet, thence S 58° 15' 00" W 232.00 feet more or less to the easterly corner of a building. Contains 0.139 acres.

3. West 817.15'

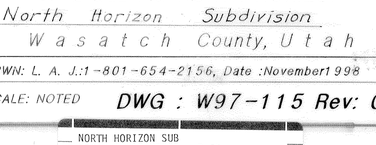
PERPETUAL ACCESS EASEMENT : LOTS 1 & 2

3. SUBJECT TO AND TOGETHER WITH a Perpetual Access Easement for the occupants of LOTS 1 and 2 beginning at a point S57°59'56"W 95.06 feet and S62°46'08"W 270.042 feet from a 2"Brass Cap at the North Corner of Lot 1 and on the Center Line of Moulton Lane (new 1998) and running thence 15 feet perpendicularly each side of the following described Centerline:

S15°46'04"W 268.835 feet more or less to a bend to the left, thence S 25°33'07"E 213.970 feet to a bend to the left, thence S43°48'58"E 109.561 feet to a bend to the right, thence S04°26'06"W 105.00 feet to a bend to the left, thence S42°36'28"E 115.00 feet more or less to the centerline of the Westerly Face of a Barn.

BASIS OF BEARINGS

The BEARING BASE is a line from the Reference Southeast Corner of Section 18, T. 3 S., R. 5 E.,S. L. B. & M., (a 4 inch Brass Cap), bearing N 47° 16' 29" W to the Survey Tower Monument on Park Mountain. Said Bearing has been calculated using NAD83 State Plane Coordinates for "Park" and the Southwest Corner of said Section 18, of record in the Wasatch County Recorder's Office. Said Southeast Reference Corner of Section 18 was then surveyed in using "Park" and said Southwest Corner of Section 18 for the above given bearing to "Park".



SURVEYOR'S CERTIFICATE

I, Phillip A. Lord, do hereby certify that I am a licensed Land Surveyor and that I hold certificate No. 4612 as prescribed under the laws of the state of Utah, and that I have caused the hereon described parcel of land to be surveyed and monumented as noted hereon, and that the information on this Plat is true and correct to the best of my knowledge.

DATE of COMPLETION of FIELD SURVEY

The date of completion of this survey is Nov. 1998

OWNER'S DEDICATION

Know all men by these presents that_____the undersigned owner of the above described tract of land, having caused the same to be subdivided into a 2 lot subdivision to be hereafter known as North Horizon Subdivision does hereby dedicate for perpetual use of the public the parcels of land shown on this Plat as Moulton Lane and the 10 foot property line Utility Easement intended for public use. In witness whereof I have hereunto set our hands this 18 day of December 1998

Owner's Signature

WASATCH COUNTY WATER BOARD

Approved this 4th day of December 1998

Claude R Hicken
Director : Wasatch Co. Water Board

LEGISLATIVE BODY

The County of Wasatch approves this subdivision and hereby accepts the dedication of all streets, easements and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____ 19____ subject to the following conditions : _____

Commission Chairman

Attest : _____ : County Clerk

COUNTY PLANNING OFFICE

Approved this 3 day of July 2001 1998
By the Wasatch County Planning Director

Director : Planning Office

APPROVAL AS TO FORM

Approved as to form this 4th day of January 1999

County Attorney

WASATCH COUNTY FIRE INSPECTOR

Approved this 16 day of Dec. 1998.
with the following conditions Buildings Require To Be within Wasatch Co. and W.F.P.D. Rules & Regulations Dwellings To Be Sprinkled With Approved System.

Fire Inspector

PUBLIC WORKS DEPARTMENT

Approved this 17 day of Dec 1998.
subject to the following conditions _____

Director, Public Works

COUNTY HEALTH DEPARTMENT

Approved this 16 day of Dec 1998
subject to the following conditions : _____

Phil D. Wright
Director, County Health Department

COUNTY ENGINEERING DEPARTMENT

Approved this 16 day of Dec 1998
subject to the following conditions : _____

Director, Engineering Department

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.
Dated this _____ day of _____ 1998

Wasatch County Surveyor

SURVEY FOR:	LOCATION
Guy REIGLER	SE1/4Section 18 &NE1/4Section 19 T3S,R5E,S.L. B. & M. Wasatch County, Utah
APPROVED:	

ENTRY NO. 234823 DATE 7-6-01 TIME 10:38 FEE 31.00
RECORDED FOR REIGLER GUY L III BOOK 511 PAGE 306-315
RECORDER ELIZABETH M. PARCELL BY MARILYN W CUMMINGS

5/29/01

A Two Lot Subdivision

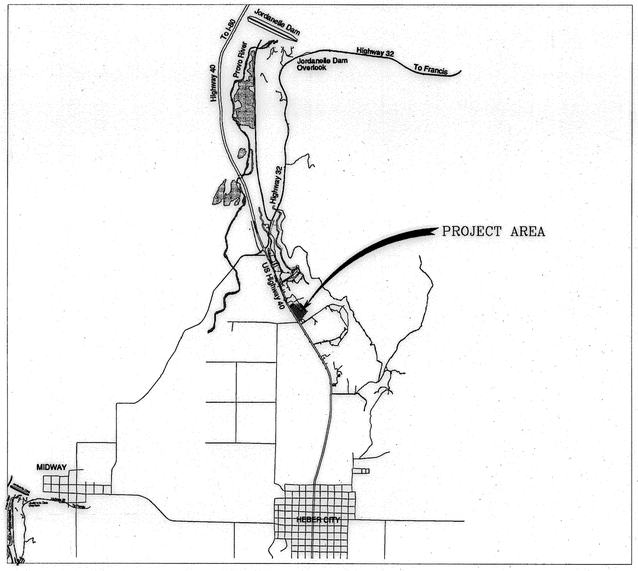
LORD ENGINEERING L.C.
8469 Top of the World Drive, S.L.C., Utah, 84121
1-801-943-0284

G. REIGLER & NORTH HORIZON
North Horizon Subdivision
Wasatch County, Utah

DRWN: L. A. J.:1-801-654-2156, Date :November 1998
SCALE: NOTED **DWG : W97-115 Rev: 0**

NORTH HORIZON SUB
SEC. 18,19 T.3S. R.5E.

COLLEGE DOWNS SUBDIVISION



NORTH

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1.) STREETS ARE ALSO PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.

2.) ALL DISTURBED AREAS WILL BE REVEGETATED.

3.) FIRST FLOOR ELEVATION OF ALL BUILDINGS WITHIN PARCEL 1 SHALL BE 5666.00 MIN.

UTILITY EASEMENT DEDICATION

OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNEE, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS AN EASEMENT AND ALL STREETS (INCLUDING PRIVATE STREETS AND PRIVATE DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILTIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF EGRESS AND INGRESS THERETO.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP HEREAFTER TO BE KNOWN AS **COLLEGE DOWNS SUBDIVISION**, AND THE OWNERS HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS; AND DO HEREBY DEDICATE, FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS, TRAILS AND OTHER PORTIONS OF THIS PLAT INTENDED FOR PUBLIC USE AND DO HEREBY DEDICATE THE OPEN SPACE AND COMMON AREA AS HERE ON INDICATED FOR THE PERPETUAL USE AND MAINTENANCE TO THE COLLEGE DOWNS ASSOCIATION.

EXECUTED THIS 3rd DAY OF May, 2006. 3rd day of October, 2008

INVESTMENT LODGING CORPORATION, A UTAH CORPORATION,
OF SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH.

BY: Gary Willey pres Investment Lodging Corp.
GARY WILLEY, PRESIDENT

COLLEGE DOWNS UTAH, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
BY: Walter L Morgan
WALTER L. MORGAN, PRESIDENT

ACKNOWLEDGMENT

State of Utah }
County of Wasatch }

ON THE 3rd DAY May, 2006, PERSONALLY APPEARED BEFORE ME, GARY WILLEY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF INVESTMENT LODGING CORPORATION, AND THAT THE WITHIN AND FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD WAS SIGNED ON BEHALF OF SAID CORPORATION AND DID ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN Wasatch County UTAH

MY COMMISSION EXPIRES: Oct. 06, 2007

ON THE 3rd DAY October, 2008, PERSONALLY APPEARED BEFORE ME, WALTER L. MORGAN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF COLLEGE DOWNS UTAH, LLC., AND THAT THE WITHIN AND FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD WAS SIGNED ON BEHALF OF SAID COMPANY AND DID ACKNOWLEDGE TO ME THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN Wasatch Co., UTAH

MY COMMISSION EXPIRES: Nov. 27, 2011

RIGHT TO FARM

THE PUBLIC IS HEREBY NOTIFIED THAT: WASATCH COUNTY IS A RIGHT TO FARM COUNTY. FARMING OPERATIONS HAVE BEEN PRESENT IN THE PAST AND MAY CONTINUE INTO THE FUTURE ON PARCELS NEAR THIS DEVELOPEMENT. DUST, NOISE, ODORS AND/OR OTHER INCONVIENCES ASSOCIATED WITH NORMAL FARMING OPERATIONS MAY NOT BE COMPATIBLE WITH RESIDENTIAL USES.

OCCUPANCY RESTRICTION NOTICE

THE COUNTY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY WASATCH COUNTY.

SURVEYOR'S CERTIFICATE:

I, TRAVIS E. JENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 376076 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

TRAVIS E. JENSEN LS# 376076 — DATE 5/02/06

PROFESSIONAL LAND SURVEYOR — Travis E. Jensen — 376076 — STATE OF UTAH

BOUNDARY DESCRIPTION

PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN. BASIS OF BEARING IS NORTH 00°30'00" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19. PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°30'00" WEST 201.74 FEET ALONG THE SECTION LINE AND WEST 696.46 FEET FROM A FOUND WASATCH COUNTY ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 19 SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE NORTH 32°00'33" WEST 1120.45 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 42°02'19" EAST 253.96 FEET; THENCE NORTH 89°51'56" EAST 493.00 FEET TO A POINT ON THE CENTER LINE OF THE WASATCH CANAL; THENCE THE FOLLOWING 12 BEARINGS AND DISTANCES ALONG THE CENTER LINE OF SAID CANAL (1) SOUTH 42°15'26" EAST 71.50 FEET; (2) SOUTHEASTERLY 66.76 FEET ALONG THE ARC OF A 463.93 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°14'40" (CHORD BEARS SOUTH 46°22'46" EAST 66.70 FEET); (3) SOUTH 50°30'06" EAST 70.63 FEET; (4) SOUTHERLY 97.65 FEET ALONG THE ARC OF A 226.74 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°40'35" (CHORD BEARS SOUTH 38°09'48" EAST 96.90 FEET); (5) SOUTH 25°49'31" EAST 80.79 FEET; (6) SOUTHERLY 109.51 FEET ALONG THE ARC OF A 234.73 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°43'49" (CHORD BEARS SOUTH 39°11'25" EAST 108.52 FEET); (7) SOUTH 52°33'20" EAST 46.06 FEET; (8) SOUTHERLY 27.55 FEET ALONG THE ARC OF A 95.72 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°29'31" (CHORD BEARS SOUTH 44°18'34" EAST 27.46 FEET); (9) SOUTH 36°03'49" EAST 17.11 FEET; (10) SOUTHERLY 74.84 FEET ALONG THE ARC OF A 84.88 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°30'56" (CHORD BEARS SOUTH 61°19'17" EAST 72.44 FEET); (11) SOUTH 86°34'45" EAST 55.03 FEET; (12) SOUTHERLY 40.72 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°19'45" (CHORD BEARS SOUTH 69°54'52" EAST 40.15 FEET); THENCE SOUTH 38°58'47" WEST 410.12 FEET; THENCE SOUTH 51°01'13" EAST 167.25 FEET; THENCE SOUTH 38°58'47" WEST 47.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A UVSC ACCESS ROAD; THENCE WESTERLY 342.43 FEET ALONG THE ARC OF A 218.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS S 84°00'43" W 308.30 FEET); THENCE SOUTH 39°00'43" WEST 127.93 FEET; THENCE SOUTHWESTERLY 26.93 FEET ALONG THE ARC OF A 168.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°11'03" (CHORD BEARS S 43°36'15" W 26.90 FEET); THENCE SOUTH 48°11'46" WEST 56.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.00 ACRES

TABULATION OF ERU'S

(17.0 ACRES)(11.15 ERU'S) = 190 ERU'S BASED ON MASTER PLAN APPROVAL ACTUAL ERU'S PER PARCEL WILL BE APPROVED AT SITE PLAN APPROVAL. ERU'S MAY DECREASE DEPENDING ON GRADING OF SITE PLAN.

COLLEGE DOWNS SUBDIVISION
LOCATED IN NE QUARTER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN

WASATCH COUNTY RECORDER

ENTRY # 342538 DATE 12-03-08 TIME 9:40 AM.
FEE 23.00 BK 978 PG 892-911 FOR COLLEGE DOWNS UTAH LLC
BY M. GILES WASATCH COUNTY RECORDER ELIZABETH M PALMIER

WASATCH COUNTY WATER RESOURCES
APPROVED THIS 28 DAY OF June, 2006.
BY THE WASATCH COUNTY WATER RESOURCES DEPARTMENT.
DIRECTOR, WATER RESOURCES DEPARTMENT

NORTH VILLAGE SPECIAL SERVICE DISTRICT
APPROVED THIS 20 DAY OF June, 2006.
BY NORTH VILLAGE SPECIAL SERVICE DISTRICT.
DIRECTOR, TWIN CREEKS SPECIAL SERVICE DISTRICT

WASATCH COUNTY HEALTH DEPARTMENT
APPROVED THIS 22 DAY OF May, 2006.
BY THE WASATCH COUNTY HEALTH DEPARTMENT.
DIRECTOR, HEALTH DEPARTMENT

WASATCH COUNTY FIRE MARSHALL
APPROVED THIS 20 DAY OF JUNE, 2006.
BY THE WASATCH COUNTY FIRE MARSHALL.
Fire sprinklers may be Req.
FIRE MARSHALL

WASATCH COUNTY WEED BOARD
APPROVED THIS 9 DAY OF OCT, 2008.
BY THE WASATCH COUNTY WEED BOARD.
DIRECTOR, WEED BOARD

WASATCH COUNTY PUBLIC WORKS
APPROVED THIS 21 DAY OF OCT, 2006.
BY THE WASATCH COUNTY PUBLIC WORKS DIRECTOR.
DIRECTOR, PUBLIC WORKS

WASATCH COUNTY RECREATION DISTRICT
APPROVED THIS 19 DAY OF JUNE, 2006.
BY THE WASATCH COUNTY RECREATION DEPARTMENT.
DIRECTOR, RECREATION DEPARTMENT

WASATCH COUNTY SHERIFFS OFFICE
APPROVED THIS 5 DAY OF June, 2006.
BY THE WASATCH COUNTY SHERIFFS OFFICE.
WASATCH COUNTY SHERIFF

WASATCH COUNTY PLANNING OFFICE
APPROVED THIS 3rd DAY OF NOV, 2006.8
BY THE WASATCH COUNTY PLANNING DIRECTOR.
PLANNING DIRECTOR

WASATCH COUNTY ENGINEERING DEPARTMENT
APPROVED THIS 14 DAY OF OCT, 2006.
SUBJECT TO THE FOLLOWING CONDITIONS:
DIRECTOR, ENGINEERING DEPARTMENT

ADMINISTRATIVE BODY
THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION, AS SHOWN HEREON, SUBJECT TO THE DEVELOPER COMPLETING ALL IMPROVEMENTS ACCORDING TO WASATCH COUNTY DEVELOPMENT STANDARDS.
APPROVED THIS 20 DAY OF NOV., 2006.
COUNTY EXECUTIVE — ATTEST: COUNTY CLERK

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 16 DAY OF May AD. ,2006.
WASATCH COUNTY ATTORNEY

WASATCH COUNTY PLANNING COMMISSION
APPROVED THIS ___ DAY OF _____, 2006.
BY THE WASATCH COUNTY WATER RESOURCES DEPARTMENT.
CHAIRPERSON

WASATCH COUNTY SURVEYOR
APPROVED THIS 2nd DAY OF May, 2006.
BY THE WASATCH COUNTY SURVEYORS OFFICE.
WASATCH COUNTY SURVEYOR

Epic Engineering
3341 SOUTH 4000 WEST
SALT LAKE CITY, UTAH 84120
(801) 955-5605
50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6600

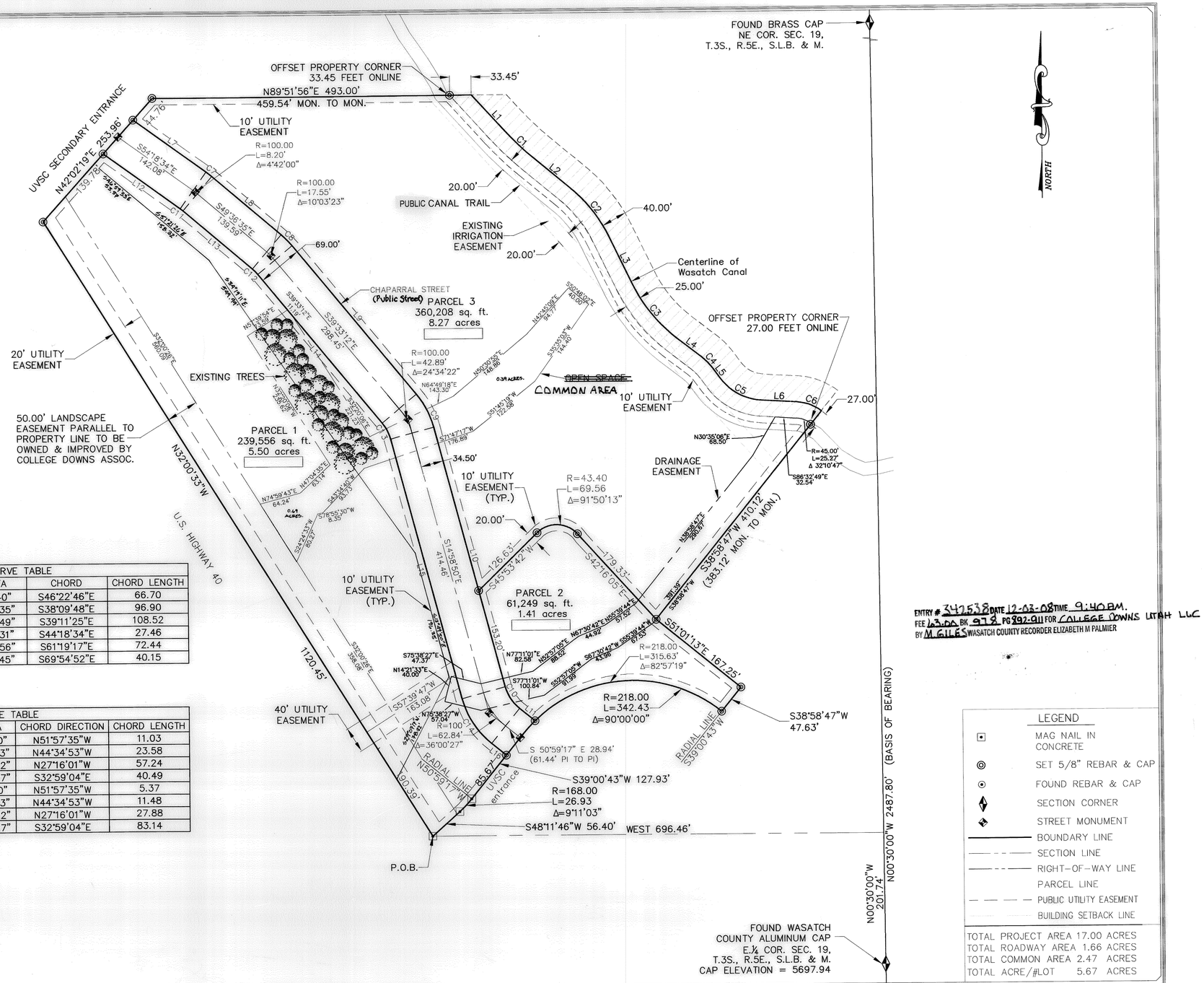
DESIGNER	CAD
TEJ	DEK
REVIEWED	DATE
TEM	3-24-06

SHEET 1 OF 2

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COLLEGE DOWNS SUBDIVISION

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



CANAL LINE TABLE		
LINE	LENGTH	BEARING
L1	71.50	S42°15'26"E
L2	70.63	S50°30'06"E
L3	80.79	S25°49'31"E
L4	46.06	S52°33'20"E
L5	17.11	S36°03'49"E
L6	55.03	S86°34'45"E

CANAL CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	66.76	463.93	8°14'40"	S46°22'46"E	66.70
C2	97.65	226.74	24°40'35"	S38°09'48"E	96.90
C3	109.51	234.73	26°43'49"	S39°11'25"E	108.52
C4	27.55	95.72	16°29'31"	S44°18'34"E	27.46
C5	74.84	84.88	50°30'56"	S61°19'17"E	72.44
C6	40.72	70.00	33°19'45"	S69°54'52"E	40.15

LINE TABLE		
LINE	LENGTH	BEARING
L7	138.24	S54°18'34"E
L8	139.58	S49°36'35"E
L9	298.45	S39°33'12"E
L10	414.46	S14°58'50"E
L11	30.58	S50°59'17"E
L12	145.91	S54°18'34"E
L13	139.58	S49°36'35"E
L14	298.45	S39°33'12"E
L15	414.46	S14°58'50"E
L16	28.94	S50°59'17"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	11.03	134.50	4°42'00"	N51°57'35"W	11.03
C8	23.61	134.50	10°03'23"	N44°34'53"W	23.58
C9	57.68	134.50	24°34'22"	N27°16'01"W	57.24
C10	41.16	65.50	36°00'27"	S32°59'04"E	40.49
C11	5.37	65.50	4°42'00"	N51°57'35"W	5.37
C12	11.50	65.50	10°03'23"	N44°34'53"W	11.48
C13	28.09	65.50	24°34'22"	N27°16'01"W	27.88
C14	84.53	134.50	36°00'27"	S32°59'04"E	83.14

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

LEGEND

- MAG NAIL IN CONCRETE
- SET 5/8" REBAR & CAP
- FOUND REBAR & CAP
- SECTION CORNER
- STREET MONUMENT
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE

TOTAL PROJECT AREA 17.00 ACRES
TOTAL ROADWAY AREA 1.66 ACRES
TOTAL COMMON AREA 2.47 ACRES
TOTAL ACRE/#LOT 5.67 ACRES

ENTRY # 342538 DATE 12-03-08 TIME 9:40 AM.
FEE 63.00 BK 978 PG 892-911 FOR COLLEGE DOWNS UTAH LLC
BY M. GILES WASATCH COUNTY RECORDER ELIZABETH M PALMIER

S:\STANDARDS\borders\11 X 17 LANDSCAPE.dwg 2/7/2006 11:25:51 AM MST

Epic Engineering
3341 SOUTH 4000 WEST
WEST VALLEY CITY, UTAH 84120
(801) 955-5605
50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6600

0 1"

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST ACCORDINGLY FOR A HALF SIZE SHEET.

REVISION			
NO	DATE	REV. BY	ISSUE

INVESTMENT LODGING CORPORATION
180 SOUTH 300 WEST
SALT LAKE CITY, UTAH 84101
(801) 596-1655
FAX (801) 274-8776

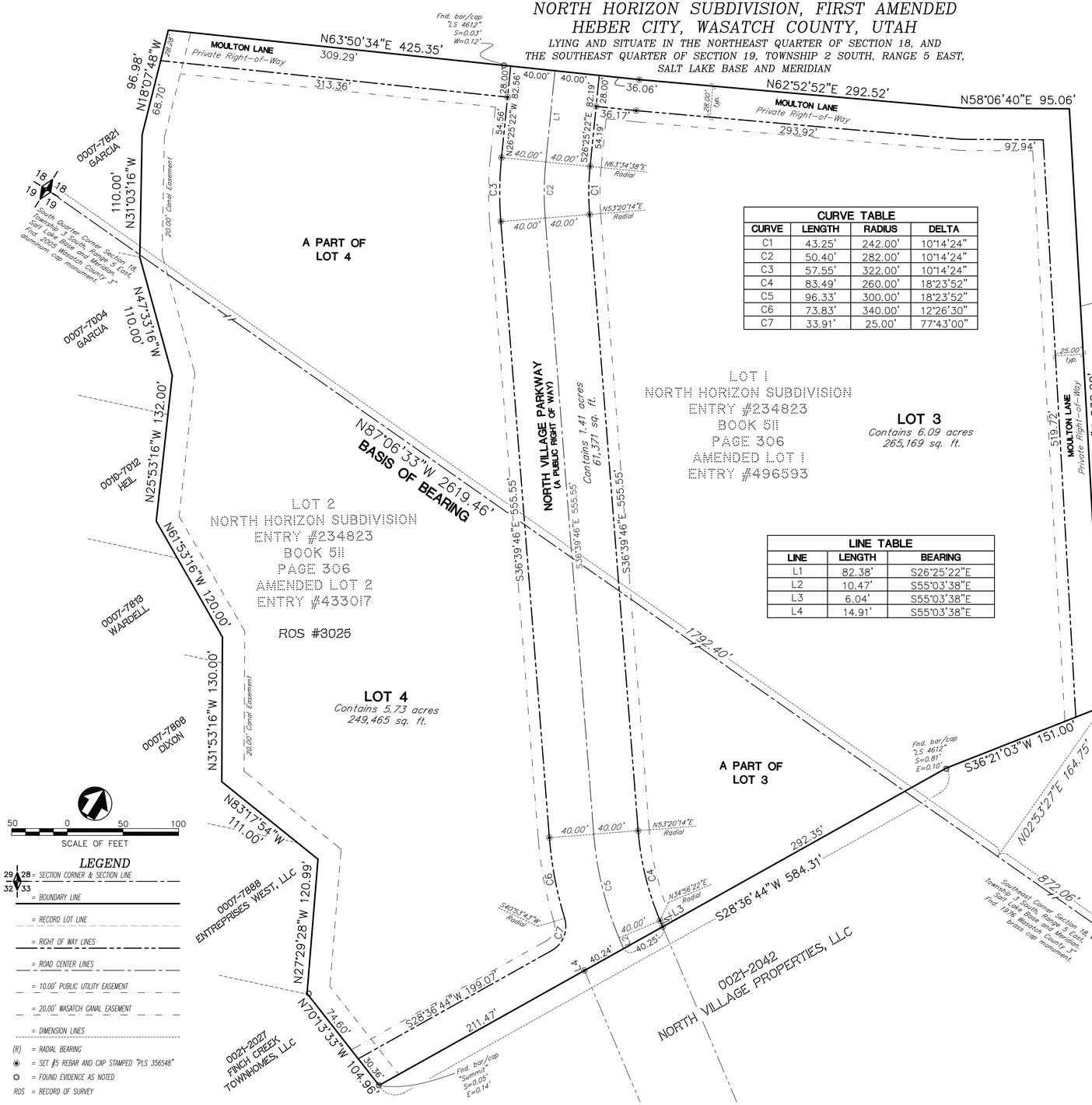
SUBDIVSION PLAT
WASATCH COUNTY, UTAH

COLLEGE DOWNS SUBDIVISION

DESIGNER	CAD
TEJ	DEK
REVIEWED	PROJECT NO
TEM	02-IL-001
SHEET	
2 OF 2	

NORTH HORIZON SUBDIVISION, FIRST AMENDED
HEBER CITY, WASATCH COUNTY, UTAH

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 18, AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.25'	242.00'	10°14'24"
C2	50.40'	282.00'	10°14'24"
C3	57.55'	322.00'	10°14'24"
C4	83.49'	260.00'	18°23'52"
C5	96.33'	300.00'	18°23'52"
C6	73.83'	340.00'	12°26'30"
C7	33.91'	25.00'	77°43'00"

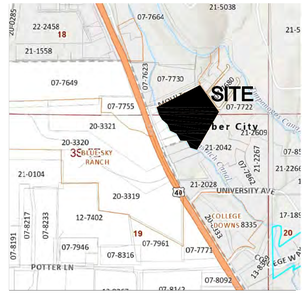
LINE TABLE		
LINE	LENGTH	BEARING
L1	82.38'	S26°25'22"E
L2	10.47'	S55°03'38"E
L3	6.04'	S55°03'38"E
L4	14.91'	S55°03'38"E

50 0 50 100
SCALE OF FEET

LEGEND

- 29 28 / 32 33 = SECTION CORNER & SECTION LINE
- = BOUNDARY LINE
- = RECORD LOT LINE
- = RIGHT OF WAY LINES
- = ROAD CENTER LINES
- = 10.00' PUBLIC UTILITY EASEMENT
- = 20.00' WASATCH CANAL EASEMENT
- = DIMENSION LINES
- (R) = RADIAL BEARING
- ◉ = SET #5 REBAR AND CAP STAMPED "PLS 356548"
- ○ = FOUND EVIDENCE AS NOTED
- ROS = RECORD OF SURVEY

VICINTIY MAP



SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

NARRATIVE

This plat is Amending North Horizon Subdivision, vacating unecessary easements, and dedicating North Village Parkway to the public, an 80.00 foot wide right of way.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 18, and the Northeast Quarter of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian. Comprising 13.22 acres of North Horizon Subdivision, recorded in Book 511, at Page 306 of the Wasatch County Records. Basis of Bearing for subject parcel being North 87°06'33" West 2619.46 feet, measured, between the 2005, 3" Wasatch County Brass Cap monumenting the Southeast Corner of said Section 18 and the 1976, 3" Wasatch County Aluminum cap monumenting the South Quarter of said Section 18; Subject parcel being more particularly described as follows:

Commencing at the 1976, three inch brass cap monument monumenting the Southeast Corner of said Section 18, thence North 87°06'33" West 872.06 feet coincident with the monument line of the south line of the Southeast Quarter of said Section 18; Thence North 02°53'27" East 164.75 feet to a 2½" brass cap monument and the True Point of Beginning;
Thence the following fifteen (15) courses coincident with the perimeter of said North Horizon Subdivision 1) South 36°21'03" West 151.00 feet:
2) South 28°36'44" West 584.31 feet; 3) North 70°13'33" West 104.96 feet;
4) North 27°29'28" West 120.99 feet; 5) North 83°17'54" West 111.00 feet;
6) North 31°53'16" West 130.00 feet; 7) North 61°53'16" West 120.00 feet;
8) North 25°53'16" West 132.00 feet; 9) North 47°33'16" West 110.00 feet;
10) North 31°03'16" West 110.00 feet; 11) North 18°07'48" West 96.98 feet;
12) North 63°50'34" West 425.35 feet; 13) North 62°52'52" East 292.52 feet;
14) North 58°06'40" West 95.06 feet; 15) South 35°23'16" West 538.00 feet to the point of beginning.

Contains 13.75 acres, or ±598,886 sq. ft.



OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and streets as shown on this plat and name said tract **NORTH HORIZON SUBDIVISION, FIRST AMENDED** and hereby dedicate, grant and convey to Heber City, Wasatch County, Utah, all those parts or portions of said tract of land designated as streets, in witness we have hereunto set our signatures.

Signed this_____day of_____2026.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF } S.S.

On the_____day of_____2026, personally appeared before me, the undersigned Notary, in and for said County of _____, in said State of Utah, _____ the signer of the above Owner's Dedication who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

_____ Commission Number

_____ Notary Public

_____ My Commission Expires

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF } S.S.

On the_____day of_____2026, personally appeared before me, the undersigned Notary, in and for said County of _____, in said State of Utah, _____ the signer of the above Owner's Dedication who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

_____ Commission Number

_____ Notary Public

_____ My Commission Expires

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF } S.S.

On the_____day of_____2026, personally appeared before me, the undersigned Notary, in and for said County of _____, in said State of Utah, _____ the signer of the above Owner's Dedication who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

_____ Commission Number

_____ Notary Public

_____ My Commission Expires

NORTH HORIZON SUBDIVISION, FIRST AMENDED
HEBER CITY, WASATCH COUNTY, UTAH

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

WASATCH COUNTY FIRE DISTRICT

Approved this _____ day of _____ 2026

_____ FIRE CHIEF

WASATCH COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF_____ 2026, IN BOOK_____, AT PAGE _____OF THE OFFICIAL RECORDS.

_____ WASATCH COUNTY RECORDER

PREPARED BY:

Boundary Consultants
Professional Land Surveyors
5554 West 2524 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

FOR:
North Village Properties, LLC
3135 South Richmond Street
Salt Lake City, Utah 84106
(801) 979-8844

WASATCH COUNTY SURVEYOR

Approved this _____ day of _____ 2026 by the Wasatch County Surveyor

_____ Wasatch County Surveyor

NORTH VILLAGE SPECIAL SERVICES DISTRICT

Approved and accepted this _____ day of _____ 2026

_____ Special Services District

PLANNING DEPARTMENT

Approved this _____ day of _____ 2026

_____ Planning Director or Designee

CITY ENGINEERING

Approved this _____ day of _____ 2026

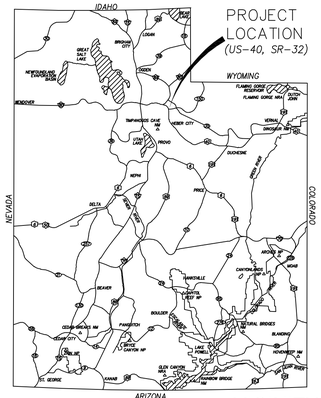
_____ Director, County Engineering Department

COLLEGE DOWNS SUBDIVISION, 1ST AMENDED
WASATCH COUNTY, UTAH
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

PRELIM PLAT

NARRATIVE: THE PURPOSE OF THIS PLAT IS COMBINE PARCELS 1,2, AND 3 INTO 1 PARCEL. THE INTERIOR LOT LINES, INTERIOR PUBLIC ROAD, ASSOCIATED PUBLIC UTILITY EASEMENTS, COMMON AREAS ARE REMOVED VIA THIS PLAT AMENDMENT. ALL EXTERIOR PLAT UTILITY, DRAINAGE, LANDSCAPE EASEMENTS REMAIN THE SAME. 2 NEW PUBLIC ROADS ARE CREATED VIA THIS PLAT. THIS PLATS REALIGNS THE EXISTING ACCESS ROAD TO UVU CAMPUS.

THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED 12-03-08
ENTRY# 342538 BOOK 978
PAGE 892-911 IN WASATCH COUNTY UTAH.





NOT TO SCALE

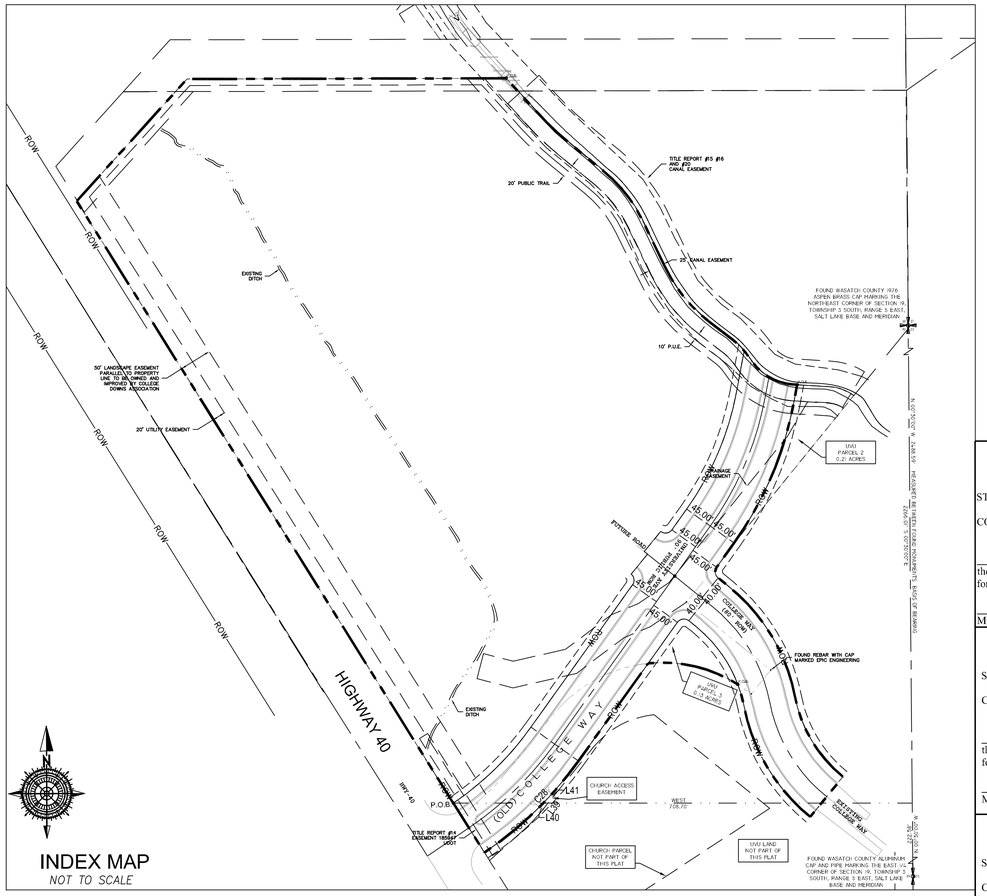
VICINITY MAPS

STANDARD PLAT NOTES

1–PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
2–BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
3–NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
4–ALL COMMON AND PARKING AREAS, AS APPLICABLE, AND PRIVATE STREETS, ARE DEDICATED AS CITY UTILITY EASEMENTS. HEBER CITY HAS THE RIGHT OF ACCESS THROUGH THESE EASEMENTS TO ACCESS, MAINTAIN, AND REPAIR CITY UTILITIES. NO CHANGES TO TOPOGRAPHY, STRUCTURES, ABOVE OR BELOW GROUND ARE ALLOWED IN EASEMENTS WITHIN 10 FEET OF CITY UTILITIES WITHOUT WRITTEN PERMISSION FROM THE HEBER CITY ENGINEER. ANY OBSTACLES ERECTED WITHIN THESE EASEMENTS WITHOUT WRITTEN PERMISSION WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE. ALL STORM DRAIN UTILITIES AND THEIR MAINTENANCE WITHIN PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER. ALL SEWER LATERALS AND THEIR MAINTENANCE TO THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL DRINKING WATER AND PRESSURIZED 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 CROSSINGS WITH A HEBER CITY UTILITY EASEMENT OR RIGHT OF WAY (ROW). BESIDES CROSSINGS, THIRD-PARTY PUBLIC UTILITY INFRASTRUCTURE IS NOT ALLOWED IN HEBER CITY UTILITY EASEMENTS OR ROWs UNLESS SPECIFICALLY IDENTIFIED AND LOCATED ON THIS PLAT OR WITH SUBSEQUENT WRITTEN PERMISSION FROM THE CITY ENGINEER.
6–A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY IGES JOB#01065-001, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
7– AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
8– DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, ACCORDING TO THE BUILDING CODE.
9– EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT THE UNITS 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 THIS DECLARATION.
10– BUILDINGS ARE ALLOWED ON ANY OPEN SPACE PARCEL(S) AND/OR COMMON AREAS.
11– An approved report from the GEOTECHNICAL engineer shall be provided to the building inspector at time of footing inspection
12– All building corners to be surveyed and marked prior to footing inspection.
13– Short term/nightly rentals are allowed in the UV NVOZ and NOS NVOZ zones and may be allowed in this development if the CC&R's specifically allow, and a short term rental permit is issued by the city.
14– All open space areas are dedicated for public use.
15– Private road ways (Lower Ski Run, Upper Ski Run, DeeDee Drive, Bunny Hill Lane, Zitting Road, and DeeDee Court) are Public Utilities Right-of-Ways.
16– Snow Removal: The Developer (or HOA if obligation for maintenance has been transferred) shall provide snow-removal on the private roads in the Project, which cannot be displaced into the county right-of-way. If snow storage needs exceed that of the snow storage locations as designated on the plat, the Developer (or HOA if obligation for maintenance has been transferred) will be required, at their own cost, to haul all excess snow out of the project and displace in a location where they have the necessary permits and legal right to do so.
17– All private roads are to be maintained by the HOA. The county will not maintain private roads.

NOTES FOR PLATS WITH COMMON AREA

18– ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
19– LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."



INDEX MAP
NOT TO SCALE

NAME: GATEWAY CONSULTING, INC

ADDRESS: PO BOX 951005 SOUTH JORDAN, UTAH 84095

NAME: SURVEYING FIRM

ADDRESS: SURVEYING FIRM

LEGAL DESCRIPTION

Beginning at a point that is South 00°30'00" East along the section line 2266.01 feet and West, 708.70 feet from the Northeast corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian and continuing thence North 32°00'34" West, 1096.88 feet; thence North 42°02'19" East, 253.96 feet; thence North 89°51'56" East, 493.00 feet; thence South 42°15'26" East, 71.50 feet to a point on a 463.93-foot radius curve to the left; thence along the arc of said curve 66.76 feet through a central angle of 8°14'41" (Chord bears South 46°22'46" East, 66.70 feet); thence South 50°30'06" East, 70.63 feet to a point on a 226.74-foot radius curve to the right; thence along the arc of said curve 97.65 feet through an central angle of 24°40'35" (Chord bears South 38°09'48" East, 96.90 feet); thence South 25°49'31" East, 80.79 feet to a point on a 234.73-foot radius curve to the left; thence along the arc of said curve 109.51 feet through a central angle of 26°43'50" (Chord bears South 39°11'25" East, 108.52 feet); thence South 52°33'20" East, 46.06 feet to a point on a 95.72-foot radius curve to the right; thence along the arc of said curve 27.56 feet through a central angle of 16°29'68" (Chord bears South 44°18'34" East, 27.46 feet); thence South 36°03'49" East, 17.11 feet to a point on a 84.88-foot radius curve to the left; thence along the arc of said curve 74.84 feet through a central angle of 50°31'09" (Chord bears South 61°19'17" East, 72.44 feet); thence South 86°34'45" East, 5.34 feet; thence South 10°33'20" West, 28.16 feet to a point on a 545.00-foot radius curve to the right; thence along the arc of said curve 237.40 feet through a central angle of 24°57'28" (Chord bears South 23°02'04" West, 235.53 feet); thence South 35°30'48" West, 46.21 feet to a point on a 12.00-foot radius curve to the left; thence along the arc of said curve 18.13 feet through a central angle of 86°32'31" (Chord bears South 7°45'27" East, 16.45 feet); thence South 51°01'43" East, 21.04 feet to a point on a 290.00-foot radius curve to the right; thence along the arc of said curve 202.97 feet through a central angle of 40°06'02" (Chord bears South 30°58'42" East, 198.85 feet to a point on a 210.00-foot radius curve to the left; thence along the arc of said curve 146.76 feet through a central angle of 40°02'33" (Chord bears South 30°56'58" East, 143.80 feet); thence South 39°01'46" West, 80.00 feet to a point on a 290.00-foot non-tangent curve to the right; thence along the arc of said curve 202.67 feet through a central angle of 40°02'33" (Chord bears North 30°56'58" West, 198.57 feet) to a point on a 210.00-foot radius curve to the left; thence along the arc of said curve 35.81 feet through a central angle of 9°46'15" (Chord bears North 15°48'48" West, 35.77 feet to a point on a 218.00-foot non-tangent radius curve to the left; thence along the arc of said curve 144.86 feet through a central angle of 38°04'19" (Chord bears North 76°47'20" West, 142.21 feet); thence South 35°30'48" West, 185.36 feet to a point on a 570.00-foot radius curve to the right; thence along the arc of said curve 203.75 feet through a central angle of 20°28'50" (Chord bears South 45°45'13" West, 202.67 feet); thence North 32°11'06" West, 90.05 feet back to the point of beginning.

Parcel contains 781230 Sq.Ft. or 17.93 AC

UNIVERSITY ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) in accordance with Utah Code Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that, by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, have subdivided said tract of land into lots, streets, together with easements, and have placed monuments on the ground as represented on the plat. I also certify that I have filed with the Wasatch County Surveyor, pursuant to State Law, a map of the survey I completed.

COLLEGE DOWNS SUBDIVISION, 1ST AMENDED
see legal description to the left

Acres: 15.45 , # of units 61 , # of parcels 62 .

SURVEYOR'S SEAL

OWNER'S DEDICATION

The undersigned owner(s) of the above-described tract of land has/have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

COLLEGE DOWNS SUBDIVISION, 1ST AMENDED
HEBER CITY

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The undersigned owner(s), agents, successors, and assigns shall voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The undersigned owner(s), agents, successors, and assigns also hereby convey any other easements, as shown and/or noted on this plat, to the parties indicated and for the purposes shown and/or noted hereon. The City assumes no liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision.

In witness whereof I have set forth my hand this___ day of ____ , 20__.

_____
ENGLISH HEBER CITY CONGREGATION PF JEHOVAHS WITNESS

_____
WDG COLLEGE DOWNS LLC

_____
UTAH VALLEY UNIVERSITY

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

COLLEGE DOWNS SUBDIVISION, 1ST AMENDED
HEBER CITY

LOCATED IN NORTHEAST ¼ SEC 19,
T3S, R5E, SLB&M

APPROVAL BY LEGISLATIVE BODY

The City Council of Heber City, County of Wasatch, 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 the public purpose of the perpetual use of the public.

_____ _____
Mayor Date

RECORDER'S SEAL

PLANNING DEPARTMENT

Approved on this _____ day of _____, 20____

_____
TITLE:

CITY ENGINEER

Approved on this _____ day of _____, 20____

_____
CITY ENGINEER

WASATCH CO. FIRE DISTRICT

Approved on this _____ day of _____, 20____

_____
FIRE CHIEF

SPECIAL SERVICE DISTRICT

Approved on this _____ day of _____, 20____

_____
TITLE:

COUNTY SURVEYOR

Approved on this _____ day of _____, 20____

_____
COUNTY SURVEYOR

SHEET NO 1/3

WASATCH COUNTY RECORDER

NO._____ BOOK_____ PAGE_____ DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
HEBER CITY RECORDER

Date: 6-23-2026
File: COLLEGE DOWNS 1ST AMEND PRELIM PLAT PH1

COLLEGE DOWNS SUBDIVISION, 1ST AMENDED
WASATCH COUNTY, UTAH

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

PRELIM PLAT

60 0 60 120
SCALE IN FEET
1"=60' (24"x36" SIZE ONLY)

LEGEND

- OLD PROPERTY BOUNDARY
- NEW PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PROPOSED REBAR AND CAP OR MONUMENT

N 00°30'00" W 2488.59' MEASURED BETWEEN FOUND MONUMENTS BASIS OF BEARING 2266.01' S 00°30'00" E

FOUND WASATCH COUNTY 1976 ASPEN BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

TITLE REPORT #15 #16 CANAL EASEMENT

CANAL EASEMENT

UVU PARCEL 2 0.21 ACRES

L=237.40', R=545.00'
Δ=24°57'28"
CHR=S23°02'04"W LEN=235.53'

L=202.97', R=290.00'
Δ=40°06'02"
CHR=S30°58'42"E LEN=198.85'

FOUND REBAR WITH CAP MARKED EPIC ENGINEERING

L=146.76', R=210.00'
Δ=40°02'33"
CHR=S30°56'58"E LEN=143.80'

N 00°30'00" W 1495.22'

FOUND WASATCH COUNTY ALUMINUM CAP AND PIPE MARKING THE EAST 1/4 CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

EXISTING COLLEGE WAY

S39°01'46"W 80.00'

COLLEGE WAY (80' ROW)

UNIVERSITY AVE 90' PUBLIC ROW

FUTURE ROAD

UVU PARCEL 3 0.13 ACRES

L=35.81', R=210.00'
Δ=9°46'15"
CHR=N15°48'48"W LEN=35.77'

L=144.86', R=218.00'
Δ=38°04'19"
CHR=N76°47'20"W LEN=142.21'

UVU LAND NOT PART OF THIS PLAT

S35°30'48"W 185.36'

WEST 708.70'

CHURCH ACCESS EASEMENT

CHURCH PARCEL NOT PART OF THIS PLAT

L=203.75', R=570.00'
Δ=20°28'50"
CHR=S45°45'13"W LEN=202.67'

N32°11'06"W 90.05'

P.O.B.

TITLE REPORT #14 EASEMENT 1851 U951

HWY-40

L=97.65', R=226.74'
Δ=24°40'35"
CHR=S38°09'48"E LEN=96.90'

S25°49'34"E 80.79'

L=109.53', R=234.73'
Δ=26°43'50"
CHR=S39°11'25"E LEN=108.52'

S52°33'20"E 46.06'

L=74.84', R=84.88'
Δ=50°31'09"
CHR=S61°19'17"E LEN=72.44'

S36°03'49"E 17.11'

L=27.56', R=95.72'
Δ=16°29'38"
CHR=S44°18'34"E LEN=27.46'

S86°34'45"E 5.34'

S10°33'20"W 28.16'

L=66.76', R=463.93'
Δ=8°14'41"
CHR=S46°22'45"E LEN=66.70'

S50°30'06"E 70.63'

S42°15'26"E 71.50'

10' P.U.E.

20' PUBLIC TRAIL

EXISTING DITCH

N89°51'56"E 493.00'

N42°02'19"E 253.96'

L30 N32°00'34"W 1096.88'

50' LANDSCAPE EASEMENT PARALLEL TO PROPERTY LINE TO BE OWNED AND MAINTAINED BY COLLEGE DOWNS ASSOCIATION

20' UTILITY EASEMENT

ROW

PROJECT SURVEYOR:

SURVEYOR LOGO HERE

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER

NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____, FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
COUNTY RECORDER

SHEET NO 2/3

UNIVERSITY AVE

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C1	237.40	24°57'28"	545.00
C2	18.13	86°32'31"	12.00
C3	202.97	40°06'02"	290.00
C4	146.76	40°02'33"	210.00
C5	202.67	40°02'33"	290.00
C6	146.98	40°06'02"	210.00
C7	19.57	93°27'29"	12.00
C8	203.75	20°28'50"	570.00
C9	168.72	20°08'21"	480.00
C10	18.13	86°32'31"	12.00
C11	19.57	93°27'29"	12.00
C12	198.20	24°57'28"	455.00
C13	4.60	2°45'21"	95.72
C14	74.84	50°30'56"	84.89
L1	28.16	S10° 33' 20"W	
L2	46.21	S35° 30' 48"W	
L3	21.04	S51° 01' 43"E	
L4	80.00	S39° 01' 46"W	
L5	263.32	S35° 30' 48"W	
L6	90.05	N32° 11' 06"W	
L7	270.21	N35° 30' 48"E	
L8	40.00	N38° 58' 17"E	
L9	6.28	N51° 01' 43"W	
L10	40.00	N38° 58' 17"E	
L11	39.32	N35° 30' 48"E	
L12	64.87	N10° 33' 20"E	
L13	17.11	S36° 03' 49"E	
L14	5.34	S86° 34' 45"E	
L34	14.75	N51° 01' 43"W	

PARCEL 1

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C15	66.76	8°14'41"	463.93
C16	97.65	24°40'35"	226.74
C17	109.51	26°43'50"	234.73
C18	22.95	13°44'17"	95.72
C19	198.20	24°57'28"	455.00
C20	19.57	93°27'29"	12.00
C21	18.13	86°32'31"	12.00
C22	168.81	20°08'59"	480.00
L20	71.50	N42° 15' 26"W	
L21	70.63	N50° 30' 06"W	
L22	80.79	N25° 49' 31"W	
L23	46.06	N52° 33' 20"W	
L24	64.87	N10° 33' 20"E	
L25	39.32	N35° 30' 48"E	
L26	40.00	N38° 58' 17"E	
L27	6.28	N51° 01' 43"W	
L28	40.00	N38° 58' 17"E	
L29	270.21	N35° 30' 48"E	
L30	1096.88	S32° 00' 34"E	
L31	253.96	S42° 02' 19"W	
L32	493.00	S89° 51' 56"W	

PARCEL 2

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C23	40.72	33°19'46"	70.00
C24	237.40	24°57'28"	545.00
L33	49.69	S86° 34' 45"E	
L34	298.12	S38° 58' 47"W	
L35	5.00	N35° 30' 48"E	
L36	28.16	N10° 33' 20"E	

PARCEL 3

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C25	144.86	38°04'19"	218.00
C26	19.57	93°27'29"	12.00
C27	111.16	30°19'47"	210.00
L37	77.96	S35° 30' 48"W	
L38	14.75	N51° 01' 43"W	

CHURCH ACCESS EASEMENT

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C28	28.06	2°49'15"	570.00
L39	28.00	S39° 00' 43"W	
L40	6.47	N50° 15' 39"W	
L41	4.29	S50° 15' 39"E	

COLLEGE DOWNS SUBDIVISION, 1ST AMENDED
WASATCH COUNTY, UTAH
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

PRELIM PLAT

PROJECT SURVEYOR:

SURVEYOR LOGO HERE

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER

NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

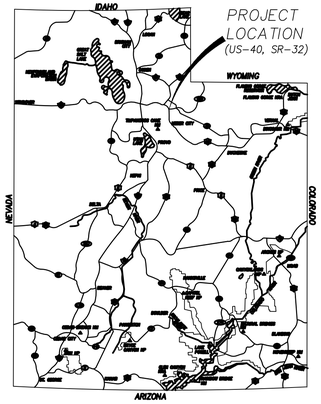
_____
COUNTY RECORDER

SHEET NO
3/3

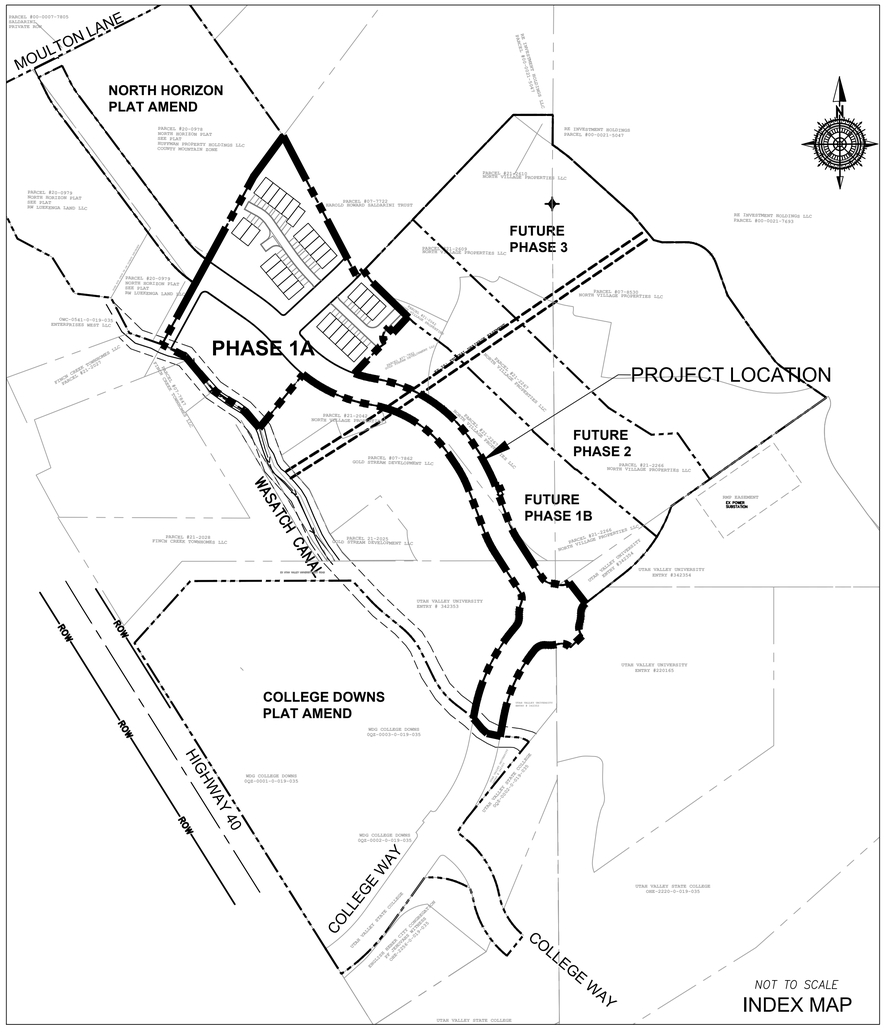
MAYFLOWER VIEWS PHASE 1A
HEBER CITY

LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

PRELIM PLAT



VICINITY MAP



STANDARD PLAT NOTES

1–PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
2–BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
3–NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
4–ALL COMMON AND PARKING AREAS, AS APPLICABLE, AND PRIVATE STREETS, ARE DEDICATED AS CITY UTILITY EASEMENTS. HEBER CITY HAS THE RIGHT OF ACCESS THROUGH THESE EASEMENTS TO ACCESS, MAINTAIN, AND REPAIR CITY UTILITIES. NO CHANGES TO TOPOGRAPHY, STRUCTURES, ABOVE OR BELOW GROUND ARE ALLOWED IN EASEMENTS WITHIN 10 FEET OF CITY UTILITIES WITHOUT WRITTEN PERMISSION FROM THE HEBER CITY ENGINEER. ANY OBSTACLES ERECTED WITHIN THESE EASEMENTS WITHOUT WRITTEN PERMISSION WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE. ALL STORM DRAIN UTILITIES AND THEIR MAINTENANCE WITHIN PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER. ALL SEWER LATERALS AND THEIR MAINTENANCE TO THE PUBLIC RIGHT–OF–WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL DRINKING WATER AND PRESSURIZED 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 CROSSINGS WITH A HEBER CITY UTILITY EASEMENT OR RIGHT OF WAY (ROW). BESIDES CROSSINGS, THIRD–PARTY PUBLIC UTILITY INFRASTRUCTURE IS NOT ALLOWED IN HEBER CITY UTILITY EASEMENTS OR ROWs UNLESS SPECIFICALLY IDENTIFIED AND LOCATED ON THIS PLAT OR WITH SUBSEQUENT WRITTEN PERMISSION FROM THE CITY ENGINEER.
6–A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY **IGES JOB#01065–001**, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
7– AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
8– DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, ACCORDING TO THE BUILDING CODE.
9– EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT THE UNITS 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 THIS DECLARATION.
10– BUILDINGS ARE ALLOWED ON ANY OPEN SPACE PARCEL(S) AND/OR COMMON AREAS.
11– An approved report from the GEOTECHNICAL engineer shall be provided to the building inspector at time of footing inspection
12– All building corners to be surveyed and marked prior to footing inspection.
13– *Short term/nightly rentals are allowed in the UV NVOZ and NOS NVOZ zones and may be allowed in this development if the CC&R's specifically allow, and a short term rental permit is issued by the city.*
14– *All open space areas are dedicated for public use.*
15– *Private road ways (Lower Ski Run, Upper Ski Run, DeeDee Drive, Bunny Hill Lane, Zitting Road, and DeeDee Court) are Public Utilities Right–of–Ways.*
16– Snow Removal: The Developer (or HOA if obligation for maintenance has been transferred) shall provide snow–removal on the private roads in the Project, which cannot be displaced into the county right–of–way. If snow storage needs exceed that of the snow storage locations as designated on the plat, the Developer (or HOA if obligation for maintenance has been transferred) will be required, at their own cost, to haul all excess snow out of the project and displace in a location where they have the necessary permits and legal right to do so.
17– All private roads are to be maintained by the HOA. The county will not maintain private roads.

NOTES FOR PLATS WITH COMMON AREA

18– ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
19– LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."

BOUNDARY DESCRIPTION

A parcel of land situated in the NE Quarter of Section 19, and the SE Quarter of Section 18, and the NW Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

PHASE 1A LEGAL

BEGINNING at a point that is South 00°30'30" East, 202.90 feet along the section line and West 574.70 feet from the Northeast Corner of Section 19, Township 3 south, Range 5 east, Salt Lake Base and Meridian, and running thence South 34°59'21" East 37.70 feet, thence South 45°39'27" East 159.19 feet, thence South 44°38'32 West, 65.66 feet; thence North 46°25'15" West, 20.64 feet; thence South 44°38'32" West, 12.68 feet to a point on a 25.00–foot radius curve to the left, thence along the arc of said curve 40.61 feet through a central angle of 93°03'50" (chord bears South 1°53'22" East, 36.29 feet); thence South 54°52'11" West, 26.62 feet; thence South 43°19'55" West, 2.00 feet; thence South 43°19'55" West, 104.77 feet to a point on a non–tangent 360.00–foot radius curve to the left; thence along the arc of said curve 64.10 feet through a central angle of 10°12'04" (chord bears South 75°31'29" East, 64.01 feet) to a point on a 440.00–foot radius curve to the right; thence along the arc of said curve 360.66 feet through a central angle of 46°57'50" (chord bears South 57°08'35" East, 350.65 feet); thence South 33°39'40" East 36.28 feet to a point on a 440.00' radius curve to the right, thence along arc of said curve 100.79 feet through a central angle of 13°07'28" (chord bears South 27°05'56" East, 100.57 feet); thence South 20°32'12" East, 17.69 feet to a point on a non–tangent 25.00–foot radius curve to the left; thence along the arc of said curve 11.66 feet through a central angle of 26°43'10" (chord bears North 84°44'13" East, 11.55 feet); thence South 23°10'34" East, 29.08 feet to a point on a non–tangent 25.00–feet radius curve to the left; thence along the arc of said curve 13.00 feet through a central angle of 29°47'42" (chord bears South 55°40'32" West, 12.85 feet); thence South 20°32'12" East, 82.83 feet to a point on a 260.00–foot radius curve to the right; thence along the arc of said curve 54.82 feet through a central angle of 12°04'48" (chord bears South 26°34'35" East, 54.72 feet); thence South 32°36'59" East, 142.35 feet to a point on a 37.00–foot radius curve to the left; thence along the arc of said curve 34.87 feet through a central angle of 54°00'00" (chord bears South 59°36'59" East, 33.60 feet) to a point on a 97.00–foot radius curve to the right; thence along the arc of said curve 20.93 feet through a central angle of 12°45'29" (chord bears South 80°14'15" East, 20.89 feet) to a point on a 37.00–foot radius curve to the left; thence along the arc of said curve 34.87 feet through a central angle of 54°00'00" (chord bears North 79°08'30" East, 33.60 feet); thence South 37°51'30" East, 80.00 feet to a point on a non–tangent 37.00–foot radius curve to the left; thence along the arc of said curve 34.89 feet through a central angle of 54°02'11" (chord bears South 25°07'25" West, 33.62 feet) to a point on a 94.00–foot radius curve to the right; thence along the arc of said curve 32.11 feet through a central angle of 19°34'15" (chord bears South 7°56'29" West, 31.95 feet) to a point on a 37.00–foot radius curve to the left; thence along the arc of said curve 39.88 feet through a central angle of 61°45'09" (chord bears South 13°08'58" East, 37.98 feet); thence South 45°58'28" West, 50.00 feet to a point on a non–tangent 37.00–foot radius curve to the left; thence along the arc of said curve 39.77 feet through a central angle of 61°45'09" (chord bears North 74°54'06" West, 37.98 feet) to a point on a 94.00–foot radius curve to the right; thence along the arc of said curve 37.80 feet through a central angle of 23°02'22" (cord bears South 85°44'30" West, 37.54 feet) to a point on a 37.00–foot radius curve to the left; thence along the arc of said curve 37.42 feet through a central angle of 57°57'01" (chord bears South 68°17'11" West, 35.85 feet) to a point on a 455.00–foot radius curve to the left; thence along the arc of said curve 228.35 feet through a central angle of 28°45'20" (chord bears South 24°56'00" West, 225.97 feet); thence South 10°33'20" West, 60.66 feet; thence North 89°34'45" West, 3.00 feet to a point on an 85.03–foot radius curve to the right; thence along the arc of said curve 77.18 feet through a central angle of 51°00'23" (chord bears North 62°05'18" West, 74.56 feet); thence North 36°21'20" West, 21.71 feet; thence North 10°33'20" East, 23.96 feet to a point on a 545.00–foot radius curve to the right; thence along the arc of said curve 292.20 feet through a central angle of 30°43'08" (chord bears North 25°54'54" East, 288.71 feet) to a point on a 37.00–foot radius curve to the left; thence long the arc of said curve 29.72 feet through a central angle of 46°01'14" (chord bears North 18°15'52" East, 28.93 feet to a point on a 94.00–foot radius curve to the right; thence along the arc of said curve 42.87 feet through a central angle of 26°07'46" (chord bears North 8°19'07" East, 42.50 feet) to a point on a 37.00–foot radius curve to the left; thence along the arc of said curve 34.87 feet through a central angle of 54°00'00" (chord bears North 5°36'59" West, 33.60 feet); thence North 32°36'59" West, 142.35 feet to a point on a 340.00–foot radius curve to the right; thence along the arc of said curve 71.68 feet through a central angle of 12°04'48" (chord bears North 26°34'35" West, 71.55 feet); thence North 20°32'12" West, 135.68 feet to a point on a 360.00–foot radius curve to the left; thence along the arc of said curve 82.46' through a central angle of 13°07'28" (chord bears North 27°05'56" West, 82.28 feet); thence North 33°39'40" West, 36.28 feet to a point on a 360.00–foot radius curve to the left; thence along the arc of said curve 295.08 feet through a central angle of 46°57'50" (chord bears North 57°08'35" West, 286.89 feet) to a point on a 440.00–foot radius curve to the right; thence along the arc of said curve 227.91 feet through a central angle of 29°40'42" (chord bears North 65°47'09" West, 225.37 feet); thence South 39°03'12" West, 210.48 feet; thence North 35°00'02" West, 15.71 feet; thence North 43°39'59" West, 56.24 feet; thence North 55°57'44" West, 111.02 feet; North 39°53'29" West, 132.39 feet; thence North 62°46'15" West, 80.37 feet; thence North 28°36'44" East, 210.78 feet; thence North 28°36'44" East, 80.49 feet; thence North 28°36'44" East, 292.35 feet; thence North 36°21'03" East, 151.00 feet; thence South 27°36'26" East, 485.18 feet; thence North 43°49'52" East, 28.83 feet back to the point of beginning.

Parcel contains 10.35 Ac.

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

NAME: GATEWAY CONSULTING, INC

ADDRESS: PO BOX 951005 SOUTH JORDAN, UTAH 84095

NAME: PROTERRA GROUP INC.

ADDRESS: 10430 SOUTH 2700 WEST SOUTH JORDAN, UTAH 84095

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) in accordance with Utah Code Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that, by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, have subdivided said tract of land into lots, streets, together with easements, and have placed monuments on the ground as represented on the plat. I also certify that I have filed with the Wasatch County Surveyor, pursuant to State Law, a map of the survey I completed.

MAYFLOWER VIEWS PHASE 1A
HEBER CITY

see legal description to the left

Acres: 15.45 , # of units 61 , # of parcels 62 .

PROFESSIONAL LAND SURVEYOR — Garrett Ashton — 10841560 — REGISTERED — ASHTON — 06-30-24 — STATE OF UTAH

SURVEYOR'S SEAL

OWNER'S DEDICATION

The undersigned owner(s) of the above-described tract of land has/have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

MAYFLOWER VIEWS PHASE 1A
HEBER CITY

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The undersigned owner(s), agents, successors, and assigns shall voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The undersigned owner(s), agents, successors, and assigns also hereby convey any other easements, as shown and/or noted on this plat, to the parties indicated and for the purposes shown and/or noted hereon. The City assumes no liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision.

In witness whereof I have set forth my hand this___ day of _____ , 20__.

_____ _____
NORTH VILLAGE PROPERTIES LLC UTAH VALLEY UNIVERSITY

_____
GOLDSTREAM DEVELOPMENT LLC

UNIVERSITY ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

MAYFLOWER VIEWS PHASE 1
HEBER CITY

LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

APPROVAL BY LEGISLATIVE BODY

The City Council of Heber City, County of Wasatch, 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 the public purpose of the perpetual use of the public.

_____ _____
Mayor Date

RECORDER'S SEAL

PLANNING DEPARTMENT

Approved on this _____ day of _____, 20____

_____
TITLE:

CITY ENGINEER

Approved on this _____ day of _____, 20____

_____
CITY ENGINEER

WASATCH CO. FIRE DISTRICT

Approved on this _____ day of _____, 20____

_____
FIRE CHIEF

SPECIAL SERVICE DISTRICT

Approved on this _____ day of _____, 20____

_____
TITLE:

COUNTY SURVEYOR

Approved on this _____ day of _____, 20____

_____
COUNTY SURVEYOR

SHEET NO 1/5

WASATCH COUNTY RECORDER

NO._____ BOOK____ PAGE____ DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
HEBER CITY RECORDER

Date: 5-6-2026
File: NORTH VILLAGE VIEWS PRELIM PLAT PH1

MAYFLOWER VIEWS PHASE 1A
HEBER CITY
LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

PRELIM PLAT

40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

LEGEND
- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PROPOSED REBAR AND CAP OR MONUMENT
- PRIVATE SPACE
- LIMITED COMMON SPACE
- COMMON SPACE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	25.22'	15.00'	22.35'	S76°46'33"W	96°19'38"
C2	83.20'	540.00'	83.12'	N50°38'48"W	8°49'41"
C3	77.04'	500.00'	76.96'	N50°38'48"W	8°49'41"
C5	103.25'	460.00'	103.04'	N48°37'49"W	12°51'38"
C6	35.19'	500.00'	35.18'	N44°12'59"W	4°01'58"
C7	15.15'	10.00'	13.74'	S89°37'49"E	86°47'42"
C9	28.32'	466.00'	28.31'	N45°13'53"E	3°28'54"
C10	30.38'	500.00'	30.38'	N45°13'53"E	3°28'54"
C11	32.45'	534.00'	32.45'	N45°13'53"E	3°28'54"
C15	268.26'	400.00'	263.26'	S61°24'45"E	38°25'31"
C16	327.87'	400.00'	318.77'	N57°08'35"W	46°57'50"
C17	91.63'	400.00'	91.43'	N27°05'56"W	13°07'28"
C19	63.25'	300.00'	63.13'	S26°34'35"E	12°04'48"
C20	111.97'	500.00'	111.73'	S45°43'35"W	12°49'50"
C21	268.07'	500.00'	264.87'	S25°54'54"W	30°43'08"

PROJECT SURVEYOR:
PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www. proterragroup.com

PROJECT ENGINEER:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER
NO._____BOOK_____PAGE_____DATE_____
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_____
COUNTY RECORDER

SHEET NO 2/5

MATCHLINE SEE SHEET 3/5

MATCHLINE SEE SHEET 2/5

MAYFLOWER VIEWS PHASE 1A
HEBER CITY
LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

PRELIM PLAT

WASATCH CANAL

EX UTAH VALLEY UNIVERSITY DIRT ROAD

56.24'
N35°00'02"W
15.71'
S39°03'12"W 210.48'

STORM EASEMENT

P.U.E.

S43°19'55"W 104.77'
20' SETBACK FROM TOP BACK OF CURB (TYP)
L=64.10', R=360.00'
Δ=10°12'04"
CHR=S75°31'29"E CHRD LEN=64.01'

S54°52'11"W
26.62'
S43°19'55"W
2.00'

N46°25'15"W
20.64'
S44°38'32"W
12.68'
L=40.61', R=25.00'
Δ=93°03'50"
CHR=S1°53'22"E CHRD LEN=36.29'

#07-7862
GOLD STREAM DEVELOPMENT LLC

NORTH VILLAGE PROPERTIES LLC

L=227.91', R=440.00'
Δ=29°40'42"
CHR=N65°47'09"W CHRD LEN=225.37'

COMMON AREA

EX 25' FEDERAL DRAINAGE EASEMENT

PARCEL #21-2042
NORTH VILLAGE PROPERTIES

PARCEL #21-2042
NORTH VILLAGE PROPERTIES

COMMON AREA
L=360.66', R=440.00'
Δ=46°57'50"
CHR=S57°08'35"E CHRD LEN=350.65'

L=295.08', R=360.00'
Δ=46°57'50"
CHR=N57°08'35"W CHRD LEN=286.89'

PARCEL #07-7862
GOLD STREAM DEVELOPMENT LLC

PARCEL #21-2267
NORTH VILLAGE PROPERTIES LLC

(80' ROW)
MAYFLOWER HEIGHTS DRIVE

N33°39'40"W
36.28'

S33°39'40"E
36.28'

40.00'

P.U.E.

L=100.79', R=440.00'
Δ=13°07'28"
CHR=S27°05'56"E CHRD LEN=100.57'

L=82.46', R=360.00'
Δ=13°07'28"
CHR=N27°05'56"W CHRD LEN=82.28'

S20°32'12"E
17.69'
L=11.66', R=25.00'
Δ=26°43'10"
CHR=N84°44'13"E CHRD LEN=11.55'

N75°51'53"E
39.19'

S23°10'34"E
29.08'

L=13.00', R=25.00'
Δ=29°47'42"
CHR=S55°40'32"W CHRD LEN=12.85'

S20°32'12"E
105.69'

L=54.82', R=260.00'
Δ=12°04'48"
CHR=S26°34'35"E CHRD LEN=54.72'

L=71.68', R=340.00'
Δ=12°04'48"
CHR=N26°34'35"W CHRD LEN=71.55'

SEWER EASEMENT

UTAH VALLEY UNIVERSITY
ENTRY # 342353

PARCEL #21-2266
NORTH VILLAGE PROPERTIES LLC

SECTION LINE

L=34.87', R=37.00'
Δ=54°00'00"
CHR=S59°36'59"E CHRD LEN=33.60'

L=20.93', R=94.00'
Δ=12°45'29"
CHR=S80°14'15"E CHRD LEN=20.89'

MATCHLINE SEE SHEET 4/5

40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

LEGEND
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CONSTRUCTION MANAGEMENT

SHEET NO
3/5

MATCHLINE SEE SHEET 3/5

40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PROPOSED REBAR AND CAP OR MONUMENT
- PRIVATE SPACE
- LIMITED COMMON SPACE
- COMMON SPACE

MAYFLOWER VIEWS PHASE 1A
HEBER CITY
LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

PRELIM PLAT

MAYFLOWER HEIGHTS DRIVE (80' ROW)
UNIVERSITY AVE (90' ROW)
FUTURE ROAD
STORM EASEMENT
SEWER EASEMENT
P.U.E.
ROW

UTAH VALLEY UNIVERSITY ENTRY # 342353
UTAH VALLEY UNIVERSITY ENTRY #342354
UTAH VALLEY UNIVERSITY ENTRY #220165
UTAH VALLEY UNIVERSITY 0QZ-0002-0-019-035
PARCEL #21-2266 NORTH VILLAGE PROPERTIES LLC
WDG COLLEGE DOWNS 0QZ-0003-0-019-035
RMP EX POW SUBSTA

L=11.66', R=25.00'
Δ=26°43'10"
CHR=N84°44'13"E CHRD LEN=11.55'
N75°51'53"E 39.19'
S23°10'34"E 29.08'
L=13.00', R=25.00'
Δ=29°47'42"
CHR=S55°40'32"W CHRD LEN=12.85'
L=54.82', R=260.00'
Δ=12°04'48"
CHR=S26°34'35"E CHRD LEN=54.72'
L=71.68', R=340.00'
Δ=12°04'48"
CHR=N26°34'35"W CHRD LEN=71.55'
L=34.87', R=37.00'
Δ=54°00'00"
CHR=N5°36'59"W CHRD LEN=33.60'
L=34.87', R=37.00'
Δ=54°00'00"
CHR=S59°36'59"E CHRD LEN=33.60'
L=20.93', R=94.00'
Δ=12°45'29"
CHR=S80°14'15"E CHRD LEN=20.89'
L=34.87', R=37.00'
Δ=54°00'00"
CHR=N79°08'30"E CHRD LEN=33.60'
L=42.87', R=94.00'
Δ=26°07'46"
CHR=N8°19'07"E CHRD LEN=42.50'
L=29.72', R=37.00'
Δ=46°01'14"
CHR=N18°15'52"E CHRD LEN=28.93'
L=292.20', R=545.00'
Δ=30°43'08"
CHR=N25°54'54"E CHRD LEN=288.71'
L=77.18', R=85.03'
Δ=52°00'23"
CHR=N62°05'18"W CHRD LEN=74.56'
L=34.90', R=37.00'
Δ=54°02'11"
CHR=S25°07'25"W CHRD LEN=33.62'
L=32.11', R=94.00'
Δ=19°34'15"
CHR=S7°56'29"W CHRD LEN=31.95'
L=39.88', R=37.00'
Δ=61°45'09"
CHR=S13°08'58"E CHRD LEN=37.98'
L=37.42', R=37.00'
Δ=57°57'01"
CHR=S68°17'11"W CHRD LEN=35.85'
L=37.80', R=94.00'
Δ=23°02'22"
CHR=S85°44'30"W CHRD LEN=37.54'
L=39.88', R=37.00'
Δ=61°45'09"
CHR=N74°54'06"W CHRD LEN=37.98'
L=228.35', R=455.00'
Δ=28°45'20"
CHR=S24°56'00"W CHRD LEN=225.97'

N20°37'12"W 436.88'
S20°37'12"E 105.67'
S20°37'12"E 82.83'
N32°36'59"W 142.36'
S32°36'59"E 142.36'
102.58'
N52°08'30"E 105.98'
S37°51'30"E 80.00'
S20°37'12"E 115.40'
S44°01'02"E 115.40'
N10°33'20"E 23.96'
N36°21'20"W 21.11'
N10°33'20"E 56.62'
S10°33'20"W 60.08'
N86°34'45"W 3.00'
N68°37'30"W 84.00'
S1°20'07"W 84.00'
N18°08'07"E 84.00'
N15°46'14"W 94.00'
S57°13'53"W 94.00'
S88°08'30"W 94.00'
S72°16'23"E 94.00'
N85°15'15"E 94.00'

PROJECT SURVEYOR:
PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www. proterragroup.com

PROJECT ENGINEER:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER
NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____, FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

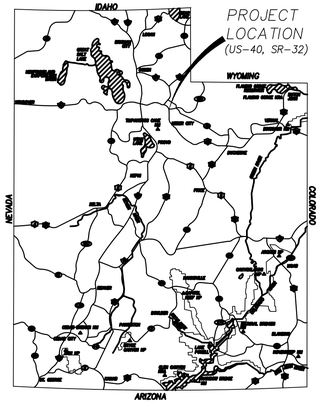
_____
COUNTY RECORDER

SHEET NO 4/5

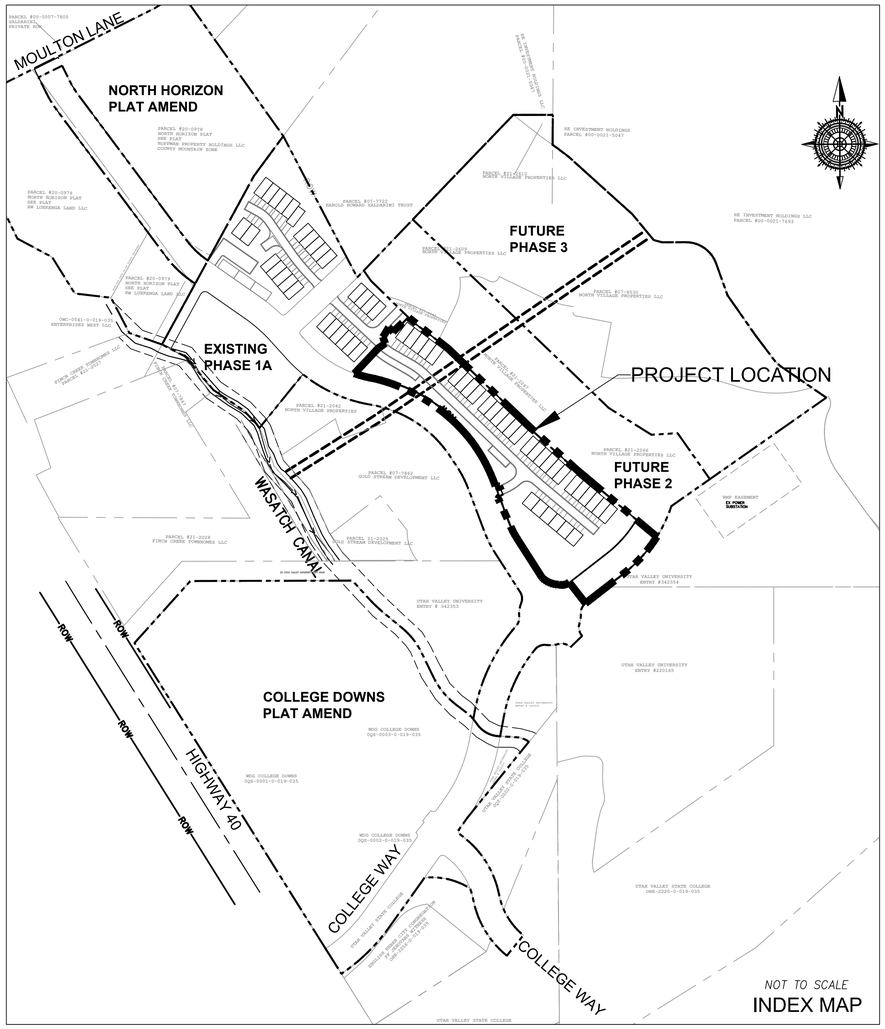
MAYFLOWER VIEWS PHASE 1B
HEBER CITY

LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

PRELIM PLAT



VICINITY MAP



STANDARD PLAT NOTES

1–PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
2–BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
3–NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
4–ALL COMMON AND PARKING AREAS, AS APPLICABLE, AND PRIVATE STREETS, ARE DEDICATED AS CITY UTILITY EASEMENTS. HEBER CITY HAS THE RIGHT OF ACCESS THROUGH THESE EASEMENTS TO ACCESS, MAINTAIN, AND REPAIR CITY UTILITIES. NO CHANGES TO TOPOGRAPHY, STRUCTURES, ABOVE OR BELOW GROUND ARE ALLOWED IN EASEMENTS WITHIN 10 FEET OF CITY UTILITIES WITHOUT WRITTEN PERMISSION FROM THE HEBER CITY ENGINEER. ANY OBSTACLES ERECTED WITHIN THESE EASEMENTS WITHOUT WRITTEN PERMISSION WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE. ALL STORM DRAIN UTILITIES AND THEIR MAINTENANCE WITHIN PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER. ALL SEWER LATERALS AND THEIR MAINTENANCE TO THE PUBLIC RIGHT–OF–WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL DRINKING WATER AND PRESSURIZED 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 CROSSINGS WITH A HEBER CITY UTILITY EASEMENT OR RIGHT OF WAY (ROW). BESIDES CROSSINGS, THIRD–PARTY PUBLIC UTILITY INFRASTRUCTURE IS NOT ALLOWED IN HEBER CITY UTILITY EASEMENTS OR ROWs UNLESS SPECIFICALLY IDENTIFIED AND LOCATED ON THIS PLAT OR WITH SUBSEQUENT WRITTEN PERMISSION FROM THE CITY ENGINEER.
6–A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY **IGES JOB#01065–001**, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
7– AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
8– DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, ACCORDING TO THE BUILDING CODE.
9– EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT THE UNITS 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 THIS DECLARATION.
10– BUILDINGS ARE ALLOWED ON ANY OPEN SPACE PARCEL(S) AND/OR COMMON AREAS.
11– An approved report from the GEOTECHNICAL engineer shall be provided to the building inspector at time of footing inspection
12– All building corners to be surveyed and marked prior to footing inspection.
13– Short term/nightly rentals are allowed in the UV NVOZ and NOS NVOZ zones and may be allowed in this development if the CC&R's specifically allow, and a short term rental permit is issued by the city.
14– All open space areas are dedicated for public use.
15– Private road ways (Lower Ski Run, Upper Ski Run, DeeDee Drive, Bunny Hill Lane, Zitting Road, and DeeDee Court) are Public Utilities Right–of–Ways.
16– Snow Removal: The Developer (or HOA if obligation for maintenance has been transferred) shall provide snow–removal on the private roads in the Project, which cannot be displaced into the county right–of–way. If snow storage needs exceed that of the snow storage locations as designated on the plat, the Developer (or HOA if obligation for maintenance has been transferred) will be required, at their own cost, to haul all excess snow out of the project and displace in a location where they have the necessary permits and legal right to do so.
17– All private roads are to be maintained by the HOA. The county will not maintain private roads.

NOTES FOR PLATS WITH COMMON AREA

18– ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
19– LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."

BOUNDARY DESCRIPTION

A parcel of land situated in the NE Quarter of Section 19, and the SE Quarter of Section 18, and the NW Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

PHASE 1A LEGAL

BEGINNING at a point that is South 00°30'30" East, 439.63 feet along the section line and West 320.76 feet from the Northeast Corner of Section 19, Township 3 south, Range 5 east, Salt Lake Base and Meridian, and running thence South 46°10'08" East, 352.50 feet; thence South 30°14'41" East, 9.82 feet; thence South 47°57'13" East, 170.51 feet; thence South 65°59'58" East, 7.31 feet; thence South 50°02'50" East, 316.72 feet to a point on a non–tangent 440.00–foot radius curve to the right; thence along the arc of said curve 153.87 feet through a central angle of 20°02'11" (chord bears South 42°07'24" West, 153.09 feet); thence South 52°08'30" West, 144.57 feet; thence North 37°51'30" West, 80.00 feet to a point on a non–tangent 37.00–foot radius curve to the right; thence along the arc of said curve 34.87 feet through a central angle of 54°00'00" (chord bears South 79°08'30" West, 33.60 feet) to a point on a 94.00–foot radius curve to the left; thence along the arc of said curve 20.93 feet through a central angle of 12°45'29" (chord bears North 80°14'15" West, 20.89 feet) to a point on a 37.00–foot radius curve to the right; thence along the arc of said curve 34.87 feet through a central angle of 54°00'00" (chord bears North 59°36'59" West, 33.60 feet); thence North 32°36'59" West, 142.35 feet to a point on a 260.00–foot radius curve to the right; thence along the arc of said curve 54.82 feet through a central angle of 12°04'48" (chord bears North 26°34'35" West, 54.72 feet); thence North 20°32'12" West, 82.83 feet to a point on a non–tangent 25.00–foot radius curve to the right; thence along the arc of said curve 13.00 feet through a central angle of 29°47'42" (chord bears North 55°40'32" East, 12.85 feet); thence North 23°10'34" West, 29.08 feet to a point on a non–tangent 25.00–foot radius curve to the right; thence along the arc of said curve 11.66 feet through a central angle of 26°43'10" (cord bears South 84°44'13" West, 11.55 feet); thence North 20°32'12" West, 17.69 feet to a point on a 440.00–foot radius curve to the left; thence along the arc of said curve 100.79 feet through a central angle of 13°07'28" (chord bears North 27°05'56" West, 100.57 feet); thence North 33°39'40" West, 36.28 feet to a point on a 440.00–foot radius curve to the left; thence along the arc of said curve 360.66 feet through a central angle of 46°57'50" (chord bears North 57°08'35" West, 350.65 feet) to a point on a 360.00–foot radius curve to the right; thence along the arc of said curve 64.10 feet through a central angle of 10°12'04" (chord bears North 75°31'29" West, 64.01 feet); thence North 43°19'55" East, 104.77 feet; thence North 43°19'55" East, 2.00 feet; thence North 54°52'11" East, 26.62 feet to a point on a non–tangent 25.00–foot radius curve to the right; thence along the arc of said curve 40.61 feet through a central angle of 93°03'50" (chord bears North 1°53'22" West, 36.29 feet); thence North 44°38'32" East, 12.68 feet; thence South 46°25'15" East, 20.64 feet; thence North 44°38'32" East, 65.66 feet; thence South 45°39'27" East, 21.29 feet; thence South 52°53'51" East, 132.08 feet back to the point of beginning.

Parcel contains 5.1 Ac.

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) in accordance with Utah Code Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that, by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, have subdivided said tract of land into lots, streets, together with easements, and have placed monuments on the ground as represented on the plat. I also certify that I have filed with the Wasatch County Surveyor, pursuant to State Law, a map of the survey I completed.

MAYFLOWER VIEWS PHASE 1B
HEBER CITY

see legal description to the left

Acres: 15.45 , # of units 61 , # of parcels 62 .

PRELIMINARY NOT TO BE RECORDED

SURVEYOR'S SEAL

OWNER'S DEDICATION

The undersigned owner(s) of the above-described tract of land has/have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

MAYFLOWER VIEWS PHASE 1B
HEBER CITY

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The undersigned owner(s), agents, successors, and assigns shall voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The undersigned owner(s), agents, successors, and assigns also hereby convey any other easements, as shown and/or noted on this plat, to the parties indicated and for the purposes shown and/or noted hereon. The City assumes no liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision.

In witness whereof I have set forth my hand this___ day of ____ , 20__.

NORTH VILLAGE PROPERTIES LLC

UTAH VALLEY UNIVERSITY

GOLDSTREAM DEVELOPMENT LLC

UNIVERSITY ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

NAME: GATEWAY CONSULTING, INC

ADDRESS: PO BOX 951005 SOUTH JORDAN, UTAH 84095

NAME: PROTERRA GROUP INC.

ADDRESS: 10430 SOUTH 2700 WEST SOUTH JORDAN, UTAH 84095

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

MAYFLOWER VIEWS PHASE 1B
HEBER CITY

LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

APPROVAL BY LEGISLATIVE BODY

The City Council of Heber City, County of Wasatch, 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 the public purpose of the perpetual use of the public.

Mayor Date

RECORDER'S SEAL

WASATCH COUNTY RECORDER

NO._____ BOOK_____ PAGE_____ DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

HEBER CITY RECORDER

PLANNING DEPARTMENT

Approved on this _____ day of _____, 20____

TITLE:

CITY ENGINEER

Approved on this _____ day of _____, 20____

CITY ENGINEER

WASATCH CO. FIRE DISTRICT

Approved on this _____ day of _____, 20____

FIRE CHIEF

SPECIAL SERVICE DISTRICT

Approved on this _____ day of _____, 20____

TITLE:

COUNTY SURVEYOR

Approved on this _____ day of _____, 20____

COUNTY SURVEYOR

SHEET NO 1/2

Date: 5–8–2026
File: NORTH VILLAGE VIEWS PRELIM PLAT PH1

MATCHLINE SEE SHEET 3/4

S 00°30'30" E 2458.22' (MON TO MON)
BASIS OF BEARING
SECTION LINE
S 00°30'30" E
202.90'

WEST 305.93'
SOUTH 1036.12'

PARCEL #21-2267
NORTH VILLAGE PROPERTIES

PARCEL #21-2042
NORTH VILLAGE PROPERTIES

PARCEL #07-7862
GOLD STREAM DEVELOPMENT LLC

PARCEL #07-7862
GOLD STREAM DEVELOPMENT LLC

PARCEL #21-2135
GOLD STREAM DEVELOPMENT LLC

UTAH VALLEY UNIVERSITY
ENTRY # 342353

NORTH VILLAGE
PROPERTIES LLC

PARCEL #21-2042
NORTH VILLAGE PROPERTIES

PARCEL #07-7862
GOLD STREAM DEVELOPMENT LLC

PARCEL #21-2042
NORTH VILLAGE PROPERTIES

EX 25' FEDERAL DRAINAGE EASEMENT

(80' ROW)
MAYFLOWER HEIGHTS DRIVE

UNIVERSITY AVE
(90' ROW)

COMMON AREA

COMMON AREA

SUMMIT VISTA PRIVATE

20' SETBACK FROM TOP BACK OF CURB (TYP)

506 1560 SF
505 1560 SF
504 1560 SF
503 1560 SF
502 1560 SF
501 1560 SF

28' SETBACK

JOVITES AVE

1
80521 SF
1.85 ac.

PUBLIC TRAIL
RETENTION BASIN

WASATCH CANAL

UTAH VALLEY UNIVERSITY ENTRY ROAD

SOUTH 547.58'

S16°49'40"E
168.54'

S16°49'40"E
145.53'

STORM EASEMENT

SEWER EASEMENT

S88°10'23"E
105.71'

S64°16'04"E
20.59'

N81°41'16"E
48.15'

N4°09'20"W
69.10'

N24°23'15"E
68.69'

N45°13'21"E
44.09'

N89°15'55"E
137.88'

S33°17'51"E
438.21'

S33°17'39"E
407.64'

S6°40'44"E
134.82'

S39°19'26"E
434.24'

SEWER EASEMENT

STORM EASEMENT

SEWER EASEMENT

P.U.E.

ROW

MAYFLOWER VIEWS PHASE 1A
HEBER CITY

LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

PRELIM PLAT

40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

N

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PROPOSED REBAR AND CAP OR MONUMENT
- PRIVATE SPACE
- LIMITED COMMON SPACE
- COMMON SPACE

Sewer Easement

A 20ft sewer utility easement described as 10ft each side of a centerline that starts 781.62 feet West and 547.58 feet South of the Northeast section corner of section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian and continuing thence South 16°49'40" East, 145.53 feet; thence South 33°17'39" East, 407.64 feet; thence South 6°40'44" East, 134.82 feet; thence South 39°19'26" East, 434.24 feet; ending at the West Right-of-Way line of University Ave.

Parcel contains 22448 SqFt (0.52 Ac.)

Storm Water Easement 1

A 20ft Storm Water utility easement described as 10ft each side of a centerline that starts 774.01 feet West and 538.20 feet South of the Northeast section corner of section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian and continuing thence South 16°49'40" East, 168.54 feet; thence South 33°17'51" East, 438.21 feet; thence North 89°15'55" East, 137.88 feet, thence North 45°13'21" East, 44.09 feet; thence North 24°23'15" East, 68.69 feet; thence North 4°09'20" West, 69.10 feet; thence North 81°41'16" East, 48.15 feet to the West Right-Of-Way line of Bison Ridge Way.

Parcel contains 19051 SqFt (0.44 Ac.)

Storm Water Easement 2

A 20ft Storm Water utility easement described as 10ft each side of a centerline that starts 305.93 feet West and 1036.12 feet South of the Northeast section corner of section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian and continuing thence South 64°16'04" East, 20.59 feet; thence South 88°10'23" East, 105.71 feet to the West Right-Of-Way line of Bison Ridge Way.

Parcel contains 2540 SqFt (0.06 Ac.)

PROJECT SURVEYOR:
PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www. proterragroup.com

PROJECT ENGINEER:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER

NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
COUNTY RECORDER

SHEET NO
5/5

MAYFLOWER VIEWS PHASE 1B
HEBER CITY

LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

PRELIM PLAT

Northeast Corner Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian. Fnd. Wasatch County 2005 aluminum cap.

E ¼ Corner Sect 19, T3S, R5E, SLB&M FOUND ALUM CAP

S 00°30'30" E 2458.22' (MON TO MON) BASIS OF BEARING

SECTION LINE

WEST 320.76'

EX 24" FEDERAL IRR PIPE

SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

40 0 40 80

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PROPOSED REBAR AND CAP OR MONUMENT
- PRIVATE SPACE
- LIMITED COMMON SPACE
- COMMON SPACE

PARCEL #21-2042 NORTH VILLAGE PROPERTIES

NORTH VILLAGE PROPERTIES LLC

PARCEL #21-2267 NORTH VILLAGE PROPERTIES LLC

PARCEL #21-2266 NORTH VILLAGE PROPERTIES LLC

UTAH VALLEY UNIVERSITY ENTRY #342354

POB

COMMON AREA

PRIVATE ROAD COMMON AREA

MAXFIELD RIDGE DRIVE 28' PRIVATE ROW

SUMMIT VISTA DRIVE 28' PRIVATE ROW

SUMMIT MEADOWS DRIVE 28' PRIVATE ROW

(80' ROW) MAYFLOWER HEIGHTS DRIVE

UNIVERSITY AVE (66' ROW)

20' SETBACK FROM TOP BACK OF CURB (TYP)

20' SETBACK

P.U.E.

ROW

SW

601 1560 SF	602 1560 SF	603 1560 SF	604 1560 SF	605 1560 SF	606 1560 SF
501 1560 SF	502 1560 SF	503 1560 SF	504 1560 SF	505 1560 SF	506 1560 SF
701 1652 SF	702 1652 SF	703 1652 SF	704 1652 SF	705 1659 SF	
801 1560 SF	802 1560 SF	803 1560 SF	804 1560 SF	805 1560 SF	806 1560 SF
901 1560 SF	902 1560 SF	903 1560 SF	904 1560 SF	905 1560 SF	906 1560 SF
1001 1534 SF	1002 1534 SF	1003 1534 SF	1004 1534 SF	1005 1534 SF	1006 1534 SF
1101 1530 SF	1102 1530 SF	1103 1530 SF	1104 1530 SF	1105 1530 SF	1106 1530 SF
1201 1593 SF	1202 1593 SF	1203 1593 SF	1204 1593 SF	1205 1593 SF	1206 1593 SF

PARCEL #07-7862 GOLD STREAM DEVELOPMENT LLC

PARCEL #21-2042 NORTH VILLAGE PROPERTIES LLC

STORM EASEMENT

SEWER EASEMENT

UTAH VALLEY UNIVERSITY ENTRY #342353

PROJECT SURVEYOR:

PROTERRA GROUP

10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www. proterragroup.com

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER

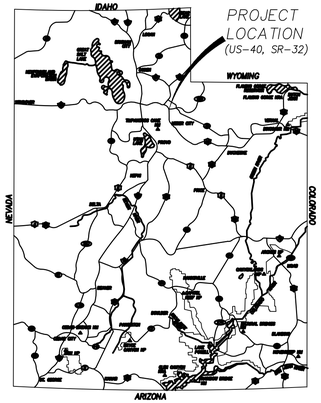
NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
COUNTY RECORDER

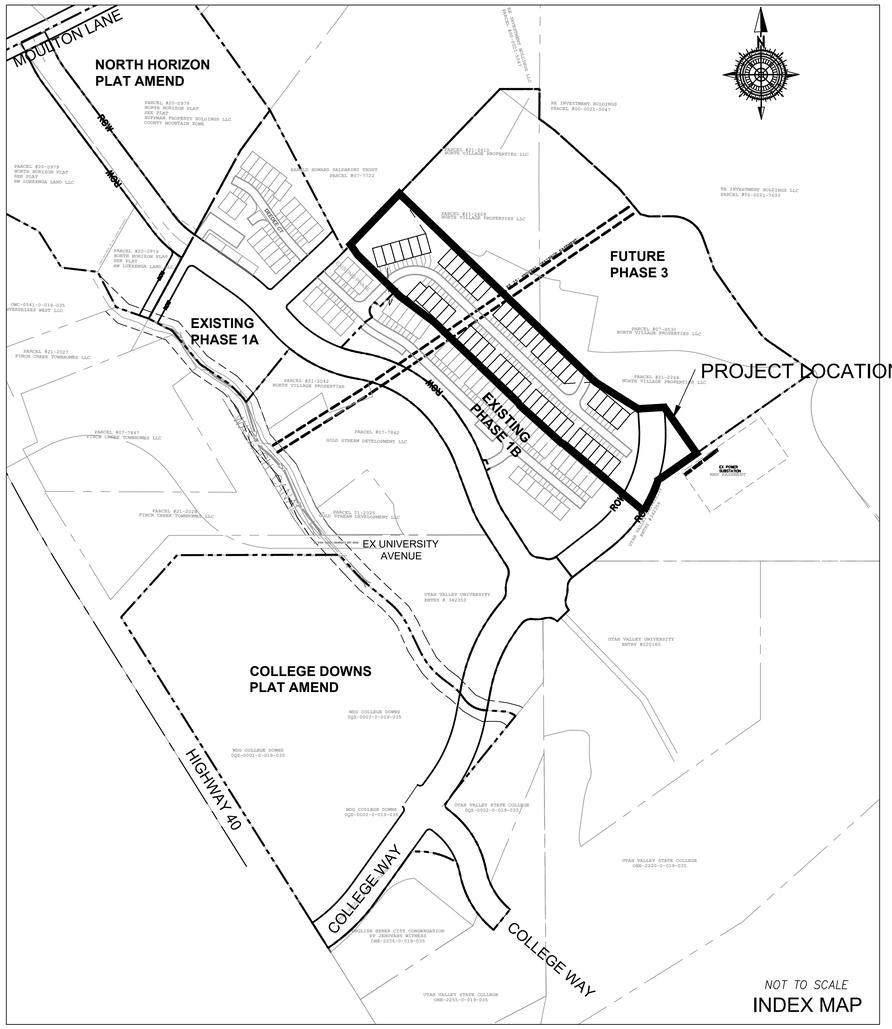
SHEET NO 2/2

MAYFLOWER VIEWS PHASE 2
HEBER CITY
LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

PRELIM PLAT



VICINITY MAP



STANDARD PLAT NOTES
1–PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
2–BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
3–NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
4–ALL COMMON AND PARKING AREAS, AS APPLICABLE, AND PRIVATE STREETS, ARE DEDICATED AS CITY UTILITY EASEMENTS. HEBER CITY HAS THE RIGHT OF ACCESS THROUGH THESE EASEMENTS TO ACCESS, MAINTAIN, AND REPAIR CITY UTILITIES. NO CHANGES TO TOPOGRAPHY, STRUCTURES, ABOVE OR BELOW GROUND ARE ALLOWED IN EASEMENTS WITHIN 10 FEET OF CITY UTILITIES WITHOUT WRITTEN PERMISSION FROM THE HEBER CITY ENGINEER. ANY OBSTACLES ERECTED WITHIN THESE EASEMENTS WITHOUT WRITTEN PERMISSION WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE. ALL STORM DRAIN UTILITIES AND THEIR MAINTENANCE WITHIN PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER. ALL SEWER LATERALS AND THEIR MAINTENANCE TO THE PUBLIC RIGHT–OF–WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL DRINKING WATER AND PRESSURIZED 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 CROSSINGS WITH A HEBER CITY UTILITY EASEMENT OR RIGHT OF WAY (ROW). BESIDES CROSSINGS, THIRD–PARTY PUBLIC UTILITY INFRASTRUCTURE IS NOT ALLOWED IN HEBER CITY UTILITY EASEMENTS OR ROWs UNLESS SPECIFICALLY IDENTIFIED AND LOCATED ON THIS PLAT OR WITH SUBSEQUENT WRITTEN PERMISSION FROM THE CITY ENGINEER.
6–A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY **IGES JOB#01065–001**, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
7– AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
8– DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, ACCORDING TO THE BUILDING CODE.
9– EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT THE UNITS 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 THIS DECLARATION.
10– BUILDINGS ARE ALLOWED ON ANY OPEN SPACE PARCEL(S) AND/OR COMMON AREAS.
11– An approved report from the GEOTECHNICAL engineer shall be provided to the building inspector at time of footing inspection
12– All building corners to be surveyed and marked prior to footing inspection.
13– *Short term/nightly rentals are allowed in the UV NVOZ and NOS NVOZ zones and may be allowed in this development if the CC&R's specifically allow, and a short term rental permit is issued by the city.*
14– *All open space areas are dedicated for public use.*
15– *Private road ways (Lower Ski Run, Upper Ski Run, DeeDee Drive, Bunny Hill Lane, Zitting Road, and DeeDee Court) are Public Utilities Right–of–Ways.*
16– Snow Removal: The Developer (or HOA if obligation for maintenance has been transferred) shall provide snow–removal on the private roads in the Project, which cannot be displaced into the county right–of–way. If snow storage needs exceed that of the snow storage locations as designated on the plat, the Developer (or HOA if obligation for maintenance has been transferred) will be required, at their own cost, to haul all excess snow out of the project and displace in a location where they have the necessary permits and legal right to do so.
17– All private roads are to be maintained by the HOA. The county will not maintain private roads.

NOTES FOR PLATS WITH COMMON AREA
18– ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
19– LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."

NAME: GATEWAY CONSULTING, INC

ADDRESS: PO BOX 951005 SOUTH JORDAN, UTAH 84095

NAME: PROTERRA GROUP INC.

ADDRESS: 10430 SOUTH 2700 WEST SOUTH JORDAN, UTAH 84095

PLANNING DEPARTMENT
Approved on this _____ day of _____, 20____

_____
TITLE:

CITY ENGINEER
Approved on this _____ day of _____, 20____

_____
CITY ENGINEER

WASATCH CO. FIRE DISTRICT
Approved on this _____ day of _____, 20____

_____
FIRE CHIEF

SPECIAL SERVICE DISTRICT
Approved on this _____ day of _____, 20____

_____
TITLE:

COUNTY SURVEYOR
Approved on this _____ day of _____, 20____

_____
COUNTY SURVEYOR

SHEET NO 1/2

Date: 5–8–2026
File: NORTH VILLAGE VIEWS PRELIM PLAT PH2

SURVEYOR'S CERTIFICATE
I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) in accordance with Utah Code Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that, by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, have subdivided said tract of land into lots, streets, together with easements, and have placed monuments on the ground as represented on the plat. I also certify that I have filed with the Wasatch County Surveyor, pursuant to State Law, a map of the survey I completed.

MAYFLOWER VIEWS PHASE 2
HEBER CITY

BOUNDARY DESCRIPTION
A parcel of land situated in the NE Quarter of Section 19, and the SW Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

BEGINNING at a point that is S00°30'30" E 47.59 feet along the section line and West 424.23 feet from the Northeast Corner of Section 19, Township 3 south, Range 5 east, Salt Lake Base and Meridian, and running thence S 46°10'08" E 610.01 feet, thence S 57°49'21" E 153.74 feet, thence N 86°35'27" E 80.00 feet, thence S 35°00'00" E 170.76 feet, thence S 55°00'00" W 142.65 feet to a point on a non-tangent 440.00' radius curve to the right, thence along arc of said curve 52.99 feet through a delta of 13°30'32" (chord bears S 25°21'03" W 103.50 feet), thence N 50°02'50" W 316.72 feet, thence N 65°59'58" W 7.31 feet, thence N 47°57'13" W 170.51 feet, thence N 30°14'41" W 9.82 feet, thence N 46°10'08" W 352.50 feet, thence N 52°53'51" W 132.08 feet, thence N 45°39'27" W 180.48 feet, thence N 34°59'21" W 37.96 feet, thence N 43°53'53" E 215.23 feet to the point of BEGINNING. Parcel contains 6.06 ac.

Acres: 6.06 , # of units 52 , # of parcels 52 .

PROFESSIONAL LAND SURVEYOR
No. 10241360
JARED ASHTON
10-30-2026
STATE OF UTAH

SURVEYOR'S SEAL

OWNER'S DEDICATION
The undersigned owner(s) of the above-described tract of land has/have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

MAYFLOWER VIEWS PHASE 2
HEBER CITY

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The undersigned owner(s), agents, successors, and assigns shall voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The undersigned owner(s), agents, successors, and assigns also hereby convey any other easements, as shown and/or noted on this plat, to the parties indicated and for the purposes shown and/or noted hereon. The City assumes no liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision.

In witness whereof I have set forth my hand this___ day of ____ , 20__.

_____
NORTH VILLAGE PROPERTIES LLC

_____
UTAH VALLEY UNIVERSITY

UNIVERSITY ACKNOWLEDGEMENT

LLC ACKNOWLEDGEMENT
STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___ , personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

MAYFLOWER VIEWS PHASE 2
HEBER CITY

LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

APPROVAL BY LEGISLATIVE BODY
The City Council of Heber City, County of Wasatch, 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 the public purpose of the perpetual use of the public.

_____ _____
Mayor Date

RECORDER'S SEAL

WASATCH COUNTY RECORDER
NO._____ BOOK____PAGE____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
HEBER CITY RECORDER

MAYFLOWER VIEWS
PHASE 2
HEBER CITY

LOCATED IN NORTHEAST ¼ SEC 19,
AND NORTHWEST ¼ SEC 20
T3S, R5E, SLB&M

PRELIM PLAT

PARCEL #21-2610
NORTH VILLAGE PROPERTIES LLC

PARCEL #21-2609
NORTH VILLAGE PROPERTIES LLC

PARCEL #07-8530
NORTH VILLAGE PROPERTIES LLC

PARCEL #21-2266
NORTH VILLAGE PROPERTIES LLC

PARCEL #07-7722
HAROLD HOWARD
SALDARINI TRUST

UTAH VALLEY UNIVERSITY

Southeast Corner Section 18,
Township 3 South, Range 5 East,
Salt Lake Base and Meridian.
Fnd. Wasatch County
1976 brass cap

POB

PROJECT BOUNDARY

PHASE BOUNDARY

EX 25' FEDERAL DRAINAGE EASEMENT

COMMON AREA

S 00°30'30" E 47.59'

S 00°30'30" E 2458.22' (MON TO MON)
BASIS OF BEARING

WEST 424.23'

N43°53'53"E 215.23'

S46°10'08"E 610.01'

S46°10'08"E 21.25'

S43°25'14"E 229.42'

145.48'
N33°15'07"W

S57°49'21"E 153.74'

N86°35'27"E 80.00'

S35°00'00"E 170.76'

S55°00'00"W 142.65'

L=103.74', R=440.00'
13°30'32"
CHR=S25°21'03"W CHL=103.50'

N89°14'29"W 20.94'

S3°23'15"E 85.39'

N34°59'21"W 37.96'

N45°39'27"W 180.48'

N52°53'51"W 132.08'

N46°10'08"W 352.50'

N3°57'45"W 15.97'

N30°14'11"W 9.82'

S55°54'29"W 11.32'

N47°57'13"W 170.51'

N65°59'58"W 7.31'

S69°41'32"W 12.87'

N50°02'50"W 316.72'

20' SETBACK FROM TOP BACK OF CURB (TYP)

EXISTING PHASE 1

SUMMIT TRAILS DRIVE
(PUBLIC 68' ROW)

SUMMIT VISTA DRIVE
28' PRIVATE ROW

MAXFIELD RIDGE DRIVE
28' PRIVATE ROW

SUMMIT MEADOWS DRIVE
28' PRIVATE ROW

MAYFLOWER HEIGHTS DRIVE

MAJOR COLLECTOR (80' ROW)
UNIVERSITY AVE

UTAH VALLEY UNIVERSITY #342354

SECTION LINE

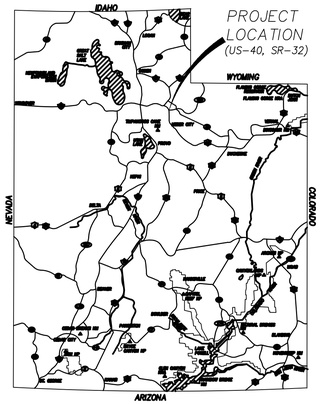
East Quarter Corner Section 19,
Township 3 South, Range 5 East,
Salt Lake Base and Meridian.
Fnd. Wasatch County 2005
aluminum cap.

| | | |

MAYFLOWER VIEWS PHASE 3
HEBER CITY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
AND THE NORTHEAST QUARTER OF SECTION 19,
AND THE SOUTHWEST QUARTER OF SECTION 17,
AND THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN.

PRELIM PLAT



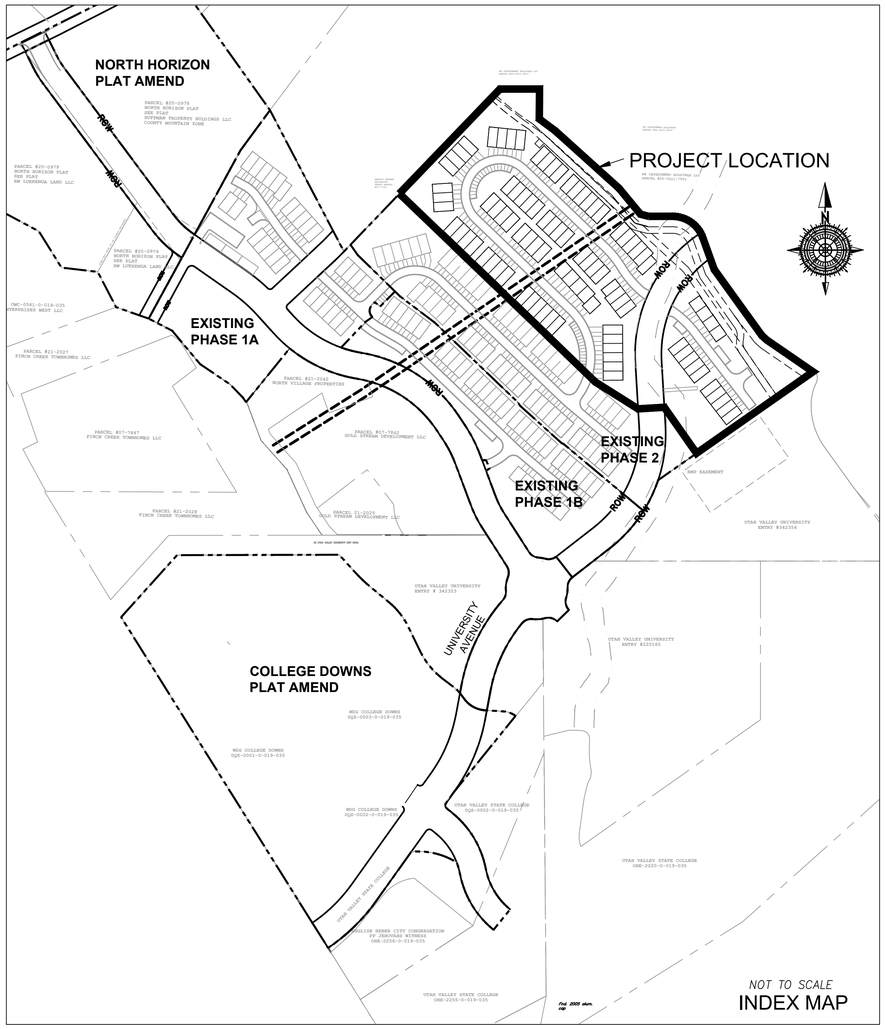
VICINITY MAP

STANDARD PLAT NOTES

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NAME: GATEWAY CONSULTING, INC
ADDRESS: PO BOX 951005 SOUTH JORDAN, UTAH 84095
NAME: PROTERRA GROUP INC.
ADDRESS: 10430 SOUTH 2700 WEST SOUTH JORDAN, UTAH 84095

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20__ , personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
My commission expires: Notary Public Residing at:

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20__ , personally appeared before me _____ who being by me duly sworn did say that he or she is the Manager of _____, a _____ limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

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COUNTY OF _____)

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_____
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SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) in accordance with Utah Code Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that, by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, have subdivided said tract of land into lots, streets, together with easements, and have placed monuments on the ground as represented on the plat. I also certify that I have filed with the Wasatch County Surveyor, pursuant to State Law, a map of the survey I completed.

MAYFLOWER VIEWS PHASE 3
HEBER CITY

BOUNDARY DESCRIPTION

A parcel of land situated in the NE Quarter of Section 19, and the SE Quarter of Section 18 , and the NW Quarter of Section 20 , Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

BEGINNING at a point that is N00°30'30" W 1,868.08 feet along the section line and East 166.20 feet from the East ¼ Corner of Section 19, Township 3 south, Range 5 east, Salt Lake Base and Meridian, and running thence N 45°57'11" W 216.29 feet, thence N 46°10'08" W 610.32 feet, thence N 43°52'21" E 441.28 feet, thence S 89°59'56" E 120.30 feet, thence S 00°26'41" W 90.99 feet, thence S 55°06'34" E 15.62 feet, thence S 52°41'32" E 44.68 feet, thence S 47°56'47" E 261.47 feet, thence S 39°35'56" E 102.04 feet, thence S 75°05'38" E 26.17 feet, thence N 89°46'54" E 71.96 feet to a point on a 98.00' radius curve to the right, thence along arc of said curve 120.62 feet through a delta of 70°31'22" (chord S 54°57'25" E 113.15 feet), thence S 19°41'44" E 102.74 feet, thence S 34°55'51" E 147.43 feet, thence S 37°00'16" E 100.58 feet, thence S 48°04'46" E 20.70 feet, thence S 55°30'26" E 169.89 feet, thence S 55°00'00" W 432.38 feet, N 35°00'00"W 170.76 feet, thence S 86°35'27" W 80.00 feet, thence N 57°49'21" W 153.74 feet to the point of BEGINNING. Parcel contains 13.29 ac.

Acres: 13.29 , # of units 91 , # of parcels 91 .

PROFESSIONAL LAND SURVEYOR
JARED ASHTON
6411560
STATE OF UTAH
PRELIMINARY NOT TO BE USED FOR RECORDATION 05-30-2026
SURVEYOR'S SEAL

OWNER'S DEDICATION

The undersigned owner(s) of the above-described tract of land has/have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

MAYFLOWER VIEWS PHASE 3
HEBER CITY

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The undersigned owner(s), agents, successors, and assigns shall voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The undersigned owner(s), agents, successors, and assigns also hereby convey any other easements, as shown and/or noted on this plat, to the parties indicated and for the purposes shown and/or noted hereon. The City assumes no liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision.

In witness whereof I have set forth my hand this___ day of ____ , 20__.

_____
NORTH VILLAGE PROPERTIES

_____ _____
CAMBIA CAPITAL PARTNERS LLC NORTH VILLAGE VIEWS ASSOCIATES

_____ _____
ALLEN ZITTING MILLER BATES

MAYFLOWER VIEWS PHASE 3
HEBER CITY

LOCATED IN THE SOUTHEAST ¼ OF SECTION 18,
AND THE NORTHEAST ¼ OF SECTION 19,
AND THE SOUTHWEST ¼ OF SECTION 17,
AND THE NORTHWEST ¼ OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN.

APPROVAL BY LEGISLATIVE BODY

The City Council of Heber City, County of Wasatch, 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 the public purpose of the perpetual use of the public.

_____ _____
Mayor Date

RECORDER'S SEAL

WASATCH COUNTY RECORDER

NO._____ BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
HEBER CITY RECORDER

PLANNING DEPARTMENT

Approved on this _____ day of _____, 20____

_____
TITLE:

CITY ENGINEER

Approved on this _____ day of _____, 20____

_____
CITY ENGINEER

WASATCH CO. FIRE DISTRICT

Approved on this _____ day of _____, 20____

_____
FIRE CHIEF

SPECIAL SERVICE DISTRICT

Approved on this _____ day of _____, 20____

_____
TITLE:

COUNTY SURVEYOR

Approved on this _____ day of _____, 20____

_____
COUNTY SURVEYOR

SHEET NO 1/2

Date: 5-8-2026
File: NORTH VILLAGE VIEWS PRELIM PLAT PH3

MAYFLOWER VIEWS
PHASE 3
HEBER CITY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
AND THE NORTHEAST QUARTER OF SECTION 19,
AND THE SOUTHWEST QUARTER OF SECTION 17,
AND THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN.

PRELIM PLAT

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PROPOSED REBAR AND CAP OR MONUMENT
- PRIVATE SPACE
- LIMITED COMMON SPACE
- COMMON SPACE

SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

N00°26'41"E 2802.93' (Meas.)
Southeast Corner Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian. Fnd. Wasatch County 2005 aluminum cap. NOTE: PROTECT AND KEEP IN PLACE SECTION CORNER MONUMENT UNTIL AGREEMENTS WITH WASATCH COUNTY SURVEYOR ARE FULFILLED FOR REPLACEMENT. REPLACE WITH COUNTY MONUMENT AND RING AND LID IN CURB AND GUTTER
RE INVESTMENT HOLDINGS LLC PARCEL #00-0021-5047
RE INVESTMENT HOLDINGS LLC PARCEL #00-0021-7693
RE INVESTMENT HOLDINGS LLC PARCEL #00-0021-
DRAINAGE CORRIDOR
60' DRAINAGE CORRIDOR
IRRIGATION EASEMENT
30' RIGHT TO WAY FOR TIMPANOGOS CANAL
EXCEPTION NO. 22 SCHEDULE B-2 OF THE TITLE REPORT (SEE NOTE 1)
UTAH VALLEY UNIVERSITY
EX POWER SUBSTATION
RMP EASEMENT
NOBEL PEAK DRIVE
28' PRIVATE ROW
SUMMIT VIEW COURT
28' PRIVATE ROW
NOBEL PEAK DRIVE
28' PRIVATE ROW
UNIVERSITY AVE (PUBLIC 80' ROW)
20' SETBACK
20' SETBACK FROM TOP BACK OF CURB (TYP)
COMMON AREA
COMMON AREA PRIVATE ROAD
ROW
MON
POB
SECTION LINE N87°06'33"W 2619.46' (Meas.)
SECTION LINE N00°30'30"W 2488.52' (Meas.) BASIS OF BEARING
165.20' EAST
1,868.08'
E 1/4 Corner Sect 19, T3S, R5E, SLB&M FOUND ALUM CAP

PROJECT SURVEYOR:
PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www. proterragroup.com

PROJECT ENGINEER:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER
NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____
_____
COUNTY RECORDER

SHEET NO 2/2

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

NOTE: INSTALL REFERENCE PINS IN CURB FOR IDENTIFYING LOCATIONS OF PROPERTY LINES.

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
(24x36 SHEET)

RE INVESTMENTS LLC
TIMPANOGOS CANAL
5' GRAVEL TRAIL
EX UPPER CANAL
SALDARINI
PROBERTY LINE
POWERLINE
EX. POWER SUBSTATION
80' ROADWAY EASEMENT
UTAH VALLEY UNIVERSITY
EX UVU PARKING LOT
EX UVU PARKING LOT
DET POND PER CITY STORM DRAIN MASTERPLAN
EX DRAINAGE CHANNEL
FUTURE ROAD CORRIDOR
PROJECT BOUNDARY
FUTURE SENIOR CENTER
NOT A PART OF THIS PROJECT
UNIVERSITY AVENUE
EX LOWER CANAL
NEW UVU ACCESS ROAD
RETENTION POND
EX UVU ACCESS ROAD
AMEND PLAT
AMEND PLAT
NORTH HORIZON HUFFMAN
MOULTON LANE
1.24 AC LAND NEEDED
PROPERTY LINE
NORTH HORIZON LUEKENGA
RETENTION POND
FUTURE PATTING ROAD
10' ASPHALT TRAIL
IRRIGATION VALVE
WASATCH CANAL
WDG COLLEGE DOWNS LLC
UNIVERSITY AVENUE TO BE CLOSED
HIGHWAY 40
ANDERSON PROPERTY
UTAH VALLEY UNIVERSITY
COLLEGE ACCESS ROAD

NO.	DESCRIPTION	DATE	APP'D

MAYFLOWER VIEWS
SITE PLAN
6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION
PRELIMINARY SUBDIVISION PLAT
PAUL A. GATEWAY
JORDAN
6330
6-29-2026
STATE OF UTAH

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=100'

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultinglc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SHEET NO. 2

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWALE
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
(24x36 SHEET)

811 BLUE STAKES OF UTAH

NO.	DESCRIPTION	DATE	APP'D

MAYFLOWER VIEWS

EXISTING SITE PLAN
GEOTEC AND DEMO PLAN

6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION

ORIG. DATE:	11-1-17
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
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SHEET NO. 3

RE INVESTMENTS LLC
TIMPANOGOS CANAL
WASATCH CANAL
UTAH VALLEY UNIVERSITY
WDG COLLEGE DOWNS LLC
SALDARINI
ANDERSON PROPERTY
NORTH HORIZON HUFFMAN
NORTH HORIZON LUEKENGA
CANAL LANE
COLLEGE ACCESS ROAD
HIGHWAY 40
EX SECTION LINE
PROPERTY LINE
PROJECT BOUNDARY
REMOVE EX FENCE
REMOVE EX SHEDS
REMOVE EX FENCES
REMOVE EX WELL FOLLOW STATE LAWS AND RULES
REMOVE EX POWERLINE
REMOVE EX POWERPOLE
REMOVE EX HOUSE
KEEP EX DIRT ROAD
REMOVE EX DIRT ROAD
REMOVE EX CURB FOR ROADWAY TIE IN.
RELOCATE EX POWER POLE
RELOCATE EX POWER POLE
EX DRAINAGE CHANNEL
RESTRICTIVE COVENANT
RELOCATE UVU ACCESS ROAD
REMOVE EX PARKING ENTRANCE
REMOVE EX SIGNS
TIE TO EX UDOT ACCESS
R/R EX STREET LIGHT
R/R EX STREET LIGHT
EX IRRIG DITCH
EX NORTH HORIZON PLAT
PLAT AMEND CLEANS UP EASEMENTS
PLAT AMEND CLEANS UP EASEMENTS EX COLLEGE DOWNS PLAT
REMOVE EX STRUCTURE
EX LAND DEED
1.24 AC LAND NEEDED
FUTURE ZITTING ROAD
EXISTING SHEDS
EXISTING HOUSE
WIRE FENCE
BARB WIRE FENCE
CHAIN LINK FENCE
IRRIGATION VALVE
UTILITY POLE
SET BAR & CAP
POINT OF BEGINNING
EXCEPTION NO. 22 SCHEDULE B-2 OF THE TITLE REPORT (SEE NOTE 1)
EXCEPTION NO. 18 SCHEDULE B-2 THE LOCATION OF THE EASEMENT RECITED DEC. 16, 1971 ENTRY NO. 9816:136 BOOK 136
TITLE REPORT #5 AREA 1
TITLE REPORT #5 EASEMENT
TITLE REPORT #5 DECLARATION
TITLE REPORT #5 AREA 2
TITLE REPORT #5 AREA 3
TITLE REPORT #5 AREA 4
TITLE REPORT #5 AREA 5
TITLE REPORT #5 AREA 6
TITLE REPORT #5 AREA 7
TITLE REPORT #5 AREA 8
TITLE REPORT #5 AREA 9
TITLE REPORT #5 AREA

LEGEND

SEWER LINE — EXISTING SEWER LINE
SEWER APPARATUS — EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
STORM LINE — FEDERAL SECONDARY WATER
DRAINAGE SWELL — EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
STORM APPARATUS — 10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
WATER LINE — SETBACK
WATER APPARATUS — DUMPSTER
FIRE HYDRANT — 30% SLOPE AND GREATER
IRRIGATION LINE
IRRIGATION APPARATUS — PROPOSED OPEN SPACE
DRAINAGE AREA (DRAINAGE REPORT)
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
(24x36 SHEET)

RE INVESTMENTS LLC
TIMPANOGOS CANAL
PROPERTY LINE
UTAH VALLEY UNIVERSITY
5' WALL
3' WALL
8' WALL
PROPERTY LINE
SALDARINI
PHASE 3
PHASE 2
PHASE 1B
PHASE 1A
6' TEMP RET WALL
PROJECT BOUNDARY
FUTURE SENIOR CENTER
UNIVERSITY AVENUE
EX UVU PARKING LOT
EX UVU PARKING LOT
ANDERSON PROPERTY
NORTH HORIZON PLAT AMEND
NORTH HORIZON HUFFMAN
NORTH HORIZON LUEKENGA
MOULTON LANE
FUTURE ZITTING ROAD
WASATCH CANAL
WDG COLLEGE DOWNS LLC
COLLEGE DOWNS PLAT AMEND
COLLEGE DOWNS PHASE 1 & 1A WORK
HIGHWAY 40
EX UVU ACCESS ROAD
COLLEGE ACCESS ROAD
6' WALL
EOP
EOG

NO.	DESCRIPTION	DATE	APP'D

MAYFLOWER VIEWS

RETAINING WALL PLAN

6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION

PAUL M. GATEWAY
CORPORATE MEMBER
6-29-2026
STATE OF UTAH

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=100'

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SHEET NO. 4

NOTE: SITE WILL FLOOD IF UPPER CANAL IS PLUGGED OR BREACHED

ALLUVIAL FAN PER COUNTY MAPS

HIGH WATER TABLE PER COUNTY MAPS

ALLUVIAL FAN PER GEOTEC REPORT

ALLUVIAL FAN FLOODING DEBRIS FLOW HAZARD

30% AND GREATER SLOPE

25-30% SLOPE

20-25% SLOPE

FEDERAL EASEMENTS

100 0 100 200
SCALE IN FEET
(24x36 SHEET)

NOTES:
1) LANDSLIDE: SEE DEBRIS FLOW HAZARD
2) FAULT LINES: NONE PER GEOTEC REPORT.
3) WETLANDS: NONE, SEE STANTEC WETLAND REVIEW LETTER 5-23-08.
4) COLLAPSIBLE SOILS: NONE PER GEOTEC REPORT.
5) SHALLOW GROUND WATER: NONE PER GEOTEC REPORT EXCEPT TEST PIT 10 AT 10'
6) STREAM CORRIDOR. EXISTING CHANNEL WILL BE PIPED THROUGH DEVELOPMENT.
7) FLOOD HAZARD: CANAL OVER FLOW, DEBRIS FLOW.
8) SPRINGS, SEEPS: NO NATURAL SPRINGS, SEEPS FOUND. CANAL IS LEAKING, AND IN THE PROCESS OF BEING FIXED.
9) ESTABLISHED ROAD CORRIDORS: ALL SHOWN ON EXISTING CONDITIONS PAGE 3 AND SURVEY.
10) RIDGE LINE: SEE IBI PLANS INCLUDED WITH THIS SUBMITTAL.
11) GEOLOGIC HAZARDS: NO OTHER HAZARDS FOUND PER GEOTEC REPORT.

UPPER CANAL
20-25% SLOPE (TYP)
30% SLOPE (TYP)
PHASE 3
PHASE 2
PHASE 1B
PHASE 4A
FUTURE SENIOR CENTER
NORTH HORIZON PLAT AMEND
COLLEGE DOWNS PLAT AMEND
FUTURE ROAD CORRIDOR
PROJECT BOUNDARY
GEOTEC TEST (TYP)
TAMPANOOGS CANAL
WASATCH CANAL
LOWER CANAL
PROPERTY LINE
MOULTON LANE
FUTURE ATTINE ROAD
UNIVERSITY AVENUE
EX POWER SUBSTATION
EX UVU PARKING LOT
EX DRAINAGE CHANNEL
EXISTING DRAINAGE CHANNEL
UVU ACCESS ROAD
IRRIGATION EASEMENT
DEBRIS FLOW
ALLUVIAL FAN
IRRIGATION VALVE
TP 1 TO=12' NO WATER FOUND NO BEDROCK FOUND
TP 2 TO=12' NO WATER FOUND NO BEDROCK FOUND
TP 3 TO=12' NO WATER FOUND NO BEDROCK FOUND
TP 4 TO=25' NO WATER FOUND NO BEDROCK FOUND
TP 5 TO=12' NO WATER FOUND NO BEDROCK FOUND
TP 6 TO=12' NO WATER FOUND NO BEDROCK FOUND
TP 7 TO=12' NO WATER FOUND NO BEDROCK FOUND
TP 8 TO=25' NO WATER FOUND NO BEDROCK FOUND
TP 9 TO=12' NO WATER FOUND NO BEDROCK FOUND
TP 10 TO=10.5' SOIL WET AT 10' NO BEDROCK FOUND
TP 11 TO=25' NO WATER FOUND NO BEDROCK FOUND
TP 12 TO=25' NO WATER FOUND NO BEDROCK FOUND
TP 13 TO=12' NO WATER FOUND NO BEDROCK FOUND
TP 14 TO=25' NO WATER FOUND NO BEDROCK FOUND
TP 15 TO=12' NO WATER FOUND NO BEDROCK FOUND
TP 16 TO=11' NO WATER FOUND NO BEDROCK FOUND

NO.	DESCRIPTION	DATE	APP'D

MAYFLOWER VIEWS

SENSITIVE LANDS SITE PLAN

6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION

PAUL G. WAYMENT
CORPORATE PROJECT MANAGER
6-29-2026
STATE OF UTAH

ORIG. DATE:	11-1-17
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=100'

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CONSTRUCTION MANAGEMENT

SHEET NO. 5

NOTE: SITE WILL FLOOD IF UPPER CANAL IS PLUGGED OR BREACHED

SEE DRAINAGE BASIN 6
CITY SD MASTER PLAN
DRAWINGS BY WARD ENGR

PROPOSED CULVERT
UNDER CANAL BY
CENTRAL UTAH WATER

SEE DEBRIS BASIN DB 5-2
SEE HEBER DRAINAGE PLAN
PRE 100 YR Q=108.46 CFS
POST 100 YR Q=15.2 CFS
PER CITY DRAINAGE PLAN

PROPOSED DEBRIS BASIN
ON DRAINAGE CHANNEL
SEE CMT REPORT

LEGEND

SCALE IN FEET
(24x36 SHEET)
100 0 100 200

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWALE
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

UPPER CANAL
EX UPPER CANAL
TIMPANOGOS CANAL
PROPERTY LINE
PROJECT BOUNDARY
PHASE 2
PHASE 1B
PHASE 1A
FUTURE SENIOR CENTER
NORTH HORIZON PLAT AMEND
COLLEGE DOWNS PLAT AMEND
DEVELOPMENT RETENTION BASIN
WASATCH CANAL
LOWER CANAL
FUTURE SPLITTING ROAD
MOULTON DRIVE
UNIVERSITY AVENUE
EXISTING UNIVERSITY AVENUE
CITY DET/RET BASIN
EX DRAINAGE CHANNEL
EXISTING DRAINAGE CHANNEL
EX UVU PARKING LOT
EX UVU PARKING LOT
UVU ACCESS ROAD
DEVELOPMENT RETENTION BASIN
EXISTING DRAINAGE CHANNEL
IRRIGATION EASEMENT
EX MCDONALD DITCH
DEVELOPMENT RETENTION BASIN
HIGHWAY 40
HIGHWAY 40
COLLEGE DOWNS 6 LOTS
COLLEGE DOWNS PHASE 4 LOTS

NO.	DESCRIPTION	DATE	APP'D

MAYFLOWER VIEWS

DRAINAGE BASINS

6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
PAUL G. GORDAN, PE
CORDAN, PAUL G.
6351202
6-29-2026
STATE OF UTAH

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=100'

GATEWAY CONSULTING, Inc
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CONSTRUCTION MANAGEMENT

SHEET NO. 6

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
(24x36 SHEET)

PROPERTY LINE
TEMP ROAD END
UPPER CANAL
FUTURE ROAD BY OTHERS
28' PRIVATE ROW
PROPERTY LINE
80' PUBLIC ROW
TIMPANOGOS CANAL
EX UPPER CANAL
PROPERTY LINE
28' PRIVATE ROW
PHASE 3
CONSTRUCTION YEAR 2028
PHASE 2
CONSTRUCTION YEAR 2028
28' PRIVATE ROW
TYPICAL PHASE LINE
PHASE 1B
CONSTRUCTION YEAR 2027
RETENTION BASIN
80' PUBLIC ROW
90' PUBLIC ROW
80' PUBLIC ROW
EX UVU PARKING LOT
FUTURE ROAD BY OTHERS
PROJECT BOUNDARY
28' PRIVATE ROW
PHASE 1A
CONSTRUCTION YEAR 2026
68' PUBLIC ROW
80' PUBLIC ROW
RETENTION POND
FUTURE SENIOR CENTER
UNIVERSITY AVENUE TO BE ABANDONED
IRRIGATION EASEMENT
UVU ACCESS ROAD
EXISTING DRAINAGE CHANNEL
NORTH HORIZON PLAT AMEND
SECONDARY ACCESS THROUGH NORTH VILLAGE CROSSING
MOLTEN LANE
TO CLOSE AT HIGHWAY 40
UDOT (HIGHWAY 40 CONNECTION
MOULTON LANE
80' PUBLIC ROW
ACCESS ROAD TO BE BUILT WITH PH1
FUTURE ZITTING ROAD
60' EASEMENT FOR FUTURE OFFSITE CONNECTION BY OTHERS
LOWER CANAL
UNIVERSITY AVENUE
COLLEGE DOWNS PLAT AMEND & EX WORK
EX MCDONALD DITCH
EXISTING DITCH
COLLEGE DOWNS PLAT AMEND & EX WORK
HIGHWAY 40
HIGHWAY 40
EOP
EOP
EOP

LEGEND

SEWER LINE — SEWER APPARATUS — STORM LINE — DRAINAGE SWELL — STORM APPARATUS — WATER LINE — WATER APPARATUS — FIRE HYDRANT — IRRIGATION LINE — IRRIGATION APPARATUS — DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
(24x36 SHEET)

NOT A PART
RE INVESTMENTS

Heating & Cooling

PHASE 3
PHASE 2
PHASE 1B
PHASE 1A
MAYFLOWER VIEWS

SW
Ex 12" FEDERAL GAS PIPE
Ex 24" SECONDARY WATER
Ex 12" SECONDARY WATER
ROW
MOW

80' ROW
ROUND-A-BOUT
PROPERTY LINE

EX POWER STATION
Riverview
UVU
EX UVU PARKING LOT
4' SHOULDER
20' ASPHALT
4' SHOULDER
UNIVERSITY ACCESS

SALDARINI
DRY CREEK
PROPERTY LINE

FUTURE SENIOR CENTER
NOT A PART OF THIS PROJECT
FUTURE SENIOR CENTER

LOWER CANAL
EX BRIDGE
90' ROW

NORTH HORIZON PLAT AMEND
RETENTION POND
COLLEGE DOWNS PLAT AMEND
EX ACCESS ROAD
HIGHWAY 40

MOULTON LANE
PRIVATE ROAD
LUEKENGA
Beltran

EOP
EOP 903
CON 903

NO.	DESCRIPTION	DATE	APP'D

MAYFLOWER VIEWS

SATELLITE IMAGE

6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION
PAUL G. PRATT
6351020
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=100'

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SHEET NO. 8

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
(24x36 SHEET)

EX DRAINAGE EASEMENT
FUTURE ROAD
EX CANAL EASEMENT
EX CANAL EASEMENT
EX CANAL EASEMENT
PROPERTY LINE
CL UPPER CANAL
EX CANAL WATERLINE EASEMENT
EX CANAL WATERLINE EASEMENT
EX CANAL EASEMENT
TIMPANOGOS CANAL
RE INVESTMENTS LLC
PRESCRIPTIVE DRAINAGE EASEMENT
UTAH VALLEY UNIVERSITY
EX UVU PARKING LOT
PHASE 3
PHASE 2
PHASE 1B
FED EASEMENT TO REMAIN APPROVALS NEED FED CROSSINGS
SALDARINI
FUTURE ROAD BY OTHERS
PHASE 1A
FUTURE SENIOR CENTER
RESTRICTIVE COVENANT 133843
80' PRIVATE UVU ROW
DEED LINE
EX DEED LINE
EX CANAL EASEMENT
DRAINAGE EASEMENT TO REMAIN
PRESCRIPTIVE EASEMENT ON EXISTING ROAD TO BE VACATED THIS AREA
UTAH VALLEY UNIVERSITY
COLLEGE ACCESS ROAD
EX DEED LINE
CL LOWER CANAL
ALL CANAL EASEMENTS TO REMAIN
EASEMENT TO BE REMOVED
NEED TO AMEND EX COLLEGE DOWNS PLAT
EX PRESCRIPTIVE EASEMENT ON DITCH
EX DRAINAGE EASEMENT TO REMAIN
WDG COLLEGE DOWNS LLC
COLLEGE DOWNS PLAT AMEND
20' UTILITY EASEMENT TO BE REMOVED
EXISTING UDOT EASEMENT TO REMAIN
EX HIGHWAY 40
50' LANDSCAPE EASEMENT TO REMAIN
20' UTILITY EASEMENT TO REMAIN
EX UDOT EASEMENT TO REMAIN
NEED TO AMEND EX COLLEGE DOWNS PLAT
NEED FED APPROVALS
68' PUBLIC ROW
80' PUBLIC ROW
RETENTION POND
WASATCH CANAL
NORTH HORIZON PLAT AMEND
NORTH HORIZON HUFFMAN
NORTH HORIZON LUEKENGA
MOULTON ROAD ACCESS EASEMENT REQ'D
ACCESS ROAD TO BE BUILT WITH PH1B
NEED TO AMEND EX NORTH HORIZON PLAT
EX CANAL WATERLINE EASEMENT TO REMAIN
MOLTEN LANE TO CLOSE W/ UDOT (HIGHWAY 40) CONNECTION
ANDERSON PROPERTY
WASATCH CREEK

NO.	DESCRIPTION	DATE	APP'D

MAYFLOWER VIEWS

EXISTING AND PROPOSED EASEMENTS PLAN

6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION

PAUL M. GATEWAY 9031 CORNAS, PAUL MATTHEW 6351-2026 STATE OF UTAH

ORIG. DATE:	11-1-17
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SHEET NO. 9

PARCEL #00-0007-7730
NORTH VILLAGE DEVELOPMENT LLC

HUFFMAN
PARCEL #00-0020-2990

PARCEL #00-0007-7805
SALDARINI
PRIVATE ROW

MOULTON LANE
PRIVATE ROAD

NEED TO AMEND EX PLAT

DRY CREEK ESTATES LLC
PARCEL #00-0007-7680

NORTH HORIZON
HUFFMAN

NORTH HORIZON
LUEKENGA

1.24 AC LANDLOCKED

PARCEL #20-0978
NORTH HORIZON PLAT
SEE PLAT
HUFFMAN PROPERTY HOLDINGS LLC
COUNTY MOUNTAIN ZONE

PROPERTY LINE

PLAT NEEDS TO BE AMENDED

PARCEL #20-0979
NORTH HORIZON PLAT
SEE PLAT
RM LUEKENGA LAND LLC

LUEKENGA TO CITY VIA PLAT AMENDMENT

NEED TO AMEND EX PLAT

EXISTING ROADWAY EASEMENT

PARCEL #20-0979
NORTH HORIZON PLAT
SEE PLAT
RM LUEKENGA LAND LLC

OWC-0541-0-019-035
ENTERPRISES WEST LLC

PARCEL #21-2027
FINCH CREEK TOWNHOMES LLC

PARCEL #07-7847
FINCH CREEK TOWNHOMES LLC

FINCH CREEK

PARCEL 21-2028
FINCH CREEK TOWNHOMES LLC

SALDARINI

RE INVESTMENT HOLDINGS LLC
PARCEL #00-0021-5047

RE INVESTMENT HOLDINGS
PARCEL #00-0021-5047

TIMPANOGOS CANAL

PARCEL #21-2604
NORTH VILLAGE PROPERTIES LLC

PARCEL #07-7722
HAROLD HOWARD SALDARINI TRUST

PROJECT BOUNDARY

PARCEL #21-2609
NORTH VILLAGE PROPERTIES LLC

RE INVESTMENT HOLDINGS LLC
PARCEL #00-0021-7693

PARCEL #07-8530
NORTH VILLAGE PROPERTIES LLC

LAND TO CITY FOR ROW

PROPOSED CITY ROW (TYP)

PROPOSED CITY ROW (TYP)

EXISTING PROPERTY LINES (TYP)

PARCEL #21-2042
NORTH VILLAGE PROPERTIES

0.40 AC
GOLD STREAM LLC TO
NORTH VILLAGE PROPERTIES

1.34 AC
NORTH VILLAGE PROPERTIES
TO GOLD STREAM LLC

PARCEL #21-2267
NORTH VILLAGE PROPERTIES LLC

0.41 AC
NORTH VILLAGE PROPERTIES
TO CITY

PARCEL #21-2266
NORTH VILLAGE PROPERTIES LLC

WASATCH CANAL

PARCEL #07-7862
GOLD STREAM DEVELOPMENT LLC

0.85 AC
GOLD STREAM LLC
TO CITY

RMP EASEMENT

0.05 AC
GOLD STREAM LLC TO
NORTH VILLAGE PROPERTIES

PARCEL 21-2025
GOLD STREAM DEVELOPMENT LLC

UTAH VALLEY UNIVERSITY

UTAH VALLEY UNIVERSITY
17-2036

2.14 AC
UVU TO CITY

Rad. 1800'
Right of Way Monument
#'s 647

HIGHWAY 40

NEED TO AMEND EX PLAT

UTAH VALLEY UNIVERSITY
17-4081

WDG COLLEGE DOWNS LLC

COLLEGE DOWNS
PARCEL 1
4.77 ACRES

NEED TO AMEND EX PLAT

UTAH VALLEY UNIVERSITY

UTAH VALLEY UNIVERSITY
17-1897

COLLEGE DOWNS
PARCEL 2
5.50 ACRES

WDG COLLEGE DOWNS
20-8335

0.76 AC
COLLEGE DOWNS TO CITY

WDG COLLEGE DOWNS
20-8333

WDG COLLEGE DOWNS
20-8334

UTAH VALLEY STATE COLLEGE
20-1445

0.60 AC
COLLEGE DOWNS TO CITY

0.59 AC
UVU TO CITY

UTAH VALLEY STATE COLLEGE
20-1447

0.54 AC
UVU TO CITY

UTAH VALLEY STATE COLLEGE
20-1444
20-1446
20-1449

0.09 AC
UVU TO CHURCH

ENGLISH HEBER CITY CONGREGATION
OF JEHOVAH WITNESSES
14-0809

COLLEGE ACCESS ROAD

HIGHWAY 40

UTAH VALLEY STATE COLLEGE
13-8359

WASATCH COMM

150 0 150 300
SCALE IN FEET
(24x36 SHEET)

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=150'

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NORTH VILLAGE VIEWS

LAND SWAPS

6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. 10

NOTE: I HEREBY CERTIFY THAT THIS DESIGN FOR THE MANAGEMENT OF STORM WATER OF THIS DEVELOPMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDINANCE WITH THE PROVISIONS OF HEBER CITY'S DRAINAGE MANUAL AND STANDARDS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. i UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS REPORT.

BENCHMARK NE COR 19 T3S,R5E
ELEV 5821.64

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

NORTH HORIZION

PROPERTY LINE

FINCH CREEK
NOT A PART OF THIS SET

COLLEGE DOWNS

100 YR Q FROM STREAM STAT 8 CFS
100 YR Q FROM CITY SD REPORT 25 CFS (PRE DEVELOPED)
CULVERT SIZED FOR 150 CFS

EX UVU

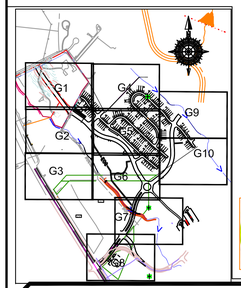
EX POWER SUBSTATION

EX BLDG

EX PARKING LOT

EX PARKING LOT

EX PARKING LOT



LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

150' 0' 150' 300'
SCALE IN FEET
1"=150' HORIZONTAL

MAYFLOWER VIEWS
OVERALL GRADING

GRADING SHEET 1"=150"

6-29-2026

ORIG. DATE:	11-1-17
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SCALE :	1"=150'

NO.	DESCRIPTION	DATE	APP'D

HEBER CITY

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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

PROFESSIONAL ENGINEER — PAUL G. WADSWORTH — 6029026 — STATE OF UTAH

SHEET NO. G0

MOULTON AVE

DAYLIGHT LINE

DAYLIGHT LINE

DAYLIGHT LINE

PROPERTY LINE

PROPERTY LINE

MATCHLINE SEE G4

MATCHLINE SEE G2

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

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

30' 0 30' 60'
SCALE IN FEET
(24"x36" SHEET)

VICINITY MAP

MAYFLOWER VIEWS

GRADING SHEET 1"=30"

6-29-2026

HEBER CITY

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
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SCALE : 1"=30'

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CONSTRUCTION MANAGEMENT

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. G1

MATCHLINE SEE G1

60'x26' end units
60'x27' interior units

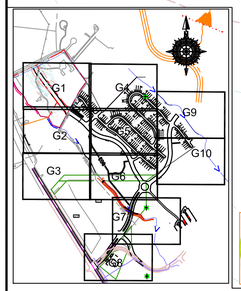
ret pond 1

LOWER CANAL

PROPERTY LINE

MATCHLINE SEE G5

MATCHLINE SEE G3



811 CALL BEFORE YOU DIG — BLUE STAKES OF UTAH

LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE / DRAINAGE SWELL	EXISTING DRAINAGE SWELL
STORM APPARATUS	EXISTING WATER LINE
WATER LINE	EXISTING IRRIGATION LINE
WATER APPARATUS	EXISTING CONTOURS (2FT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION LINE	2' FINISH CONTOUR
IRRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	DUMPSTER
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

30 0 30 60
SCALE IN FEET
1"=30' HORIZONTAL

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

ORIG. DATE:	11-1-17
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=30'

NO.	DESCRIPTION	DATE	APP'D

HEBER CITY

MAYFLOWER VIEWS

GRADING SHEET 1"=30"

6-29-2026

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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

LICENSED PROFESSIONAL ENGINEER — PAUL G. WEBB — 6029026 — STATE OF UTAH

SHEET NO. G2

MATCHLINE SEE G2

EX WATER WAY

HIGHWAY 40

EX SD PIPE

EX 24" IRRIG/SD PIPE

EX MCDONALD DITCH IRRIG

EX 18" CMP IRRIG PIPE

EX MCDONALD IRRIG DITCH

EX IRRIG HEAD GATE

EX 24" CMP IRRIG PIPE

EXIST SD MANHOLE

668.32'

FL = 5720.46'

HEAD WALL

CONCRETE

DAYLIGHT LINE

PROPERTY LINE

EX UNIVERSITY AVE

EX DIRT ROAD TO REMAIN

BOX CULVERT UNDER ROAD

EX ROAD 10%

MATCHLINE SEE G6

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

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

30' 0' 30' 60'
SCALE IN FEET
1"=30' HORIZONTAL

ORIG. DATE:	11-1-17
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=30'

NO.	DESCRIPTION	DATE	APP'D

MAYFLOWER VIEWS

GRADING SHEET 1"=30"

6-29-2026

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HEBER CITY

LICENSED PROFESSIONAL ENGINEER PAUL W. BARKLEY 6466018 STATE OF UTAH 6-29-2026

SHEET NO. G3

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

30' 0 30' 60'
SCALE IN FEET
1"=30' HORIZONTAL

VICINITY MAP

CALL BEFORE YOU DIG 811 BLUE STAKES OF UTAH

DAYLIGHT LINE
PROPERTY LINE
MATCHLINE SEE G1
MATCHLINE SEE G9
MATCHLINE SEE G5
BERM NO FENCE
INSTALL 6' FENCE
6' VERT TEMP WALL
8' VERT WALL
3' VERT WALL
SWW
SW
EX
TOP OF EXISTING ASPHALT ROAD
EX. TOP OF SAW MAINTENANCE ROAD
EXISTING FENCE TO REMAIN
NOTE: PROTECT AND KEEP IN PLACE EXISTING ROCK RETAINING WALL AND FILL MATERIAL BEHIND WALL. NO EXCAVATION OR REMOVAL OF EXISTING ROCK RETAINING WALL AND FILL MATERIAL BEHIND WALL. LEAVE IN PLACE AND PROTECT.
20 STALL PARKING STALLS PER HERRIMAN CITY CODE
DRIVE STORM DRAIN
SLAB ON GRADE
RETAINING WALL CALCULATION

24 60'x28' units 11' FF TO FF
25 60'x28' units 11' FF TO FF
26 60'x26' units 11' FF TO FF
27 60'x26' units
23 11' FF TO FF 60'x28' units
41 59'x28' units
40 59'x26' units
39 59'x26' units
38 60'x28' units
42 60'x28' units 11' FF TO FF
60'x26' units
60'x28' end
13 60'x28' units

NO.	DESCRIPTION	DATE	APP'D

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SCALE : 1"=30'

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MAYFLOWER VIEWS

GRADING SHEET 1"=30"

6-29-2026

HEBER CITY

REGISTERED PROFESSIONAL ENGINEER PAUL A. GARDNER 6029526 STATE OF UTAH

SHEET NO. G4

MATCHLINE SEE G4

MATCHLINE SEE G2

MATCHLINE SEE G9

MATCHLINE SEE G10

MATCHLINE SEE G6

8' VERT WALL with FENCE

EX 24" FEDERAL IRR PIPE

24" PVC (1306.6' +/-, END TO END)

REMOVE POWERPOLE

HIGHPOINT

HOUSE (ABANDONED)

FFE=5775.92'

5' GRAVEL WALKING TRAIL

FEDERAL IRRIG EASEMENT

9'X20' PARKING STALLS

NO PARKING SIGN

STREET SIGN

SNOW STORAGE

59'x28' units

60'x26' units

60'x28' units

60'x26' units

34'x45' units

60'x26' units

54'x26' unit

60'x26' units

59'x28' units

59'x26' units

59'x28' units

59'x26' units

59'x28' units

60'x26' units

59'x26' units

60'x30' units

60

MATCHLINE SEE G5

PROPERTY LINE

PROPERTY LINE

EX DIRT ROAD TO REMAIN

DAYLIGHT LINE

ABANDON EX DIRT ROAD

EX DIRT ROAD TO REMAIN

DAYLIGHT LINE

MATCHLINE SEE G3

MATCHLINE SEE G10

MATCHLINE SEE G7

HOUSE ABANDONED

FFE=5757.92

TRUCTURE

AD WALL

11

12

13

59'x27' units

59'x27' units

45'x34' units

x26' units

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

0.2 af (req'd per city sd masterplan)
1.10 af designed
CITY DET POND 2
CITY DRAINAGE PLAN

POND 2 CALCS
FL= 32.00
RIM=36.00
SIDESLOPE=3.00
BOTTOM=12.00
100 YEAR VOL DES@ elev1.10 AF
100 YEAR REQ'D=0.2 AF
100 YEAR FLOW OUT=0.0 CFS
100 YEAR ORIFICE=1" IN

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (OFT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

30' 0' 30' 60'
SCALE IN FEET
1"=30' HORIZONTAL

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

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MAYFLOWER VIEWS

GRADING SHEET 1"=30"

6-29-2026

HEBER CITY

LICENSED PROFESSIONAL ENGINEER PAUL M. NIELSEN 6-29-26 STATE OF UTAH

SHEET NO. G6

MATCHLINE SEE G6

DAYLIGHT LINE

19 20

19 20

CANAL ROAD CROSSING

EXISTING CANAL

DAYLIGHT LINE

EX BLDG

EX PARKING

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

MATCHLINE SEE G7

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

30' 0' 30' 60'
SCALE IN FEET
1"=30' HORIZONTAL

CALL BEFORE YOU DIG 811 BLUE STAKES, INC.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

GRADING SHEET 1"=30"

6-29-2026

HEBER CITY

REGISTERED PROFESSIONAL ENGINEER PAUL H. KROPU STATE OF UTAH

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. G7

MATCHLINE SEE G6

PROPERTY LINE

DAYLIGHT LINE

DAYLIGHT LINE

RET POND 4

RET POND 3

EXISTING DITCH

CORRUGATED METAL PIPE

CONCRETE IRRIGATION HEAD GATE BOX

TITLE REPORT #14
EASEMENT 18594
UDOT

RETENTION POND 4 CALCS
FL= 60.00
TOP DAM=70.00
100 YEAR VOL DESIGN=0.27 AF
100 YEAR REQ'D=0.23 AF
100 YEAR DEPTH 5765.0
PERC RATE=0.58 CFT
PERC RATE 8 MIN/IN (PER GEOTEC)
PERC RATE DESIGN USED 16 MIN/IN

RETENTION POND 3 CALCS
FL= 86.00
TOP DAM=94.00
SPILLWAY=92.00
100 YEAR VOL DESIGN=0.23 AF
100 YEAR REQ'D=0.10 AF
PERC RATE=0.57 CFS
PERC RATE 8 MIN/IN (PER GEOTEC)
PERC RATE DESIGN USED 16 MIN/IN

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

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

30' 0' 30' 60'
SCALE IN FEET
1"=30' HORIZONTAL

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
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MAYFLOWER VIEWS

GRADING SHEET 1"=30"

6-29-2026

HEBER CITY

REGISTERED PROFESSIONAL ENGINEER
PAUL W. PROBST
6-29-2026
STATE OF UTAH

SHEET NO. G8

MATCHLINE SEE G4

EX 12" FEDERAL TERR PIPE

DAYLIGHT LINE

EX DRAINAGE CHANNEL

100 YR Q FROM STREAM STAT 8 CFS
100 YR Q FROM CITY SD REPORT 25 CFS
CULVERT SIZED FOR 150 CFS

TEMP END OF ROAD

EX TOP OF DAM MAINTENANCE ROAD

EX TOP OF DAM ACCESS ROAD

AREA FILLED IN

FUTURE 10' ASPHALT TRAIL BY OTHERS

UPPER CANAL

PROPERTY LINE

PARK

60'x26' units

54'x26' unit

60'x28' units

36'x39' units

MATCHLINE SEE G5

MATCHLINE SEE G10

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

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

30' 0 30' 60'
SCALE IN FEET
(24x36 SHEET)

MAYFLOWER VIEWS

GRADING SHEET 1"=30"

6-29-2026

HEBER CITY

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
6-29-2026

NO.	DESCRIPTION	DATE	APP'D

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DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
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SHEET NO. G9

MATCHLINE SEE G5

MATCHLINE SEE G9

MATCHLINE SEE G6

PROPERTY LINE

DRAINAGE OUTFALL

NEW DRAINAGE CHANNEL

PROPERTY LINE

EX POWER SUBSTATION

DAYLIGHT LINE

EX DIRT ROAD TO REMAIN

EX DIRT ROAD TO REMAIN

EX CHANNEL

NEW CHANNEL

5' VERT WALL

10' GRAVEL MAINTENANCE ROAD

60'x30' units

60'x26' units

60'x27' units

LEGEND

SCALE IN FEET (24x36 SHEET)

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

MAYFLOWER VIEWS

GRADING SHEET 1"=30"

6-29-2026

HEBER CITY

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

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SHEET NO. G10

NOTE: ALL LATERALS TO HAVE A STAMP ON CURB FOR UTILITY LATERALS

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

FUTURE SUBDIVISION BY OTHERS

RE INVESTMENT HOLDINGS LLC

CUP CANAL

TIMPANOGOS CANAL

EX. POWER SUBSTATION

EX POWER SUBSTATION

UTAH VALLEY UNIVERSITY

PHASE 3

PHASE 2

PHASE 1B

FEDERAL CANAL EASEMENT

PROPERTY BOUNDARY

SALDARINI

UTAH VALLEY UNIVERSITY

PRV

TIE IN TO TRANSMISSION LINE

14" DIP WTR TRANSMISSION LINE

CULINARY WATER CANAL CROSSING WITH SLEEVE

NEW CANAL CULVERT CROSSING SLEEVE

NEW CITY ROADWAY

UTAH VALLEY UNIVERSITY

NEW UVU ACCESS

OLD UVU ACCESS

EX CHURCH

FUTURE SENIOR CENTER

CUP CANAL

EXISTING CANAL CROSSING

COLLEGE DOWNS PLAT AMEND

HIGHWAY 40

NORTH HORIZON PLAT AMEND

RETENTION BASIN

WASATCH CANAL

PROPOSED NORTH VILLAGE CROSSING PROJECT

EX MOULTON LANE

LUEKENGA LAND LLC

CUP CANAL

FINCH CREEK

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE BOUNDARY)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

SCALE IN FEET
1"=100' (24x36 SHEET)

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=100'

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CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

OVERALL WATER UTILITY SHEET

PRINT DATE: 6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION
GREGORY P. GUNNELL
6-29-2026
CONTAINED PAGES
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

SHEET NO. U1

NOTE: ALL LATERALS TO HAVE A STAMP ON CURB FOR UTILITY LATERALS
NOTE: A NOTICE TO PROCEED MUST BE OBTAINED FROM CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.

FUTURE SUBDIVISION BY OTHERS
RE INVESTMENT HOLDINGS LLC
CUP CANAL
TIMPANOGOS CANAL
CUP CANAL
PHASE 2
PHASE 1B
PHASE 1A
PHASE 3
PROPERTY BOUNDARY
SALDARINI
RP POWER SUBSTATION
UTAH VALLEY UNIVERSITY
UTAH VALLEY UNIVERSITY
UTAH VALLEY UNIVERSITY
UTAH VALLEY UNIVERSITY
SEWER CANAL CROSSING
NEW CANAL CULVERT CROSSING SLEEVE
NEW CITY ROADWAY
UTAH VALLEY UNIVERSITY
NEW UVU ACCESS
FUTURE SENIOR CENTER
FEDERAL EASEMENT
EX BRIDGE
CUP CANAL
EXISTING CANAL CROSSING
EX CHURCH
CAP AND END MARK FOR FUTURE CONNECTION
SEWER IS PART OF THIS PERMIT
EX UNIVERSITY ACCESS ROAD
COLLEGE DOWNS PLAT AMEND
CONNECT TO EXISTING SEWER CAST IN PLACE SMH
EX GRAVITY SEWER
EX FORCE MAIN SEWER
HIGHWAY 40
NORTH HORIZON PLAT AMEND
FUTURE SEWER TO SERVE NORTH HORIZON
WASATCH CANAL
CUP CANAL
LUEKENGA LAND LLC
FINCH CREEK
PROPOSED NORTH VILLAGE CROSSING PROJECT
EX MOULTON LANE

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE BOUNDARY)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
1"=100' (24x36 SHEET)

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-14
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=100'

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CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

OVERALL SEWER UTILITY SHEET

PRINT DATE: 6-29-2026

HEBER
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. U2

NOTE: ALL CURVED STORM DRAINAGE PIPES ARE HDPE
NOTE: ALL STRAIGHT STORM DRAINAGE PIPES ARE ADS

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

FUTURE SUBDIVISION BY OTHERS

SEE OFFSITE RETENTION/DEBRIS BASIN BY WARD ENGINEERING

RE INVESTMENT HOLDINGS LLC

CUP CANAL

TIMPANOGOS CANAL

CUP CANAL

EX POWER SUBSTATION

UTAH VALLEY UNIVERSITY

DETENTION POND PER CITY MASTER PLAN

UTAH VALLEY UNIVERSITY

PHASE 2

PHASE 1B

PHASE 1A

SALDARINI

PROPERTY BOUNDARY

EXISTING DRAINAGE CHANNEL

NEW CANAL CROSSING CULVERT

NEW CITY ROADWAY

UTAH VALLEY UNIVERSITY

UTAH VALLEY UNIVERSITY

FUTURE SENIOR CENTER

SD IS A PART OF THIS PERMIT

FEDERAL EASEMENT HEBER

STORM DRAIN EASEMENT

RETENTION BASIN

RETENTION BASIN

EX CHURCH

EXISTING CANAL CROSSING

CUP CANAL

WASATCH CANAL

NORTH HORIZON PLAT AMEND

COLLEGE DOWNS PLAT AMEND

EXISTING DITCH

HIGHWAY 40

PROPOSED NORTH VILLAGE CROSSING PROJECT

EX MOULTON LANE

LUEKENGA LAND LLC

CUP CANAL

FINCH CREEK

EXISTING DITCH

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (CIFT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
1"=100' (24x36 SHEET)

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-14
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: 1"=100'

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PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

OVERALL STORM DRAIN UTILITY SHEET

PRINT DATE: 6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. U3

NOTE: ALL LATERALS TO HAVE A STAMP ON CURB FOR UTILITY LATERALS

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

FUTURE SUBDIVISION BY OTHERS

RE INVESTMENT HOLDINGS LLC

CUP CANAL

TIMPANOGOS CANAL

END DRY UTILS FOR FUTURE CONNECTION

PROPERTY BOUNDARY

SALDARINI

PHASE 3

PHASE 2

PHASE 1B

PHASE 1A

EX POWERLINE TO REMAIN

RELOCATE EX POWER POLE

EX. POWER SUBSTATION

POWER SUBSTATION

UTAH VALLEY UNIVERSITY

INSTALL GAS LINE
INSTALL COM LINE
INSTALL POWER LINE

NEW CANAL CULVERT CROSSING SLEEVES

NEW CITY ROADWAY

REMOVE EX POWER SYSTEM

FUTURE SENIOR CENTER

EXISTING CANAL CROSSING

EX CHURCH

COLLEGE DOWNS PHASE 1 67 LOTS

COLLEGE DOWNS PLAT AMEND

HIGHWAY 40

NORTH HORIZON

NORTH HORIZON PLAT AMEND

WASATCH CANAL

LUEKENGA LAND LLC

FINCH CREEK

PROPOSED NORTH VILLAGE CROSSING PROJECT

EX MOULTON LANE

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

SCALE IN FEET
1"=100' (24x36 SHEET)

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=100'

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MAYFLOWER VIEWS

OVERALL DRY UTILITY SHEET

PRINT DATE: 6-29-2026

HEBER
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. U4

NOTE: ALL LATERALS TO HAVE A STAMP ON CURB FOR UTILITY LATERALS

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

FUTURE SUBDIVISION BY OTHERS

RE INVESTMENT HOLDINGS LLC

CUP CANAL

TIMPANOGOS CANAL

TIE INTO EXISTING IRRIGATION SYSTEM

PHASE 3

PHASE 2

PHASE 1B

PHASE 1A

PROPERTY BOUNDARY

SALDARINI

RP. POWER SUBSTATION

POWER SUBSTATION

UTAH VALLEY UNIVERSITY

UTAH VALLEY UNIVERSITY

IRRIGATION CANAL CROSSING

NEW CANAL CULVERT CROSSING WITH IRRIG SLEEVE

NEW CITY ROADWAY

UTAH VALLEY UNIVERSITY

FUTURE SENIOR CENTER

FUTURE SENIOR CENTER BY OTHERS

UTAH VALLEY UNIVERSITY

CUP CANAL

EXISTING CULVERT CROSSING

FEDERAL CANAL EASEMENT

NEED FEDERAL PERMIT

NORTH HORIZON PLAT AMEND

WASATCH CANAL

COLLEGE DOWNS PLAT AMEND

EX IRRIGATION DITCH

EX IRRIGATION DITCH

EX IRRIGATION PIPE

HIGHWAY 40

PROPOSED NORTH VILLAGE CROSSING PROJECT EX MOULTON LANE

TIE TO EX IRRIG SYSTEM

LUEKENGA LAND LLC

CUP CANAL

FINCH CREEK

CAP AND END FOR FUTURE CONNECTION

CAP AND END FOR FUTURE EXPANSION

CAP AND END FOR FUTURE CONNECTION

AIR VAC

2" MTR

8" MTR

4" TEE 3 VALVES

4" BLOWOFF CAP AND END

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' INDEX CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
1"=100' (24x36 SHEET)

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
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DESIGNED BY : GPW
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CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

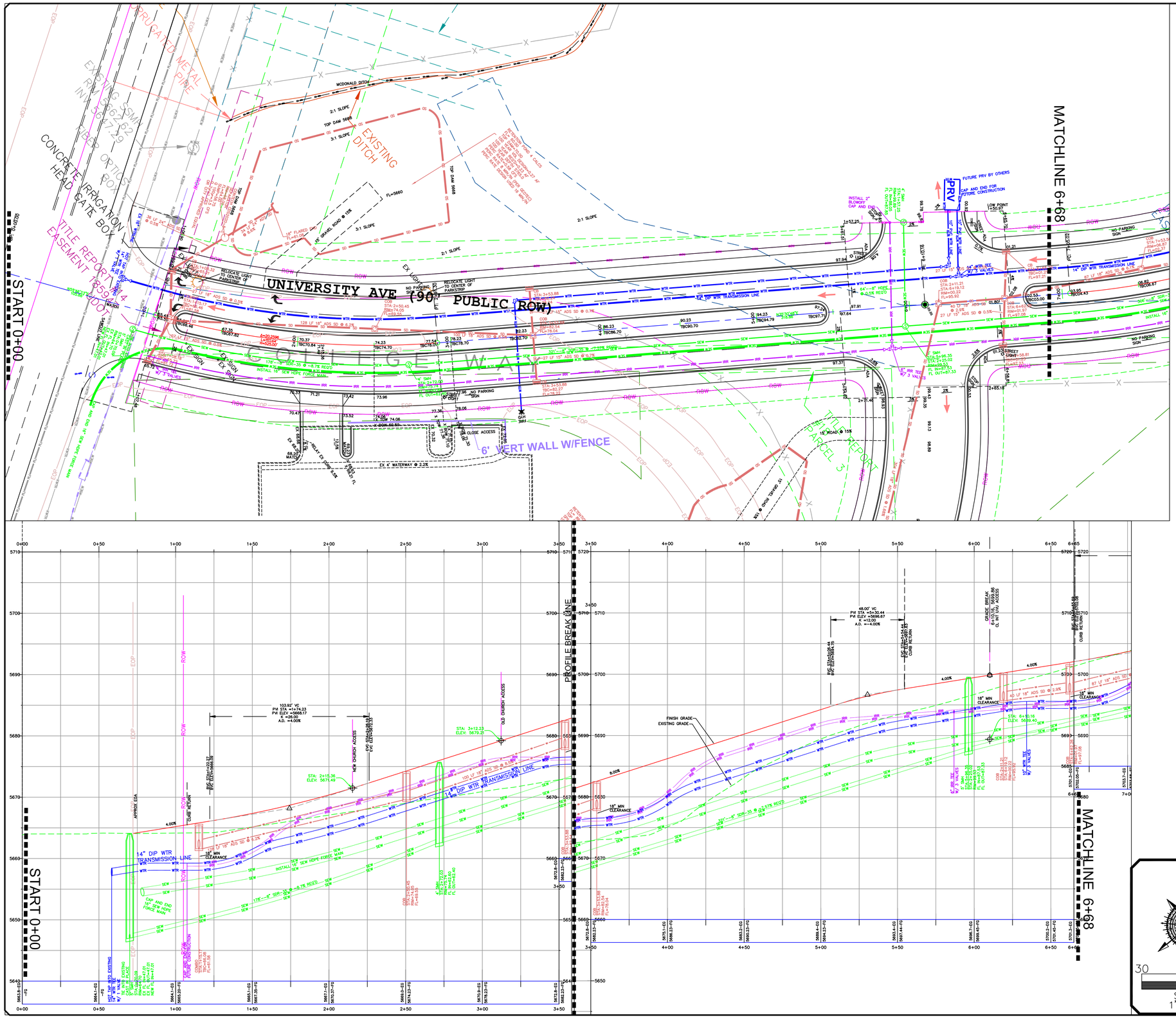
OVERALL PRESSURIZED IRRIGATION UTILITY SHEET

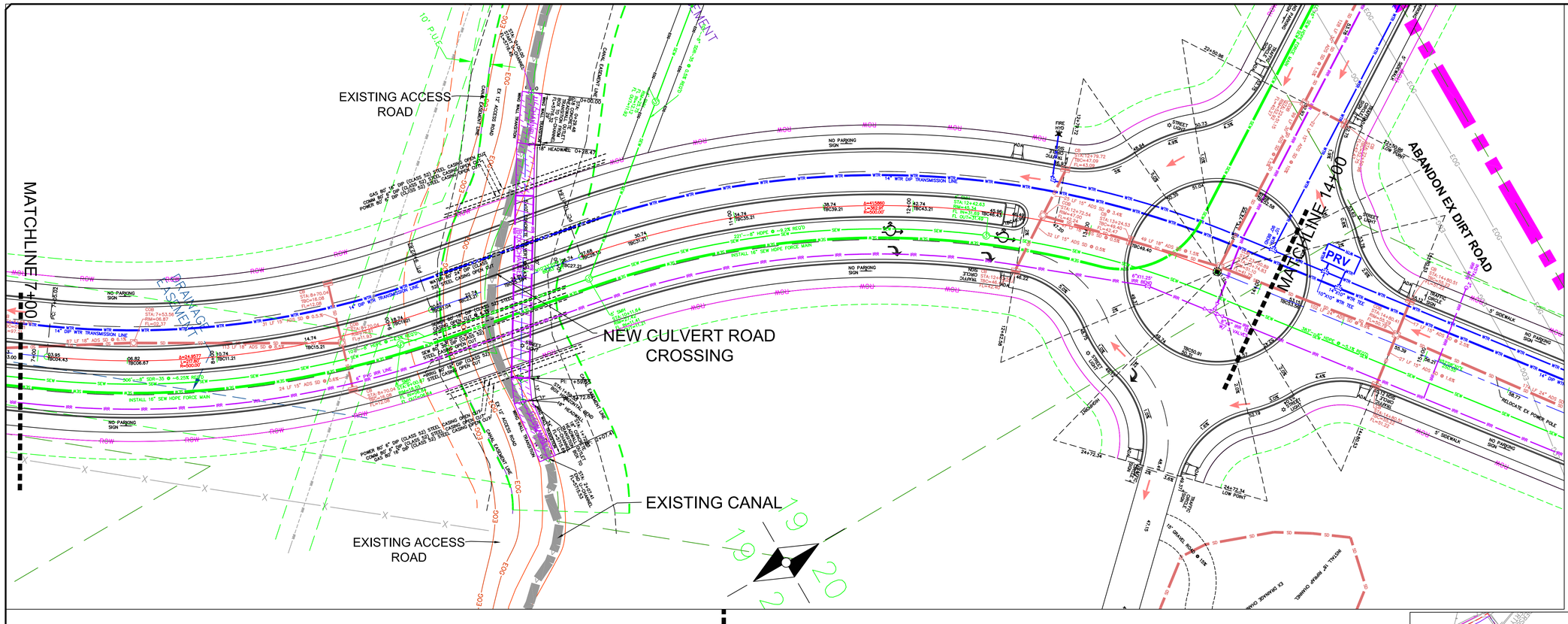
PRINT DATE: 6-29-2026

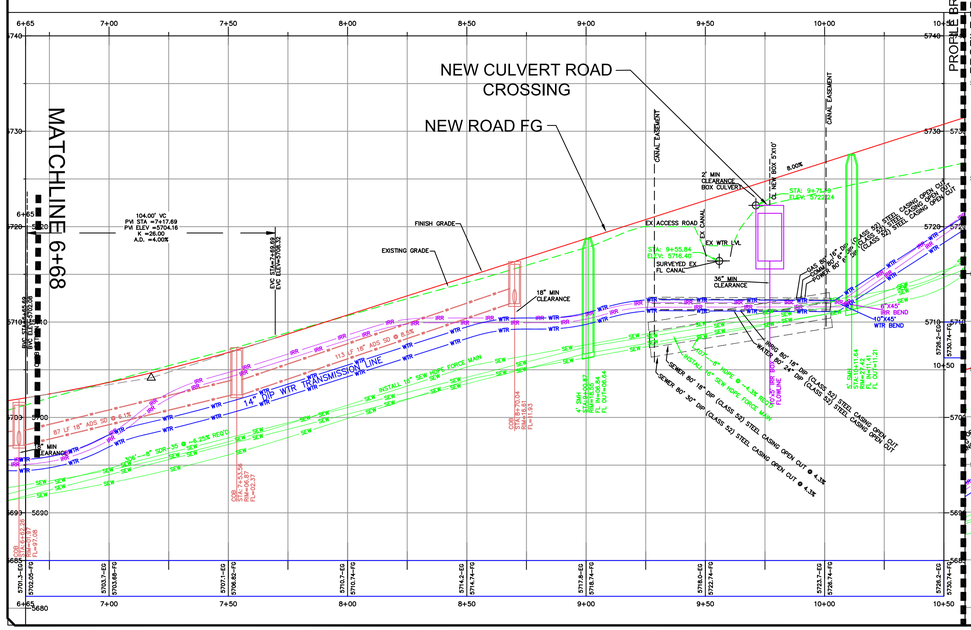
HEBER CITY

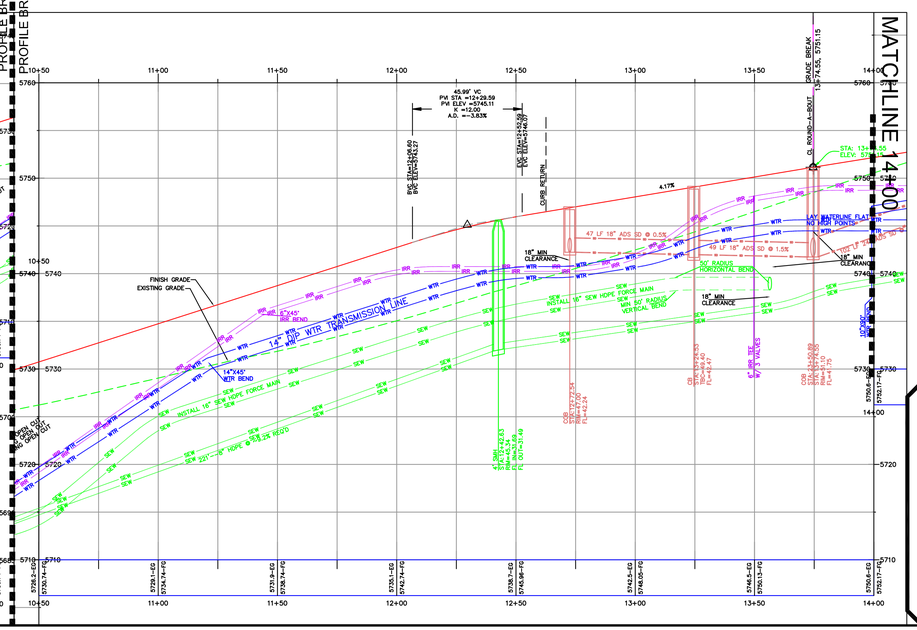
PRELIMINARY NOT FOR CONSTRUCTION

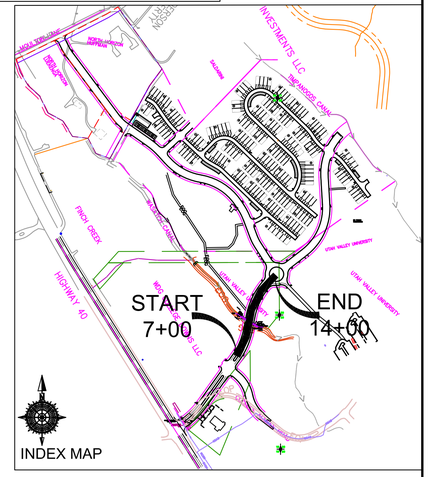
SHEET NO. U5


START 0+00
UNIVERSITY AVE (90' PUBLIC ROW)
COLLEGE WAY
MATCHLINE 6+68
TITLE REPORT PARCEL 3
6' VERT WALL W/FENCE
EXISTING DITCH
MCDONALD DITCH
CORRUGATED METAL PIPE
CONCRETE IRRIGATION HEAD GATE BOX
TITLE REPORT EASEMENT 18597 UDOT
EXISTING SSMH RIM 5662.62 INV 5647.19
RELOCATE LIGHT TO CENTER OF PARKSTRIP
NO PARKING SIGN
FUTURE PRV BY OTHERS
INSTALL 2" BLOWOFF CAP AND END
CAP AND END FOR FUTURE CONSTRUCTION
LOW POINT 1+50.67
PRV
6" PRV TEST W/ 3 VALVES
14" DIP WTR TRANSMISSION LINE
18" MIN CLEARANCE
PROFILE BREAKLINE
FINISH GRADE
EXISTING GRADE
48.00' VC PVI STA =1+30.44 PVI ELEV =5656.67 K =12.00 A.D. =-4.00%
103.92' VC PVI STA =1+74.23 PVI ELEV =5668.17 K =26.00 A.D. =-4.00%
STA: 3+12.23 ELEV: 5679.28
STA: 2+18.36 ELEV: 5671.49
STA: 6+10.16 ELEV: 5639.40
APPROX EOA
CURB RETURN
DOUBLE CHURCH ACCESS
SINGLE CHURCH ACCESS
HOT TAP INTO EXISTING 6" WTR LINE
DEADEND 6" WTR LINE W/ 3 VALVES
DEADEND 14" WTR LINE W/ 3 VALVES
TEMP TURN AROUND FOR FUTURE CONSTRUCTION
CLOSE ACCESS
RELAY EX CROSS PAN
EX 4' WATERWAY @ 2.2%
EX SIGN
EX LIGHT
EX 3" WTR
EX 8" SEW
EX 8" IRR
EX 8" SD
EX 8" WTR
EX 12" SD
EX 15" SD
EX 18" SD
EX 24" SD
EX 30" SD
EX 36" SD
EX 48" SD
EX 60" SD
EX 72" SD
EX 84" SD
EX 96" SD
EX 108" SD
EX 120" SD
EX 132" SD
EX 144" SD
EX 156" SD
EX 168" SD
EX 180" SD
EX









LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWALE
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

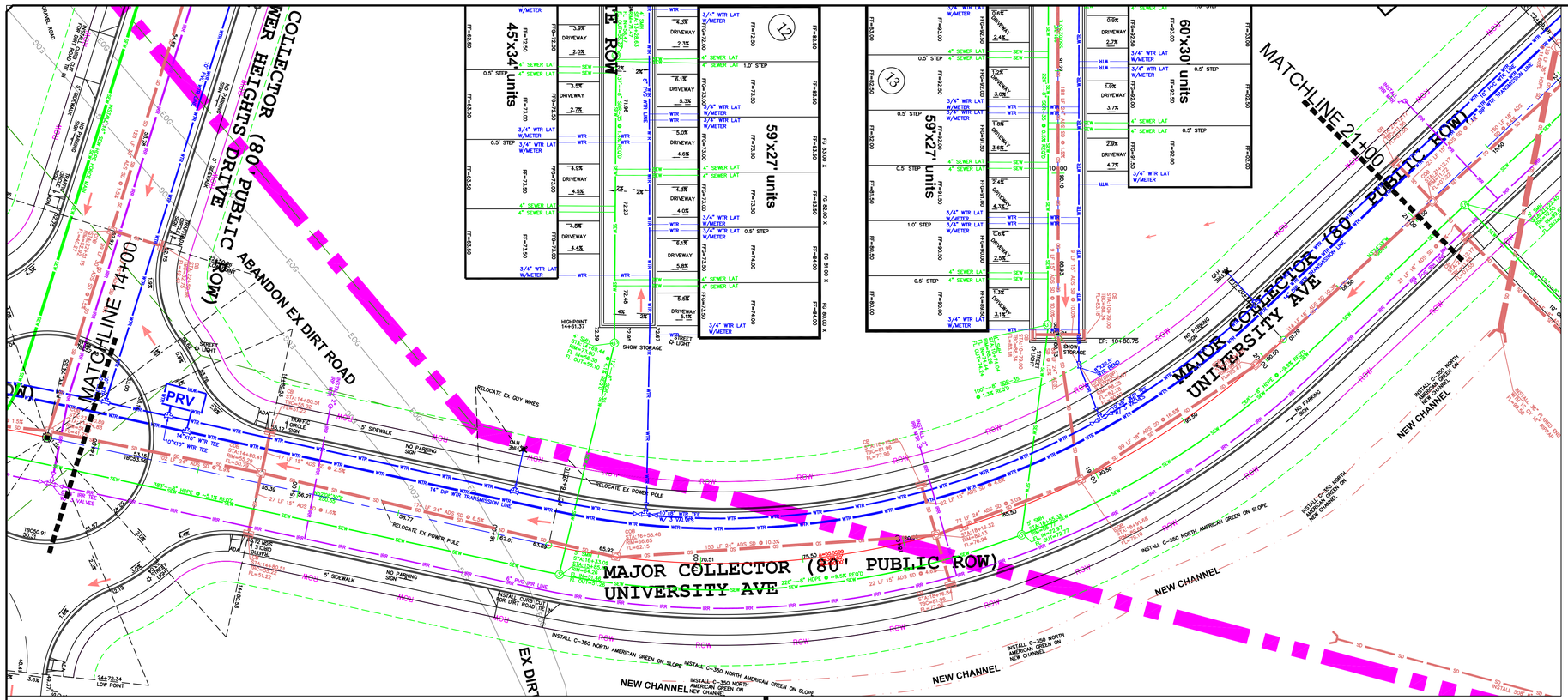
MAYFLOWER VIEWS
UNIVERSITY AVE
PLAN AND PROFILE
STA: 6+68 TO 14+00

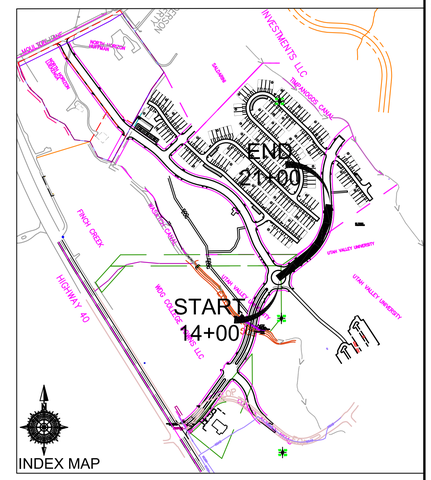
6-29-2026

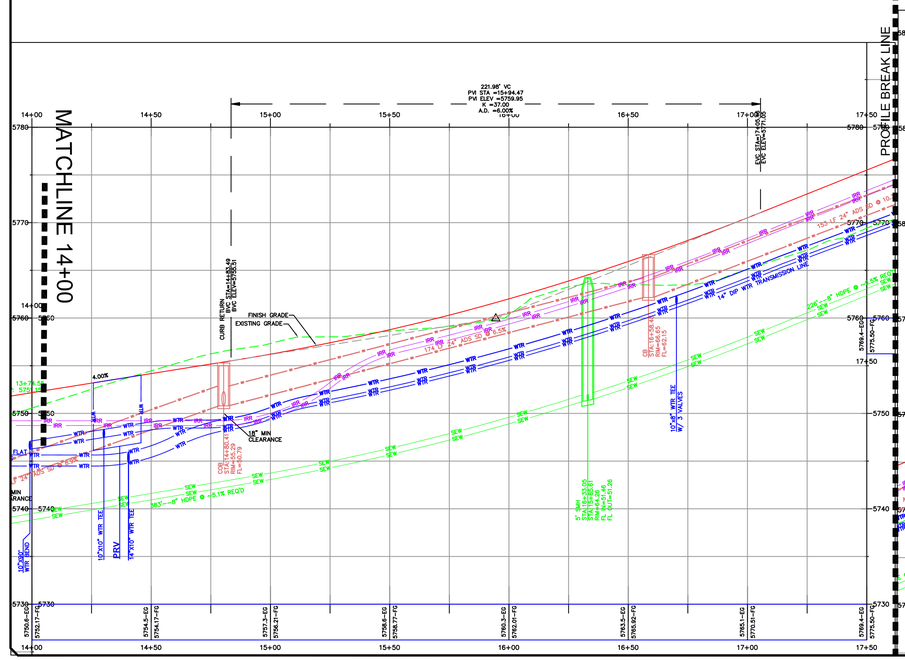
HEBER CITY

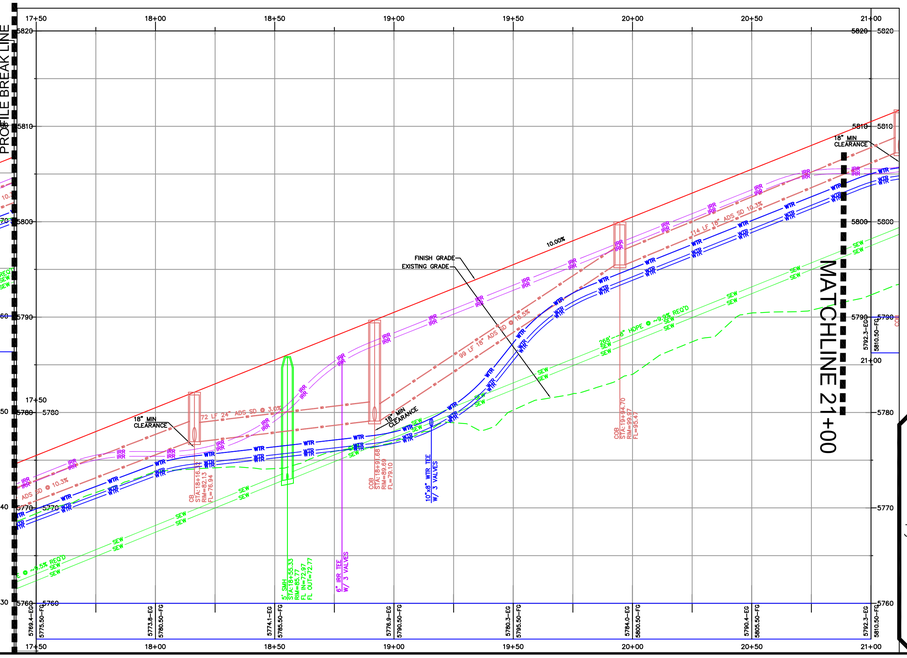
LICENSED PROFESSIONAL ENGINEER
PAUL D. MORLAN
6029026
06-29-2026
STATE OF UTAH
REVISED PER CITY COMMENTS

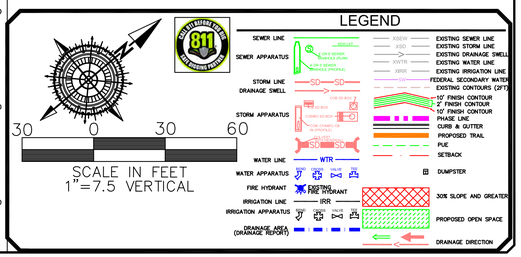
SHEET NO. PP2











NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS
UNIVERSITY AVE
PLAN AND PROFILE
STA: 14+00 TO 21+00

6-29-2026

HEBER CITY

REVISED PER CITY COMMENTS
CASEY D. DORIUS
6-29-2026
STATE OF UTAH

SHEET NO. PP3

MAJOR COLLECTOR (80' PUBLIC ROW)
UNIVERSITY AVE

MATCHLINE 21+00

PROFILE BREAK LINE

TIMPANOGOS CANAL

TEMP END OF ROAD

60'x28' units

60'x26' units

54'x26' unit

38'x39' units

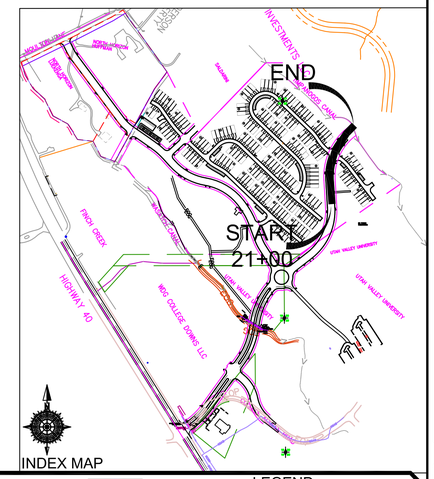
60'x30' units

IRRIGATION LATERAL

MAYFLOWER VIEWS
UNIVERSITY AVE
PLAN AND PROFILE
STA: 21+00 TO END

6-29-2026

INDEX MAP



LEGEND

SCALE IN FEET
1"=7.5 VERTICAL

ORIG. DATE:	11-1-17
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=30'

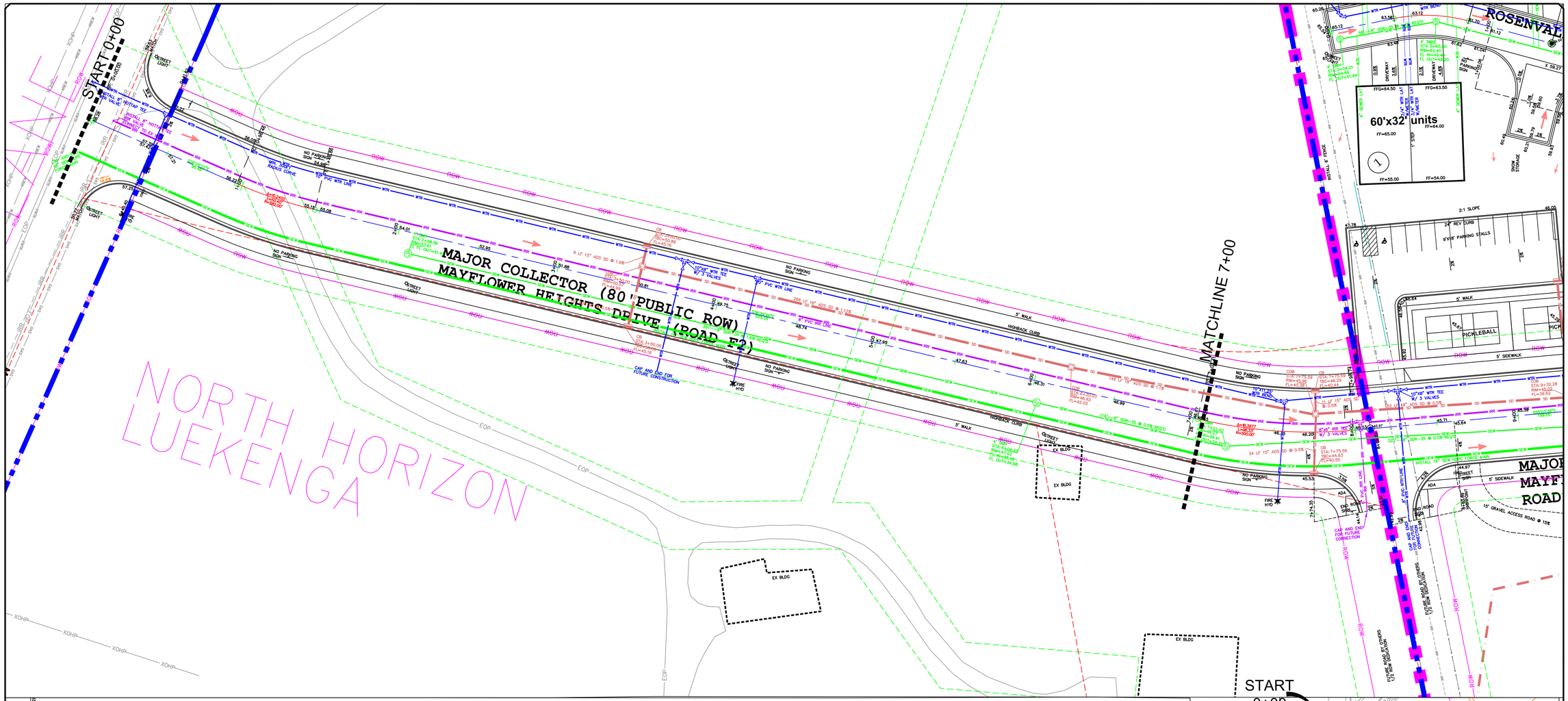
NO.	DESCRIPTION	DATE	APP'D

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HEBER CITY

REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
PAUL D. MORRIS
6/29/26
STATE OF UTAH

SHEET NO. PP4



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1" = 30'

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MAYFLOWER VIEWS
MAYFLOWER HEIGHTS DR
PLAN AND PROFILE STA: 0+00 TO 7+00

6-29-2026

HEBER CITY

PAUL C. GEORGE 8229026 PROFESSIONAL ENGINEER STATE OF UTAH
REVIEW COPY ONLY NOT FOR CONSTRUCTION

SHEET NO. PP5

MAJOR COLLECTOR (80'PUBLIC ROW)
MAYFLOWER HEIGHTS DRIVE
ROAD F2

SUMMIT TRAILS DR
MINOR COLLECTOR
(68' PUBLIC ROW)

MATCHLINE 7+00

MATCHLINE 14+00

60'x32' units
FF=65.00
FF=64.00
FF=55.00
FF=54.00

60'x26' end units
60'x27' interior units
FF=58.50
FF=58.00
FF=57.50
FF=57.00
FF=56.50
FF=56.00
FF=55.50
FF=55.00
FF=54.50
FF=54.00
FF=49.00
FF=48.50
FF=48.00
FF=47.00
FF=46.50
FF=46.00
FF=45.50
FF=45.00

60'x26' units
FF=59.00
FF=58.50
FF=58.00
FF=57.50
FF=57.00
FF=56.50
FF=56.00
FF=55.50
FF=55.00
FF=54.50
FF=54.00
FF=53.50
FF=53.00
FF=52.50
FF=48.50
FF=48.00
FF=47.50
FF=47.00
FF=46.50
FF=46.00
FF=45.50
FF=45.00
FF=44.50
FF=44.00
FF=43.50
FF=43.00

PICKLEBALL
PICKLEBALL
PICKLEBALL

RETENTION BASIN
FL=12.00

TOP DAM 28.00
12' TOP WIDTH

10' ASPHALT WALKING TRAIL

5' GRAVEL TRAIL

15' GRAVEL ACCESS ROAD @ 15%

18' ROAD @ 15%

REMOVE POWERPOLE

EX BLDG

5' SIDEWALK

NO PARKING SIGN

9'X18' PARKING STALLS

24" REV CURB

5' WALK

2:1 SLOPE

3:1 SLOPE

CAP AND END FOR FUTURE CONNECTION

FIRE HYD

STREET LIGHT

CONTECH STORMGATE

CONTECH CDS5878-10-C

RETENTION POND 1 CALCS
FLOW TO POND
FLOW BYPASS
PEAK RELEASE RATE
PERVIOUS SURFACE
IMPERVIOUS SURFACE
PERC RATE DESIGN
PERC RATE TESTED

FLARED END
FL=14.00

INSTALL 18" SEW MOPE FORCE MAIN

CURB RETURN

GRADE BREAK

CL INT MAINLINE STA=0+51.01

CL INT SENIOR CENTER DRIVEWAY

STA: 13+00.00
ELEV: 5746.90

165.85' VC
PVI STA =12+82.31
PVI ELEV =5744.74
K =36.98
A.D. =4.48%

-0.64%

0.50%

18" MIN CLEARANCE

INDEX MAP

START
7+00

END
14+00

LEGEND

SEWER LINE
SEWER APPURTENANCE
STORM LINE
DRAINAGE SWALE
STORM APPURTENANCE
WATER LINE
WATER APPURTENANCE
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPURTENANCE
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWALE
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' PROPOSED CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

811 BLUE STAKES OF UTAH

30 0 30 60
SCALE IN FEET
1"=7.5' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : CPW
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CHECKED BY : CPW
SCALE : 1"=30'

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MAYFLOWER VIEWS
MAYFLOWER HEIGHTS DR

PLAN AND PROFILE
STA: 7+00 TO 14+00

6-29-2026

HEBER CITY

LICENSED PROFESSIONAL ENGINEER
PAUL C. WARNICK
6255026
STATE OF UTAH
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SHEET NO. PP6

MAXFIELD RIDGE DR
28' PRIVATE ROW

HIGHPOINT

SUMMIT MEADOWS DRIVE
28' PRIVATE ROW
ROAD 6

MAJOR COLLECTOR (80' PUBLI
MAYFLOWER HEIGHTS DRIVE
ROAD F2

MATCHLINE 14+00

MATCHLINE 20+65

60'x26' units

60'x26' units

60'x26' units

59'x28' units

59'x26' units

59'x27' units

45'x34' units

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

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MAYFLOWER VIEWS
MAYFLOWER HEIGHTS DR

PLAN AND PROFILE
STA: 14+00 TO 21+00

6-29-2026

HEBER CITY

REVISED PER CITY COMMENTS

SHEET NO. PP7

INDEX MAP

LEGEND

SCALE IN FEET
1"=7.5' VERTICAL

MATCHLINE 20+50

MAJOR COLLECTOR (80' PUBLIC ROW)

MAYFLOWER HEIGHTS DRIVE

ROAD F2

ABANDON EX DIRT ROAD

DETENTION BASIN

MINOR ARTERIAL (90' PUBLIC ROW)

UNIVERSITY AVE

20' GRAVEL ROW

RAMP EX GRAVEL ROAD

WEATHER STATION

START 21+00

END 30+50

INDEX MAP

HIGHWAY 40

FISH CREEK

MATCHLINE 20+65

END

SCALE IN FEET
1"=7.5' VERTICAL

30 0 30 60

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

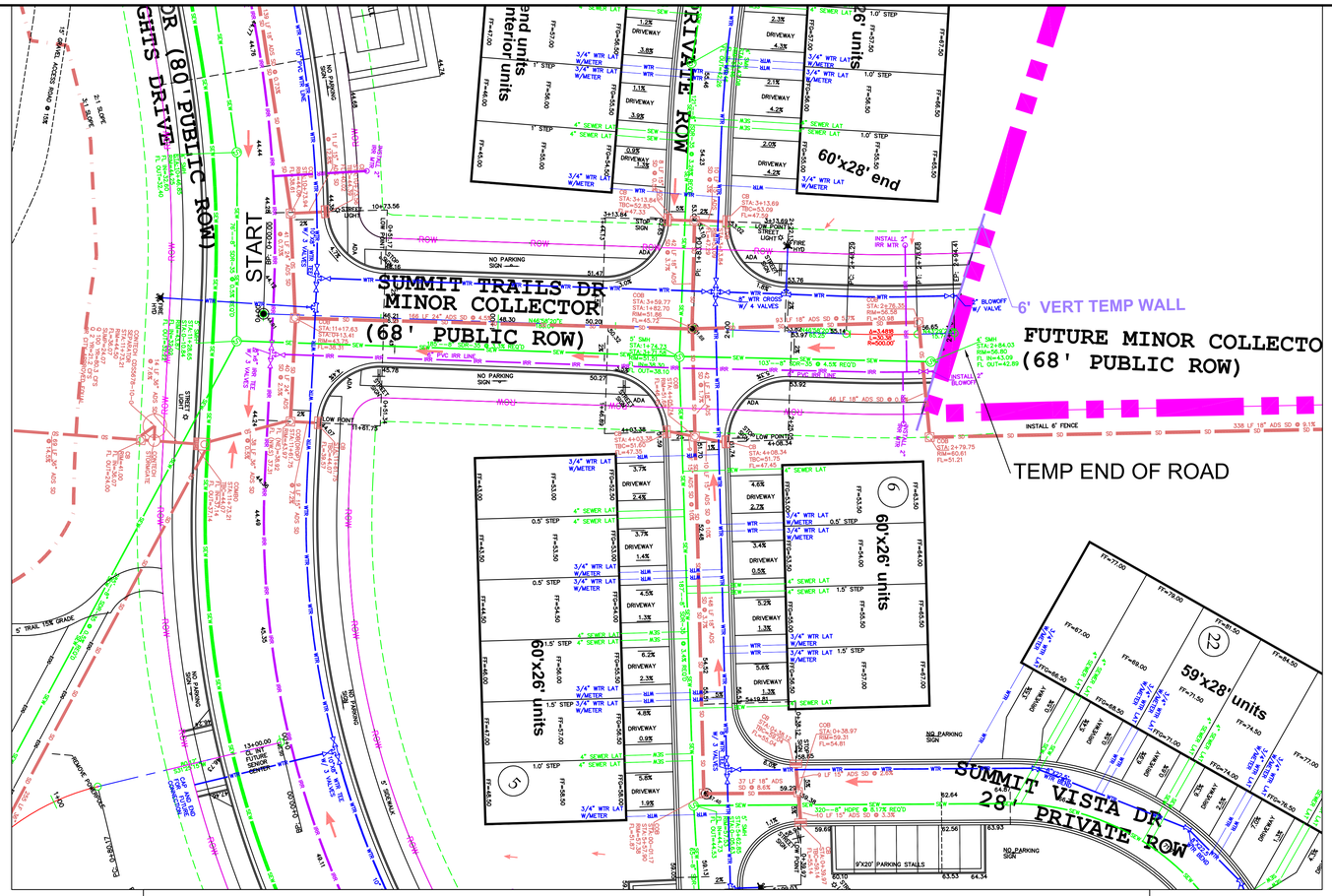
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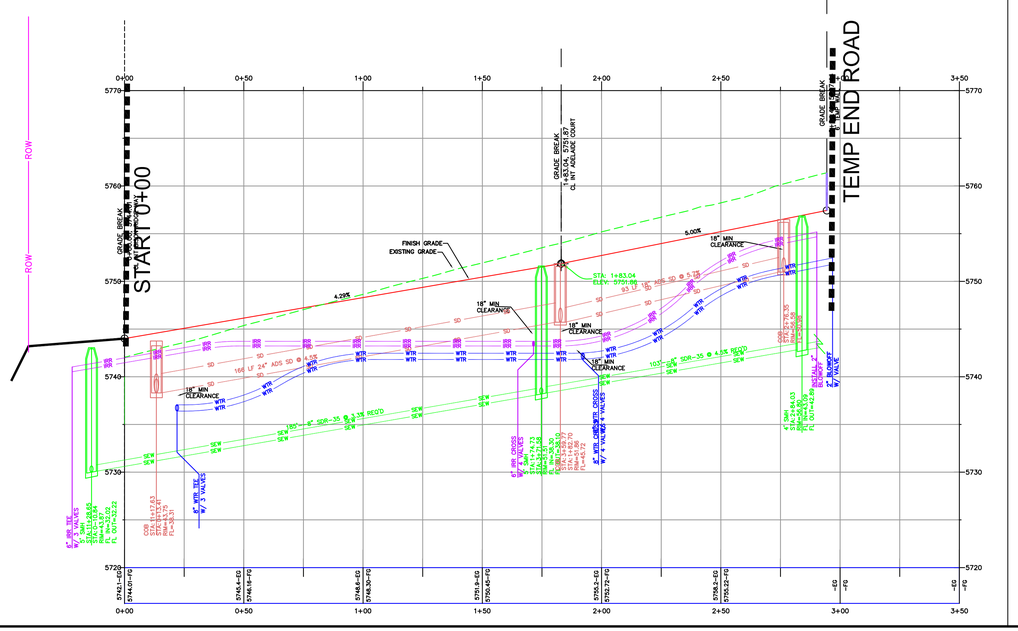
HEBER CITY

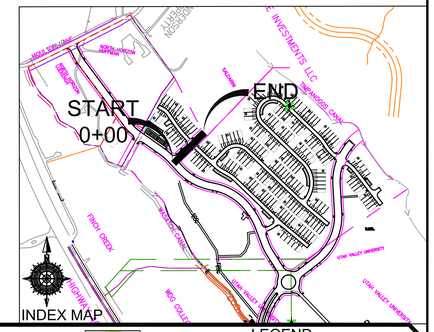
MAYFLOWER VIEWS
MAYFLOWER HEIGHTS DR
PLAN AND PROFILE
STA: 21+00 TO END

6-29-2026

PP8
SHEET NO.







LEGEND

SCALE IN FEET
1"=7.5' VERTICAL

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
	EXISTING DRAINAGE SWELL
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
STORM LINE	FEDERAL SECONDARY WATER
DRAINAGE SWELL	EXISTING CONTOURS (2FT)
STORM APPARATUS	10' FINISH CONTOUR
	2' FINISH CONTOUR
	10' FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
WATER LINE	SETBACK
WATER APPARATUS	DUMPSTER
FIRE HYDRANT	EXISTING FIRE HYDRANT
IRRIGATION LINE	30% SLOPE AND GREATER
IRRIGATION APPARATUS	PROPOSED OPEN SPACE
DRAINAGE AREA (DRAINAGE REPORT)	DRAINAGE DIRECTION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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MAYFLOWER VIEWS
SUMMIT TRAILS DRIVE

PLAN AND PROFILE
STA: 0+00 TO END

6-29-2026

HEBER CITY

PAUL D. GEORGE
PROFESSIONAL ENGINEER
5162204-2202
STATE OF UTAH
REVISED PER CITY COMMENTS
NOT APPROVED FOR CONSTRUCTION

SHEET NO. PP9

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
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DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

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MAYFLOWER VIEWS
ROSENVALL COURT/MAXFIELD RIDGE DR
PLAN AND PROFILE
STA: 0+00 TO 7+00

6-29-2026

HEBER CITY

SHEET NO. PP10

LEGEND

SCALE IN FEET
1"=7.5' VERTICAL

MATCHLINE 7+00

MATCHLINE 14+00

MAXFIELD RIDGE DR
28' PRIVATE ROW

SUMMIT MEADOWS DRIVE
28' PRIVATE ROW

ROAD 6
28' PRIVATE ROW

59'x28' units
59'x26' units
59'x26' units
59'x26' units
59'x26' units
60'x26' units
60'x26' units
59'x27' units
59'x27' units
45'x34' units

INDEX MAP

START 7+00

END 14+00

LEGEND

SCALE IN FEET
1"=7.5' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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MAYFLOWER VIEWS
ROSENVALL COURT/MAXFIELD RIDGE DR
PLAN AND PROFILE
STA: 7+00 TO 14+00
6-29-2026

HEBER CITY

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SHEET NO. PP11

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

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MAYFLOWER VIEWS
ADELAIDE AVENUE, ROAD 8
SUMMIT MEADOWS DRIVE

STA: 14+00 TO 16+14
ROAD 8, SUMMIT MEADOWS DRIVE

6-29-2026

HEBER CITY

REVISED PER CITY COMMENTS

SHEET NO. PP12

8' VERT WALL with FENCE

EX 24" FEDERAL

MATCHLINE 4+00

MATCHLINE 7+00

SUMMIT VISTA DR
28' PRIVATE ROW

MAXFIELD RIDGE DR
28' PRIVATE ROW

START 0+00

59'x28' units

60'x26' units

59'x26' units

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

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MAYFLOWER VIEWS
SUMMIT VISTA DR

PLAN AND PROFILE
STA: 0+00 TO 7+00

6-29-2026

HEBER CITY

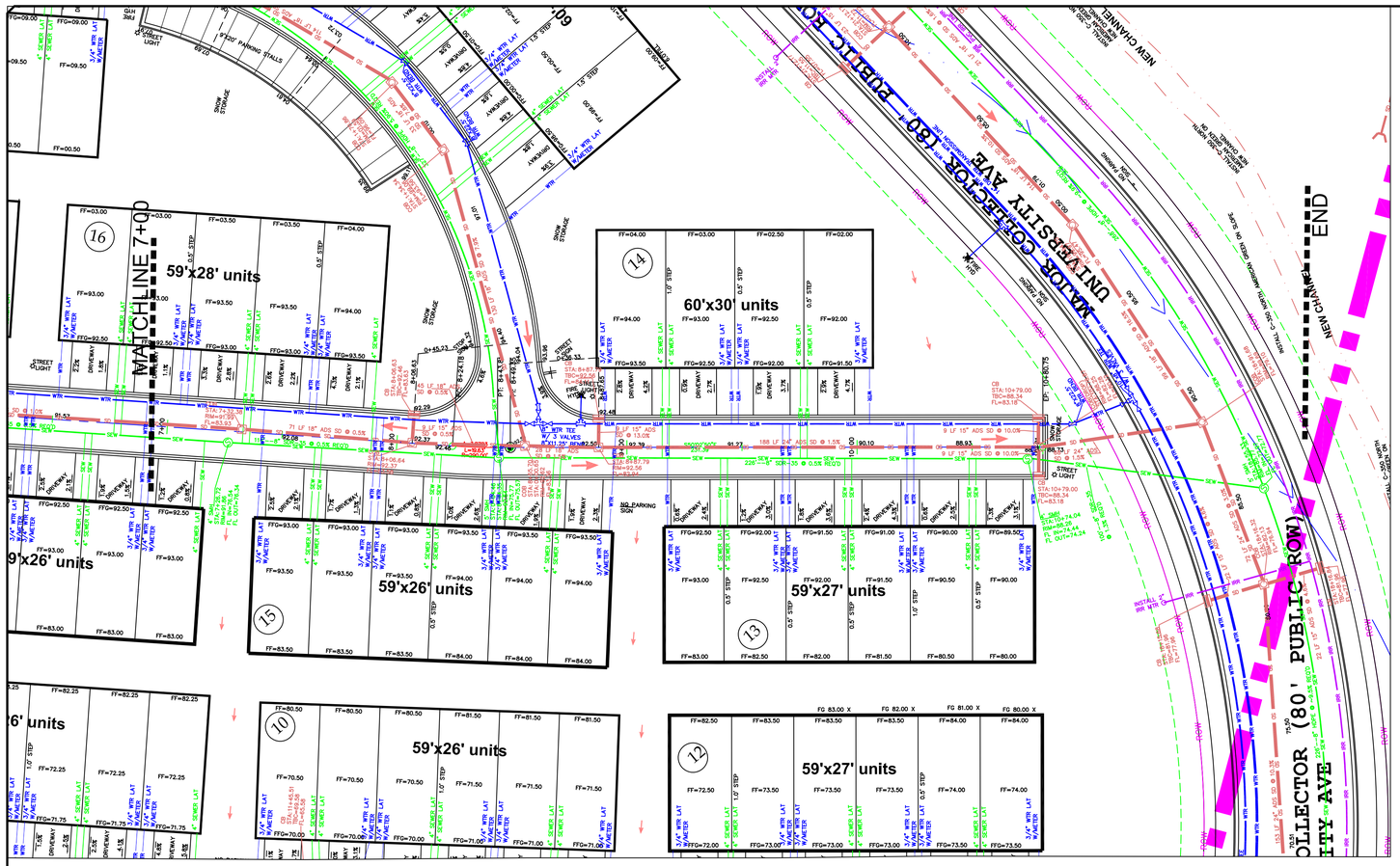
SCALE IN FEET
1"=7.5' VERTICAL

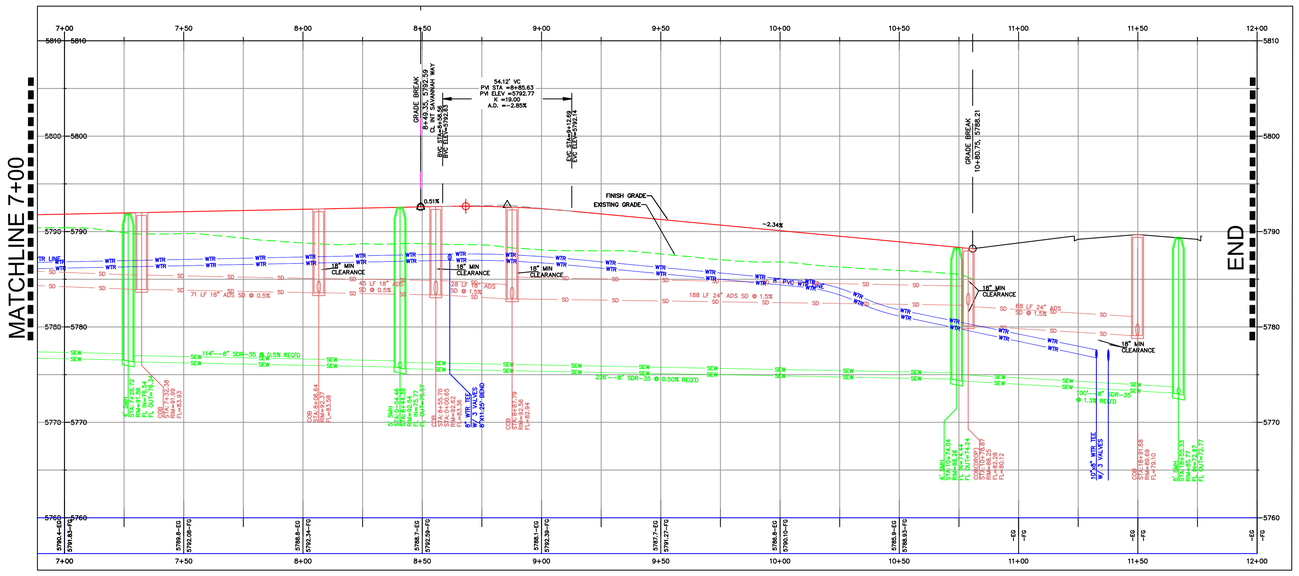
INDEX MAP

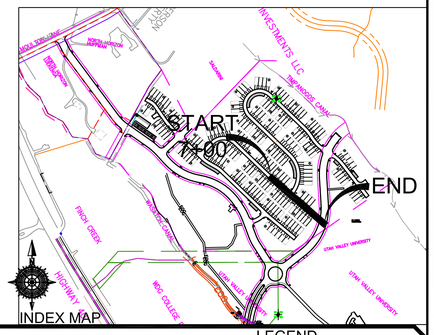
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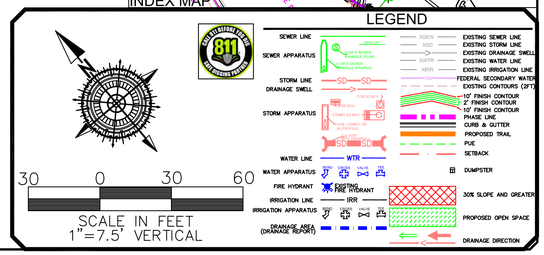
SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
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EXISTING WATER LINE
EXISTING IRRIGATION LINE
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EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

SHEET NO. PP13









NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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MAYFLOWER VIEWS
SUMMIT VISTA DR

PLAN AND PROFILE
STA: 7+00 TO END

6-29-2026

HEBER CITY

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STATE OF UTAH
6-29-2026

SHEET NO. PP14

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	11-1-17
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=30'

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CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS
NOBLE PEAK DR

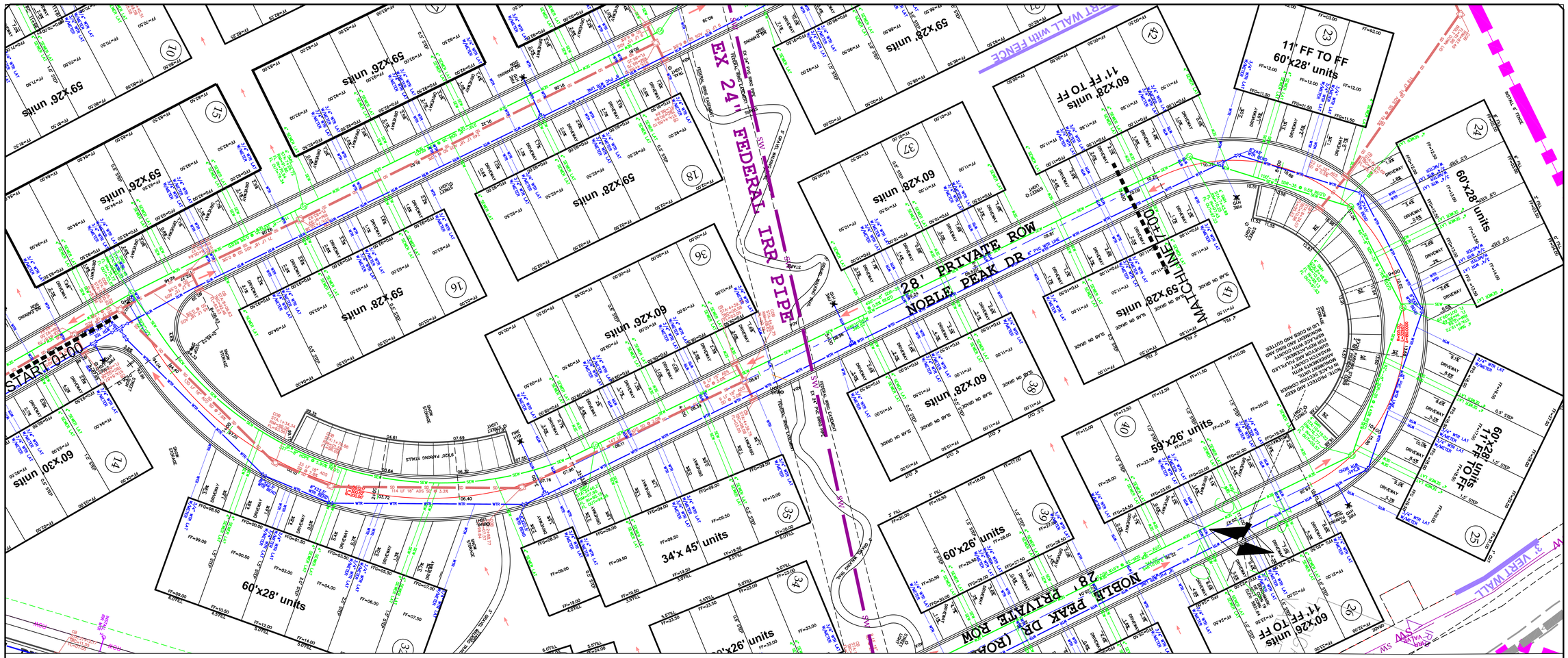
PLAN AND PROFILE
STA: 0+00 TO 7+00

6-29-2026

HEBER CITY

REVISED PER CITY COMMENTS

SHEET NO. PP15


START 0+00
END 7+00
28' PRIVATE ROW
NOBLE PEAK DR
EX 24" FEDERAL IRR PIPE
FEDERAL IRRIGATION EASEMENT
SEWER MANHOLE
STORM MANHOLE
WATER VALVE
FIRE HYDRANT
STREET LIGHT
9 STOP PARKING STALLS
114 LF 18" ADS SD @ 3.3%
130 LF 18" ADS SD @ 7.9%
327' @ 5.90% REQ'D
400'+/- 8" SDR-35 @ 0.5% REQ'D
147' LF 18" ADS SD @ 2.0%
6" PVC WTR LINE
18" MIN CLEARANCE
FINISH GRADE
EXISTING GRADE
4.00%
0.57%
11' FF TO FF
60'x28' units
59'x26' units
59'x28' units
60'x28' units
60'x30' units
59'x32' units
59'x26' units
60'x26' units
34'x 45' units
60'x28' units
59'x26' units
11' FF TO FF
60'x28' units
59'x26' units
60'x28' units
59'x28' units
60'x28' units
59'x26' units
60'x28' units
11' FF TO FF

NOBLE PEAK DR (ROAD 2)
28' PRIVATE ROW

60'x26' units
11' FF TO FF

60'x28' units
11' FF TO FF

60'x26' units

60'x28' units

59'x26' units

60'x26' units

59'x28' units

60'x28' units

60'x26' units

54'x26' unit

34'x 45' units

36'x39' units

60'x26' units

60'x28' units
11' FF TO FF

60'x28' units

60'x26' units

60'x28' units
11' FF TO FF

NOBLE PEAK DR
28' PRIVATE ROW

MATCHLINE 14+00

START 7+00

END 14+00

NOTE: PROTECT AND KEEP IN PLACE SECTION CORNER MONUMENT UNTIL AGREEMENTS WITH WASATCH COUNTY SURVEYOR ARE FULFILLED FOR REPLACEMENT. REPLACE WITH COUNTY MONUMENT AND RING AND LID IN CURB AND GUTTER

STORM PIPE

IRRIGATION VALVE

AREA FILLED IN

MATCHLINE 7+00

MATCHLINE 14+00

FINISH GRADE

EXISTING GRADE

148.14' VC
PVI STA =5+37.39
PVI ELEV =5811.21
K =37.00
A.D. =4.00%

PVI ELEV =5831.20
K =19.00
A.D. =-3.60%

4.57%

18" MIN. CLEARANCE

8" PVC WTR LINE

100' – 8" SDR-35 @ 0.5% REQ'D

92' – 8" SDR-35 @ 4.43% REQ'D

73 LF 18" RCP SD @ 0.5%

94' – 8" SDR-35 @ 1.68% REQ'D

INDEX MAP

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
FEDERAL SECONDARY WATER
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
DUMPSTER
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

30 0 30 60
SCALE IN FEET
1"=7.5' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS
NOBLE PEAK DR

PLAN AND PROFILE
STA: 7+00 TO 14+00

6-29-2026

HEBER CITY

REVISED PER CITY COMMENTS

SHEET NO. PP16

IRRIG EASEMENT
IRRIG EASEMENT
IRRIG EASEMENT
IRRIG EASEMENT
CANAL EASEMENT
EX TOP OF DAM ACCESS ROAD
AREA FILLED IN
EX TOP OF DAM ACCESS ROAD
FUTURE 10' ASPHALT TRAIL BY OTHERS
5' VERT WALL
PARK
SUMMIT VIEW COURT
28' PRIVATE ROW
60'x26' units
36'x39' units
60'x26' units
60'x26' units
54'x26' unit
34'x 45' units
MATCHLINE 14+00
MATCHLINE 21+00
START 14+00
END 21+00
INDEX MAP
LEGEND
SCALE IN FEET
1"=7.5' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'

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CONSTRUCTION MANAGEMENT

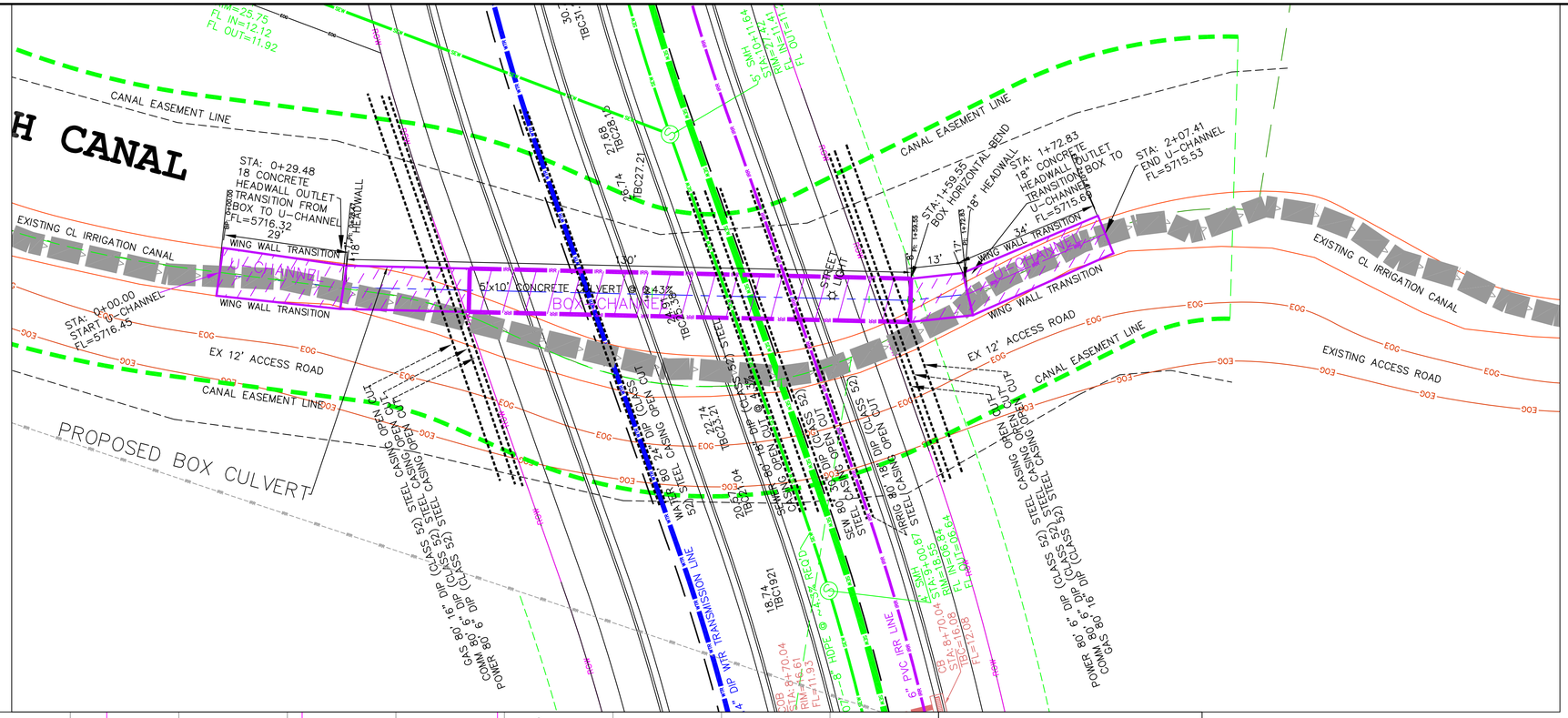
MAYFLOWER VIEWS
SUMMIT VIEW COURT
PLAN AND PROFILE
STA:14+00 TO END

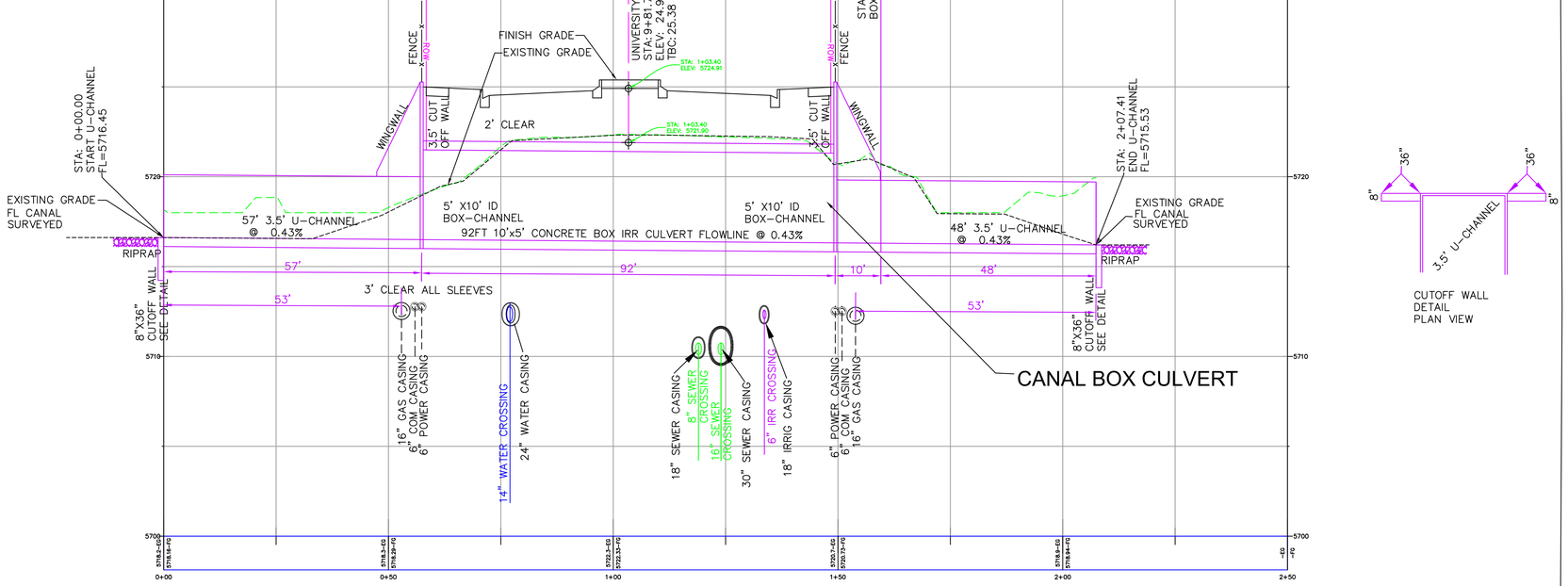
6-29-2026

HEBER CITY

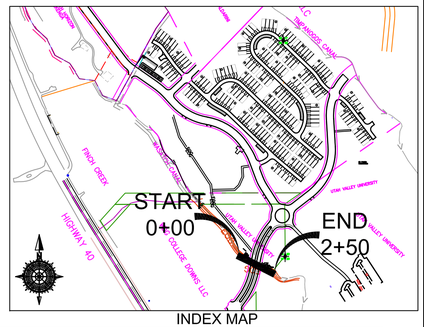
REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
PAUL M. GEORGE
6029026
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

SHEET NO. PP17





CUTOFF WALL
DETAIL
PLAN VIEW



INDEX MAP

LEGEND

SCALE IN FEET
1"=7.5' VERTICAL

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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=15'

MAYFLOWER VIEWS
UNIVERSITY AVE
IRRIGATION CULVERT CROSSING

PLAN AND PROFILE

6-29-2026

HEBER CITY

REVISED PER CITY COMMENTS

SHEET NO. PP18

START 0+00

MATCHLINE 7+50.54

COLLEGE WAY (80' PUBLIC ROW)

COLLEGE ACCESS ROAD

DET BASIN

PRV

INDEX MAP

START 0+00

END 7+50.54

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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CONSTRUCTION MANAGEMENT

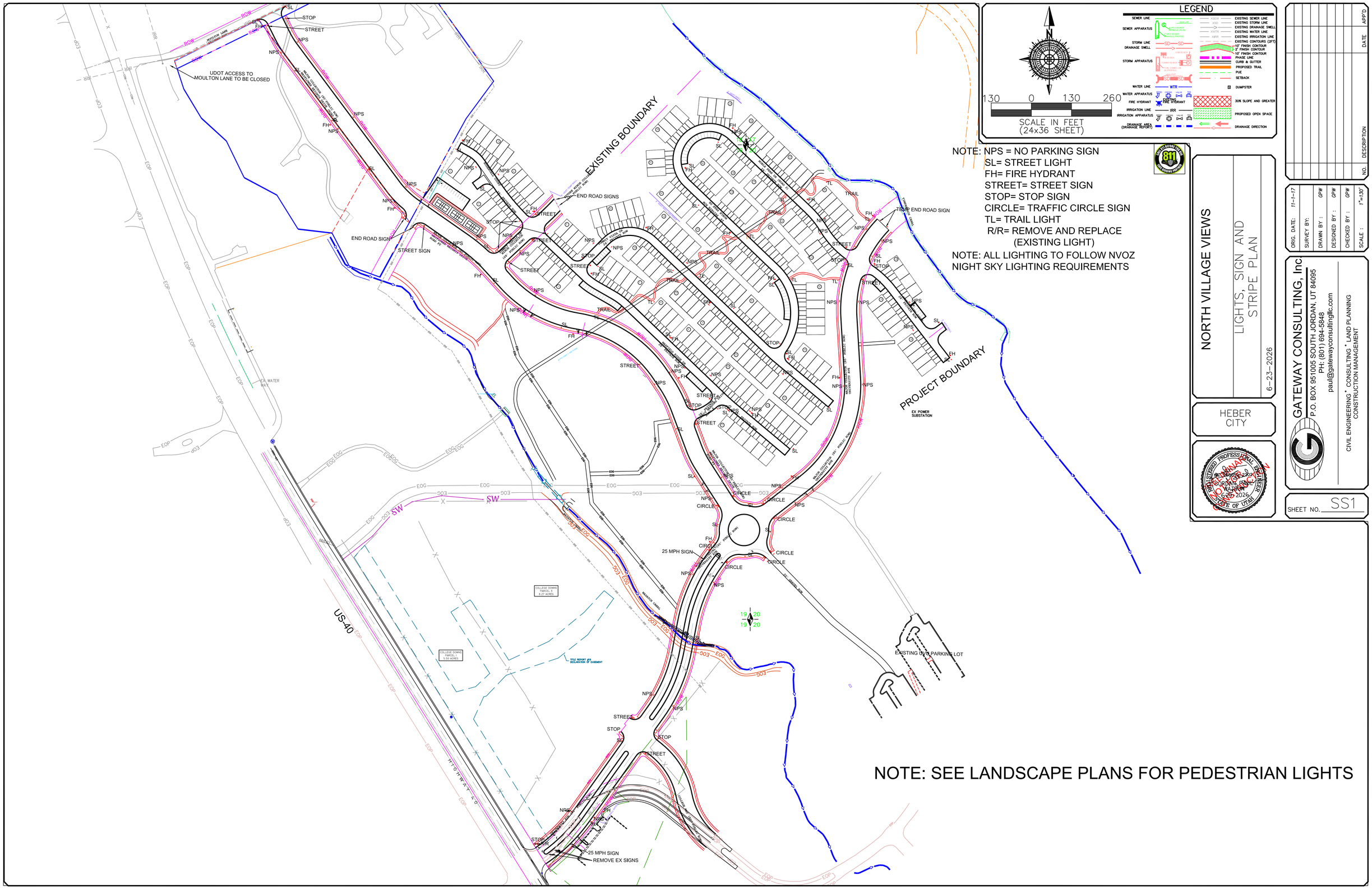
MAYFLOWER VIEWS
COLLEGE WAY
PLAN AND PROFILE
STA: 0+00 TO 7+50.54

6-29-2026

HEBER CITY

REVIEW SET ONLY NOT FOR CONSTRUCTION

SHEET NO. PP19



NORTH VILLAGE VIEWS

LIGHTS, SIGN AND STRIPE PLAN

6-23-2026

HEBER CITY

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=130'

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CONSTRUCTION MANAGEMENT

REGISTERED PROFESSIONAL ENGINEER
PAUL D. MORRIS 220
PERMIT TO PRACTICE NUMBER
6-23-2026
STATE OF UTAH

SHEET NO. SS1

SEE DEBRIS/DETENTION BASIN DRAWINGS BY WARD ENGINEERING

EX CHANNEL

TIMPANOGOS CANAL

NEW CHANNEL

PHASE 3

PHASE 2

PHASE 1B

PHASE 1A

EX DIRT ROAD

EX PARKING/LOT

CITY DETENTION/RETENTION BASIN

EX BLDG

EX CHANNEL

OUTDOOR CONCERT

DUMPSTER

CONCRETE

FUTURE SENIOR CENTER

WASATCH CANAL

RETENTION BASIN

EX CHURCH

RETENTION BASIN

RETENTION BASIN

NORTH HORIZON PLAT AMEND

COLLEGE DOWNS PLAT AMEND

IRRIG DITCH

HIGHWAY 40

TWO TEN LANE

PROPOSED ROAD

100 0 100 200

SCALE IN FEET
1"=100' HORIZONTAL

LEGEND

STORM LINE
SILT FENCE
INLET PROTECTION
CHECK DAM
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
EXISTING EDGE OF ASPHALT
EXISTING FENCE
EXISTING OVERHEAD POWER
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
STORM LINE
STORM APPARATUS
DRAINAGE DIRECTION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=100'

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MAYFLOWER VIEWS

STORM WATER POLLUTION PREVENTION PLAN

PRINT DATE: 6-29-2026

HEBER
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. SWPPP

GENERAL EROSION CONTROL NOTES

DURING CONSTRUCTION

GENERAL EROSION CONTROL NOTES:
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE HEBER CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN N PLACE UNTIL PAVEMENT IS COMPLETE.

7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE. DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.

13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

ADDITIONAL EROSION CONTROL NOTES

POST CONSTRUCTION

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.

2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, CITY REVIEW ENGINEER AND CITY INSPECTOR.

3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS. CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE CITY ENGINEER.

4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.

5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.

6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, CITY REVIEW ENGINEER AND CITY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.

7. NO BRUSH OR TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.

8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO HEBER CITY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.

9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

NATIVE GRASSES

% Pure	Grass Type
20.00	Hard fescue
15.00	Pubescent wheat grass
15.00	Orchard grass (sod forming)
15.00	smooth brom grass
20.00	Stream bank wheat grass (sod forming)
15.00	Western wheat grass

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER.
REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.

10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.

11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.

12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.

13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.

14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.

15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:
- UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33, EXCAVATING AND GRADING
- JORDANELLE SPECIAL SERVICES DISTRICT
- UNIFORM FIRE CODE
- HEBER CITY CODE

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.

18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.

19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.

20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.

21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND HEBER CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.

22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.

23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.

24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.

25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

EROSION CONTROL BLANKET – ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE. PLACE ADDITIONAL STAPLES IN AREAS SUCH AS: SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL – PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS, COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW – COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

ELEVATION	SEEDING WINDOW
4000 TO 6000 FT	SEPT. 15 TO DEC. 1
ABOVE 6000 FT	SEPT. 1 TO NOV 15

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7-1-14
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
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CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

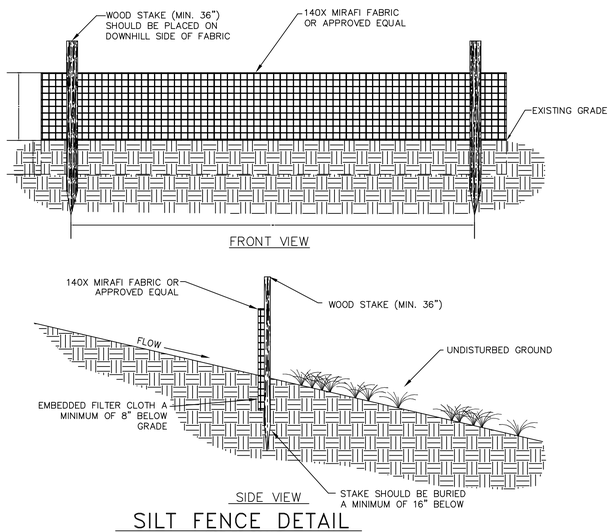
EROSION CONTROL DETAILS and NOTES

6-29-2026

HEBER
CITY

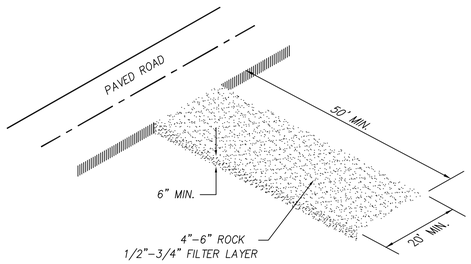
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
STATE OF UTAH

SHEET NO. ER-1



SILT FENCE DETAIL

NOT TO SCALE

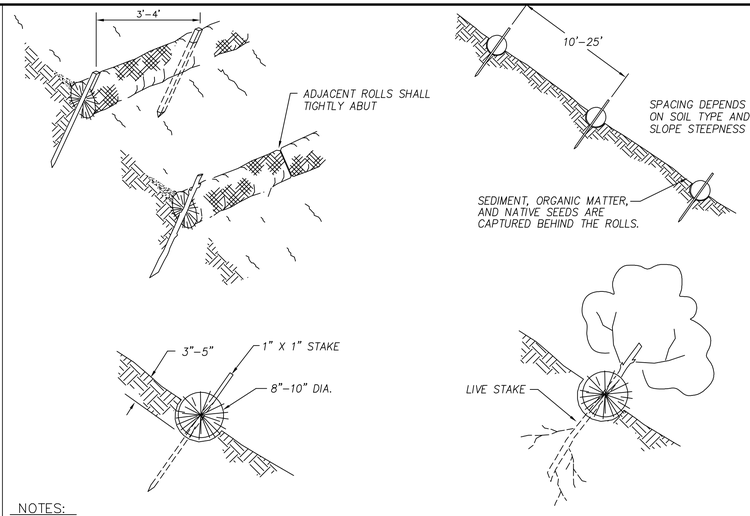


NOTES:

1–CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%
2–COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)
3–PLACE COURSE AGGREGATE, 1 TO 2–$\frac{1}{2}$ INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES
4–DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

VEHICLE TRACKING DETAIL

NOT TO SCALE



NOTES:

Straw wattles shall be installed as soon as construction will allow or when designated by the Engineer. Straw wattles shall be placed in shallow trenches and staked along the contour of disturbed or newly constructed slopes, in accordance with the Plans, perpendicular to the flow direction and parallel to the slope contour.

The wattles shall be installed at the intervals designated by the Engineer.

Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay–type soils trenches shall be 2 to 3 inches deep. On loose soils, in high rainfall areas, or on steep slopes, trenches shall be 3 to 5 inches deep, or half the thickness of the wattle.

The wattle shall be install snugly into the trench, abutting adjacent wattles tightly, end to end, without overlapping the ends. Wattles shall be staked at each end and at 4 foot centers along their entire length. When trench conditions require, pilot holes for the stakes shall be driven through the wattle and into the soil using a straight bar. Stakes shall be driven through the middle of the wattle, leaving 2 to 3 inches of the stake protruding above the wattle.

Wattles shall be inspected regularly to ensure they remain thoroughly entrenched and in contact with the soil, and immediately after a runoff producing rainfall.

STRAW WATTLE (SILT FENCE ALTERNATIVE)

NOT TO SCALE

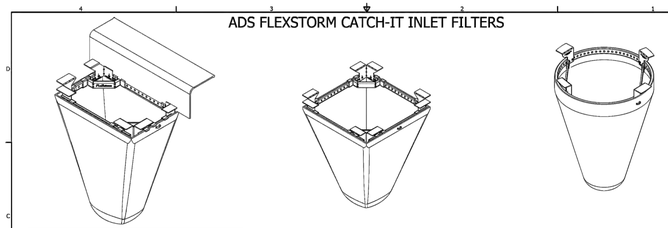
NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

ADS FLEXSTORM CATCH-IT INLET FILTERS



SQUARE/RECTANGULAR CURB INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SCBFX	2.4
Medium: 65" - 96" Perimeter	62MCBFX	3.5
Large: 97" - 120" Perimeter	62LCBFX	5.0
Extra-Large: 121" or Greater Perimeter	62XLCBFX	7.2

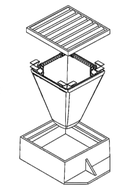
SQUARE/RECTANGULAR INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SSQFX	2.4
Medium: 65" - 96" Perimeter	62MSQFX	3.5
Large: 97" - 120" Perimeter	62LSQFX	5.0
Extra-Large: 121" or Greater Perimeter	62XLSQFX	7.2

ROUND INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: 10" - 16" Dia.	62SRDFX	1.6
Medium: 17" - 24" Dia.	62MRDFX	2.7
Large: 25" - 36" Dia.	62LRDFX	3.8

SPECIFICATIONS BY NOMINAL SIZE RANGE (MIN. VALUES)			
Nominal Bag Size	Solids Storage (CuFt)	Flow Rate (CFS)*	TSS Removal Rate
Small	1.6	1.2	82%; Large scale 3rd party
Medium	2.1	1.7	testing per ASTM D 7351
Large	3.8	2.7	using 7% concentration
Extra Large	4.2	3.6	USDA Sandy Loam
*Filter bag at 50% max solids storage capacity			

INSTALLATION INSTRUCTIONS:

1. REMOVE GRATE
2. CLEAN GRATE LEDGE
3. SET INLET FILTER ON LOAD BEARING LEDGE OF STRUCTURE
4. REPLACE GRATE



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF G90 GALVANIZED STEEL.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. ADS DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
3. UPON ORDERING, CONFIRMATION OF THE INLET SPECIFICATION, PRECAST/FOUNDRY CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE AN INLET FILTER.
4. ALL FILTERS MEET ASTM D8057 SPECIFICATIONS.
5. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.ADSPIPE.COM.

ALL PRODUCTS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS
WWW.ADSPIPE.COM
PH. 1-800-821-6710

SIZE	DATE	DWG NO	REV
C	02/06/2023	ADS FLEXSTORM CATCH-IT	A
SCALE N/A		SHEET 1 OF 1	

BMP

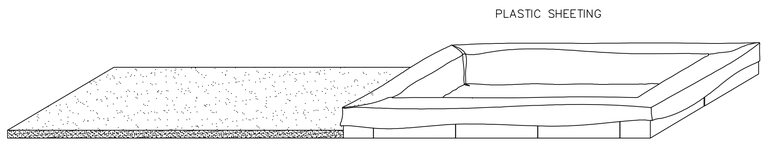
1–AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
2–PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
3–DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
4–LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
5–WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

USE OF CONCRETE WASHOUT

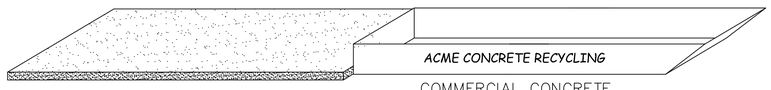
1–IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
2–WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
3–NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE END OF EACH WORK DAY.
4–INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS
5–INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

CONCRETE WASHOUT AREA

NOT TO SCALE

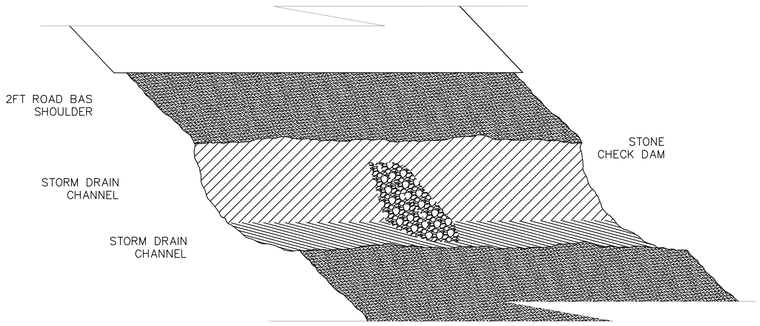


CONCRETE WASHOUT PIT
OPTION 1



COMMERCIAL CONCRETE WASHOUT BIN
OPTION 2

ASPHALT ROAD



DRAINAGE CHANNEL PROTECTION

NOT TO SCALE

NOTE:
1. PLACE A CHECK DAM AT EVERY 100 LINIER FEET OF DRAIN CHANNEL
2. PLACE CHECK DAMS PERPENDICULAR TO THE FLOW LINE OF THE CHANNEL
3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

See HEBER CITY specifications for further information.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7-1-14
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5849
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

EROSION CONTROL DETAILS and NOTES

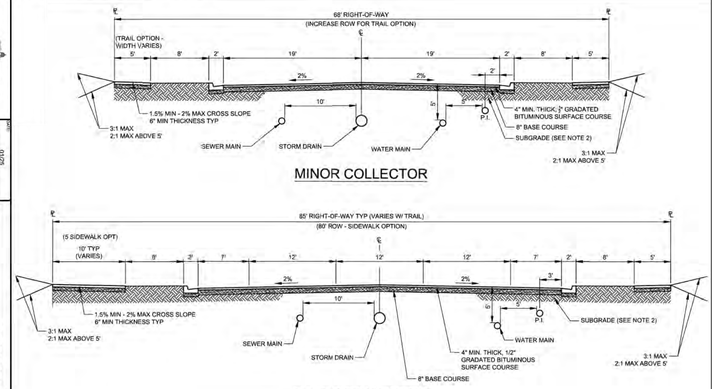
6-29-2026

HEBER
CITY

PRELIMINARY NOT FOR CONSTRUCTION
PAUL M. CHEMISTRUCK
LICENSED PROFESSIONAL ENGINEER
6-29-2026
STATE OF UTAH

SHEET NO. ER–2

C:\Heber City\Std Dwgs\2024 DWG Files\STREETS-2A.dwg - XSec-Minor Major Coll - 2/12/2025 09:42am - hatcher



NOTES FOR COLLECTOR STREETS:

1. SINGLE FAMILY RESIDENTIAL DRIVEWAYS ARE PROHIBITED ON COLLECTOR ROADS.
2. SUBGRADE SHALL BE A-1 GRANULAR MATERIAL PER SECTION 02225.
3. SIDEWALK TO BE FIVE FEET WIDE MINIMUM.
4. PARK STRIPS TO BE FILLED TO WITHIN ONE INCH OF T.B.C. AND TOP OF SIDEWALK.
5. WHERE HEBER CITY APPROVES INSTALLING A TRAIL OR SIDEWALK ON ONLY ONE SIDE, THE FULL RIGHT-OF-WAY DEDICATION IS STILL REQUIRED TO ALLOW FOR FUTURE INSTALLATION OF SIDEWALK.
6. TRAIL AND SIDEWALK OPTIONS ARE DETERMINED BY HEBER CITY ACCORDING TO THE CURRENT TRAILS MASTER PLAN.
7. ADDITIONAL TURNING AND/OR ACCELERATION LANES MAY BE REQUIRED PER THE DIRECTION OF THE CITY ENGINEER.

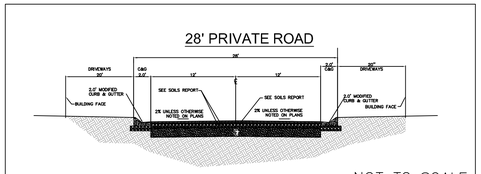
HEBER CITY — BASED ON THE WASATCH BACK

DATE	SCALE
03/25	N.T.S.

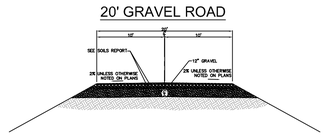
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-3702

MINOR COLLECTOR

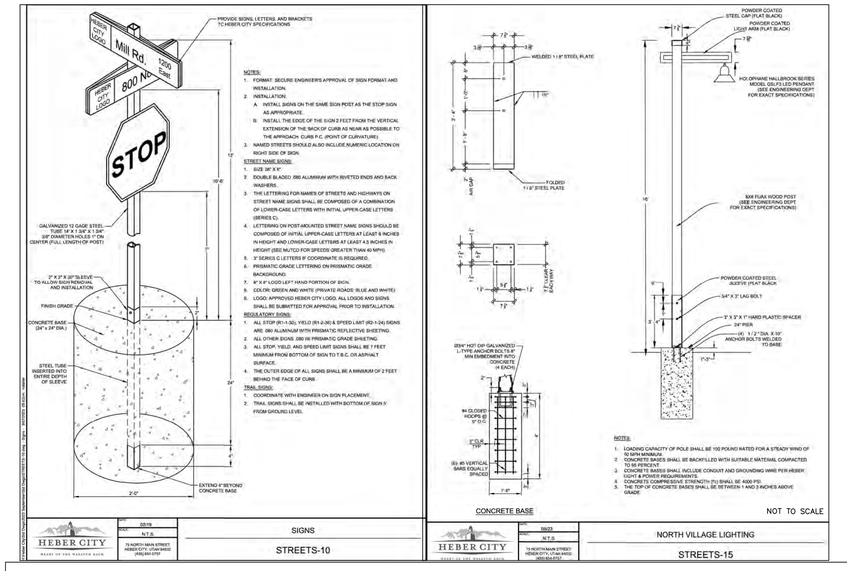
STREETS-2A



NOT TO SCALE



NOT TO SCALE



HEBER CITY — BASED ON THE WASATCH BACK

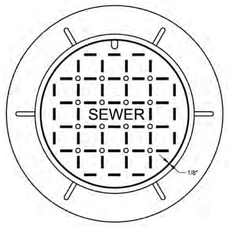
DATE	SCALE
03/25	N.T.S.

75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-3702

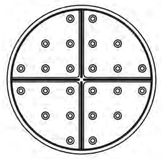
SIGNS

STREETS-10

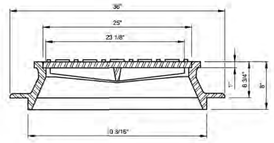
7'-0"
3'-0"
3'-0"
WELDED 1 / 8" STEEL PLATE
10"
14'-0"
FOLDED 1/4" STEEL PLATE
12"
12"
12"
12"
12"
12"
7'-0" MIN. EMBEDMENT
12"
12"
12"
12"
7'-0" MIN. EMBEDMENT
2"
2"
2"



PLAN OF COVER AND RING



BOTTOM VIEW OF COVER



D&L SUPPLY #&A1180 HEAVY DUTY, 400 LB. MINIMUM

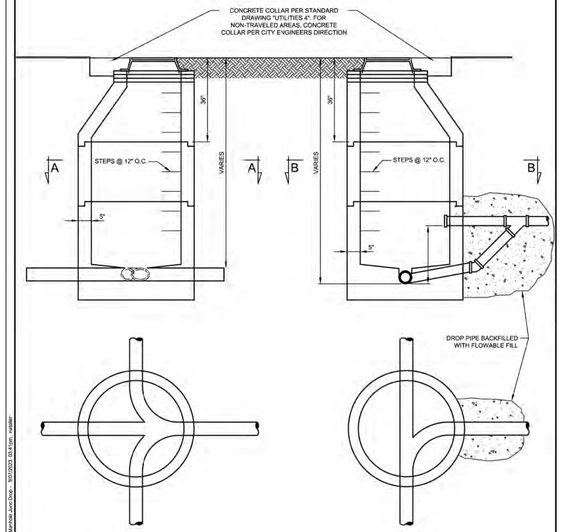
SECTION

HEBER CITY
HEART OF THE WASATCH BACK

DATE: 01/25
SCALE: N.T.S.
75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

MANHOLE RING & COVER

SEWER-2 NOT TO SCALE



SECTION A-A

SECTION B-B

JUNCTION MANHOLE

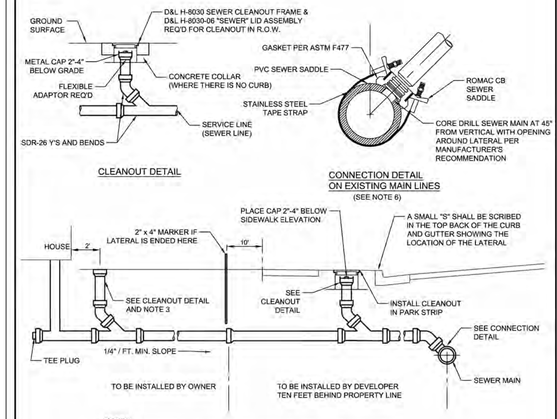
DROP MANHOLE

HEBER CITY
HEART OF THE WASATCH BACK

DATE: 09/23
SCALE: N.T.S.
75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

JUNCTION & DROP MANHOLES

SEWER-3 NOT TO SCALE



CLEANOUT DETAIL

CONNECTION DETAIL ON EXISTING MAIN LINES (SEE NOTE 6)

NOTES:

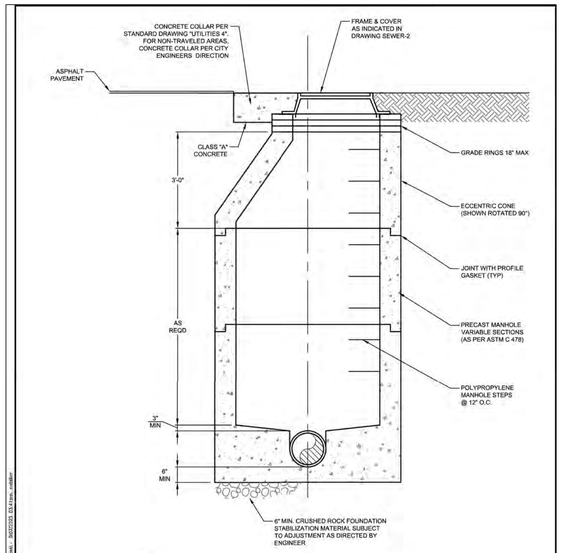
1. PIPE GRAPHICS DO NOT NECESSARILY INDICATE TYPE OF PIPE TO BE USED.
2. ALL PVC SEWER LATERAL PIPE AND FITTINGS WITHIN THE R.O.W. SHALL BE A MINIMUM OF SDR-26.
3. MAXIMUM SPACING BETWEEN CLEANOUTS IS 100' AND AT ALL BENDS.
4. MAXIMUM ALLOWED BEND IN LATERAL IS 22 1/2 DEGREES.
5. SEWER & WATER LATERALS ARE PROHIBITED IN COMMON TRENCH PER STATE CODE R 309-550-7
6. "INSERTA TEE" MAY BE USED FOR CERTAIN CONDITIONS WITH PRIOR CITY ENGINEER APPROVAL.
7. WHEN APPROVED, "INSERTA TEE" INSTALLATION MUST BE WITNESSED, INSPECTED AND CERTIFIED BY AUTHORIZED CITY AGENTS
8. IN CERTAIN AREAS WHERE CONCERN FOR SEWER BACKUP EXISTS, A SEWER BACKFLOW PREVENTER (RECTORSEAL 97034) SHALL BE REQUIRED.
9. PIPE SLOPE SHALL BE 1/4" / FT MIN.

HEBER CITY
HEART OF THE WASATCH BACK

DATE: 09/23
SCALE: N.T.S.
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HEBER CITY, UTAH 84032
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SEWER LATERAL & DETAILS

SEWER-1 NOT TO SCALE



NOTES:

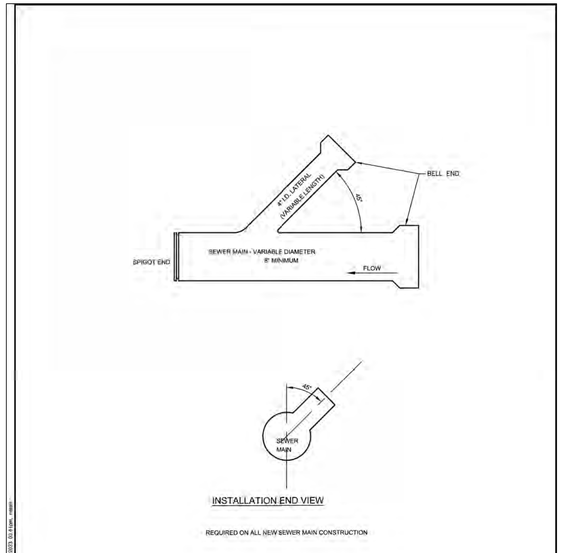
1. LOCATE MANHOLE COVER ON SIDE OF MANHOLE AS SHOWN ABOVE. SET MANHOLE FRAME IN GROUT.
2. ALL MANHOLES TO BE WATER TIGHT AND TESTED AS PER STD. SPEC. 02660.
3. MANHOLE BASE AND 1ST SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.

HEBER CITY
HEART OF THE WASATCH BACK

DATE: 09/23
SCALE: N.T.S.
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HEBER CITY, UTAH 84032
(435) 654-0757

PRE-CAST CONCRETE SEWER MANHOLE

SEWER-5 NOT TO SCALE



INSTALLATION END VIEW

REQUIRED ON ALL NEW SEWER MAIN CONSTRUCTION

HEBER CITY
HEART OF THE WASATCH BACK

DATE: 03/17
SCALE: N.T.S.
75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

FABRICATED SEWER LATERAL

SEWER-4 NOT TO SCALE

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY: HAWKES
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

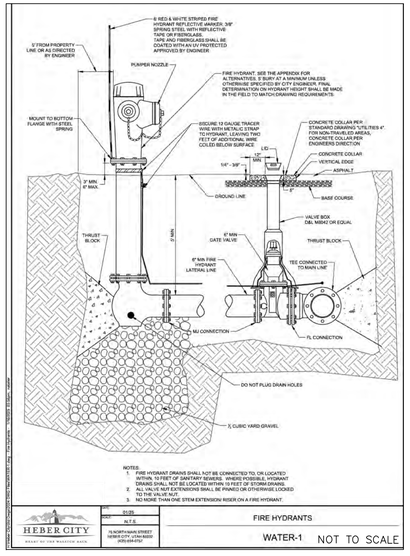
SEWER DETAILS

6-29-2026

HEBER CITY

PROFESSIONAL ENGINEER — PAUL G. WAYMENT — 6029 — STATE OF UTAH — REGISTERED — NOT FOR CONSTRUCTION

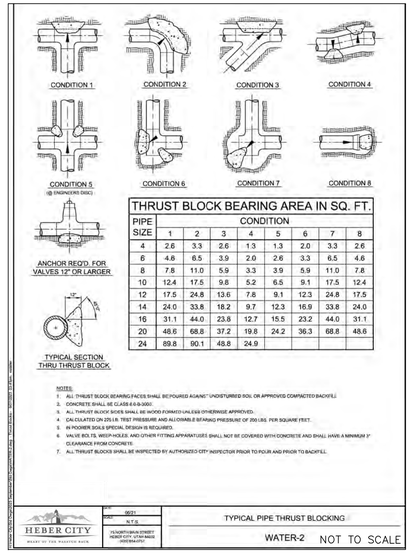
SHEET NO. D2



HEBER CITY — 31/25 — N.T.S. — 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0752

FIRE HYDRANTS

WATER-1 NOT TO SCALE



THRUST BLOCK BEARING AREA IN SQ. FT.

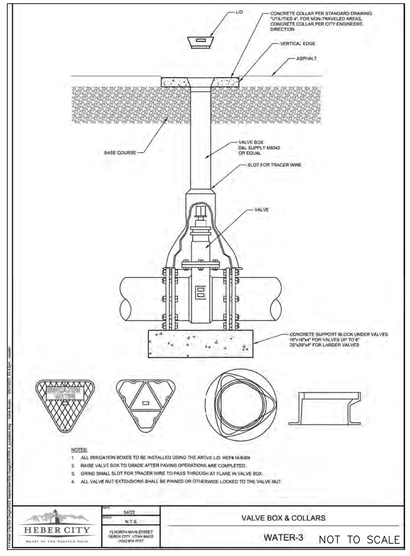
PIPE SIZE	CONDITION							
	1	2	3	4	5	6	7	8
4	2.6	3.3	2.6	1.3	1.3	2.0	3.3	2.6
6	4.8	6.5	3.9	2.0	2.6	3.3	6.5	4.6
8	7.8	11.0	5.9	3.3	3.9	5.9	11.0	7.8
10	12.4	17.5	9.8	5.2	6.5	9.1	17.5	12.4
12	17.5	24.8	13.6	7.8	9.1	12.3	24.8	17.5
14	24.0	33.8	18.2	9.7	12.3	16.9	33.8	24.0
16	31.1	44.0	23.8	12.7	15.5	23.2	44.0	31.1
20	48.6	68.8	37.2	19.8	24.2	36.3	68.8	48.6
24	89.8	90.1	48.8	24.9				

NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL
2. CONCRETE SHALL BE CLASS 6 (5.0-3000)
3. ALL THRUST BLOCK SIDES SHALL BE WOOD FORMED UNLESS OTHERWISE APPROVED.
4. CALCULATED ON 225 LB. TEST PRESSURE AND ALLOWABLE BEARING PRESSURE OF 2500 LBS. PER SQUARE FEET.
5. IN POORER SOILS SPECIAL DESIGN IS REQUIRED.
6. VALVE BOLTS, WEDGE HOLES, AND OTHER FITTING APPARATUSES SHALL NOT BE COVERED WITH CONCRETE AND SHALL HAVE A MINIMUM 3" CLEARANCE FROM CONCRETE.
7. ALL THRUST BLOCKS SHALL BE INSPECTED BY AUTHORIZED CITY INSPECTOR PRIOR TO POUR AND PRIOR TO BACKFILL.

HEBER CITY — 30/27 — N.T.S. — 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435)654-0752

TYPICAL PIPE THRUST BLOCKING

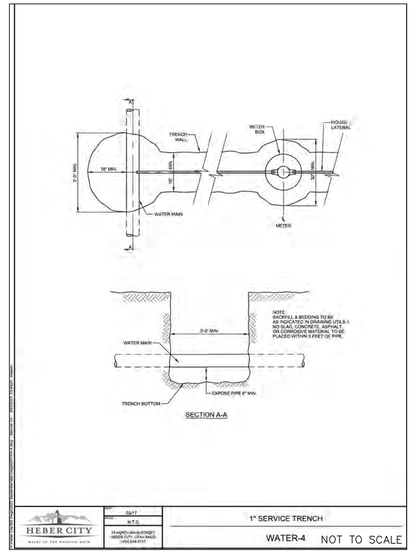
WATER-2 NOT TO SCALE



HEBER CITY — 30/27 — N.T.S. — 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435)654-0752

VALVE BOX & COLLARS

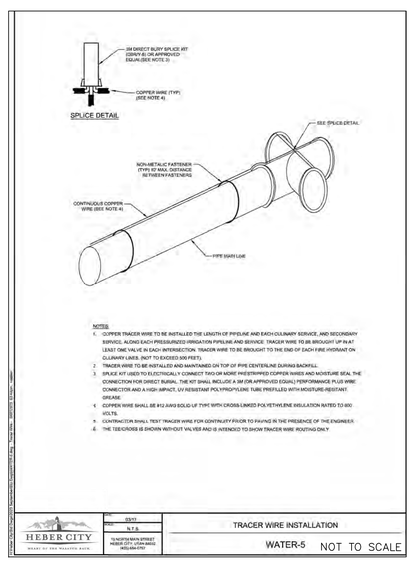
WATER-3 NOT TO SCALE



HEBER CITY — 30/27 — N.T.S. — 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0752

1" SERVICE TRENCH

WATER-4 NOT TO SCALE

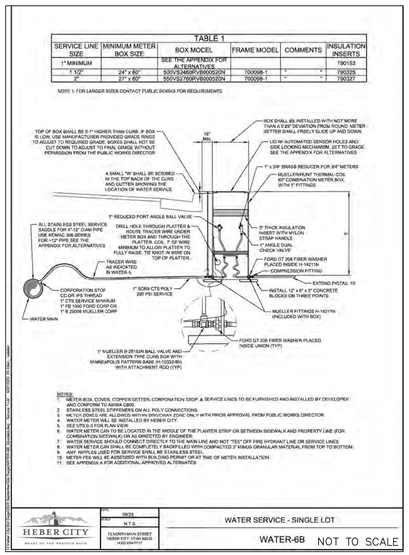


NOTES:
1. COPPER TRACER WIRE TO BE INSTALLED THE LENGTH OF PIPELINE AND EACH CULINARY SERVICE, AND SECONDARY SERVICE, ALONG EACH PRESSURIZED IRRIGATION PIPELINE AND SERVICE. TRACER WIRE TO BE BROUGHT UP IN AT LEAST ONE VALVE IN EACH INTERSECTION. TRACER WIRE TO BE BROUGHT TO THE END OF EACH FIRE HYDRANT ON CULINARY LINES. (NOT TO EXCEED 500 FEET).
2. TRACER WIRE TO BE INSTALLED AND MAINTAINED ON TOP OF PIPE CENTERLINE DURING BACKFILL.
3. SPLICE KIT USED TO ELECTRICALLY CONNECT TWO OR MORE PRESTRIPPED COPPER WIRES AND MOISTURE SEAL THE CONNECTION FOR DIRECT BURIAL. THE KIT SHALL INCLUDE A 3M OR APPROVED EQUAL) PERFORMANCE PLUS WIRE CONNECTOR AND A HIGH IMPACT, UV RESISTANT POLYPROPYLENE TUBE PREFILLED WITH MOISTURE-RESISTANT GREASE.
4. COPPER WIRE SHALL BE #12 AWG SOLID UF TYPE WITH CROSS LINKED POLYETHYLENE INSULATION RATED TO 600 VOLTS.
5. CONTRACTOR SHALL TEST TRACER WIRE FOR CONTINUITY PRIOR TO PAVING IN THE PRESENCE OF THE ENGINEER.
6. THE TEE/CROSS IS SHOWN WITH OUT VALVES AND IS INTENDED TO SHOW TRACER WIRE ROUTING ONLY.

HEBER CITY — 09/11 — N.T.S. — 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0752

TRACER WIRE INSTALLATION

WATER-5 NOT TO SCALE

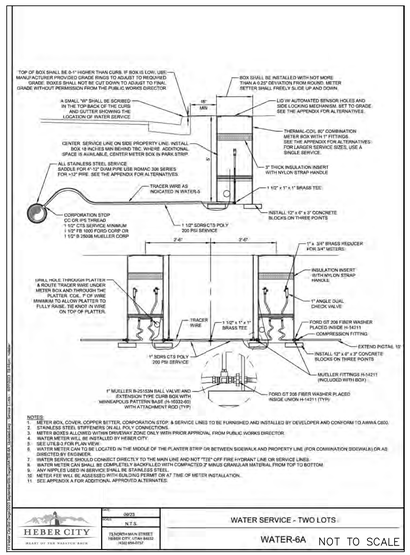


SERVICE LINE SIZE	MINIMUM METER BOX SIZE	BOX MODEL	FRAME MODEL	COMMENTS	INSULATION INSERTS
1" MINIMUM		SEE THE APPENDIX FOR ALTERNATIVES			790153
1 1/2"	24" x 60"	500VS24/60FV/B500U2IN	7000B-1	"	790326
2"	27" x 60"	550VS27/60FV/B550U2IN	7000B-1	"	790327

HEBER CITY — 26/23 — N.T.S. — 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435)654-0752

WATER SERVICE - SINGLE LOT

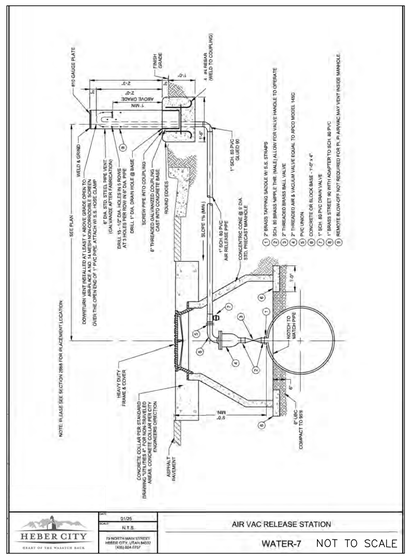
WATER-6B NOT TO SCALE



HEBER CITY — 26/23 — N.T.S. — 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435)654-0752

WATER SERVICE - TWO LOTS

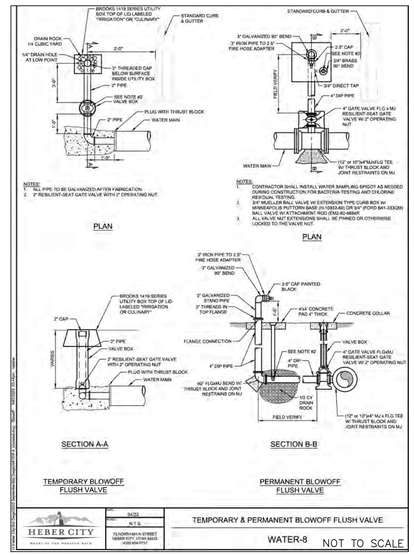
WATER-6A NOT TO SCALE



HEBER CITY — 31/26 — N.T.S. — 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0752

AIR VAC RELEASE STATION

WATER-7 NOT TO SCALE



HEBER CITY — 34/22 — N.T.S. — 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0752

TEMPORARY & PERMANENT BLOWOFF FLUSH VALVE

WATER-8 NOT TO SCALE

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY: HAWES
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

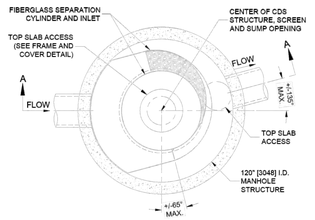
WATER DETAIL

6-29-2026

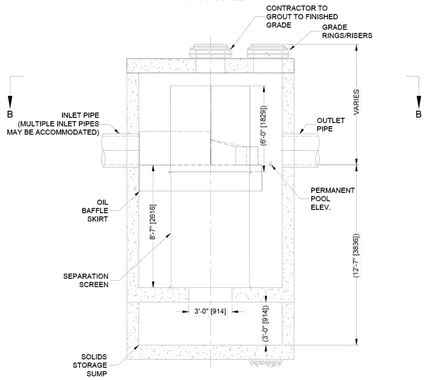
HEBER CITY

PROFESSIONAL ENGINEER — PAUL W. HAWES — REGISTERED — STATE OF UTAH

SHEET NO. D3



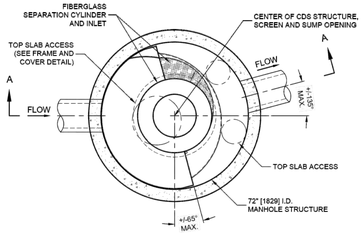
PLAN VIEW B-B
NOT TO SCALE



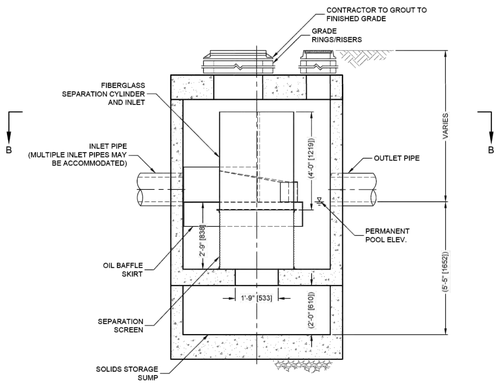
ELEVATION A-A
NOT TO SCALE

CDS

THIS PRODUCT MAY BE COVERED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,759,424; 5,849,181; 6,027,639; 6,641,720; 7,186,333; 7,296,692; 7,297,266; 7,513,998; 7,566,402; 7,857,966; 8,287,728; 8,303,811; 8,496,834; 8,671,981; 8,741,151; 8,945,396; 9,199,795; 9,272,838; 9,475,630; 9,604,784; 9,713,771; 9,861,918; 9,861,919; 9,908,062; 9,908,063; 9,914,082; 9,914,083; 9,938,693; 10,046,255; 10,046,256; 10,046,257; 10,046,258; 10,046,259; 10,046,260; 10,046,261; 10,046,262; 10,046,263; 10,046,264; 10,046,265; 10,046,266; 10,046,267; 10,046,268; 10,046,269; 10,046,270; 10,046,271; 10,046,272; 10,046,273; 10,046,274; 10,046,275; 10,046,276; 10,046,277; 10,046,278; 10,046,279; 10,046,280; 10,046,281; 10,046,282; 10,046,283; 10,046,284; 10,046,285; 10,046,286; 10,046,287; 10,046,288; 10,046,289; 10,046,290; 10,046,291; 10,046,292; 10,046,293; 10,046,294;



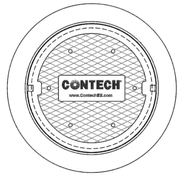
PLAN VIEW B-B
NOT TO SCALE.



ELEVATION A-A
NOT TO SCALE.

CDS3020-6-C DESIGN NOTES
CDS3020-6-C RATED TREATMENT CAPACITY IS 2.0 CFS [56.6 L/s], OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED MAXIMUM HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.
CDS3020-6-C STANDARD CONFIGURATION IS SHOWN.

POND 3 CDS SEPARATOR



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

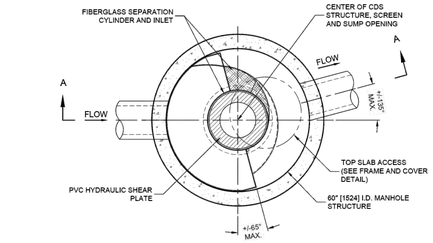
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS3020-6-C
ONLINE CDS
STANDARD DETAIL

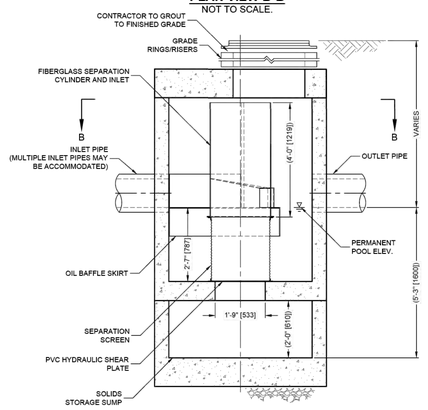
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CDS2020-5-C DESIGN NOTES
CDS2020-5-C STANDARD CONFIGURATION IS SHOWN.

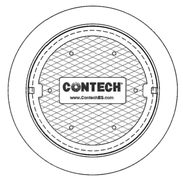
POND 4 CDS SEPARATOR



PLAN VIEW B-B
NOT TO SCALE.



ELEVATION A-A
NOT TO SCALE.



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2020-5-C
ONLINE CDS
STANDARD DETAIL

I:\COMMON\CAD\TREATMENT\CDS\2 CDS\40 STANDARD DRAWINGS\ONLINE (CDS-C)\PDF WITHOUT TREATMENT FLOW\SVG\CDS2020-5-C-DTL.DWG 6/8/2021 1:43 PM

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY: HAWES
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5828
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

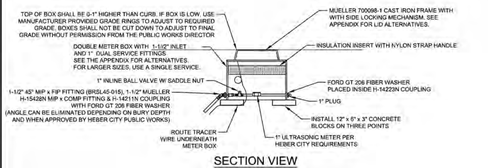
STORM DETAIL

6-29-2026

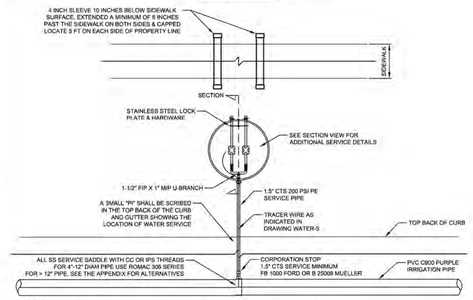
HEBER
CITY

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
5326

SHEET NO. D4-B



SECTION VIEW

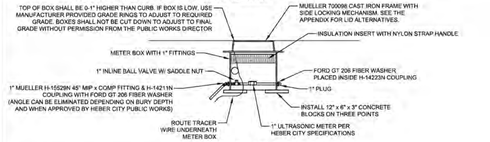


NOTES:
1. ALL COMPONENTS SHOWN TO BE FURNISHED AND INSTALLED BY DEVELOPER AND CONFORM TO AWWA C800.
2. ALL BOXES SHALL BE EQUIPPED WITH UNIONS.
3. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
4. METER BOXES ALLOWED WITHIN DRIVEWAY ZONE ONLY WITH PRIOR APPROVAL FROM PUBLIC WORKS DIRECTOR.
5. WHEN METER BOXES ARE INSTALLED WITHIN DRIVEWAY ZONES OR WITHIN OTHER PAVED SURFACES, DIFFERENT TRAFFIC RATED LIDS & FRAMES MAY BE REQUIRED PER THE DIRECTION OF THE PUBLIC WORKS DIRECTOR.
6. IRRIGATION METER CAN TO BE LOCATED IN THE MIDDLE OF THE PLANTER STRIP OR BETWEEN SIDEWALK AND PROPERTY LINE (FOR COMBINATION SIDEWALK) OR AS DIRECTED BY ENGINEER. 4" SLEEVE REQUIRED ON ALL INSTALLATIONS INCLUDING EXISTING SIDEWALK.
7. IRRIGATION SERVICE SHOULD CONNECT DIRECTLY TO THE MAIN LINE AND NOT "TEE" OFF OF SERVICE LINES.
8. METER CAN SHALL BE COMPLETELY BACKFILLED WITH COMPACTED 3" MINUS GRANULAR MATERIAL FROM TOP TO BOTTOM.
9. BEDDING OF ALL PIPE SHALL CONFORM TO HEBER CITY BEDDING STANDARDS FOR CULINARY WATER.
10. METER FEE WILL BE ASSESSED WITH BUILDING PERMIT OR AT TIME OF METER INSTALLATION.

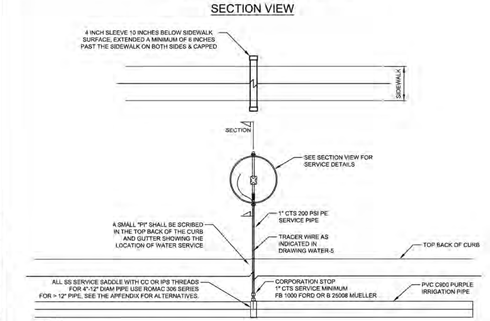
HEBER CITY	DATE: 09/23	IRRIGATION SERVICE - TWO LOTS
HEART OF THE WASATCH BACK	SCALE: N.T.S.	IRR-1A NOT TO SCALE
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	

TABLE 1			
SERVICE LINE SIZE	MIN. BOX SIZE	BOX MODEL	LID / FRAME MODEL
1" MINIMUM	18" x 18"	SEE APPENDIX FOR ALTERNTIVES	SEE APPENDIX FOR ALTERNATIVES
1.5"	27" x 24"	500IS2724FAB000556N	DFW18MJR-1BF1 SML IRR / 700098-1
2"	36" x 36"	550IS3636FAB000556N	SAME AS ABOVE w/ 790138 EXP RING

NOTE 1: FOR LARGER SIZES CONTACT PUBLIC WORKS FOR REQUIREMENTS.
NOTE 2: SEE APPENDIX A FOR ADDITIONAL APPROVED ALTERNATES.

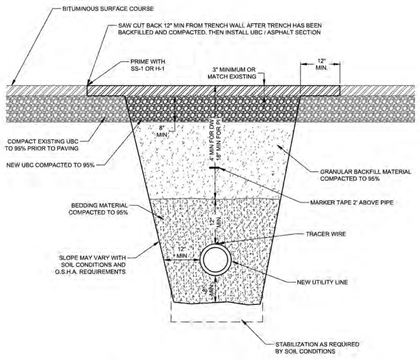


SECTION VIEW



NOTES:
1. ALL COMPONENTS SHOWN TO BE FURNISHED AND INSTALLED BY DEVELOPER AND CONFORM TO AWWA C800.
2. ALL BOXES SHALL BE EQUIPPED WITH UNIONS.
3. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
4. METER BOXES ALLOWED WITHIN DRIVEWAY ZONE ONLY WITH PRIOR APPROVAL FROM PUBLIC WORKS DIRECTOR.
5. WHEN METER BOXES ARE INSTALLED WITHIN DRIVEWAY ZONES OR WITHIN OTHER PAVED SURFACES, DIFFERENT TRAFFIC RATED LIDS & FRAMES MAY BE REQUIRED PER THE DIRECTION OF THE PUBLIC WORKS DIRECTOR.
6. IRRIGATION METER CAN TO BE LOCATED IN THE MIDDLE OF THE PLANTER STRIP OR BETWEEN SIDEWALK AND PROPERTY LINE (FOR COMBINATION SIDEWALK) OR AS DIRECTED BY ENGINEER. 4" SLEEVE REQUIRED ON ALL INSTALLATIONS INCLUDING EXISTING SIDEWALK.
7. IRRIGATION SERVICE SHOULD CONNECT DIRECTLY TO THE MAIN LINE AND NOT "TEE" OFF OF SERVICE LINES.
8. METER CAN SHALL BE COMPLETELY BACKFILLED WITH COMPACTED 3" MINUS GRANULAR MATERIAL FROM TOP TO BOTTOM.
9. BEDDING OF ALL PIPE SHALL CONFORM TO HEBER CITY BEDDING STANDARDS FOR CULINARY WATER.
10. METER FEE WILL BE ASSESSED WITH BUILDING PERMIT OR AT TIME OF METER INSTALLATION.

HEBER CITY	DATE: 09/23	IRRIGATON SERVICE - ONE LOT
HEART OF THE WASATCH BACK	SCALE: N.T.S.	IRR-1B NOT TO SCALE
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	



NOTES:
1. COMPACTED BEDDING MATERIAL SHALL NORMALLY CONSIST OF BEDDING SAND (SEE SECTION 02205.2.06 OF THE HEBER CITY STANDARD SPECIFICATIONS).
2. IF APPROVED BY CITY ENGINEER, 3/4" DRAIN ROCK MAY BE USED FOR BEDDING MATERIAL AND SHALL BE WRAPPED IN APPROVED FILTER FABRIC (SEE SECTION 02772.2.02 OF THE HEBER CITY SPECIFICATIONS), UNLESS OTHERWISE APPROVED.
3. MATERIALS, METHOD & COMPACTION SHALL BE APPROVED BY ENGINEER.
4. USE OF PEA GRAVEL OR COURSE SAND FOR BEDDING MATERIAL IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. USE OF NATIVE MATERIAL FOR BACKFILL IS PROHIBITED (EXCEPT AS APPROVED BY THE CITY ENGINEER WITH FULL TIME TESTING AND INSPECTION).
6. USE PROPER MARKER TAPE AS APPROVED BY CITY ENGINEER.
7. INSTALL TRACER WIRE (SEE DETAIL WATER-5 OF THE HEBER CITY STANDARD DETAIL DRAWINGS).
8. FLOWABLE FILL IS PROHIBITED AS BACKFILL MATERIAL UNLESS OTHERWISE APPROVED BY CITY ENGINEER. WHEN APPROVED, SURFACE FINISHES MUST STILL BE MATCHED.
9. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL CONFORM TO THE HEBER CITY SPECIFICATIONS (SEE SECTION 02220 OF THE HEBER CITY STANDARD SPECIFICATIONS).

HEBER CITY	DATE: 01/26	UTILITY INSTALLATION TRENCH DETAIL
HEART OF THE WASATCH BACK	SCALE: N.T.S.	UTIL-1 NOT TO SCALE
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY: HAWES
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5645
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

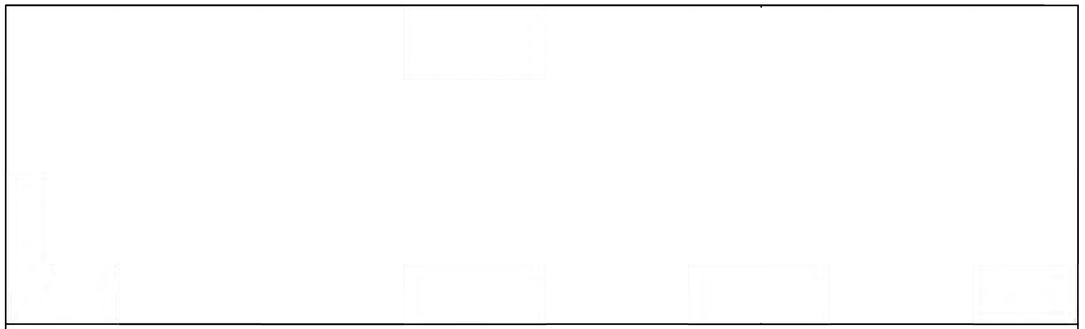
PRESSURIZED IRRIGATION DETAIL

6-29-2026

HEBER CITY

PROFESSIONAL ENGINEER — PAUL W. HAWES — STATE OF UTAH

SHEET NO. D5



B D-1 TYPICAL REINFORCED CONCRETE LINING
CANAL SECTION
NTS

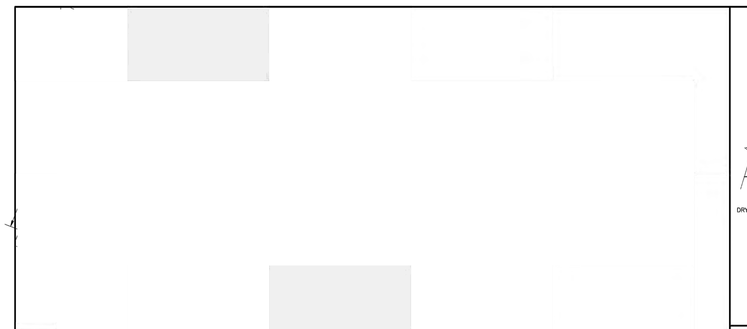
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No. 189312 KIRK D. BOWDEN REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

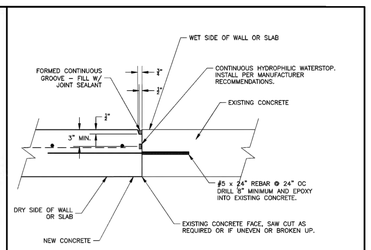
CENTRAL UTAH WATER CONSERVANCY DISTRICT

CENTRAL UTAH WATER CONSERVANCY DISTRICT
Wasatch County Water Efficiency Project
WASATCH CANAL LINING
FITZGERALD ROAD TO COYOTE PARKWAY REACH
TYPICAL DETAILS

CONTRACT NO.
DATE JULY 2025
DRAWING NO. D-1
SHEET NO. 4 of 7

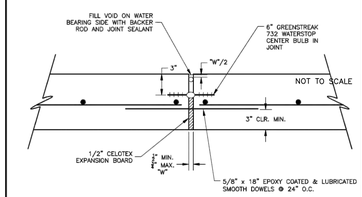


D CR-1 CONCRETE LINING TOE DRAIN
NTS (PLAN VIEW)



C D-3 CONSTRUCTION JOINT EXISTING CONCRETE
NTS

NOTE:
1. EXPANSION JOINTS ARE REQ'D IN FLOOR AND WALLS @25' MAXIMUM SPACING.
2. JOINT SEALANT IS REQ'D ON ALL EXPOSED JOINTS INSIDE AND ON TOP AND A MINIMUM OF 1 FOOT THE TOP OF THE WALLS OR 6" BELOW FINISHED FILL GRADE, WHICHEVER IS GREATER.



E D-3 EXPANSION JOINT DETAIL
NTS

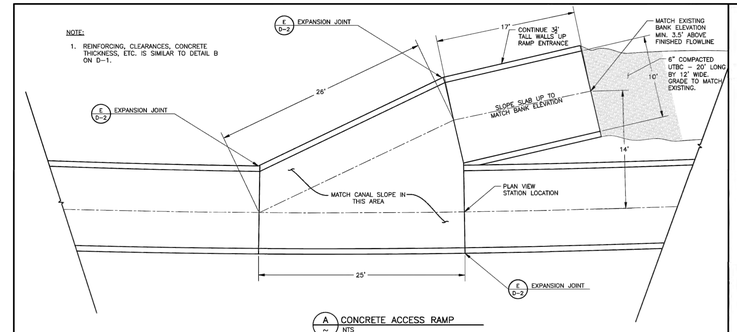
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No. 189312 KIRK D. BOWDEN REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

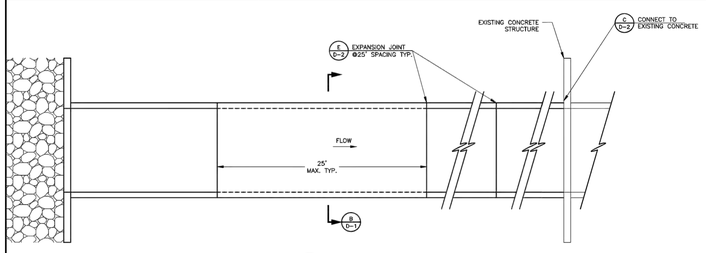
CENTRAL UTAH WATER CONSERVANCY DISTRICT

CENTRAL UTAH WATER CONSERVANCY DISTRICT
Wasatch County Water Efficiency Project
WASATCH CANAL LINING
FITZGERALD ROAD TO COYOTE PARKWAY REACH
TYPICAL DETAILS

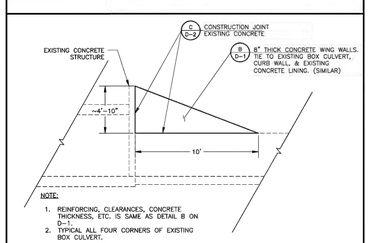
CONTRACT NO.
DATE JULY 2025
DRAWING NO. D-2
SHEET NO. 5 of 7



A CONCRETE ACCESS RAMP
NTS



B CONCRETE CANAL LINING PLAN
SCALE: 1/8"=1'



NOTE:
1. REINFORCING, CLEARANCES, CONCRETE THICKNESS, ETC. IS SAME AS DETAIL B ON D-1.
2. TYPICAL ALL FOUR CORNERS OF EXISTING BOX CULVERT.

D WING WALL ADDITIONS
NTS

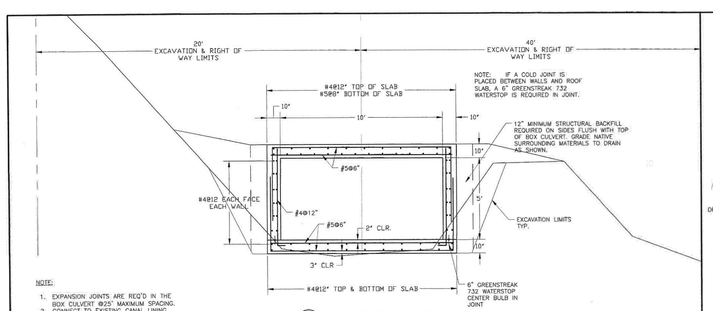
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No. 189312 KIRK D. BOWDEN REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

CENTRAL UTAH WATER CONSERVANCY DISTRICT

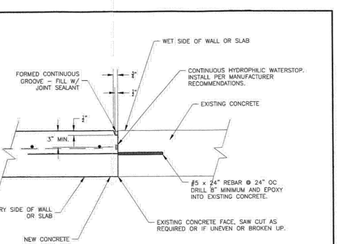
CENTRAL UTAH WATER CONSERVANCY DISTRICT
Wasatch County Water Efficiency Project
WASATCH CANAL LINING
FITZGERALD ROAD TO COYOTE PARKWAY REACH
TYPICAL DETAILS

CONTRACT NO.
DATE JULY 2025
DRAWING NO. D-3
SHEET NO. 6 of 7

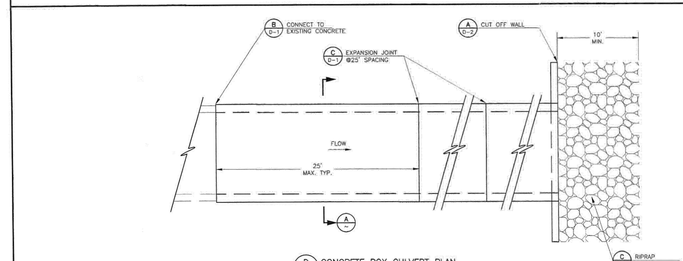


NOTE:
1. EXPANSION JOINTS ARE REQ'D IN THE BOX CULVERT @25' MAXIMUM SPACING.
2. CONNECT TO EXISTING CANAL LINING WITH AN EXPANSION JOINT AT EACH END PER DETAIL "B" ON THIS SHEET.

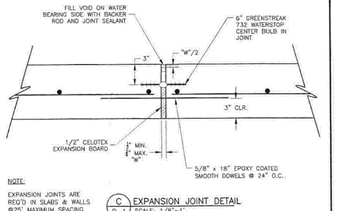
A CONCRETE BOX CULVERT
NTS



B D-1 CONSTRUCTION JOINT EXISTING CONCRETE
NTS



D CONCRETE BOX CULVERT PLAN
SCALE: 1/8"=1'



NOTE:
EXPANSION JOINTS ARE REQ'D IN SLABS & WALLS @25' MAXIMUM SPACING

C D-1 EXPANSION JOINT DETAIL
SCALE: 1/8"=1'

REV	DATE	BY	DESCRIPTION	REVISIONS	SCALE: AS SHOWN; CONTOUR INTERVAL: NA; INTERMEDIATE: NA	WARNING: 0 1/2 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.	DESIGNED KDB DATE AUG 2016; DRAWN KDB DATE AUG 2016; CHECKED RP DATE AUG 2016

No. 189312 KIRK D. BOWDEN REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CENTRAL UTAH WATER CONSERVANCY DISTRICT
Wasatch County Water Efficiency Project
TIMPANOGOS CANAL LINING
JORDANELLE DAM TO HIGHWAY 32 – REACH 1
TYPICAL DETAILS

CONTRACT NO.
DATE AUGUST 2016
DRAWING NO. D-1
SHEET NO. 8 of 9

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-17
SURVEY BY: HAWKES
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5828
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

MAYFLOWER VIEWS

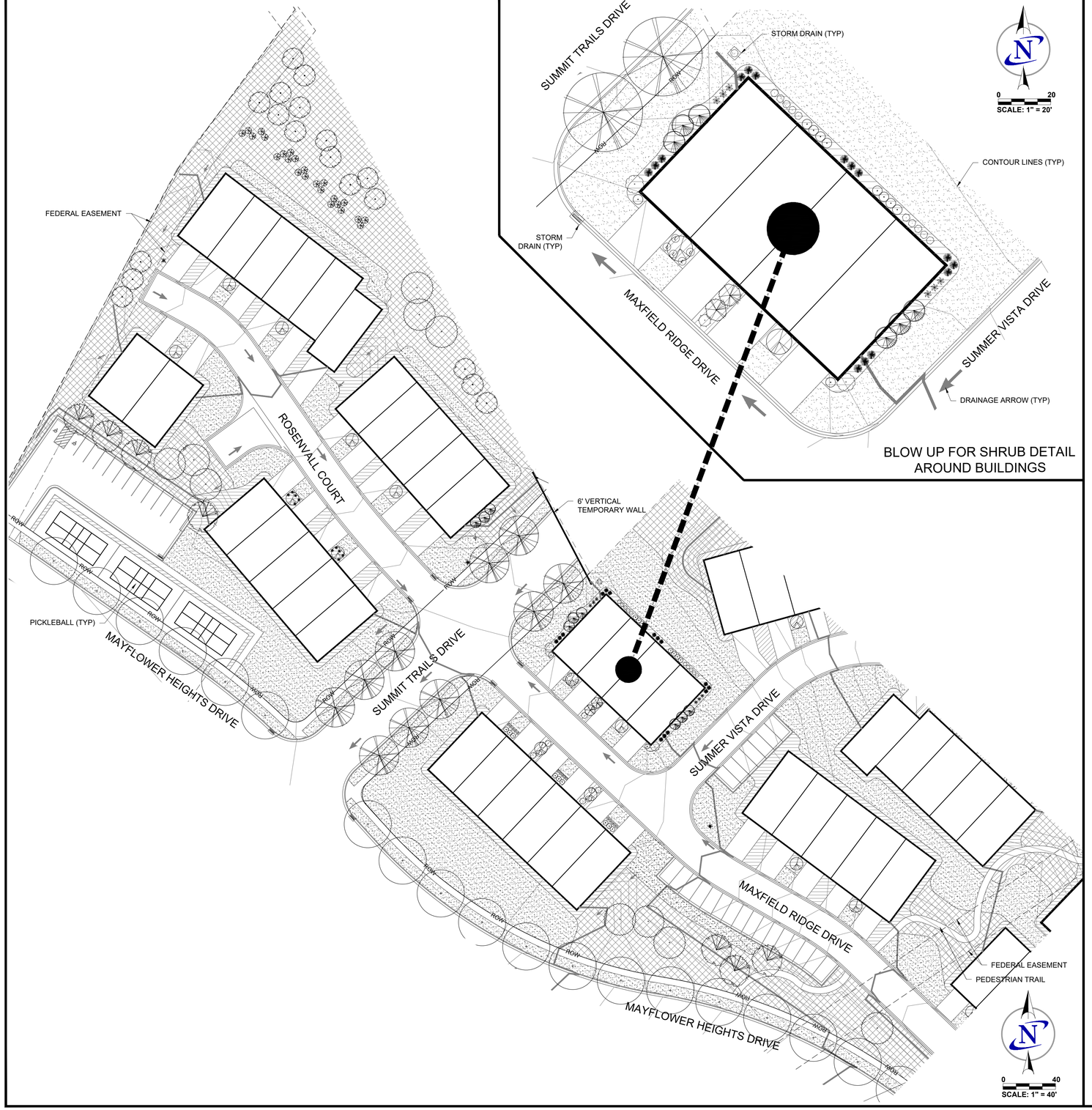
CANAL DETAILS

PRINT DATE: 6-29-2026

HEBER CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. D6



BLOW UP FOR SHRUB DETAIL AROUND BUILDINGS

PLANTING LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
TREES					
	19	COMMON HACKBERRY	Chamaecyparis nootkatensis glauca 'Pendula'	2" Caliper min	
	10	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2" Caliper min	
	18	QUAKING ASPEN	Populus tremuloides	15 Gallon min	
	7	GOLDEN RAIN TREE	Koelreuteria paniculata	1.5" Caliper min	
	9	COLORADO GREEN SPRUCE	Picea pungens	8' Tall min	
SHRUBS					
	TBD	SERVICE BERRY	Amelanchier x grandiflora ' Autumn Brillance'	10 Gal min	
	TBD	LYNWOOD GOLD FORSYTHIA	Forsythia x intermedia 'Lynwood Gold'	5 or 10 Gal	
	TBD	DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	5 or 10 Gal	
	TBD	PURPLE LEAF SANDCHERRY	Prunus x cistena	5 Gal	
	TBD	GROW LOW SUMAC	Rhus aromatica 'Grow Low'	5 Gal	
	TBD	DWARF YELLOW BARBERRY	Berberis thunbergii 'Aurea Nana'	5 Gal	
	TBD	CRIMSON PYGMY BARBERRY	Berberis thrunbergii atro nana 'Crimson Pygmy'	5 Gal	
	TBD	POTENILLA	Potentilla fruticosa 'Abbotswood'	5 Gal	
NATIVE SHRUBS					
	TBD	BIG MOUNTAIN SAGE BRUSH	Artemisia tridentata vaseyana	5 Gal	
	62,102 sf	TURF-GRASS	Use "Blue Ribbon Seed Blend" from Granite Seed, "Drought Tolerant Sod/Seed" from Chanshare Farms, "Bioblue Sod/Seed" from Biograss Sod Farms, or approved equal.		
	22,552 sf	BROWN BARK MULCH			
	52,110 sf	RE-VEGETATE WITH ASPEN TREES, SAGE BRUSH & RESEED WITH BIO NATIVE FROM BIOGRASS SOD FARMS FOR GROUNDCOVER.			

GENERAL NOTES

1. ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.
2. PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.
3. ALL SHRUB BEDS REQUIRE 3" MIN DEPTH OF BROWN MULCH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES, PIPES AND STRUCTURES.

LANDSCAPE TABLE

(CALCULATING ONLY FOR THE SAMPLE AREA SHOWN)

ITEM	AMOUNT (sf)	PERCENTAGE
TOTAL LANDSCAPE AREA	136,764	100%
LAWN (TURF-GRASS)	62,102	45%
SHRUB AREAS	22,552	16%
NATIVE	52,110	38%

	REQUIRED	PROVIDED
TREES (20 PER ACRE)	63	63
SHRUBS (50 PER ACRE)	157	TBD

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www. proterragroup.com

MAYFLOWER VIEWS

PRELIMINARY LANDSCAPE PLAN

CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

DESIGN CHECK:

DRAFTING CHECK:

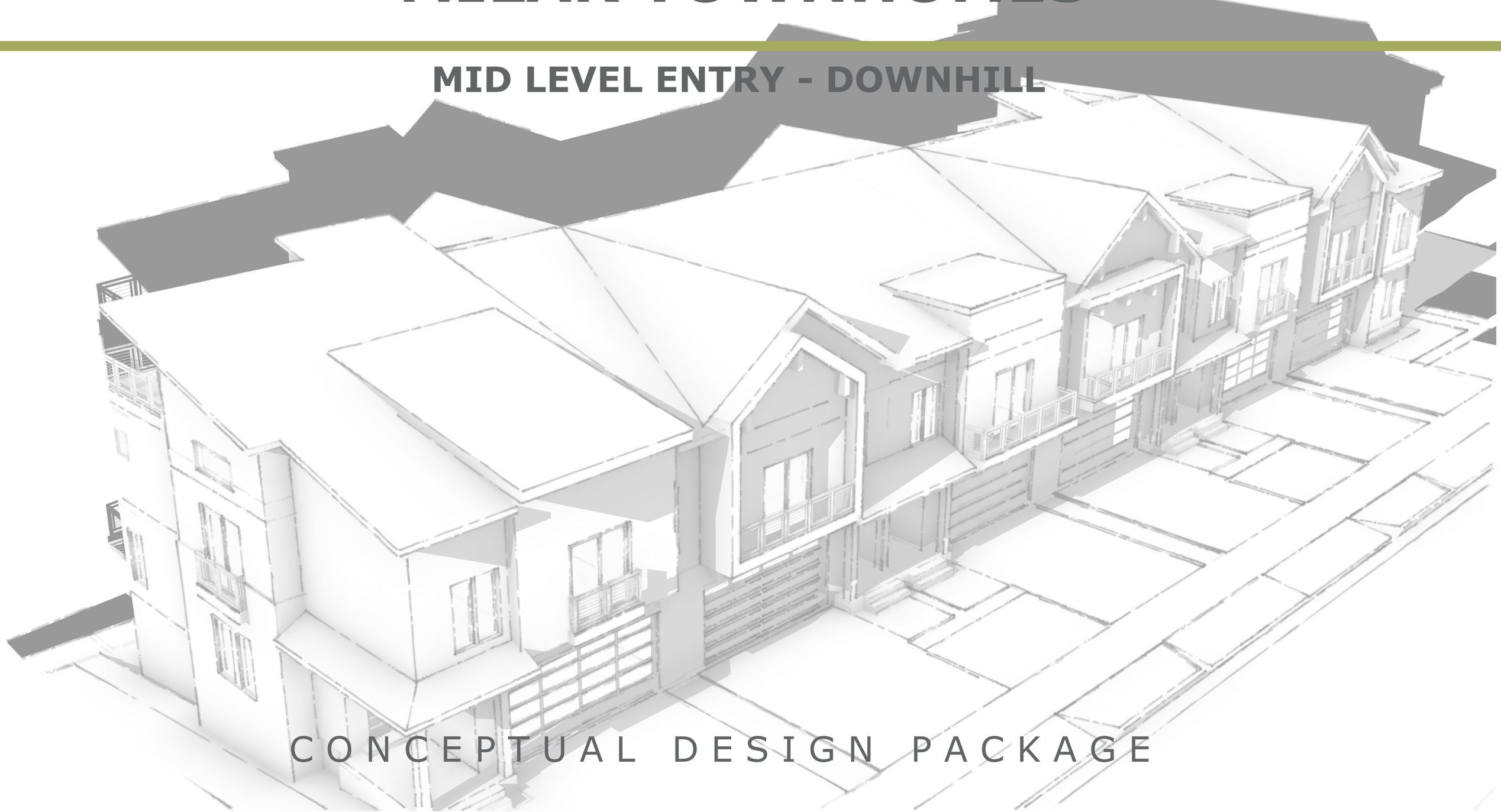
LICENSED LANDSCAPE ARCHITECT
AMANDA WIBERG
Amanda Wiberg
06-30-26
6943415-5301
STATE OF UTAH

SHEET:
LS1

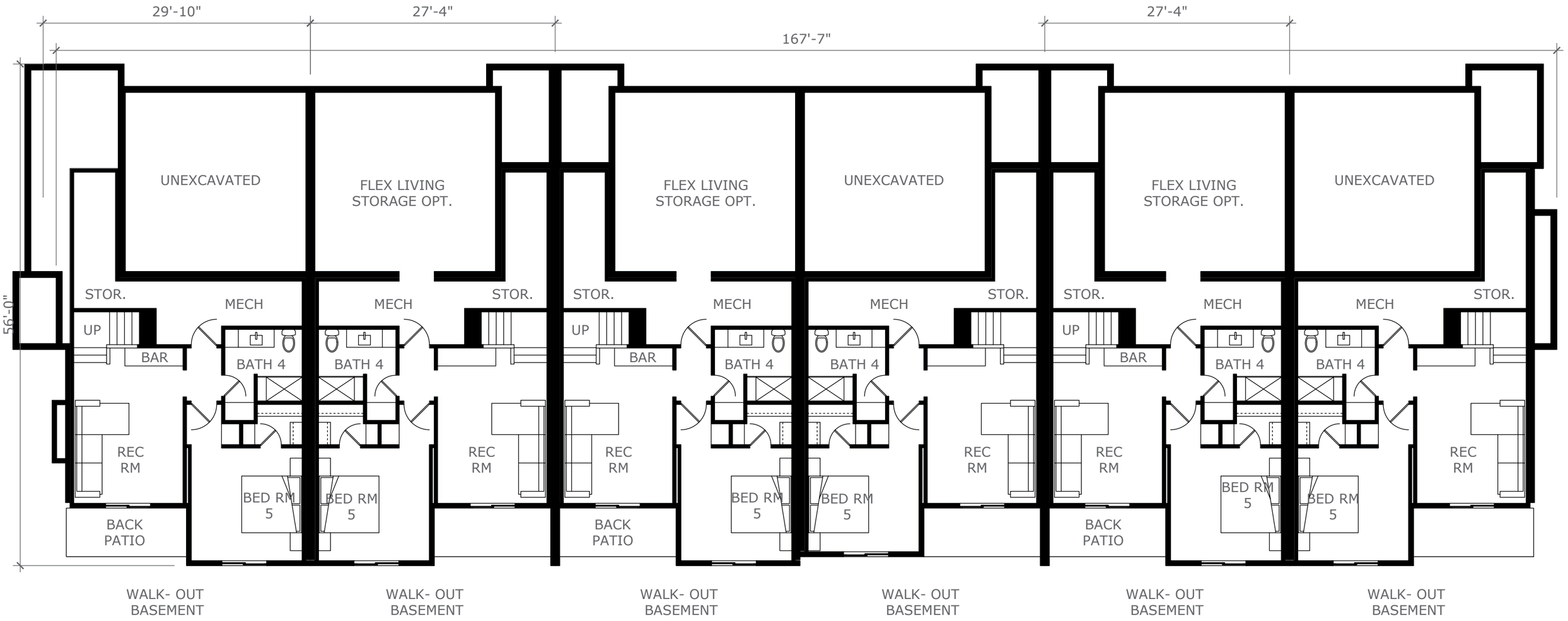
J:\Projects\Gordon Miller\GM007 -North Village Views\Design\Civil\ID\North Village Landscape Base - 5-1-24.dwg Jun 20, 2024 - 12:29pm

MILAR TOWNHOMES

MID LEVEL ENTRY - DOWNHILL



CONCEPTUAL DESIGN PACKAGE



FLOOR PLAN LEVEL 00

MILAR TOWNHOMES

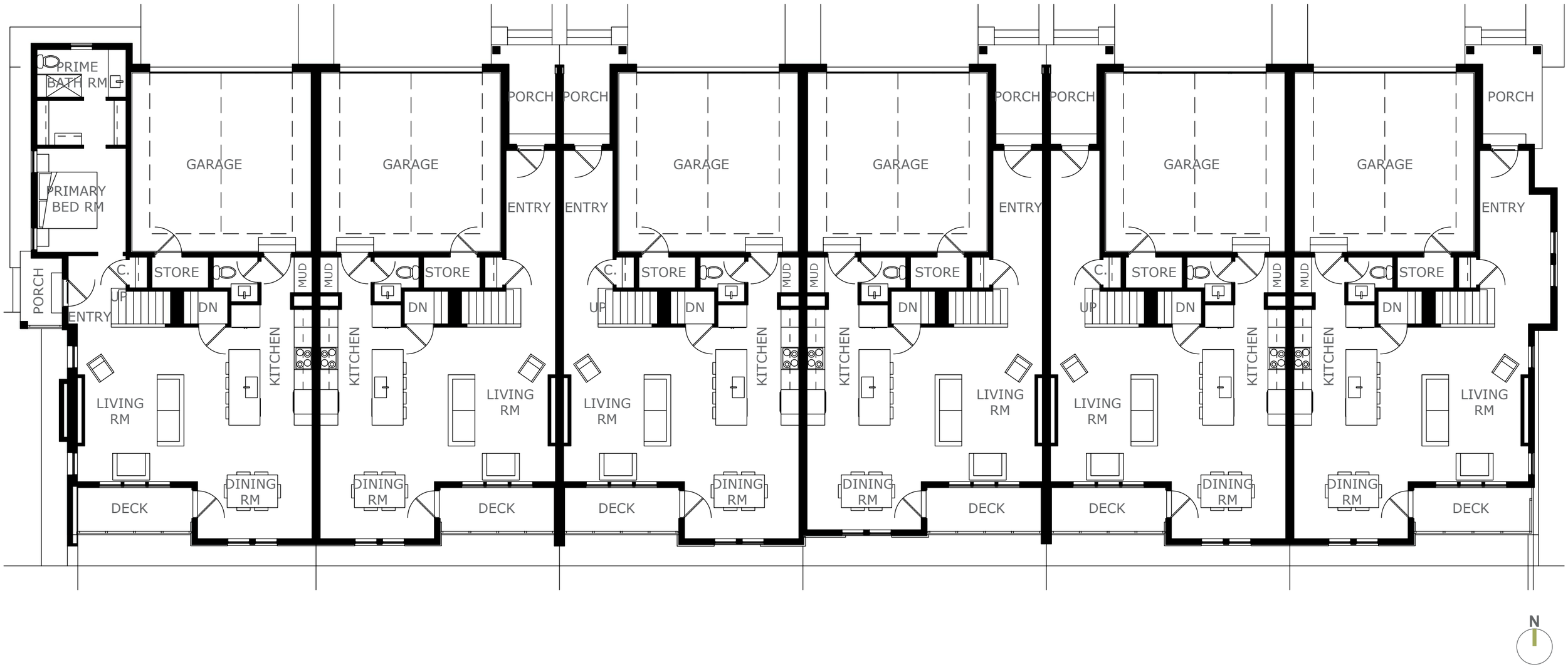
HEBER - UT

AE2025.394

SCALE 3/32" = 1'-0"

16 July 2026

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ARCHITECTS & ENGINEERS



FLOOR PLAN LEVEL 01

MILAR TOWNHOMES

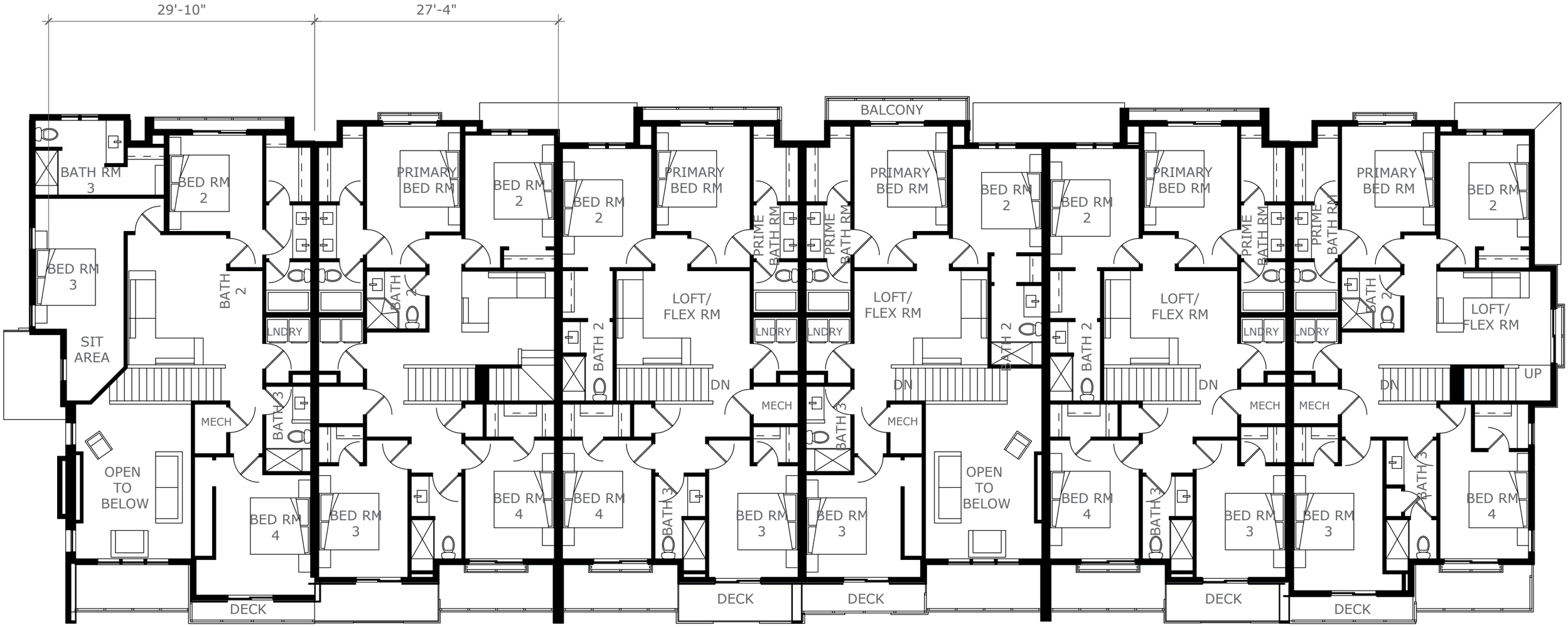
HEBER - UT

AE2025.394

SCALE 3/32" = 1'-0"

16 July 2026

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N

FLOOR PLAN LEVEL 02

MILAR TOWNHOMES

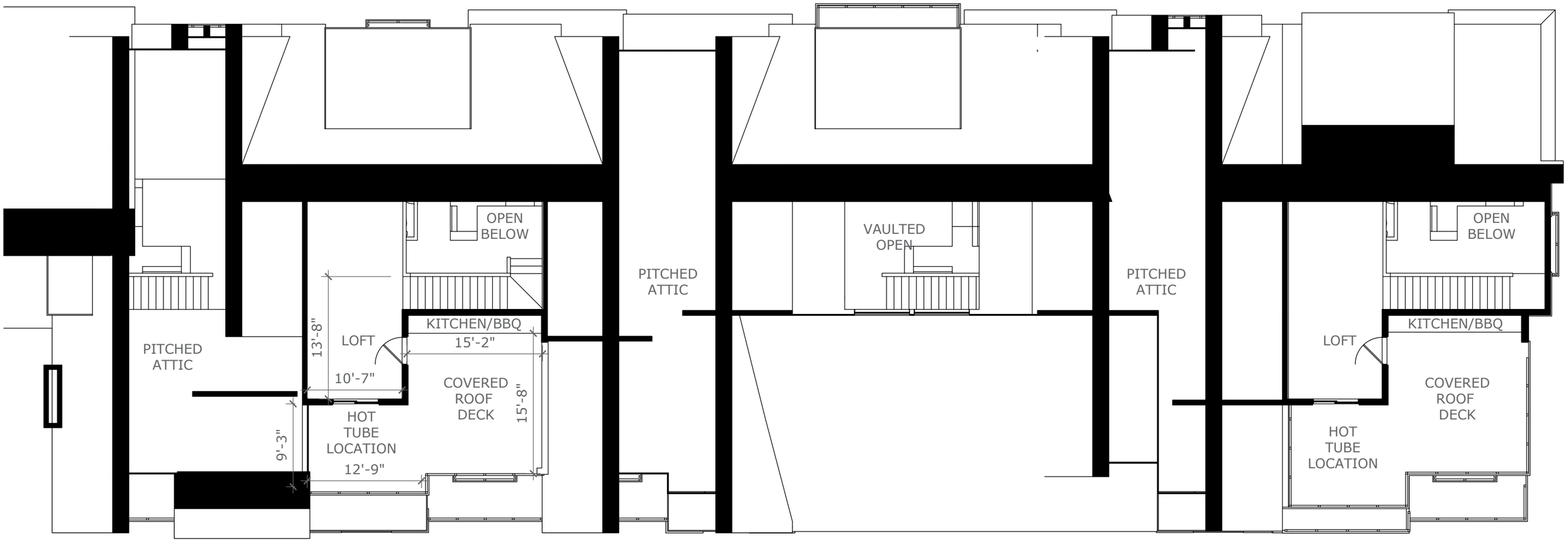
HEBER - UT

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SCALE 3/32" = 1'-0"

16 July 2026

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N

ROOF/DECK PLAN LEVEL 03 - OPT

MILAR TOWNHOMES

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SCALE 3/32" = 1'-0"

16 July 2026

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ESTIMATED MATERIAL PERCENTAGES

STONE -	24 %
PAINTED SIDING -	50 %
WOOD SIDING -	26 %
OPENINGS -	N/A

FRONT ELEVATION

MILAR TOWNHOMES

HEBER - UT

AE2025.394

SCALE 3”/32 = 1’-0”

16 July 2026

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DOWNHILL SIDE

FRONT ELEVATION

MILAR TOWNHOMES

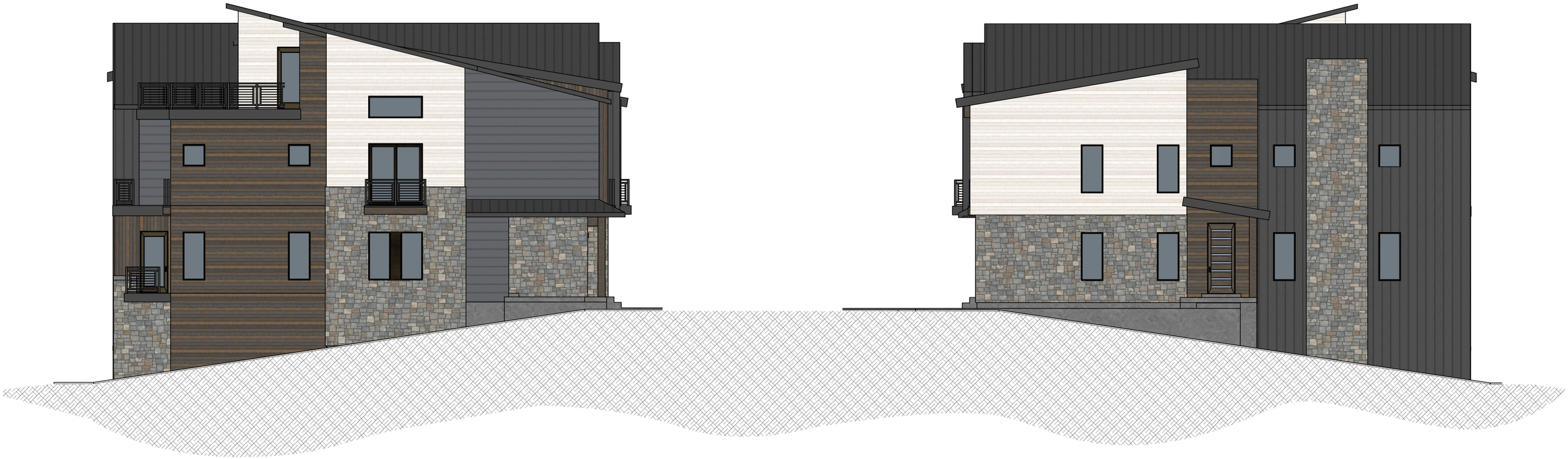
HEBER - UT

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SCALE 3”/32 = 1’-0”

16 July 2026

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SIDE ELEVATION(S)

MILAR TOWNHOMES

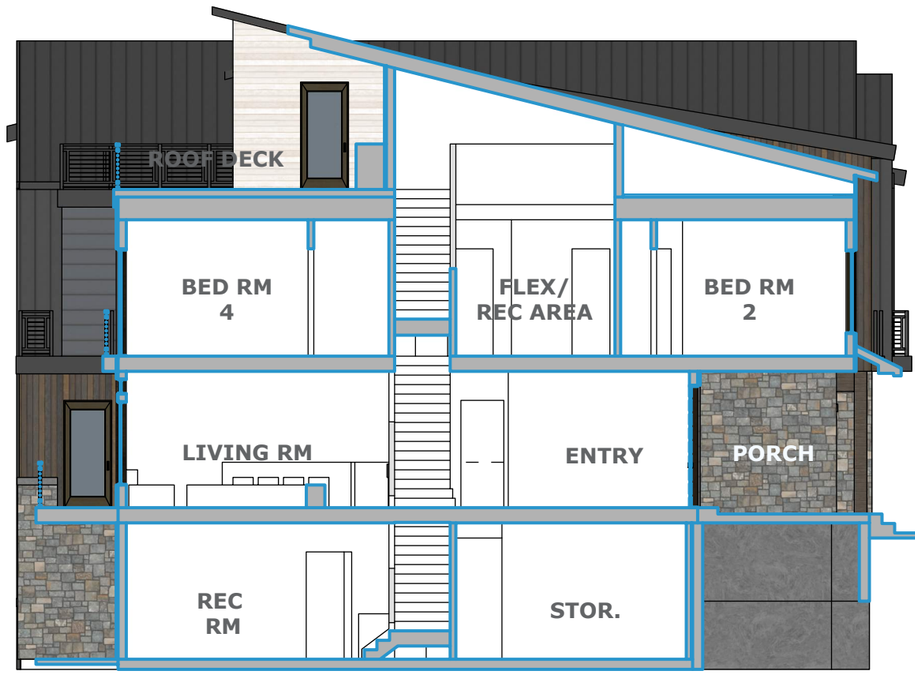
HEBER - UT

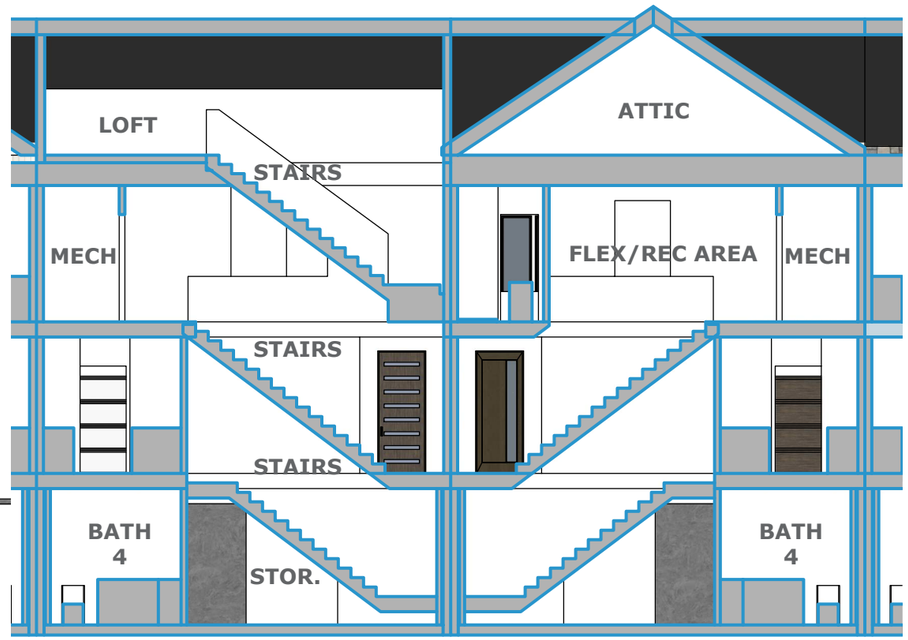
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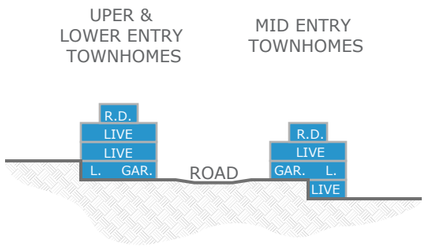
SCALE 3”/32 = 1’-0”

16 July 2026

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CONCEPT BUILDING SECTIONS

MILAR TOWNHOMES

HEBER - UT

AE2025.394

SCALE 1" = 10’-0”

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STREET VIEW

MILAR TOWNHOMES

HEBER - UT

AE2025.394 PERSPECTIVE 16 July 2026

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DOWNWARD REAR VIEW

MILAR TOWNHOMES

HEBER - UT

AE2025.394 | PERSPECTIVE | 16 July 2026

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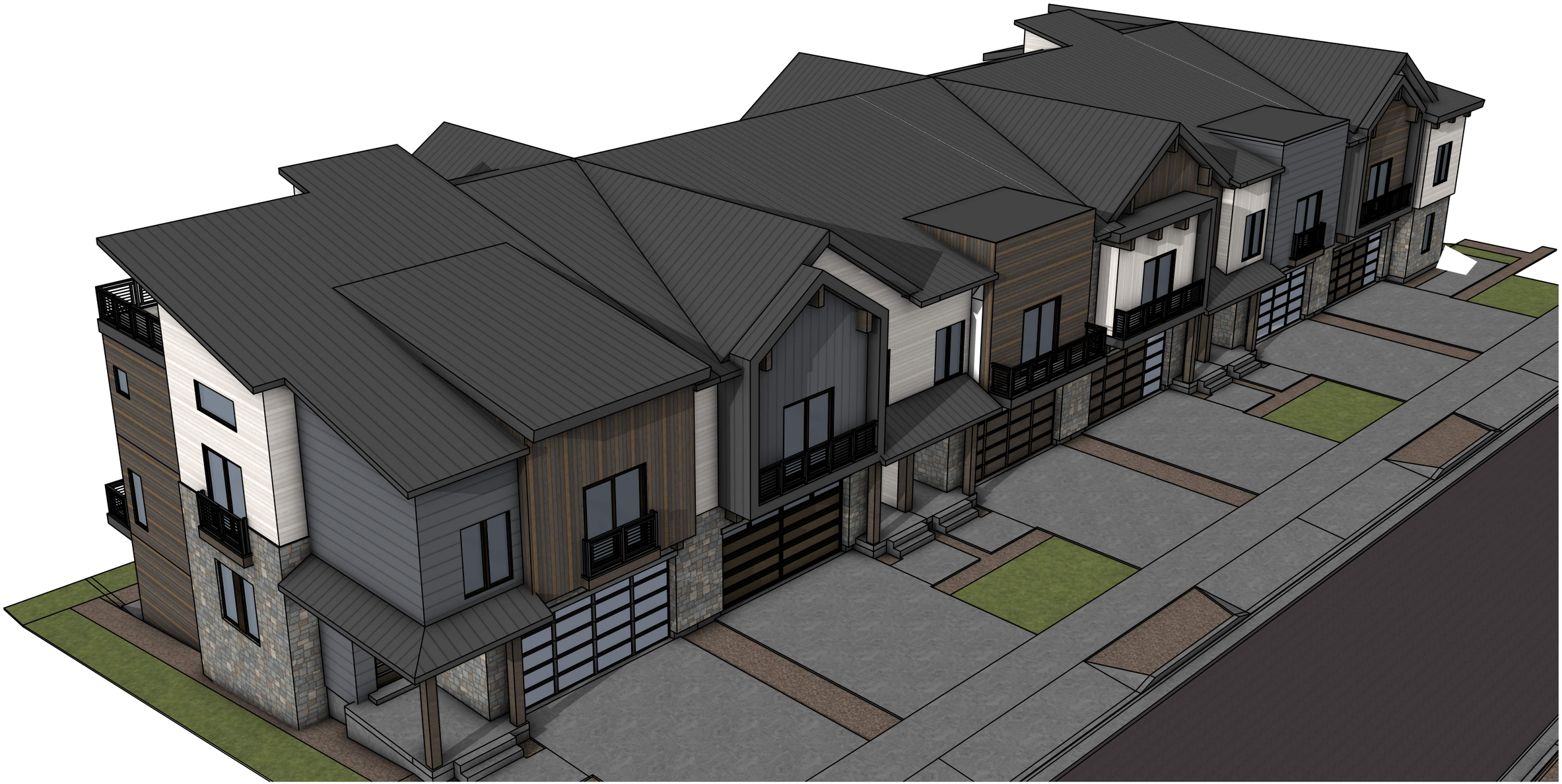
REAR AERIAL VIEW

MILAR TOWNHOMES

HEBER - UT

AE2025.394 PERSPECTIVE 16 July 2026

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FRONT AERAIL VIEW

MILAR TOWNHOMES

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AE2025.394 PERSPECTIVE 16 July 2026

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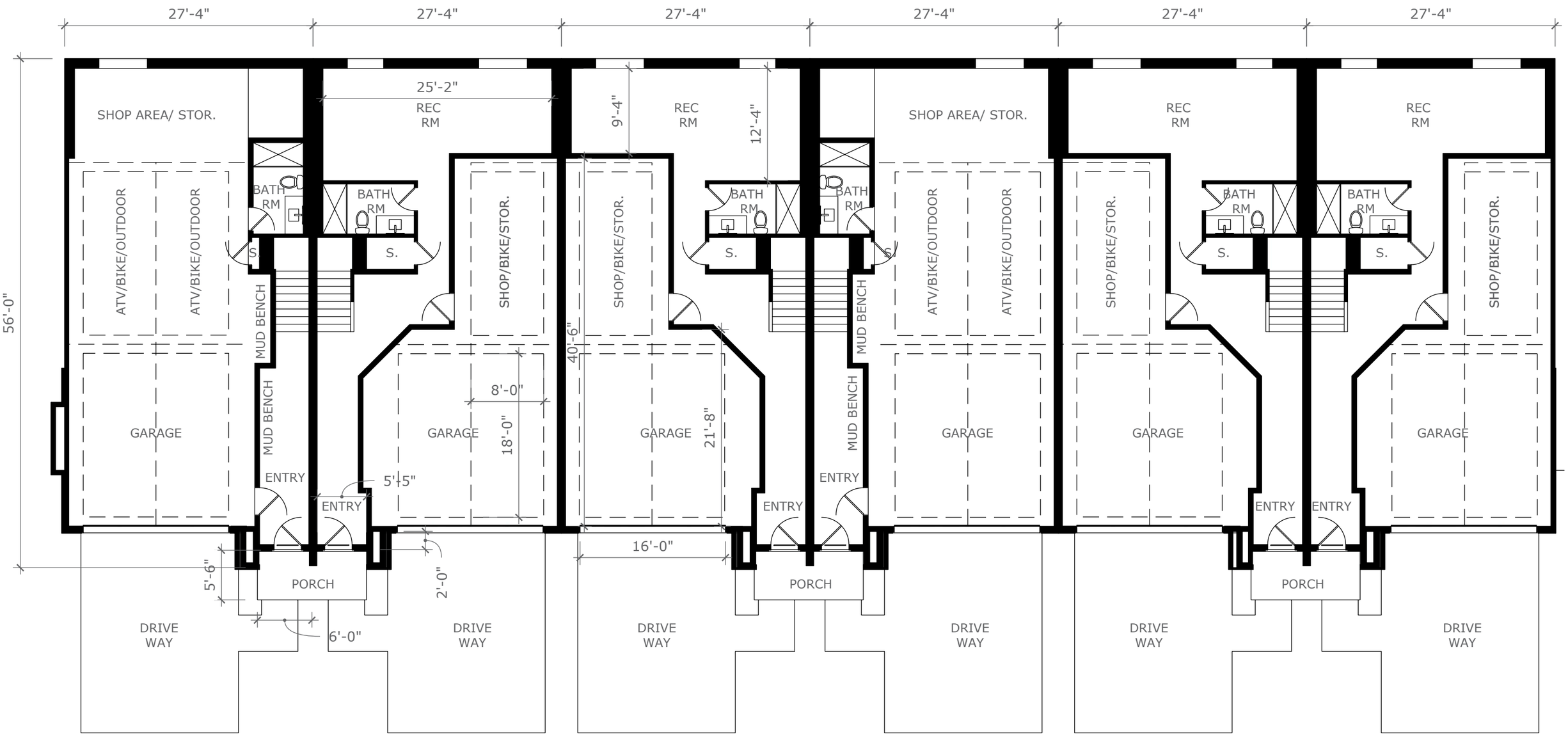
HEBER - UTAH

MILAR TOWNHOMES

GROUND LEVEL ENTRY - UPHILL



CONCEPTUAL DESIGN PACKAGE



FLOOR PLAN - LEVEL 01

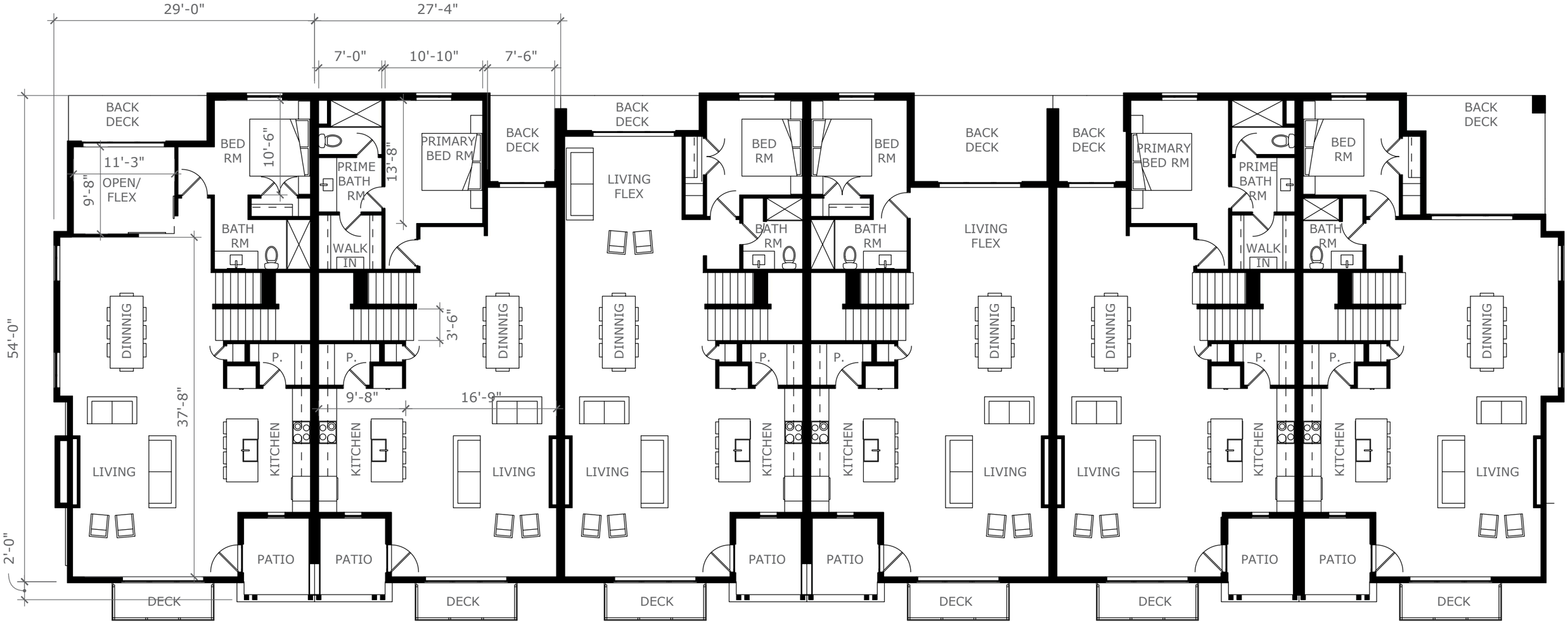
MILAR TOWNHOMES
HEBER - UT

PROJECT NUMBER AE 2025.394

SCALE 3/32" = 1' 0"

16 JULY 2026

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FLOOR PLAN - LEVEL 02

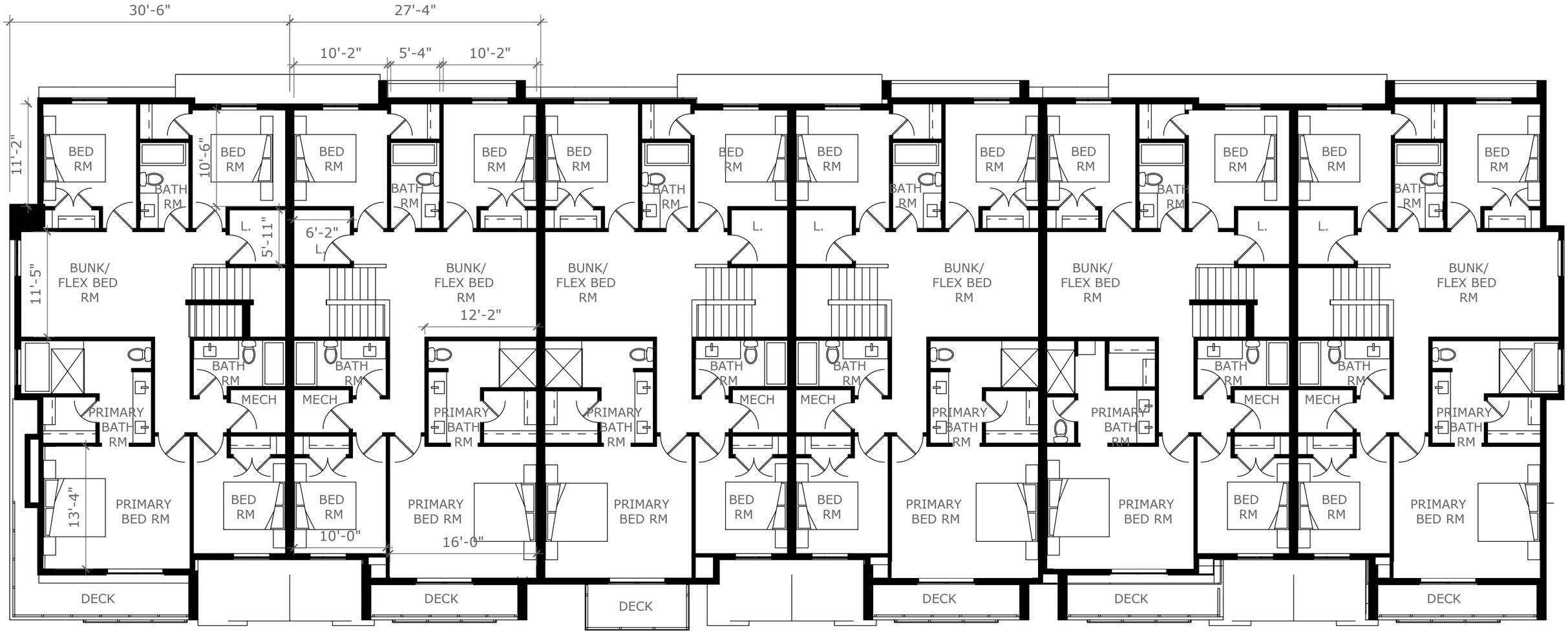
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PROJECT NUMBER AE 2025.394

SCALE 3/32" = 1' 0"

16 JULY 2026

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FLOOR PLAN - LEVEL 03

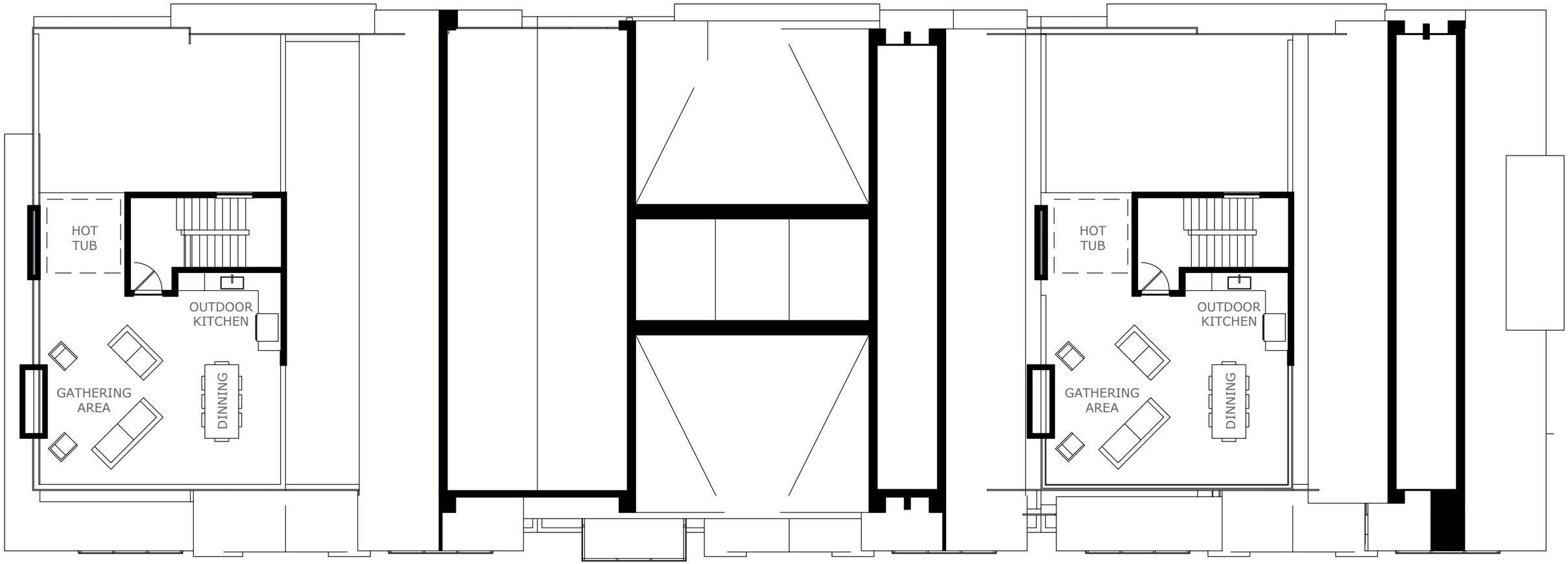
MILAR TOWNHOMES
HEBER - UT

PROJECT NUMBER AE 2025.394

SCALE 3/32" = 1' 0"

16 JULY 2026

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FLOOR PLAN - LEVEL 03

MILAR TOWNHOMES
HEBER - UT

PROJECT NUMBER AE 2025.394

SCALE 3/32" = 1' 0"

16 JULY 2026

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ESTIMATED MATERIAL PERCENTAGES

STONE -	20 %
PAINTED SIDING -	54 %
WOOD SIDING -	26 %
OPENINGS -	N/A

ELEVATION - FRONT

MILAR TOWNHOMES
HEBER - UT

PROJECT NUMBER AE 2025.394

SCALE 3/32" = 1' 0"

16 JULY 2026

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UPHILL SIDE

ELEVATION - FRONT

MILAR TOWNHOMES
HEBER - UT

PROJECT NUMBER AE 2025.394

SCALE 3/32" = 1' 0"

16 JULY 2026

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LEFT SIDE



RIGHT SIDE

ELEVATION - SIDES

MILAR TOWNHOMES
HEBER - UT

PROJECT NUMBER AE 2025.394

SCALE 3/32" = 1' 0"

16 JULY 2026

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STREET VIEW FRONT

MILAR TOWNHOMES
HEBER - UT

PROJECT NUMBER AE 2025.394

PERSPECTIVE

16 JULY 2026

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STREET VIEW FRONT

MILAR TOWNHOMES
HEBER - UT

PROJECT NUMBER AE 2025.394

PERSPECTIVE

16 JULY 2026

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AERIAL VIEW FRONT

MILAR TOWNHOMES
HEBER - UT

PROJECT NUMBER AE 2025.394

PERSPECTIVE

16 JULY 2026

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Planning Commission Staff Report

MEETING DATE: 8/11/2026
SUBJECT: CHOZ Update (Jacob)
RESPONSIBLE: Jacob Roberts
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

Discussion regarding updates to the Central Heber Overlay Zone. Updates generally fall into two categories:

1. Clerical Updates. Reformatting, adjusting wording, generally small changes.

2. Substantive Changes. Adding or removing using, adjusting restrictions on buildings, adding new building types, etc.

Please see the attached PowerPoint for a list of proposed changes and adjustments to the Central Heber Overlay Zone. There are 14 proposed changes at this time.

RECOMMENDATION

This is not an action item.

BACKGROUND

Last summer, after the City Council approved the adoption of the Central Heber Overlay Zone, the Council directed staff to re-review the ordinance in one year and bring back any changes that may be necessary.

DISCUSSION

The Central Heber Overlay Zone has now been in effect for roughly one year. To date, staff has seen three CHOZ-related applications, one lot split to create two small lots, one double flag lot and one application to rezone a property to CHOZ. Staff is hoping that changing some of the wording of the ordinance will further encourage local property owners to utilize the Central Heber Overlay Zone.

FISCAL IMPACT

N/A

CONCLUSION

Staff's intention is to start a discussion about proposed changes to the Central Heber Overlay Zone and gather feedback from the Planning Commission.

ALTERNATIVES

N/A

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jacob Roberts, Planner

EXHIBITS

1. Central Heber Overlay Zone Updates Official

HEART OF THE WASATCH BACK

HEBER CITY

EST 1889

Central Heber Overlay Zone Updates

Planning Commission Work Meeting

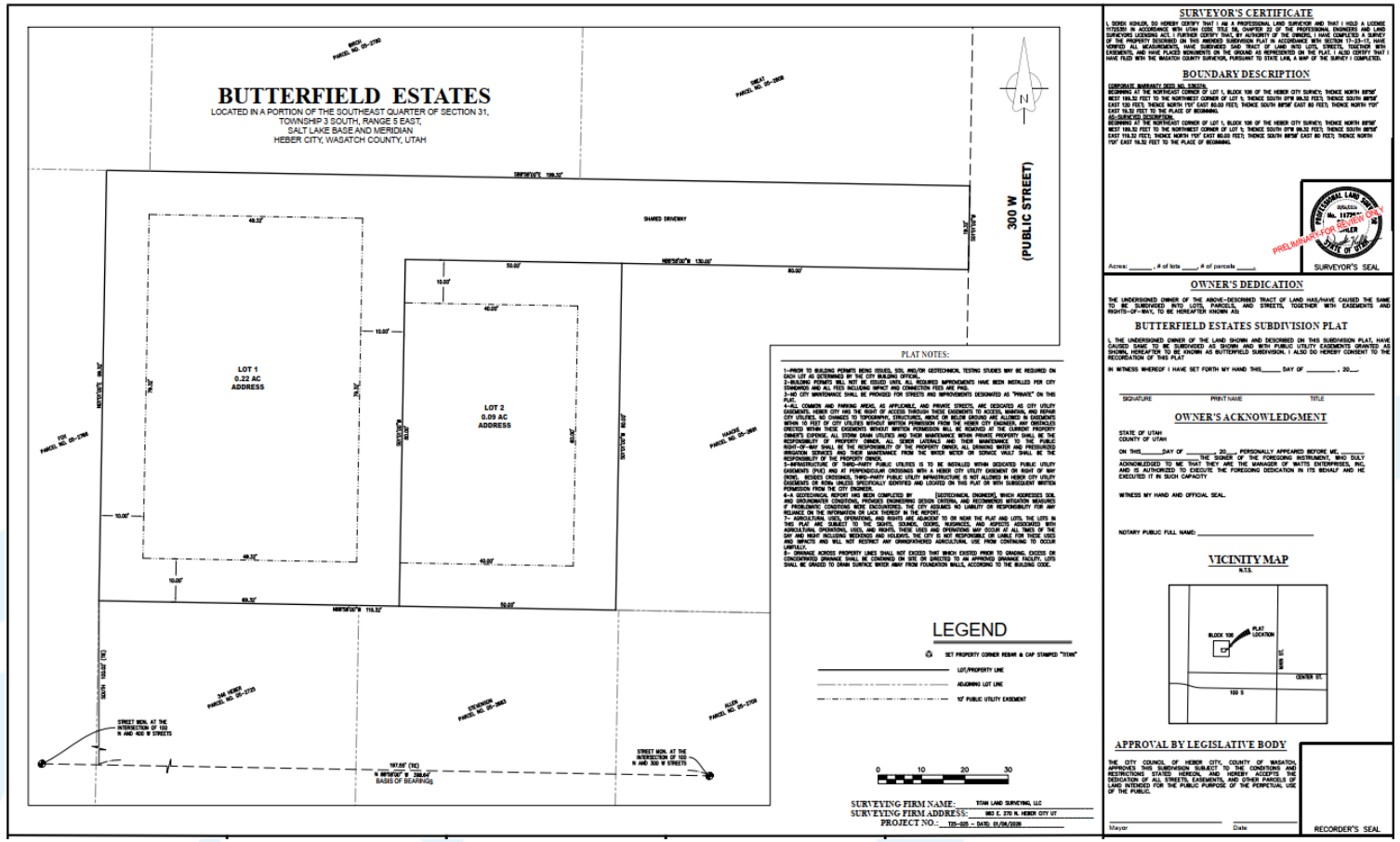
11 August 2026

Background

- After CHOZ was adopted last summer, the Council Directed staff to revisit the ordinance in one year and recommend necessary changes.
- There are two types of changes:
    1. Clerical Changes: Changing wording or formatting without changing the meaning or intent.
    2. Substantive Changes: Changing the meaning of portions of the ordinance to allow different things or allow CHOZ to function better.

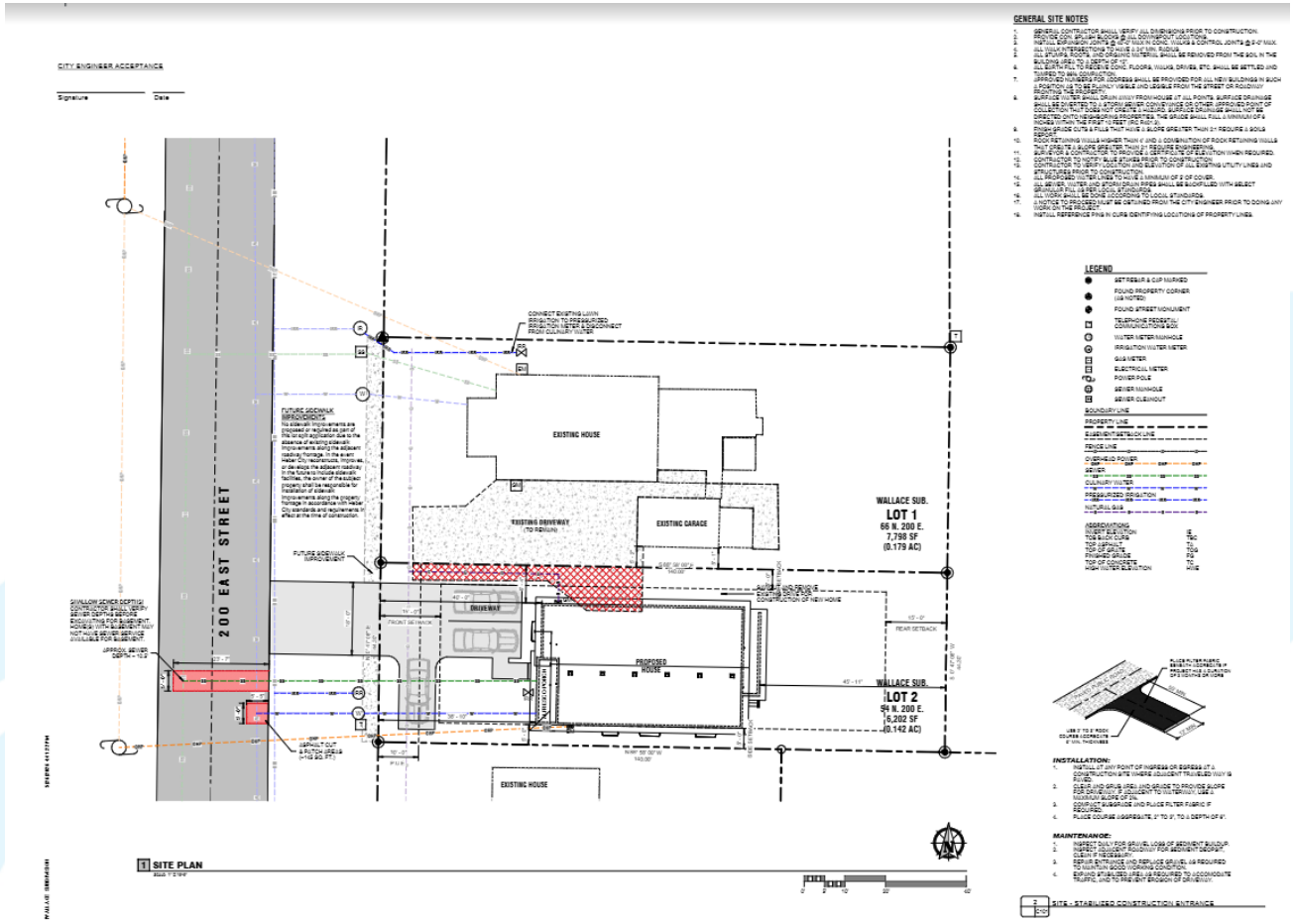
CHOZ Projects So Far

- Butterfield Estates Plat (Double Flag Lot)



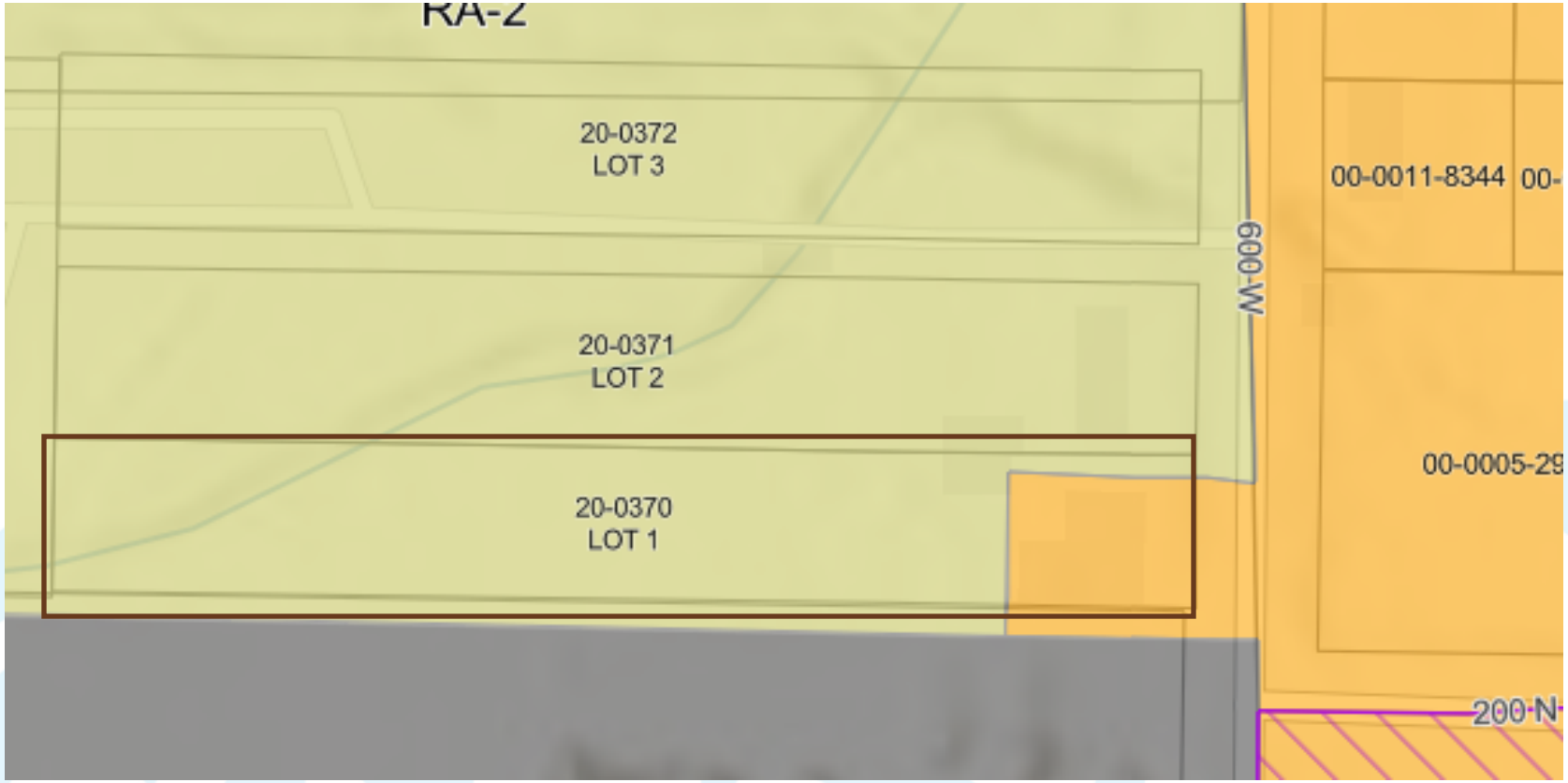
CHOZ Projects So Far

- Wallace Subdivision (Two Small Lots)



CHOZ Projects So Far

- Parcel 00-0020-0370 Rezone (First CHOZ Rezone)



Change #1: Permitted and Conditional Use Chart
(Substantive)

Current Ordinance Text

Permitted and Conditional Use Chart

18.83.020.1

Land Use	CND	TCD	Limitations
Residential attached units	P	P	See Section 18.83.040 for permitted building types per district. 5 or less units per building and project is limited to 5 units in the CND
Residential attached units over 5 units	N	C	See Section 18.83.040 for permitted building types per district
Artist studios & live-work	N	P	
Office, Retail, Services and Secondhand Stores	N	P	• Max 5000 sf footprint • See note 1 below • Tattoo parlors, tobacco shops, adult related businesses, pawn shops & cannabis facilities are prohibited)
Cafes/restaurants, bakery, outdoor dining	N	C	• No drive-up windows • No fast food • See note 1 below
Hotels	N	C	See note 1 below
Medical Offices, Clinics	N	P	See note 1 below
Institutional/Religious, Museums & Public Uses	C	P	
Fitness centers & gymnasiums	N	P	See note 1 below
Commercial Day Care	N	P	As regulated by State Law
Home occupations, home based pre-school, daycare and micro-school	P	P	As regulated by Section 18.68.609 & State Law
Public/Private Schools	C	P	As regulated in State Law and Section 18.68.230. Size limitations may be imposed.
Signs	N	P	• As regulated by Section 18.104 • Further limited to one monument sign (max 15 square feet and 4' in height) with a rock/brick base, and one wall sign (max 24 square feet and 3' in height) or one projecting sign (as per the standards in 18.104)

Note 1 - For the TCD, permitted only for properties fronting 100 South and for properties fronting 100 East and 100 West.

Proposed Ordinance Text

Permitted and Conditional Use Chart

18.83.020.1

Land Use	CND	TCD	Limitations
Residential attached units	P	P	See Section 18.83.040 for permitted building types per district. 5 or less units per building and project is limited to 5 units in the CND
Residential attached units over 5 units	N	C	See Section 18.83.040 for permitted building types per district
Artist studios & live-work	N	P	
Office, Retail, Services and Secondhand Stores	N	P	• Max 5000 sf footprint • See note 1 below • Tattoo parlors, tobacco shops, adult related businesses, pawn shops & cannabis facilities are prohibited)
Cafes/restaurants, bakery, outdoor dining	N	C	• No drive-up windows • ~~No fast food~~ • See note 1 below
Hotels	N	C	See note 1 below
Medical offices, clinics	N	P	See note 1 below
Institutional/Religious, Museums & Public Uses	C	P	
Fitness centers & gymnasiums	N	P	See note 1 below
Commercial day care	N	P	As regulated by State Law
Home occupations, home based pre-school, daycare and micro-school	P	P	As regulated by Section 18.68.609 & State Law
Public/Private schools	C	P	As regulated in State Law and Section 18.68.230. Size limitations may be imposed.
Signs	N	P	• As regulated by Section 18.104 • Further limited to one monument sign (max 15 square feet and 4' in height) with a rock/brick base, and one wall sign (max 24 square feet and 3' in height) or one projecting sign (as per the standards in 18.104)

Note 1 - For the TCD, permitted only for properties fronting 100 South and for properties fronting 100 East and 100 West. Mixed Use and Commercial buildings are a Conditional Use on 600 South from Main Street to 500 East.

Change #2: Spatial Standards *(Clerical)*

Current Ordinance Text

18.83.030 Spatial Standards

A. The minimum spatial standards shall be as set forth in the underlying zone, with the addition of Small lots, Flag lots and SDUs, as described below.

B. The maximum height of all principal structures shall be thirty-five feet and accessory buildings shall follow the requirements of the underlying zone.

General Spatial Requirements *

Table 18.83.030.1

***Other standards may apple elsewhere in this code, such as 18.83.040**

Frontage	Min Front Setback	Min Rear Setback	Min Side Setback	Min Area & Depth	Max Height
All other buildings must meet the frontage requirements of the underlying zone	15 feet min from public right of way; 10 feet min for flag lots from PUE/access easement to any building	15 feet to property line	5 feet min to each side property line; 15 feet min from public right of way	As per the underlying zone or as specified in section 18.83.04098 foot min depth for corner lots	Not to exceed 25' max for flag lots, detached ADUs, townhouses, and SDUs; 35 foot max for all other primary buildings

Proposed Ordinance Text

18.83.030 Spatial Standards

A. ~~The minimum spatial standards shall be as set forth in the underlying zone, with the addition of Small lots, Flag lots and SDUs, as described below.~~Spatial standards for all building typologies allowed by this ordinance are outlined below. Any development approved with the underlying zoning must use the spatial standards of that zone.

B. ~~The maximum height of all principal structures shall be thirty-five feet and accessory buildings shall follow the requirements of the underlying zone.~~

General Spatial Requirements *

Table 18.83.030.1

Frontage	Min Front Setback	Min Rear Setback	Min Side Setback	Min Area & Depth	Max Height
All other buildings must meet the frontage requirements of the underlying zone	15 feet min from public right of way; 10 feet min for flag lots from PUE/access easement to any building	15 feet to property line	5 feet min to each side property line; 15 feet min from public right of way	As per the underlying zone or as specified in section 18.83.040 98 foot min depth for corner lots	~~Not to exceed 25' max for flag lots, detached ADUs, townhouses, and SDUs; 35 foot max for all other primary buildings~~ Flag Lots: 25' Detached ADU: 25' Townhouses (CND): 25' Townhouses (TCD): 35' Mansion Style Apartments/ Condos: 35' Commercial: 35' Mixed Use: 35' Accessory Buildings: 27'

*Other standards may apply elsewhere in this code, such as 18.83.040

Change #3: Building Typologies & Design Requirements (C) *(Clerical)*

Current Ordinance Text

C. Utilities normally found above ground are not required to be placed underground unless located directly adjacent to existing underground utilities. Curb, gutter, and sidewalk are not required except along and between 100 East and 100 West, where diagonal street parking is encouraged where it can be accommodated. Curb, gutter, and sidewalk shall also be required along current and proposed Collector Roads according to the current adopted Transportation Master Plan. Sidewalks or agreements to provide sidewalks in the future are required in all other locations where street frontage is disrupted.

Proposed Ordinance Text

C. **Utilities** normally found above ground are not required to be placed underground unless located directly adjacent to existing underground utilities.

D. **Curb, Gutter and Sidewalks**

1. Curb, gutter, and sidewalk are not required except along and between 100 East and 100 West, where diagonal street parking is encouraged where it can be accommodated.
2. Curb, gutter, and sidewalk shall also be required along current and proposed Collector Roads according to the current adopted Transportation Master Plan.
3. Sidewalks or agreements to provide sidewalks in the future are required in all other locations where street frontage is disrupted .

Change #4: Building Typologies & Design Standards (E Special Standards for Uses and Structures) Continued *(Clerical)*

Current Ordinance Text

E. Special Standards for certain uses and structures.

1. Non-residential uses shall not produce noise exceeding fifty-five (55) decibels as measured at the property line, vibration, fumes smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects.
2. Where garages are built, they are suggested to be wired for a minimum of 220 Volt for potential vehicle charging.
3. Temporary outdoor sales are allowed.
4. All development proposed within this overlay is subject to the normal review processes of the City. The Wasatch Fire District shall review, provide comments/recommendations, and resolve any access and fire suppression related issues. As a general rule the Wasatch Fire District standards pertaining to Emergency Vehicle Access (EVA) are for homes located at a greater distance than 150' from a public right-of-way, as measured to the midpoint of all walls of the building, are as follows:

   a. Driveways less than 150' in length not classified as an EVA, shall meet the width and location requirements of the Heber City Standards and Specifications
   b. 1-3 Single Family Home(s)- Where a driveway, shared or unshared, serves no more than three (3) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 16 feet, exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.
   c. 4-5 Single Family Homes- Where a driveway, shared or unshared, serves no more than five (5) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 22 feet exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.
   d. Fire Hydrants - Fire hydrants shall be within 600 feet of the structure's front door/garage, measured along the main roadway right-of-way edge and including the distance created by the EVA.



5. When located on private property, sewer, water, and irrigation shall be metered from the public ROW and distributed through the development as private ownership. Such extensions are not a City responsibility.
6. Stormwater runoff shall be contained on private property.

Proposed Ordinance Text

F. Emergency Vehicle Access

All development proposed within this overlay is subject to the normal review processes of the City. The Wasatch Fire District shall review, provide comments/recommendations, and resolve any access and fire suppression related issues.

As a general rule, Wasatch Fire District Emergency Vehicle Access (EVA) standards apply to homes located more than 150 feet from a public right-of-way, as measured to the midpoint of all walls of the building.



1. Driveways Not Classified as an EVA
   a. Driveways less than 150 feet in length that are not classified as an EVA shall meet the width and location requirements of the Heber City Standards and Specifications.
2. Emergency Vehicle Access (EVA) Requirements
   a. Where a driveway, shared or unshared, is classified as an EVA, the following standards shall apply:

Number of Dwelling Units Served	Minimum Unobstructed Paved Width	Minimum Unobstructed Height
1-3 dwelling units	16 feet (exclusive of shoulders)	13 feet 6 inches
4-5 dwelling units	22 feet (exclusive of shoulders)	13 feet 6 inches

Change #5: Building Typologies & Design Standards (E Special Standards for Uses and Structures) Continued *(Clerical)*

Current Ordinance Text

E. Special Standards for certain uses and structures.

1. Non-residential uses shall not produce noise exceeding fifty-five (55) decibels as measured at the property line, vibration, fumes smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects.
2. Where garages are built, they are suggested to be wired for a minimum of 220 Volt for potential vehicle charging.
3. Temporary outdoor sales are allowed.
4. All development proposed within this overlay is subject to the normal review processes of the City. The Wasatch Fire District shall review, provide comments/recommendations, and resolve any access and fire suppression related issues. As a general rule the Wasatch Fire District standards pertaining to Emergency Vehicle Access (EVA) are for homes located at a greater distance than 150' from a public right-of-way, as measured to the midpoint of all walls of the building, are as follows:

   a. Driveways less than 150' in length not classified as an EVA, shall meet the width and location requirements of the Heber City Standards and Specifications
   b. 1-3 Single Family Home(s)- Where a driveway, shared or unshared, serves no more than three (3) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 16 feet, exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.
   c. 4-5 Single Family Homes- Where a driveway, shared or unshared, serves no more than five (5) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 22 feet exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.
   d. Fire Hydrants - Fire hydrants shall be within 600 feet of the structure's front door/garage, measured along the main roadway right-of-way edge and including the distance created by the EVA.



5. When located on private property, sewer, water, and irrigation shall be metered from the public ROW and distributed through the development as private ownership. Such extensions are not a City responsibility.
6. Stormwater runoff shall be contained on private property.

Proposed Ordinance Text

Special Standards for certain uses and structures.

1. Non-residential uses shall not produce noise exceeding fifty-five (55) decibels as measured at the property line, vibration, fumes smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects.
2. Where garages are built, they are suggested to be wired for a minimum of 220 Volt for potential vehicle charging.
3. Temporary outdoor sales are allowed.
4. 10 foot wide dry utility easements shall be provided along the frontage of public and private rights of way. A determination of the best locations for utilities shall occur during the application process with an application requirement for a conceptual utility plan as part of that process. If utility boxes are needed, they shall not be placed in the clear view of an intersection or driveway.
5. ~~All development proposed within this overlay is subject to the normal review processes of the City. The Wasatch Fire District shall review, provide comments/recommendations, and resolve any access and fire suppression related issues. As a general rule the Wasatch Fire District standards pertaining to Emergency Vehicle Access (EVA) are for homes located at a greater distance than 150' from a public right-of-way, as measured to the midpoint of all walls of the building, are as follows:~~
   a. ~~Driveways less than 150' in length not classified as an EVA, shall meet the width and location requirements of the Heber City Standards and Specifications~~
   b. ~~1-3 Single Family Home(s)- Where a driveway, shared or unshared, serves no more than three (3) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 16 feet, exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.~~
   c. ~~4-5 Single Family Homes- Where a driveway, shared or unshared, serves no more than five (5) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 22 feet exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.~~
   d. ~~Fire Hydrants - Fire hydrants shall be within 600 feet of the structure's front door/garage, measured along the main roadway centerline and including the distance created by the EVA.~~
6. ~~5.~~ When located on private property, sewer, water, and irrigation shall be metered from the public ROW and distributed through the development as private ownership. Such extensions are not a City responsibility.
7. ~~6.~~ Stormwater runoff shall be contained on private property.

8. ~~7.~~ When rented, all housing types, except ADUs, shown in table 18.83.040.1 shall have a minimum lease period of 30 days. No short-term rentals are allowed.
9. ~~8.~~ Where owner occupancy is required, a deed restriction that runs with the land shall be recorded. The deed restriction shall assure notification to the City of ownership changes.

Change #6: Building Typologies & Design Standards (E Special Standards for Uses and Structures) Continued *(Substantive)*

Current Ordinance Text

E. Special Standards for certain uses and structures.

1. Non-residential uses shall not produce noise exceeding fifty-five (55) decibels as measured at the property line, vibration, fumes smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects.
2. Where garages are built, they are suggested to be wired for a minimum of 220 Volt for potential vehicle charging.
3. Temporary outdoor sales are allowed.
4. All development proposed within this overlay is subject to the normal review processes of the City. The Wasatch Fire District shall review, provide comments/recommendations, and resolve any access and fire suppression related issues. As a general rule the Wasatch Fire District standards pertaining to Emergency Vehicle Access (EVA) are for homes located at a greater distance than 150' from a public right-of-way, as measured to the midpoint of all walls of the building, are as follows:

   a. Driveways less than 150' in length not classified as an EVA, shall meet the width and location requirements of the Heber City Standards and Specifications
   b. 1-3 Single Family Home(s)- Where a driveway, shared or unshared, serves no more than three (3) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 16 feet, exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.
   c. 4-5 Single Family Homes- Where a driveway, shared or unshared, serves no more than five (5) dwelling units, not including accessory structures, and is defined as an EVA, the EVA shall provide a paved minimum unobstructed width of 22 feet exclusive of shoulders and a minimum unobstructed height of 13 feet 6 inches. EVAs shall provide Wasatch Fire District approved turnarounds.
   d. Fire Hydrants - Fire hydrants shall be within 600 feet of the structure's front door/garage, measured along the main roadway right-of-way edge and including the distance created by the EVA.



5. When located on private property, sewer, water, and irrigation shall be metered from the public ROW and distributed through the development as private ownership. Such extensions are not a City responsibility.
6. Stormwater runoff shall be contained on private property.

Proposed Ordinance Text

9. Undergrounding of powerlines is not required.
10. ADU's in the CND are permitted to be between the home and the street on corner lots.
    1. Must be setback 15' from right-of-way
    2. May not be located in the visibility sight triangle.
11. 50% of available on-street parking may be counted for developments in CHOZ.
12. Double flag lots and SDU's are permitted to be rental units if the owner of that unit lives in the other dwelling. *(Wording needs work)*

Change #7 & #8: Small Lots *(Clerical) & (Substantive)*

Current Ordinance Text

Small lots. ~~Smaller lots than the standard lot size required in the R-2 and R-3 zones are allowed as follows:~~

1. Such interior lots may have a width no less than 40’ at the front yard setback and if located on a corner, 50’ wide.
2. Any street facing garage shall be setback from the front face of the dwelling by at least ten feet.
3. Lots with a detached rear yard garage are required to have a minimum twelve (12') foot side yard from the side property line, to accommodate a driveway to the required rear parking. The opposite side yard setback is a minimum of six (6) feet.
4. A minimum lot size of 3,500 square feet is required.

Proposed Ordinance Text

Small lots:

1. Such interior lots may have a width no less than 40’ at the front yard setback and if located on a corner, 50’ wide.
2. Any street facing garage shall be setback from the front face of the dwelling by at least ten feet.
3. Lots with a detached rear yard garage are required to have a minimum twelve (12') foot side yard from the side property line, to accommodate a driveway to the required rear parking. The opposite side yard setback is a minimum of six (6) feet.
4. A minimum lot size of 3,500 square feet is required.
5. **The maximum size for a small lot is the minimum lot size in the underlying zone in which it is located.**

Change #9: Flag Lots (6) *(Substantive)*

Current Ordinance Text

6. The existing front lot shall meet the required lot area, lot width, front yard, side and rear yard setback requirements for the governing zoning district in which it is located.

Proposed Ordinance Text

6. The existing front lot shall meet the required lot area, lot width, front yard, side and rear yard setback requirements for the for the small lots which are permitted by this ordinance.

Change #10: Subordinate Dwelling Units (SDU) (3.a) *(Clerical)*

Current Ordinance Text

3. Standards: The following standards and conditions shall apply to all SDUs:
   a. Location: A SDU shall only be allowed as part of, or in conjunction with, a single-household dwelling, and SDUs shall not exceed 25’ in height and shall have minimum side and rear yard of 5 feet or as allowed by Building Code standards. The front yard shall have a minimum of 10’ unless adjacent to a street or alley, where 15’ minimum is required.

Proposed Ordinance Text

3. Standards: The following standards and conditions shall apply to all SDUs:
   a. Location: A SDU shall only be allowed as part of, or in conjunction with, a single-household dwelling, and SDUs shall not exceed 25’ in height and shall have minimum side and rear yard of 5 feet ~~or as allowed by Building Code standards~~. The front yard shall have a minimum of 10’ unless adjacent to a street or alley, where 15’ minimum is required.

Change #11: Subordinate Dwelling Units (SDU) (6) *(Clerical)*

Current Ordinance Text

6. Foundation: The SDU shall be secured to a permanent concrete foundation in accordance with the international Building Code, as adopted and amended by the city.

Proposed Ordinance Text

This section would be removed as the building code would not permit a residence to be built without a foundation. The foundation is inspected as part of the building permit process.

Change #12: Mixed-use buildings (1) *(Clerical)*

Current Ordinance Text

1. Intended for a mix of primarily residential with commercial/office or commercial and office uses required to be located on the first floor, and optional above the first floor at or near the front build-to-line with parking to the rear, underground, or podium type. No podium parking is allowed to front a street. This building type may support office, retail, hotel/hospitality or residential uses mixed vertically.

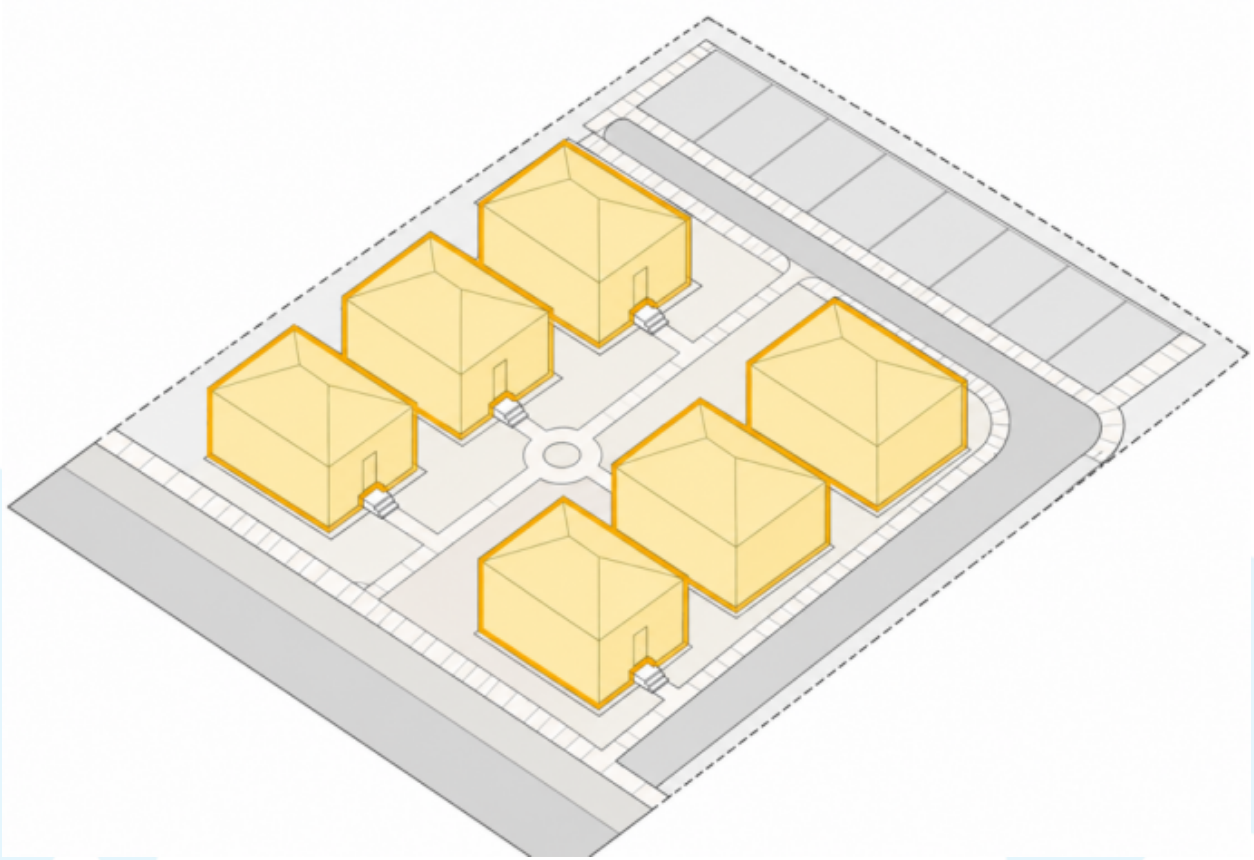
Proposed Ordinance Text

1. This building type is intended for mixed-use development that combines residential uses with commercial and/or office uses. Commercial and office uses shall be located on the first floor and may also be located on upper floors. Buildings shall be located at or near the front build-to-line, with parking located to the rear, underground, or within a parking podium. Podium parking shall not front a street. This building type may accommodate residential, office, retail, and hotel/hospitality uses in a vertical mixed-use building.

Change #13: Cottage Courts *(Substantive)*

Missing Middle Housing Type

- This is a missing middle housing type that could be added to the CHOZ.
- A small cluster of small homes around a shared green space
- Central Neighborhoods District



Change #14: Courtyard Apartments

(Substantive)

Missing Middle Housing Type

- This is a missing middle housing type that could be added to the CHOZ.
- A medium-to-large sized (1 to 3.5-story*) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards.
- Transition Corridors District

